CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2025-023

PLANNING & ZONING FEE

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☑ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☐ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to approve the site plan, and recommend approval of the alternative tree mitigation settlement agreement by a vote of 7-0.

CITY COUNCIL READING #1

On July 21, 2025, the City Council approved a motion to approve the alternative tree mitigation settlement agreement by a vote of 7-0, with the condition that three (3) tree days be held.

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

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

(2) Building elevations shall be provided to staff for the proposed maintenance building at the time of building permit, and will generally need to meet the same architectural design and materials as the remainder of the Rayburn Electric Cooperative's Corporate Campus in accordance with Planned Development District 44 (PD-44); and,

(3) Prior to any grading being complete on the subject property, three (3) tree transplant days must be held; and,

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

NOTES

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: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

☐ *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	Rayburn Electric Cooperative
CONTACT PERSON	David Naylor
ADDRESS	950 Sids Rd
CITY, STATE & ZIP	Rockwall, Tx 75032
PHONE	[redacted]
E-MAIL	[redacted]

☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	618 Main Street
CITY, STATE & ZIP	Garland, Tx 75040
PHONE	[redacted]
E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [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 $610.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 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 12 DAY OF June, 2025

OWNER'S SIGNATURE [signature]

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

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☒	☐		§03.04, of Art. 11
✓ Landscape Plan	☒	☐		-
✓ Treescape Plan	☒	☐		-
✓ Photometric Plan	☒	☐		-
✓ Building Elevations	☒	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☒	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☒	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☒	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☒	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☐	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☒	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☒	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☒	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☒	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☒	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☒	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☒	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☒	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☒	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☒	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☒	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☒	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☒	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☒	☐	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☒	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☒	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☒	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☒	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☒	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☒	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☒	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☒	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☒	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☒	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☒	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☒	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☐	☒		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☒	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☒	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☒	☐		§05.04, of Art. 06
Adequate Parking	☒	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☒	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☒	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☒	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☒	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☒	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☒	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☒	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☒	☐	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☒	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☒	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☒	☐		
Off-Street Loading Dock Screening	☐	☒	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☒	☐	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☒	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☒	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☒	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☒	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☒	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☒	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☒	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☒	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☒	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☒	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☒	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☒	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☒	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☒	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☒	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☒	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☒	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☒	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☒	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☒	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☒	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☒	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☒	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☒	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☒	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☒	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☒	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☒	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☒	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☒	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☒	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☒	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☒	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☒	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☒	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☒	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☒	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☒	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☒	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☒	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☒	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☒	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☒	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☒	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☒	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☒	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☒	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☒	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☒	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 200 SQ FT = 5
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

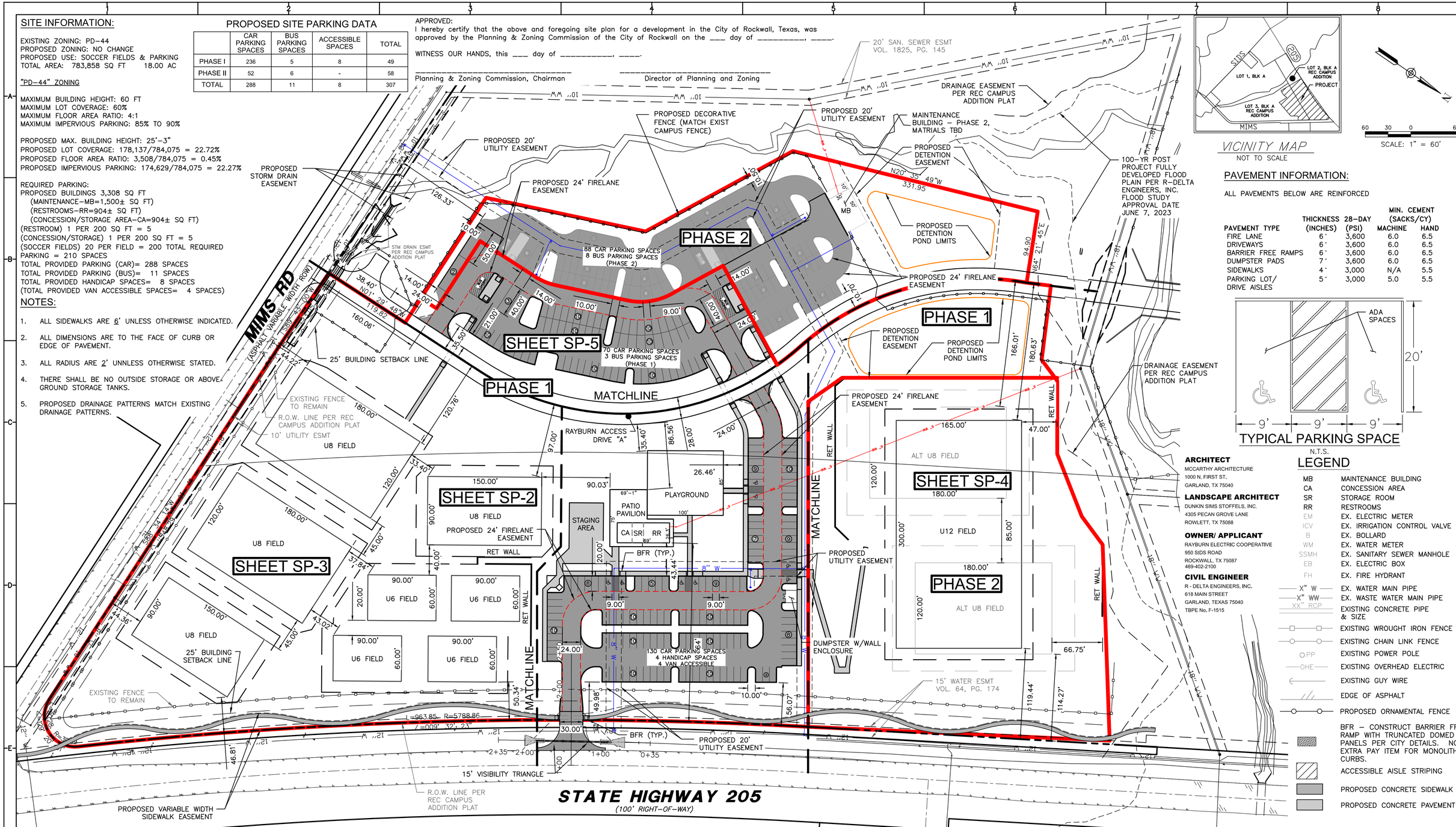
	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	49
PHASE II	52	6	-	58
TOTAL	288	11	8	307

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



VICINITY MAP
NOT TO SCALE

60 30 0 60
SCALE: 1" = 60'

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

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MCCARTHY ARCHITECTURE
1000 N, FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-1
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

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SIDEWALKS	4"	3,000	N/A	5.5
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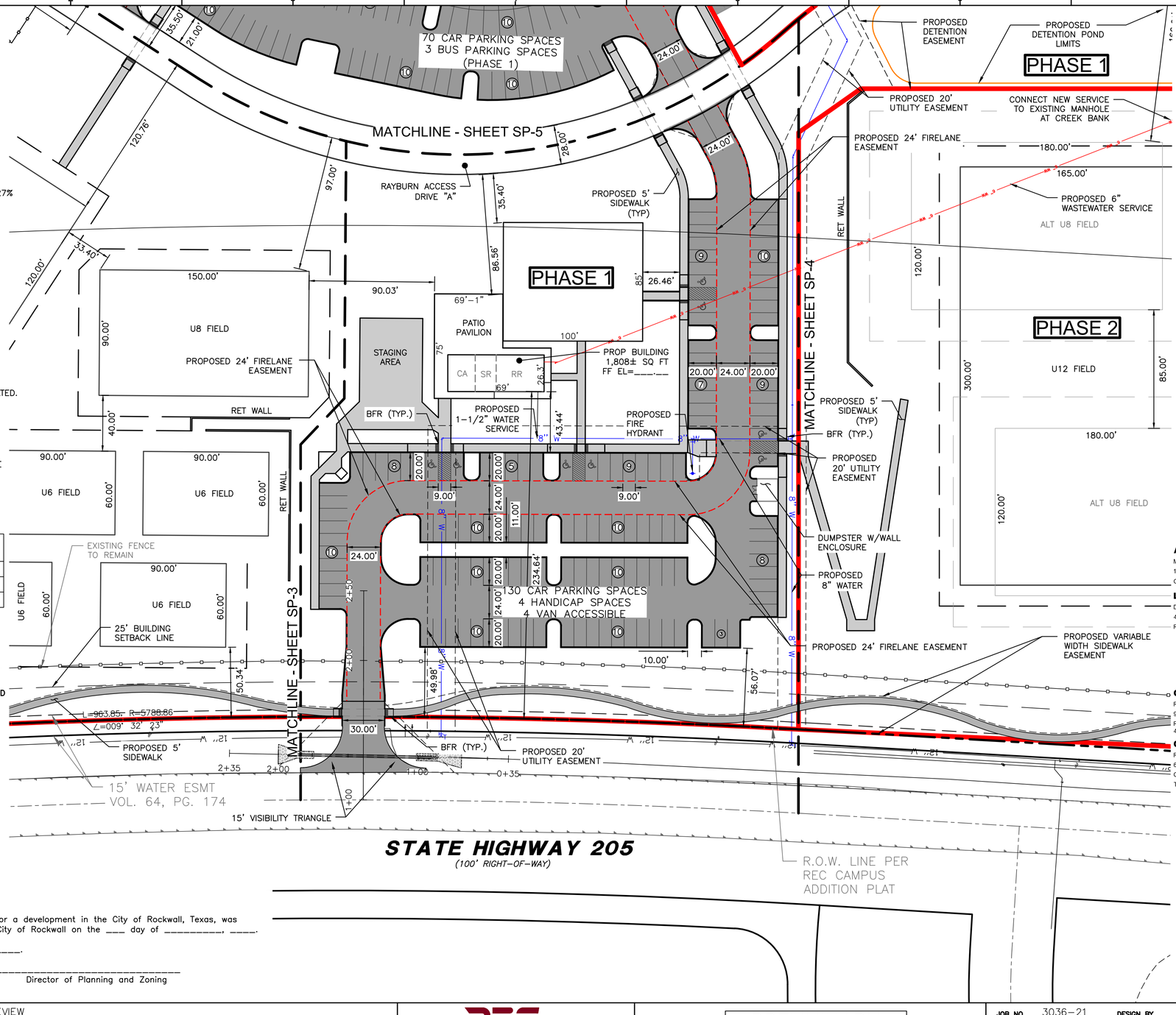

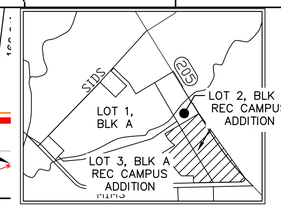

VICINITY MAP
NOT TO SCALE

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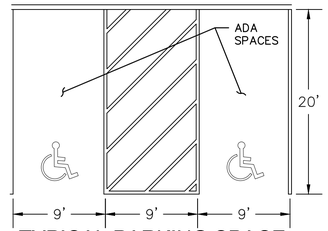
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
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469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
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B	EX. BOLLARD
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	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

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r.delta ENGINEERS
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www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED ____ CODE ____
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY ____
DRAWN: RDE SCALE: AS NOTED
CHECKED: APPROVED: FILENAME:
DRAWING NO.: SP-2 ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

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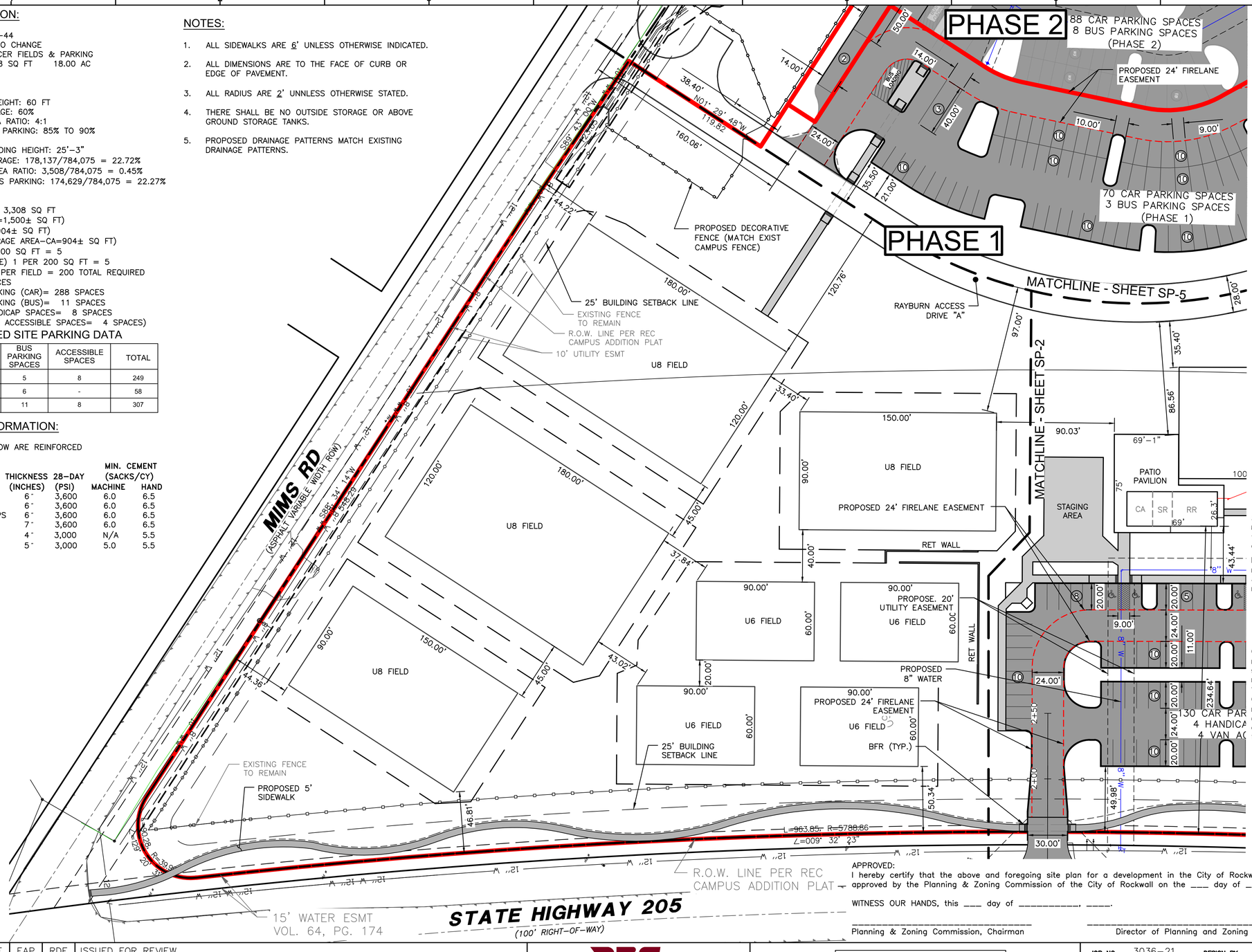

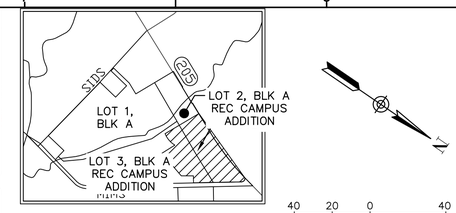

VICINITY MAP
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40 20 0 40
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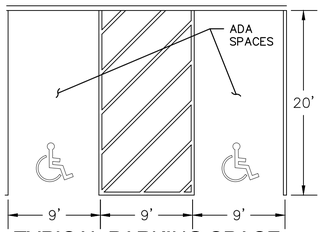

TYPICAL PARKING SPACE
N.T.S.

LEGEND

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
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BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
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JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-3 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
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CASE #____-__
CITY SITE PLAN SUBMITTAL

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1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	249
PHASE II	52	6	-	58
TOTAL	288	11	8	307

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

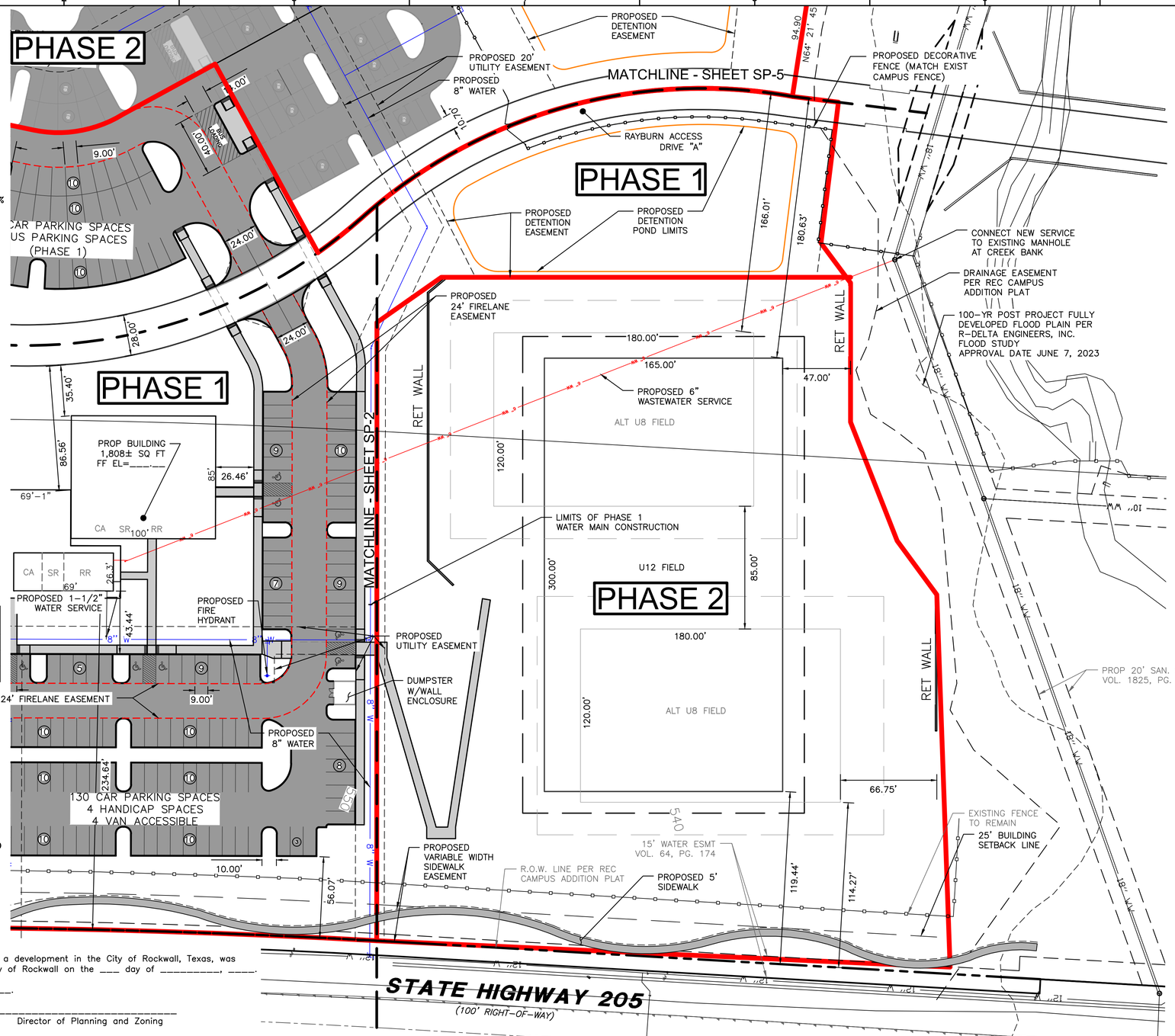
PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

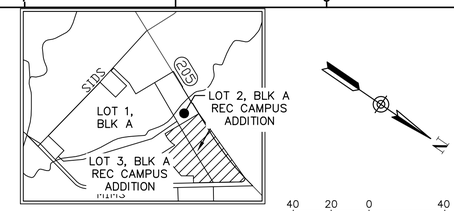
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

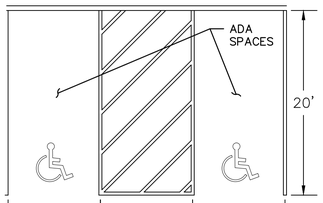
_____ Director of Planning and Zoning





VICINITY MAP
NOT TO SCALE

40 20 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-4 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-___
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

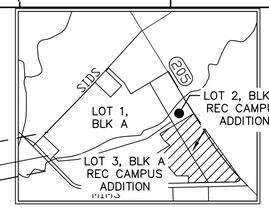
EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 200 SQ FT = 5
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)



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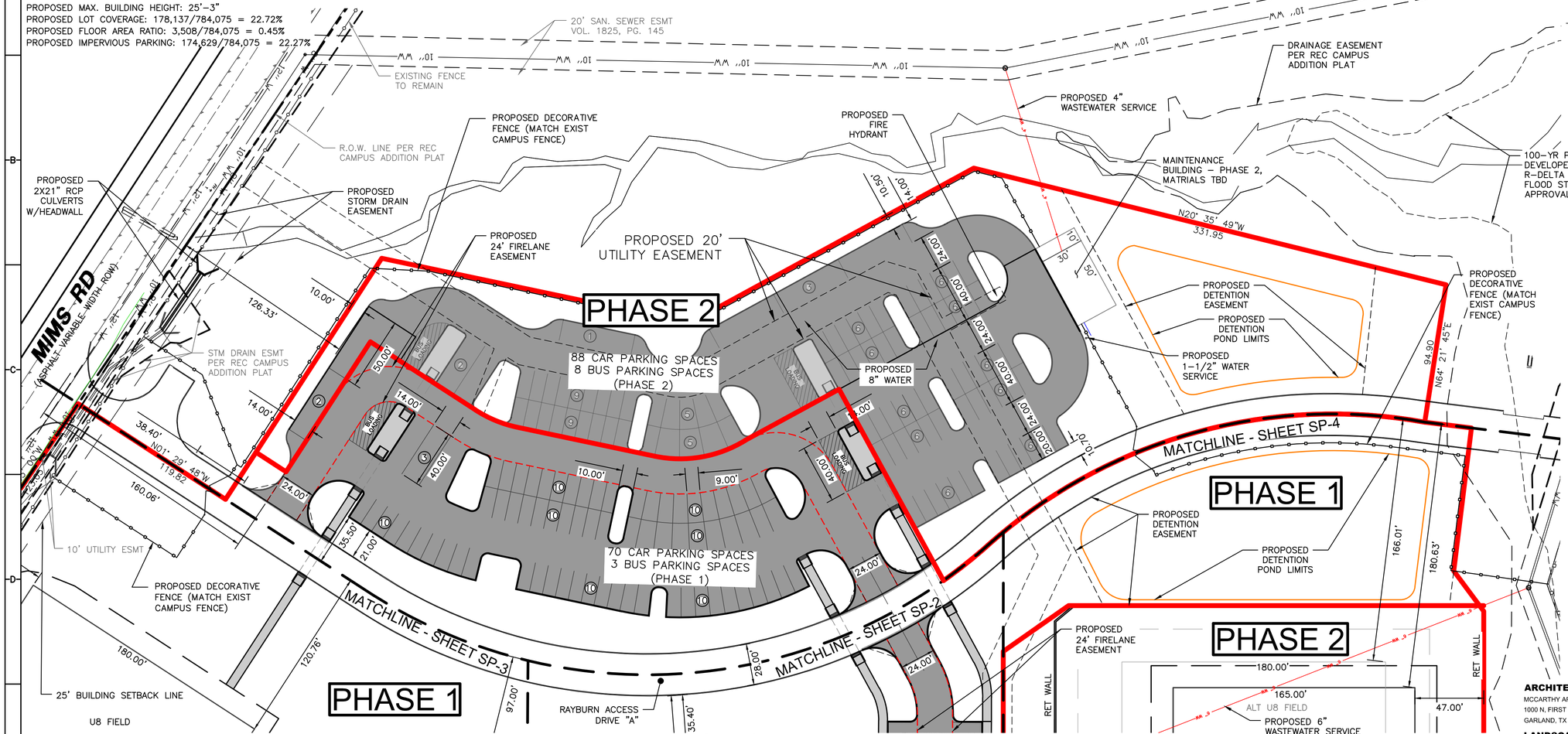

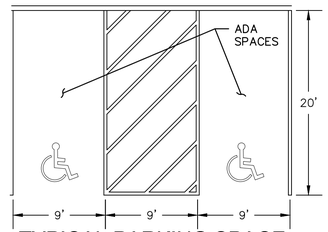

TYPICAL PARKING SPACE
N.T.S.

LEGEND

CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
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WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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GARLAND, TX 75040

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PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-5
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

ISSUE

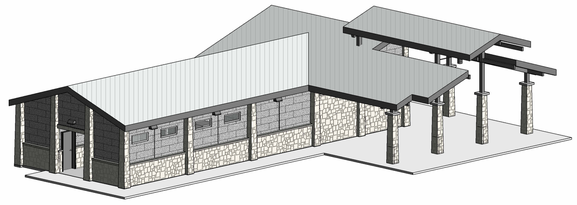
SEAL

BUILDING MATERIAL

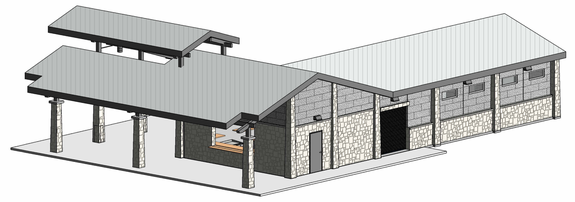
DARK BRONZE ALUM. FRAME

STONE - BUFF LUEDERS LIMESTONE

CMU - SPLIT FACE CONCRETE BLOCK



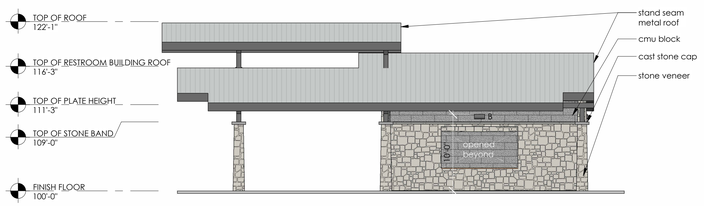
5 3D VIEW
SCALE:



6 3D VIEW
SCALE:

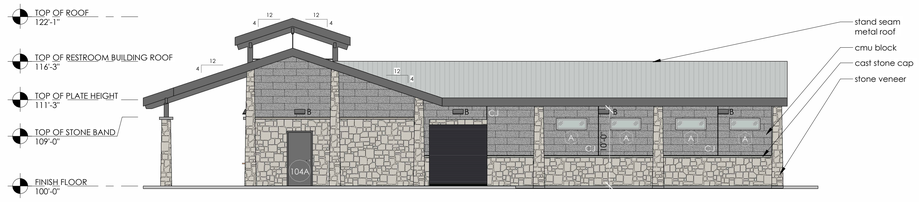
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	247.05 S.F	100%
Stone - Buff lueders limestone	211. 10 S.F	85.43%
Cmu - Split face concrete block	36.40 S.F	14.71%

GENERAL NOTE:
1. ROOF NOT PART OF ELEVATION CALCULATIONS (TYP. TO ALL ELEVATIONS)
2. COLUMN STONE & STONE CAP INCLUDED IN STONE WALL CALCULATIONS



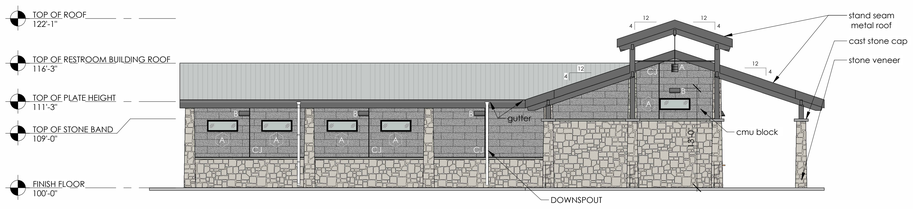
4 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	752.66 S.F	100%
Stone - Buff lueders limestone	402.56 S.F	53.46%
Cmu - Split face concrete block	350.10 S.F	46.54%



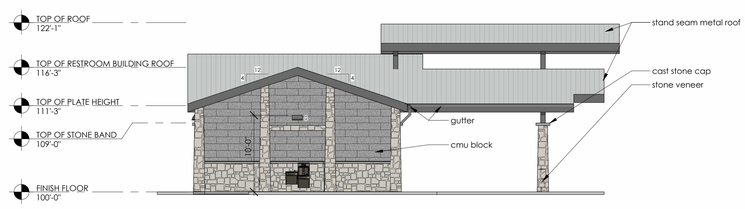
3 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**SOUTH**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF, DOWNSPOUT	822.04 S.F	100%
Stone - Buff lueders limestone	448.78 S.F	54.5%
Cmu - Split face concrete block	373.62 S.F	45.5%



2 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	352.02 S.F	100%
Stone - Buff lueders limestone	187.99 S.F	53%
Cmu - Split face concrete block	164.50 S.F	47%



1 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

EXTERIOR ELEVATIONS & 3D VIEWS – CONCESSION BUILDING

DRAWING NO. **A4.00**

REV NO.

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
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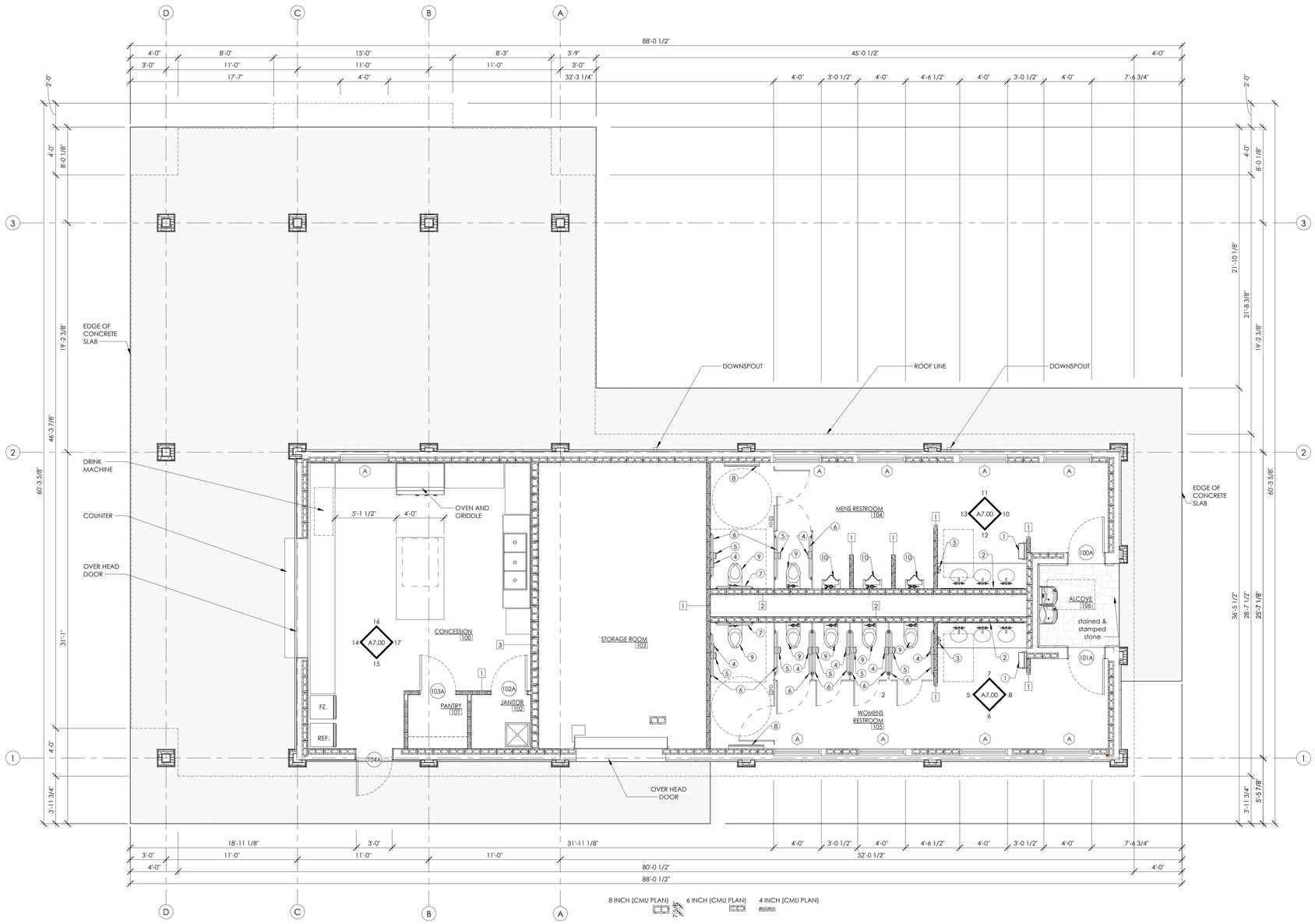
ISSUE



FLOOR PLAN GENERAL NOTES

1. Reference A0.01 for all accessibility requirements.
2. Reference structural for location of all columns.

TOILET ACCESSORIES

1. BOBRICK B - 3939 SURFACED MOUNTED PAPER TOWEL - WASTE RECEPTACLE
2. BOBRICK B-2908 2436 MIRROR
3. BOBRICK 818615 SOAP DISPENSER
4. BOBRICK B - 270 SANITARY NAPKIN DISPOSAL
5. BOBRICK B-4288 TOILET TISSUE DISPENSER
6. BOBRICK B-5806X42 GRAB BAR 42"
7. BOBRICK B-5806X36 GRAB BAR 36"
8. KOALA KARE KB200 BABY CHANGING STATION 1
9. MCA AMERICAN STANDARD WALL MOUNTED TOILET 2257.001
10. MCA AMERICAN STANDARD URINAL 6590.125

1 SOCCER CONCESSION - FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEAL

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

FLOOR PLAN – CONCESSION BUILDING

DRAWING NO.	REV NO.
A2.00	

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		300,618 s.f.	Common Bermuda	Common Bermuda Grass	Solid Sod
		242,086 s.f.	Tif 419 Bermuda	Tif 419 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO / 3 — PLANT SYMBOL, REF. PLANT SCHEDULE / PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road

Total (10' Wide) Required Landscape Buffer Area - 7,786 SF

Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

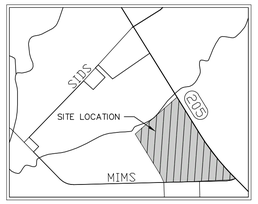
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/21/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 5/21/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: LP-1	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- A

MATCH LINE- A

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

ID 2 | UC 1 | SA 2 | ID 2 | UC 1 | CC 1 | QV 1 | QM 1 | UP 2 | SA 3 | QM 1 | QV 1 | UC 1 | UP 1 | ID 2 | QM 1 | CC 1 | QV 1 | QM 1 | SA 3 | UP 2 | UC 1

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

MIMS ROAD

QV 1 | CC 1 | QM 1 | IC 172

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

N

20 10 0 20

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

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

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DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

R.O.W. LINE

ACCESS DRIVE TO REC SOCCER EXPANSION

15' WATER SUPPY EASEMENT

BUS LOADING

MATCH LINE- A

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Planning & Zoning Commission, Chairman

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CREATED		CODE	
PLOTTED	5/21/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-3
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

RIM IN N 521.43 INV NE 517.14 INV SW 512.93

RIM IN NE 521.37 INV SW 511.73

RIM IN N 521.43 INV NE 517.14 INV SW 512.93

20 10 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

STATE HIGHWAY (100' RIGHT-OF-WAY)

MATCH LINE- A

MATCH LINE- B

QV 1

UC 1

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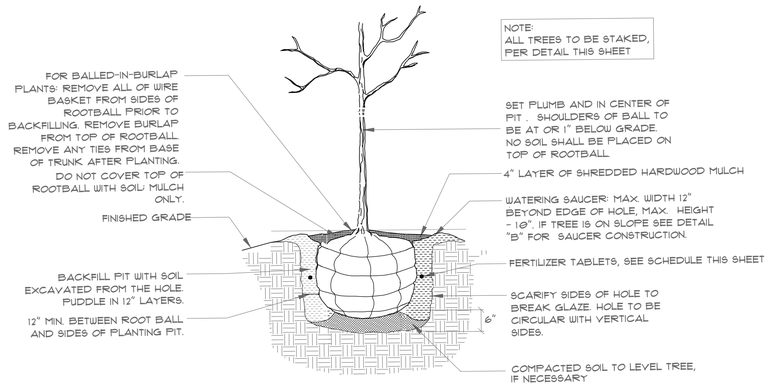
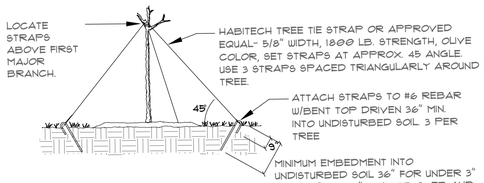
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-4
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

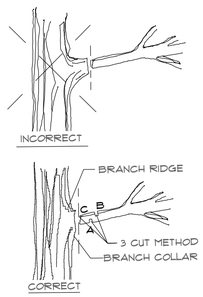


A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS



RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

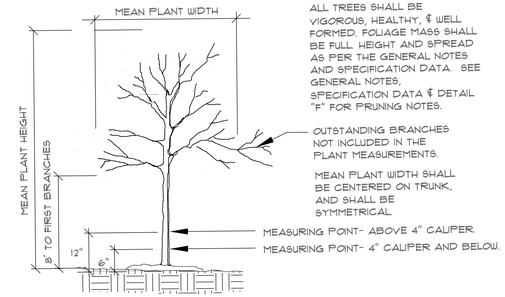
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

C SECTION: TREE PRUNING
NTS

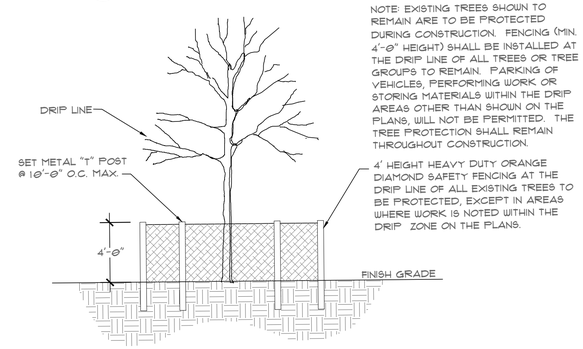


D SECTION: TREE MEASURING
NTS

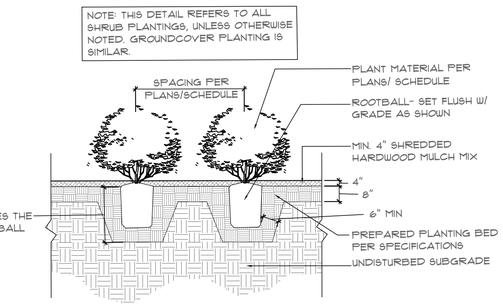
FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

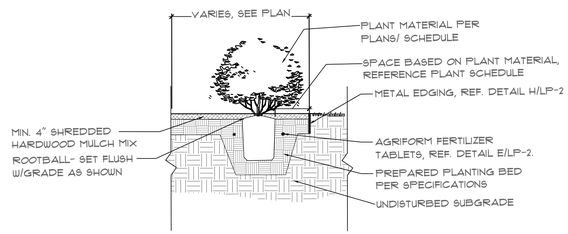
E CHART: FERTILIZER SCHEDULE



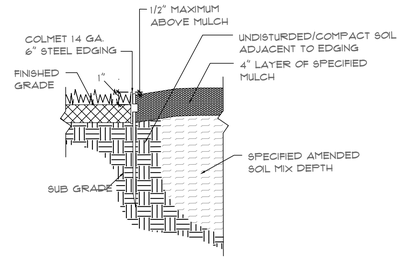
C SECTION: TREE PROTECTION
NTS



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

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PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
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JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 5/19/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: LP-5 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC
SOCCER EXPANSION

MIMS ROAD

VISIBILITY
TRIANGLE

PROPERTY/
R.O.W. LINE

10' LANDSCAPE
BUFFER

PROPERTY/
R.O.W. LINE

10' LANDSCAPE
BUFFER

MIMS ROAD

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

APPROVED:
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WITNESS OUR HANDS, this ___ day of _____, ____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

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PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-1 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

BUS LOADING

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

R.O.W. LINE

15' WATER SUPPY EASMENT

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

R.O.W. LINE

MATCH LINE- A

MATCH LINE- A

12" W
DHE

30 15 0 30
GRAPHIC SCALE IN FEET
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_____ Director of Planning and Zoning

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APPROVED:		TM-2	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

MATCH LINE- B

MATCH LINE- B

18" WW

12" DHE

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

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DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-3 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** . Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-4 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR				x		Remove	4	
881	9	CEDAR				x		Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead			x		Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA		x				Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA		x				Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8" Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-5 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', Diseased				x	To Remain		
257	22	WILLOW	> 8', Diseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', Diseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥ 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Gouping-
Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUPING
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees > 8' Ht.= 466 Canopy Trees Mitigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

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

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

_____ _____
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

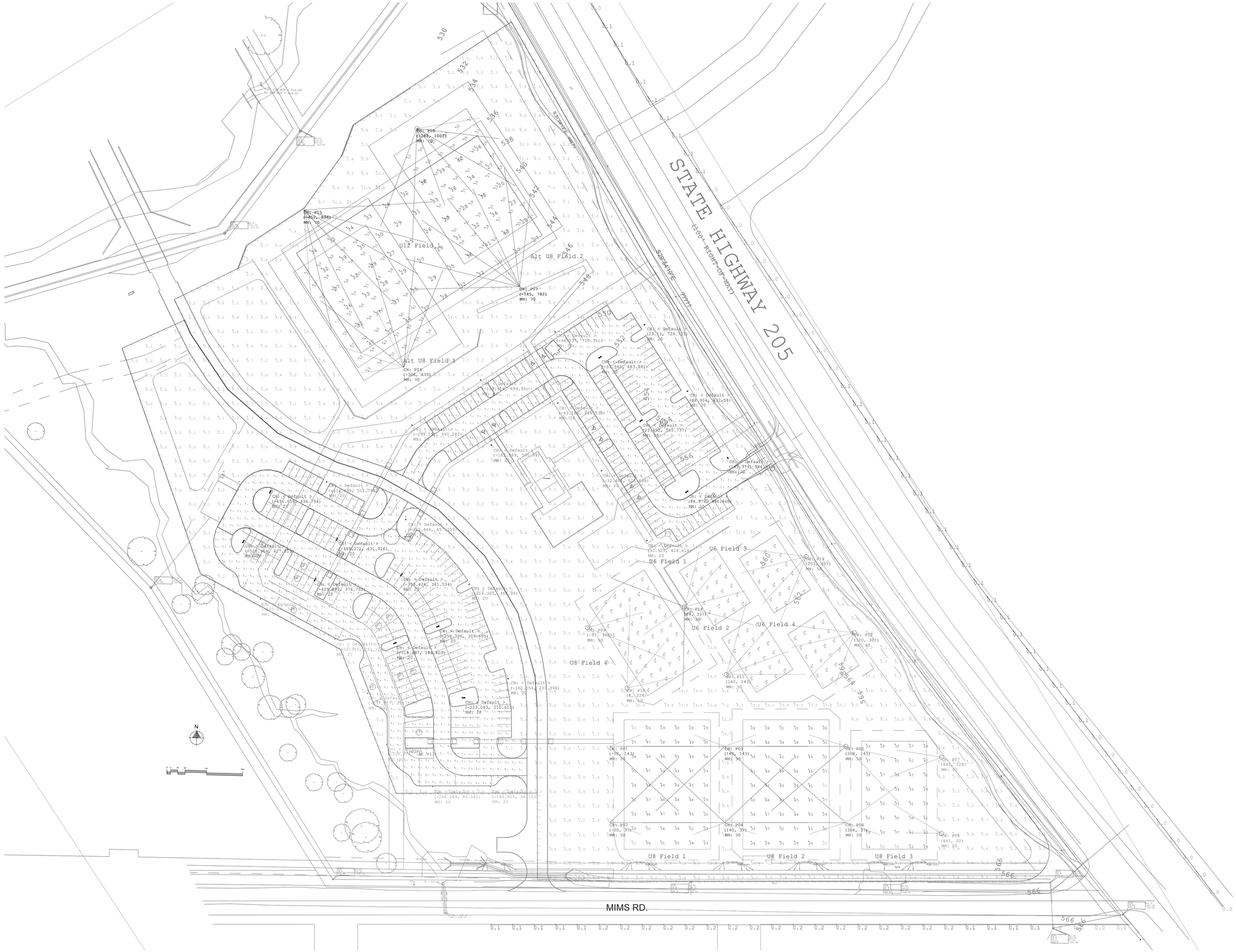
Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-6 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN



