



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-046 P&Z DATE 11/10/20 CC DATE 11/16/20 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

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

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☒ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2820-046

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:

[Signature]

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
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address PROPERTY ID #10188, JOHN KING BLVD. - A PORTION OF TRACT 1-01 OR THE S.R. BARNES SURVEY, ABSTRACT NO. 13

Subdivision GIDEON GROVE - PHASE 2

Lot

Block

General Location ALONG THE SOUTH SIDE OF JOHN KING BLVD, NEAR THE INTERSECTION WITH E. QUAIL RUN ROAD. N WITH E. QUAIL RUN ROAD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ORD. NO 17-25, PD-84

Current Use VACANT / AGRICULTURAL

Proposed Zoning ORD. NO 17-25, PD-84

Proposed Use SINGLE-FAMILY RESIDENTIAL

Acreage 30.337 AC

Lots [Current] 1

Lots [Proposed] 84

☐ **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 Gideon Grove Addition 2, Ltd., a Texas Limited Partnership
By: Gideon Grove Addition 2 GP Corporation, a Texas Corporation, its General Partner

☒ Applicant Skorburg Company

Contact Person John Arnold

Contact Person Humberto Johnson, Jr.

Address 8214 Westchester Drive, Suite 900

Address 8214 Westchester Drive, Suite 900

City, State & Zip Dallas, TX 75225

City, State & Zip Dallas, TX 75225

Phone 214-522-4945

Phone 214-888-8857

E-Mail jarnold@skorburgcompany.com

E-Mail jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Arnold [Owner] the undersigned, who stated the information on this application to be true and certified the following:

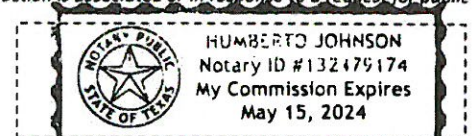
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$655.06, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of October, 2020. By signing this application, 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 16 day of October, 2020.

Owner's Signature

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 05/15/2024



City of Rockwall
The New Horizon

RockwallPLL

Receipt#: 2031

Date: 10/19/2020

Payment Receipt

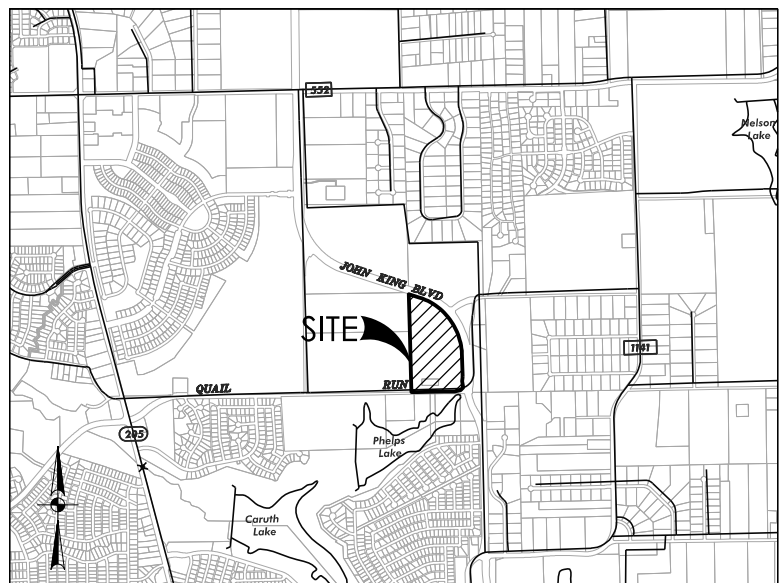
| Invoice # | Case Type | Case Number | Sub Type |
|-----------|-----------|-------------|------------|
| | PZPLATAPP | P2020-046 | PZPRELIMPL |

| Tender Type / Description | Amount |
|---------------------------|---------------|
| CHECK- CHECK | 655.06 |
| | |
| | |
| Sub Total: | 655.06 |

Fees:

| Fee Codes / Description | Amount |
|---|---------------|
| PZPRELPLAT- PZ - Preliminary Plat App Fee | 655.06 |
| | |
| | |
| | |
| | |
| | |
| | |
| Sub Total: | 655.06 |

| | |
|--------------------------|---------------|
| Total Amount Due: | 655.06 |
| Total Payment: | 655.06 |



LOCATION MAP
NOT-TO-SCALE

TRACT 1
CALLED 28.2 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

TRACT 2
CALLED 44.3 ACRES
SAVE AND EXCEPT 5 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

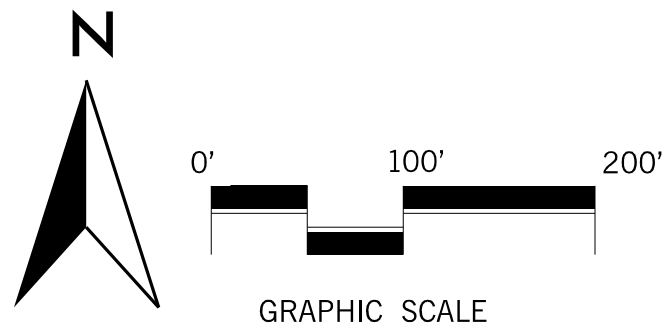


MICHAEL WURSTER AND JENNIFER WURSTER
DOC. NO. 20200000003376
O.P.R.R.C.T.

JOHN R. YINGLING AND WIFE
LYNELLE C. YINGLING
VOL. 5702, PG. 211
O.P.R.R.C.T.

CITY OF ROCKWALL
VOL. 5743, PG. 188
O.P.R.R.C.T.

JOB NO. 61263 -00
DATE OCTOBER 21, 2020
SHEET



GIDEON

ROCKWALL

PHASE 2



6500 WEST FWY. | FORT WORTH TEXAS 76116 | PHONE: 817. 870. 3668
SUITE 700
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

FIRST TRACT - 32.5 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2008-00396963

29.192 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

20,000 ACRES
MICHAEL R. LARRIERE
895-57

FIRST TRACT - 28.2 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2009-00411939

2.752 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

JAMES T. BRADLEY
908-10

29.929 ACRES
CALLED 30 ACRES
LONNIE L. GIDEON
307-256

SECOND TRACT - 44.3 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2009-00411939

30.337 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

8.467 Acres
S. H. 205 BY-PASS
(8.467 ACRES)

LOT 1, BLOCK A
D. R. TAYLOR ADDITION
E-317 PRRCT

J. M. GASS SURVEY
A-88

P. B. HARRISON SURVEY
A-97

S. R. BARNES SURVEY
A-13

1"=100'

S. S. McCURRY SURVEY
A-146

R & R HANCE INVESTMENTS LP
5433-53

LOT 1, BLOCK A
PROMISE LAND ADDITION

TRACT I - 5.18 ACRES
NICHOLAS P. GRANT
4472-181

TRACT II - 5.05 ACRES
NICHOLAS P. GRANT
4472-181

DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING all of that tract of land in Rockwall County, Texas, out of the S. R. Barnes Survey, A-13, and being a part of that called 80 acres described in a deed to Lonnie L. Gideon recorded in Volume 307, Page 256 of the Deed Records of Rockwall County, Texas, and being further described as follows:

BEGINNING at the Intersection of the West line of said 80 acres with the South line of S. H. 205 By-Pass, said point bearing South 01 degrees 23 minutes 44 seconds East, 885.84 feet from a 3/8 inch steel rod found at the Northwest corner of said 80 acres;

THENCE along the line of S. H. By-Pass as follows:

South 72 degrees 05 minutes 21 seconds East, 225.92 feet to a 1/2 inch steel rod set at a point of curve;

Southeasterly, 1274.04 feet along a curve to the right having a radius of 1040.00 feet and a central angle of 70 degrees 11 minutes 23 seconds (Chord bears South 36 degrees 59 minutes 40 seconds East, 1195.86 feet) to a 1/2 inch steel rod set;

South 01 degrees 53 minutes 59 seconds East, 243.24 feet to a 1/2 inch steel rod set;

South 02 degrees 35 minutes 02 seconds West, 140.71 feet to a 1/2 inch steel rod set;

South 01 degrees 53 minutes 59 seconds East, 41.83 feet to a 1/2 inch steel rod set;

Southeasterly, 191.03 feet along a curve to the left having a radius of 1571.00 feet and a central angle of 06 degrees 58 minutes 01 seconds (Chord bears South 05 degrees 22 minutes 59 seconds East, 190.91 feet) to a 1/2 inch steel rod set;

South 81 degrees 07 minutes 40 seconds West, 25.65 feet to a point;

South 10 degrees 47 minutes 13 seconds East, 26.00 feet to a point;

South 79 degrees 12 minutes 47 seconds West, 17.32 feet to a point;

Southwesterly, 131.03 feet along a curve to the right having a radius of 742.50 feet and a central angle of 10 degrees 06 minutes 40 seconds (Chord bears South 84 degrees 16 minutes 07 seconds West, 130.86 feet) to a point;

South 83 degrees 33 minutes 59 seconds West, 82.52 feet to a point;

South 00 degrees 46 minutes 04 seconds East, 24.30 feet to a P-K nail set in the pavement of Quail Run Road;

South 89 degrees 22 minutes 58 seconds West, 664.18 feet along Quail Run Road to a point in the center of same, being the Southwest corner of said 80 acres, a 1/2 inch steel rod set North 01 degrees 23 minutes 44 seconds West, 30.00 feet for witness;

THENCE North 01 degrees 23 minutes 44 seconds West, 1727.17 feet along the West line of said 80 acres to the Point of Beginning, containing 30.337 acres of land.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 24.07' | 14.00' | 96°31'00" | S 84°16'07" E | 21.21' |
| C2 | 131.03' | 742.50' | 10°06'40" | S 84°16'07" W | 130.86' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 09°03'30" E | 47.64' |
| L2 | S 89°38'49" E | 17.74' |
| L3 | S 84°01'46" W | 37.04' |
| L4 | S 84°21'51" W | 30.79' |
| L5 | S 67°51'02" W | 25.89' |
| L6 | S 28°56'15" W | 72.24' |
| L7 | S 00°21'07" W | 30.43' |
| L8 | S 81°07'40" W | 25.65' |
| L9 | S 10°47'13" E | 26.00' |
| L10 | S 79°12'47" W | 17.32' |
| L11 | S 83°33'59" W | 62.52' |
| L12 | S 00°46'04" E | 24.30' |

Bearings based upon Grid North, Texas State Plane Coordinate System, North Central Zone, NAD 83.

Subdividing property by metes and bounds may be in violation of city and/or county platting ordinances.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of March, 2010.

April 7, 2010

Ray L. Vannoy
Ray L. Vannoy
R.P.L.S. No. 1988

BOUNDARY SURVEY

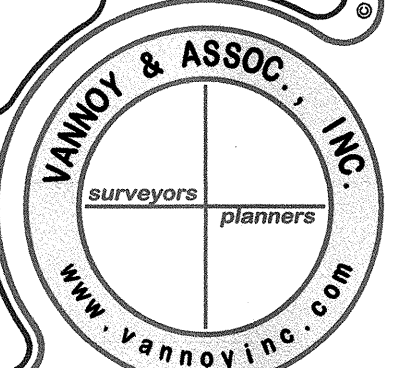
30.337 ACRES
S. R. BARNES SURVEY, A-13
ROCKWALL, TEXAS

PREPARED FOR:

Lonnie L. Gideon, Trustee
282 Airport Road
Reno, Texas 75462

No Schedule "B" Provided
SHEET 1 OF 4
Drawn By: rlv
Vannoy Job No. 2149

Vannoy & Assoc., Inc.
Surveyors/Planners
500 N. Valley Mills Dr., Suite 210
Waco, Texas 76710, (254) 751-1934
© Copyright 2009 Vannoy & Assoc., Inc. The content, color, and style of this plat protected by Copyright and all rights are reserved.



0' 100' 200' 300' 400'

PROJECT COMMENTS



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

DATE: 10/22/2020

PROJECT NUMBER: P2020-046
PROJECT NAME: Preliminary Plat for Gideon Grove Phase 2
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of the Gideon Grove Addition, LTD for the approval of a Preliminary Plat for Phase 2 of the Gideon Grove Subdivision consisting of 84 single-family residential lots on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| PLANNING | David Gonzales | 10/21/2020 | Needs Review |

10/21/2020: P2020-046; Preliminary Plat for the Gideon Grove, Phase 2 Addition

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

I.1 This is a request for the approval of a Preliminary Plat for Phase 2 of the Gideon Grove Subdivision consisting of 84 single-family residential lots on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and John King Boulevard.