01 **SITE PLAN - PHOTOMETRICS**

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

PRELIMINARY

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

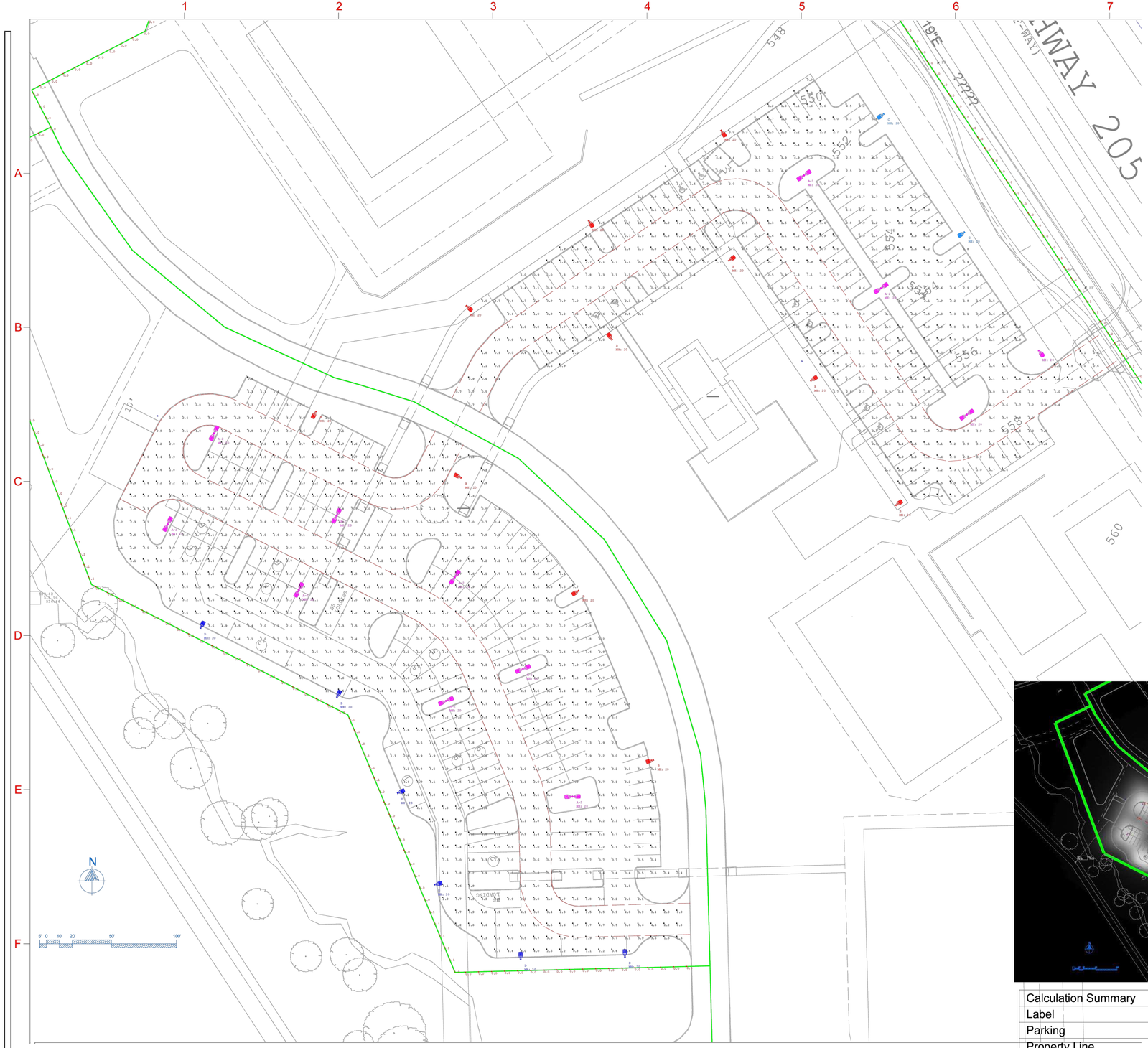
SHEET CONTENT
SITE PLAN - PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY :	DRAWN BY :
FD	FD

DATE
2025 | 06 | 13

SHEET
L-0.0



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.36	6.2	0.4	5.90	15.50
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
	1	A	Single	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	9924	B3-U0-G1	67.9	67.9
	11	A-2	D180°	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT D180° @ 20' MTG. HT. (N)	19848	B3-U0-G1	67.9	1493.8
	11	B	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	13793	B3-U0-G3	101.9	1120.9
	2	C	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14502	B0-U0-G3	157.2	314.4
	6	D	Single	0.950	VISIONAIRE VSX-II_T4_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14558	B1-U0-G3	157.2	943.2

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE - PARKING PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-1.0

Scenario/Channel Summary			
Scenario: CHM Lighting			
Channel	**M.H.**	**# Lums**	**Total KW**
P01	50'	3	2.24 kW
P02	50'	3	2.24 kW
P03	50'	6	4.47 kW
P04	50'	6	4.47 kW
P05	50'	5	3.73 kW
P06	50'	5	3.73 kW
P07	50'	2	1.49 kW
P08	50'	2	1.49 kW
P09	50'	3	2.24 kW
P10	50'	3	2.24 kW
P11	50'	4	2.98 kW
P12	50'	4	2.98 kW
P13	50'	4	2.98 kW
P14	50'	7	5.22 kW
P15	70'	8	5.96 kW
P16	70'	8	5.96 kW
P17	70'	8	5.96 kW
P18	70'	8	5.96 kW

Note:
Poles are a back-to-back configuration

P03,P04
(3) facing front - (3) facing back

P05,P06
(3) facing front - (2) facing back

P14
(4) facing front - (3) facing back

Luminaire Schedule						
Scenario: CHM Lighting						
Label	**Symbol**	**Qty**	**LLF**	**Arrangement**	**Description**	**Lum. Watts**
USLED2-D-C2		41	0.950	Single	USLED2DXX5070C2XXGCDTO	745
USLED2-D-C3		48	0.950	Single	USLED2DXX5070C3XXGCDTO	745

Calculation Summary											
Scenario: CHM Lighting											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20
U8 Field 2	Illuminance	Fc	37.0	49	22	1.7	2.2	54	20	20
U8 Field 3	Illuminance	Fc	32.9	42	20	1.6	2.1	40	20	20
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15
U12 Field	Illuminance	Fc	32.1	45	19	1.7	2.4	60	30	30
U8 Field 1 - Alt	Illuminance	Fc	31.6	43	19	1.7	2.3	54	20	20
U8 Field 2 - Alt	Illuminance	Fc	31.2	43	17	1.8	2.5	54	20	20

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - OVERALL FIELD PHOTOMETRICS

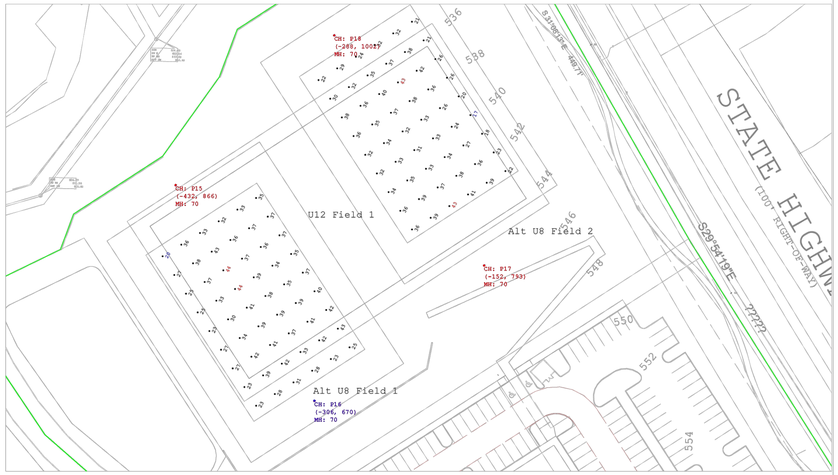
PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

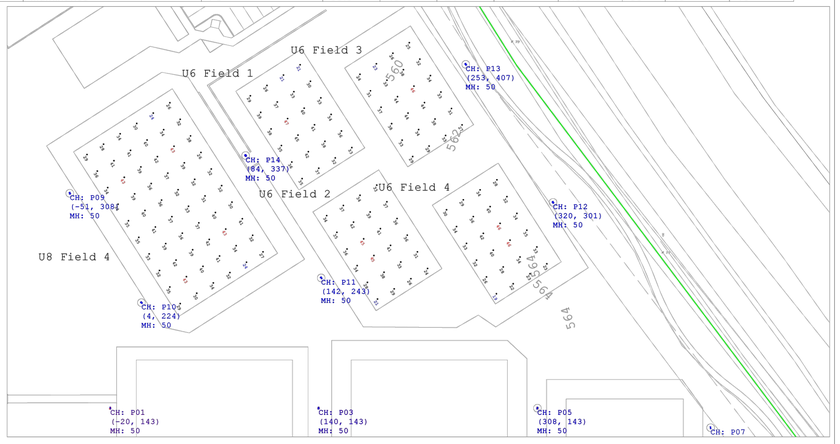
SHEET
L-2.0

Calculation Summary										
Project: Scene 3										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U8 Field 5 - Alt	Illuminance	Fc	34.5	44	20	1.7	2.2	54	20	20
U8 Field 6 - Alt	Illuminance	Fc	32.3	43	17	1.9	2.5	54	20	20



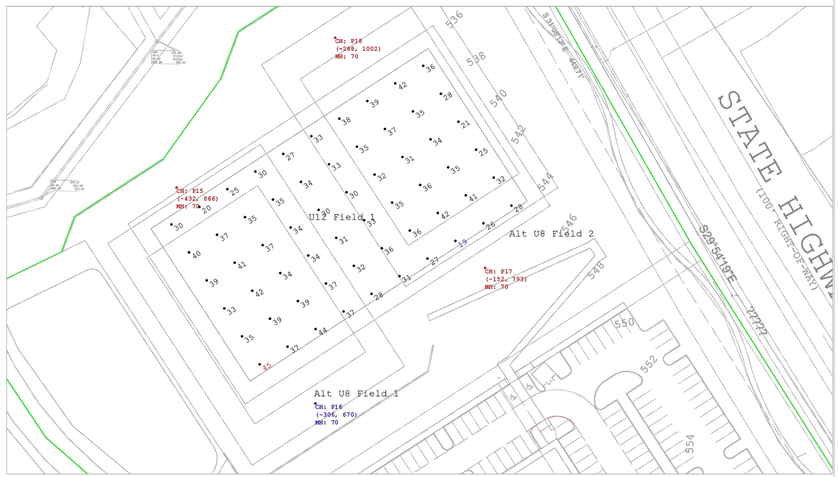
U8 Field 1-2 - Alternate
Scale: 1 inch= 65 Ft.

Calculation Summary										
Project: Scene 2										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15



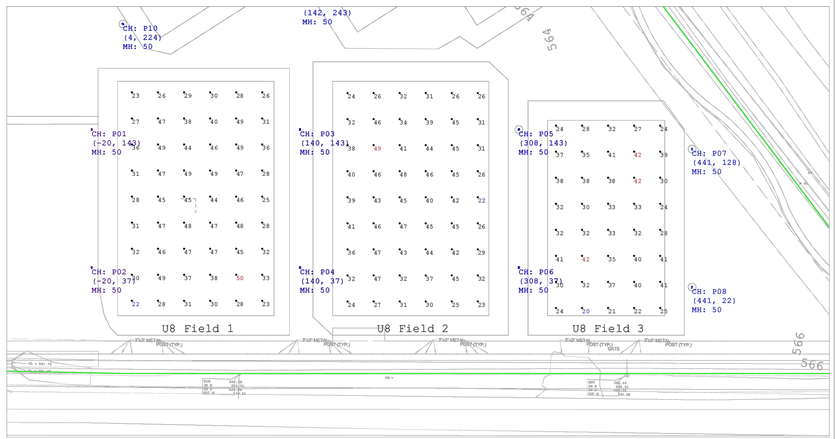
U8 Field 4, U6 Field 1-4
Scale: 1 inch= 55 Ft.

Calculation Summary										
Project: Scene 4										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U12 Field	Illuminance	Fc	33.8	45	19	1.8	2.4	60	30	30



U12 Field 1
Scale: 1 inch= 65 Ft.

Calculation Summary										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20



U8 Field 1-3
Scale: 1 inch= 55 Ft.

ODG Engineering, Inc.
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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
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3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-2.1

01 SITE PLAN PROPERTY LINE - PHOTOMETRICS

N

0' 60' 120' 180'

ODG Engineering, Inc.
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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
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2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PROPERTY LINE
PHOTOMETRICS

PROJECT
PHOTOMETRICS

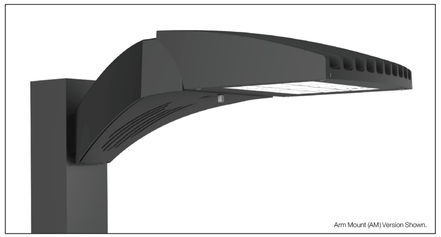
DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-2.2

VSX-II LED Specifications

Area - Site - Commercial - Outdoor



Arm Mount (AM) Version Shown.

The VSX-II Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Sixteen optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000 or 5000 Kelvin temperature of the LEDs.

The VSX-II Series offers an impressive output of up to 23,000 lumens with a wattage package reaching up to 181 watts, delivering an average efficiency of 143 lumens per watt. With integrated controls, the VSX-II ensures optimal lighting coverage while minimizing energy consumption.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Project Name:

Catalog Number:

Type:

Date:

Location:

VISIONAIRE LIGHTING

REV. 06.28.24

Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III R, III, III W, III-LG, IV, IV-A, IV-LG, V, V-LG, V-W, V-WW, FN, FM and FW are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70, 80 or 90.
- CCT values are 2700K, 3000K, 3500K, 4000K, 5000K

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mils thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness.
- Optional Zinc-Free Primer - Recommended within three miles of the ocean
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX-II LED series is supplied with a choice of 350, 530, 700, 1050 or 1200 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90% Rated for -40°C operations.
- 10-kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM, MAF and UAM

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
- Enables high end trim
- Based on Zigbee wireless communication protocol
- Zhaga 4 Pin Receptacle

Listings
- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification

3000K or lower must be selected with a fixed mount for IDA certification. Fixed mount must be selected for IDA dark sky certification.

VSX-II - ELECTRICAL LOAD (A)

Ordering Nomenclature	System Watts	120	208	240	277	347	480
VSX-II-T5-16LD-3	16	0.13	0.08	0.07	0.06	0.05	0.03
VSX-II-T5-16LD-5	25	0.21	0.12	0.10	0.09	0.07	0.05
VSX-II-T5-16LD-7	34	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-16LD-10	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-16LD-12	60	0.50	0.29	0.25	0.22	0.17	0.13
VSX-II-T5-32LD-3	33	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-32LD-5	51	0.43	0.25	0.21	0.18	0.15	0.11
VSX-II-T5-32LD-7	68	0.57	0.33	0.28	0.25	0.20	0.14
VSX-II-T5-32LD-10	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-32LD-12	121	1.01	0.58	0.50	0.44	0.35	0.25
VSX-II-T5-48LD-3	49	0.41	0.24	0.20	0.18	0.14	0.10
VSX-II-T5-48LD-5	76	0.63	0.37	0.32	0.27	0.22	0.16
VSX-II-T5-48LD-7	102	0.85	0.49	0.43	0.37	0.29	0.21
VSX-II-T5-48LD-10	157	1.31	0.75	0.65	0.57	0.45	0.33
VSX-II-T5-48LD-12	181	1.51	0.87	0.75	0.65	0.52	0.38

VSX-II LED SPECIFICATIONS / Forward Optics

Lum/Count	Current & Watts	Distribution Type	2700K						3000K						3500K					
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
16LD	350 mA (50W)	T1	4609	1	0	1	147	5039	1	0	1	161	4860	1	0	1	155	5040	1	0	1	161
		T2	4555	1	0	1	145	4979	1	0	1	159	4804	1	0	1	153	4984	1	0	1	159
		T3	4603	1	0	1	147	5033	1	0	1	161	4854	1	0	1	155	5035	1	0	1	161
		T3R	4603	1	0	1	147	5033	1	0	1	161	4854	1	0	1	155	5035	1	0	1	161
		T4M	4794	1	0	1	146	5182	1	0	1	165	4993	1	0	1	159	5171	1	0	1	165
		T4LG	4819	1	0	1	147	5035	1	0	1	161	4873	1	0	1	155	5054	1	0	1	161
		T4A	4757	1	0	1	144	4969	1	0	1	158	4797	1	0	1	153	5128	1	0	1	163
		T4A	4860	1	0	1	150	5210	1	0	1	159	5036	1	0	1	157	5407	1	0	1	165
		T4LG	4805	1	0	1	148	5153	1	0	1	157	4969	1	0	1	151	5329	1	0	1	162
		T5	4799	1	0	1	148	5038	1	0	1	152	4850	1	0	1	151	5217	1	0	1	158
		T5LG	4778	1	0	1	147	5016	1	0	1	152	4831	1	0	1	150	5196	1	0	1	158
		T5W	4810	1	0	1	148	4810	1	0	1	148	4760	1	0	1	146	5121	1	0	1	156
		T5WW	4359	1	0	1	133	4549	1	0	1	139	4549	1	0	1	137	4726	1	0	1	143
		FN	5079	1	0	1	155	5332	1	0	1	163	5245	1	0	1	160	5642	1	0	1	172
		FM	5040	1	0	1	153	5292	1	0	1	162	5202	1	0	1	159	5479	1	0	1	167
		FW	4705	1	0	1	143	4939	1	0	1	151	4855	1	0	1	148	5121	1	0	1	156
32LD	530 mA (81W)	T1	7312	1	0	1	144	7550	1	0	1	151	7551	1	0	1	148	7846	1	0	1	157
		T2	7227	1	0	1	142	7460	1	0	1	149	7462	1	0	1	146	7755	1	0	1	155
		T3	7277	1	0	1	144	7512	1	0	1	150	7514	1	0	1	148	7808	1	0	1	156
		T3	7180	1	0	1	143	7410	1	0	1	148	7414	1	0	1	146	7705	1	0	1	154
		T3W	7264	1	0	1	143	7502	1	0	1	150	7501	1	0	1	148	7795	1	0	1	156
		T3LG	7087	1	0	1	144	7314	1	0	1	151	7555	1	0	1	149	7851	1	0	1	156
		T4	7178	1	0	1	142	7409	1	0	1	148	7413	1	0	1	146	7705	1	0	1	154
		T4A	7551	1	0	1	148	7797	1	0	1	155	7811	1	0	1	154	8374	1	0	1	165
		T4LG	7299	1	0	1	144	7535	1	0	1	150	7548	1	0	1	149	8090	1	0	1	160
		T5	7372	1	0	1	145	7609	1	0	1	151	7622	1	0	1	149	8167	1	0	1	161
		T5LG	7338	1	0	1	144	7574	1	0	1	150	7586	1	0	1	148	8128	1	0	1	160
		T5W	7395	1	0	1	146	7395	1	0	1	146	7315	1	0	1	145	7785	1	0	1	154
		T5WW	6806	1	0	1	135	6992	1	0	1	138	6992	1	0	1	139	7479	1	0	1	148
		FN	7806	1	0	1	155	8051	1	0	1	160	8061	1	0	1	157	8606	1	0	1	170
		FM	7826	1	0	1	151	7975	1	0	1	157	7957	1	0	1	155	8502	1	0	1	165
		FW	7139	1	0	1	142	7377	1	0	1	147	7397	1	0	1	144	7914	1	0	1	154
48LD	700 mA (98W)	T1	9660	1	0	1	143	10360	1	0	1	148	9975	1	0	1	147	10622	1	0	1	156
		T2	9551	1	0	1	142	10242	1	0	1	146	9864	1	0	1	145	10502	1	0	1	154
		T3	9618	1	0	1	143	9951	1	0	1	148	10324	1	0	1	147	10994	1	0	1	156
		T3	9499	1	0	1	141	8801	1	0	1	148	9795	1	0	1	144	10314	1	0	1	152
		T3W	9599	1	0	1	142	10277	1	0	1	147	10312	1	0	1	146	10980	1	0	1	156
		T3LG	9540	1	0	1	142	10356	1	0	1	148	10292	1	0	1	147	10981	1	0	1	157
		T4	9495	1	0	1	141	9951	1	0	1	148	9795	1	0	1	146	10314	1	0	1	154
		T4A	9988	1	0	1	148	10458	1	0	1	155	10277	1	0	1	154	10977	1	0	1	164
		T4LG	9658	1	0	1	143	10117	1	0	1	150	10414	1	0	1	149	11141	1	0	1	166
		T5	9756	1	0	1	145	10218	1	0	1	151	10514	1	0	1	150	11246	1	0	1	167
		T5LG	9710	1	0	1	144	10174	1	0	1	151	10472	1	0	1	149	11201	1	0	1	167
		T5W	9784	1	0	1	146	9784	1	0	1	146	10090	1	0	1	150	10797	1	0	1	161
		T5WW	9006	1	0	1	134	9252	1	0	1	138	9252	1	0	1	137	10406	1	0	1	155
		FN	10329	1	0	1	154	10652	1	0	1	159	10666	1	0	1	158	11978	1	0	1	178
		FM	10352	1	0	1	154	10556	1	0	1	157	10530	1	0	1	156	11396	1	0	1	170
		FW	9312	1	0	1	139	9768	1	0	1	145	9603	1	0	1	143	10502	1	0	1	156
32LD	700 mA (98W)	T1	10412	1	0	1	155	10911	1	0	1	162	10911	1	0	1	160	11344	1	0	1	168
		T2	10249	1	0	1	153	10742	1	0	1	160	10742	1	0	1	158	11170	1	0	1	166
		T3	10364	1	0	1	154	10864	1	0	1	161	10864	1	0	1	159	11298	1	0	1	168
		T3	10194	1	0	1	152	10686	1	0	1	159	10686	1	0	1	157	11112	1	0	1	165
		T3W	10302	1	0	1	153	10814	1	0	1	161	10814	1	0	1	159	11246	1	0	1	167
		T3LG	10239	1	0	1	153	10748	1	0	1	160	10748	1	0	1	158	11180	1	0	1	166
		T4	10194	1	0	1	152	10686	1	0	1	159	10686	1	0	1	157	11112	1	0	1	165
		T4A	10719	1	0	1	159	11254	1	0	1	167	11268	1	0	1	166	12045	1	0	1	179
		T4LG	10459	1	0	1	155	10878	1	0	1	162	10878	1	0	1	160	11317	1	0	1	168
		T5	10472	1	0	1	156	10978	1	0	1	163	10978	1	0	1	161	11417	1	0	1	169
		T5LG	10424	1	0	1	155	10929	1	0	1	162	10929	1	0	1	161	11367	1	0	1	169
		T5W	10498	1	0	1	156	10498	1	0	1	156	10826	1	0	1	161	11592	1	0	1	172
		T5WW	9666	1	0	1	144	9932	1	0	1	148	9932	1	0	1	148	11165	1	0	1	166
		FN	11089	1	0	1	165	11433	1	0	1	170	11447	1	0	1	170	12854	1	0	1	191
		FM	11109	1	0	1	165	11334	1	0	1	169	11297	1	0	1	168	12230	1	0	1	182
		FW	9992	1	0	1	149	10482	1	0	1	156	10303	1	0	1	153	11267	1	0	1	168
48LD	1050 mA (147W)	T1	14676	1	0	1	149	15743	1	0	1	160	15155	1	0	1	154	16124	1	0	1	164
		T2	14474	1	0	1	147	15527	1	0	1	158	14952	1	0	1	152	15905	1	0	1	162
		T3	14604	1	0	1	148	15673	1	0	1	159	15076	1	0	1	153	16044	1	0	1	163
		T3	14394	1	0	1	146	13349	1	0	1	136	14846	1	0	1	151	15797	1	0	1	161
		T3W	14539	1	0	1	148	15597	1	0	1	158	15023	1	0	1	153	15980	1	0	1	162
		T3LG	14459	1	0	1	147	15520	1	0	1	158	14939	1	0	1	152	15892	1	0	1	162
		T4	14394	1	0	1	146	15373	1	0	1	156	14846	1	0	1	151	15797	1	0	1	161
		T4A	15127	1	0	1	154	15873	1	0	1	161	15887	1	0	1	162	16992	1	0	1	173
		T4LG	14755	1	0	1	150	15346	1	0	1	156	15361	1	0	1	156	16141	1	0	1	164
		T5	14805	1	0	1	151	15497	1	0	1	158	15511	1	0	1	158	16141	1	0	1	164
		T5LG	14714	1	0	1	150	15452	1	0	1	157	15467	1	0	1	157	16094	1	0	1	164
		T5W	14827	1	0	1	151	14827	1	0	1	151	15293	1	0	1	156	16382	1	0	1	167
		T5WW	13691	1	0	1	140	14027	1	0	1	143	14027	1	0	1	143	15783	1	0	1	161
		FN	15677	1	0	1	160	16143	1	0	1	165	16157	1	0	1	165	18158	1	0	1	185
		FM	15698	1	0	1	160	16011	1	0	1	163	15955	1	0	1	163	17267	1	0	1	176
		FW	14106	1	0	1	144	14791	1	0	1	151	14556	1	0	1	149	15934	1	0	1	163
48LD	350 mA (98W)	T1	9703	1	0	1	99	9994	1	0	1	102	9953	1	0	1	102	10782	1	0	1	110
		T2	9481	1	0	1	97	9764	1	0	1	100	9727	1	0	1	99	10539	1	0	1	107
		T3	9571	1	0	1	98	9861	1	0	1	101	9821	1	0	1	100	10641	1	0	1	108
		T3	9392	1	0	1	96	9668	1	0	1	98	9627	1	0	1	98	10431	1	0	1	106
		T3W	9509	1	0	1	97	9794	1	0	1	100	9754	1	0	1	99	10568	1	0	1	107
		T3LG	9450	1	0	1	97	9733	1	0	1	100	9693	1	0	1	99	10503	1	0	1	107
		T4	9392	1	0	1	96	9668	1	0	1	98	9627	1	0	1	98	10431	1	0	1	106
		T4A	9890	1	0	1	101	10187	1	0	1	104	10142	1	0	1	103	11042	1	0	1	112
		T4LG	9599	1	0	1	98	9886	1	0	1	101	9844	1	0	1	100	10720	1	0	1	109
		T5	9657	1	0	1	99	9953	1	0	1	101	9912	1	0	1	101	10793	1	0	1	110
		T5LG	9609	1	0	1	98	9903	1	0	1	101	9862	1	0	1	100	10740	1	0	1	109
		T5W	9683	1	0	1	99	9683	1	0	1	99	9983	1	0	1	102	10695	1	0	1	109
		T5WW	8853	1	0	1	90	9109	1	0	1	93	9109	1	0	1	93	10304	1	0	1	105
		FN	10237	1	0	1	105	10541	1	0	1	108	10553	1	0	1	108	11700	1	0	1	119
		FM	10248	1	0	1	105	10461	1	0	1	107	10423	1	0	1	107	11304	1	0	1	116
		FW	9213	1	0	1	94	9663	1	0	1	99	9513	1	0	1	97	10407	1	0	1	106
32LD	530 mA (74W)	T1	10167	1	0	1	104	10668	1	0	1	108	10668	1	0	1	108	11824	1	0	1	120
		T2	9992	1	0	1	102	10474	1	0	1	106	10474	1	0	1	106	11612	1	0	1	118
		T3	10128	1	0	1	103	10547	1	0	1	108	10547	1	0	1	107	10997	1	0	1	112
		T3	9974	1	0	1	102	10394	1	0	1	106	10394	1	0	1	106	10835	1	0	1	110
		T3W	10066	1	0	1	103	10487	1	0	1	107	10487	1	0	1	107	10929	1	0	1	111
		T3LG	10106	1	0	1	103	10077	1	0	1	107	10077	1	0	1	106	11037	1	0	1	112
		T4	9971	1	0	1	101	10405	1	0	1	106	10405	1	0	1	106	10835	1	0	1	110
		T4A	10510	1	0	1	108	10907	1	0	1	111	10863	1	0	1	110	11423	1	0	1	116
		T4LG	10138	1	0	1	104	10548	1	0	1	108	10505	1	0	1	107	10986	1	0	1	112
		T5	10202	1	0	1	105	10541	1	0	1	108	10541	1	0	1	107	10990	1	0	1	112
		T5LG	10208	1	0	1	104	10543	1	0	1	108	10543	1	0	1	107	11036	1	0	1	112
		T5W	9723	1	0	1	100	10134	1	0	1	104	10134	1	0	1	104	10547	1	0	1	108
		T5WW	9723	1	0	1	100	10134	1	0	1	104	10134	1	0	1	104	10547	1	0	1	108
		FN	10882	1	0	1	112	11340	1	0	1	116	11340	1	0	1	116	11806	1	0	1	121
		FM	10882	1	0	1	112	11340	1	0	1	116	11340	1	0	1	116	11806	1	0	1	121
		FW	10117	1	0	1	104	10550	1	0	1	108	10550	1	0	1	108	10982	1	0	1	113
48LD	700 mA (98W)	T1	13703	1	0	1	106	14284	1	0	1	111	14284	1	0	1	111	14867	1	0	1	116
		T2	13709	1	0	1	106	14290	1	0	1	111	14290	1	0	1	111	14873	1	0	1	116
		T3	13824	1	0	1	107	14410	1	0	1	112	14410	1	0	1	112	14998	1	0	1	117
		T3	13644	1	0	1	106	14222	1	0	1	110	14222	1	0	1	110	14802	1	0	1	115
		T3W	13764	1	0	1	107	14347	1	0	1	112	14347	1	0	1	112	14934	1	0	1	116
		T3LG	13704	1	0	1	106	14284	1	0	1	111	14284	1	0	1	111	14867	1	0	1	116
		T4	13644	1	0	1	106	14222	1	0	1	110	14222	1	0	1	110	14802	1	0	1	115
		T4A	14355	1	0	1	111	14964	1	0	1	116	14964	1	0	1	116	15580	1	0	1	121
		T4LG	13998	1	0	1	108	14589	1	0	1	113	14589	1	0	1	113	15196	1	0	1	118
		T5	14049	1	0	1	109	14643	1	0	1	114	14643	1	0	1	114	15249	1	0	1	119
		T5LG	14001	1	0	1	108	14594	1	0	1	113	14594	1	0	1	113	15197	1	0	1	118
		T5W	13965	1	0	1	108	13965	1	0	1	108	14469	1	0	1	112	15197	1	0	1	118
		T5WW	12979	1	0	1	101	13344	1	0	1	104	13344	1	0	1	104	13906	1	0	1	108
		FN	14599	1	0	1	113	15079	1	0	1	117	15079	1	0	1	117	15703	1	0	1	122
		FM	14599	1	0	1	113	15079	1	0	1	117	15079	1	0	1	117	15703	1	0	1	122
		FW	13577	1	0	1	105	14026	1	0	1	109	14026	1	0	1	109	14599	1	0	1	113
48LD	1050 mA (161W)	T1	19703	1	0	1	122	20355	1	0	1	126	20355	1	0	1	126	21189	1	0	1	131
		T2	19435	1	0	1	120	20078	1	0	1	124	20078	1	0	1	124	20911	1	0	1	130
		T3	19600	1	0	1	121	20248	1	0	1	126	20248	1	0	1	126	21082	1	0	1	131
		T3	19346	1	0	1	120	19985	1	0	1	124	19985	1	0	1	124	20818	1	0	1	129
		T3W	19516	1	0	1	121	20161	1	0	1	125	20161	1	0	1	125	20994	1	0	1	130
		T3LG	19419	1	0	1	120	20061	1	0	1	124	20061	1	0	1	124	20894	1	0	1	129
		T4	19346	1	0	1	120	19985	1	0	1	124	19985	1	0	1	124	20818	1	0	1	129
		T4A	20159	1	0	1	125	20832	1	0	1	129	20832	1	0	1	129	21691	1	0	1	135
		T4LG	19749	1	0	1	122	20379	1	0	1	126	20379	1	0	1	126	20547	1	0	1	128
		T5	19845	1	0	1	123	21043	1	0	1	130	21043	1	0	1	130	21916	1	0	1	136
		T5LG	19797	1	0	1	122	20994	1	0	1	130	20994	1	0	1	130	21867	1	0	1	135
		T5W	19682	1	0	1	122	20455	1	0	1	126	20455	1	0	1	126	21295	1	0	1	131
		T5WW	18249	1	0	1	104	18956	1	0	1	108	18956	1	0	1	108	19732	1	0

CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2025-023

PLANNING & ZONING FEE

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☑ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☐ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to approve the site plan, and recommend approval of the alternative tree mitigation settlement agreement by a vote of 7-0.

CITY COUNCIL READING #1

On July 21, 2025, the City Council approved a motion to approve the alternative tree mitigation settlement agreement by a vote of 7-0, with the condition that three (3) tree days be held.

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

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

(2) Building elevations shall be provided to staff for the proposed maintenance building at the time of building permit, and will generally need to meet the same architectural design and materials as the remainder of the Rayburn Electric Cooperative's Corporate Campus in accordance with Planned Development District 44 (PD-44); and,

(3) Prior to any grading being complete on the subject property, three (3) tree transplant days must be held; and,

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

NOTES

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: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

☐ *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	Rayburn Electric Cooperative
CONTACT PERSON	David Naylor
ADDRESS	950 Sids Rd
CITY, STATE & ZIP	Rockwall, Tx 75032
PHONE	[redacted]
E-MAIL	[redacted]

☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	618 Main Street
CITY, STATE & ZIP	Garland, Tx 75040
PHONE	[redacted]
E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [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 $610.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 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 12 DAY OF June, 2025

OWNER'S SIGNATURE [signature]

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

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES

City of Rockwall

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

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

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 200 SQ FT = 5
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

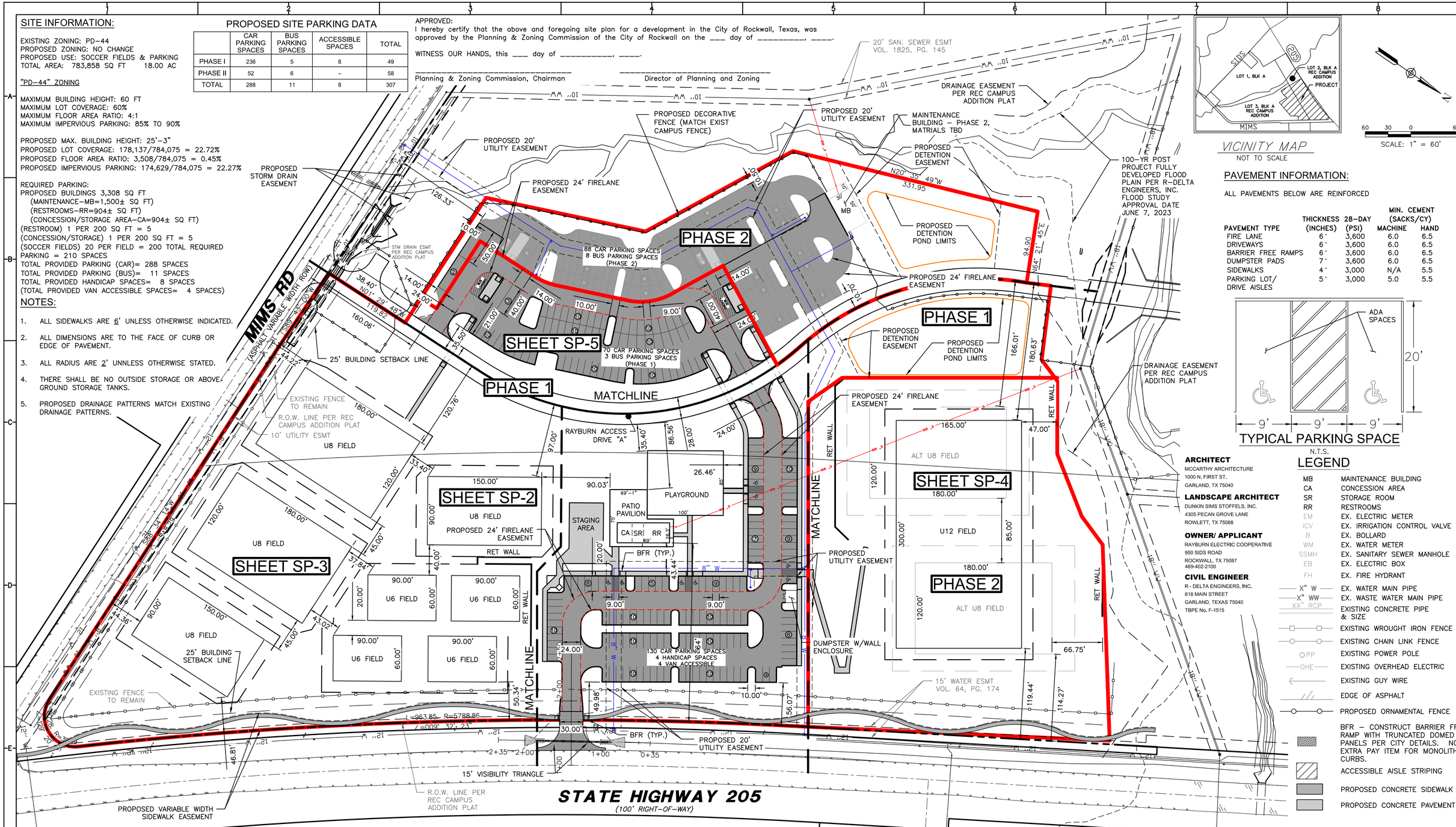
	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	49
PHASE II	52	6	-	58
TOTAL	288	11	8	307

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



VICINITY MAP
NOT TO SCALE

60 30 0 60
SCALE: 1" = 60'

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N, FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-1
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
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PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
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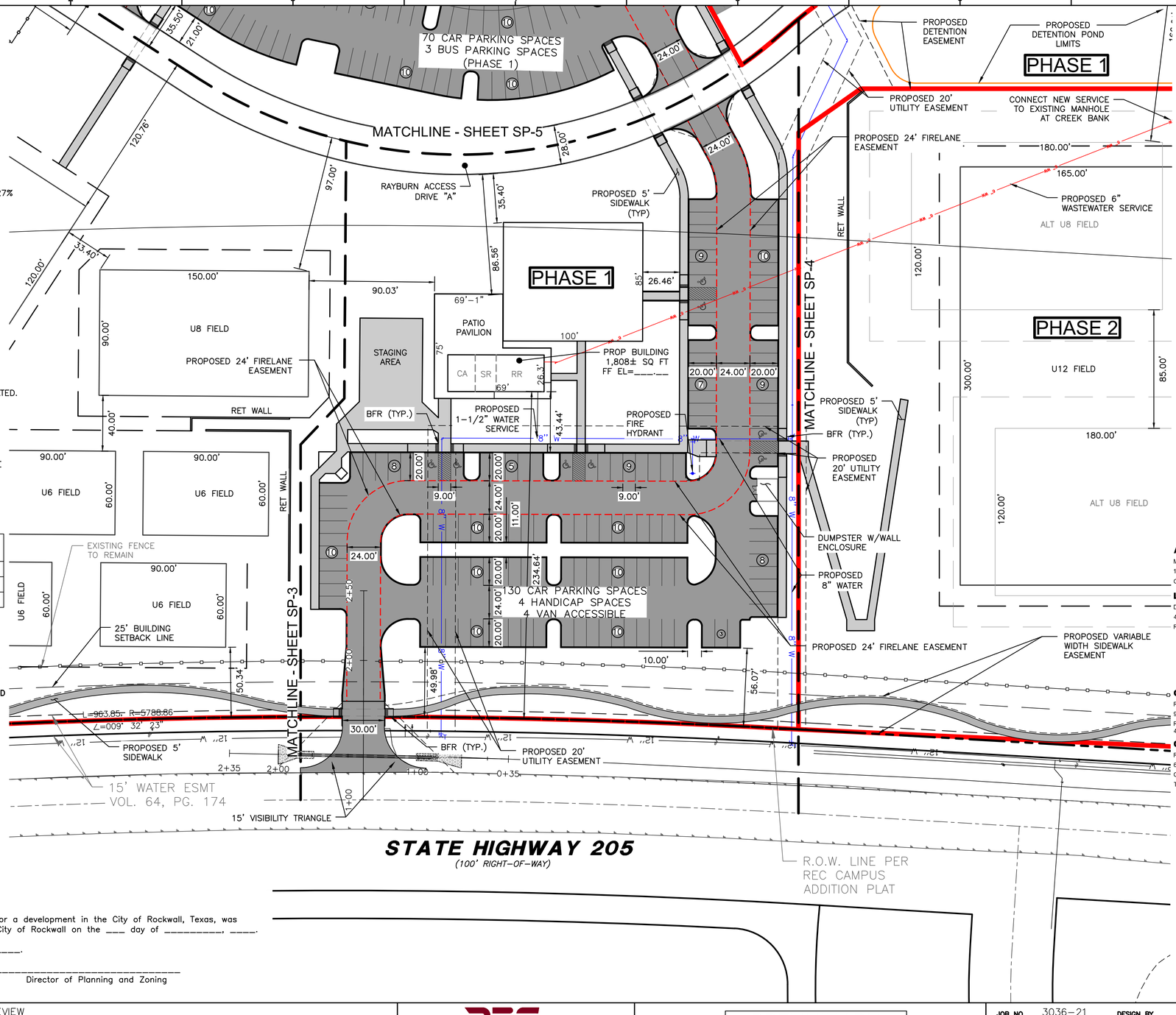

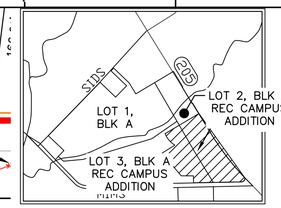

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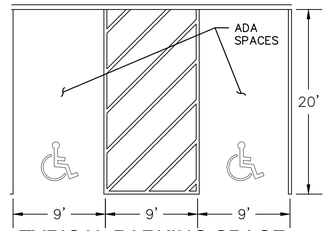

TYPICAL PARKING SPACE
N.T.S.

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MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

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

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Date: June 12, 2025
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CREATED ____ CODE ____
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY ____
DRAWN: RDE SCALE: AS NOTED
CHECKED: APPROVED: FILENAME:
DRAWING NO.: SP-2 ISSUE: 0

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SOCCER FIELDS & PARKING
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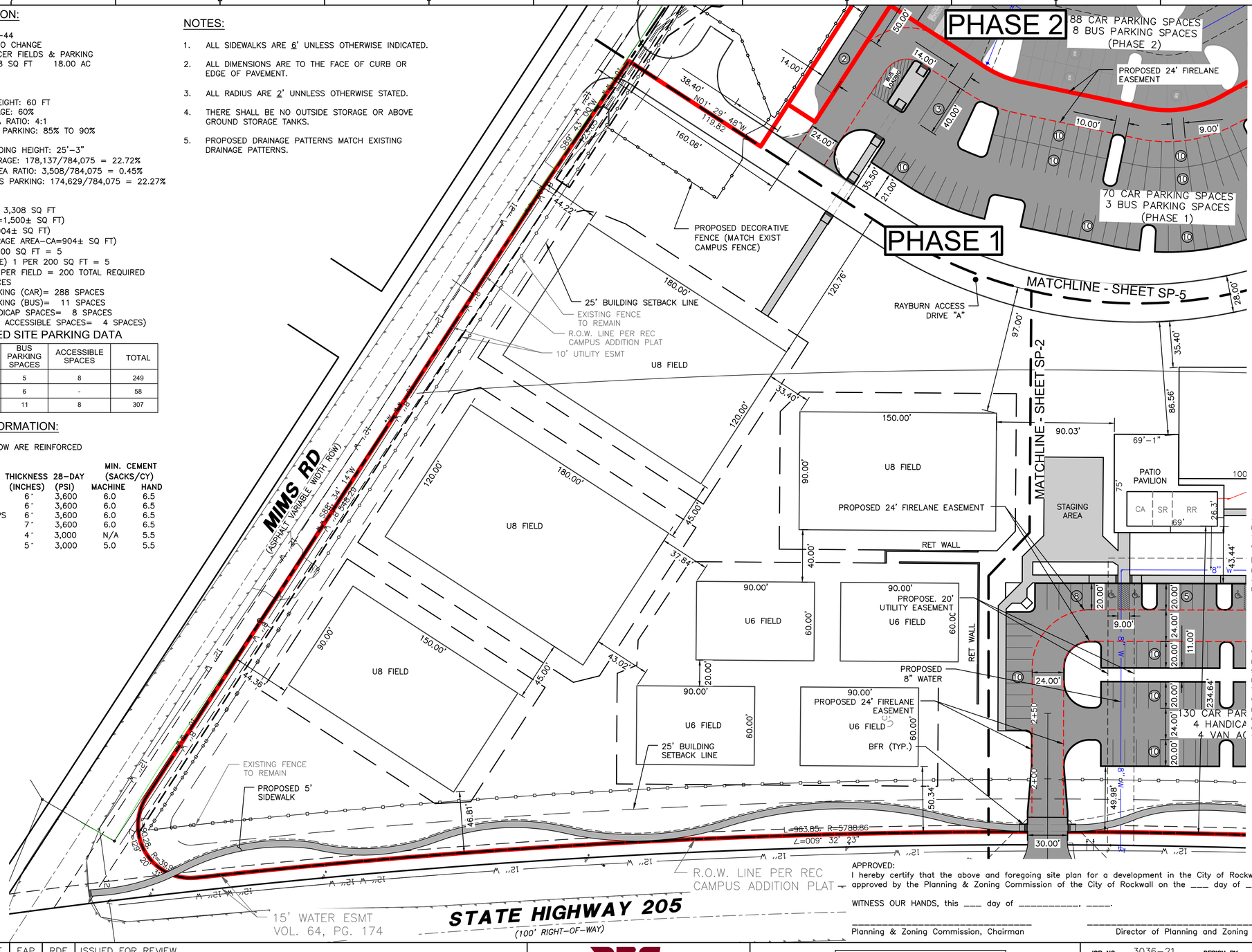

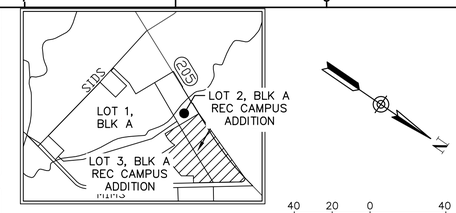

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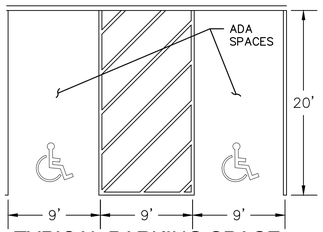

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N.T.S.

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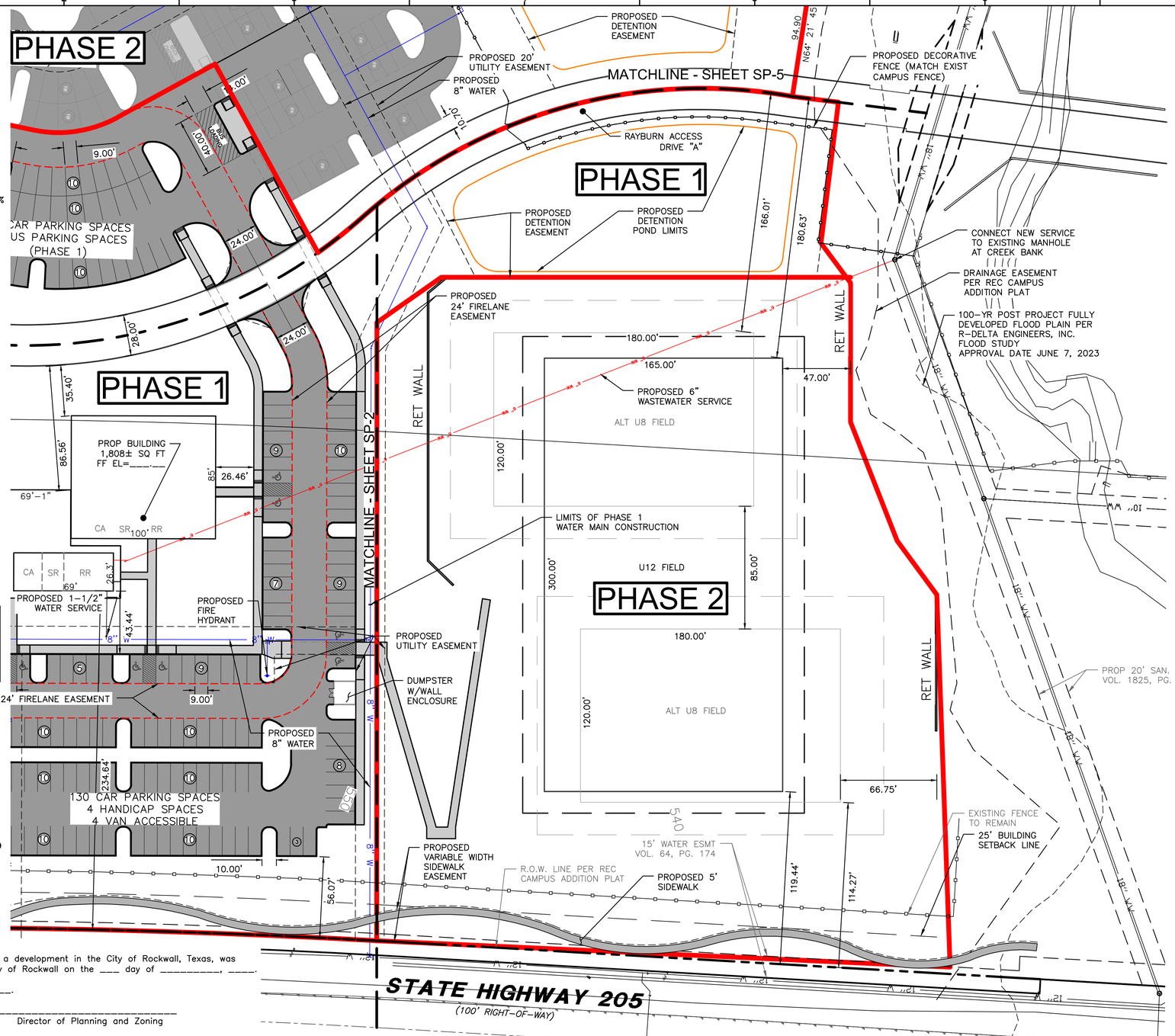

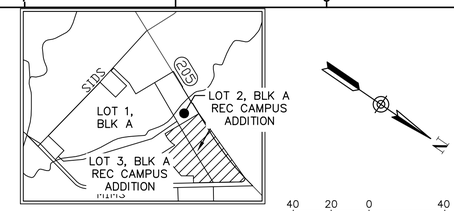

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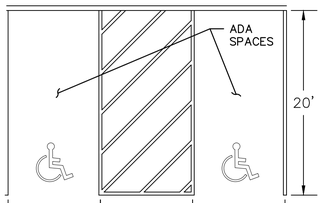

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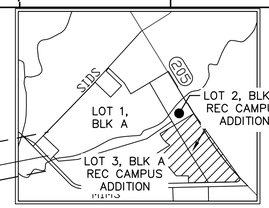

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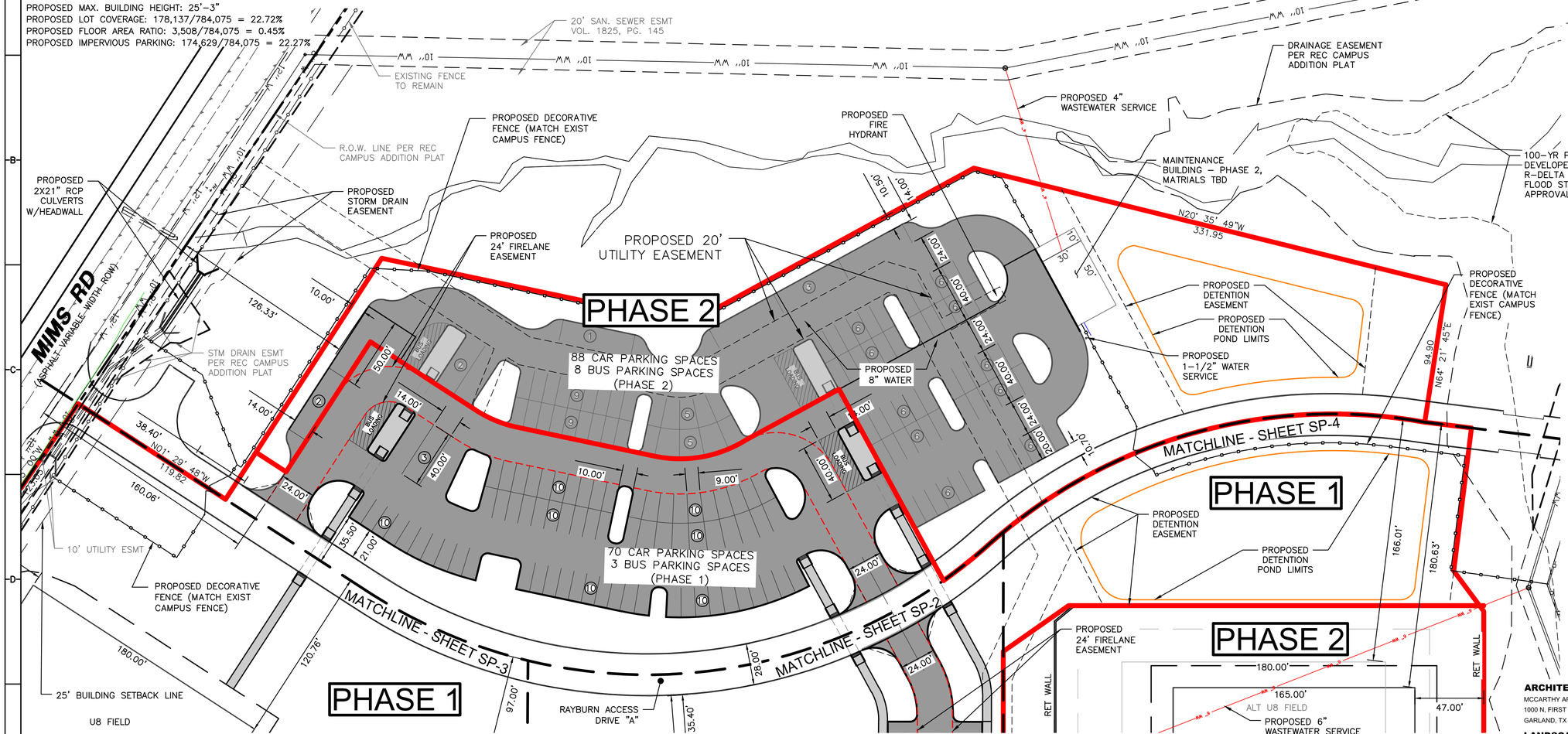

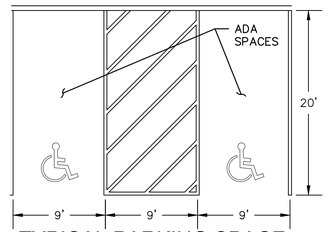

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	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	249
PHASE II	52	6	-	58
TOTAL	288	11	8	307

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

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

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-5
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

ISSUE

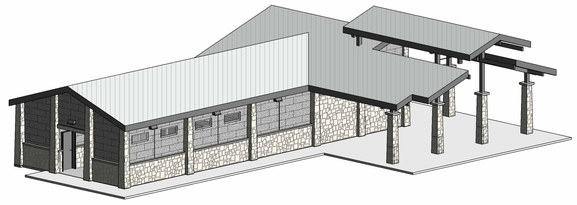
SEAL

BUILDING MATERIAL

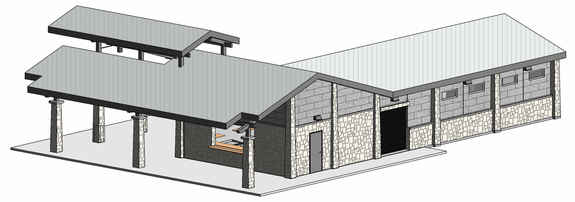
DARK BRONZE ALUM. FRAME

STONE - BUFF LUEDERS LIMESTONE

CMU - SPLIT FACE CONCRETE BLOCK



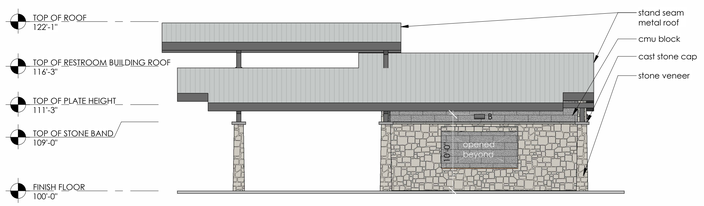
5 3D VIEW
SCALE:



6 3D VIEW
SCALE:

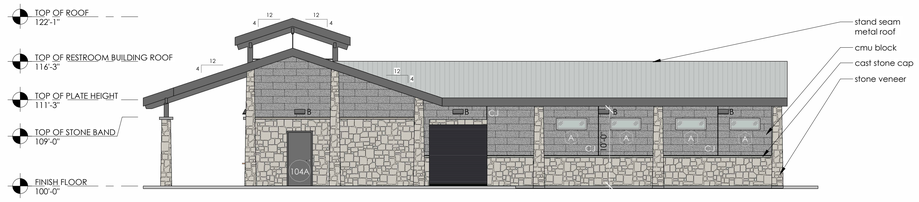
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	247.05 S.F	100%
Stone - Buff lueders limestone	211. 10 S.F	85.43%
Cmu - Split face concrete block	36.40 S.F	14.71%

GENERAL NOTE:
1. ROOF NOT PART OF ELEVATION CALCULATIONS (TYP. TO ALL ELEVATIONS)
2. COLUMN STONE & STONE CAP INCLUDED IN STONE WALL CALCULATIONS



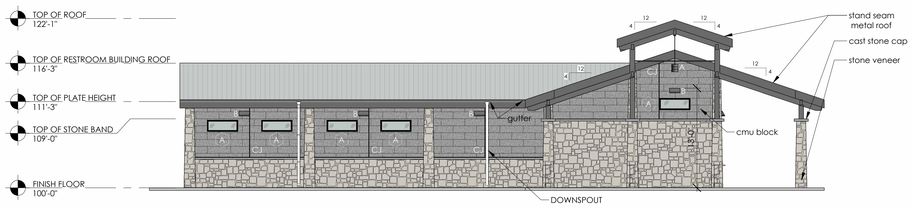
4 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	752.66 S.F	100%
Stone - Buff lueders limestone	402.56 S.F	53.46%
Cmu - Split face concrete block	350.10 S.F	46.54%



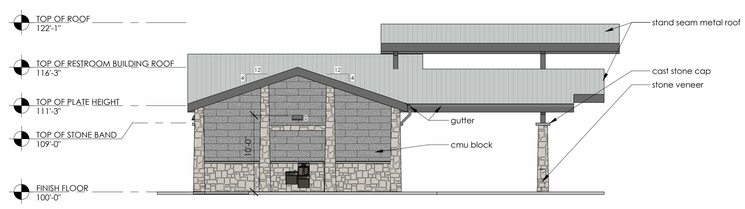
3 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**SOUTH**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF, DOWNSPOUT	822.04 S.F	100%
Stone - Buff lueders limestone	448.78 S.F	54.5%
Cmu - Split face concrete block	373.62 S.F	45.5%



2 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	352.02 S.F	100%
Stone - Buff lueders limestone	187.99 S.F	53%
Cmu - Split face concrete block	164.50 S.F	47%



1 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

EXTERIOR ELEVATIONS & 3D VIEWS – CONCESSION BUILDING

DRAWING NO. **A4.00**

REV NO.

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
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MEP ENGINEER:
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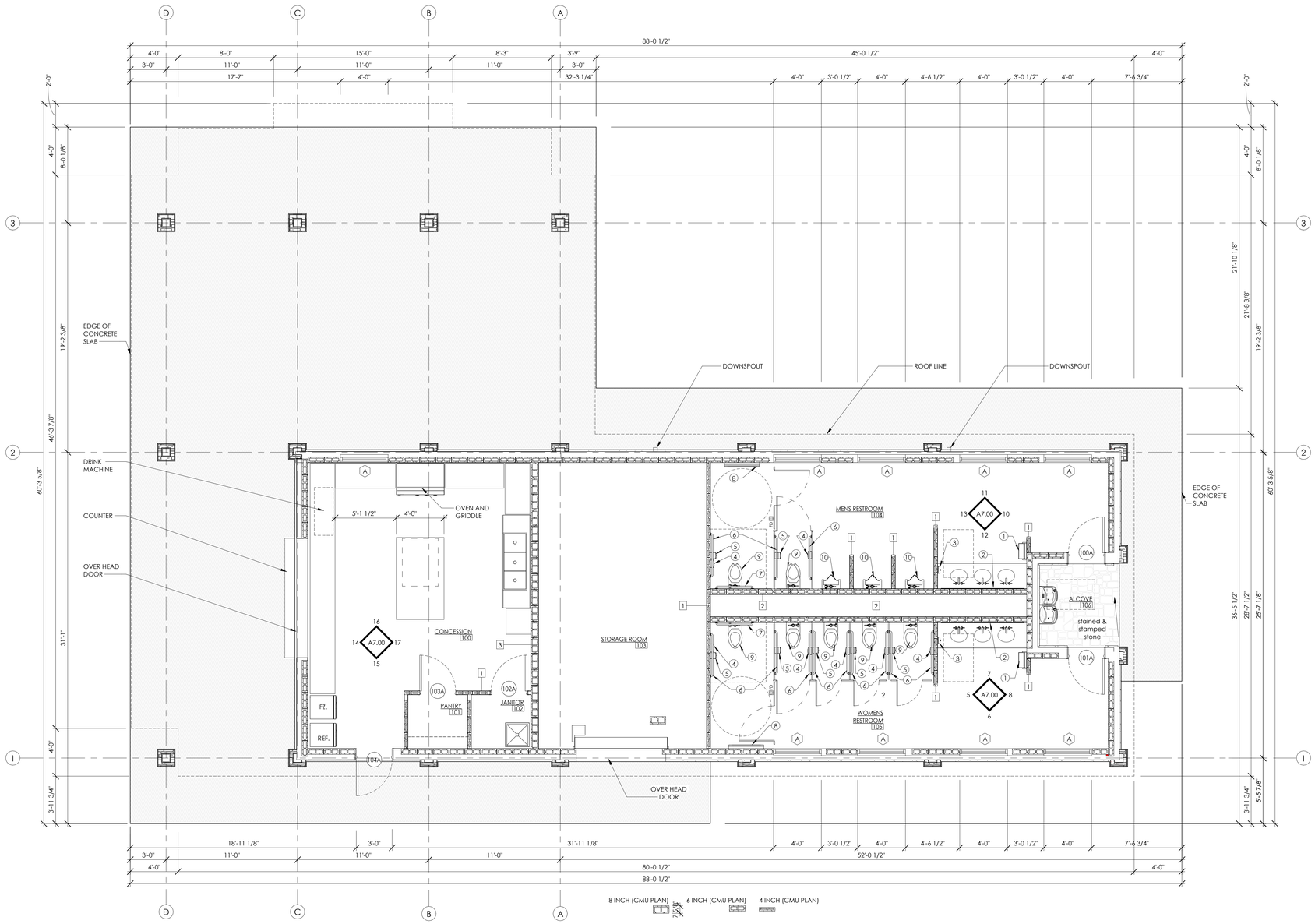
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

ISSUE



FLOOR PLAN GENERAL NOTES

1. Reference A0.01 for all accessibility requirements.
2. Reference structural for location of all columns.

TOILET ACCESSORIES

1. BOBRICK B - 3939 SURFACED MOUNTED PAPER TOWEL - WASTE RECEPTACLE
2. BOBRICK B-2908 2436 MIRROR
3. BOBRICK 818615 SOAP DISPENSER
4. BOBRICK B - 270 SANITARY NAPKIN DISPOSAL
5. BOBRICK B-4288 TOILET TISSUE DISPENSER
6. BOBRICK B-5806X42 GRAB BAR 42"
7. BOBRICK B-5806X36 GRAB BAR 36"
8. KOALA KARE KB200 BABY CHANGING STATION 1
9. MCA AMERICAN STANDARD WALL MOUNTED TOILET 2257.001
10. MCA AMERICAN STANDARD URINAL 6590.125

1 SOCCER CONCESSION - FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEAL

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

FLOOR PLAN – CONCESSION BUILDING

DRAWING NO.	REV NO.
A2.00	

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		300,618 s.f.	Common Bermuda	Common Bermuda Grass	Solid Sod
		242,086 s.f.	Tif 419 Bermuda	Tif 419 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO / 3 — PLANT SYMBOL, REF. PLANT SCHEDULE / PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road

Total (10' Wide) Required Landscape Buffer Area - 7,786 SF

Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

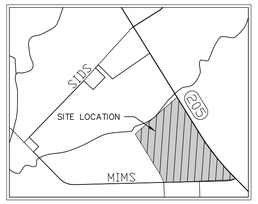
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/21/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 5/21/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: LP-1	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- A

MATCH LINE- A

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

ID 2 | UC 1 | SA 2 | ID 2 | UC 1 | CC 1 | QV 1 | QM 1 | UP 2 | SA 3 | QM 1 | QV 1 | UC 1 | UP 1 | ID 2 | QM 1 | CC 1 | QV 1 | QM 1 | SA 3 | UP 2 | UC 1

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

MIMS ROAD

QV 1 | CC 1 | QM 1 | IC 172

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

N

20 10 0 20

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/21/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
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Fax (972) 487-2270
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TBPE No. F-1515

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SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	5/21/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

R.O.W. LINE

ACCESS DRIVE TO REC SOCCER EXPANSION

15' WATER SUPPY EASEMENT

BUS LOADING

MATCH LINE- A

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/21/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative

r.delta ENGINEERS
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Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
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TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	5/21/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-3
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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

RIM IN N 521.43 INV NE 517.14 INV SW 512.93

RIM IN NE 521.37 INV SW 511.73

RIM IN N 521.43 INV NE 517.14 INV SW 512.93

20 10 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

STATE HIGHWAY (100' RIGHT-OF-WAY)

MATCH LINE- A

MATCH LINE- B

QV 1

UC 1

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/21/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
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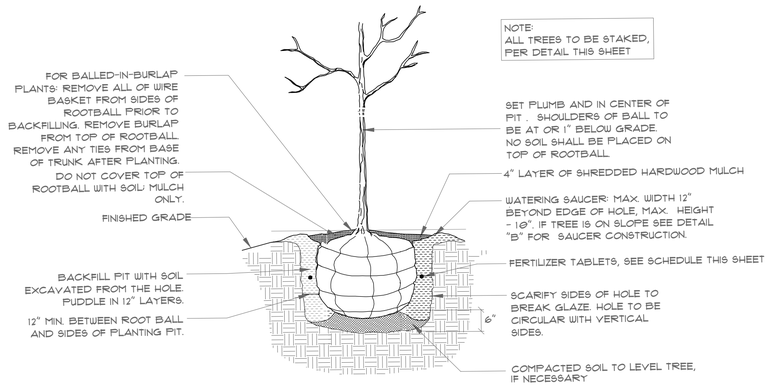
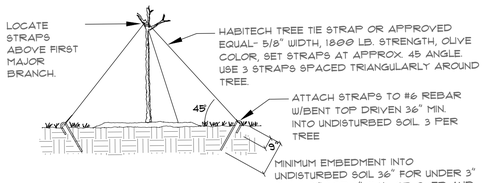
CREATED		CODE	
PLOTTED	5/21/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-4
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

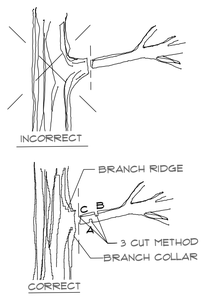


A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS



RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

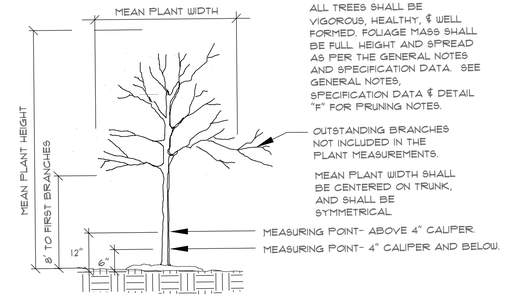
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

C SECTION: TREE PRUNING
NTS

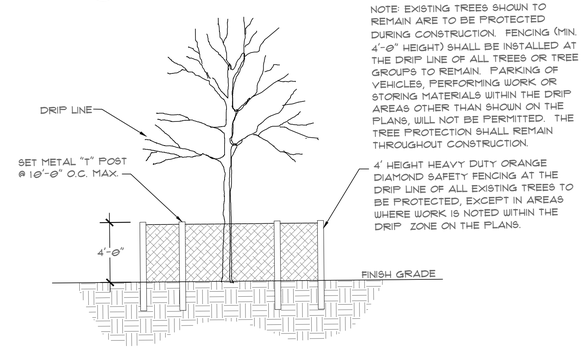


D SECTION: TREE MEASURING
NTS

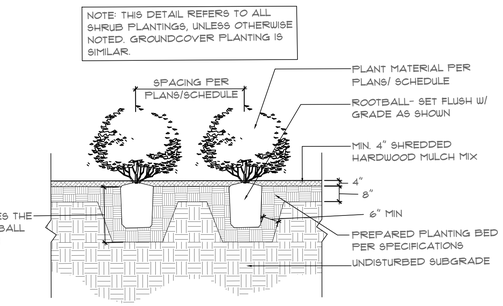
FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

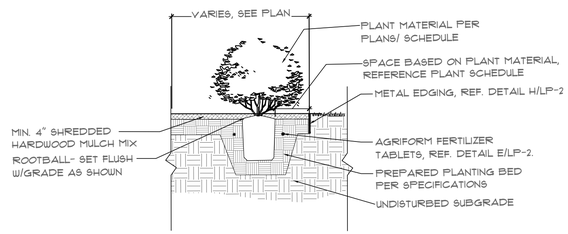
E CHART: FERTILIZER SCHEDULE



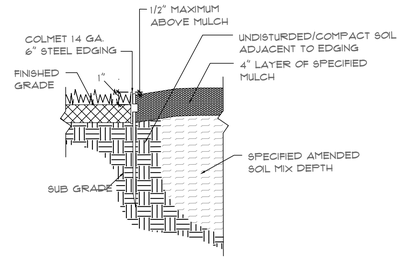
C SECTION: TREE PROTECTION
NTS



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/19/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 5/19/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: LP-5 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC
SOCCER EXPANSION

MIMS ROAD

VISIBILITY
TRIANGLE

PROPERTY/
R.O.W. LINE

10' LANDSCAPE
BUFFER

PROPERTY/
R.O.W. LINE

10' LANDSCAPE
BUFFER

MIMS ROAD

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE

r.delta ENGINEERS
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Garland, TX 75040
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Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-1 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

BUS LOADING

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

R.O.W. LINE

15' WATER SUPPY EASMENT

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

R.O.W. LINE

MATCH LINE- A

MATCH LINE- A

12" W
DHE

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

APPROVED:
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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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

REC Rayburn Electric Cooperative
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
r.delta ENGINEERS
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TBPE No. F-1515

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SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/11/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	ISSUE:
APPROVED:		TM-2	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

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

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

MATCH LINE- B

MATCH LINE- B

18" WW

12" DHE

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

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BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
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JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-3 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** . Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
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TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-4 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR				x		Remove	4	
881	9	CEDAR				x		Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead			x		Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA		x				Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA		x				Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8" Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-5 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', Diseased				x	To Remain		
257	22	WILLOW	> 8', Diseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', Diseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥ 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Gouping-
Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUPING
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees > 8' Ht.= 466 Canopy Trees Mitigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

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

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

_____ _____
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

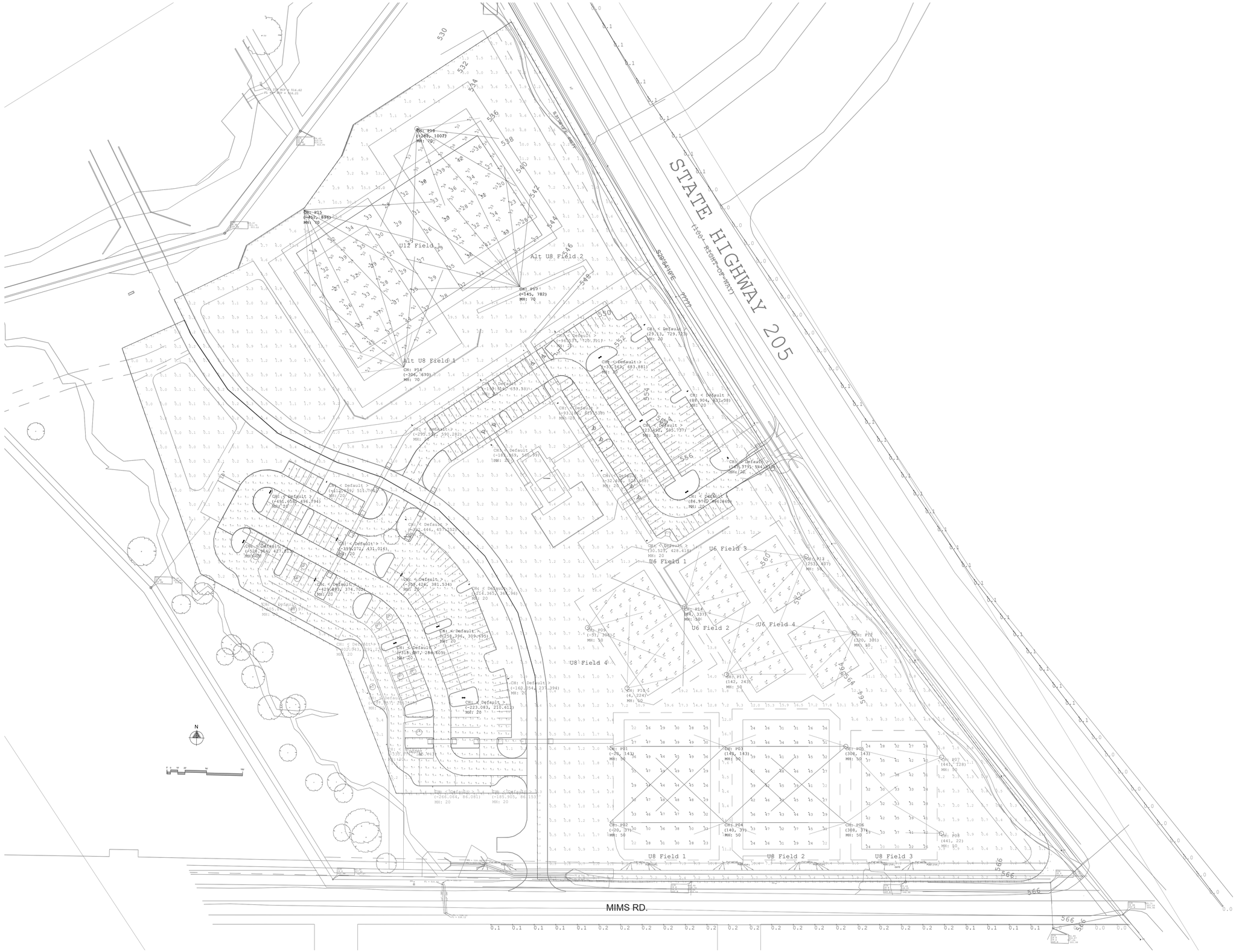
Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-6 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN



01 **SITE PLAN - PHOTOMETRICS**

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
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PLAN No.
2025012.010

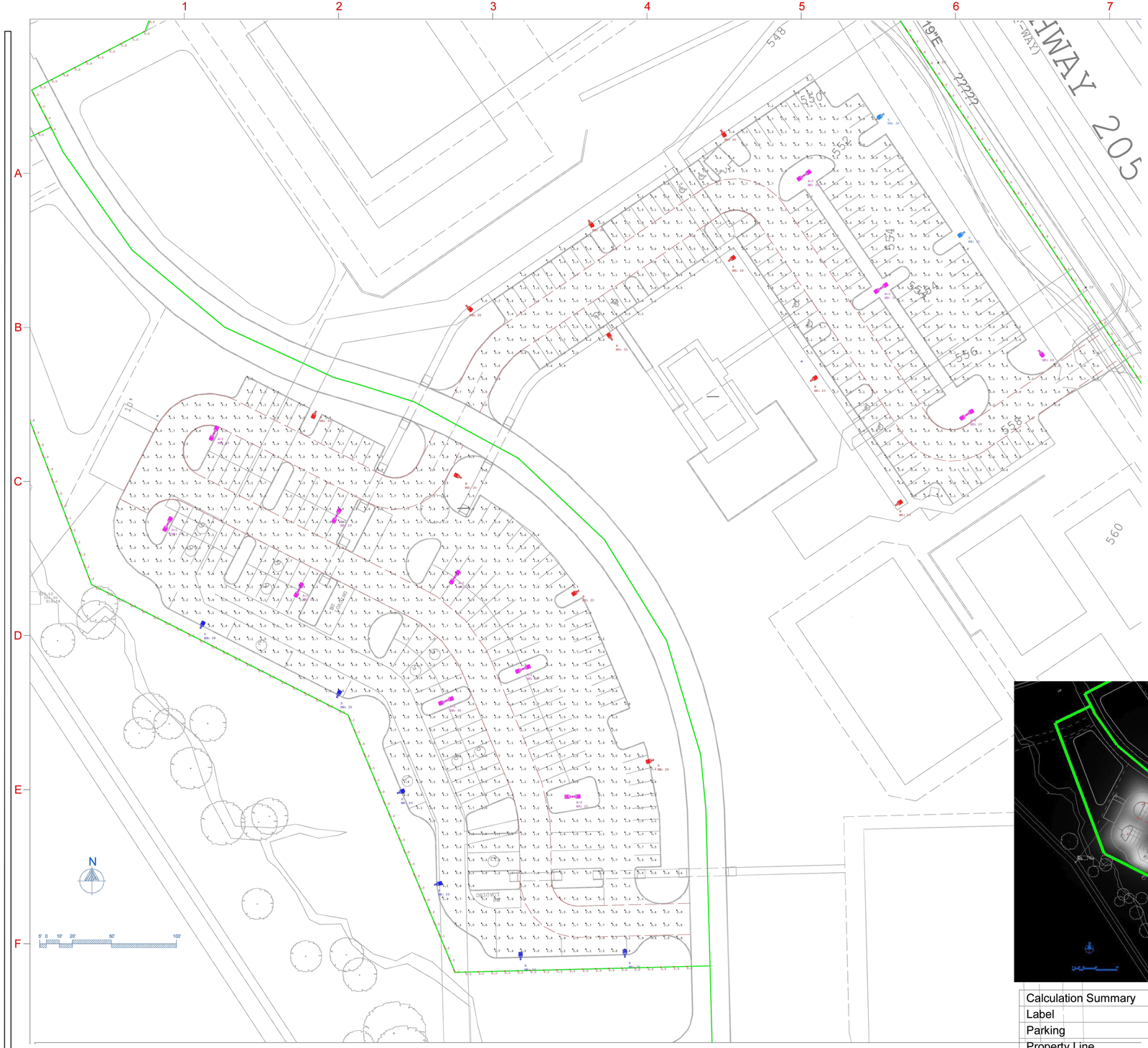
SHEET CONTENT
SITE PLAN - PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY :	DRAWN BY :
FD	FD

DATE
2025 | 06 | 13

SHEET
L-0.0



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.36	6.2	0.4	5.90	15.50
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
	1	A	Single	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	9924	B3-U0-G1	67.9	67.9
	11	A-2	D180°	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT D180° @ 20' MTG. HT. (N)	19848	B3-U0-G1	67.9	1493.8
	11	B	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	13793	B3-U0-G3	101.9	1120.9
	2	C	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14502	B0-U0-G3	157.2	314.4
	6	D	Single	0.950	VISIONAIRE VSX-II_T4_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14558	B1-U0-G3	157.2	943.2

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

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PLAN No.
2025012.010

SHEET CONTENT
SITE - PARKING PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-1.0

Scenario/Channel Summary			
Scenario: CHM Lighting			
Channel	**M.H.**	**# Lums**	**Total KW**
P01	50'	3	2.24 kW
P02	50'	3	2.24 kW
P03	50'	6	4.47 kW
P04	50'	6	4.47 kW
P05	50'	5	3.73 kW
P06	50'	5	3.73 kW
P07	50'	2	1.49 kW
P08	50'	2	1.49 kW
P09	50'	3	2.24 kW
P10	50'	3	2.24 kW
P11	50'	4	2.98 kW
P12	50'	4	2.98 kW
P13	50'	4	2.98 kW
P14	50'	7	5.22 kW
P15	70'	8	5.96 kW
P16	70'	8	5.96 kW
P17	70'	8	5.96 kW
P18	70'	8	5.96 kW

Note:
Poles are a back-to-back configuration

P03,P04
(3) facing front - (3) facing back

P05,P06
(3) facing front - (2) facing back

P14
(4) facing front - (3) facing back

Luminaire Schedule						
Scenario: CHM Lighting						
Label	**Symbol**	**Qty**	**LLF**	**Arrangement**	**Description**	**Lum. Watts**
USLED2-D-C2		41	0.950	Single	USLED2DXX5070C2XXGCDTO	745
USLED2-D-C3		48	0.950	Single	USLED2DXX5070C3XXGCDTO	745

Calculation Summary											
Scenario: CHM Lighting											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20
U8 Field 2	Illuminance	Fc	37.0	49	22	1.7	2.2	54	20	20
U8 Field 3	Illuminance	Fc	32.9	42	20	1.6	2.1	40	20	20
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15
U12 Field	Illuminance	Fc	32.1	45	19	1.7	2.4	60	30	30
U8 Field 1 - Alt	Illuminance	Fc	31.6	43	19	1.7	2.3	54	20	20
U8 Field 2 - Alt	Illuminance	Fc	31.2	43	17	1.8	2.5	54	20	20

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

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PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - OVERALL FIELD PHOTOMETRICS

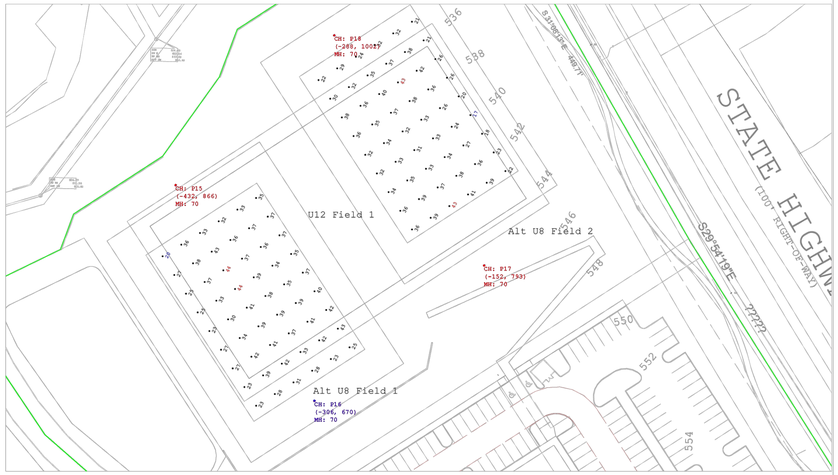
PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

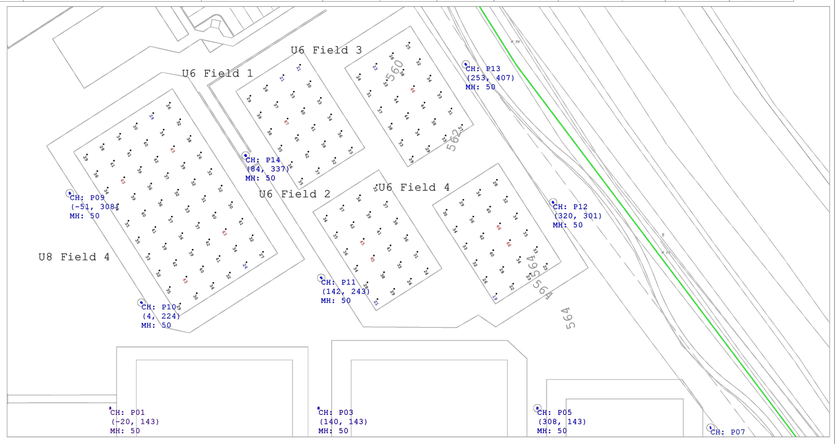
SHEET
L-2.0

Calculation Summary										
Project: Scene 3										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U8 Field 5 - Alt	Illuminance	Fc	34.5	44	20	1.7	2.2	54	20	20
U8 Field 6 - Alt	Illuminance	Fc	32.3	43	17	1.9	2.5	54	20	20



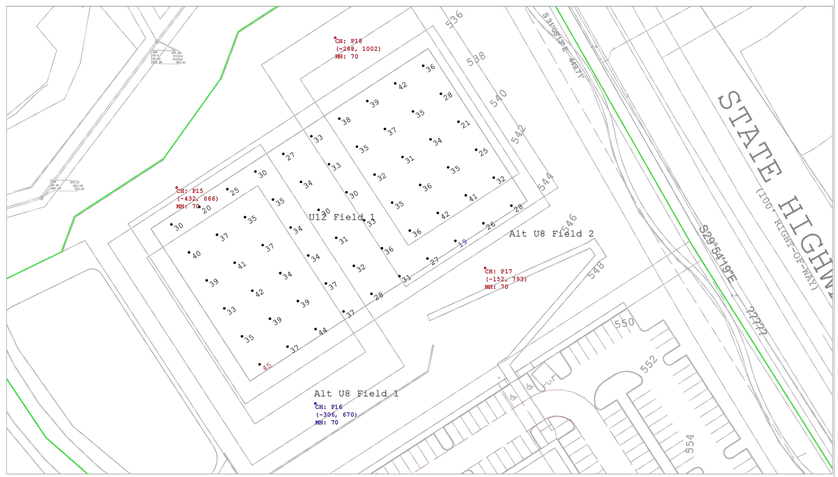
U8 Field 1-2 - Alternate
Scale: 1 inch= 65 Ft.

Calculation Summary										
Project: Scene 2										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15



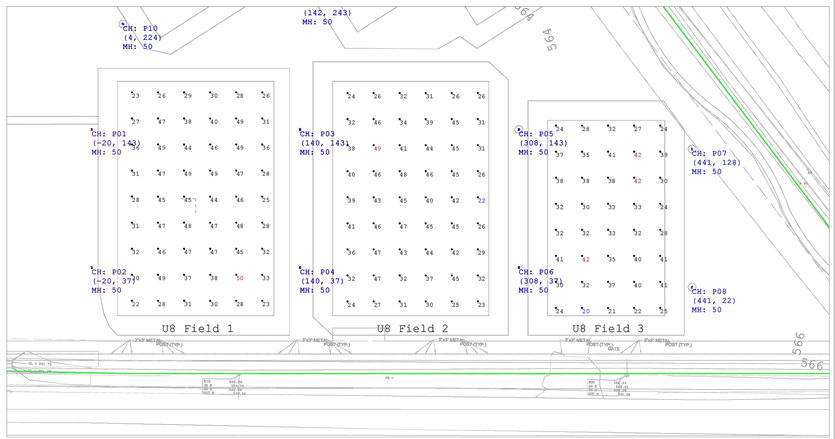
U8 Field 4, U6 Field 1-4
Scale: 1 inch= 55 Ft.

Calculation Summary										
Project: Scene 4										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U12 Field	Illuminance	Fc	33.8	45	19	1.8	2.4	60	30	30



U12 Field 1
Scale: 1 inch= 65 Ft.

Calculation Summary										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20



U8 Field 1-3
Scale: 1 inch= 55 Ft.

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
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PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
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SHEET
L-2.1

01 SITE PLAN PROPERTY LINE - PHOTOMETRICS

N

0' 60' 120' 180'

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

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PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PROPERTY LINE
PHOTOMETRICS

PROJECT
PHOTOMETRICS

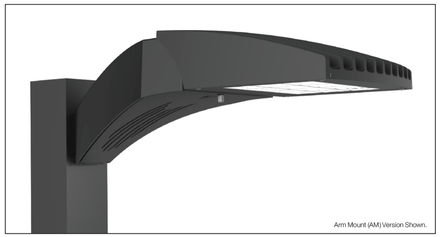
DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-2.2

VSX-II LED Specifications

Area - Site - Commercial - Outdoor



Arm Mount (AM) Version Shown.

The VSX-II Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Sixteen optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000 or 5000 Kelvin temperature of the LEDs.

The VSX-II Series offers an impressive output of up to 23,000 lumens with a wattage package reaching up to 181 watts, delivering an average efficiency of 143 lumens per watt. With integrated controls, the VSX-II ensures optimal lighting coverage while minimizing energy consumption.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Project Name:

Catalog Number:

Type:

Date:

Location:

VISIONAIRE LIGHTING

REV. 06.28.24

Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III R, III, III W, III-LG, IV, IV-A, IV-LG, V, V-LG, V-W, V-WW, FN, FM and FW are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70, 80 or 90.
- CCT values are 2700K, 3000K, 3500K, 4000K, 5000K

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mils thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness.
- Optional Zinc-Free Primer - Recommended within three miles of the ocean
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX-II LED series is supplied with a choice of 350, 530, 700, 1050 or 1200 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90% Rated for -40°C operations.
- 10-kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM, MAF and UAM

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
- Enables high end trim
- Based on Zigbee wireless communication protocol
- Zhaga 4 Pin Receptacle

Listings
- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification

3000K or lower must be selected with a fixed mount for IDA certification. Fixed mount must be selected for IDA dark sky certification.