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

M.3 For reference, include the case number (P2020-046) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 The preliminary plat shall conform to all standards and requirements of Planned Development District No. 84 (PD-84) for Single-Family 7 (SF-7) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 Please refer to the Plat Checklist attached and provide the necessary information for a Preliminary Plat.

M.6 Please provide a Treescape Plan, Utilities Plan, and Drainage Plan for development.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by November 3, 2020, and provide any additional information that is requested.

I.8 Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for review by staff.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on October 27, 2020

- 2) Parks and Recreations Board meeting will be held on November 3, 2020
- 3) Planning & Zoning Regular meeting will be held on November 10, 2020
- 4) City Council meeting will be held on November 16, 2020

I.10 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| ENGINEERING | Sarah Johnston | 10/22/2020 | Needs Review |

10/22/2020: M - Minimum cul-de-sac radius is 57.5'R for the ROW and 47.5'R for paving.
M - Must include a 10' utility easement along all street frontage.
M - No Median opening will be allowed for Street E.
M - Must build E Quail Run Road (four lane divided roadway, 85' ROW width)
M - Must have a WoTUS determination for both existing ponds.
M - Add note to sheet, "drainage/detention and open spaces are to be maintained by the property owner/HOA.
M - Must meet City Standards of Design and Construction.
M - Must include a 10' utility easement along all street frontage.
M - Minimum 20'x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.
M - Minimum 30'x30' ROW clip at intersections of along Quail Run Rd and John King.
M - "Drainage/detention on site to be maintained by the HOA" add note to preliminary plat.
M - Must show existing and proposed utilities for the project.
M - Must build a left turn lane for both directions of Quail Run Rd. at Street D.
M - Must build a left turn lane on Quail to travel eastbound on John King.
M - must build E Quail Run Road to City Standards. 85' ROW width with a four lane divided roadway.
M - Need to show median locations.
M - Minimum Median opening spacing 260' ROW to ROW.
M - Minimum street spacing 200' edge to edge.

The following items are for your information for the engineering plan review process.

General Items:

M - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
M - Must include a 10' utility easement along all street frontage.
M - Minimum 20'x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.
M - Minimum 30'x30' ROW clip at intersections of along Quail Run Rd and John King.

Drainage Items:

I - No walls allowed in detention.
I - Detention is required. Detention may be able to be accounted for in the flood study.
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
I - Manning's C-value is per zoning type.
I - Must get a WOTUS/Wetland study for the ponds on site.
M - "Drainage/detention on site to be maintained by the HOA" add note to preliminary plat.

Water and Wastewater Items:

M - Must show existing and proposed utilities for the project.

I - Must loop 8" water line on site. And loop from existing 12" in E. Quail Run to the 16" along John King on the north end of subdivision.

I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)

I - Minimum public sewer is 8".

Roadway Paving Items:

I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.

I - Alleys to be 20' ROW, 12' wide paving.

I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.

M - Must build a left turn lane for both directions of Quail Run Rd. at Street D.

M - Must build a left turn lane on Quail to travel eastbound on John King.

M - must build E Quail Run Road to City Standards. 85' ROW width with a four lane divided roadway.

M - Need to show median locations.

M - Minimum Median opening spacing 260' ROW to ROW.

M - Minimum street spacing 200' edge to edge.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| BUILDING | Rusty McDowell | 10/20/2020 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 10/21/2020 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 10/21/2020 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| POLICE | David Gonzales | 10/21/2020 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|----------------------|
| PARKS | Travis Sales | 10/20/2020 | Approved w/ Comments |

10/20/2020: FYI comments for Site Plan next phase

1. Tree Mitigation required
2. Landscape and treescape plans required for landscape buffer and common areas
3. Adhere to John King Landscape buffer and thoroughfare plan

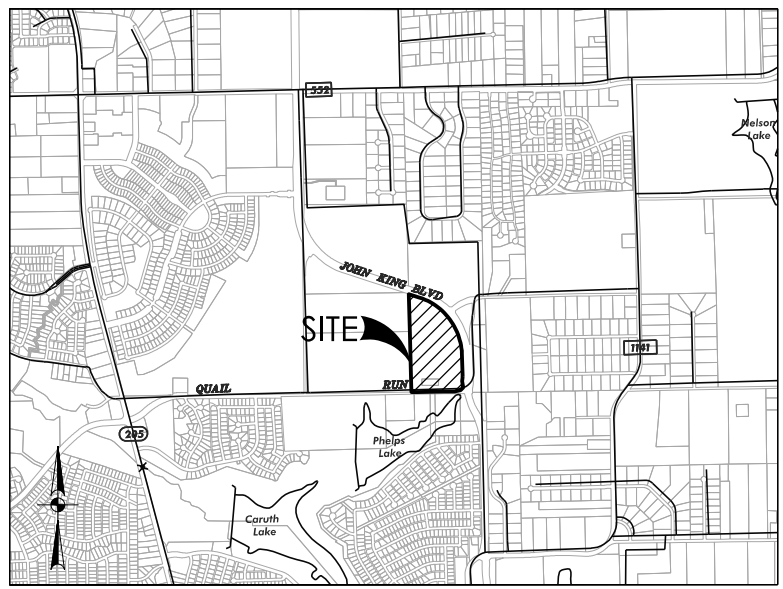
10/21/2020: 2020 Park Land Dedication Fee (P2020-046)

Park District 5

Cash In Lieu Of Land: \$516.00 x 84 lots = \$43,344.00

Pro Rata Equipment Fees: \$489.00 x 84 lots = \$41,076.00

These are fees that will be due on final plat



LOCATION MAP
NOT-TO-SCALE

Min 57.5' radius

Must include a 10' utility easement along all street frontage.

Must build E Quail Run Road (four lane divided roadway, 85' ROW width)

Must have a WoTUS determination for both existing ponds.

Add note to sheet, "drainage/detention and open spaces are to be maintained by the property owner/HOA."

No Median opening will be allowed for Street E

General Items:

- M - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
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- M - Must include a 10' utility easement along all street frontage.
- M - Minimum 20'x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.
- M - Minimum 30'x30' ROW clip at intersections of along Quail Run Rd and John King.

Drainage Items:

- I - No walls allowed in detention.
- I - Detention is required. Detention may be able to be accounted for in the flood study.
- I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- I - Manning's C-value is per zoning type.
- I - Must get a WOTUS/Wetland study for the ponds on site.
- M - "Drainage/detention on site to be maintained by the HOA" add note to preliminary plat.

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- I - Must loop 8" water line on site. And loop from existing 12" in E. Quail Run to the 16" along John King on the north end of subdivision.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)
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- M - Need to show median locations.
- M - Minimum Median opening spacing 260' ROW to ROW.
- M - Minimum street spacing 200' edge to edge.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2820-046

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

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CITY ENGINEER:

[Handwritten signatures]

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- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☒ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
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Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
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- ☐ Tree Removal (\$75.00)
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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.

PROPERTY INFORMATION [PLEASE PRINT]

Address PROPERTY ID #10188, JOHN KING BLVD. - A PORTION OF TRACT 1-01 OR THE S.R. BARNES SURVEY, ABSTRACT NO. 13

Subdivision GIDEON GROVE - PHASE 2

Lot

Block

General Location ALONG THE SOUTH SIDE OF JOHN KING BLVD, NEAR THE INTERSECTION WITH E. QUAIL RUN ROAD. N WITH E. QUAIL RUN ROAD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ORD. NO 17-25, PD-84

Current Use VACANT / AGRICULTURAL

Proposed Zoning ORD. NO 17-25, PD-84

Proposed Use SINGLE-FAMILY RESIDENTIAL

Acreage 30.337 AC

Lots [Current] 1

Lots [Proposed] 84

☐ **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 Gideon Grove Addition 2, Ltd., a Texas Limited Partnership
By: Gideon Grove Addition 2 GP Corporation, a Texas Corporation, its General Partner

☒ Applicant Skorburg Company

Contact Person John Arnold

Contact Person Humberto Johnson, Jr.

Address 8214 Westchester Drive, Suite 900

Address 8214 Westchester Drive, Suite 900

City, State & Zip Dallas, TX 75225

City, State & Zip Dallas, TX 75225

Phone 214-522-4945

Phone 214-888-8857

E-Mail jarnold@skorburgcompany.com

E-Mail jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Arnold [Owner] the undersigned, who stated the information on this application to be true and certified the following:

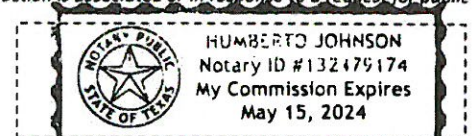
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$655.06, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of October, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of October, 20 20.

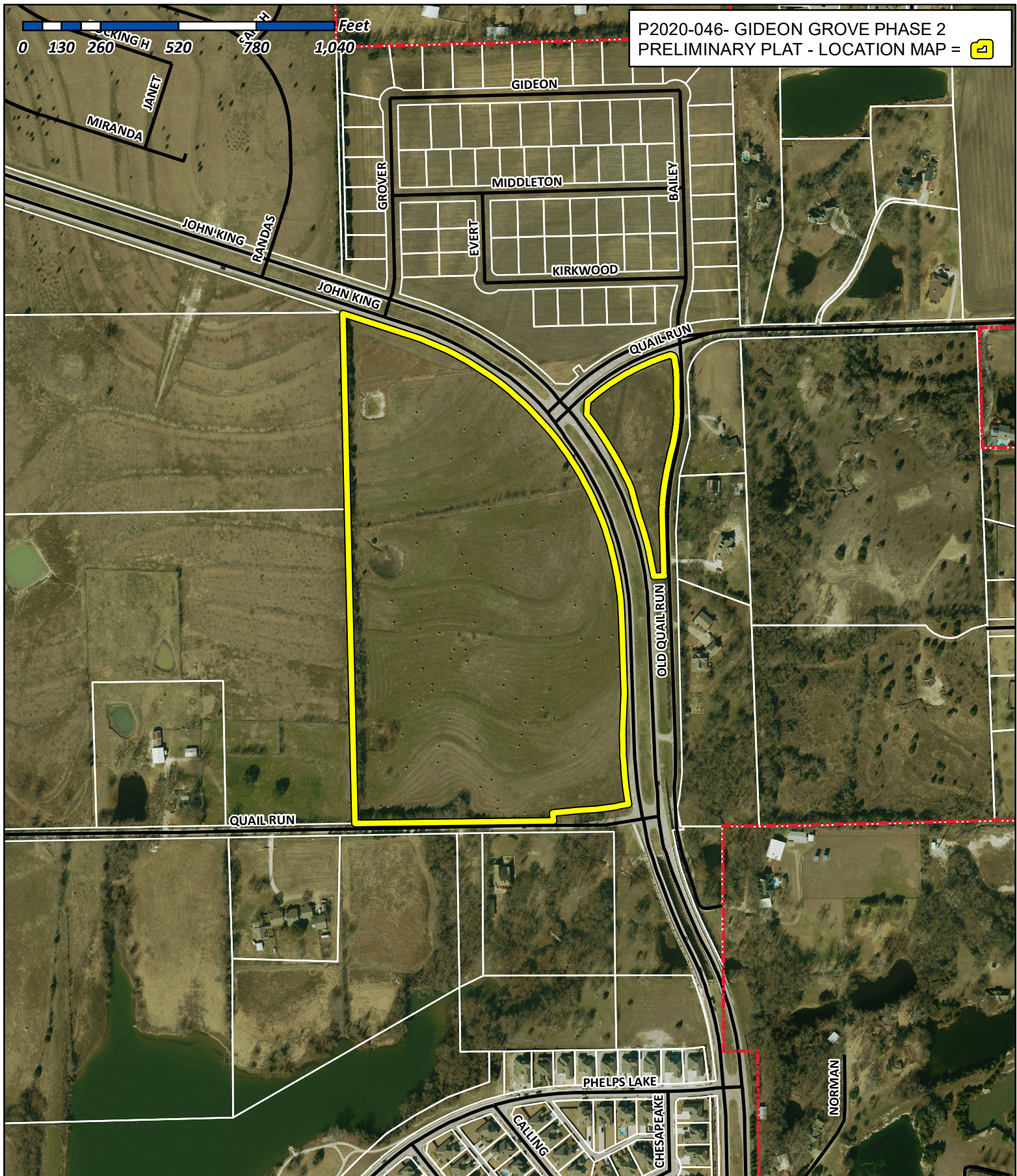
Owner's Signature

Notary Public in and for the State of Texas

[Handwritten signatures]



My Commission Expires 05/15/2024

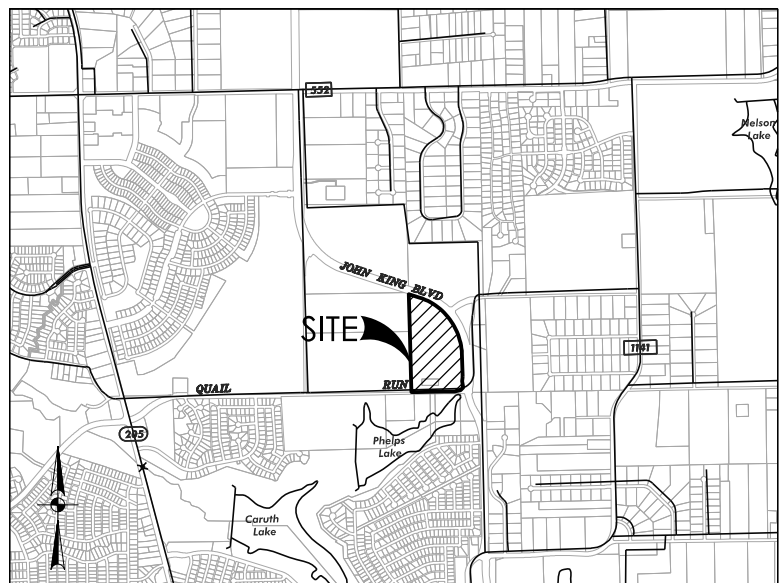


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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LOCATION MAP
NOT-TO-SCALE

TRACT 1
CALLED 28.2 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

TRACT 2
CALLED 44.3 ACRES
SAVE AND EXCEPT 5 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

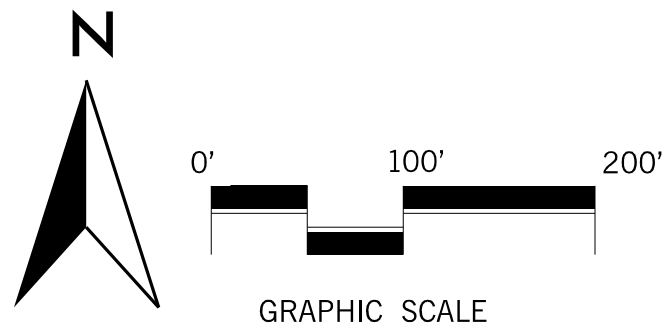


MICHAEL WURSTER AND JENNIFER WURSTER
DOC. NO. 202000000033578
O.P.R.R.C.T.

JOHN R. YINGLING AND WIFE
LYNELLE C. YINGLING
VOL. 5702, PG. 211
O.P.R.R.C.T.

CITY OF ROCKWALL
VOL. 5743, PG. 188
O.P.R.R.C.T.

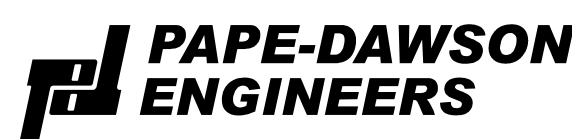
JOB NO. 61263 -00
DATE OCTOBER 21, 2020
SHEET



GIDEON

ROCKWALL

PHASE 2



6500 WEST FWY. | FORT WORTH TEXAS 76116 | PHONE: 817. 870. 3668
SUITE 700
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

FIRST TRACT - 32.5 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2008-00396963

29.192 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

20,000 ACRES
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30.337 Acres
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8.467 Acres
S. H. 205 BY-PASS
(8.467 ACRES)

LOT 1, BLOCK A
D. R. TAYLOR ADDITION
E-317 PRRCT

J. M. GASS SURVEY
A-88

P. B. HARRISON SURVEY
A-97

S. R. BARNES SURVEY
A-13

1"=100'

QUAIL RUN ROAD

S. S. McCURRY SURVEY A-146

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5433-53

LOT 1, BLOCK A
PROMISE LAND ADDITION

TRACT I - 5.18 ACRES
NICHOLAS P. GRANT
4472-181

TRACT II - 5.05 ACRES
NICHOLAS P. GRANT
4472-181

DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING all of that tract of land in Rockwall County, Texas, out of the S. R. Barnes Survey, A-13, and being a part of that called 80 acres described in a deed to Lonnie L. Gideon recorded in Volume 307, Page 256 of the Deed Records of Rockwall County, Texas, and being further described as follows:

BEGINNING at the Intersection of the West line of said 80 acres with the South line of S. H. 205 By-Pass, said point bearing South 01 degrees 23 minutes 44 seconds East, 885.84 feet from a 3/8 inch steel rod found at the Northwest corner of said 80 acres;

THENCE along the line of S. H. By-Pass as follows:

South 72 degrees 05 minutes 21 seconds East, 225.92 feet to a 1/2 inch steel rod set at a point of curve;

Southeasterly, 1274.04 feet along a curve to the right having a radius of 1040.00 feet and a central angle of 70 degrees 11 minutes 23 seconds (Chord bears South 36 degrees 59 minutes 40 seconds East, 1195.86 feet) to a 1/2 inch steel rod set;

South 01 degrees 53 minutes 59 seconds East, 243.24 feet to a 1/2 inch steel rod set;

South 02 degrees 35 minutes 02 seconds West, 140.71 feet to a 1/2 inch steel rod set;

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Southeasterly, 191.03 feet along a curve to the left having a radius of 1571.00 feet and a central angle of 06 degrees 58 minutes 01 seconds (Chord bears South 05 degrees 22 minutes 59 seconds East, 190.91 feet) to a 1/2 inch steel rod set;

South 81 degrees 07 minutes 40 seconds West, 25.65 feet to a point;

South 10 degrees 47 minutes 13 seconds East, 26.00 feet to a point;

South 79 degrees 12 minutes 47 seconds West, 17.32 feet to a point;

Southwesterly, 131.03 feet along a curve to the right having a radius of 742.50 feet and a central angle of 10 degrees 06 minutes 40 seconds (Chord bears South 84 degrees 16 minutes 07 seconds West, 130.86 feet) to a point;

South 83 degrees 33 minutes 59 seconds West, 82.52 feet to a point;

South 00 degrees 46 minutes 04 seconds East, 24.30 feet to a P-K nail set in the pavement of Quail Run Road;

South 89 degrees 22 minutes 58 seconds West, 664.18 feet along Quail Run Road to a point in the center of same, being the Southwest corner of said 80 acres, a 1/2 inch steel rod set North 01 degrees 23 minutes 44 seconds West, 30.00 feet for witness;

THENCE North 01 degrees 23 minutes 44 seconds West, 1727.17 feet along the West line of said 80 acres to the Point of Beginning, containing 30.337 acres of land.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 24.07' | 14.00' | 96°31'00" | S 84°16'07" E | 21.21' |
| C2 | 131.03' | 742.50' | 10°06'40" | S 84°16'07" W | 130.86' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 09°03'30" E | 47.64' |
| L2 | S 89°38'49" E | 17.74' |
| L3 | S 84°01'46" W | 37.04' |
| L4 | S 84°21'51" W | 30.79' |
| L5 | S 67°51'02" W | 25.89' |
| L6 | S 28°56'15" W | 72.24' |
| L7 | S 00°21'07" W | 30.43' |
| L8 | S 81°07'40" W | 25.65' |
| L9 | S 10°47'13" E | 26.00' |
| L10 | S 79°12'47" W | 17.32' |
| L11 | S 83°33'59" W | 62.52' |
| L12 | S 00°46'04" E | 24.30' |

Bearings based upon Grid North, Texas State Plane Coordinate System, North Central Zone, NAD 83.

Subdividing property by metes and bounds may be in violation of city and/or county platting ordinances.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of March, 2010.

April 7, 2010

Ray L. Vannoy
Ray L. Vannoy
R.P.L.S. No. 1988

BOUNDARY SURVEY

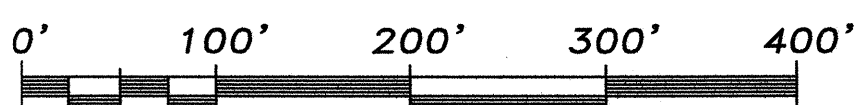
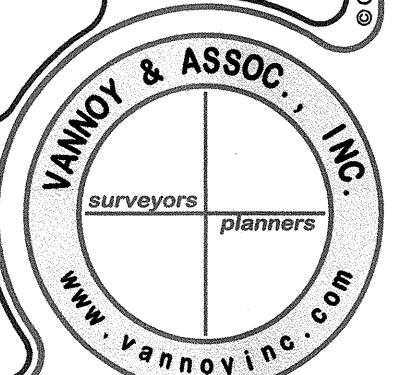
30.337 ACRES
S. R. BARNES SURVEY, A-13
ROCKWALL, TEXAS

PREPARED FOR:

Lonnie L. Gideon, Trustee
282 Airport Road
Reno, Texas 75462

No Schedule "B" Provided
SHEET 1 OF 4
Drawn By: rlv
Vannoy Job No. 2149

Vannoy & Assoc., Inc.
Surveyors/Planners
500 N. Valley Mills Dr., Suite 210
Waco, Texas 76710, (254) 751-1934
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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: November 10, 2020
APPLICANT: Humberto Johnson; *Skorburg Co.*
CASE NUMBER: P2020-046; *Preliminary Plat for Phase 2 of the Gideon Grove Subdivision*

SUMMARY

Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of the Gideon Grove Addition, LTD for the approval of a Preliminary Plat for Phase 2 of the Gideon Grove Subdivision consisting of 84 single-family residential lots on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☒ The purpose of the applicant's request is to preliminary plat Phase 2 of the Gideon Grove Subdivision. This phase of the subdivision is comprised of 84 single-family residential lots on a 30.36-acre tract of land, of which 7.45-acres (*i.e.* 24.55%) will be reserved for open space. This development will be constructed utilizing two (2) lot types that will consist of 53 *Type 'A' Lots* (*i.e.* 60' x 120' or a minimum of 7,000 SF) and 31 *Type 'B' Lots* (*i.e.* 70' x 120' or a minimum of 8,400 SF). In addition to the preliminary plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary landscape and treescape plan; however, these plans will not be finalized until the PD Site Plan. The following is the proposed lot composition of Phase 2 of the Gideon Grove Subdivision:

| <i>Lot Type</i> | <i>Minimum Lot Size (FT)</i> | <i>Minimum Lot Size (SF)</i> | <i>Dwelling Units (#)</i> | <i>Dwelling Units (%)</i> |
|-----------------|------------------------------|------------------------------|---------------------------|---------------------------|
| <i>A</i> | 60' x 120' | 7,000 SF | 53 | 63.10% |
| <i>B</i> | 70' x 120' | 8,400 SF | 31 | 36.90% |
| | | | <i>84</i> | <i>100%</i> |

- ☒ The subject property was annexed by the City Council on April 16, 1998 by *Ordinance No. 98-10*. On May 1, 2017, the City Council approved *Ordinance No. 17-25 [Case No. Z2017-007]* changing the zoning of the subject property from an Agricultural (AG) District to Planned Development District 84 (PD-84) District for Single-Family 7 (SF-7) District land uses.
- ☒ On November 3, 2020, the Parks and Recreation Board reviewed the preliminary plat and made the following recommendations concerning the proposed subdivision:
- (1) The developer shall pay pro-rata equipment fees of \$41,076.00 (*i.e.* \$489.00 x 84 lots), which will be due at the time of final plat.
 - (2) The developer shall pay cash-in-lieu of land fees of \$43,344.00 (*i.e.* \$516.00 x 84 lots), which will be due at the time of final plat.
- ☒ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Planned Development District 84 (PD-84), the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), the Master Thoroughfare Plan, and the requirements of

Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to meet the intent of these requirements.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a preliminary plat for *Phase 2* of the *Gideon Grove Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans;
- (2) The landscape and treescape plans shall be resubmitted and approved along with the PD Site Plan;
- (3) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2820-046

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:

[Signature]
[Signature]

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
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Acreage 30.337 AC

Lots [Current] 1

Lots [Proposed] 84

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Address 8214 Westchester Drive, Suite 900

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City, State & Zip Dallas, TX 75225