VSX-II - ELECTRICAL LOAD (A)

Ordering Nomenclature	System Watts	120	208	240	277	347	480
VSX-II-T5-16LD-3	16	0.13	0.08	0.07	0.06	0.05	0.03
VSX-II-T5-16LD-5	25	0.21	0.12	0.10	0.09	0.07	0.05
VSX-II-T5-16LD-7	34	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-16LD-10	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-16LD-12	60	0.50	0.29	0.25	0.22	0.17	0.13
VSX-II-T5-32LD-3	33	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-32LD-5	51	0.43	0.25	0.21	0.18	0.15	0.11
VSX-II-T5-32LD-7	68	0.57	0.33	0.28	0.25	0.20	0.14
VSX-II-T5-32LD-10	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-32LD-12	121	1.01	0.58	0.50	0.44	0.35	0.25
VSX-II-T5-48LD-3	49	0.41	0.24	0.20	0.18	0.14	0.10
VSX-II-T5-48LD-5	76	0.63	0.37	0.32	0.27	0.22	0.16
VSX-II-T5-48LD-7	102	0.85	0.49	0.43	0.37	0.29	0.21
VSX-II-T5-48LD-10	157	1.31	0.75	0.65	0.57	0.45	0.33
VSX-II-T5-48LD-12	181	1.51	0.87	0.75	0.65	0.52	0.38

VSX-II LED SPECIFICATIONS / Forward Optics

Lum/Count	Current & Watts	Distribution Type	2700K						3000K						3500K					
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
16LD	350 mA (50W)	T1	4609	1	0	1	147	5039	1	0	1	161	4860	1	0	1	155	5040	1	0	1	161
		T2	4555	1	0	1	145	4979	1	0	1	159	4804	1	0	1	153	4984	1	0	1	159
		T3	4603	1	0	1	147	5033	1	0	1	161	4854	1	0	1	155	5035	1	0	1	161
		T3R	4603	1	0	1	147	5033	1	0	1	161	4854	1	0	1	155	5035	1	0	1	161
		T4M	4794	1	0	1	146	5182	1	0	1	165	4993	1	0	1	159	5171	1	0	1	165
		T4LG	4819	1	0	1	147	5035	1	0	1	161	4873	1	0	1	155	5054	1	0	1	161
		T4A	4757	1	0	1	144	4969	1	0	1	158	4797	1	0	1	153	5128	1	0	1	163
		T4A	4860	1	0	1	150	5210	1	0	1	159	5036	1	0	1	157	5407	1	0	1	165
		T4LG	4805	1	0	1	148	5153	1	0	1	157	4969	1	0	1	151	5329	1	0	1	162
		T5	4799	1	0	1	148	5038	1	0	1	152	4850	1	0	1	151	5217	1	0	1	158
		T5LG	4778	1	0	1	147	5016	1	0	1	152	4831	1	0	1	150	5196	1	0	1	158
		T5W	4810	1	0	1	148	4810	1	0	1	148	4760	1	0	1	146	5121	1	0	1	156
		T5WW	4359	1	0	1	133	4549	1	0	1	139	4549	1	0	1	137	4726	1	0	1	143
		FN	5079	1	0	1	155	5332	1	0	1	163	5245	1	0	1	160	5642	1	0	1	172
		FM	5040	1	0	1	153	5292	1	0	1	162	5202	1	0	1	159	5479	1	0	1	167
		FW	4705	1	0	1	143	4939	1	0	1	151	4855	1	0	1	148	5121	1	0	1	156
32LD	530 mA (81W)	T1	7312	1	0	1	144	7550	1	0	1	151	7551	1	0	1	148	7846	1	0	1	157
		T2	7227	1	0	1	142	7460	1	0	1	149	7462	1	0	1	146	7755	1	0	1	155
		T3	7277	1	0	1	144	7512	1	0	1	150	7514	1	0	1	148	7808	1	0	1	156
		T3	7180	1	0	1	143	7410	1	0	1	148	7414	1	0	1	146	7705	1	0	1	154
		T3W	7264	1	0	1	143	7502	1	0	1	150	7501	1	0	1	148	7795	1	0	1	156
		T3LG	7087	1	0	1	144	7314	1	0	1	151	7555	1	0	1	149	7851	1	0	1	156
		T4	7178	1	0	1	142	7409	1	0	1	148	7413	1	0	1	146	7705	1	0	1	154
		T4A	7551	1	0	1	148	7797	1	0	1	155	7811	1	0	1	154	8374	1	0	1	165
		T4LG	7299	1	0	1	144	7535	1	0	1	150	7548	1	0	1	149	8090	1	0	1	160
		T5	7372	1	0	1	145	7609	1	0	1	151	7622	1	0	1	149	8167	1	0	1	161
		T5LG	7338	1	0	1	144	7574	1	0	1	150	7586	1	0	1	148	8128	1	0	1	160
		T5W	7395	1	0	1	146	7395	1	0	1	146	7315	1	0	1	145	7785	1	0	1	154
		T5WW	6806	1	0	1	135	6992	1	0	1	138	6992	1	0	1	139	7479	1	0	1	148
		FN	7806	1	0	1	155	8051	1	0	1	160	8061	1	0	1	157	8606	1	0	1	170
		FM	7826	1	0	1	151	7975	1	0	1	157	7957	1	0	1	155	8502	1	0	1	165
		FW	7139	1	0	1	142	7377	1	0	1	147	7397	1	0	1	144	7914	1	0	1	154
48LD	700 mA (98W)	T1	9660	1	0	1	143	10360	1	0	1	148	9975	1	0	1	147	10622	1	0	1	156
		T2	9551	1	0	1	142	10242	1	0	1	146	9864	1	0	1	145	10502	1	0	1	154
		T3	9618	1	0	1	143	9951	1	0	1	148	10324	1	0	1	147	10994	1	0	1	156
		T3	9499	1	0	1	141	8801	1	0	1	148	9795	1	0	1	144	10314	1	0	1	152
		T3W	9599	1	0	1	142	10277	1	0	1	147	10312	1	0	1	146	10980	1	0	1	156
		T3LG	9540	1	0	1	142	10356	1	0	1	148	10292	1	0	1	147	10981	1	0	1	157
		T4	9495	1	0	1	141	9951	1	0	1	148	9795	1	0	1	146	10314	1	0	1	154
		T4A	9988	1	0	1	148	10458	1	0	1	155	10277	1	0	1	154	10977	1	0	1	164
		T4LG	9658	1	0	1	143	10117	1	0	1	150	10414	1	0	1	149	11141	1	0	1	166
		T5	9756	1	0	1	145	10218	1	0	1	151	10514	1	0	1	150	11246	1	0	1	167
		T5LG	9710	1	0	1	144	10174	1	0	1	151	10472	1	0	1	149	11201	1	0	1	167
		T5W	9784	1	0	1	146	9784	1	0	1	146	10090	1	0	1	150	10797	1	0	1	161
		T5WW	9006	1	0	1	134	9252	1	0	1	138	9252	1	0	1	137	10406	1	0	1	155
		FN	10329	1	0	1	154	10652	1	0	1	159	10666	1	0	1	158	11978	1	0	1	178
		FM	10352	1	0	1	154	10556	1	0	1	157	10530	1	0	1	156	11396	1	0	1	170
		FW	9312	1	0	1	139	9768	1	0	1	145	9603	1	0	1	143	10502	1	0	1	156
32LD	700 mA (98W)	T1	10412	1	0	1	155	10911	1	0	1	162	10911	1	0	1	160	11344	1	0	1	168
		T2	10249	1	0	1	153	10742	1	0	1	160	10742	1	0	1	158	11170	1	0	1	166
		T3	10364	1	0	1	154	10864	1	0	1	161	10864	1	0	1	159	11298	1	0	1	168
		T3	10194	1	0	1	152	10686	1	0	1	159	10686	1	0	1	157	11112	1	0	1	165
		T3W	10302	1	0	1	153	10814	1	0	1	161	10814	1	0	1	159	11246	1	0	1	167
		T3LG	10239	1	0	1	153	10748	1	0	1	160	10748	1	0	1	158	11180	1	0	1	166
		T4	10194	1	0	1	152	10686	1	0	1	159	10686	1	0	1	157	11112	1	0	1	165
		T4A	10719	1	0	1	159	11254	1	0	1	167	11268	1	0	1	166	12045	1	0	1	179
		T4LG	10459	1	0	1	155	10878	1	0	1	162	10878	1	0	1	160	11317	1	0	1	168
		T5	10472	1	0	1	156	10978	1	0	1	163	10978	1	0	1	161	11417	1	0	1	169
		T5LG	10424	1	0	1	155	10929	1	0	1	162	10929	1	0	1	161	11367	1	0	1	169
		T5W	10498	1	0	1	156	10498	1	0	1	156	10826	1	0	1	161	11592	1	0	1	172
		T5WW	9666	1	0	1	144	9932	1	0	1	148	9932	1	0	1	148	11165	1	0	1	166
		FN	11089	1	0	1	165	11433	1	0	1	170	11447	1	0	1	170	12854	1	0	1	191
		FM	11109	1	0	1	165	11334	1	0	1	169	11297	1	0	1	168	12230	1	0	1	182
		FW	9992	1	0	1	149	10482	1	0	1	156	10303	1	0	1	153	11267	1	0	1	168
48LD	1050 mA (147W)	T1	14676	1	0	1	149	15743	1	0	1	160	15155	1	0	1	154	16124	1	0	1	164
		T2	14474	1	0	1	147	15527	1	0	1	158	14952	1	0	1	152	15905	1	0	1	162
		T3	14604	1	0	1	148	15673	1	0	1	159	15076	1	0	1	153	16044	1	0	1	163
		T3	14394	1	0	1	146	13349	1	0	1	136	14846	1	0	1	151	15797	1	0	1	161
		T3W	14539	1	0	1	148	15597	1	0	1	158	15023	1	0	1	153	15980	1	0	1	162
		T3LG	14459	1	0	1	147	15520	1	0	1	158	14939	1	0	1	152	15892	1	0	1	162
		T4	14394	1	0	1	146	15373	1	0	1	156	14846	1	0	1	151	15797	1	0	1	161
		T4A	15127	1	0	1	154	15873	1	0	1	161	15887	1	0	1	162	16992	1	0	1	173
		T4LG	14755	1	0	1	150	15346	1	0	1	156	15361	1	0	1	156	16141	1	0	1	164
		T5	14805	1	0	1	151	15497	1	0	1	158	15511	1	0	1	158	16141	1	0	1	164
		T5LG	14714	1	0	1	150	15452	1	0	1	157	15467	1	0	1	157	16094	1	0	1	164
		T5W	14827	1	0	1	151	14827	1	0	1	151	15293	1	0	1	156	16382	1	0	1	167
		T5WW	13691	1	0	1	140	14027	1	0	1	143	14027	1	0	1	143	15783	1	0	1	161
		FN	15677	1	0	1	160	16143	1	0	1	165	16157	1	0	1	165	18158	1	0	1	185
		FM	15698	1	0	1	160	16011	1	0	1	163	15955	1	0	1	163	17267	1	0	1	176
		FW	14106	1	0	1	144	14791	1	0	1	151	14556	1	0	1	149	15934	1	0	1	163
48LD	350 mA (98W)	T1	9703	1	0	1	99	9994	1	0	1	102	9953	1	0	1	102	10782	1	0	1	110
		T2	9481	1	0	1	97	9764	1	0	1	100	9727	1	0	1	99	10539	1	0	1	107
		T3	9571	1	0	1	98	9861	1	0	1	101	9821	1	0	1	100	10641	1	0	1	108
		T3	9392	1	0	1	96	9668	1	0	1	98	9627	1	0	1	98	10431	1	0	1	106
		T3W	9509	1	0	1	97	9794	1	0	1	100	9754	1	0	1	99	10568	1	0	1	107
		T3LG	9450	1	0	1	97	9733	1	0	1	100	9693	1	0	1	99	10503	1	0	1	107
		T4	9392	1	0	1	96	9668	1	0	1	98	9627	1	0	1	98	10431	1	0	1	106
		T4A	9890	1	0	1	101	10187	1	0	1	104	10142	1	0	1	103	11042	1	0	1	112
		T4LG	9599	1	0	1	98	9886	1	0	1	101	9844	1	0	1	100	10720	1	0	1	109
		T5	9657	1	0	1	99	9953	1	0	1	101	9912	1	0	1	101	10793	1	0	1	110
		T5LG	9609	1	0	1	98	9903	1	0	1	101	9862	1	0	1	100	10740	1	0	1	109
		T5W	9683	1	0	1	99	9683	1	0	1	99	9983	1	0	1	102	10695	1	0	1	109
		T5WW	8853	1	0	1	90	9109	1	0	1	93	9109	1	0	1	93	10304	1	0	1	105
		FN	10237	1	0	1	105	10541	1	0	1	108	10553	1	0	1	108	11700	1	0	1	119
		FM	10248	1	0	1	105	10461	1	0	1	107	10423	1	0	1	107	11304	1	0	1	116
		FW	9213	1	0	1	94	9663	1	0	1	99	9513	1	0	1	97	10407	1	0	1	106
32LD	530 mA (74W)	T1	10167	1	0	1	104	10668	1	0	1	108	10668	1	0	1	108	11824	1	0	1	120
		T2	9992	1	0	1	102	10474	1	0	1	106	10474	1	0	1	106	11612	1	0	1	118
		T3	10128	1	0	1	103	10547	1	0	1	108	10547	1	0	1	107	10997	1	0	1	112
		T3	9974	1	0	1	102	10394	1	0	1	106	10394	1	0	1	106	10835	1	0	1	110
		T3W	10066	1	0	1	103	10487	1	0	1	107	10487	1	0	1	107	10929	1	0	1	111
		T3LG	10106	1	0	1	103	10077	1	0	1	107	10077	1	0	1	106	11037	1	0	1	112
		T4	9971	1	0	1	101	10405	1	0	1	106	10405	1	0	1	106	10835	1	0	1	110
		T4A	10510	1	0	1	108	10907	1	0	1	111	10863	1	0	1	110	11423	1	0	1	116
		T4LG	10138	1	0	1	104	10548	1	0	1	108	10505	1	0	1	107	10986	1	0	1	112
		T5	10202	1	0	1	105	10541	1	0	1	108	10541	1	0	1	107	10990	1	0	1	112
		T5LG	10208	1	0	1	104	10543	1	0	1	108	10543	1	0	1	107	11036	1	0	1	112
		T5W	9723	1	0	1	100	10134	1	0	1	104	10134	1	0	1	104	10547	1	0	1	108
		T5WW	9723	1	0	1	100	10134	1	0	1	104	10134	1	0	1	104	10547	1	0	1	108
		FN	10882	1	0	1	112	11340	1	0	1	116	11340	1	0	1	116	11806	1	0	1	121
		FM	10882	1	0	1	112	11340	1	0	1	116	11340	1	0	1	116	11806	1	0	1	121
		FW	10117	1	0	1	104	10550	1	0	1	108	10550	1	0	1	108	10982	1	0	1	113
48LD	700 mA (98W)	T1	13703	1	0	1	106	14284	1	0	1	111	14284	1	0	1	111	14867	1	0	1	116
		T2	13709	1	0	1	106	14290	1	0	1	111	14290	1	0	1	111	14873	1	0	1	116
		T3	13824	1	0	1	107	14410	1	0	1	112	14410	1	0	1	112	14998	1	0	1	117
		T3	13644	1	0	1	106	14222	1	0	1	110	14222	1	0	1	110	14802	1	0	1	115
		T3W	13764	1	0	1	107	14347	1	0	1	112	14347	1	0	1	112	14934	1	0	1	116
		T3LG	13704	1	0	1	106	14284	1	0	1	111	14284	1	0	1	111	14867	1	0	1	116
		T4	13644	1	0	1	106	14222	1	0	1	110	14222	1	0	1	110	14802	1	0	1	115
		T4A	14355	1	0	1	111	14964	1	0	1	116	14964	1	0	1	116	15580	1	0	1	121
		T4LG	13998	1	0	1	108	14589	1	0	1	113	14589	1	0	1	113	15196	1	0	1	118
		T5	14049	1	0	1	109	14643	1	0	1	114	14643	1	0	1	114	15249	1	0	1	119
		T5LG	14001	1	0	1	108	14594	1	0	1	113	14594	1	0	1	113	15197	1	0	1	118
		T5W	13965	1	0	1	108	13965	1	0	1	108	14469	1	0	1	112	15197	1	0	1	118
		T5WW	12979	1	0	1	101	13344	1	0	1	104	13344	1	0	1	104	13906	1	0	1	108
		FN	14599	1	0	1	113	15079	1	0	1	117	15079	1	0	1	117	15703	1	0	1	122
		FM	14599	1	0	1	113	15079	1	0	1	117	15079	1	0	1	117	15703	1	0	1	122
		FW	13577	1	0	1	105	14026	1	0	1	109	14026	1	0	1	109	14599	1	0	1	113
48LD	1050 mA (161W)	T1	19703	1	0	1	122	20355	1	0	1	126	20355	1	0	1	126	21189	1	0	1	131
		T2	19435	1	0	1	120	20078	1	0	1	124	20078	1	0	1	124	20911	1	0	1	130
		T3	19600	1	0	1	121	20248	1	0	1	126	20248	1	0	1	126	21082	1	0	1	131
		T3	19346	1	0	1	120	19985	1	0	1	124	19985	1	0	1	124	20818	1	0	1	129
		T3W	19516	1	0	1	121	20161	1	0	1	125	20161	1	0	1	125	20994	1	0	1	130
		T3LG	19419	1	0	1	120	20061	1	0	1	124	20061	1	0	1	124	20894	1	0	1	129
		T4	19346	1	0	1	120	19985	1	0	1	124	19985	1	0	1	124	20818	1	0	1	129
		T4A	20159	1	0	1	125	20832	1	0	1	129	20832	1	0	1	129	21691	1	0	1	135
		T4LG	19749	1	0	1	122	20379	1	0	1	126	20379	1	0	1	126	20547	1	0	1	128
		T5	19845	1	0	1	123	21043	1	0	1	130	21043	1	0	1	130	21916	1	0	1	136
		T5LG	19797	1	0	1	122	20994	1	0	1	130	20994	1	0	1	130	21867	1	0	1	135
		T5W	19682	1	0	1	122	20455	1	0	1	126	20455	1	0	1	126	21295	1	0	1	131
		T5WW	18249	1	0	1	104	18956	1	0	1	108	18956	1	0	1	108	19732	1	0

PROJECT COMMENTS

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

DATE: 6/20/2025

PROJECT NUMBER: SP2025-023
PROJECT NAME: Site Plan for REC Campus Expansion Soccer Field & Parking
SITE ADDRESS/LOCATIONS: 2750 S GOLIAD ST, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a Site Plan for a Soccer Complex and Parking Lot Expansion for an existing Corporate Campus (i.e. Rayburn Electric Cooperative) being an 18.00-acre tract of land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/20/2025	Needs Review

06/20/2025: 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 a Soccer Complex and Parking Lot Expansion for an existing Corporate Campus (i.e. Rayburn Electric Cooperative) being an 18.00-acre tract of land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2025-023) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish easements and establish new lot lines.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Site Plan.
(1) Please provide a schematic/detail of the proposed playground. (Subsection 03.04. B, of Article 11, UDC)

(2) Please clarify what the staging area will be for. (Subsection 03.04. B, of Article 11, UDC)
(3) Parking for the concession stand will be calculated at 1 per/100 SF for a total of ten (10) parking spaces. This brings the total required parking to 210. In addition, the parking table indicates that 248 parking spaces are being provided with Phase 1, however, only 213 are shown. (Subsection 03.04. B, of Article 11, UDC)
(4) Signage is done through separate permits with the Building Inspections Department. (Subsection 06.02. F, of Article 05, UDC)
(5) Please indicate any existing or proposed fencing. Please delineate the location and provide the material and height. (Subsection 08.02. F, of Article 08, UDC)
(6) All roof mounted equipment must be crosshatched on the building elevations. This equipment must be fully screened. (Subsection 01.05.C, of Article 05, UDC)
(7) All pad mounted equipment must be shown on the site plan. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. (Subsection 01.05.C, of Article 05, UDC)
(8) Please clarify if there will be any outside storage or above ground storage tanks. If so, it must be delineated on the site plan and property screened in accordance with Subsection 01.05, of Article 05, of the Unified Development Code (UDC). (Subsection 01.05, of Article 05, UDC)
(9) Please provide a detail of the dumpster enclosure. In addition, the dumpster enclosure must be a minimum of eight (8) feet in height and use the same materials as the building. (Subsection 01.05. B, of Article 05, UDC)
(10) The applicant is requesting to defer the construction of the Mims Road sidewalk until the roadway improvements are under construction.

M.7 Landscape Plan.
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Please delineate the landscape buffer along S. Goliad Street [SH-205]. In addition, the buffer must include three (3) canopy trees and four (4) accent trees per 100-feet of linear frontage. In addition, the landscape buffer must include a berm and a row of shrubs. (PD-44 Ordinance)
(3) Any parking spaces that face onto a roadway must provide five (5) gallon evergreen shrubs in front of them to serve as headlight screening. Staff also recommends planting shrubs in front of the parking spaces that face onto the internal drive. (Subsection 05.02, of Article 08, UDC)

M.8 Treescape Plan
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) The applicant is requesting an Alternative Tree Mitigation Settlement Agreement to (1) to allow the sample areas to be extrapolated and utilized to estimate the required mitigation, and (2) request that Eastern Red Cedar Trees not require mitigation. This brings the estimated mitigation to 99-caliper inches of trees. Based on the provided landscape plan, the estimated tree mitigation is satisfied. (Section 05, of Article 09, UDC)

M.9 Photometric Plan
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Light levels shall not be greater than 0.2 FC at all property lines. Please correct the photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)
(3) The light levels cannot exceed 20-FC anywhere on the subject property. This will be an Exception. (Subsection 03.03. G, of Article 07, UDC)
(4) All light poles and fixtures cannot exceed 20-feet in total height. This will be a Variance. (Subsection 03.03. E, of Article 07, UDC)

M.10 Building Elevations
(1) The minimum roof pitch is 6:12. In this case, a 4:12 roof pitch is proposed. This will be an Exception (Subsection 03.04. A, of Article 11, UDC)
(2) Given that the subject property is within the SH-205 Overlay District, each side of the building is required to meet the primary articulation standards and incorporate four (4) sided architecture. In this case, the proposed concessions building does not meet these standards. That being said, the PD-44 Ordinance has consideration for non-conforming buildings that match the aesthetic of the Campus. These will be Variances. (Subsection 04.01, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 1, 2025 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.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on June 24, 2025.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

06/17/2025: 1. Don't cross the creek with the water line. Tie to the 12" water prior to the creek
2. Must extend RCP past curb returns and then install headwalls
3. Need to show CIty of Heath's 24" Transmission line (water) along SH 205
4. Is this a proposed building? Building should not be located on top of sewer line.
5. Dumpster enclosure must drain to an oil/water separator before draining into storm sewer system.
6. Min. 20' wide for all easements.
7. Fence may not cross water line.
8. Driveway spacing must meet TxDOT spacing minimum (495'). Call out distance.
9. Will this main be capped for future phase 2 or will you install all utilities with phase 1?
10. Don't cross the creek with the water line. Tie to the 12" water prior to the creek

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering.
- Artificial turf is not allowed.

Drainage Items:
- Detention is required if increasing impervious area.
- Detention calculations are based on property zoning, not land area use.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Emergency spillway required for detention pond.
- Detention ponds must be irrigated.
- No public water or sanitary sewer can be in detention easement.
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster or trash areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently an existing 12" water main and a 8" water main running along SH205 available for use if needed.
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is currently an existing 10" sewer main and manhole on the southwest side of the property available for use if needed.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata ($401.89/acre) due before plan release for construction

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed)
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround.
- All drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) must be engineered.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved w/ Comments

06/16/2025: Address assignment for Concessions / RR Building and fields:
2750 S GOLIAD ST, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved w/ Comments

06/17/2025: 1. Tree Mitigation (410 trees required what are plans for balance)
2. Better turf varieties than Common Bermuda and 419 Tifway such as Tif Tuf, Tahoma 31, Latitude 36 that are more drought, shade, wear and cold tolerant. They are not available by seed for hrydo-mulching.
06/17/2025: Head light screen required along 205 for parking

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 200 SQ FT = 5
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
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(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

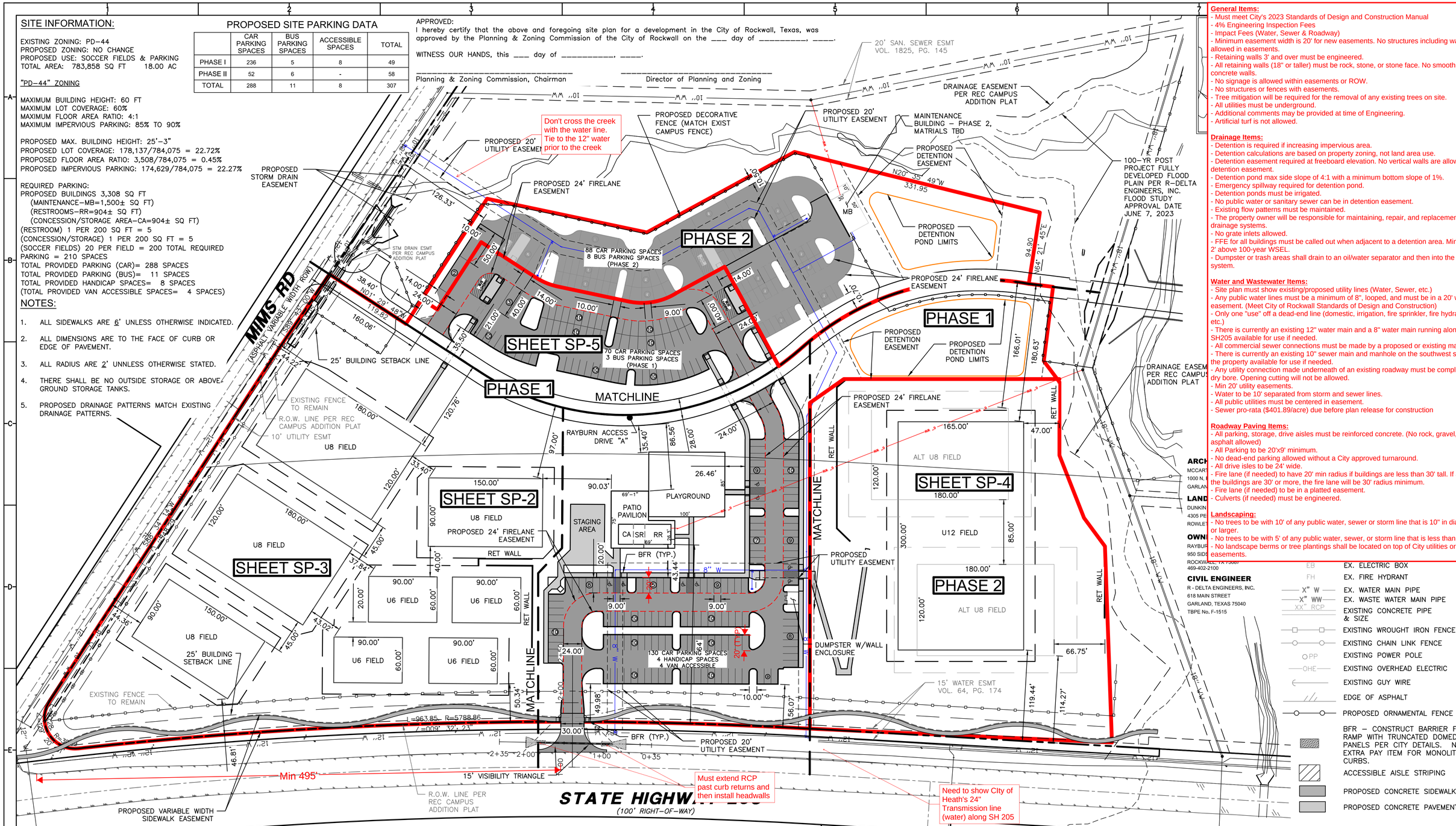
	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	49
PHASE II	52	6	-	58
TOTAL	288	11	8	307

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



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ARCH
MCCART
1000 N.
GARLAN

LAND
DUNKIN
4305 PE
ROWLE

OWN
RAYBUR
950 SID
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: APPROVED: FILENAME:
DRAWING NO.: SP-1 ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

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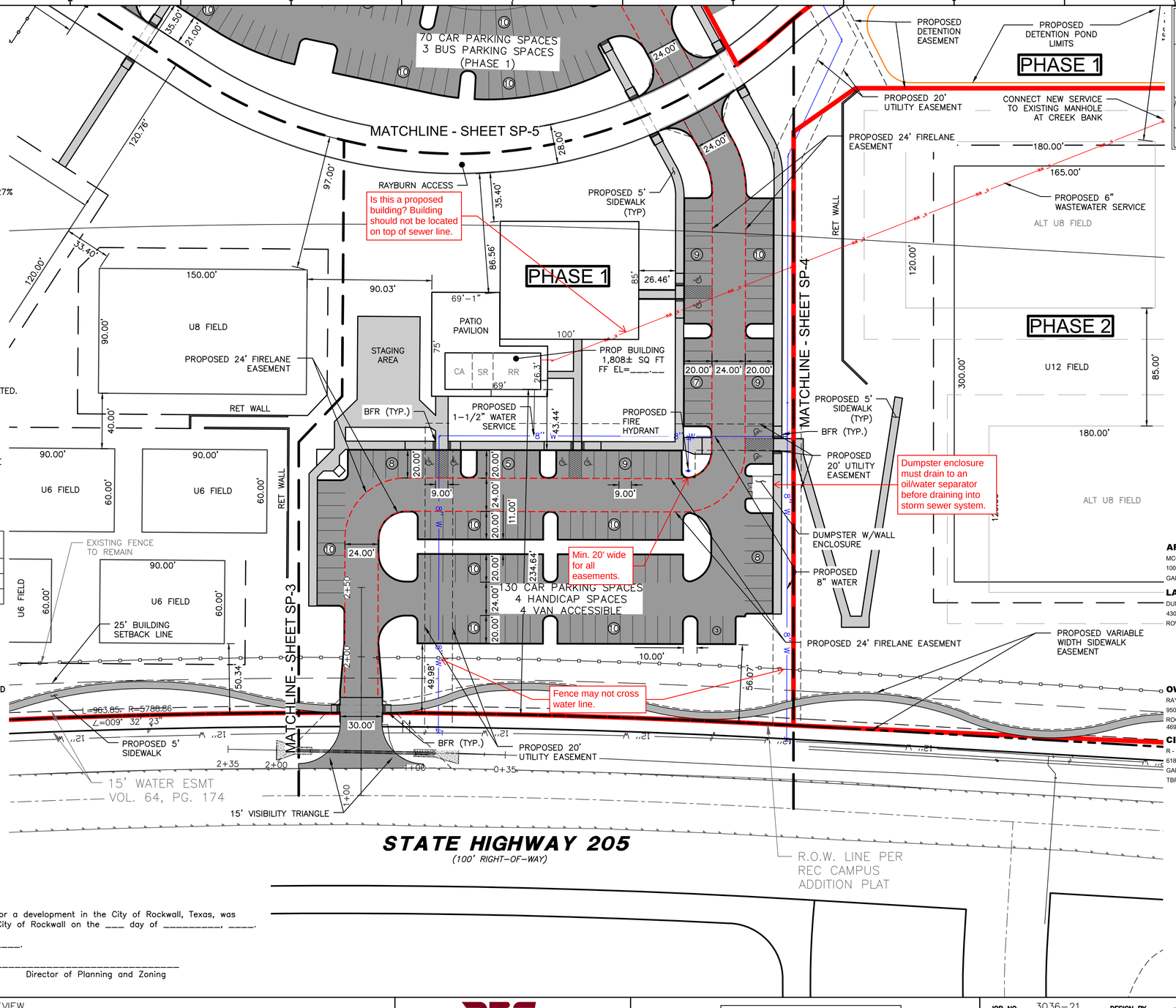
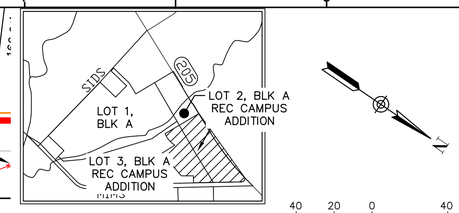
TOTAL	288	11	8	307

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5





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40 20 0 40
GRAPHIC SCALE IN FEET
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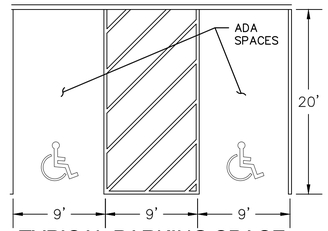

TYPICAL PARKING SPACE
N.T.S.

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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X" W	EX. WATER MAIN PIPE
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ROCKWALL, TX 75087
469-402-2100

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618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

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_____ Director of Planning and Zoning

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0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

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BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-2
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

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TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

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MAXIMUM LOT COVERAGE: 60%
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BARRIER FREE RAMPS	6"	3,600	6.0	6.5
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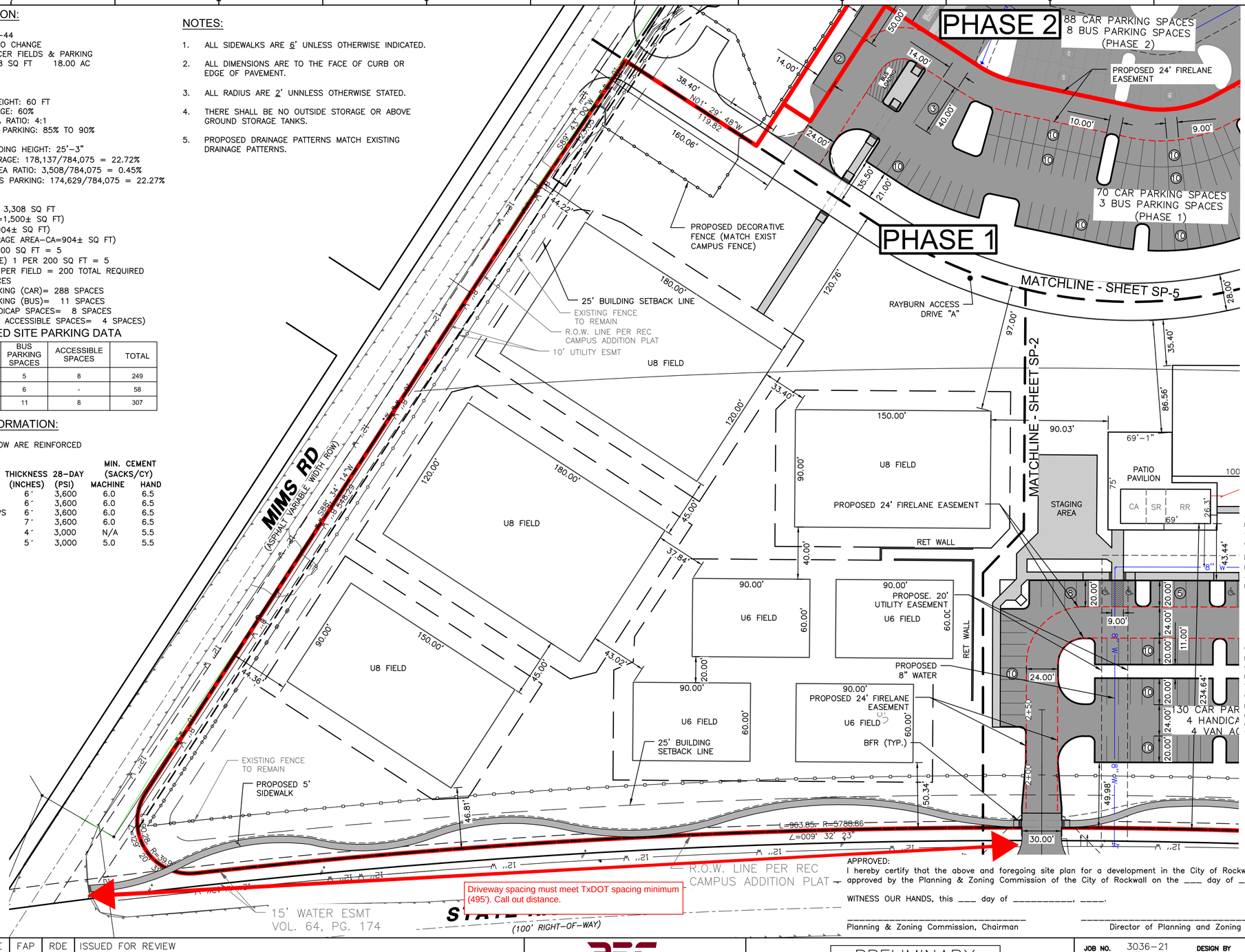

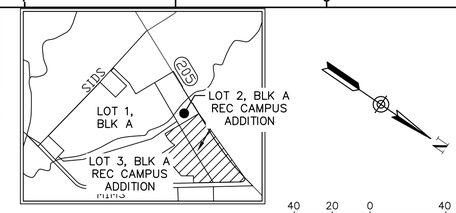

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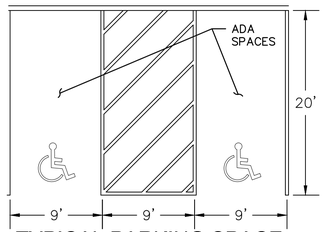

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-3 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
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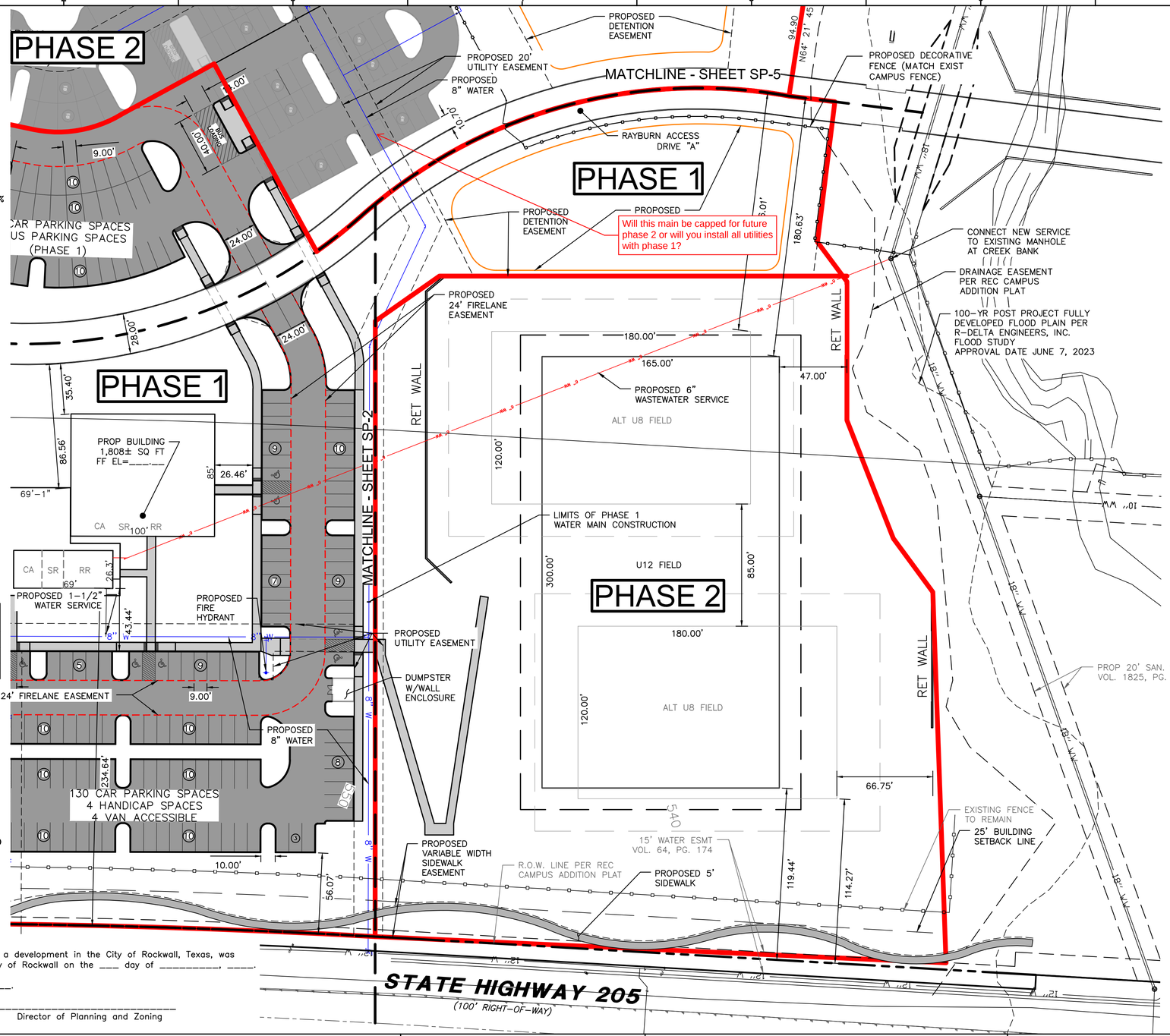

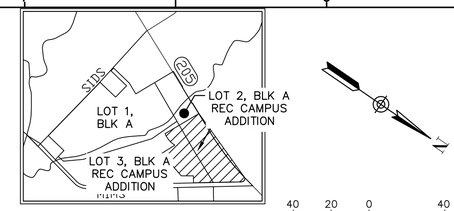

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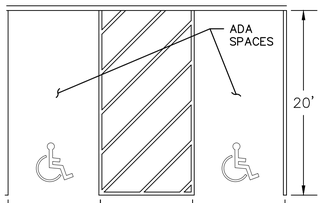

TYPICAL PARKING SPACE
N.T.S.

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GARLAND, TX 75040

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LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: SP-4
ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-___
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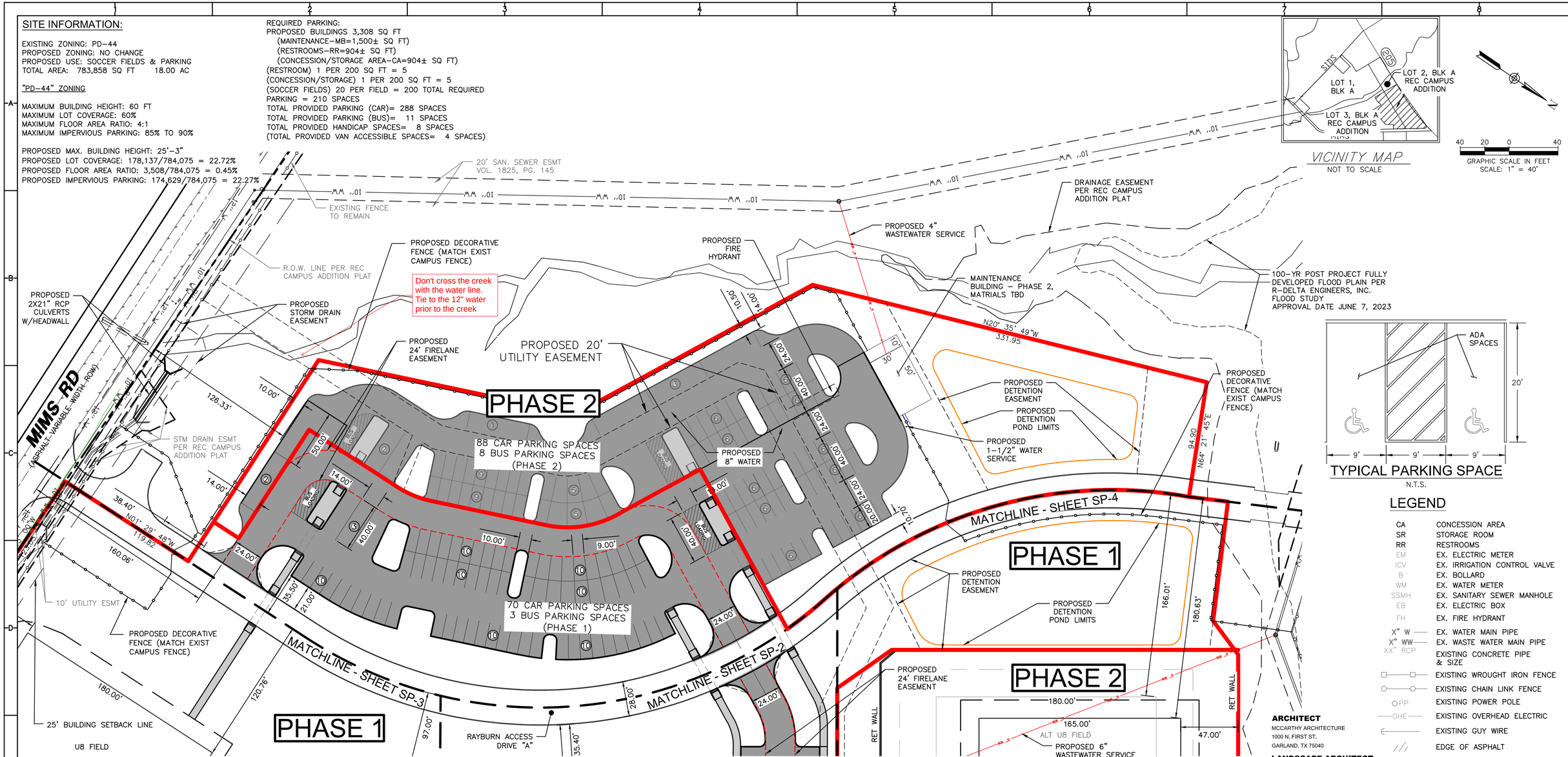

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LEGEND

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FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

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: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

☐ *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	Rayburn Electric Cooperative
CONTACT PERSON	David Naylor
ADDRESS	950 Sids Rd
CITY, STATE & ZIP	Rockwall, Tx 75032
PHONE	[redacted]
E-MAIL	[redacted]

☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	618 Main Street
CITY, STATE & ZIP	Garland, Tx 75040
PHONE	[redacted]
E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [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 $610.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 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 12 DAY OF June, 2025

OWNER'S SIGNATURE [signature]

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

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES

City of Rockwall

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

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

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

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(MAINTENANCE-MB=1,500± SQ FT)
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PROPOSED SITE PARKING DATA

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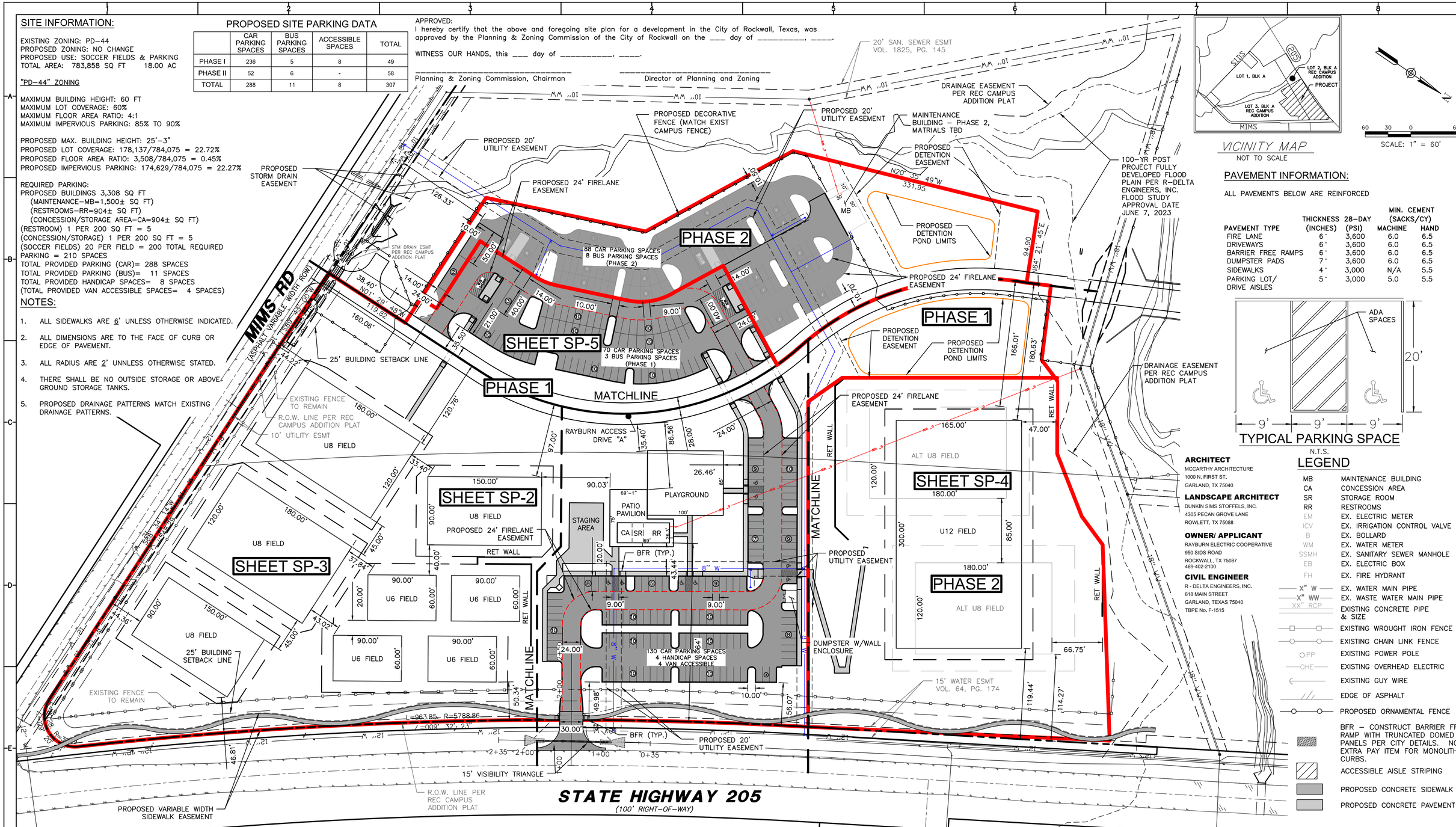
PHASE I	236	5	8	49
PHASE II	52	6	-	58
TOTAL	288	11	8	307

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



VICINITY MAP
NOT TO SCALE

60 30 0 60
SCALE: 1" = 60'

PAVEMENT INFORMATION:

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SIDEWALKS	4"	3,000	N/A	5.5
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TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
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ICV	EX. IRRIGATION CONTROL VALVE
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DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
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OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-1
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

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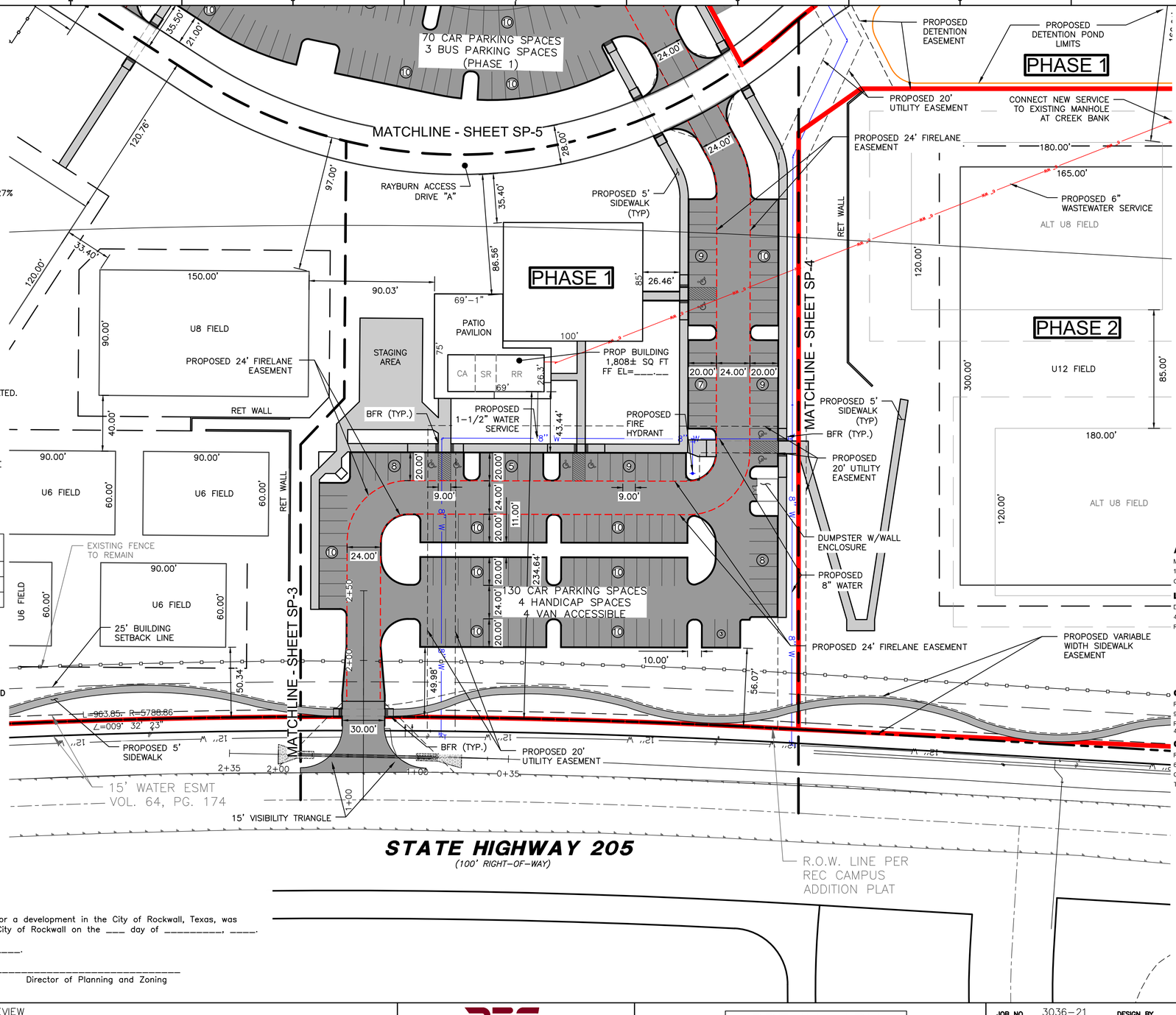

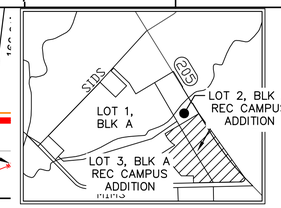

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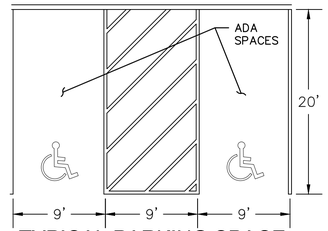

TYPICAL PARKING SPACE
N.T.S.

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PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY ____
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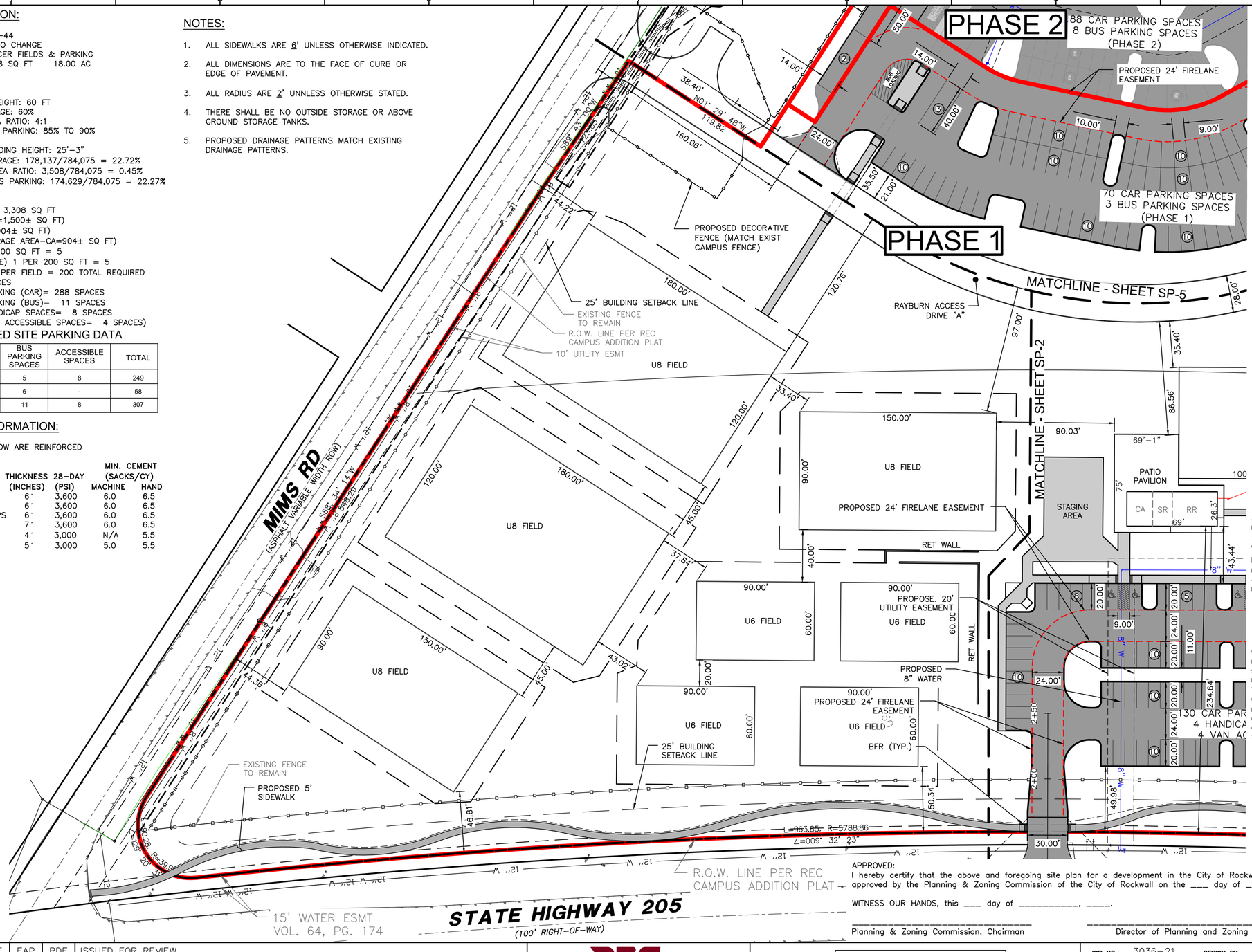

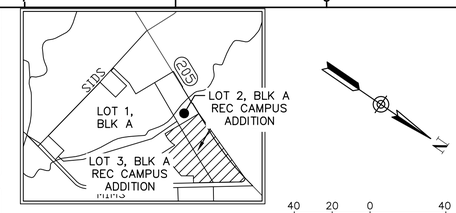

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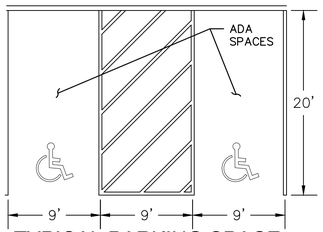

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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DRAWN: RDE SCALE: AS NOTED
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APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 200 SQ FT = 5
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	249
PHASE II	52	6	-	58
TOTAL	288	11	8	307

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

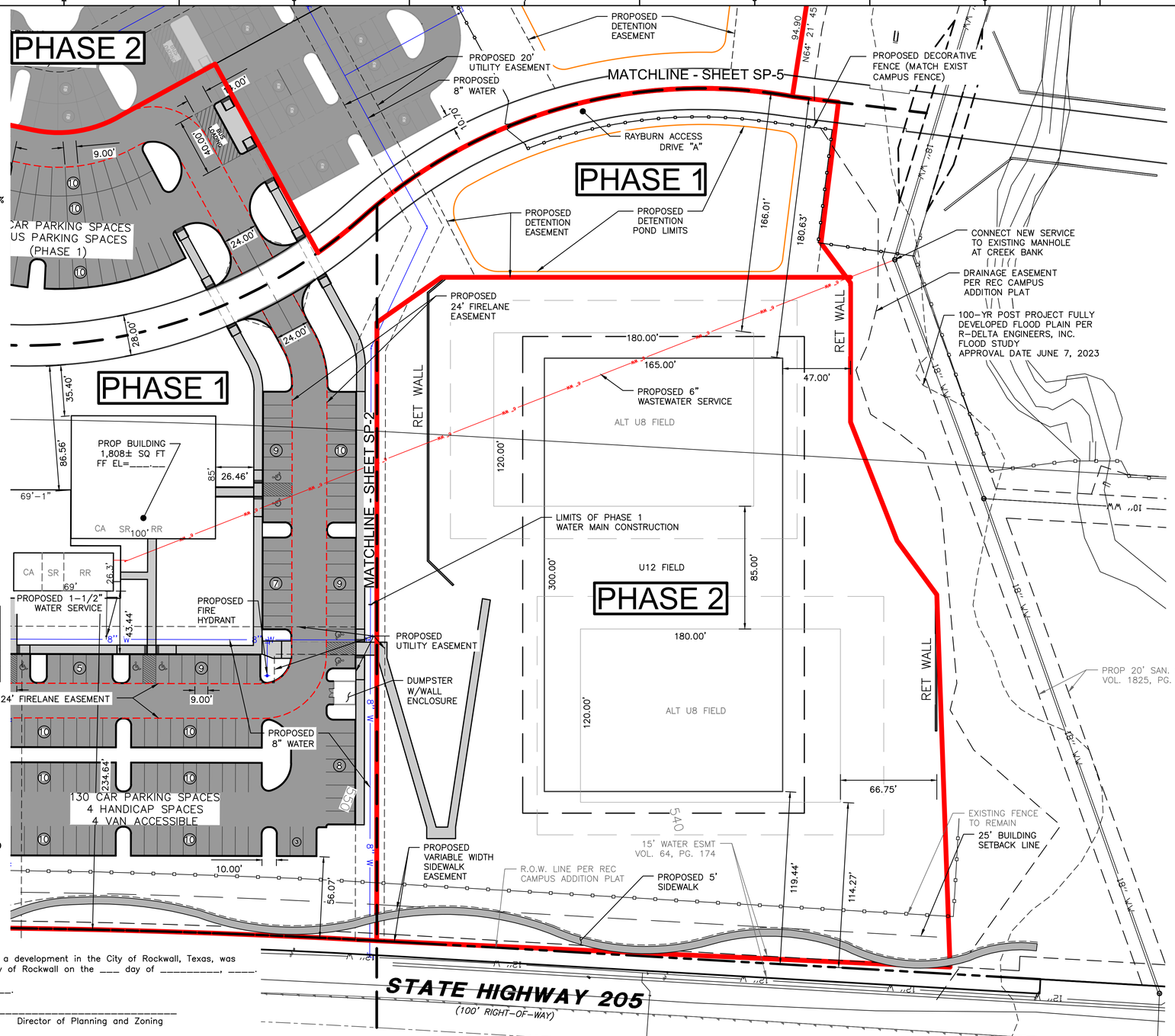
PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

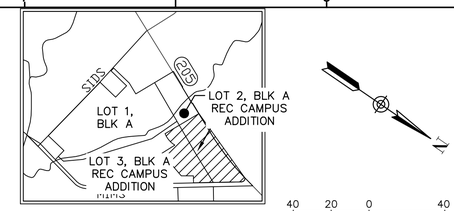
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

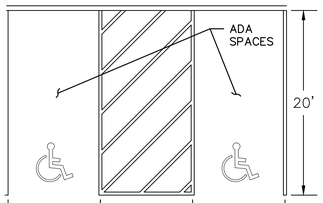
_____ Director of Planning and Zoning





VICINITY MAP
NOT TO SCALE

40 20 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-4 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
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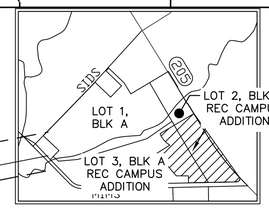

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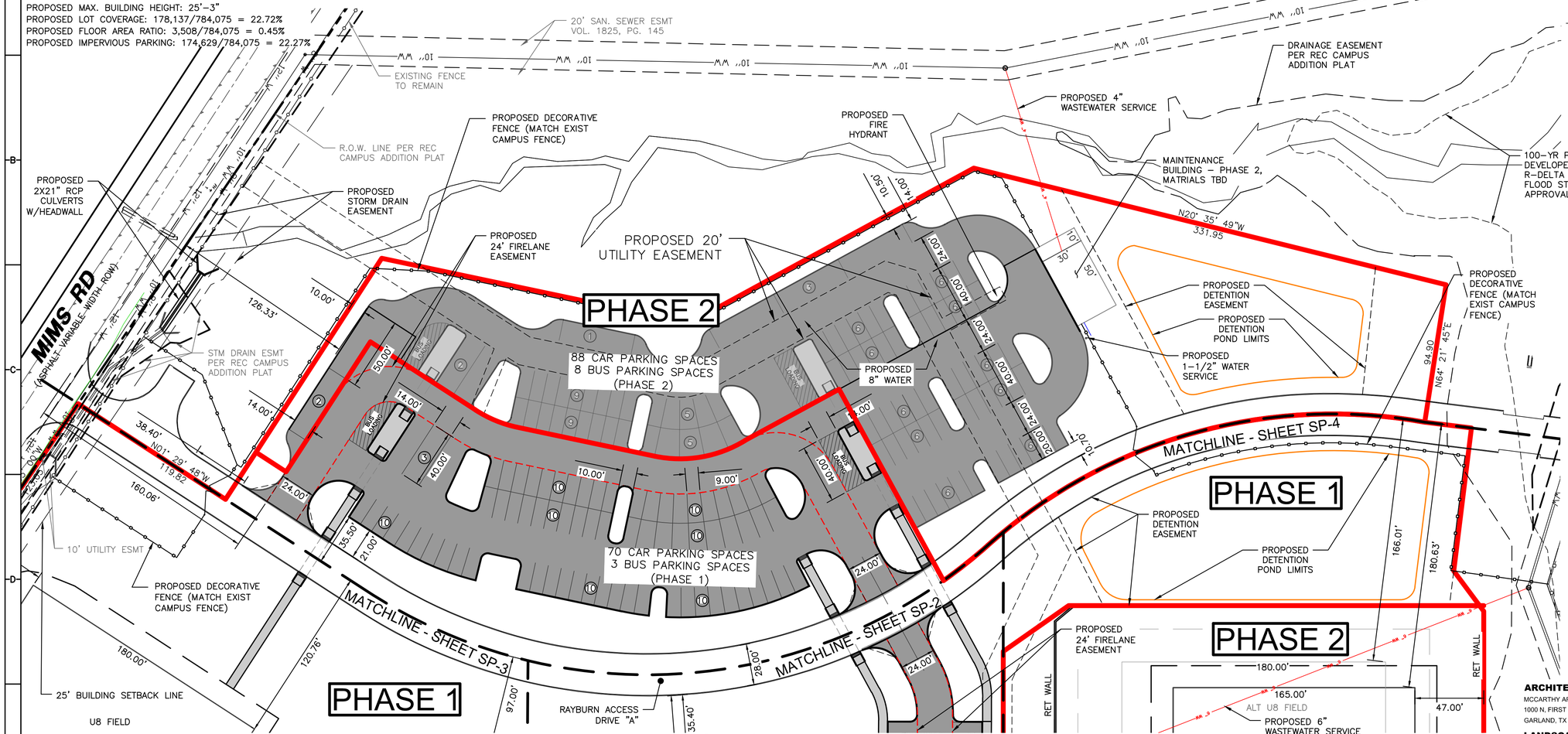

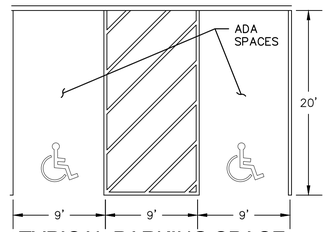

TYPICAL PARKING SPACE
N.T.S.

LEGEND

CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
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ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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_____ Director of Planning and Zoning

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GARLAND, TX 75040

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PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-5
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

ISSUE

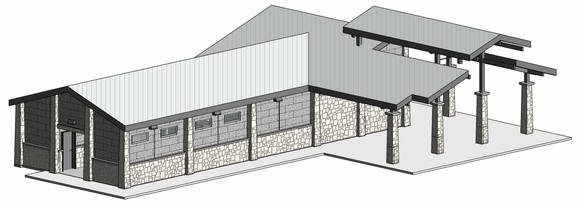
SEAL

BUILDING MATERIAL

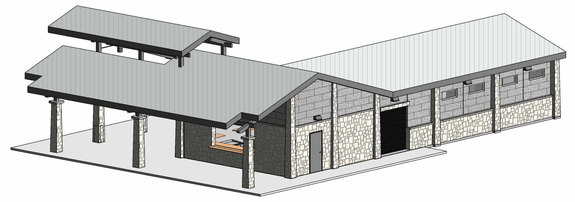
DARK BRONZE ALUM. FRAME

STONE - BUFF LUEDERS LIMESTONE

CMU - SPLIT FACE CONCRETE BLOCK



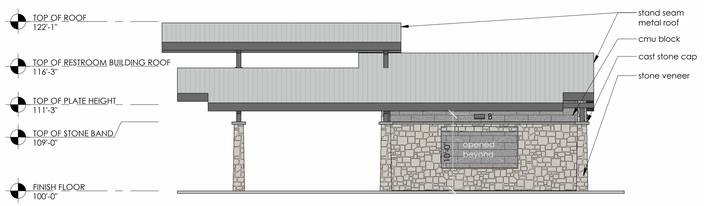
5 3D VIEW
SCALE:



6 3D VIEW
SCALE:

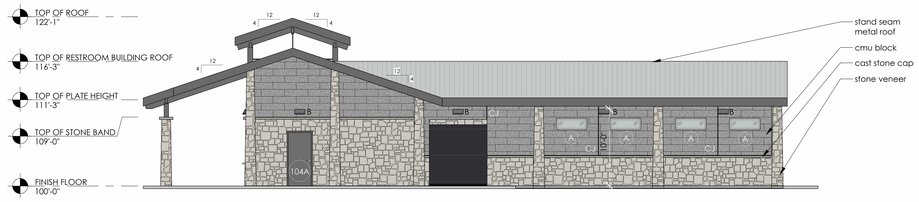
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	247.05 S.F	100%
Stone - Buff lueders limestone	211. 10 S.F	85.43%
Cmu - Split face concrete block	36.40 S.F	14.71%

GENERAL NOTE:
1. ROOF NOT PART OF ELEVATION CALCULATIONS (TYP. TO ALL ELEVATIONS)
2. COLUMN STONE & STONE CAP INCLUDED IN STONE WALL CALCULATIONS



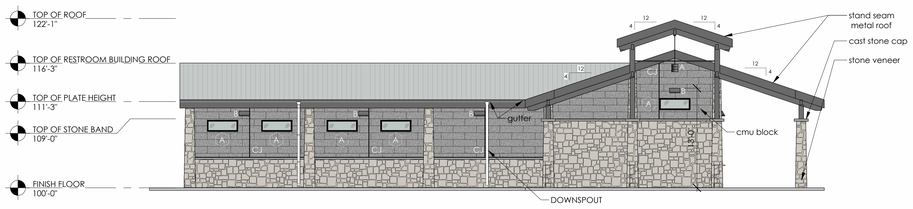
4 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	752.66 S.F	100%
Stone - Buff lueders limestone	402.56 S.F	53.46%
Cmu - Split face concrete block	350.10 S.F	46.54%



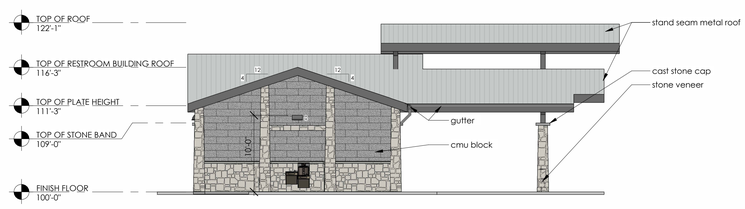
3 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**SOUTH**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF, DOWNSPOUT	822.04 S.F	100%
Stone - Buff lueders limestone	448.78 S.F	54.5%
Cmu - Split face concrete block	373.62 S.F	45.5%



2 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	352.02 S.F	100%
Stone - Buff lueders limestone	187.99 S.F	53%
Cmu - Split face concrete block	164.50 S.F	47%



1 CONCESSION ELEVATION
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APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

EXTERIOR ELEVATIONS & 3D VIEWS – CONCESSION BUILDING

DRAWING NO. **A4.00**

REV NO.

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
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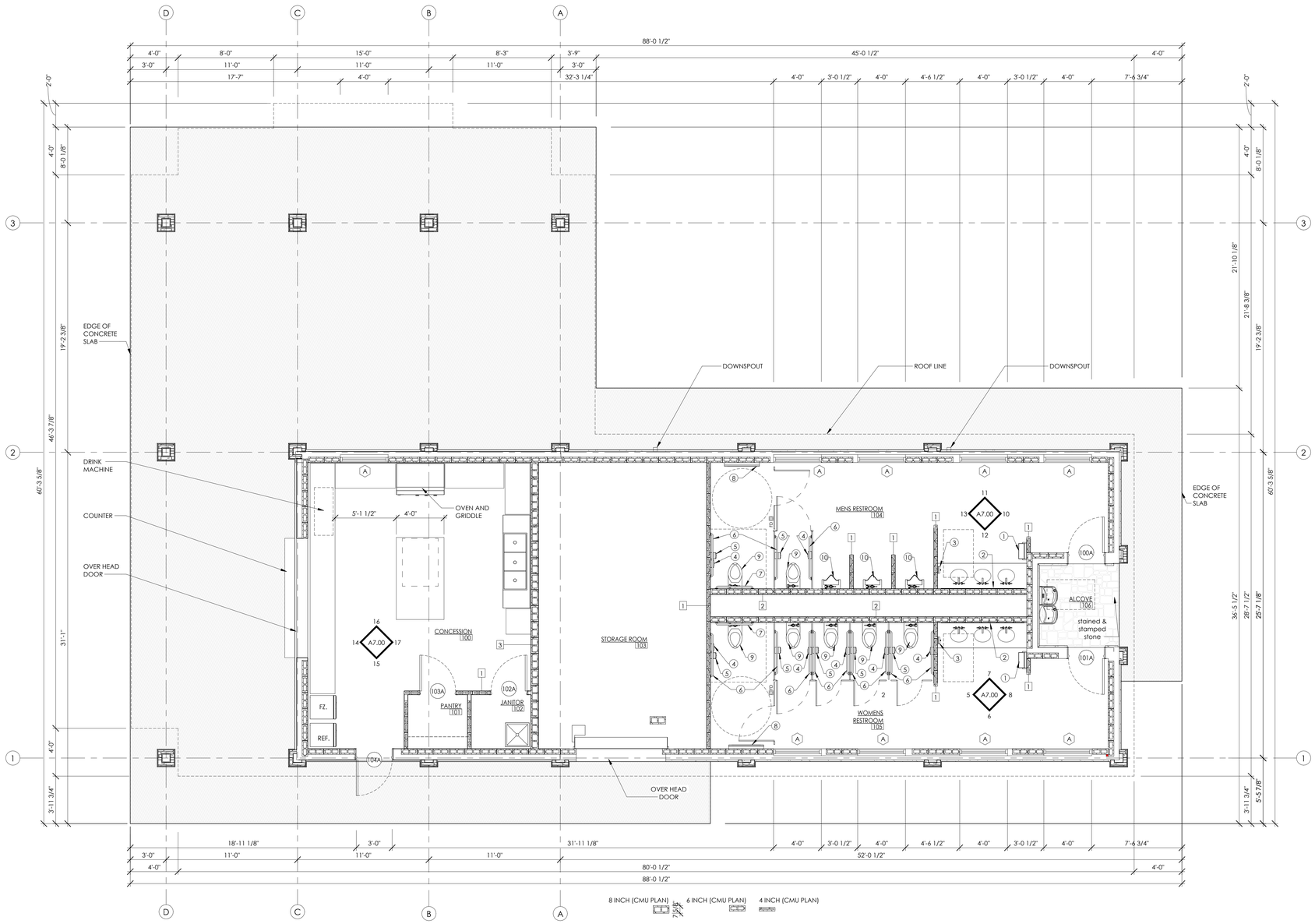


FLOOR PLAN GENERAL NOTES

1. Reference A0.01 for all accessibility requirements.
2. Reference structural for location of all columns.

TOILET ACCESSORIES

1. BOBRICK B - 3939 SURFACED MOUNTED PAPER TOWEL - WASTE RECEPTACLE
2. BOBRICK B-2908 2436 MIRROR
3. BOBRICK 818615 SOAP DISPENSER
4. BOBRICK B - 270 SANITARY NAPKIN DISPOSAL
5. BOBRICK B-4288 TOILET TISSUE DISPENSER
6. BOBRICK B-5806X42 GRAB BAR 42"
7. BOBRICK B-5806X36 GRAB BAR 36"
8. KOALA KARE KB200 BABY CHANGING STATION 1
9. MCA AMERICAN STANDARD WALL MOUNTED TOILET 2257.001
10. MCA AMERICAN STANDARD URINAL 6590.125

1 SOCCER CONCESSION - FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEAL

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

FLOOR PLAN – CONCESSION BUILDING

DRAWING NO.	REV NO.
A2.00	

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		300,618 s.f.	Common Bermuda	Common Bermuda Grass	Solid Sod
		242,086 s.f.	Tif 419 Bermuda	Tif 419 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO / 3 — PLANT SYMBOL, REF. PLANT SCHEDULE / PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road

Total (10' Wide) Required Landscape Buffer Area - 7,786 SF

Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

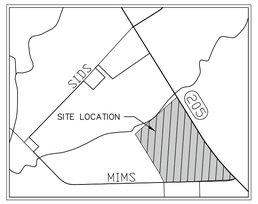
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/21/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 5/21/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: LP-1	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- A

MATCH LINE- A

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

ID 2 | UC 1 | SA 2 | ID 2 | UC 1 | CC 1 | QV 1 | QM 1 | UP 2 | SA 3 | QM 1 | QV 1 | UC 1 | UP 1 | ID 2 | QM 1 | CC 1 | QV 1 | QM 1 | SA 3 | UP 2 | UC 1

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

MIMS ROAD

QV 1 | CC 1 | QM 1 | IC 172

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

N

20 10 0 20

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
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LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

R.O.W. LINE

ACCESS DRIVE TO REC SOCCER EXPANSION

15' WATER SUPPY EASEMENT

BUS LOADING

MATCH LINE- A

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-3
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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_____ Director of Planning and Zoning

RIM IN N 521.43 INV NE 517.14 INV SW 512.93

RIM IN NE 521.37 INV SW 511.73

RIM IN N 521.43 INV NE 517.14 INV SW 512.93

20 10 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

STATE HIGHWAY (100' RIGHT-OF-WAY)

MATCH LINE- A

MATCH LINE- B

QV 1

UC 1

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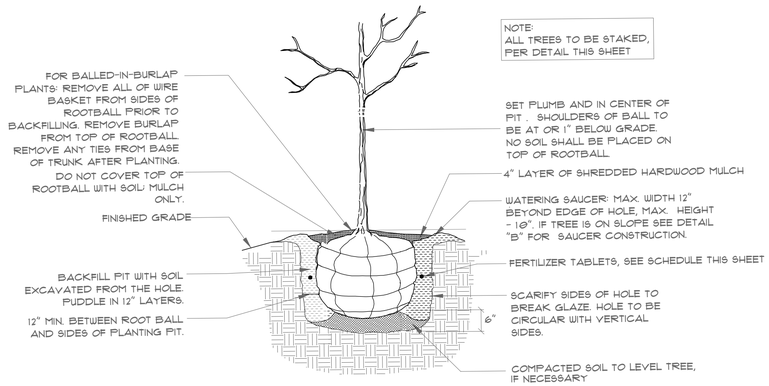
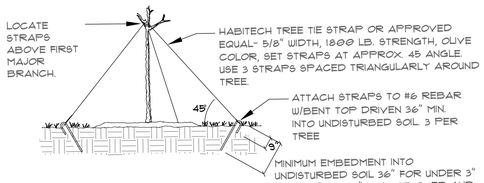
CHECKED:		DRAWING NO.:	LP-4
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

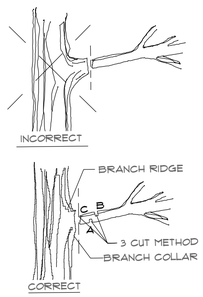


A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS



RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

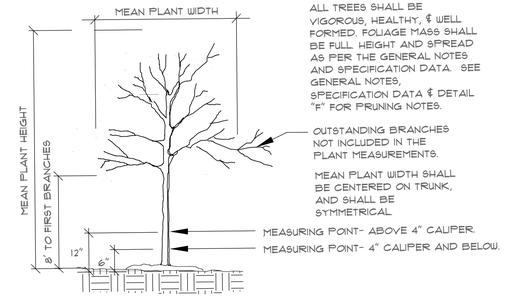
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

C SECTION: TREE PRUNING
NTS

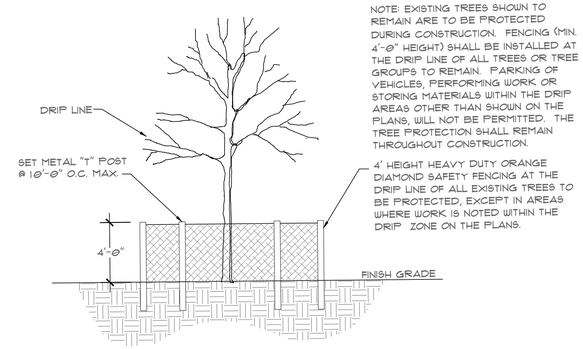


D SECTION: TREE MEASURING
NTS

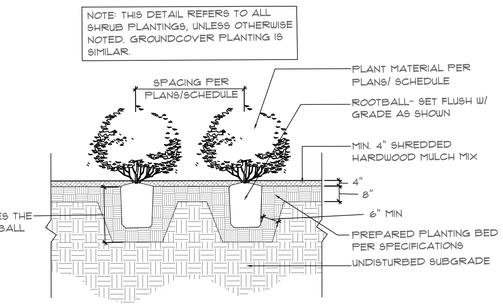
FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

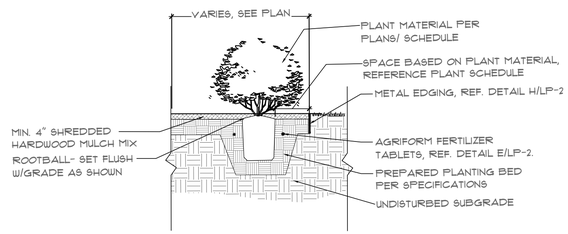
E CHART: FERTILIZER SCHEDULE



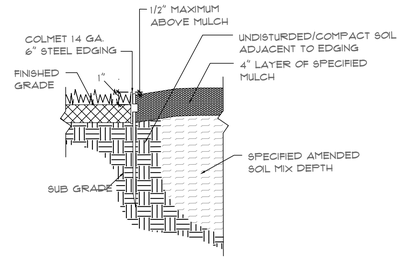
C SECTION: TREE PROTECTION
NTS



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

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PLOTTED 5/19/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: LP-5 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC
SOCCER EXPANSION

MIMS ROAD

VISIBILITY
TRIANGLE

PROPERTY/
R.O.W. LINE

10' LANDSCAPE
BUFFER

PROPERTY/
R.O.W. LINE

10' LANDSCAPE
BUFFER

MIMS ROAD

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

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PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

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LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-1 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

BUS LOADING

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

R.O.W. LINE

15' WATER SUPPY EASMENT

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

R.O.W. LINE

MATCH LINE- A

MATCH LINE- A

12" W
DHE

30 15 0 30
GRAPHIC SCALE IN FEET
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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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APPROVED:		TM-2	0
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SOCCER FIELDS & PARKING
SH 205
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TREE MITIGATION PLAN

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

MATCH LINE- B

MATCH LINE- B

18" WW

12" DHE

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

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APPROVED: TM-3 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** . Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-4 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR				x		Remove	4	
881	9	CEDAR				x		Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead			x		Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA		x				Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA		x				Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8" Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-5 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', Diseased				x	To Remain		
257	22	WILLOW	> 8', Diseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', Diseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥ 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Gouping-
Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUPING
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees > 8' Ht.= 466 Canopy Trees Mitigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

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

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

_____ _____
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
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Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

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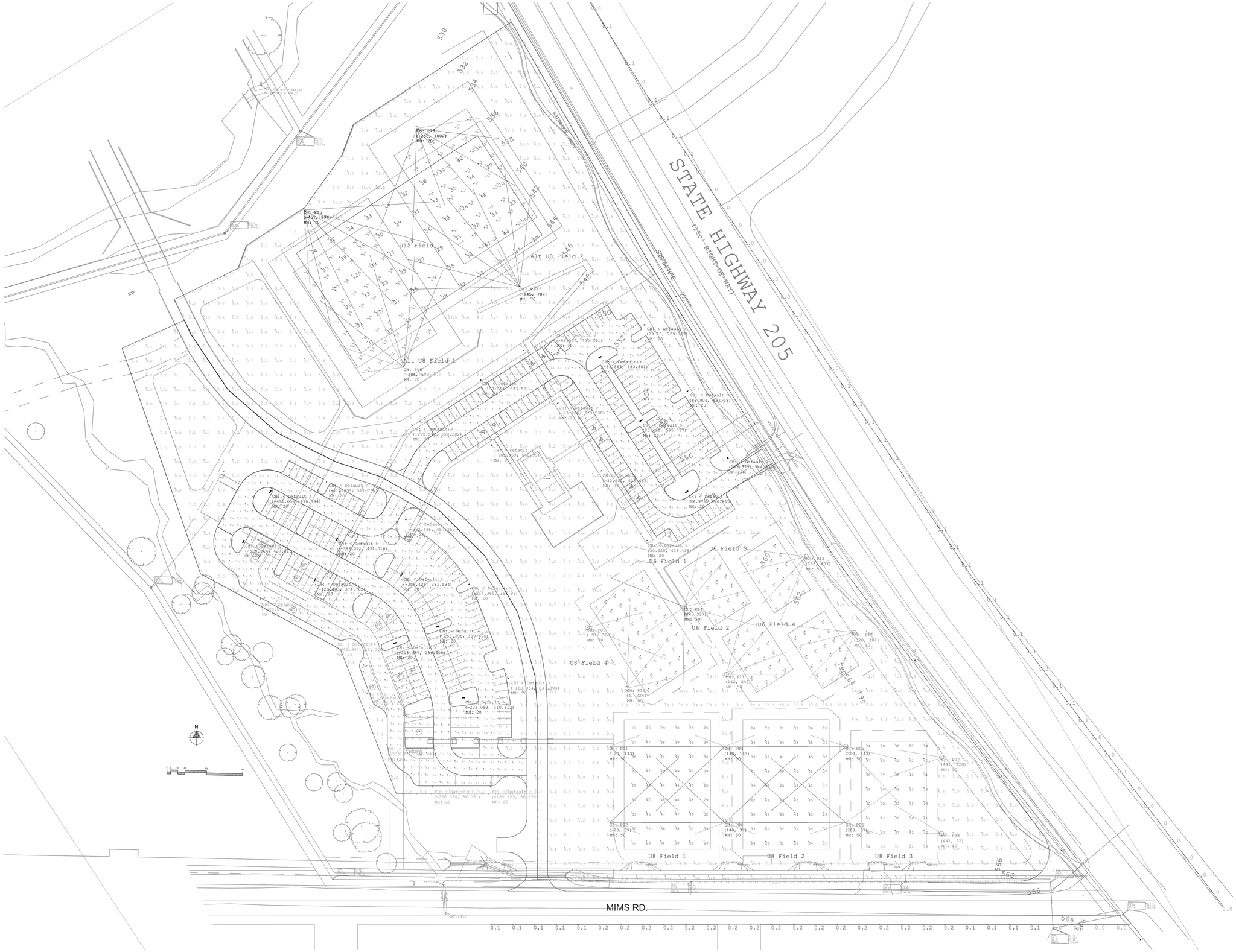
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-6 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN



01 **SITE PLAN - PHOTOMETRICS**

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

PRELIMINARY

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

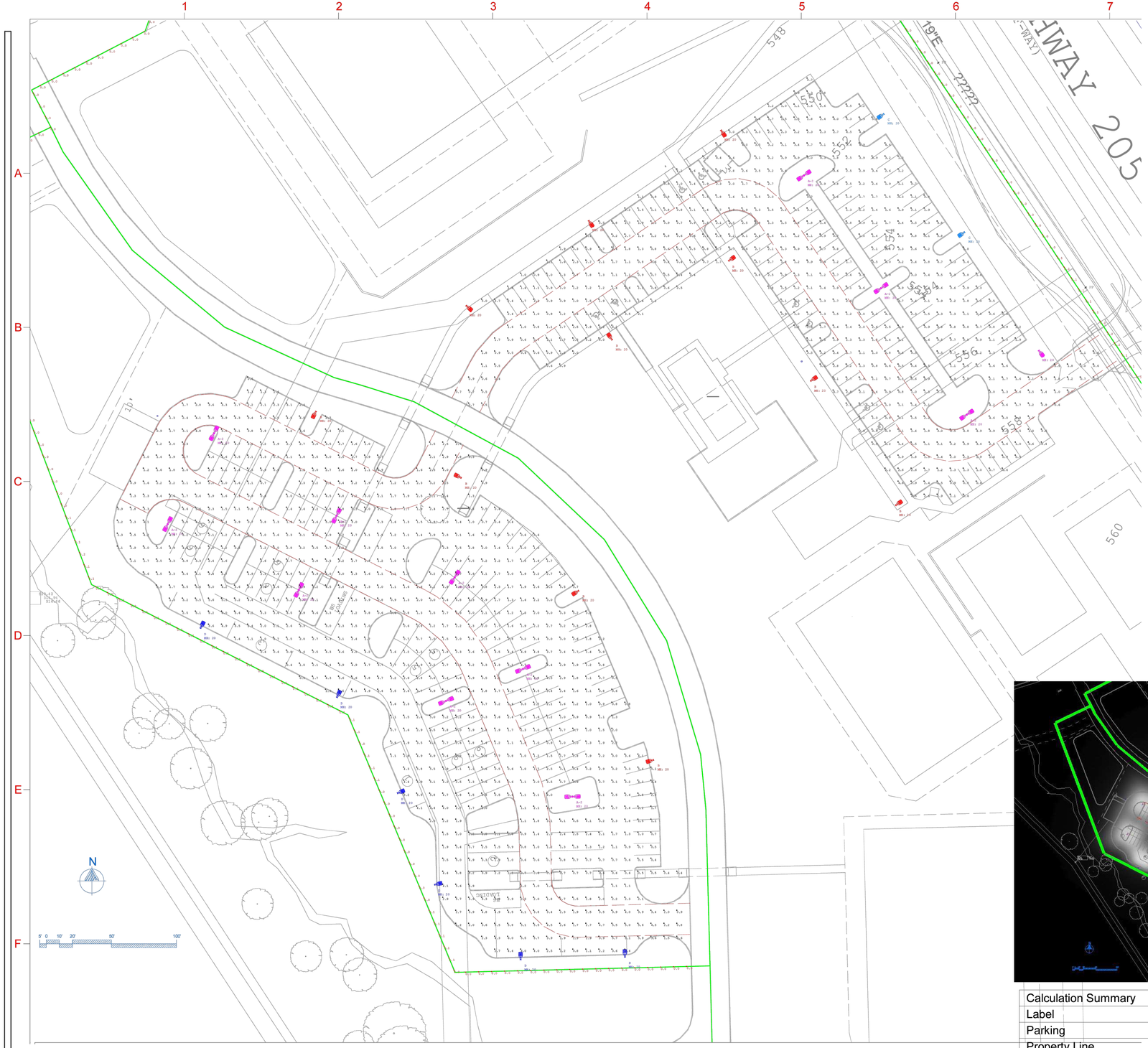
SHEET CONTENT
SITE PLAN - PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY :	DRAWN BY :
FD	FD

DATE
2025 | 06 | 13

SHEET
L-0.0



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.36	6.2	0.4	5.90	15.50
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
	1	A	Single	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	9924	B3-U0-G1	67.9	67.9
	11	A-2	D180°	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT D180° @ 20' MTG. HT. (N)	19848	B3-U0-G1	67.9	1493.8
	11	B	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	13793	B3-U0-G3	101.9	1120.9
	2	C	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14502	B0-U0-G3	157.2	314.4
	6	D	Single	0.950	VISIONAIRE VSX-II_T4_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14558	B1-U0-G3	157.2	943.2

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508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE - PARKING PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-1.0

Scenario/Channel Summary			
Scenario: CHM Lighting			
Channel	**M.H.**	**# Lums**	**Total KW**
P01	50'	3	2.24 kW
P02	50'	3	2.24 kW
P03	50'	6	4.47 kW
P04	50'	6	4.47 kW
P05	50'	5	3.73 kW
P06	50'	5	3.73 kW
P07	50'	2	1.49 kW
P08	50'	2	1.49 kW
P09	50'	3	2.24 kW
P10	50'	3	2.24 kW
P11	50'	4	2.98 kW
P12	50'	4	2.98 kW
P13	50'	4	2.98 kW
P14	50'	7	5.22 kW
P15	70'	8	5.96 kW
P16	70'	8	5.96 kW
P17	70'	8	5.96 kW
P18	70'	8	5.96 kW

Note:
Poles are a back-to-back configuration

P03,P04
(3) facing front - (3) facing back

P05,P06
(3) facing front - (2) facing back

P14
(4) facing front - (3) facing back

Luminaire Schedule						
Scenario: CHM Lighting						
Label	**Symbol**	**Qty**	**LLF**	**Arrangement**	**Description**	**Lum. Watts**
USLED2-D-C2		41	0.950	Single	USLED2DXX5070C2XXGCDTO	745
USLED2-D-C3		48	0.950	Single	USLED2DXX5070C3XXGCDTO	745

Calculation Summary											
Scenario: CHM Lighting											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20
U8 Field 2	Illuminance	Fc	37.0	49	22	1.7	2.2	54	20	20
U8 Field 3	Illuminance	Fc	32.9	42	20	1.6	2.1	40	20	20
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15
U12 Field	Illuminance	Fc	32.1	45	19	1.7	2.4	60	30	30
U8 Field 1 - Alt	Illuminance	Fc	31.6	43	19	1.7	2.3	54	20	20
U8 Field 2 - Alt	Illuminance	Fc	31.2	43	17	1.8	2.5	54	20	20

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - OVERALL FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
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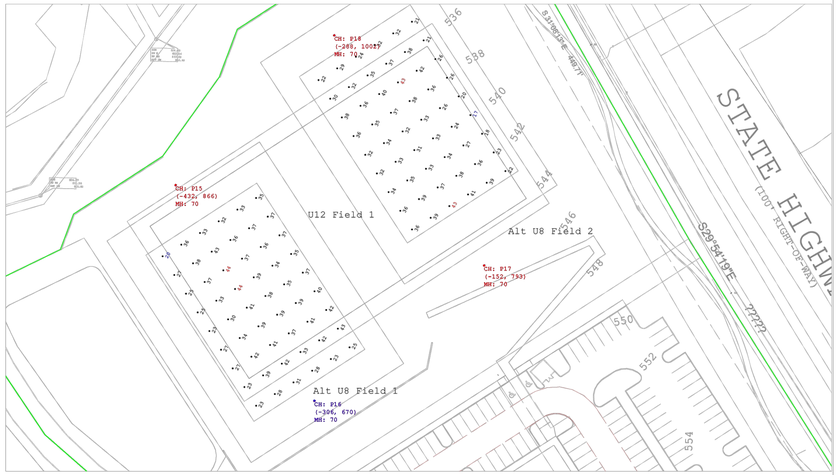
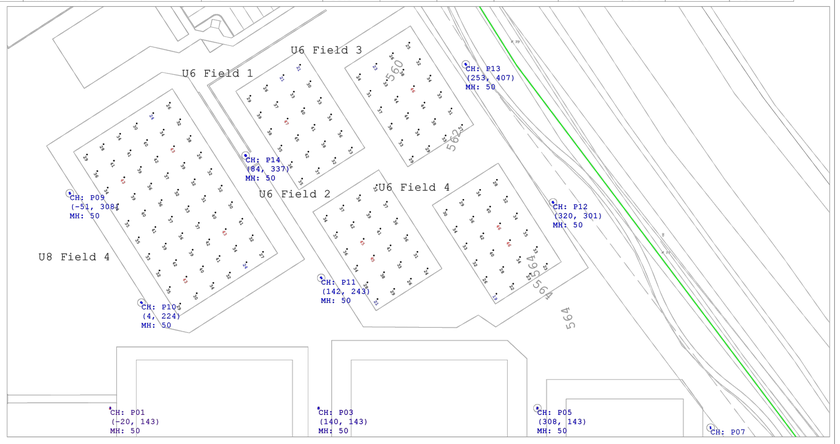
SHEET
L-2.0

Calculation Summary										
Project: Scene 3										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U8 Field 5 - Alt	Illuminance	Fc	34.5	44	20	1.7	2.2	54	20	20
U8 Field 6 - Alt	Illuminance	Fc	32.3	43	17	1.9	2.5	54	20	20



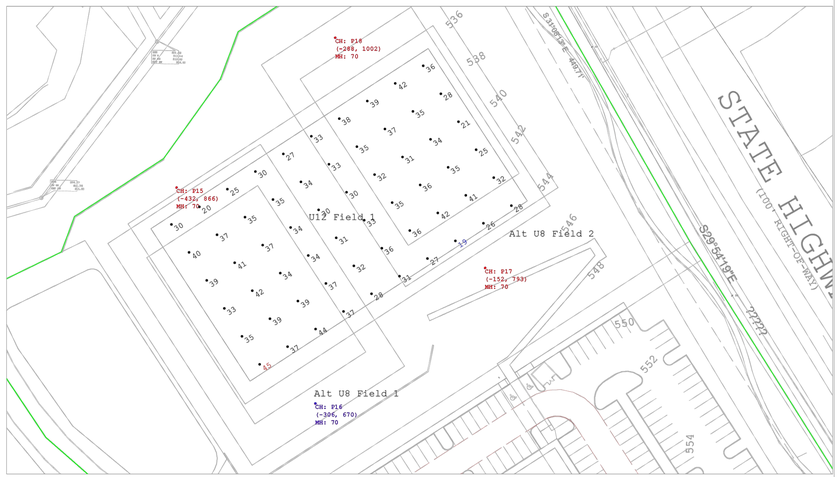
U8 Field 1-2 - Alternate
Scale: 1 inch= 65 Ft.