City, State & Zip Dallas, TX 75225

Phone 214-522-4945

Phone 214-888-8857

E-Mail jarnold@skorburgcompany.com

E-Mail jrjohnson@skorburgcompany.com

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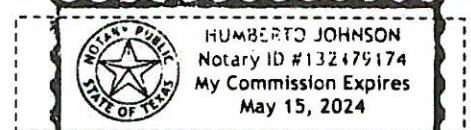
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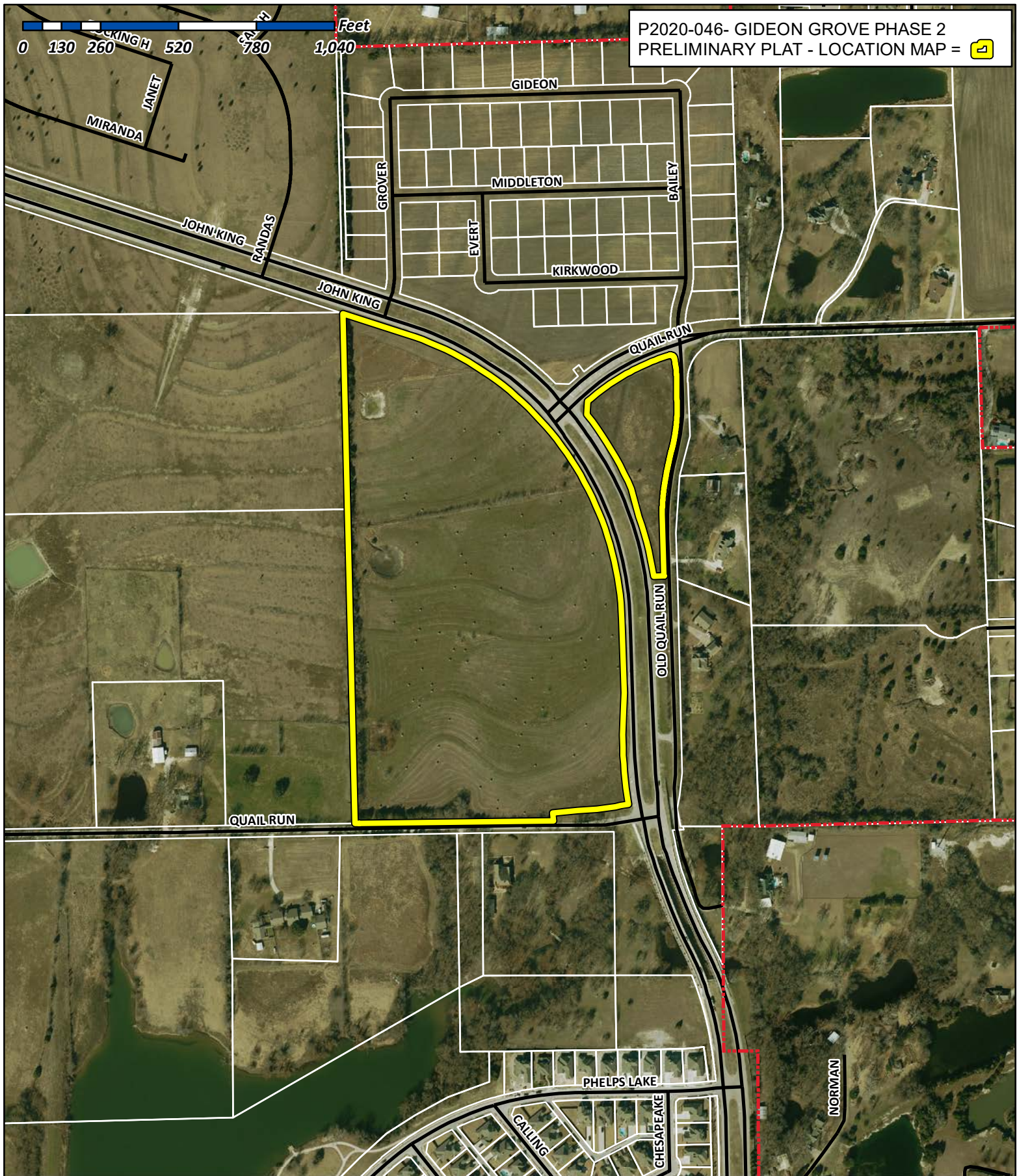
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[Signature]
[Signature]



My Commission Expires 05/15/2024



City of Rockwall

Planning & Zoning Department
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EXHIBIT "A"

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BEGINNING at the Intersection of the West line of said 80 acres with the South line of S. H. 205 By-Pass, said point bearing South 01 degrees 23 minutes 44 seconds East, 885.84 feet from a 3/8 inch steel rod found at the Northwest corner of said 80 acres;

THENCE along the line of S. H. By-Pass as follows:

South 72 degrees 05 minutes 21 seconds East, 225.92 feet to a 1/2 inch steel rod set at a point of curve;

Southeasterly, 1274.04 feet along a curve to the right having a radius of 1040.00 feet and a central angle of 70 degrees 11 minutes 23 seconds (Chord bears South 36 degrees 59 minutes 40 seconds East, 1195.86 feet) to a 1/2 inch steel rod set;

South 01 degrees 53 minutes 59 seconds East, 243.24 feet to a 1/2 inch steel rod set;

South 02 degrees 35 minutes 02 seconds West, 140.71 feet to a 1/2 inch steel rod set;

South 01 degrees 53 minutes 59 seconds East, 41.83 feet to a 1/2 inch steel rod set;

Southeasterly, 191.03 feet along a curve to the left having a radius of 1571.00 feet and a central angle of 06 degrees 58 minutes 01 seconds (Chord bears South 05 degrees 22 minutes 59 seconds East, 190.91 feet) to a 1/2 inch steel rod set;

South 81 degrees 07 minutes 40 seconds West, 25.65 feet to a point;

South 10 degrees 47 minutes 13 seconds East, 26.00 feet to a point;

South 79 degrees 12 minutes 47 seconds West, 17.32 feet to a point;

Southwesterly, 131.03 feet along a curve to the right having a radius of 742.50 feet and a central angle of 10 degrees 06 minutes 40 seconds (Chord bears South 84 degrees 16 minutes 07 seconds West, 130.86 feet) to a point;

South 83 degrees 33 minutes 59 seconds West, 82.52 feet to a point;

South 00 degrees 46 minutes 04 seconds East, 24.30 feet to a P-K nail set in the pavement of Quail Run Road;

South 89 degrees 22 minutes 58 seconds West, 664.18 feet along Quail Run Road to a point in the center of same, being the Southwest corner of said 80 acres, a 1/2 inch steel rod set North 01 degrees 23 minutes 44 seconds West, 30.00 feet for witness;

THENCE North 01 degrees 23 minutes 44 seconds West, 1727.17 feet along the West line of said 80 acres to the Point of Beginning, containing 30.337 acres of land.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 24.07' | 14.00' | 96°31'00" | S 84°16'07" E | 21.21' |
| C2 | 131.03' | 742.50' | 10°06'40" | S 84°16'07" W | 130.86' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 09°03'30" E | 47.64' |
| L2 | S 89°38'49" E | 17.74' |
| L3 | S 84°01'46" W | 37.04' |
| L4 | S 84°21'51" W | 30.79' |
| L5 | S 67°51'02" W | 25.89' |
| L6 | S 28°56'15" W | 72.24' |
| L7 | S 00°21'07" W | 30.43' |
| L8 | S 81°07'40" W | 25.65' |
| L9 | S 10°47'13" E | 26.00' |
| L10 | S 79°12'47" W | 17.32' |
| L11 | S 83°33'59" W | 62.52' |
| L12 | S 00°46'04" E | 24.30' |

Bearings based upon Grid North, Texas State Plane Coordinate System, North Central Zone, NAD 83.

Subdividing property by metes and bounds may be in violation of city and/or county platting ordinances.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of March, 2010.

April 7, 2010

Ray L. Vannoy
Ray L. Vannoy
R.P.L.S. No. 1988

BOUNDARY SURVEY

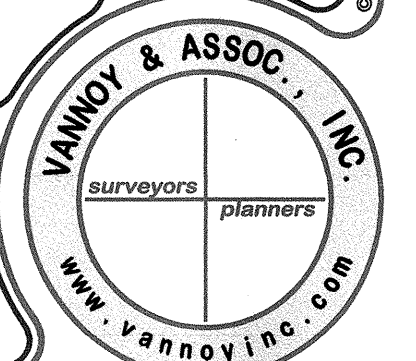
30.337 ACRES
S. R. BARNES SURVEY, A-13
ROCKWALL, TEXAS

PREPARED FOR:

Lonnie L. Gideon, Trustee
282 Airport Road
Reno, Texas 75462

No Schedule "B" Provided
SHEET 1 OF 4
Drawn By: rlv
Vannoy Job No. 2149

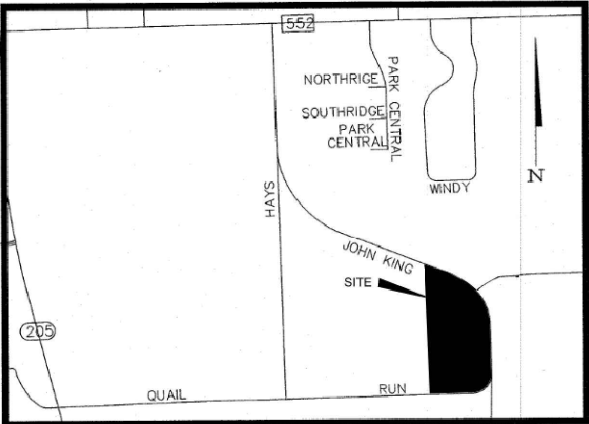
Vannoy & Assoc., Inc.
Surveyors/Planners
500 N. Valley Mills Dr., Suite 210
Waco, Texas 76710, (254) 751-1934
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0' 100' 200' 300' 400'

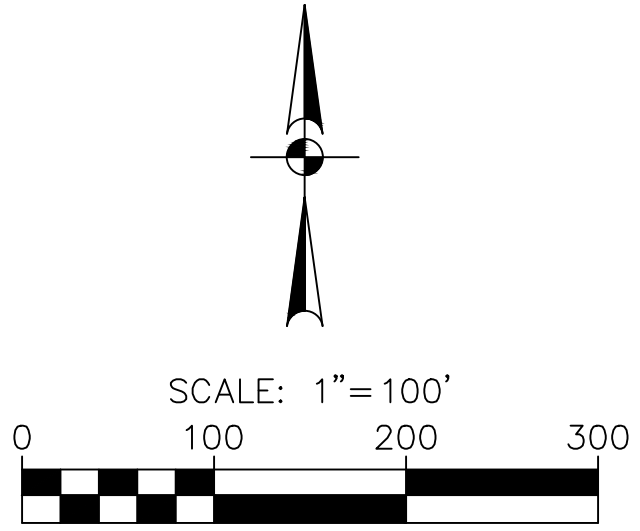
| LAND USE SUMMARY | | | |
|-----------------------|-------------------|---------------|---------|
| USES | RESIDENTIAL UNITS | NON-RES. LOTS | +/- AC. |
| TYPE A - SF (60' MIN) | 53 | | 6.716 |
| TYPE B - SF (70' MIN) | 31 | | 8.963 |
| ROW | | | 7.226 |
| OPEN SPACE | | 11 | 7.455 |
| TOTAL | 84 | 11 | 30.36 |

NOTE: PD REQUIRES 7.36 ACRES OF OPEN SPACE.



VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE

| LOT DIMENSION REQUIREMENTS | | |
|---|----------|----------|
| Zoning: Ord. No. 17-25; PD-84 | | |
| | A | B |
| MIN. LOT WIDTH/FRONTAGE | 60' | 70' |
| MIN. LOT DEPTH | 120' | 120' |
| MIN. LOT AREA | 7,000 SF | 8,400 SF |
| MIN. FRONT YARD SETBACK | 20' | 20' |
| MIN. SIDE YARD SETBACK | 5' | 5' |
| MIN. SIDE YARD SETBACK (ADJACENT TO STREET) | 10' | 10' |
| MIN. LENGTH OF DRIVEWAY PAVEMENT | 20' | 20' |
| MAX. HEIGHT | 36' | 36' |
| MIN. REAR YARD SETBACK | 10' | 10' |
| MIN. AREA/DWELLING UNIT (SF) | 1,500 SF | 1,500 SF |
| MAX. LOT COVERAGE | 65% | 65% |



| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------------|----------|----------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1040.00' | 70°11'23" | S36°59'23"E | 1195.86' | 1274.04' |
| C2 | 1571.00' | 6°58'01" | N5°22'42"W | 190.91' | 191.03' |
| C3 | 742.50' | 10°06'40" | N84°16'24"E | 130.86' | 131.03' |
| C4 | 9.50' | 26°28'59" | S14°31'27"E | 4.35' | 4.39' |
| C5 | 850.00' | 0°26'29" | S1°30'12"E | 6.55' | 6.55' |
| C7 | 540.00' | 2°56'01" | N2°13'31"W | 27.65' | 27.65' |
| C8 | 9.50' | 26°28'59" | N77°31'01"W | 4.35' | 4.39' |
| C9 | 9.50' | 23°20'43" | N77°34'08"E | 3.84' | 3.87' |
| C10 | 9.50' | 88°17'22" | N47°14'33"W | 13.23' | 14.64' |
| C11 | 300.00' | 1°00'41" | S89°07'06"W | 5.30' | 5.30' |
| C13 | 75.50' | 46°25'49" | S40°39'27"W | 59.52' | 61.18' |
| C14 | 75.50' | 46°04'48" | S86°54'45"W | 59.10' | 60.72' |
| C16 | 75.59' | 45°26'47" | N58°18'04"W | 58.40' | 59.95' |
| C17 | 195.00' | 15°07'20" | S34°35'32"E | 51.32' | 51.47' |
| C18 | 25.00' | 53°39'15" | S25°32'41"W | 22.56' | 23.41' |
| C19 | 230.00' | 9°50'46" | N47°04'35"W | 39.48' | 39.52' |

- NOTES
- DRAINAGE/DETENTION ON SITE TO BE MAINTAINED BY THE HOA
 - OPEN SPACES TO BE MAINTAINED BY THE HOA
 - 10' UTILITY EASEMENT TO BE ALONG ALL STREET FRONTAGE.
 - 20'X20' SIDEWALK AND VISIBILITY EASEMENT CLIPS ARE LOCATED AT ALL INTERSECTING RESIDENTIAL TO RESIDENTIAL STREETS.
 - 30'X30' ROW CLIP AT ALL INTERSECTIONS WITH JOHN KING AND QUAIL RUN ROAD.
 - LOTS REQUESTING A REDUCED FRONT BUILDING LINE SETBACK OF 15' ARE DENOTED WITH "★"
 - LOTS DENOTED WITH A "★" ARE CLASSIFIED AS A TYPE B LOTS IF NECESSARY, WE PROPOSE THE FOLLOWING ADDITIONAL STREET NAMES: VALE ROAD, CLOVE DRIVE, HEIRLOOM LANE, KINGS COURT, LOVERS ROAD, ASHLAND DRIVE, GNEISS DRIVE, DACITE LANE, MARBLE ROAD, PUMICE LANE, LUNA LANE, OLIVE DRIVE, JUNIPER DRIVE, GRAND LANE

HERMAN UTLEY
CALLED 2.172 ACRES TRACT
VOLUME 4664, PAGE 273
D.R.R.C.T.

FEMA 100 YR
FLOODPLAIN

LOT 1, BLOCK A
D.R. TAYLOR ADDITION
D.S. E-317 PRRCT

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S81°07'57"W | 25.65' |
| L2 | N10°46'56"W | 23.47' |
| L3 | N79°13'04"E | 17.32' |
| L4 | N83°34'16"E | 82.52' |
| L5 | N0°48'09"E | 19.00' |
| L6 | S4°59'26"W | 7.23' |
| L7 | S1°16'57"E | 4.38' |
| L8 | N85°29'38"E | 60.13' |
| L10 | S88°10'47"W | 30.00' |
| L12 | S0°45'30"E | 430.00' |
| L13 | N0°45'30"W | 5.00' |
| L14 | N4°20'44"W | 6.45' |
| L16 | N11°24'29"W | 58.25' |
| L17 | N16°21'01"W | 26.52' |
| L18 | N23°49'06"W | 23.71' |
| L19 | S42°09'12"E | 34.84' |
| L20 | N30°13'35"W | 20.94' |
| L21 | N32°49'49"W | 17.98' |
| L22 | N47°50'48"E | 7.82' |
| L23 | S42°09'12"E | 15.12' |
| L24 | N42°09'12"W | 15.12' |
| L26 | N87°09'12"W | 7.07' |

OWNER
GIDEON GROVE ADDITION 2 GP CORPORATION
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
PHONE: (214) 522-4945
EMAIL: JARNOLD@SKORBURGCOMPANY.COM
CONTACT: JOHN ARNOLD

DEVELOPER
SKORBURG COMPANY
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DALLAS, TX 75225
PHONE: (214) 522-4945
EMAIL: JRJOHNSON@SKORBURGCOMPANY.COM
CONTACT: HUMBERTO JOHNSON, JR.

PRELIMINARY PLAT
FOR
GIDEON GROVE
PHASE 2

CONTAINING LOTS 1-12, 1X BLK A; LOTS 1-4, 1X, 3X
BLK B; LOTS 1-29, 1X, 18X, 23X, 27X BLK C; LOTS 1-26,
1X, 14X BLK D; LOTS 1-13, 1X, 6X BLK E
FOR A TOTAL OF 84 SINGLE FAMILY LOTS AND
11 OPEN SPACE LOTS

BEING 30.36 ACRES OF LAND SITUATED IN THE
S.R. BARNES SURVEY, ABSTRACT 13
LOCATED IN CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS.



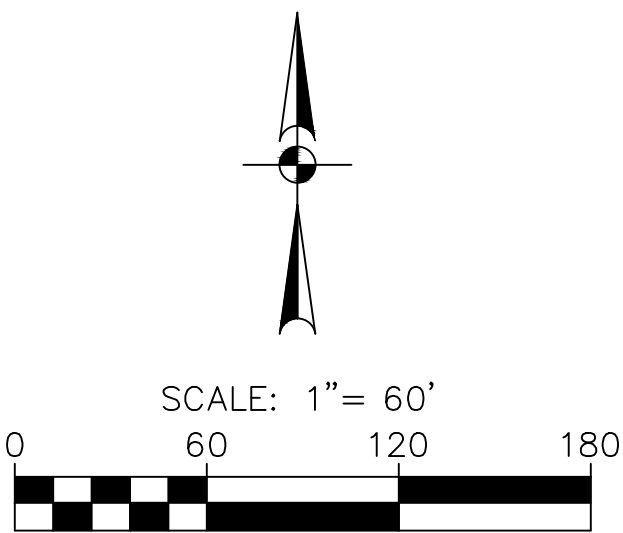
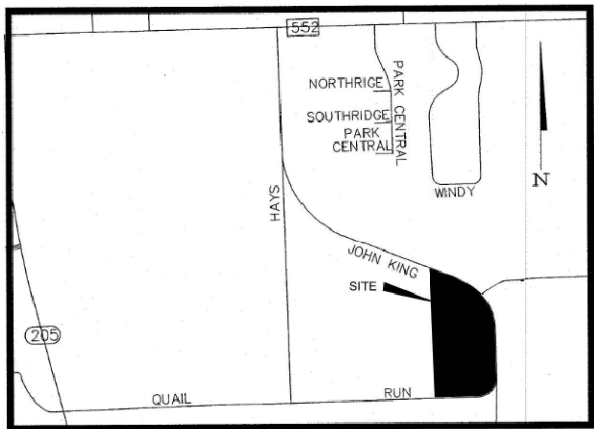
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

| | |
|---------------------------------------|-------|
| PLANNING & ZONING COMMISSION CHAIRMAN | DATE: |
| MAYOR, CITY OF ROCKWALL | DATE: |

Date: Nov 03, 2020, 4:57pm User ID: mliner
File: S:\projects\612\63\00\2.0 Design\2.4 Civil\2.4.4 Exhibits\ Preliminary Plat.dwg

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| POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS | | | | | | | | | | | | | Collection Point |
|---|-----------|---------------|------|----------|------------|----------|-------------|-----------|-------------|-----------|--------------|------------|-------------------|
| Area No. | Area (ac) | Runoff Coeff. | CA | Tc (min) | I5 (in/hr) | Q5 (cfs) | I10 (in/hr) | Q10 (cfs) | I25 (in/hr) | Q25 (cfs) | I100 (in/hr) | Q100 (cfs) | |
| Onsite | | | | | | | | | | | | | |
| A | 0.92 | 0.50 | 0.46 | 10 | 6.10 | 2.81 | 7.10 | 3.27 | 8.30 | 3.82 | 9.80 | 4.51 | 4"x4" AREA INLET |
| B | 3.00 | 0.50 | 1.50 | 10 | 6.10 | 9.15 | 7.10 | 10.65 | 8.30 | 12.45 | 9.80 | 14.70 | 2'-10" CURB INLET |
| B2 | 3.27 | 0.50 | 1.64 | 10 | 6.10 | 9.97 | 7.10 | 11.61 | 8.30 | 13.57 | 9.80 | 16.02 | 2'-10" CURB INLET |
| B3 | 3.05 | 0.50 | 1.53 | 10 | 6.10 | 9.30 | 7.10 | 10.83 | 8.30 | 12.66 | 9.80 | 14.95 | 2'-10" CURB INLET |
| B4 | 0.93 | 0.50 | 0.47 | 10 | 6.10 | 2.84 | 7.10 | 3.30 | 8.30 | 3.86 | 9.80 | 4.56 | 2'-10" CURB INLET |
| C | 1.83 | 0.50 | 0.92 | 10 | 6.10 | 5.58 | 7.10 | 6.50 | 8.30 | 7.59 | 9.80 | 8.97 | 2'-10" CURB INLET |
| C2 | 1.49 | 0.50 | 0.75 | 10 | 6.10 | 4.54 | 7.10 | 5.29 | 8.30 | 6.18 | 9.80 | 7.30 | 2'-10" CURB INLET |
| C3 | 1.53 | 0.50 | 0.77 | 10 | 6.10 | 4.67 | 7.10 | 5.43 | 8.30 | 6.35 | 9.80 | 7.50 | 2'-10" CURB INLET |
| C4 | 3.06 | 0.50 | 1.53 | 10 | 6.10 | 9.33 | 7.10 | 10.86 | 8.30 | 12.70 | 9.80 | 14.99 | 2'-10" CURB INLET |
| D | 1.76 | 0.50 | 0.88 | 10 | 6.10 | 5.37 | 7.10 | 6.25 | 8.30 | 7.30 | 9.80 | 8.62 | 2'-10" CURB INLET |
| D2 | 3.05 | 0.50 | 1.53 | 10 | 6.10 | 9.30 | 7.10 | 10.83 | 8.30 | 12.66 | 9.80 | 14.95 | 2'-10" CURB INLET |
| D3 | 0.77 | 0.50 | 0.39 | 10 | 6.10 | 2.35 | 7.10 | 2.73 | 8.30 | 3.20 | 9.80 | 3.77 | 2'-10" CURB INLET |
| E | 3.56 | 0.50 | 1.78 | 15 | 6.10 | 10.86 | 7.10 | 12.64 | 7.10 | 12.64 | 9.80 | 17.44 | EXIST AREA INLET |
| F | 2.00 | 0.50 | 1.00 | 15 | 6.10 | 6.10 | 7.10 | 7.10 | 7.10 | 106.50 | 9.80 | 9.80 | DETENTION |



TRACT 1
CALLED 28.2 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

CITY OF ROCKWALL
CALLED 8.446 ACRE TRACT
VOLUME 5951, PAGE 84
O.P.R.R.C.T.