Calculation Summary										
Project: Scene 2										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15



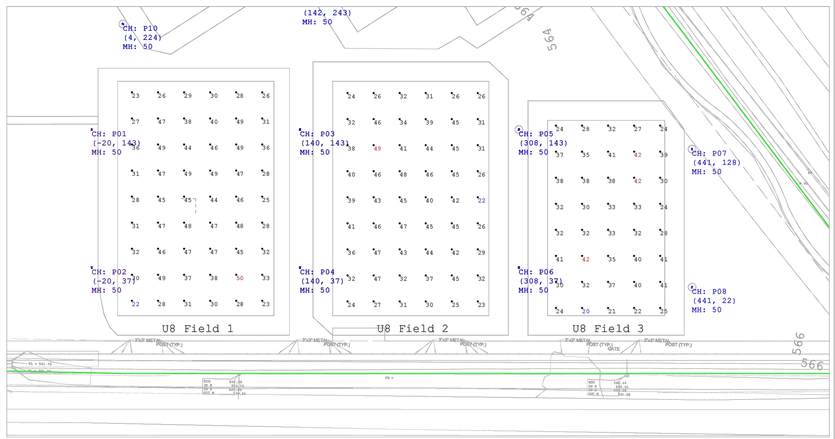
U8 Field 4, U6 Field 1-4
Scale: 1 inch= 55 Ft.

Calculation Summary										
Project: Scene 4										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U12 Field	Illuminance	Fc	33.8	45	19	1.8	2.4	60	30	30



U12 Field 1
Scale: 1 inch= 65 Ft.

Calculation Summary										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20



U8 Field 1-3
Scale: 1 inch= 55 Ft.

ODG Engineering, Inc.
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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

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PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-2.1

01 SITE PLAN PROPERTY LINE - PHOTOMETRICS

N

0' 60' 120' 180'

ODG Engineering, Inc.
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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

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PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PROPERTY LINE
PHOTOMETRICS

PROJECT
PHOTOMETRICS

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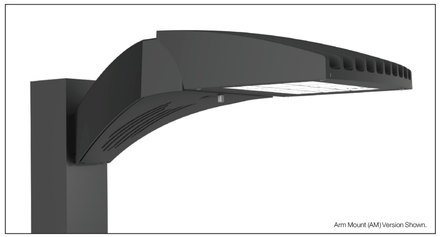
SHEET
L-2.2

VSX-II LED Specifications

Area - Site - Commercial - Outdoor



Arm Mount (AM) Version Shown.

The VSX-II Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Sixteen optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000 or 5000 Kelvin temperature of the LEDs.

The VSX-II Series offers an impressive output of up to 23,000 lumens with a wattage package reaching up to 181 watts, delivering an average efficiency of 143 lumens per watt. With integrated controls, the VSX-II ensures optimal lighting coverage while minimizing energy consumption.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Project Name:

Catalog Number:

Type:

Date:

Location:

VISIONAIRE LIGHTING

REV. 06.28.24

Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III R, III, III W, III-LG, IV, IV-A, IV-LG, V, V-LG, V-W, V-WW, FN, FM and FW are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70, 80 or 90.
- CCT values are 2700K, 3000K, 3500K, 4000K, 5000K

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mils thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness.
- Optional Zinc-Free Primer - Recommended within three miles of the ocean
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX-II LED series is supplied with a choice of 350, 530, 700, 1050 or 1200 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90% Rated for -40°C operations.
- 10-kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM, MAF and UAM

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
- Enables high end trim
- Based on Zigbee wireless communication protocol
- Zhaga 4 Pin Receptacle

Listings
- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification

3000K or lower must be selected with a fixed mount for IDA certification. Fixed mount must be selected for IDA dark sky certification.

VSX-II - ELECTRICAL LOAD (A)

Ordering Nomenclature	System Watts	120	208	240	277	347	480
VSX-II-T5-16LD-3	16	0.13	0.08	0.07	0.06	0.05	0.03
VSX-II-T5-16LD-5	25	0.21	0.12	0.10	0.09	0.07	0.05
VSX-II-T5-16LD-7	34	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-16LD-10	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-16LD-12	60	0.50	0.29	0.25	0.22	0.17	0.13
VSX-II-T5-32LD-3	33	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-32LD-5	51	0.43	0.25	0.21	0.18	0.15	0.11
VSX-II-T5-32LD-7	68	0.57	0.33	0.28	0.25	0.20	0.14
VSX-II-T5-32LD-10	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-32LD-12	121	1.01	0.58	0.50	0.44	0.35	0.25
VSX-II-T5-48LD-3	49	0.41	0.24	0.20	0.18	0.14	0.10
VSX-II-T5-48LD-5	76	0.63	0.37	0.32	0.27	0.22	0.16
VSX-II-T5-48LD-7	102	0.85	0.49	0.43	0.37	0.29	0.21
VSX-II-T5-48LD-10	157	1.31	0.75	0.65	0.57	0.45	0.33
VSX-II-T5-48LD-12	181	1.51	0.87	0.75	0.65	0.52	0.38

VSX-II LED SPECIFICATIONS / Forward Optics

Lum/Count	Current & Watts	Distribution Type	2700K						3000K						3500K					
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
16LD	350 mA (50W)	T1	4609	1	0	1	147	5039	1	0	1	161	4860	1	0	1	155	5040	1	0	1	161
		T2	4555	1	0	1	145	4979	1	0	1	159	4804	1	0	1	153	4984	1	0	1	159
		T3	4603	1	0	1	147	5033	1	0	1	161	4854	1	0	1	155	5035	1	0	1	161
		T3R	4603	1	0	1	147	5033	1	0	1	161	4854	1	0	1	155	5035	1	0	1	161
		T4M	4794	1	0	1	146	5182	1	0	1	165	4993	1	0	1	159	5171	1	0	1	165
		T4LG	4819	1	0	1	147	5035	1	0	1	161	4873	1	0	1	155	5054	1	0	1	161
		T4A	4757	1	0	1	144	4969	1	0	1	158	4797	1	0	1	153	5128	1	0	1	163
		T4A	4860	1	0	1	150	5210	1	0	1	159	5036	1	0	1	157	5407	1	0	1	165
		T4LG	4805	1	0	1	148	5153	1	0	1	157	4969	1	0	1	151	5329	1	0	1	162
		T5	4799	1	0	1	148	5038	1	0	1	152	4850	1	0	1	151	5217	1	0	1	158
		T5LG	4778	1	0	1	147	5016	1	0	1	152	4831	1	0	1	150	5196	1	0	1	158
		T5W	4810	1	0	1	148	4810	1	0	1	148	4760	1	0	1	146	5121	1	0	1	156
		T5WW	4359	1	0	1	133	4549	1	0	1	139	4549	1	0	1	137	4726	1	0	1	143
		FN	5079	1	0	1	155	5332	1	0	1	163	5245	1	0	1	160	5642	1	0	1	172
		FM	5040	1	0	1	153	5292	1	0	1	162	5202	1	0	1	159	5479	1	0	1	167
		FW	4705	1	0	1	143	4939	1	0	1	151	4855	1	0	1	148	5121	1	0	1	156
32LD	530 mA (81W)	T1	7312	1	0	1	144	7550	1	0	1	151	7551	1	0	1	148	7846	1	0	1	157
		T2	7227	1	0	1	142	7460	1	0	1	149	7462	1	0	1	146	7755	1	0	1	155
		T3	7277	1	0	1	144	7512	1	0	1	150	7514	1	0	1	148	7808	1	0	1	156
		T3	7180	1	0	1	143	7410	1	0	1	148	7414	1	0	1	146	7705	1	0	1	154
		T3W	7264	1	0	1	143	7502	1	0	1	150	7501	1	0	1	148	7795	1	0	1	156
		T3LG	7087	1	0	1	144	7314	1	0	1	151	7555	1	0	1	149	7851	1	0	1	156
		T4	7178	1	0	1	142	7409	1	0	1	148	7413	1	0	1	146	7705	1	0	1	154
		T4A	7551	1	0	1	148	7797	1	0	1	155	7811	1	0	1	154	8374	1	0	1	165
		T4LG	7299	1	0	1	144	7535	1	0	1	150	7548	1	0	1	149	8090	1	0	1	160
		T5	7372	1	0	1	145	7609	1	0	1	151	7622	1	0	1	149	8167	1	0	1	161
		T5LG	7338	1	0	1	144	7574	1	0	1	150	7586	1	0	1	148	8128	1	0	1	160
		T5W	7395	1	0	1	146	7395	1	0	1	146	7315	1	0	1	145	7785	1	0	1	154
		T5WW	6806	1	0	1	135	6992	1	0	1	138	6992	1	0	1	139	7479	1	0	1	148
		FN	7806	1	0	1	155	8051	1	0	1	160	8061	1	0	1	157	8606	1	0	1	170
		FM	7826	1	0	1	151	7975	1	0	1	157	7957	1	0	1	155	8502	1	0	1	165
		FW	7139	1	0	1	142	7377	1	0	1	147	7397	1	0	1	144	7914	1	0	1	154
48LD	700 mA (98W)	T1	9660	1	0	1	143	10360	1	0	1	148	9975	1	0	1	147	10622	1	0	1	156
		T2	9551	1	0	1	142	10242	1	0	1	146	9864	1	0	1	145	10502	1	0	1	154
		T3	9618	1	0	1	143	9951	1	0	1	148	10324	1	0	1	147	10994	1	0	1	156
		T3	9499	1	0	1	141	8801	1	0	1	148	9795	1	0	1	144	10314	1	0	1	152
		T3W	9599	1	0	1	142	10277	1	0	1	147	10312	1	0	1	146	10980	1	0	1	156
		T3LG	9540	1	0	1	142	10356	1	0	1	148	10292	1	0	1	147	10981	1	0	1	157
		T4	9495	1	0	1	141	9951	1	0	1	148	9795	1	0	1	146	10314	1	0	1	154
		T4A	9988	1	0	1	148	10458	1	0	1	155	10277	1	0	1	154	10977	1	0	1	164
		T4LG	9658	1	0	1	143	10117	1	0	1	150	10414	1	0	1	149	11141	1	0	1	166
		T5	9756	1	0	1	145	10218	1	0	1	151	10514	1	0	1	150	11246	1	0	1	167
		T5LG	9710	1	0	1	144	10174	1	0	1	151	10472	1	0	1	149	11201	1	0	1	167
		T5W	9784	1	0	1	146	9784	1	0	1	146	10090	1	0	1	150	10797	1	0	1	161
		T5WW	9006	1	0	1	134	9252	1	0	1	138	9252	1	0	1	137	10406	1	0	1	155
		FN	10329	1	0	1	154	10652	1	0	1	159	10666	1	0	1	158	11978	1	0	1	178
		FM	10352	1	0	1	154	10556	1	0	1	157	10530	1	0	1	156	11396	1	0	1	170
		FW	9312	1	0	1	139	9768	1	0	1	145	9603	1	0	1	143	10502	1	0	1	156
32LD	700 mA (98W)	T1	10412	1	0	1	155	10911	1	0	1	162	10911	1	0	1	160	11344	1	0	1	168
		T2	10249	1	0	1	153	10742	1	0	1	160	10742	1	0	1	158	11170	1	0	1	166
		T3	10364	1	0	1	154	10864	1	0	1	161	10864	1	0	1	159	11298	1	0	1	168
		T3	10194	1	0	1	152	10686	1	0	1	159	10686	1	0	1	157	11112	1	0	1	165
		T3W	10302	1	0	1	153	10814	1	0	1	161	10814	1	0	1	159	11246	1	0	1	167
		T3LG	10239	1	0	1	153	10748	1	0	1	160	10748	1	0	1	158	11180	1	0	1	166
		T4	10194	1	0	1	152	10686	1	0	1	159	10686	1	0	1	157	11112	1	0	1	165
		T4A	10719	1	0	1	159	11254	1	0	1	167	11268	1	0	1	166	12045	1	0	1	179
		T4LG	10459	1	0	1	155	10878	1	0	1	162	10878	1	0	1	160	11317	1	0	1	168
		T5	10472	1	0	1	156	10978	1	0	1	163	10978	1	0	1	161	11417	1	0	1	169
		T5LG	10424	1	0	1	155	10929	1	0	1	162	10929	1	0	1	161	11367	1	0	1	169
		T5W	10498	1	0	1	156	10498	1	0	1	156	10826	1	0	1	161	11592	1	0	1	172
		T5WW	9666	1	0	1	144	9932	1	0	1	148	9932	1	0	1	148	11165	1	0	1	166
		FN	11089	1	0	1	165	11433	1	0	1	170	11447	1	0	1	170	12854	1	0	1	191
		FM	11109	1	0	1	165	11334	1	0	1	169	11297	1	0	1	168	12230	1	0	1	182
		FW	9992	1	0	1	149	10482	1	0	1	156	10303	1	0	1	153	11267	1	0	1	168
48LD	1050 mA (147W)	T1	14676	1	0	1	149	15743	1	0	1	160	15155	1	0	1	154	16124	1	0	1	164
		T2	14474	1	0	1	147	15527	1	0	1	158	14952	1	0	1	152	15905	1	0	1	162
		T3	14604	1	0	1	148	15673	1	0	1	159	15076	1	0	1	153	16044	1	0	1	163
		T3	14394	1	0	1	146	13349	1	0	1	136	14846	1	0	1	151	15797	1	0	1	161
		T3W	14539	1	0	1	148	15597	1	0	1	158	15023	1	0	1	153	15980	1	0	1	162
		T3LG	14459	1	0	1	147	15520	1	0	1	158	14939	1	0	1	152	15892	1	0	1	162
		T4	14394	1	0	1	146	15373	1	0	1	156	14846	1	0	1	151	15797	1	0	1	161
		T4A	15127	1	0	1	154	15873	1	0	1	161	15887	1	0	1	162	16992	1	0	1	173
		T4LG	14755	1	0	1	150	15346	1	0	1	156	15361	1	0	1	156	16141	1	0	1	164
		T5	14805	1	0	1	151	15497	1	0	1	158	15511	1	0	1	158	16141	1	0	1	164
		T5LG	14714	1	0	1	150	15452	1	0	1	157	15467	1	0	1	157	16094	1	0	1	164
		T5W	14827	1	0	1	151	14827	1	0	1	151	15293	1	0	1	156	16382	1	0	1	167
		T5WW	13691	1	0	1	140	14027	1	0	1	143	14027	1	0	1	143	15783	1	0	1	161
		FN	15677	1	0	1	160	16143	1	0	1	165	16157	1	0	1	165	18158	1	0	1	185
		FM	15698	1	0	1	160	16011	1	0	1	163	15955	1	0	1	163	17267	1	0	1	176
		FW	14106	1	0	1	144	14791	1	0	1	151	14556	1	0	1	149	15934	1	0	1	163
48LD	350 mA (98W)	T1	9703	1	0	1	99	9994	1	0	1	102	9953	1	0	1	102	10782	1	0	1	110
		T2	9481	1	0	1	97	9764	1	0	1	100	9727	1	0	1	99	10539	1	0	1	107
		T3	9571	1	0	1	98	9861	1	0	1	101	9821	1	0	1	100	10641	1	0	1	108
		T3	9392	1	0	1	96	9668	1	0	1	98	9627	1	0	1	98	10431	1	0	1	106
		T3W	9509	1	0	1	97	9794	1	0	1	100	9754	1	0	1	99	10568	1	0	1	107
		T3LG	9450	1	0	1	97	9733	1	0	1	100	9693	1	0	1	99	10503	1	0	1	107
		T4	9392	1	0	1	96	9668	1	0	1	98	9627	1	0	1	98	10431	1	0	1	106
		T4A	9890	1	0	1	101	10187	1	0	1	104	10142	1	0	1	103	11042	1	0	1	112
		T4LG	9599	1	0	1	98	9886	1	0	1	101	9844	1	0	1	100	10720	1	0	1	109
		T5	9657	1	0	1	99	9953	1	0	1	101	9912	1	0	1	101	10793	1	0	1	110
		T5LG	9609	1	0	1	98	9903	1	0	1	101	9862	1	0	1	100	10740	1	0	1	109
		T5W	9683	1	0	1	99	9683	1	0	1	99	9983	1	0	1	102	10695	1	0	1	109
		T5WW	8853	1	0	1	90	9109	1	0	1	93	9109	1	0	1	93	10304	1	0	1	105
		FN	10237	1	0	1	105	10541	1	0	1	108	10553	1	0	1	108	11700	1	0	1	119
		FM	10248	1	0	1	105	10461	1	0	1	107	10423	1	0	1	107	11304	1	0	1	116
		FW	9213	1	0	1	94	9663	1	0	1	99	9513	1	0	1	97	10407	1	0	1	106
32LD	530 mA (74W)	T1	10167	1	0	1	104	10668	1	0	1	108	10668	1	0	1	108	11824	1	0	1	120
		T2	9992	1	0	1	102	10474	1	0	1	106	10474	1	0	1	106	11612	1	0	1	118
		T3	10128	1	0	1	103	10547	1	0	1	108	10547	1	0	1	107	10997	1	0	1	112
		T3	9974	1	0	1	102	10394	1	0	1	106	10394	1	0	1	106	10835	1	0	1	110
		T3W	10066	1	0	1	103	10487	1	0	1	107	10487	1	0	1	107	10929	1	0	1	111
		T3LG	10106	1	0	1	103	10077	1	0	1	107	10077	1	0	1	106	11037	1	0	1	112
		T4	9971	1	0	1	101	10405	1	0	1	106	10405	1	0	1	106	10835	1	0	1	110
		T4A	10510	1	0	1	108	10907	1	0	1	111	10863	1	0	1	110	11423	1	0	1	116
		T4LG	10138	1	0	1	104	10548	1	0	1	108	10505	1	0	1	107	10986	1	0	1	112
		T5	10202	1	0	1	105	10541	1	0	1	108	10541	1	0	1	107	10990	1	0	1	112
		T5LG	10208	1	0	1	104	10543	1	0	1	108	10543	1	0	1	107	11036	1	0	1	112
		T5W	9723	1	0	1	100	10134	1	0	1	104	10134	1	0	1	104	10547	1	0	1	108
		T5WW	9723	1	0	1	100	10134	1	0	1	104	10134	1	0	1	104	10547	1	0	1	108
		FN	10882	1	0	1	112	11340	1	0	1	116	11340	1	0	1	116	11806	1	0	1	121
		FM	10882	1	0	1	112	11340	1	0	1	116	11340	1	0	1	116	11806	1	0	1	121
		FW	10117	1	0	1	104	10550	1	0	1	108	10550	1	0	1	108	10982	1	0	1	113
48LD	700 mA (98W)	T1	13703	1	0	1	106	14284	1	0	1	111	14284	1	0	1	111	14867	1	0	1	116
		T2	13709	1	0	1	106	14290	1	0	1	111	14290	1	0	1	111	14873	1	0	1	116
		T3	13824	1	0	1	107	14410	1	0	1	112	14410	1	0	1	112	14998	1	0	1	117
		T3	13644	1	0	1	106	14222	1	0	1	110	14222	1	0	1	110	14802	1	0	1	115
		T3W	13764	1	0	1	107	14347	1	0	1	112	14347	1	0	1	112	14934	1	0	1	116
		T3LG	13704	1	0	1	106	14284	1	0	1	111	14284	1	0	1	111	14867	1	0	1	116
		T4	13644	1	0	1	106	14222	1	0	1	110	14222	1	0	1	110	14802	1	0	1	115
		T4A	14355	1	0	1	111	14964	1	0	1	116	14964	1	0	1	116	15580	1	0	1	121
		T4LG	13998	1	0	1	108	14589	1	0	1	113	14589	1	0	1	113	15196	1	0	1	118
		T5	14049	1	0	1	109	14643	1	0	1	114	14643	1	0	1	114	15249	1	0	1	119
		T5LG	14001	1	0	1	108	14594	1	0	1	113	14594	1	0	1	113	15197	1	0	1	118
		T5W	13965	1	0	1	108	13965	1	0	1	108	14469	1	0	1	112	15197	1	0	1	118
		T5WW	12979	1	0	1	101	13344	1	0	1	104	13344	1	0	1	104	13906	1	0	1	108
		FN	14599	1	0	1	113	15079	1	0	1	117	15079	1	0	1	117	15703	1	0	1	122
		FM	14599	1	0	1	113	15079	1	0	1	117	15079	1	0	1	117	15703	1	0	1	122
		FW	13577	1	0	1	105	14026	1	0	1	109	14026	1	0	1	109	14599	1	0	1	113
48LD	1050 mA (161W)	T1	19703	1	0	1	122	20355	1	0	1	126	20355	1	0	1	126	21189	1	0	1	131
		T2	19435	1	0	1	120	20078	1	0	1	124	20078	1	0	1	124	20911	1	0	1	130
		T3	19600	1	0	1	121	20248	1	0	1	126	20248	1	0	1	126	21082	1	0	1	131
		T3	19346	1	0	1	120	19985	1	0	1	124	19985	1	0	1	124	20818	1	0	1	129
		T3W	19516	1	0	1	121	20161	1	0	1	125	20161	1	0	1	125	20994	1	0	1	130
		T3LG	19419	1	0	1	120	20061	1	0	1	124	20061	1	0	1	124	20894	1	0	1	129
		T4	19346	1	0	1	120	19985	1	0	1	124	19985	1	0	1	124	20818	1	0	1	129
		T4A	20159	1	0	1	125	20832	1	0	1	129	20832	1	0	1	129	21691	1	0	1	135
		T4LG	19749	1	0	1	122	20379	1	0	1	126	20379	1	0	1	126	20547	1	0	1	128
		T5	19845	1	0	1	123	21043	1	0	1	130	21043	1	0	1	130	21916	1	0	1	136
		T5LG	19797	1	0	1	122	20994	1	0	1	130	20994	1	0	1	130	21867	1	0	1	135
		T5W	19682	1	0	1	122	20455	1	0	1	126	20455	1	0	1	126	21295	1	0	1	131
		T5WW	18249	1	0	1	104	18956	1	0	1	108	18956	1	0	1	108	19732	1	0

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:	July 15, 2025
APPLICANT:	Frank Polma, PE; *R-Delta Engineers, Inc.*
CASE NUMBER:	SP2025-023; *Site Plan for Rayburn Electric Cooperation*

SUMMARY

Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a *Site Plan* for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) being an 18.00-acre tract of land identified as a portion of Lots 2, & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On December 4, 2017, the City Council approved a final plat [*Case No P2017-063*] that establish the subject property as a portion of Lots 6 & 7, Block A, Rayburn Country Addition. On July 17, 2023, the City Council approved a final plat [*Case No. P2023-018*] that establish the subject property as a portion of Lots 2 & 3, Block A, REC Campus Addition. On August 5, 2024, the City Council approved a zoning case [*Case No. Z2024-028*] that incorporated the subject property into Planned Development District 44 (PD-44), where the underlying Commercial (C) District remained and the *Outdoor Commercial Amusement/Recreation* (*i.e. Soccer Complex*) was added as a *by-right* land use. The subject property has remained vacant since the time of annexation.

PURPOSE

On June 13, 2025, the applicant -- *Frank Polma, PE of R-Delta Engineers, Inc.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the construction of a *Soccer Complex* and *Parking Lot Expansion* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. The land uses adjacent to the subject property are as follows:

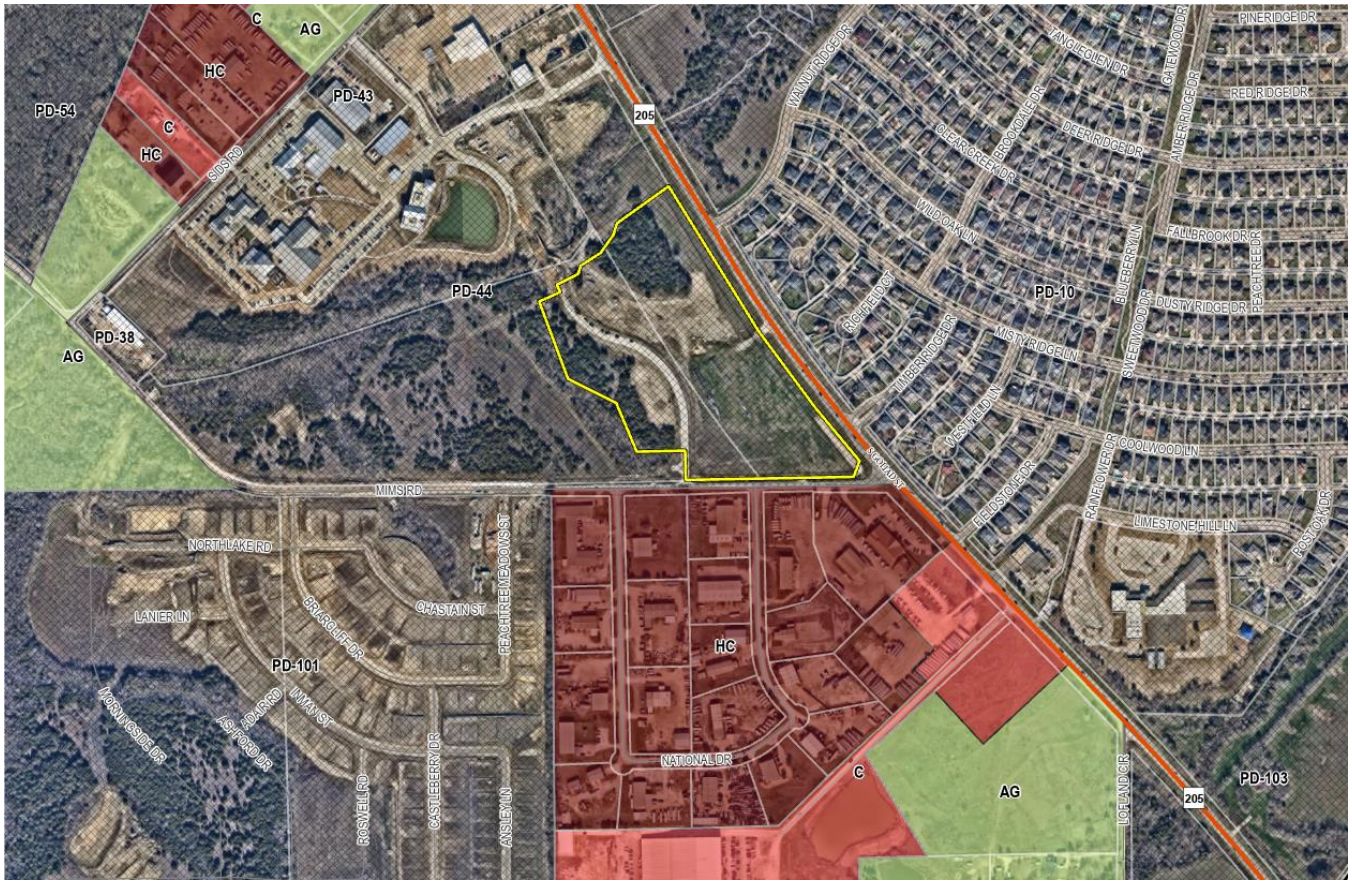
North: Directly north of the subject property is 31.38-acre parcel of land (*i.e. Lot 1, Block A, REC Campus Addition*) that makes up the rest of the Rayburn Electric Cooperative (REC) campus, zoned Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. Beyond this is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant 5.354-acre tract of land (*i.e. Tract 1-3 of the J. Cadle Survey, Abstract No. 65*) zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses.

South: Directly south of the subject property is Mims Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several tracts of land developed with non-residential land uses zoned Heavy Commercial (HC) District. These properties primarily front onto National Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is Phase 1 of the Hickory Ridge Subdivision, which consists of 139 lots on 41.67-acres. This subdivision was established on February 22, 2001 and is zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the remainder of Lot 3, Block A, REC Campus Addition. Beyond this is Mims Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 48.6670-acre vacant tract of land (*i.e. Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) zoned Agricultural (AG) District. Following this is Phase 1 of the Highland Meadows Subdivision, which consists of 100 lots on 25.93-acres. This subdivision was established on January 10, 1996 and is zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to *Exhibit 'D'*, *Development Standards*, of Planned Development District 44 (PD-44) [*Ordinance No. 24-30*], *Outdoor Commercial Amusement/ Recreation* is permitted *by-right*. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 44 (PD-44) and the Unified Development Code (UDC) for a property located within a Commercial (C)

District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=18.00-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X=~680.00-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=~640.00-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=25.3-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=0.42%; In Conformance*
Minimum Number of Parking Spaces	*195 Required Spaces*	*X=204; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=77.28%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=22.27%; In Conformance*

TREESCAPE PLAN

As part of this site plan request, the applicant is proposing an *Alternative Tree Mitigation Settlement Agreement*. The applicant is requesting [*1*] to allow sample areas to be utilized to calculate tree mitigation, and [*2*] to not require mitigation for Eastern Red Cedar trees. The applicant is making this request given the dense groves of trees on the subject property. The applicant has indicated to staff that they would rather spend their capital on the *Soccer Complex* and its amenities, rather than surveying the entire property and providing the required mitigation. Based on the proposed Treescape Plan, the estimated mitigation balance is 2,252 caliper inches or 563 canopy trees. Given the nature of the proposed land use (*i.e. Soccer Complex*) the applicant is limited on how many trees could be replanted on site. If required to settle the mitigation balance in accordance with Section 05, *Tree Mitigation*, of Article 08, *Tree Preservation*, of the Unified Development Code (UDC), the applicant would be required to plant 1,801.60 caliper inches (*i.e. 2,252 caliper inches x 80% = 1,801.6 caliper inches*) or 451 canopy trees and pay $45,040.00 (*i.e. [2,252 caliper inches x 20%] x $100.00 = 45,040.00*). With the site constraints it is likely the applicant would need to request an *Alternative Tree Mitigation Settlement Agreement* regardless of the current request. The Planning and Zoning Commission shall consider this *Alternative Tree Mitigation Agreement* as part of the site plan request, and -- *if approved by the Planning and Zoning Commission* -- a recommendation of approval will be forward to the City Council.

CONFORMANCE WITH THE CITY'S CODES

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a total of 215 parking spaces are required for the ten (10) athletic fields and the concessions building. Based on the provided site plan, Phase 1 will require 195 parking spaces and Phase 2 will require 20 parking spaces, for a total of 215 parking spaces. In order to meet this requirement, the applicant is proposing 204 parking spaces with Phase 1 and 95 parking spaces with Phase 2, for a total of 299 parking spaces. Given this, the applicant will be providing a surplus of 84 parking spaces once Phase 2 of the *Soccer Complex* is constructed.

The subject property is zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. According to *Exhibit 'D'*, *Development Standards*, of Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] *Outdoor Commercial Amusement/ Recreation* is permitted *by-right*. In this case, the applicant has indicated that the facility will be for public use, but will be operated and maintained by Rayburn Electric Cooperative; however, the applicant has indicated that a fee will be collected in order to utilize the *Soccer Complex*, which makes this a private *Soccer Complex*. The proposed site plan generally conforms to the requirements of Planned Development District 44 (PD-44), the *General Commercial District Standards*, and the *General Overlay District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) *Architectural Standards*.

(a) *Primary Articulation*. According to Subsection 06.02(C), *Architectural Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each façade on a commercial building in an overlay district shall meet the primary articulation requirements outlined in Figure 7, *Commercial Building Articulation Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). In this case, each façade of the proposed *Concession Stand* building does not meet these requirements. This type of request typically requires a *variance* from the Planning and Zoning Commission.

(b) *Four (4) Architecture*. According to Subsection 06.02(C), *Architectural Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all sides of a proposed building shall use the same materials, detailing, articulation, and features. In this case, the proposed *Concession Stand* building does not utilize the same architectural features on all four (4) sides of the building. This type of request typically requires a *variance* from the Planning and Zoning Commission.

(2) *Roof Design*. According to Subsection 04.01(A), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all commercial structures shall incorporate a minimum of a 6:12 roof pitch. In this case, the applicant is requesting a 4:12 roof pitch. This type of variance typically requires an *exception* from the Planning and Zoning Commission.

(3) *Lighting Standards*.

(a) *Height*. According to Subsection 06.02(G), *Lighting Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(n)o light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district..." In this case, the applicant is proposing light poles that range from 50-feet to 70-feet. This will require a *variance* from the Planning and Zoning Commission. Staff should point out that this type of *variance* is not a typical for *Sport Complexes* or *Sports Fields*.

(b) *Light Levels*. According to Subsection 03.03, *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), "(t)he maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site..." In this case, the applicant is proposing light levels up to 50 FC. This will require an *exception* from the Planning and Zoning Commission. Staff should point out that this type of *variance* is not a typical for *Sport Complexes* or *Sports Fields*.

(4) *Sidewalks*. According to Section 2.14, *Parkways, Grades, and Sidewalks*, of Chapter 2, *Streets*, of the Engineering Standards of Design and Construction, "(s)idewalks shall be provided for all streets." In this case, the applicant is requesting to delay the construction of the sidewalk along Mims Road until Mims Road is reconstructed. This will require a *variance* from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [*1*] increased articulation, [*2*] peaked roof forms and varied roof heights, [*3*] large canopies, [*4*] greater than 90% masonry, [*5*] greater than 20% natural stone, and [6] the construction of a public facility without public funds. Staff should note, that because the applicant has indicated that a fee will be charged to utilize these facilities they *cannot* be considered public, and compensatory measure [*6*] cannot be considered a compensatory measure. In addition, compensatory measures [*1*] and [*2*] are not compensatory in nature, as the applicant is not meeting the articulation requirements; and therefore, cannot have compensatory measures indicating increased articulation; however, staff should note, that Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] states that all buildings in PD-44 "…shall incorporate complementary architectural styles, building materials, and colors." In this case, the variances associated with the architectural standards are being requested in

order to maintain architectural consistency with the remainder of Rayburn Electric Cooperative's corporate campus. Based on this staff is required to consider this building conforming in accordance with the requirements of the Planned Development District ordinance (*i.e. the articulation, architecture, and roof standards are considered conforming based on the zoning*); however, requests for exceptions and variances to the sidewalks, light levels, and light pole height are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Commercial/Industrial* and *Commercial/Retail* land uses on the Future Land Use Plan. Given that the proposed *Outdoor Commercial Amusement/ Recreation (i.e. Soccer Complex)* land use is part of the large *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) it appears to be in conformance with the *Commercial/Industrial* designation as outlined in the *Southwest Residential District*. In addition, according to the *District Strategies* for the *Southwest Residential District,* "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas." Since the proposed *Outdoor Commercial Amusement/ Recreation (i.e. Soccer Complex)* is associated with an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*), the applicant's request appears to meet the intent of the *District Strategies*. Based on all this information, the proposed *Outdoor Commercial Amusement/ Recreation (i.e. Soccer Complex)* appears to be in conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

(1) *CH. 09 | Goal 01*: "All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community."

(2) *CH. 09 | Goal 01 | Policy 3*: "Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways..."

(3) *CH. 09 | Goal 04 | Policy 1*: "Non-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park."

In this case, the proposed *Outdoor Commercial Amusement/ Recreation* utilizes the same design and architectural style as Rayburn Electric Cooperative *Corporate Campus*. Based on this, the applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to commercial/industrial developments.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 24, 2025, the Architecture Review Board approved a motion to recommend approval the building elevations by a vote of 3-0, with Board Members Phillips, McAngus, Dalton, and Hadawi absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Outdoor Commercial Amusement/ Recreation* (*i.e. Soccer Complex*) on the *subject property*, then staff would propose the following conditions of approval:

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

(2) Building elevations shall be provided to staff for the proposed maintenance building at the time of building permit, and will generally need to meet the same architectural design and materials as the remainder of the Rayburn Electric Cooperative's *Corporate Campus* in accordance with Planned Development District 44 (PD-44); and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

☐ *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	Rayburn Electric Cooperative
CONTACT PERSON	David Naylor
ADDRESS	950 Sids Rd
CITY, STATE & ZIP	Rockwall, Tx 75032
PHONE	[redacted]
E-MAIL	[redacted]

☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	618 Main Street
CITY, STATE & ZIP	Garland, Tx 75040
PHONE	[redacted]
E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [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 $610.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 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 12 DAY OF June, 2025

OWNER'S SIGNATURE [signature]

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

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES

City of Rockwall

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

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

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

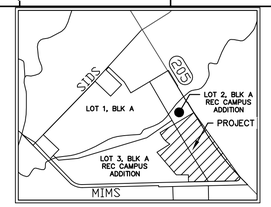
	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	200	4	8	204
PHASE II	88	7	-	95
TOTAL	288	11	8	299

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



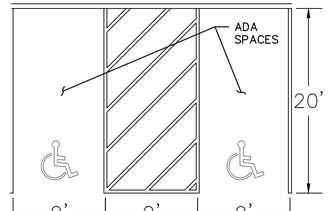
VICINITY MAP
NOT TO SCALE

60 30 0 60
SCALE: 1" = 60'

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5



TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

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1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
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OWNER/ APPLICANT
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950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	07/01/2025	RDE	FAP	RDE	REVISE PER CITY COMMENTS

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY JMJ		
CREATED	CODE		
PLOTTED	CHECKED BY RDE		
LAST UPDATE BY			
DRAWN: JMJ	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: SP-1	ISSUE: 1	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
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(MAINTENANCE-MB=1,500± SQ FT)
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TOTAL PARKING SPACES 299

NOTES:

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TOTAL	288	11	8	299

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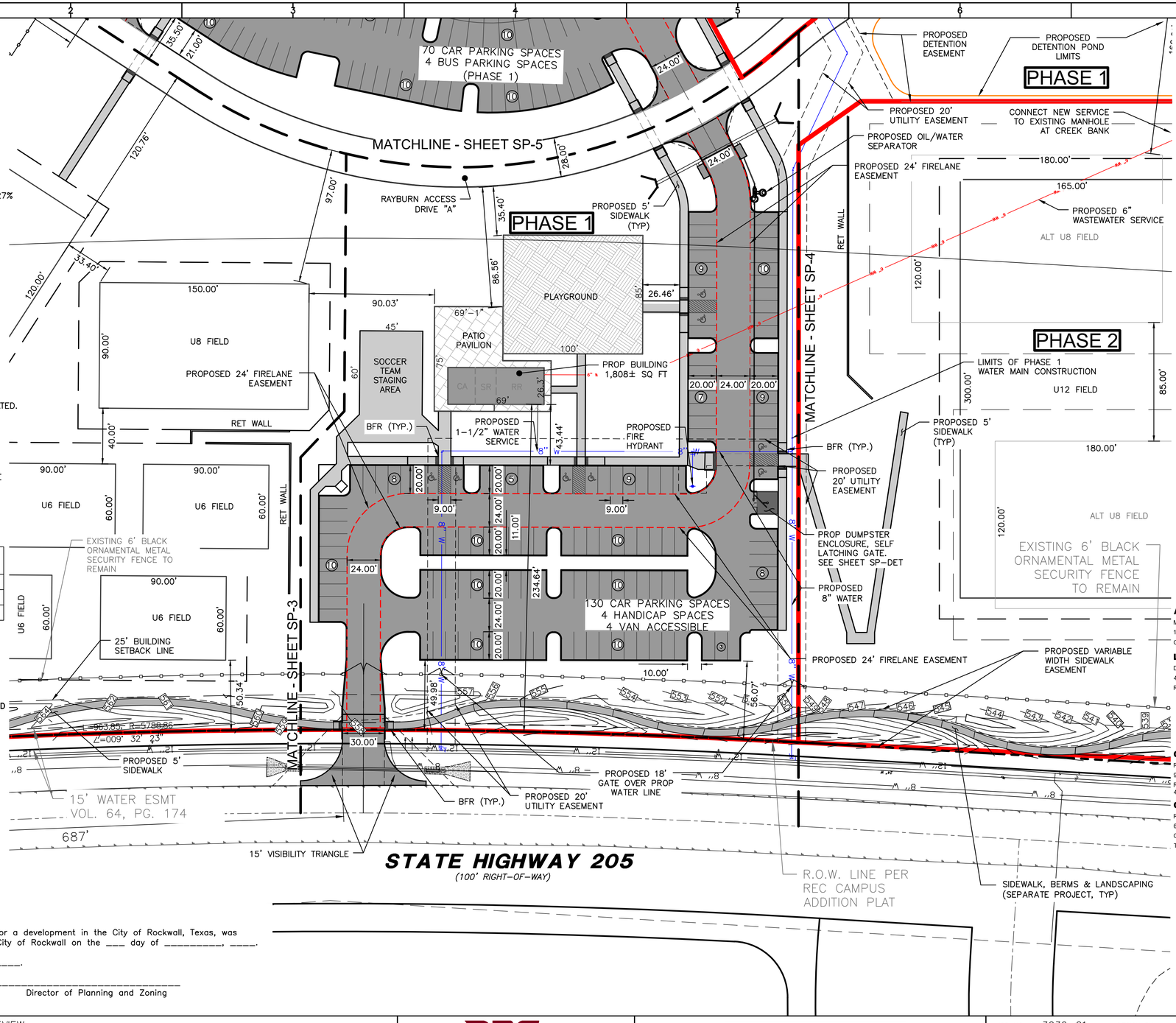
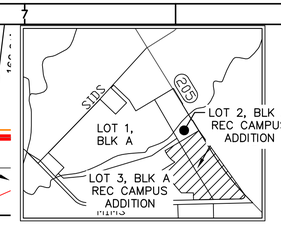
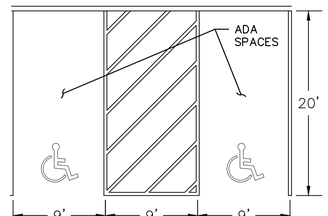
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

LEGEND

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ICV	EX. IRRIGATION CONTROL VALVE
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618 MAIN STREET
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TBPE No. F-1515

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	07/01/2025	RDE	FAP	RDE	REVISE PER CITY COMMENTS

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-2 ISSUE: 1
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

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(MAINTENANCE-MB=1,500± SQ FT)
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(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
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TOTAL PARKING SPACES 299

PROPOSED SITE PARKING DATA

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TOTAL	288	11	8	299

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
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3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
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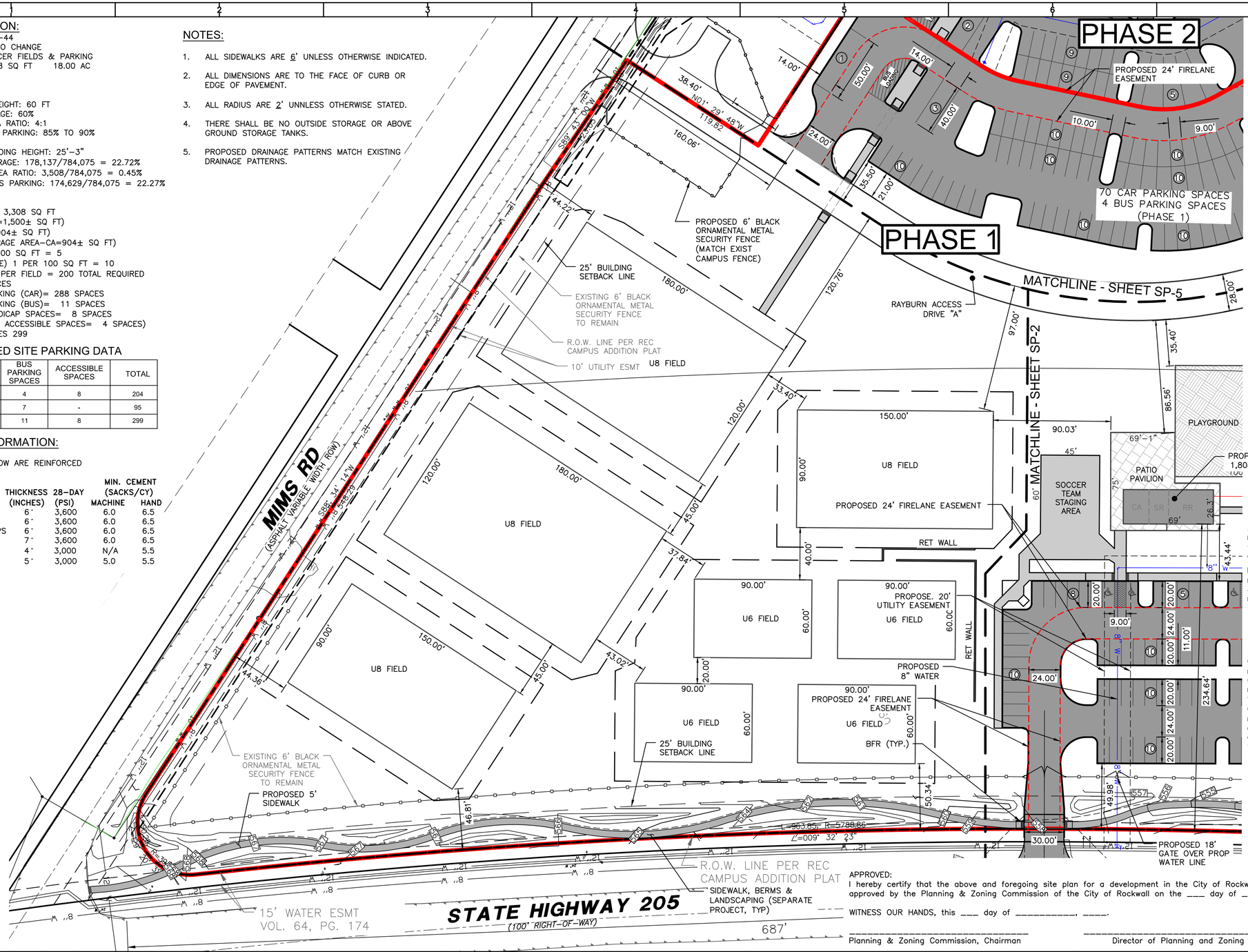
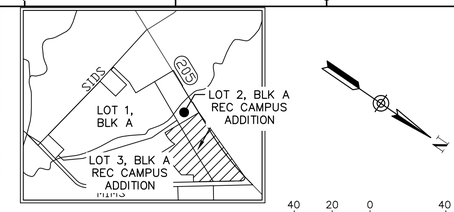
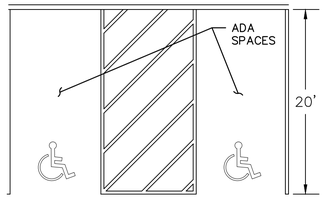
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.