TRACT 2
CALLED 44.3 ACRES
SAVE AND EXCEPT 5 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

- NOTES
1. DRAINAGE/DETENTION ON SITE TO BE MAINTAINED BY THE HOA
 2. OPEN SPACES TO BE MAINTAINED BY THE HOA
 3. AREA INLETS ARE TO BE WYE INLETS

DEVELOPER
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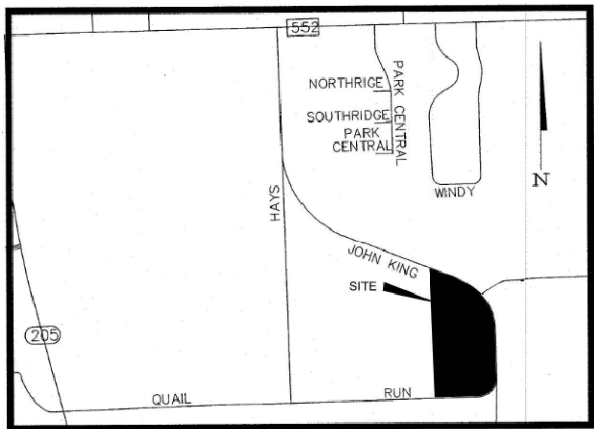
PRELIMINARY DRAINAGE PLAN
FOR
GIDEON GROVE
PHASE 2

CONTAINING LOTS 1-12, 1X BLK A; LOTS 1-4, 1X, 3X BLK B; LOTS 1-29, 1X, 18X, 23X, 27X BLK C; LOTS 1-26, 1X, 14X BLK D; LOTS 1-13, 1X, 6X BLK E
FOR A TOTAL OF 84 SINGLE FAMILY LOTS AND 11 OPEN SPACE LOTS

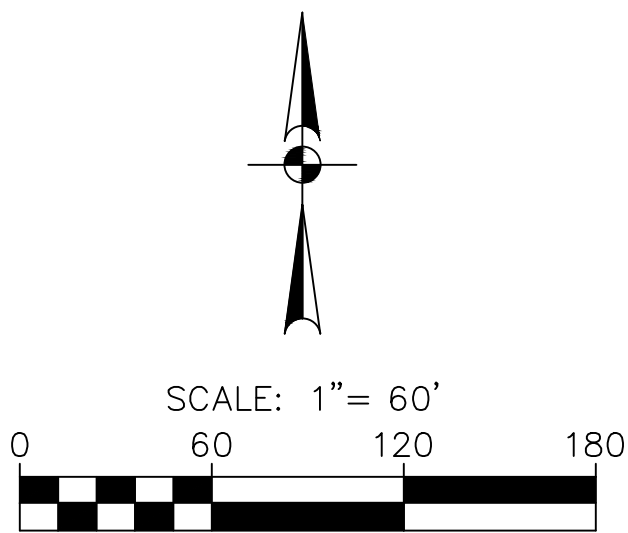
BEING 30.36 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT 13
LOCATED IN CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS.

P2020-046

- NOTES
1. DRAINAGE/DETENTION ON SITE TO BE MAINTAINED BY THE HOA.
 2. OPEN SPACES TO BE MAINTAINED BY THE HOA.
 3. ALL WATER & SEWER LINES ARE TO BE 8" UNLESS OTHERWISE NOTED.



VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE



LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN
- EXIST-W
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXIST-SS
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN

CITY OF ROCKWALL
CALLED 8.446 ACRE TRACT
VOLUME 5951, PAGE 84
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UTILITY PLAN FOR

GIDEON GROVE PHASE 2

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BLK B; LOTS 1-29, 1X, 18X, 23X, 27X BLK C; LOTS 1-26,
1X, 14X BLK D; LOTS 1-13, 1X, 6X BLK E
FOR A TOTAL OF 84 SINGLE FAMILY LOTS AND
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CITY
BEING 30.36 ACRES OF LAND SITUATED IN THE
S.R. BARNES SURVEY, ABSTRACT 13
LOCATED IN CITY OF ROCKWALL, ROCKWALL
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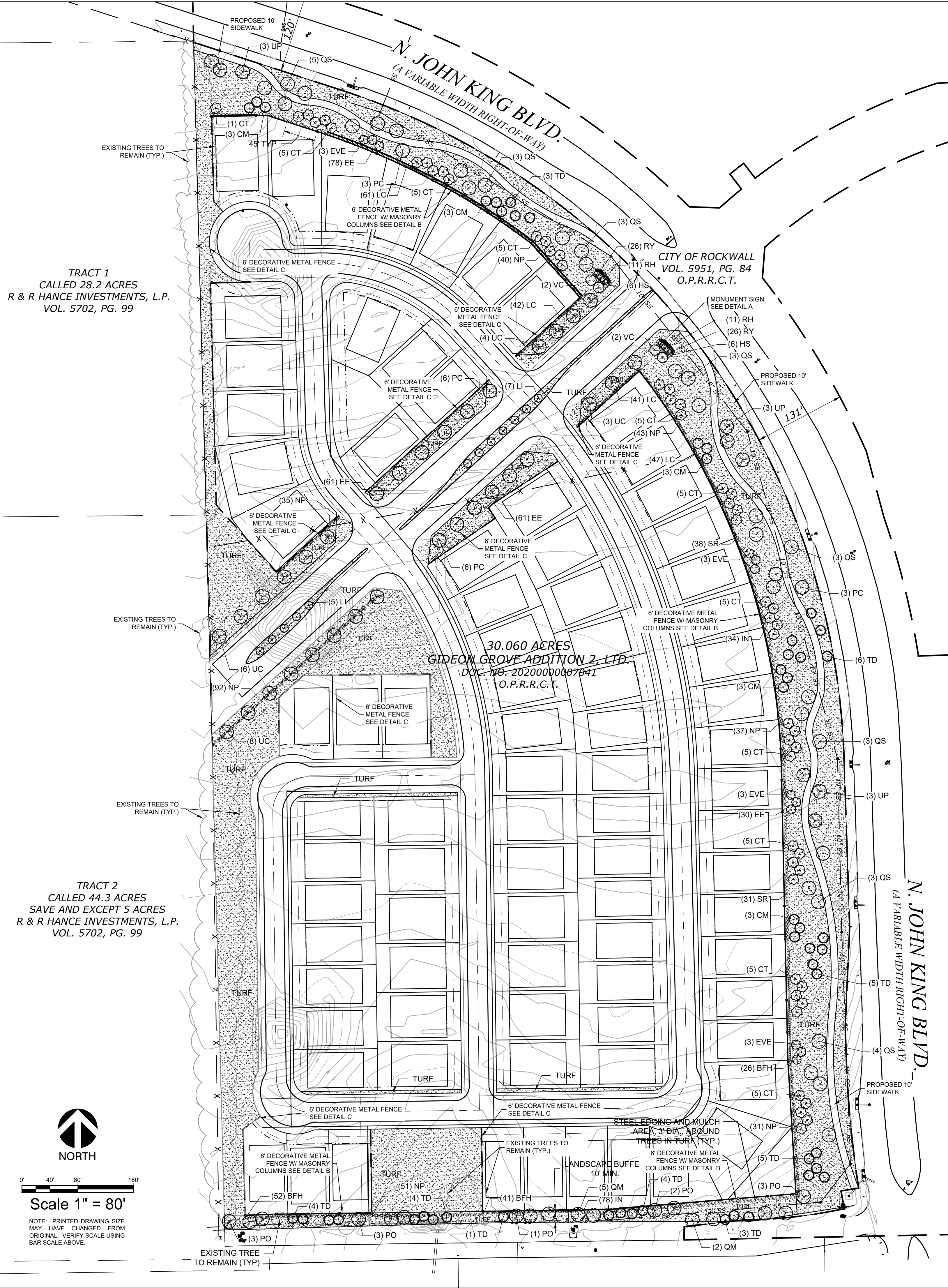
**PAPE-DAWSON
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

MICHAEL WURSTER AND
JENNIFER WURSTER
DOC. NO. 2020000003578
O.P.R.R.C.T.

JOHN R. YINGLING AND WIFE
LYNELLE C. YINGLING
VOL. 817, PG. 76
O.P.R.R.C.T.

JOHN R. YINGLING AND WIFE
LYNELLE C. YINGLING
VOL. 366, PG. 211
O.P.R.R.C.T.



LANDSCAPE CALCULATIONS

LANDSCAPE BUFFERS

JOHN KING BOULEVARD

FRONTAGE LENGTH:
CANOPY TREES REQUIRED:
CANOPY TREES PROVIDED:
UNDERSTORY TREES REQUIRED:
UNDERSTORY TREES PROVIDED:
SHRUBS REQUIRED:
SHRUBS PROVIDED:

2,028 LF
61 TREES (3 PER 100 LF OF FRONTAGE)
61 TREES
82 TREES (4 PER 100 LF OF FRONTAGE)
82 TREES
CONTINUOUS HEDGE, 30"-48" IN HT
PROVIDED AS REQUIRED

E QUAIL RUN ROAD (NORTH SIDE)

FRONTAGE LENGTH:
CANOPY TREES REQUIRED:
CANOPY TREES PROVIDED:
SHRUBS REQUIRED:
SHRUBS PROVIDED:

721 LF
15 TREES (1 PER 50 LF OF FRONTAGE)
16 TREES
CONTINUOUS HEDGE, 30"-48" IN HT
PROVIDED AS REQUIRED

E QUAIL RUN ROAD (SOUTH SIDE)

FRONTAGE LENGTH:
CANOPY TREES REQUIRED:
CANOPY TREES PROVIDED:
SHRUBS REQUIRED:
SHRUBS PROVIDED:

794 LF
16 TREES (1 PER 50 LF OF FRONTAGE)
17 TREES
CONTINUOUS HEDGE, 30"-48" IN HT
PROVIDED AS REQUIRED

OLD E QUAIL RUN ROAD

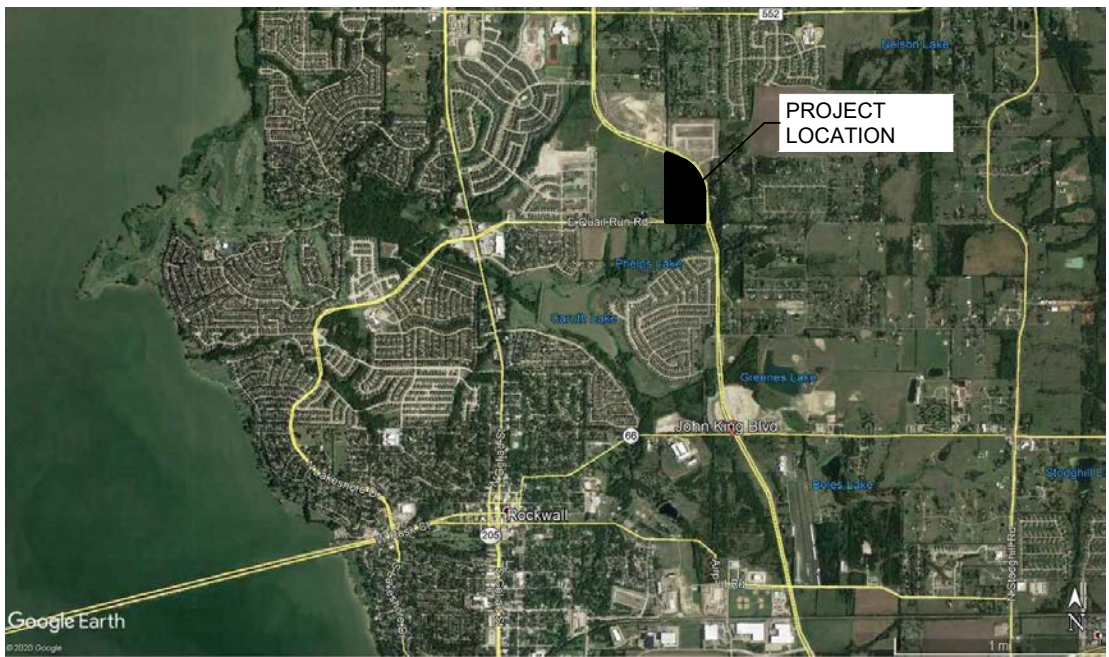
FRONTAGE LENGTH:
CANOPY TREES REQUIRED:
CANOPY TREES PROVIDED:
SHRUBS REQUIRED:
SHRUBS PROVIDED:

958 LF
39 TREES (1 PER 25 LF OF FRONTAGE)
35 PROPOSED TREES + 4 EXISTING TREES TO REMAIN
CONTINUOUS HEDGE, 30"-48" IN HT
PROVIDED AS REQUIRED