VICINITY MAP
NOT TO SCALE

40 20 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
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r.delta ENGINEERS
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Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-3 ISSUE: 1
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
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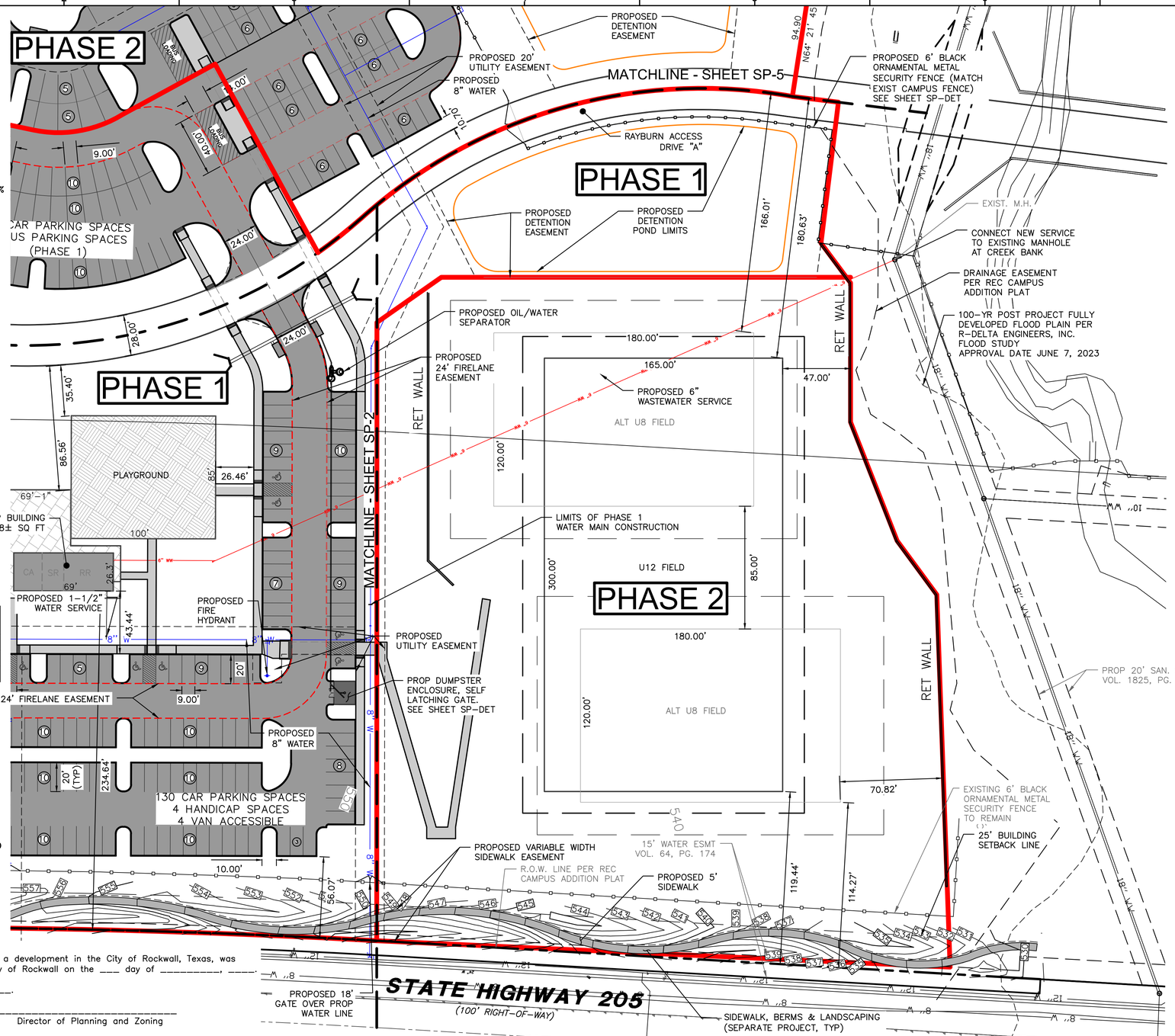

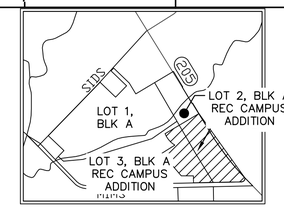

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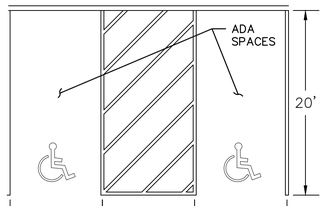

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N.T.S.

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GARLAND, TX 75040

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R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

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SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

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CREATED ____ CODE ____
PLOTTED ____ CHECKED BY RDE
LAST UPDATE BY ____
DRAWN: JMJ SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-4 ISSUE: 1
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

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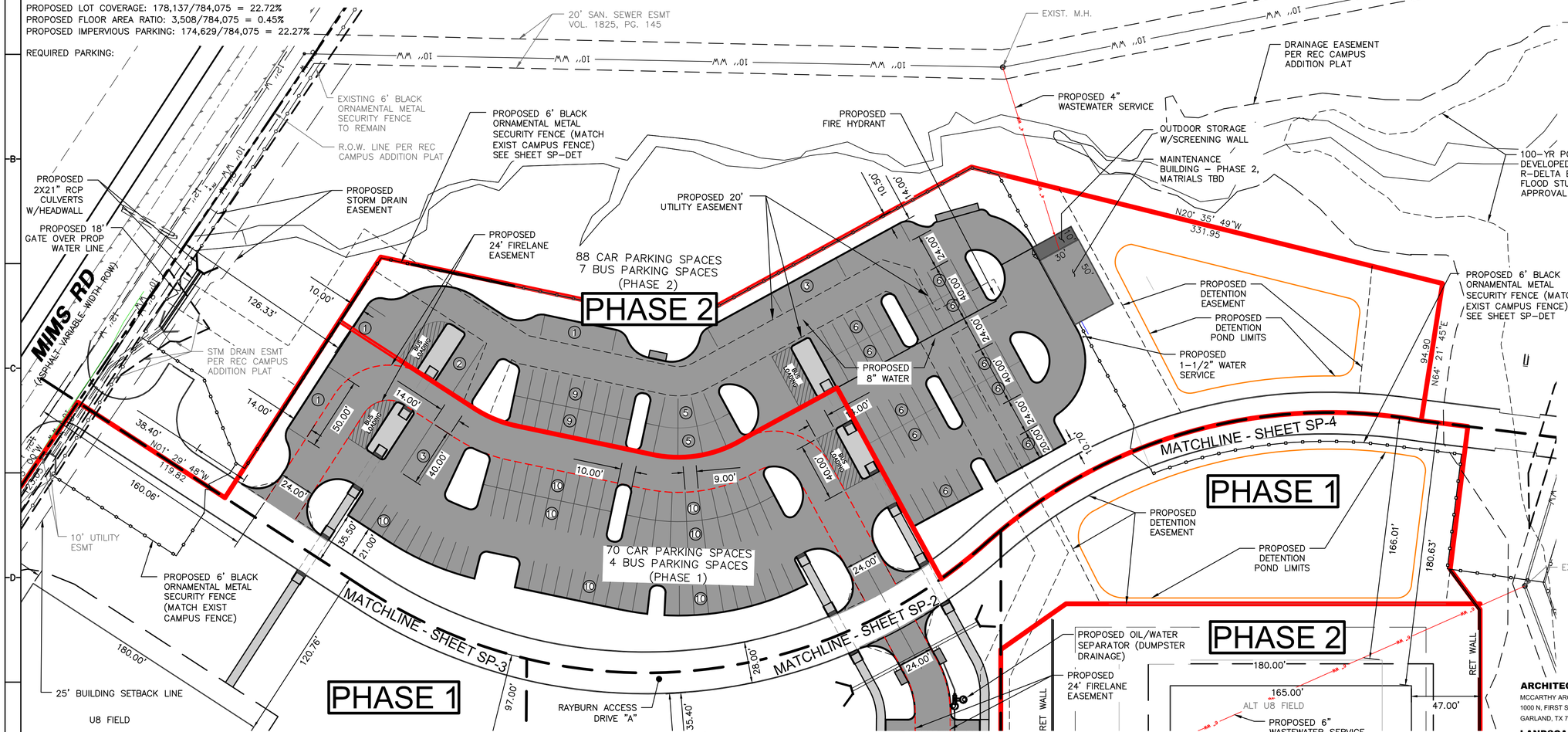

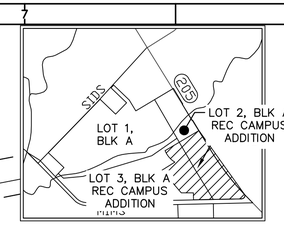

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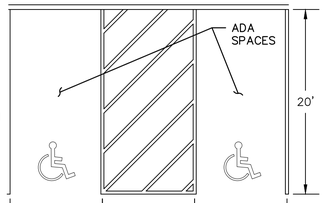

TYPICAL PARKING SPACE
N.T.S.

LEGEND

CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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P.E. 80274
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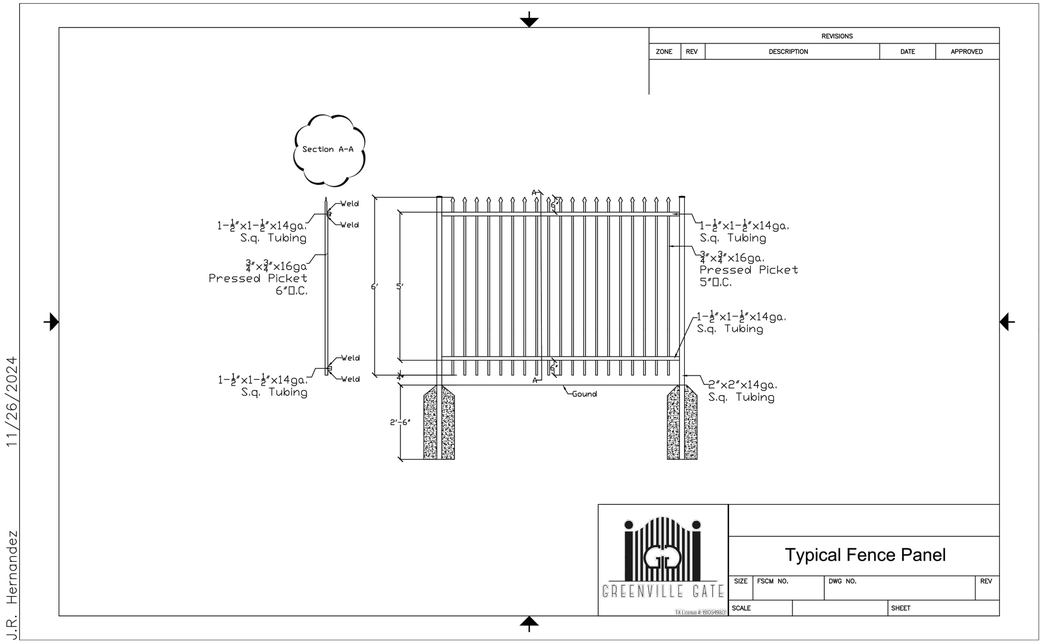
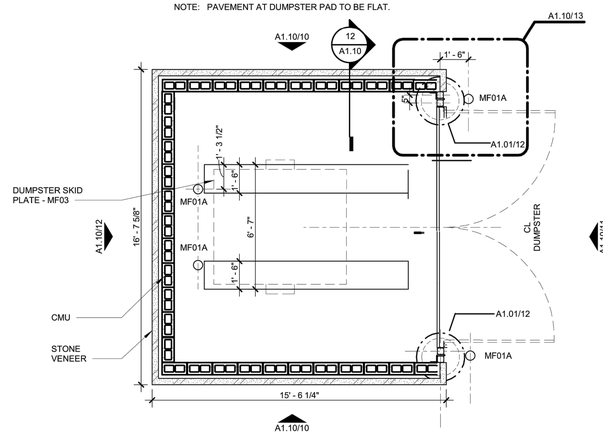
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: SP-5 ISSUE: 1

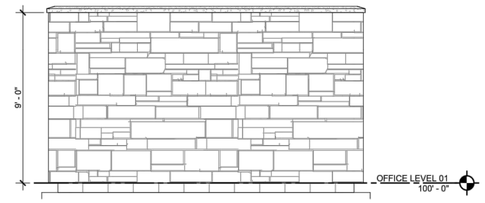
REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL



NOTE: PAVEMENT AT DUMPSTER PAD TO BE FLAT.

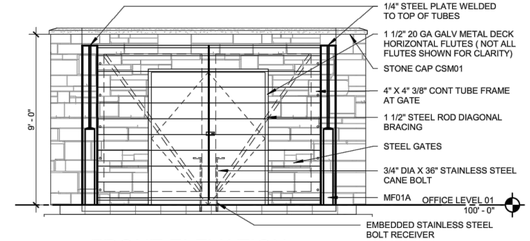


DUMPSTER ENCLOSURE
N.T.S.

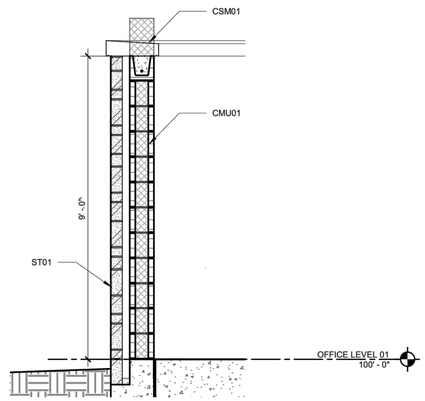


REAR ELEVATION
N.T.S.

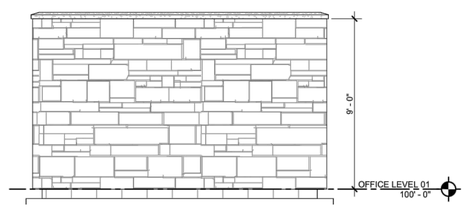
ENCLOSURE GATE HARDWARE	
CASTERS:	CASTER CITY MODEL 50
CANE BOLT:	3/4" DIA X 36" STAINLESS STEEL CANE BOLT HARDWARE SOURCE
HINGES:	4" X 72 STAILESS STEEL HINGE, HEAVY DUTY MONROE HINGE AND STAMPING # CS 1254 0072



FRONT ELEVATION
N.T.S.



DUMPSTER ENCLOSURE SECTION
N.T.S.



SIDE ELEVATION
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DETAILS

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REC CAMPUS EXPANSION
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S.H. 205
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CITY SITE PLAN SUBMITTAL

RAYBURN ELECTRIC CO - OP SNACK BAR ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

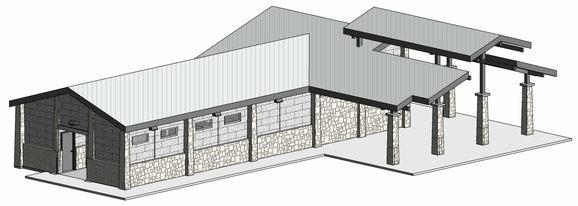
ISSUE

BUILDING MATERIAL

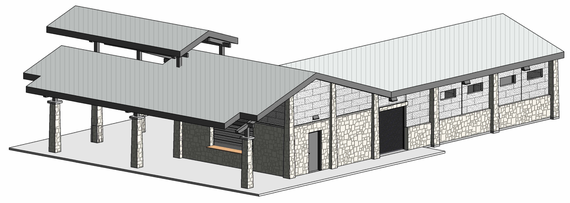
DARK BRONZE ALUM. FRAME

STONE - BUFF LUEDERS LIMESTONE

CMU - SPLIT FACE CONCRETE BLOCK



6 3D VIEW
SCALE:

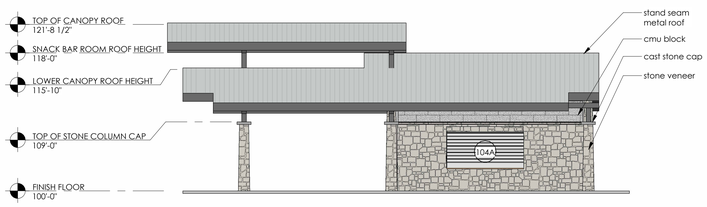


5 3D VIEW
SCALE:

BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	EAST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	247.05 S.F	100%
Stone - Buff lueders limestone	211. 10 S.F	85.43%
Cmu - Split face concrete block	36.40 S.F	14.71%

GENERAL NOTE:
1. ROOF NOT PART OF ELEVATION CALCULATIONS (TYP. TO ALL ELEVATIONS)
2. COLUMN STONE & STONE CAP INCLUDED IN STONE WALL CALCULATIONS



4 SNACK BAR ELEVATION
SCALE: 1/8" = 1'-0"

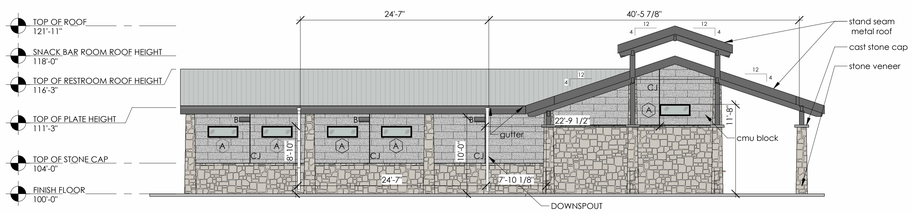
BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	EAST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	752.66 S.F	100%
Stone - Buff lueders limestone	402.56 S.F	53.46%
Cmu - Split face concrete block	350.10 S.F	46.54%

3 SNACK BAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

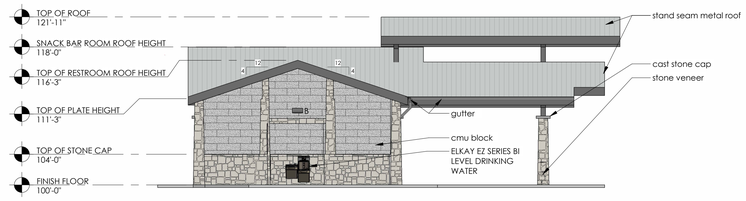
CATEGORIES	SOUTH	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF, DOWNSPOUT	822.04 S.F	100%
Stone - Buff lueders limestone	448.78 S.F	54.5%
Cmu - Split face concrete block	373.62 S.F	45.5%



2 SNACK BAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	EAST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	352.02 S.F	100%
Stone - Buff lueders limestone	187.99 S.F	53%
Cmu - Split face concrete block	164.50 S.F	47%



1 SNACK BAR ELEVATION
SCALE: 1/8" = 1'-0"

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SEAL

Case # SP2025 -023

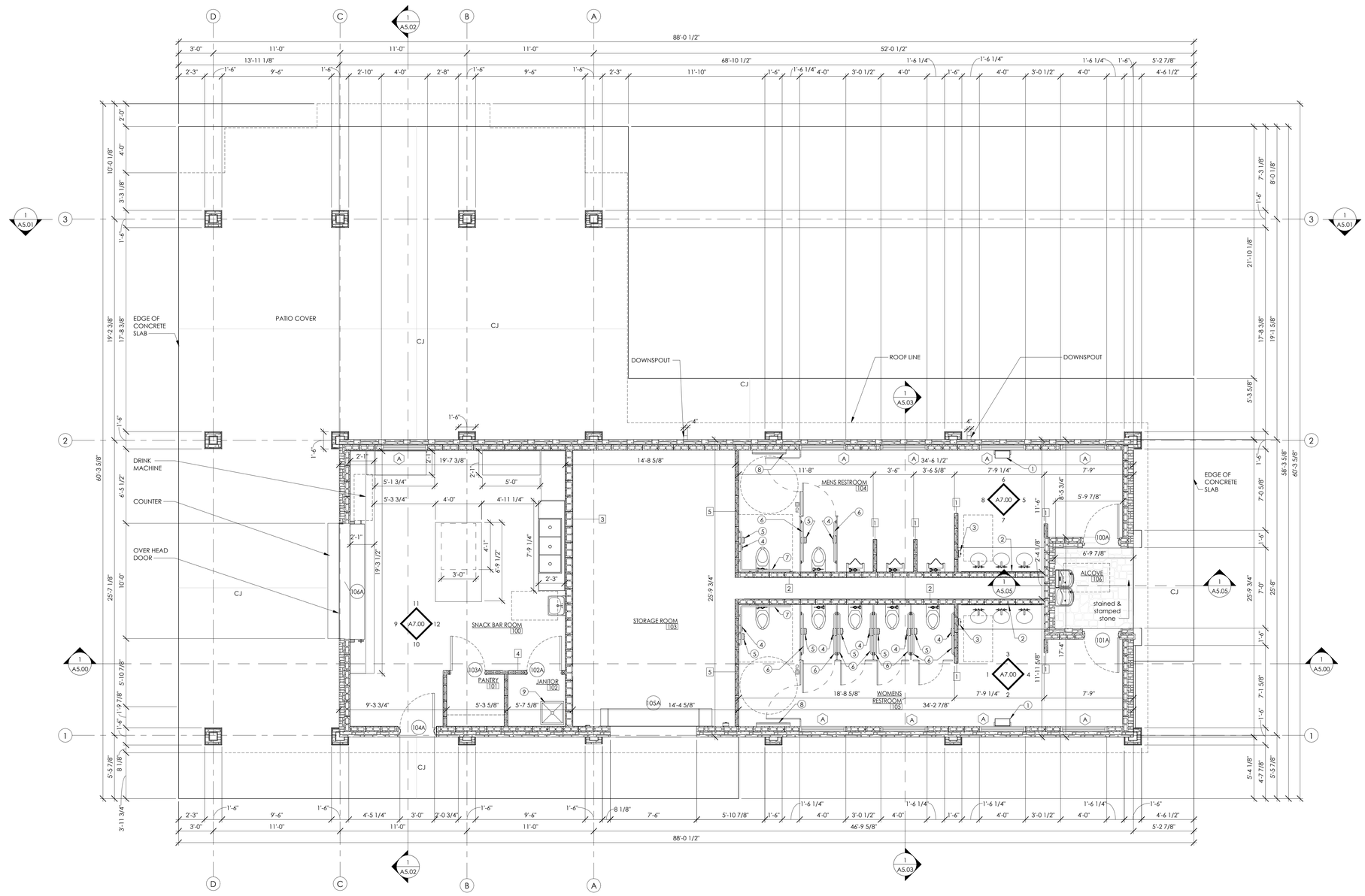
Copyright © 2025

DATE:	6.26.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	KM
ACAD #	

EXTERIOR ELEVATIONS & 3D VIEWS

DRAWING NO. **A4.00**

REV NO.



1 SNACK BAR - FLOOR PLAN

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

FLOOR PLAN GENERAL NOTES

1. Reference A0.01 for all accessibility requirements.
2. Reference structural for location of all columns.

TOILET ACCESSORIES

1. BOBRICK B - 3939 SURFACED MOUNTED PAPER TOWEL - WASTE RECEPTACLE
2. BOBRICK B-2908 2436 MIRROR
3. BOBRICK 818615 SOAP DISPENSER
4. BOBRICK B - 270 SANITARY NAPKIN DISPOSAL
5. BOBRICK B-4288 TOILET TISSUE DISPENSER
6. BOBRICK B-5806X42 GRAB BAR 42"
7. BOBRICK B-5897 GRAB ADA BAR
8. KOALA KARE KB200 BABY CHANGING STATION 1
9. MOP SINK 24"X24"

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Director of Planning and Zoning

RAYBURN ELECTRIC CO - OP SNACK BAR ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
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ISSUE

SEAL

Case # SP2025 -023

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DATE:	6.26.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	KM
ACAD #	
FLOOR PLAN	

DRAWING NO.	REV NO.
A2.00	

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		299,509 s.f.	Tif Turf Bermuda	Tif Turf Bermuda Grass	Solid Sod
		242,086 s.f.	Tahoma31 Bermuda	Tahoma 31 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO / 3 — PLANT SYMBOL, REF. PLANT SCHEDULE, PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road
Total (10' Wide) Required Landscape Buffer Area - 7,786 SF
Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

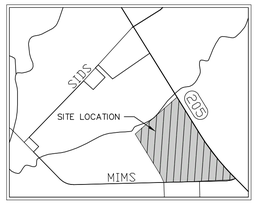
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/29/2025 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED: | DRAWING NO.: LP-1 | ISSUE: 0
APPROVED:
FILENAME:

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- A

MATCH LINE- A

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/30/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/30/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- B

MATCH LINE- A

S GOLIAD ST (SH 205)

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

BUS PARKING

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

NOTE:
REFERENCE SHEET LP-2 FOR SITE DATA LISTING

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-3
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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NOTE:
REFERENCE SHEET LP-2
FOR SITE DATA LISTING

MATCH LINE- B

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

CASE NO. SP2025-023

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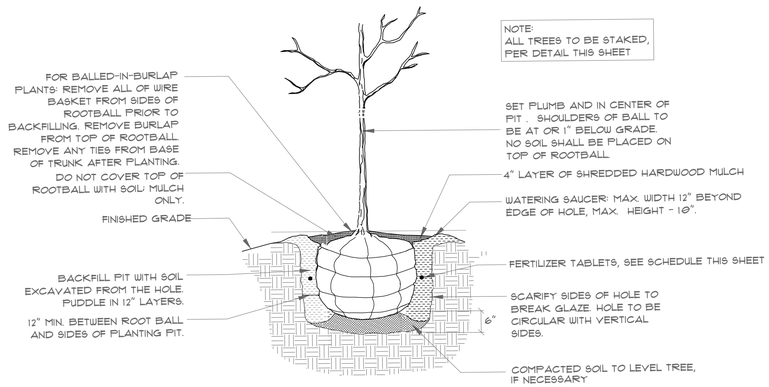
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-4
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN



A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS

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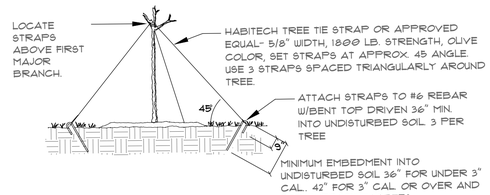
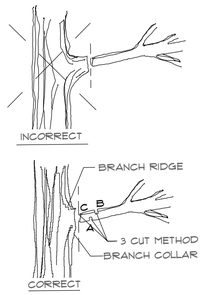


RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

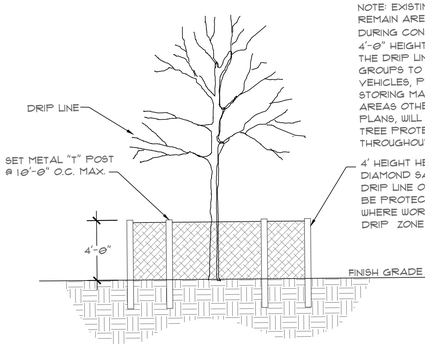
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

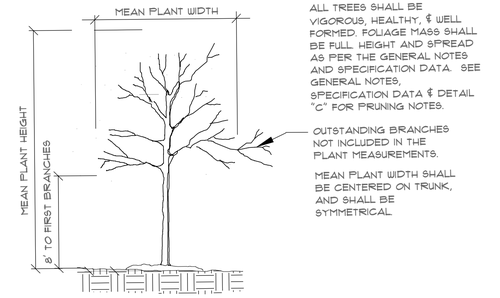
C SECTION: TREE PRUNING
NTS



NOTE: EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES, PERFORMING WORK OR STORING MATERIALS WITHIN THE DRIP AREAS OTHER THAN SHOWN ON THE PLANS, WILL NOT BE PERMITTED. THE TREE PROTECTION SHALL REMAIN THROUGHOUT CONSTRUCTION.

4' HEIGHT HEAVY DUTY ORANGE DIAMOND SAFETY FENCING AT THE DRIP LINE OF ALL EXISTING TREES TO BE PROTECTED, EXCEPT IN AREAS WHERE WORK IS NOTED WITHIN THE DRIP ZONE ON THE PLANS.

C SECTION: TREE PROTECTION
NTS



ALL TREES SHALL BE VIGOROUS, HEALTHY, & WELL FORMED. FOLIAGE MASS SHALL BE FULL HEIGHT AND SPREAD AS PER THE GENERAL NOTES AND SPECIFICATION DATA. SEE GENERAL NOTES, SPECIFICATION DATA & DETAIL "C" FOR PRUNING NOTES.

OUTSTANDING BRANCHES NOT INCLUDED IN THE PLANT MEASUREMENTS.

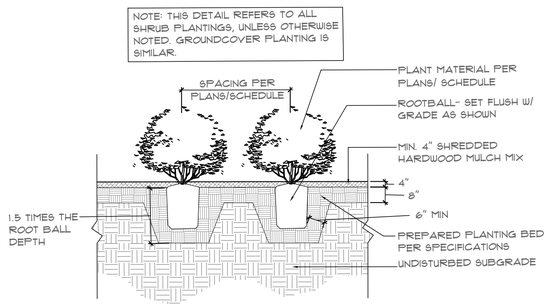
MEAN PLANT WIDTH SHALL BE CENTERED ON TRUNK, AND SHALL BE SYMMETRICAL

D SECTION: TREE INFORMATION
NTS

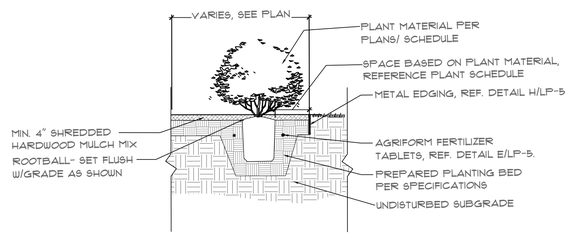
FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

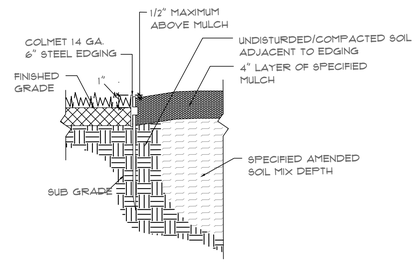
E CHART: FERTILIZER SCHEDULE



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/27/2025	BS	BS	BS	ISSUED FOR REVIEW

REC Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/27/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: LP-5	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

3"X3" METAL POST (TYP.)

2"X2" METAL POST (TYP.)

2"X2" METAL POST (TYP.) GATE

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE

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Date: June 13, 2025
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JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	TM-1
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

MATCH LINE- A

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

REC Rayburn Electric Cooperative
618 Main Street
Garland, TX 75040
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BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
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JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	ISSUE:
APPROVED:		TM-2	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

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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

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

CEDAR TREE
GROUPING
(12' D) TYP.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

MATCH LINE- B

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

GOLIAD ST (SH 205)

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

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CREATED	CODE		
PLOTTED 6/29/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: TM-3	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
99 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
99"/4"= 25 Trees Required

25 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1075 Total Caliper inches 976" Cedar to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
1075"/4"= 269 Trees Required

269 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	TM-4
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR				x		Remove	4	
881	9	CEDAR				x		Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead		x			Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA			x			Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA			x			Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
99 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
99"/4"= 25 Trees Required

25 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1075 Total Caliper inches 976" Cedar to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
1075"/4"= 269 Trees Required

269 CANOPY REPLACEMENT TREES REQUIRED

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/29/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-5 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', Diseased				x	To Remain		
257	22	WILLOW	> 8', Diseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', Diseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

No Existing Cedar Trees in Area II

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree > 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Goup-Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees ≥ 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUP
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees ≥ 8' Ht.= 466 Canopy Trees Mitigation

CEDAR GROUPING METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Group- Cedar Grouping Method

AREA I- SAMPLE AREA GROUPING METHOD
AREA I Cedar Mitigation 342 Tree; Cedar Grouping Mitigation 216 Tree
216 / 342 = 63% of Extrapolation Mitigation

AREA III- MITIGATION
Original Cedar Mitigation by Extrapolation 466 Cedar Trees
466 Trees x 0.63 = 294 Canopy Tree MItigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

REC SOCCER SITE TOTAL MITIGATION- without Cedar Trees
Area I Mitigation- 25 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 0 Canopy Trees
Total Mitigation- 25 Canopy Trees

REC SOCCER SITE TOTAL MITIGATION- with Cedar Grouping
Area I Mitigation- 269 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 294 Canopy Trees
Total Mitigation- 563 Canopy Trees

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/29/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-6 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

01 **SITE PLAN - PHOTOMETRICS**

0' 60' 120' 180'

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

STATE OF TEXAS
FEDERICO DERAS
87686
LICENSED PROFESSIONAL ENGINEER

07/01/2025

ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PHOTOMETRICS

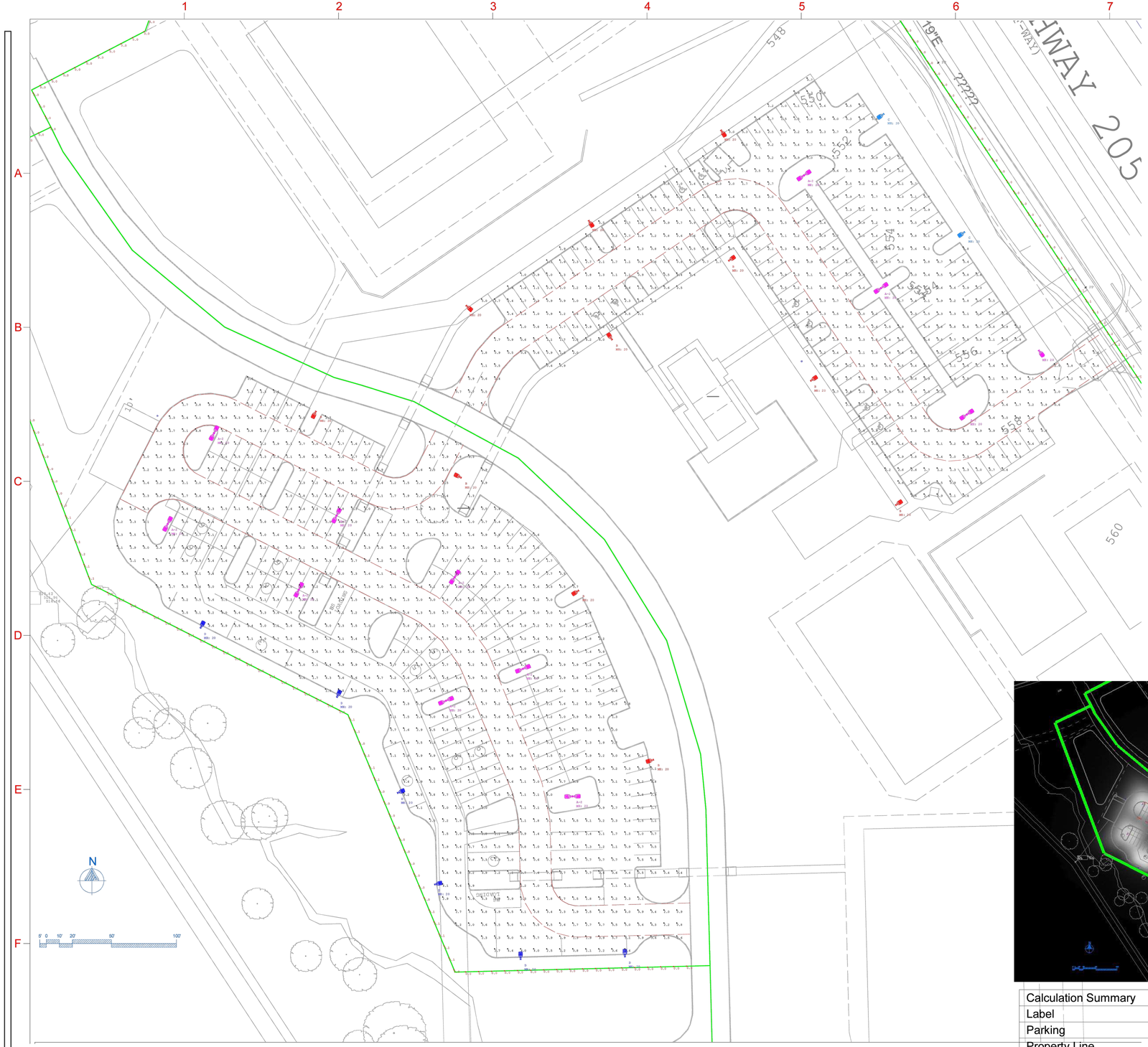
PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-0.0

SP2025-023



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TOTAL PARKING SPACES 299

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.36	6.2	0.4	5.90	15.50
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
	1	A	Single	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	9924	B3-U0-G1	67.9	67.9
	11	A-2	D180°	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT D180° @ 20' MTG. HT. (N)	19848	B3-U0-G1	67.9	1493.8
	11	B	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	13793	B3-U0-G3	101.9	1120.9
	2	C	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14502	B0-U0-G3	157.2	314.4
	6	D	Single	0.950	VISIONAIRE VSX-II_T4_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14558	B1-U0-G3	157.2	943.2

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07/01/2025

ROCKWALL SOCCER FIELDS
PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE - PARKING PHOTOMETRICS

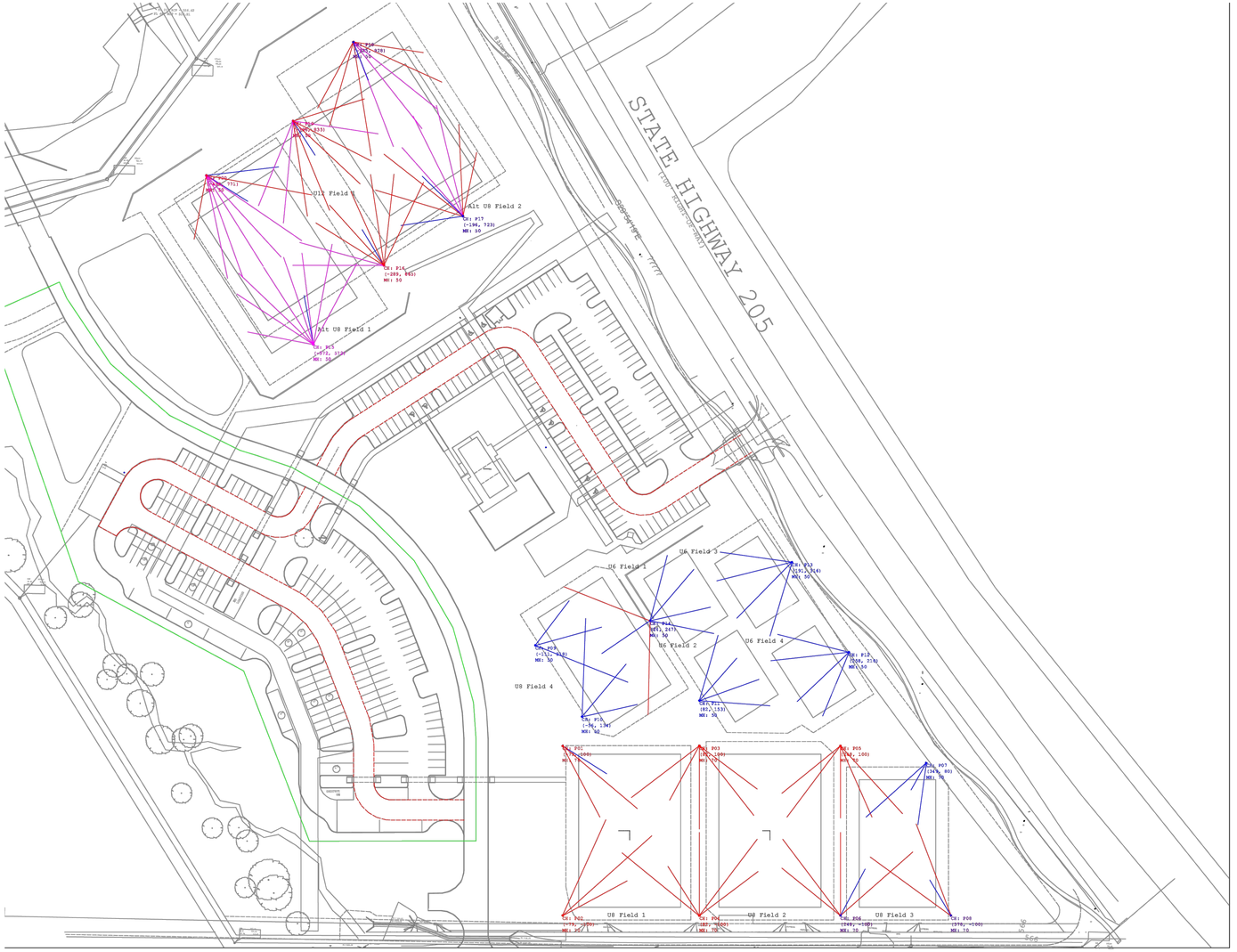
PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-1.0

SP2025-023



U12 Field		Illuminance	
U8 Field 1 - Alt		Illuminance	
U8 Field 2 - Alt		Illuminance	

Scenario/Channel Summary			
Scenario: CHM Lighting			
Channel	**M.H.**	**# Lums**	**Total KW**
P01	70'	3	2.19 kW
P02	70'	3	2.19 kW
P03	70'	5	3.66 kW
P04	70'	5	3.66 kW
P05	70'	5	3.66 kW
P06	70'	5	3.66 kW
P07	70'	3	2.19 kW
P08	70'	3	2.19 kW
P09	50'	3	2.19 kW
P10	50'	3	2.19 kW
P11	50'	4	2.93 kW
P12	50'	4	2.93 kW
P13	50'	4	2.93 kW
P14	50'	4/3	5.13 kW
P15	50'	9	3.29 kW
P16	50'	9	3.29 kW

	Fc	30.4	43
	Fc	30.2	46

Note:
Poles are a back-to-back configuration

P14
(4) facing front - (3) facing back

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TOTAL PARKING SPACES 299

Luminaire Schedule						
Scenario: CHM Lighting						
Label	**Symbol**	**Qty**	**LLF**	**Arrangement**	**Description**	**Lum. Watts**
USLED2-D-C2		28	0.950	Single	USLED2DXX5070C2XXGC	733
USLED2-D-C3		29	0.950	Single	USLED2DXX5070C3XXGC	733
USLED2-S-C1-FCV		24	0.950	Single	USLED2SXX5070C1XXGC FCV	366
USLED2-S-C2-FCV		22	0.950	Single	USLED2SXX5070C2XXGC FCV	366
USLED2-S-C3-FCV		8	0.950	Single	USLED2SXX5070C3XXGC FCV	366

Calculation Summary										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U6 Field 1	Illuminance	Fc	37.1	50	21	1.8	2.4	24	15	15
U6 Field 2	Illuminance	Fc	40.0	54	26	1.5	2.1	24	15	15
U6 Field 3	Illuminance	Fc	31.5	42	23	1.4	1.8	24	15	15
U6 Field 4	Illuminance	Fc	30.2	43	17	1.8	2.5	24	15	15
U8 Field 4	Illuminance	Fc	34.9	42	25	1.4	1.7	60	15	15
U8 Field 1	Illuminance	Fc	32.0	46	21	1.5	2.2	54	20	20
U8 Field 2	Illuminance	Fc	32.3	51	23	1.4	2.2	54	20	20
U8 Field 3	Illuminance	Fc	37.9	55	22	1.7	2.5	40	20	20
U12 Field	Illuminance	Fc	30.9	45	20	1.5	2.3	60	30	30

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

STATE OF TEXAS
FEDERICO DEMAS
87686
LICENSED
PROFESSIONAL ENGINEER

07/01/2025

ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - OVERALL FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

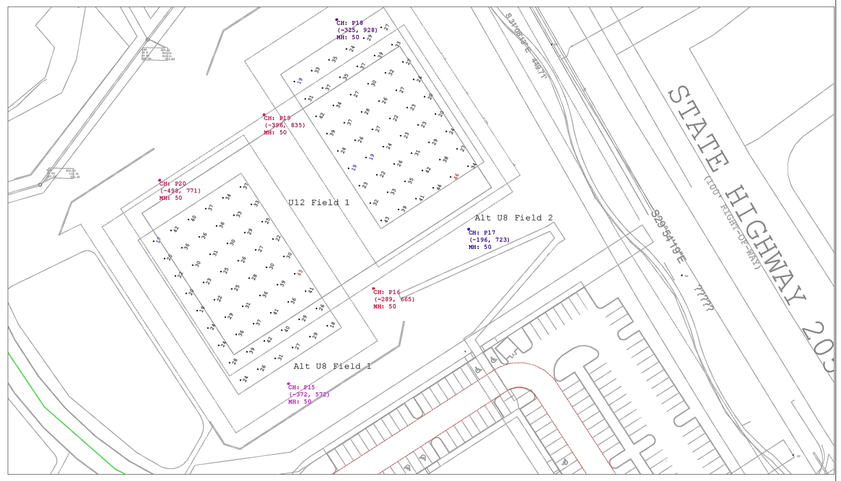
DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-2.0

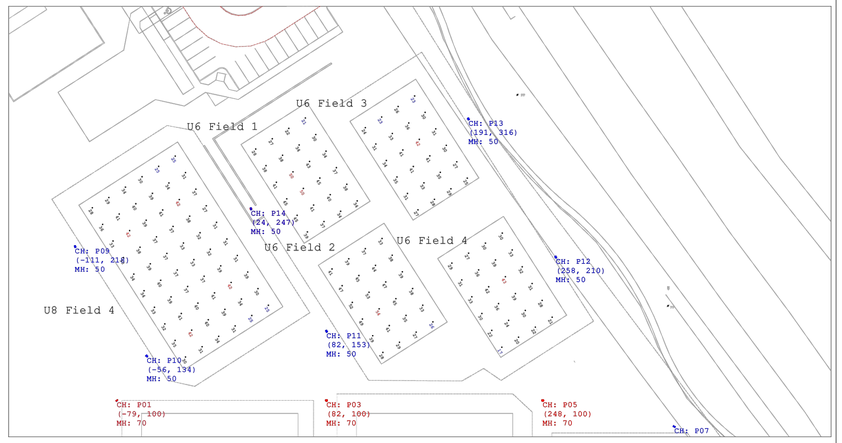
SP2025-023

Calculation Summary										
Project: Scene 3										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U8 Field 1 - Alt	Illuminance	Fc	30.4	43	17	1.8	2.5	54	20	20
U8 Field 2 - Alt	Illuminance	Fc	30.2	46	19	1.6	2.4	54	20	20



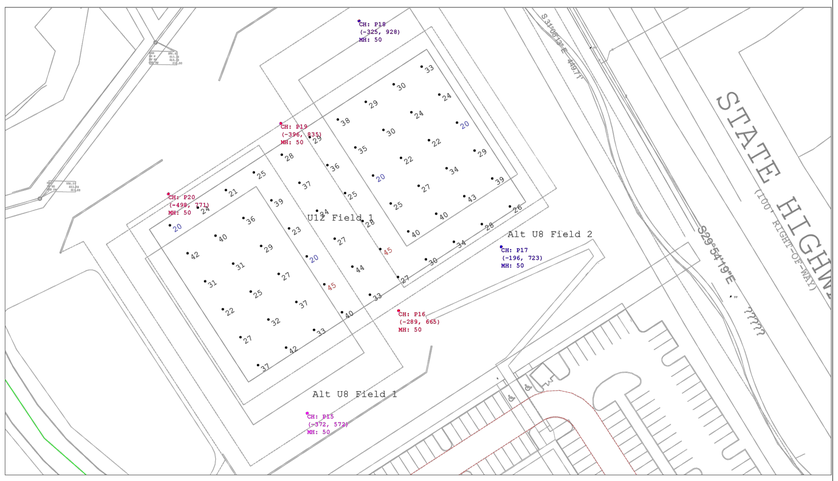
U8 Field 1-2 - Alternate
Scale: 1 inch= 70 Ft.

Calculation Summary										
Project: Scene 2										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U6 Field 1	Illuminance	Fc	37.1	50	21	1.8	2.4	24	15	15
U6 Field 2	Illuminance	Fc	40.0	54	26	1.5	2.1	24	15	15
U6 Field 3	Illuminance	Fc	31.5	42	23	1.4	1.8	24	15	15
U6 Field 4	Illuminance	Fc	30.2	43	17	1.8	2.5	24	15	15
U8 Field 4	Illuminance	Fc	34.9	42	25	1.4	1.7	60	15	15



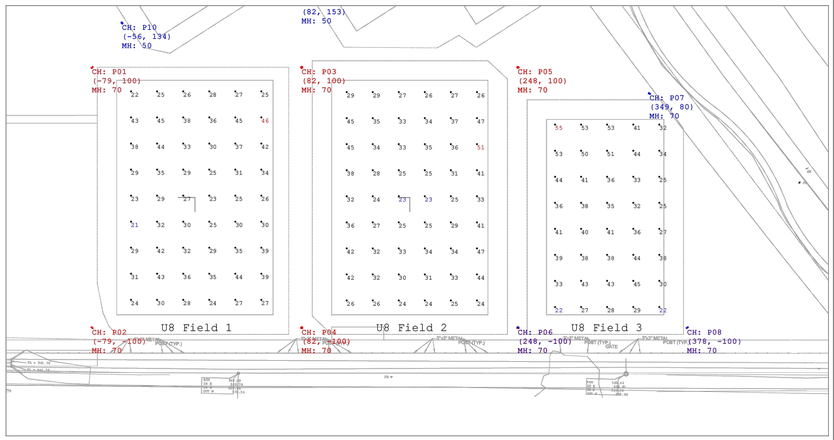
U8 Field 4, U6 Field 1-4
Scale: 1 inch= 55 Ft.

Calculation Summary										
Project: Scene 4										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U12 Field	Illuminance	Fc	30.9	45	20	1.5	2.3	60	30	30



U12 Field 1
Scale: 1 inch= 65 Ft.

Calculation Summary										
Project: Project 1										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U8 Field 1	Illuminance	Fc	32.0	46	21	1.5	2.2	54	20	20
U8 Field 2	Illuminance	Fc	32.3	51	23	1.4	2.2	54	20	20
U8 Field 3	Illuminance	Fc	37.9	55	22	1.7	2.5	40	20	20



U8 Field 1-3
Scale: 1 inch= 55 Ft.

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

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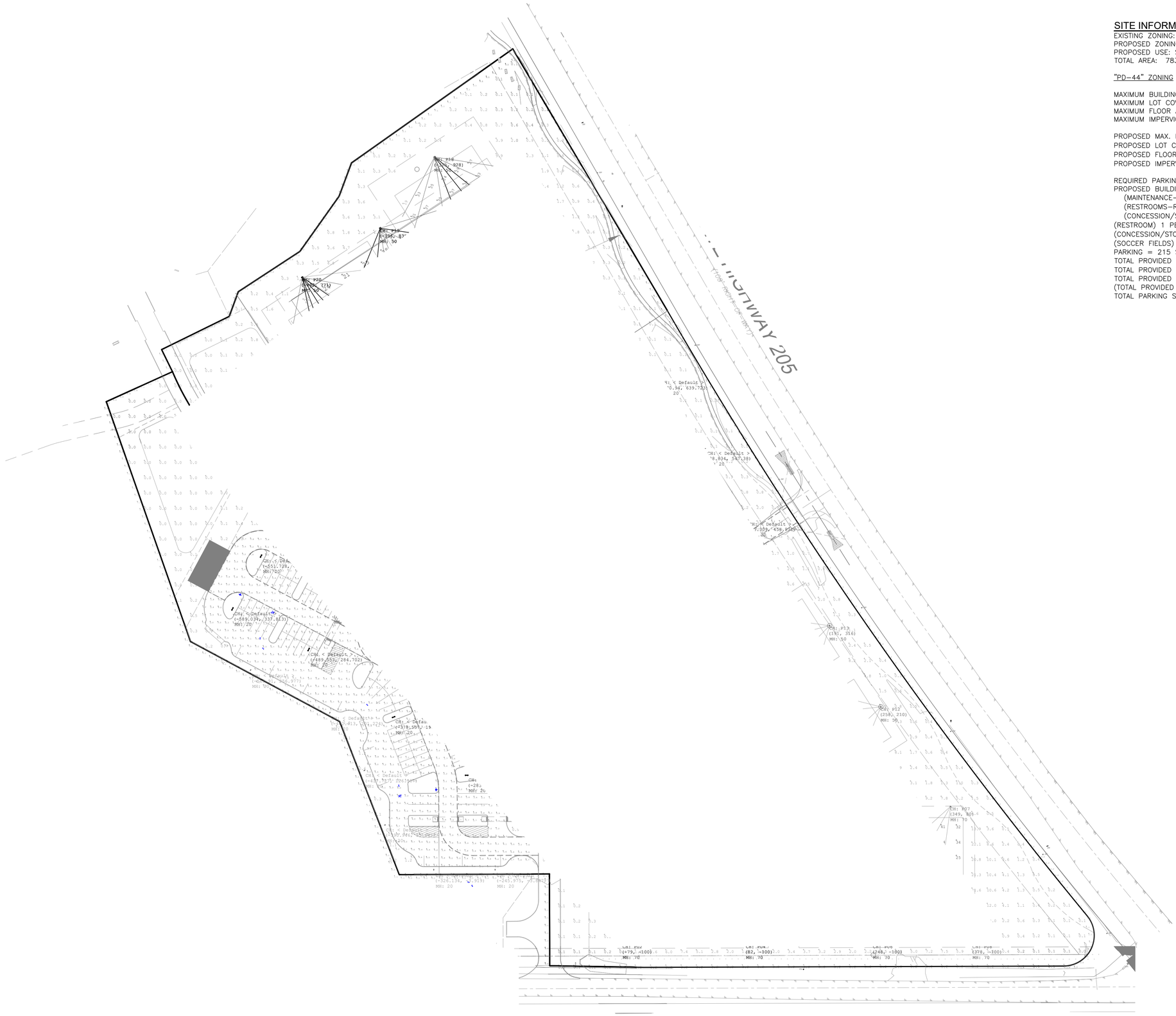
SP2025-023



01 **SITE PLAN PROPERTY LINE - PHOTOMETRICS**

0' 60' 120' 180'

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(MAINTENANCE-MB=1,500± SQ FT)
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(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
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SH 205, ROCKWALL, TEXAS

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PLAN No.
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SHEET CONTENT
SITE PLAN - PROPERTY LINE
PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
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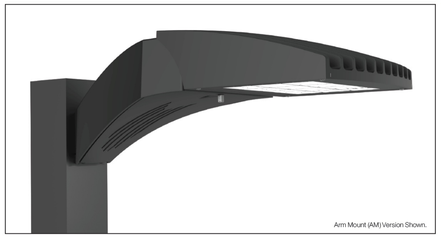
SP2025-023

VSX-II LED Specifications

Area - Site - Commercial - Outdoor



Arm Mount (AM) Version Shown.

The VSX-II Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Sixteen optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000 or 5000 Kelvin temperature of the LEDs.

The VSX-II Series offers an impressive output of up to 23,000 lumens with a wattage package reaching up to 181 watts, delivering an average efficiency of 143 lumens per watt. With integrated controls, the VSX-II ensures optimal lighting coverage while minimizing energy consumption.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Project Name:

Catalog Number:

Type:

Date:

Location:

VISIONAIRE LIGHTING

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Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III R, II, III W, II-LG, IV, IV-A, IV-LG, V, V-LG, V-W, V-WW, FN, FM and FW are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70, 80 or 90.
- CCT values are 2700K, 3000K, 3500K, 4000K, 5000K

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mils thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness.
- Optional Zinc-Free Primer - Recommended within three miles of the ocean
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX-II LED series is supplied with a choice of 350, 530, 700, 1050 or 1200 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90% Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM, MAF and UAM

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
- Enables high end trim
- Based on Zigbee wireless communication protocol
- Zhaga 4 Pin Receptacle

Listings
- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification

3000K or lower must be selected with a fixed mount for IDA certification. Fixed mount must be selected for IDA dark sky certification.

VSX-II - ELECTRICAL LOAD (A)

Ordering Nomenclature	System Watts	120	208	240	277	347	480
VSX-II-T5-16LD-3	16	0.13	0.08	0.07	0.06	0.05	0.03
VSX-II-T5-16LD-5	25	0.21	0.12	0.10	0.09	0.07	0.05
VSX-II-T5-16LD-7	34	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-16LD-10	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-32LD-3	60	0.50	0.29	0.25	0.22	0.17	0.13
VSX-II-T5-32LD-3	33	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-32LD-5	51	0.43	0.25	0.21	0.18	0.15	0.11
VSX-II-T5-32LD-7	68	0.57	0.33	0.28	0.25	0.20	0.14
VSX-II-T5-32LD-10	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-32LD-12	121	1.01	0.58	0.50	0.44	0.35	0.25
VSX-II-T5-48LD-3	49	0.41	0.24	0.20	0.18	0.14	0.10
VSX-II-T5-48LD-5	76	0.63	0.37	0.32	0.27	0.22	0.16
VSX-II-T5-48LD-7	102	0.85	0.49	0.43	0.37	0.29	0.21
VSX-II-T5-48LD-10	157	1.31	0.75	0.65	0.57	0.45	0.33
VSX-II-T5-48LD-12	181	1.51	0.87	0.75	0.65	0.52	0.38

VSX-II LED SPECIFICATIONS / Forward Optics

Lum/Count	Current & Watts	Distribution Type	2700K						3000K						3500K					
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
16LD	350 mA (16W)	T1	4609	3	0	2	147	5095	3	0	2	163	4960	3	0	2	159	5040	3	0	2	161
		T2	4555	3	0	2	145	4974	3	0	2	159	4824	3	0	2	154	4900	3	0	2	156
		T3	4602	3	0	2	147	5117	3	0	2	163	4959	3	0	2	159	5037	3	0	2	161
		T3R	4602	3	0	2	147	5117	3	0	2	163	4959	3	0	2	159	5037	3	0	2	161
		T4M	4794	3	0	2	145	5332	3	0	2	161	4951	3	0	2	151	5211	3	0	2	159
		T4LG	4819	3	0	2	147	5335	3	0	2	163	4973	3	0	2	159	5054	3	0	2	159
		T5	4757	3	0	2	144	4940	3	0	2	150	4925	3	0	2	149	5128	3	0	2	155
		T5W	4860	3	0	2	150	5210	3	0	2	159	5030	3	0	2	157	5107	3	0	2	159
		T5LG	4865	3	0	2	148	5121	3	0	2	163	4959	3	0	2	159	5039	3	0	2	161
		T6	4799	3	0	2	148	5338	3	0	2	152	4950	3	0	2	151	5217	3	0	2	159
		T6LG	4819	3	0	2	147	5335	3	0	2	163	4973	3	0	2	159	5054	3	0	2	159
		T66	4859	3	0	2	148	5403	3	0	2	165	4950	3	0	2	151	5217	3	0	2	159
		T66W	4859	3	0	2	148	5403	3	0	2	165	4950	3	0	2	151	5217	3	0	2	159
		T8	4859	3	0	2	148	5406	3	0	2	165	4951	3	0	2	151	5218	3	0	2	159
		T8LG	4859	3	0	2	148	5406	3	0	2	165	4951	3	0	2	151	5218	3	0	2	159
		FN	5075	3	0	3	155	5645	3	0	3	172	5597	3	0	3	171	5901	3	0	3	180
		FM	5042	3	0	3	153	6262	3	0	3	192	5565	3	0	3	169	5479	3	0	3	167
		FW	4735	3	0	2	145	4955	3	0	2	152	4955	3	0	2	151	5171	3	0	2	158
32LD	530 mA (31W)	T1	7312	3	0	3	144	7930	3	0	3	157	7851	3	0	3	156	7946	3	0	3	157
		T2	7221	3	0	3	142	7830	3	0	3	155	7752	3	0	3	153	7845	3	0	3	155
		T3	7277	3	0	3	144	7892	3	0	3	156	7814	3	0	3	154	7910	3	0	3	156
		T3R	7180	3	0	3	143	7785	3	0	3	154	7708	3	0	3	152	7800	3	0	3	154
		T5W	7264	3	0	3	143	7876	3	0	3	156	7800	3	0	3	154	7896	3	0	3	156
		T5LG	7087	3	0	3	140	7614	3	0	3	151	7535	3	0	3	149	7551	3	0	3	149
		T6	7178	3	0	3	142	7691	3	0	3	152	7613	3	0	3	151	7635	3	0	3	151
		T6A	7093	3	0	3	140	7626	3	0	3	150	7611	3	0	3	150	8054	3	0	3	159
		T6LG	7178	3	0	3	142	7691	3	0	3	152	7613	3	0	3	151	7635	3	0	3	151
		T66	7272	3	0	3	143	7809	3	0	3	154	7733	3	0	3	152	7830	3	0	3	154
		T66W	7272	3	0	3	143	7809	3	0	3	154	7733	3	0	3	152	7830	3	0	3	154
		T8M	6995	3	0	3	138	7506	3	0	3	148	7438	3	0	3	146	7535	3	0	3	148
		T8MW	6955	3	0	3	137	8992	3	0	3	178	8992	3	0	3	178	7479	3	0	3	148
		T8LG	7066	3	0	3	139	8551	3	0	3	169	8551	3	0	3	169	8595	3	0	3	170
		FM	7926	3	0	3	151	7970	3	0	3	157	7927	3	0	3	156	8002	3	0	3	158
		FW	7139	3	0	3	141	7337	3	0	3	145	7337	3	0	3	145	7414	3	0	3	146
48LD	700 mA (48W)	T1	9660	3	0	3	143	10360	3	0	3	148	9979	3	0	3	147	10422	3	0	3	149
		T2	9539	3	0	3	141	10230	3	0	3	146	9851	3	0	3	145	10292	3	0	3	147
		T3	9618	3	0	3	142	10314	3	0	3	148	9933	3	0	3	146	10376	3	0	3	148
		T3R	9469	3	0	3	140	8901	3	0	3	128	8916	3	0	3	128	9314	3	0	3	133
		T5W	9599	3	0	3	142	10277	3	0	3	147	9910	3	0	3	145	10354	3	0	3	148
		T5LG	9540	3	0	3	140	10356	3	0	3	148	10356	3	0	3	148	10401	3	0	3	149
		T6	9495	3	0	3	141	10172	3	0	3	146	10172	3	0	3	146	10231	3	0	3	146
		T6LG	9618	3	0	3	142	10314	3	0	3	148	9933	3	0	3	146	10376	3	0	3	148
		T66	9579	3	0	3	141	10257	3	0	3	147	10257	3	0	3	147	10316	3	0	3	147
		T66W	9579	3	0	3	141	10257	3	0	3	147	10257	3	0	3	147	10316	3	0	3	147
		T8M	9218	3	0	3	132	9879	3	0	3	142	9879	3	0	3	142	9934	3	0	3	142
		T8MW	9179	3	0	3	131	11186	4	0	3	147	11186	4	0	3	147	11255	4	0	3	148
		T8LG	9318	3	0	3	134	9985	3	0	3	143	9985	3	0	3	143	10045	3	0	3	144
		FM	10459	4	0	3	150	10570	4	0	3	148	10570	4	0	3	148	11053	4	0	3	155
		FW	9395	3	0	3	135	9729	3	0	3	139	9729	3	0	3	139	9797	3	0	3	140
64LD	700 mA (64W)	T1	13402	3	0	3	143	14006	3	0	3	149	14038	3	0	3	150	14590	4	0	3	155
		T2	13241	3	0	3	141	13838	3	0	3	147	13868	3	0	3	148	14420	4	0	3	154
		T3	13344	3	0	3	142	13944	3	0	3	149	13975	3	0	3	149	14529	4	0	3	155
		T3R	13149	3	0	3	140	12355	3	0	3	132	12355	3	0	3	132	12918	3	0	3	138
		T5W	13326	3	0	3	142	14255	3	0	3	152	14255	3	0	3	152	14429	4	0	3	154
		T5LG	13236	3	0	3	141	14370	3	0	3	153	14370	3	0	3	153	14430	4	0	3	154
		T6	13172	3	0	3	140	14112	3	0	3	150	14112	3	0	3	150	14170	4	0	3	151
		T6A	13088	3	0	3	139	14480	3	0	3	154	14480	3	0	3	154	14541	4	0	3	155
		T6LG	13344	3	0	3	142	14255	3	0	3	152	14255	3	0	3	152	14429	4	0	3	154
		T6	13342	3	0	3	142	14291	3	0	3	152	14291	3	0	3	152	14452	4	0	3	154
		T6LG	13344	3	0	3	142	14255	3	0	3	152	14255	3	0	3	152	14429	4	0	3	154
		T66	13411	3	0	3	143	14354	3	0	3	153	14354	3	0	3	153	14516	4	0	3	155
		T66W	13411	3	0	3	143	14354	3	0	3	153	14354	3	0	3	153	14516	4	0	3	155
		T8M	13126	3	0	3	140	14055	3	0	3	150	14055	3	0	3	150	14216	4	0	3	152
		FM	14022	4	0	3	150	14059	4	0	3	149	14059	4	0	3	149	14697	4	0	3	157
		FW	13018	3	0	3	139	13018	3	0	3	139	13018	3	0	3	139	13172	3	0	3	141
80LD	1050 mA (105W)	T1	15855	3	0	3	151	16456	3	0	3	157	16502	3	0	3	157	17152	4	0	3	163
		T2	15672	3	0	3	149	16263	3	0	3	155	16307	3	0	3	155	16947	4	0	3	161
		T3	15784	3	0	3	150	16379	3	0	3	156	16424	3	0	3	156	17068	4	0	3	162
		T3R	15556	3	0	3	148	14614	3	0	3	139	14659	3	0	3	139	15294	3	0	3	145
		T5W	15768	3	0	3	150	16866	3	0	3	160	16866	3	0	3	160	17067	4	0	3	162
		T5LG	15668	3	0	3	149	17010	3	0	3	161	17010	3	0	3	161	17091	4	0	3	162
		T6	15590	3	0	3	148	16718	3	0	3	158	16718	3	0	3	158	16780	4	0	3	159
		T6A	15482	3	0	3	147	17132	3	0	3	163	17132	3	0	3	163	17204	4	0	3	163
		T6LG	15784	3	0	3	150	16866	3	0	3	160	16866	3	0	3	160	17067	4	0	3	162
		T6	15852	3	0	3	151	16827	3	0	3	160	16827	3	0	3	160	17026	4	0	3	161
		T6LG	15855	3	0	3	151	16456	3	0	3	157	16502	3	0	3	157	17152	4	0	3	163
		T66	15924	3	0	3	151	16900	3	0	3	161	16900	3	0	3	161	17098	4	0	3	162
		T66W	15924	3	0	3	151	16900	3	0	3	161	16900	3	0	3	161	17098	4	0	3	162
		T8M	15591	3	0	3	148	16612	3	0	3	158	16612	3	0	3	158	17196	4	0	3	163
		FM	16664	4	0	3	159	16702	4	0	3	158	16702	4	0	3	158	17457	4	0	3	166
		FW	15468	3	0	3	147	15468	3	0	3	147	15468	3	0	3	147	15540	3	0	3	148
48LD	350 mA (48W)	T1	9703	3	0	3	138	10064	3	0	3	143	9982	3	0	3	142	10066	3	0	3	143
		T2	9483	3	0	3	135	9834	3	0	3	140	9757	3	0	3	139	9838	3	0	3	140
		T3	9571	3	0	3	136	9931	3	0	3	141	9851	3	0	3	140	9933	3	0	3	141
		T3R	9553	3	0	3	136	9949	3	0	3	141	9845	3	0	3	140	9775	3	0	3	139
		T5W	9571	3	0	3	136	9931	3	0	3	141	9851	3	0	3	140	9933	3	0	3	141
		T5LG	9697	3	0	3	138	9963	3	0	3	141	9963	3	0	3	141	10026	3	0	3	142
		T6	9551	3	0	3	136	9921	3	0	3	141	9921	3	0	3	141	9984	3	0	3	142
		T6A	9571	3	0	3	136	9931	3	0	3	141	9851	3	0	3	140	9933	3	0	3	141
		T6LG	9703	3	0	3	138	9984	3	0	3	142	9984	3	0	3	142	10066	3	0	3	143
		T66	9703	3	0	3	138	9984	3	0	3	142	9984	3	0	3	142	10066	3	0	3	143
		T66W	9703	3	0	3	138	9984	3	0	3	142	9984	3	0	3	142	10066	3	0	3	143
		T8M	9551	3	0	3	136	9921	3	0	3	141	9921	3	0	3	141	9984	3	0	3	142
		FM	9551	3	0	3	136	9905	3	0	3	141	9905	3	0	3	141	9970	3	0	3	142
		FW	9551	3	0	3	136	9905	3	0	3	141	9905	3	0	3	141	9970	3	0	3	142
64LD	530 mA (64W)	T1	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		T2	12992	3	0	3	132	13912	3	0	3	148	13781	3	0	3	146	13913	4	0	3	148
		T3	13078	3	0	3	133	14006	3	0	3	149	13875	3	0	3	147	14007	4	0	3	149
		T3R	12896	3	0	3	131	13811	3	0	3	147	13681	3	0	3	145	13812	4	0	3	147
		T5W	13078	3	0	3	133	14006	3	0	3	149	13875	3	0	3	147	14007	4	0	3	149
		T5LG	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		T6	13078	3	0	3	133	14006	3	0	3	149	13875	3	0	3	147	14007	4	0	3	149
		T6A	13088	3	0	3	133	14006	3	0	3	149	13875	3	0	3	147	14007	4	0	3	149
		T6LG	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		T6	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		T6LG	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		T66	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		T66W	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		T8M	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		FM	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
		FW	13167	3	0	3	134	14099	3	0	3	150	13968	3	0	3	148	14100	4	0	3	150
80LD	700 mA (80W)	T1	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		T2	16451	3	0	3	127	16338	3	0	3	126	15868	3	0	3	122	16327	4	0	3	126
		T3	16552	3	0	3	128	16443	3	0	3	127	15966	3	0	3	123	16432	4	0	3	127
		T3R	16254	3	0	3	126	15347	3	0	3	119	15347	3	0	3	119	16127	4	0	3	125
		T5W	16552	3	0	3	128	16443	3	0	3	127	15966	3	0	3	123	16432	4	0	3	127
		T5LG	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		T6	16451	3	0	3	127	16338	3	0	3	126	15868	3	0	3	122	16327	4	0	3	126
		T6A	16451	3	0	3	127	16338	3	0	3	126	15868	3	0	3	122	16327	4	0	3	126
		T6LG	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		T6	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		T6LG	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		T66	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		T66W	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		T8M	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		FM	16703	3	0	3	129	16598	3	0	3	128	16116	3	0	3	124	16587	4	0	3	128
		FW	16228	3	0	3	125	16228	3	0	3	125	15760	3	0	3	121	15760	4	0	3	121
96LD	1050 mA (181W)	T1	23703	3	0	4	131	24630	3	0	4	136	24130	3	0	4	133	24631	4	0	4	136
		T2	23443	3	0	4	129	24360	3	0	4	134	23869	3	0	4	131	24361	4	0	4	134
		T3	23579	3	0	4	130	24503	3	0	4	135	24003	3	0	4	132	24504	4	0	4	135
		T3R	23179	3	0	4	128	21824	3	0	4	120	21824	3	0	4	120	22918	3	0	4	126
		T5W	23579	3	0	4	130	24503	3	0	4	135	24003	3	0	4	132	24504	4	0	4	135
		T5LG	23703	3	0	4	131	24630	3	0	4	136	24130	3	0	4	133	24631	4	0	4	136
		T6	23443	3	0	4	129	24360	3	0	4	134	23869	3	0	4	131	24361	4	0	4	134
		T6A	23479	3	0	4	129	25419	3	0	4	134	23419	3	0	4	124	25179	4	0	4	133
		T6LG	23703	3	0	4	131	24630	3	0	4	136	24130	3	0	4	133	24631	4	0	4	136
		T6	23540	3	0	4	130	21540	3	0	4	119	21540	3	0	4	119	21616	3	0	4	119
		T6LG	23703	3	0	4	131	24630	3	0	4	136	24130	3	0	4	133	24631	4	0	4	136
		T66	23662	3	0	4	130	24595	3	0	4	136	24095	3	0	4	133	24596	4	0	4	136
		T66W	23479	3	0	4	129	24419	3	0	4	135	23919	3	0	4	132	24420	4	0	4	135
		T8M	23662	3	0	4	130	24595	3	0	4	136	24095	3	0	4	133	24596	4	0

General Notes:

Age Group

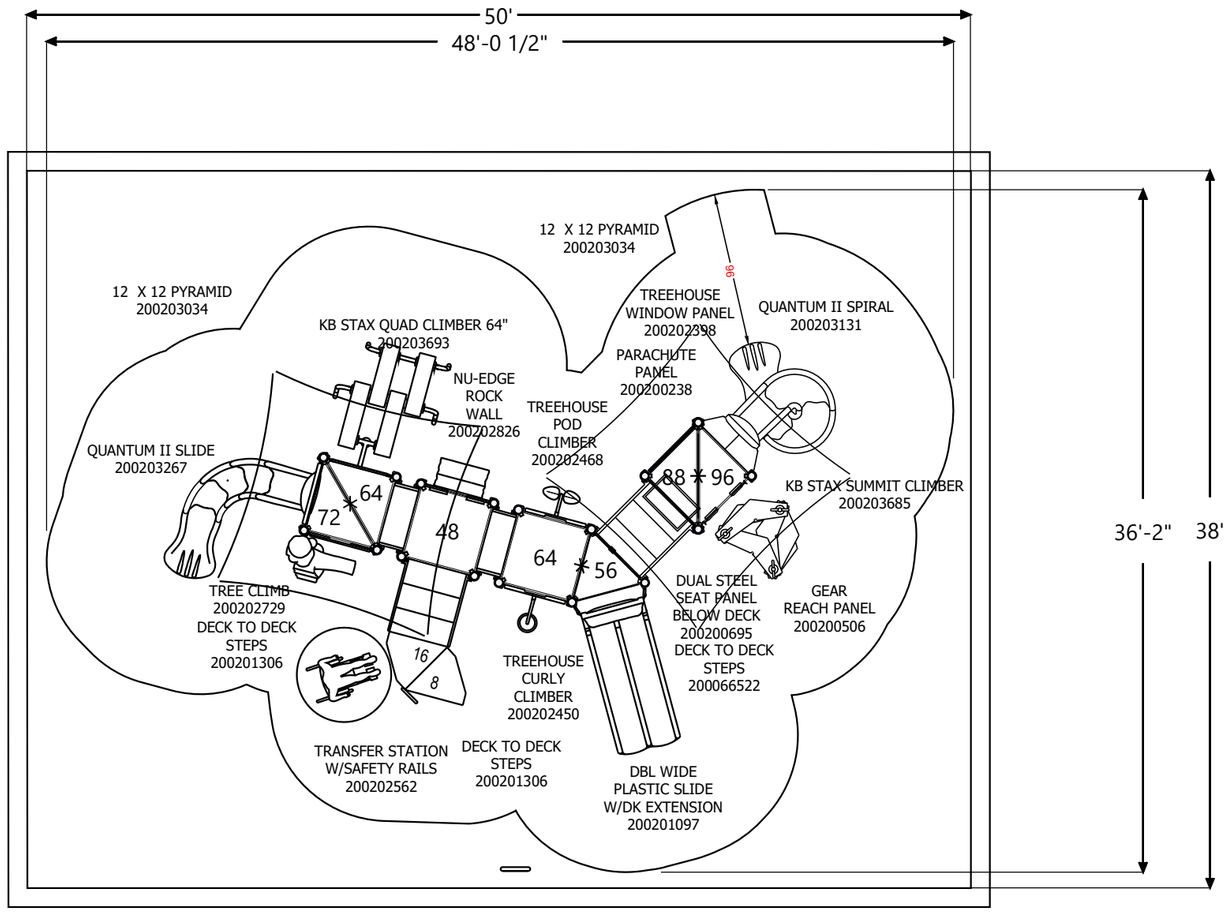
☐ 2-5yrs ☑ 5-12 yrs ☐ 2-12yrs ☐ 13+ yrs

1. The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
2. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
3. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
4. All deck heights are measured from top of ground cover.
5. Fall absorbing ground cover is required under and around all play equipment.
6. The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
7. All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.
8. Not all equipment may be appropriate for all children. Supervision is required.

AGE GROUP:	5-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	9		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	3	REQ'D	3

Lea PARK & PLAY

little tikes COMMERCIAL



RISK MANAGEMENT SIGN
ENGLISH
787

AREA: 1901 ft²
PERIMETER: 175 ft
The information provided is for estimation purposes only.

Scale: 1/8" = 1'-0"

2' 8' 1' 4' 16'

Playground Layout Compliance:

☑ ASTM F1487 - Playground Equipment for Public Use.
☑ CPSC Handbook for Public Playground Safety

☑ This playground design meets the final Access Board Regulations.

IPEMA CERTIFIED ASTM F1487

The play components identified in this plan are IPEMA certified.The use and layout of these components conform to the requirements of ASTM F1487.

LEED points for this structure
0

Project:
Rayburn Electric 5-12 D2
Rockwall, TX

LTCPS rep:
Michael Perez
Lea Park & Play, Inc.
(800) 237-7473

Ground Space: 37'-0" x 29'-6"
Protective Area: 50'-6" x 38'-6"

Drawn by: Michael Perez
Date: 5/22/2025
DWG Name: R0306_45799519649

LTCPS - Farmington
878 East Highway 60
Monett, Missouri 65708
Voice: 1-800-325-8828
Fax: 417-354-2273

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:	July 21, 2025
SUBJECT:	SP2025-023; *Alternative Tree Mitigation Settlement Agreement for Rayburn Electric Cooperative*

The applicant, Frank Polma P.E. of R-Delta Engineering, is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is an 18.00-acre tract of land identified as a portion of Lots 2, & 3, Block A, REC Campus Addition, which is generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. This request is being made in conjunction with an approved site plan [*Case No. SP2025-023*] for a *Soccer Complex*. On July 15, 2025 the Planning and Zoning Commission approved the site plan and a motion to send a recommendation of approval for the proposed *Alternative Tree Mitigation Settlement Agreement*. This motion carried by a vote of 7-0.

The applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* for the purpose of [*1*] allowing sample areas to be utilized to calculate tree mitigation, and [*2*] to not require mitigation for Eastern Red Cedar trees. The applicant is making this request given the dense groves of trees on the subject property. The applicant has indicated to staff that they would rather spend their capital on the *Soccer Complex* and its amenities, rather than surveying the entire property and providing the required mitigation. Based on the proposed Treescape Plan, the estimated mitigation balance is 2,252 caliper inches or 563 canopy trees. Given the nature of the proposed land use (*i.e. Soccer Complex*) the applicant is limited on how many trees could be replanted on site. If required to settle the mitigation balance in accordance with Section 05, *Tree Mitigation*, of Article 08, *Tree Preservation*, of the Unified Development Code (UDC), the applicant would be required to plant 1,801.60 caliper inches (*i.e. 2,252 caliper inches x 80% = 1,801.6 caliper inches*) or 451 canopy trees and pay $45,040.00 (*i.e. [2,252 caliper inches x 20%] x $100.00 = 45,040.00*). With the site constraints it is likely the applicant would need to request an *Alternative Tree Mitigation Settlement Agreement* regardless of the current request. According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." As stated above, on July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 7-0. The approval of the applicant's request remains a discretionary decision for the City Council. Should the City Council have any questions concerning the applicant's request, staff will be available at the meeting on *July 21, 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: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

☐ *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	Rayburn Electric Cooperative
CONTACT PERSON	David Naylor
ADDRESS	950 Sids Rd
CITY, STATE & ZIP	Rockwall, Tx 75032
PHONE	[redacted]
E-MAIL	[redacted]

☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	618 Main Street
CITY, STATE & ZIP	Garland, Tx 75040
PHONE	[redacted]
E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [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 $610.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 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 12 DAY OF June, 2025

OWNER'S SIGNATURE [signature]

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

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES

City of Rockwall

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

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

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		299,509 s.f.	Tif Turf Bermuda	Tif Turf Bermuda Grass	Solid Sod
		242,086 s.f.	Tahoma31 Bermuda	Tahoma 31 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO / 3 — PLANT SYMBOL, REF. PLANT SCHEDULE, PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

APPROVED:
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WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road
Total (10' Wide) Required Landscape Buffer Area - 7,786 SF
Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

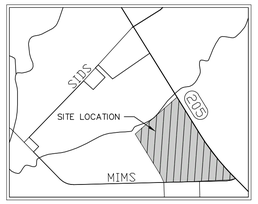
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
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Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/29/2025 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED: | DRAWING NO.: LP-1 | ISSUE: 0
APPROVED:
FILENAME:

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- A

MATCH LINE- A

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- B

MATCH LINE- A

S GOLIAD ST (SH 205)

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

BUS PARKING

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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NOTE:
REFERENCE SHEET LP-2 FOR SITE DATA LISTING

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APPROVED:		ISSUE:	0
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REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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NOTE:
REFERENCE SHEET LP-2
FOR SITE DATA LISTING

MATCH LINE- B

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

CASE NO. SP2025-023

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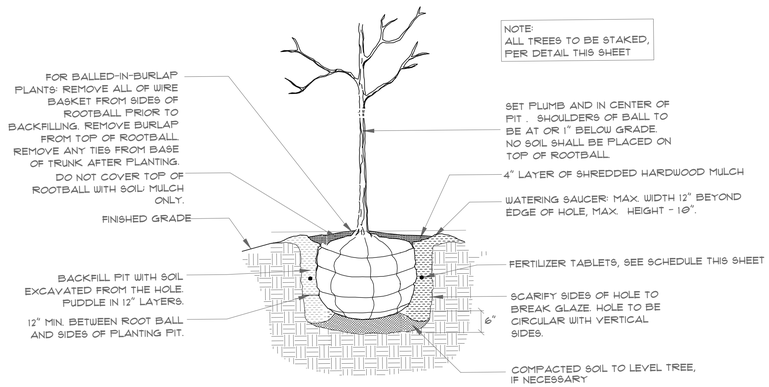
CHECKED:		DRAWING NO.:	LP-4
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN



A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS

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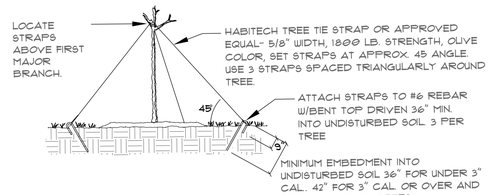
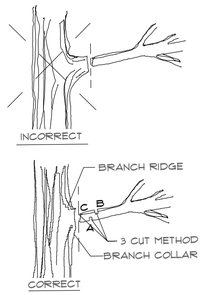


RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

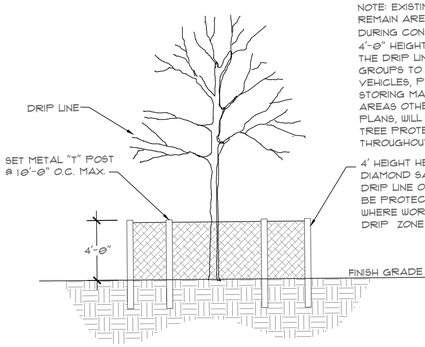
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

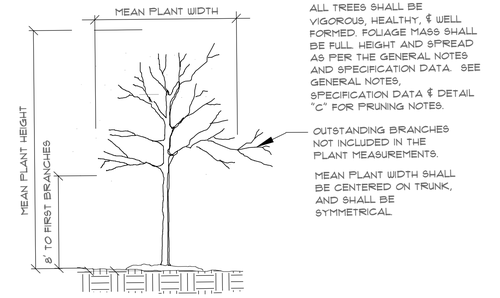
C SECTION: TREE PRUNING
NTS



NOTE: EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES, PERFORMING WORK OR STORING MATERIALS WITHIN THE DRIP AREAS OTHER THAN SHOWN ON THE PLANS, WILL NOT BE PERMITTED. THE TREE PROTECTION SHALL REMAIN THROUGHOUT CONSTRUCTION.

4' HEIGHT HEAVY DUTY ORANGE DIAMOND SAFETY FENCING AT THE DRIP LINE OF ALL EXISTING TREES TO BE PROTECTED, EXCEPT IN AREAS WHERE WORK IS NOTED WITHIN THE DRIP ZONE ON THE PLANS.

C SECTION: TREE PROTECTION
NTS



ALL TREES SHALL BE VIGOROUS, HEALTHY, & WELL FORMED. FOLIAGE MASS SHALL BE FULL HEIGHT AND SPREAD AS PER THE GENERAL NOTES AND SPECIFICATION DATA. SEE GENERAL NOTES, SPECIFICATION DATA & DETAIL "C" FOR PRUNING NOTES.

OUTSTANDING BRANCHES NOT INCLUDED IN THE PLANT MEASUREMENTS.

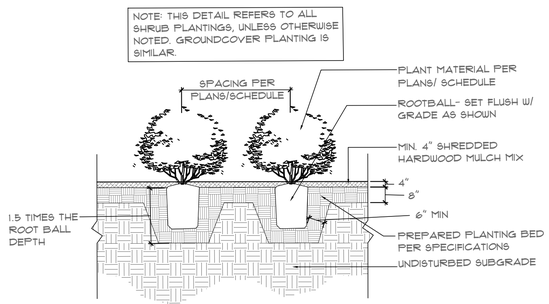
MEAN PLANT WIDTH SHALL BE CENTERED ON TRUNK, AND SHALL BE SYMMETRICAL

D SECTION: TREE INFORMATION
NTS

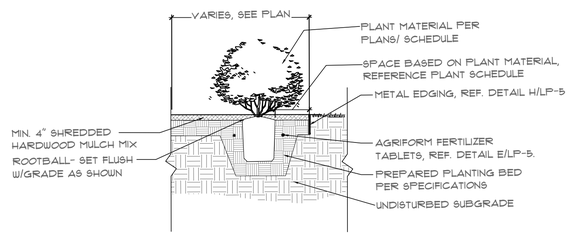
FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

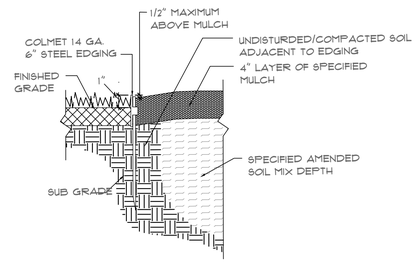
E CHART: FERTILIZER SCHEDULE



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

CASE NO. SP2025-023

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REC Rayburn Electric Cooperative
r.delta ENGINEERS
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Garland, TX 75040
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TBPE No. F-1515

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LAST UPDATE BY			
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CHECKED:	DRAWING NO.: LP-5	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

3"X3" METAL POST (TYP.)

2"X2" METAL POST (TYP.)

2"X2" METAL POST (TYP.) GATE

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
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CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

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MATCH LINE- A

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SH 205
ROCKWALL, TX 75032

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

CEDAR TREE
GROUPING
(12' D) TYP.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

MATCH LINE- B

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

GOLIAD ST (SH 205)

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative

r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/29/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: TM-3	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
99 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
99"/4"= 25 Trees Required

25 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1075 Total Caliper inches 976" Cedar to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
1075"/4"= 269 Trees Required

269 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
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TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	TM-4
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR				x		Remove	4	
881	9	CEDAR				x		Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead		x			Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA			x			Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA			x			Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
99 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
99"/4"= 25 Trees Required

25 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1075 Total Caliper inches 976" Cedar to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
1075"/4"= 269 Trees Required

269 CANOPY REPLACEMENT TREES REQUIRED

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/29/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-5 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', Diseased				x	To Remain		
257	22	WILLOW	> 8', Diseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', Diseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

No Existing Cedar Trees in Area II

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree > 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Goup-Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees ≥ 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUP
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees ≥ 8' Ht.= 466 Canopy Trees Mitigation

CEDAR GROUPING METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Group- Cedar Grouping Method

AREA I- SAMPLE AREA GROUPING METHOD
AREA I Cedar Mitigation 342 Tree; Cedar Grouping Mitigation 216 Tree
216 / 342 = 63% of Extrapolation Mitigation

AREA III- MITIGATION
Original Cedar Mitigation by Extrapolation 466 Cedar Trees
466 Trees x 0.63 = 294 Canopy Tree MItigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

REC SOCCER SITE TOTAL MITIGATION- without Cedar Trees
Area I Mitigation- 25 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 0 Canopy Trees
Total Mitigation- 25 Canopy Trees

REC SOCCER SITE TOTAL MITIGATION- with Cedar Grouping
Area I Mitigation- 269 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 294 Canopy Trees
Total Mitigation- 563 Canopy Trees

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/29/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-6 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

DATE: July 29, 2025

TO: Frank A. Polma, P.E.
R-Delta Engineers, Inc.
618 Main Street
Garland, TX 75040

CC: David Naylor
Rayburn Electric Cooperative
950 Sids Road
Rockwall, TX 75032

FROM: Henry Lee, *Senior Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2025-023; *Site Plan for a Soccer Complex*

Frank A. Polma, P.E.,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 15, 2025. The following is a record of all recommendations, voting records:

Conditions of Approval:

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

(2) Building elevations shall be provided to staff for the proposed maintenance building at the time of building permit, and will generally need to meet the same architectural design and materials as the remainder of the Rayburn Electric Cooperative's Corporate Campus in accordance with Planned Development District 44 (PD-44); and,

(3) Prior to any grading being complete on the subject property, three (3) tree transplant days must be held; and,

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

Planning and Zoning Commission
On July 15, 2025, the Planning and Zoning Commission approved a motion to approve the site plan, and recommend approval of the alternative tree mitigation settlement agreement by a vote of 7-0.

City Council
On July 21, 2025, the City Council approved a motion to approve the alternative tree mitigation settlement agreement by a vote of 7-0, with the condition that three (3) tree days be held.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6434.

Sincerely,

Henry Lee, *AICP*, *Senior Planner*
City of Rockwall Planning and Zoning Department