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

VICINITY MAP



MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|------------------|------|------------|---------------------------------------|-------------------------|-------|---------------------------|--------------------|
| | PC | 18 | PISTACIA CHINENSIS | CHINESE PISTACHE | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | PO | 12 | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | QM | 7 | QUERCUS MACROCARPA | BURR OAK | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | QS | 27 | QUERCUS SHUMARDII | SHUMARD RED OAK | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | TD | 35 | TAXODIUM DISTICHUM | BALD CYPRESS | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | UC | 21 | ULMUS CRASSIFOLIA | CEDAR ELM | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | UP | 9 | ULMUS X 'HOMESTEAD' | HOMESTEAD ELM | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| UNDERSTORY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
| | CM | 15 | CRATAEGUS MOLLIS | DOWNY HAWTHORNE | CONT. | 2" CAL MIN | 6'-8' HT |
| | CT | 51 | CERCIS CANADENSIS TEXENSIS | TEXAS REDBUD | CONT. | 3-5 CANES, 2" CAL OVERALL | 6'-8' HT MIN |
| | EVE | 12 | SOPHORA AFFINIS | EVE'S NECKLACE | CONT. | 1.5"CAL | 6-8' HT. |
| | LI | 12 | LAGERSTROEMIA INDICA 'WATERMELON RED' | CRAPE MYRTLE | CONT. | 3-5 CANES, 2" CAL OVERALL | 6'-8' HT MIN |
| | VC | 4 | VITEX AGNUS-CASTUS | CHASTE TREE | CONT. | 3-5 CANES, 2" CAL OVERALL | 6'-8' HT MIN |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING | SIZE |
| | BFH | 119 | ILEX CORNUTA 'BUFORDII' | BURFURD HOLLY | 5 GAL | 42" OC | 30" HT MIN |
| | EE | 229 | ELAEAGNUS X EBBINGEI | ELAEAGNUS | 5 GAL | 48" OC | 30" HT MIN |
| | HS | 12 | HIBISCUS SYRIACUS | ROSE OF SHARON | 5 GAL | 48" OC | 30" HT MIN |
| | IN | 112 | ILEX X 'NELLIE R. STEVENS' | NELLIE R. STEVENS HOLLY | 5 GAL | 48" OC | 30" HT MIN |
| | LC | 231 | LORAPETULUM CHINENSIS | CHINESE FRINGE FLOWER | 5 GAL | 36" OC | 30" HT MIN |
| | NP | 324 | NERIUM OLEANDER 'PETITE PINK' | PETITE PINK OLEANDER | 5 GAL | 42" OC | 30" HT MIN |
| | RH | 22 | RAPHIOLEPSIS INDICA | INDIAN HAWTHORNE | 5 GAL | 36" OC | 18" HT MIN |
| | RY | 52 | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL | 30" OC | 18" HT MIN |
| | SR | 69 | SPIRAEA CANTONIENSIS | BRIDAL VEIL SPIREA | 5 GAL | 48" OC | 30" HT MIN |
| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPACING |
| | TURF | 282,187 SF | CYNODON DACTYLON 'TIF 419' | BERMUDA GRASS | SOD | | |



Owner
Skorburg Company
8214 Westchester Drive
Dallas, TX

Project Name
Gideon Grove Phase 2
John King Boulevard and E Quail Run Road
Rockwall, TX

LANDSCAPE PLAN

| Date | Comment |
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| Project Number | |
| Date | 10/28/2020 |
| Drawn By | MNB |
| Checked By | KB/RM |

LP-1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHAPES, AND BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE FINAL AUTHORITY AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD. PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL. SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST. WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS; NOT EXCEEDING 0.5 PERCENT NITRIT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER. GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH. SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
1. STAKES. 2" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE. ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD. REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING. PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUIVALENT. PRE-EMERGENT HERBICIDES. ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS. PER 1,000 S.F.
 - b. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. TREES, SHRUBS, AND PERENNIALS. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NECESSARY, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STOCK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES, SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIE WIRING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALTERNATIVE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BALLED-AND-BURLAPPED TREES, TO REMOVE ANY POTENTIALLY GIRDING ROOT ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE PLANTING HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT AN ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2 1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROJECT ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS AFTER FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.
 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN 10' X 10' SHALL BE RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

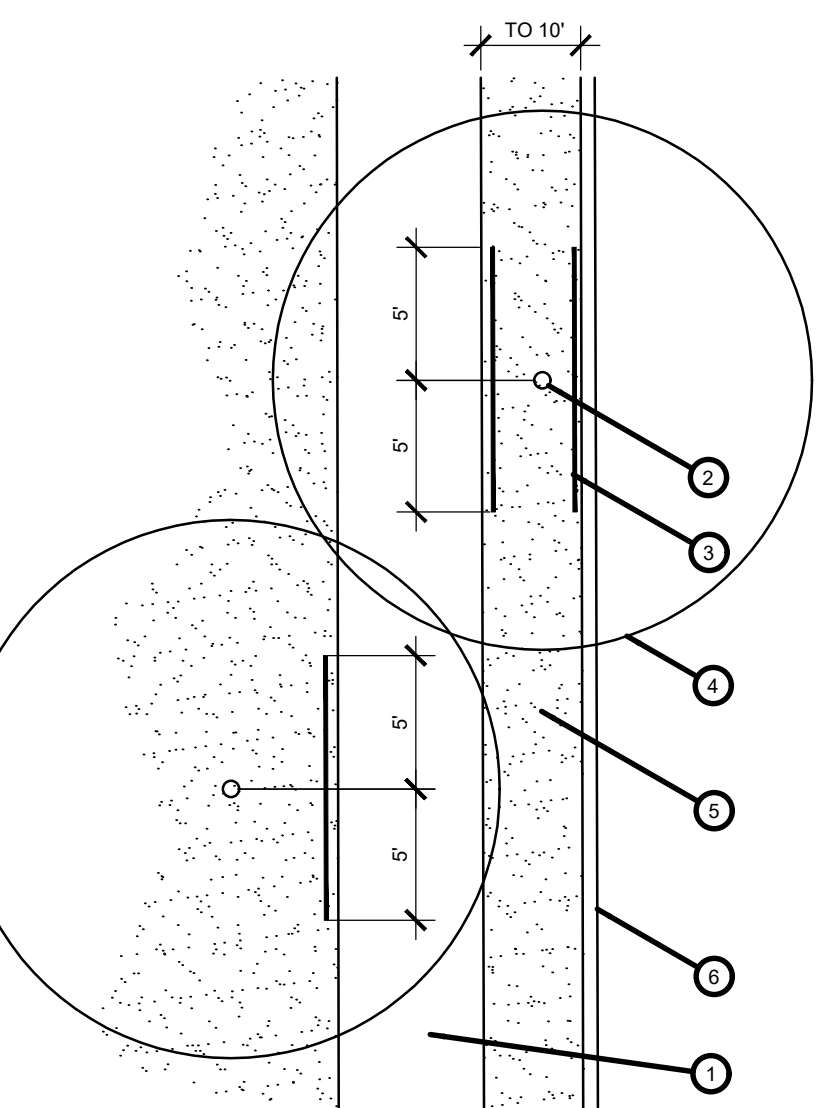
IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DESIGNED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

STEEL EDGING

SCALE: NOT TO SCALE

OPEN LANDSCAPE

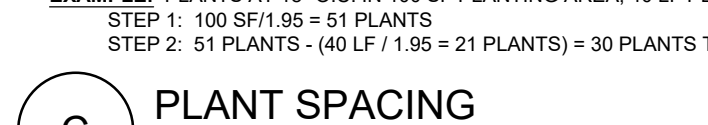
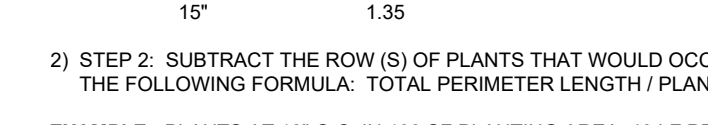
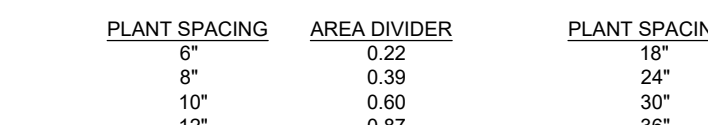
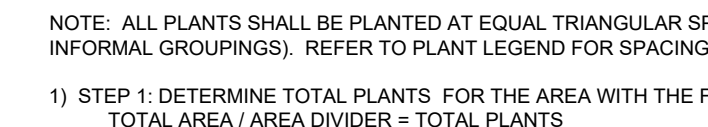
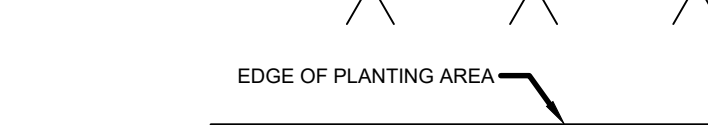
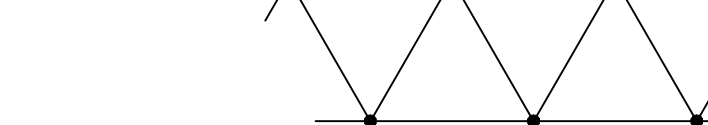
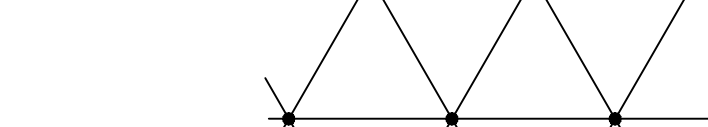
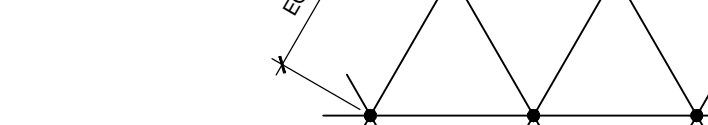
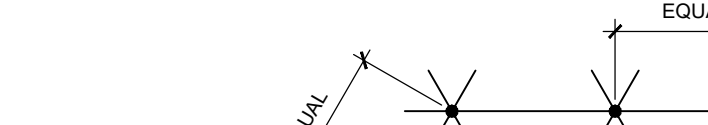
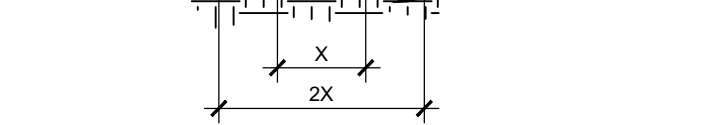
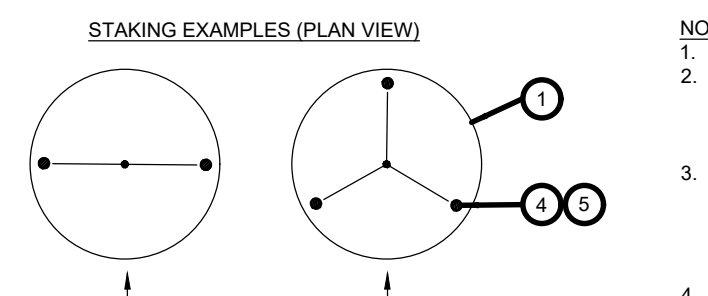
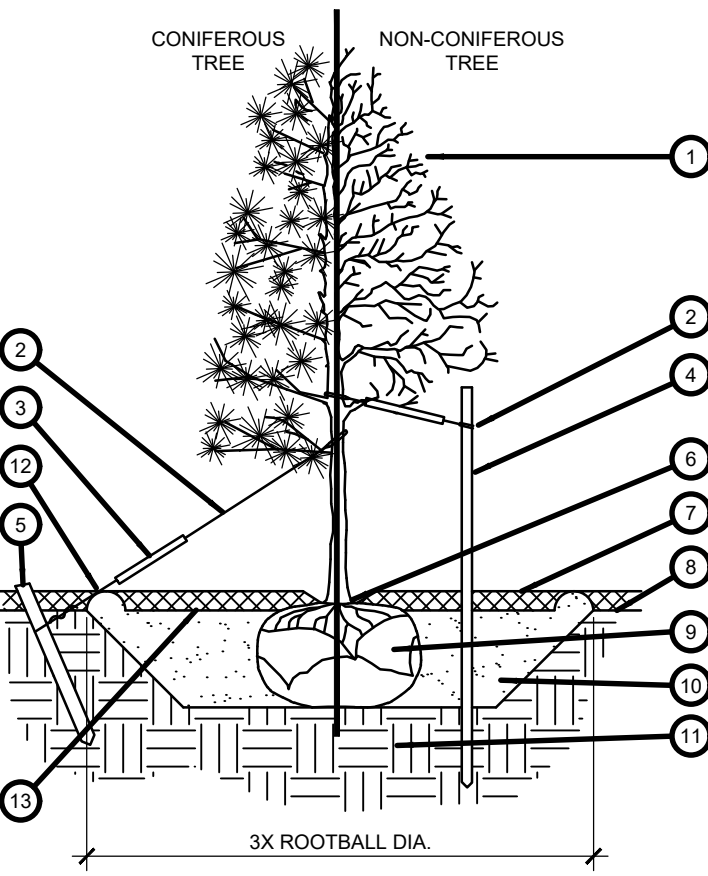


ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS SHALL BE VERIFIED AND APPROVED OR REJECTED. ALL PLANTS DELIVERED TO THE JOBSITE, TAPOR THE DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



1. TREE CANOPY.
2. CINCH-TIES (2" BOX/2" CAL. TREES AND SMALLER) OR 1/2 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4" ABOVE FINISH GRADE.
 3. FOR 6-8" TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR LARGER TREES, REMOVE ALL LARGER THAN THE ON-SITE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

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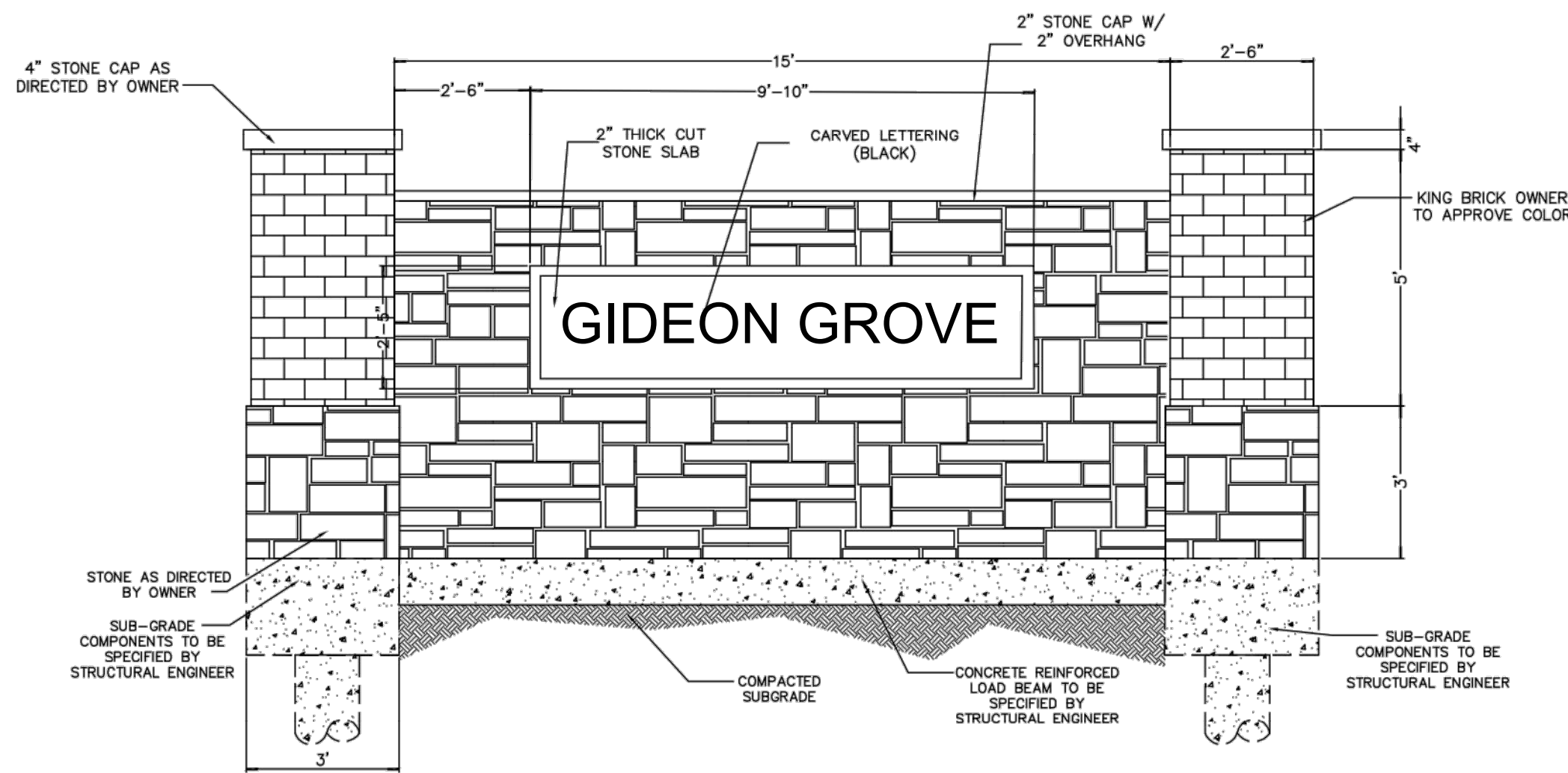
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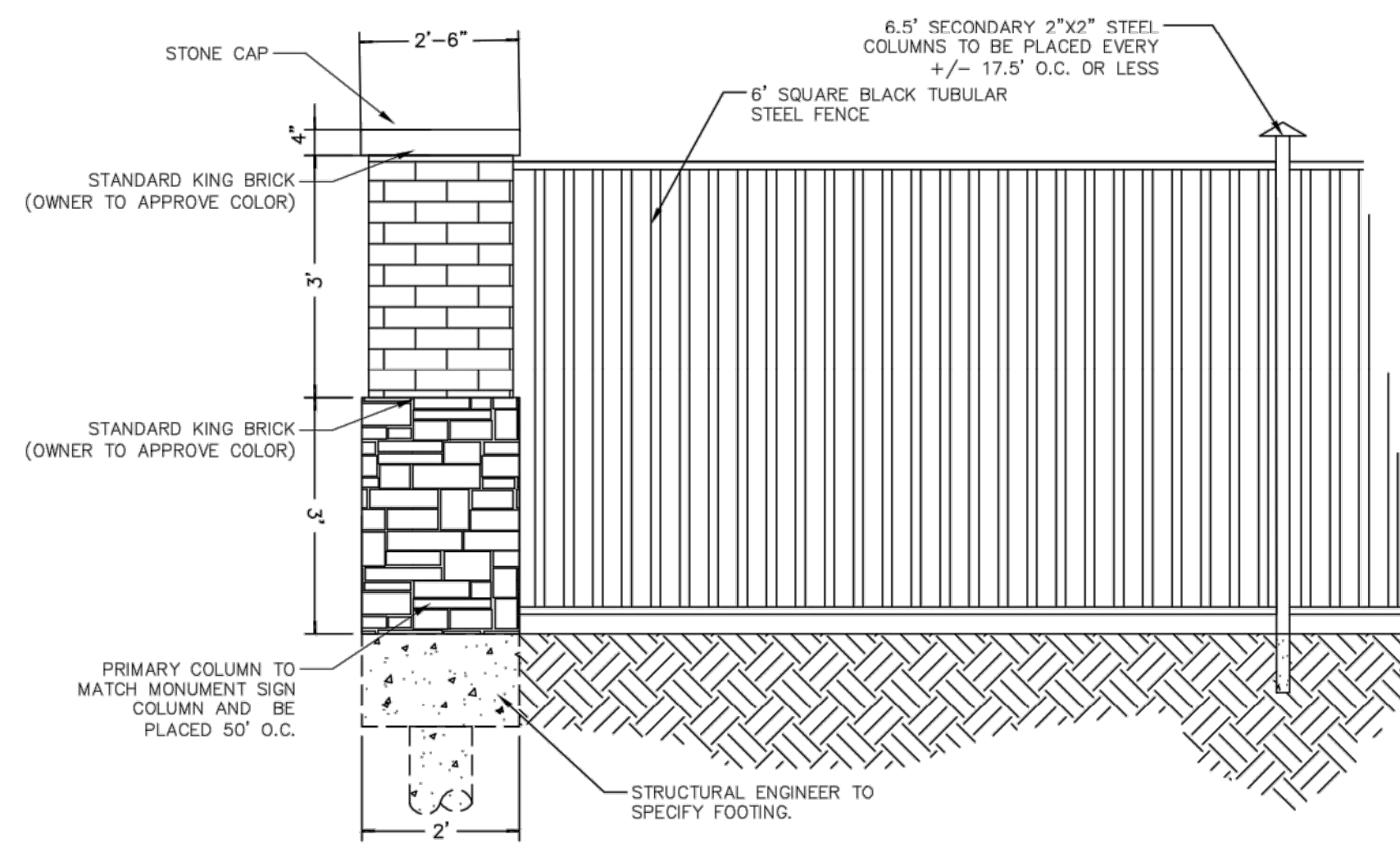
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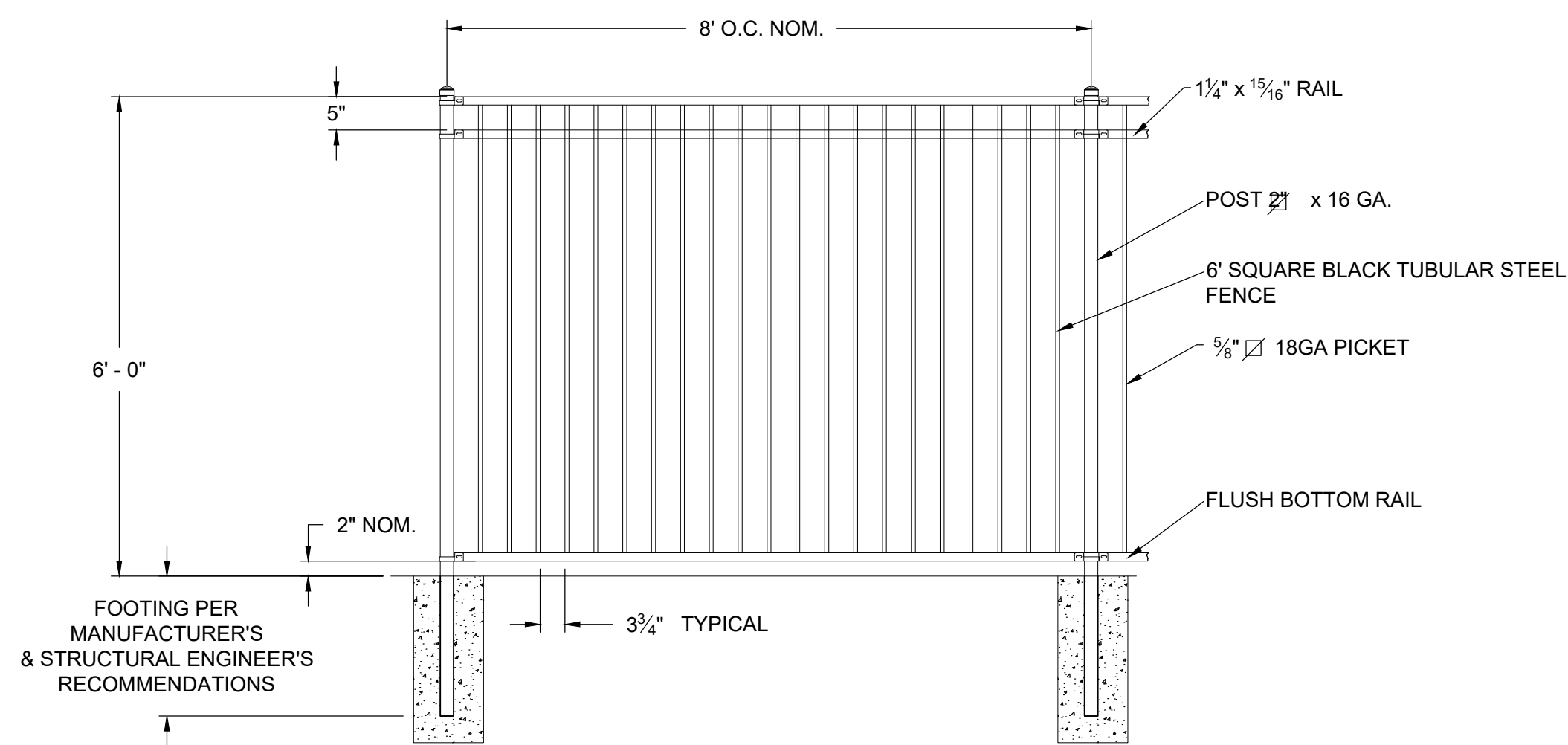
A MONUMENT SIGN DETAIL

NOT TO SCALE



B 6' DECORATIVE METAL FENCE WITH MASONRY COLUMN

NOT TO SCALE



C 6' DECORATIVE METAL FENCE

NOT TO SCALE

| Date | Comment |
|------|---------|
| | |
| | |
| | |

| | |
|----------------|------------|
| Project Number | |
| Date | 10/28/2020 |
| Drawn By | MNB |
| Checked By | KB/RM |



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 16, 2020
APPLICANT: Humberto Johnson; Skorburg Co.
CASE NUMBER: P2020-046; Preliminary Plat for Phase 2 of the Gideon Grove Subdivision

SUMMARY

Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of the Gideon Grove Addition, LTD for the approval of a Preliminary Plat for Phase 2 of the Gideon Grove Subdivision consisting of 84 single-family residential lots on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to preliminary plat Phase 2 of the Gideon Grove Subdivision. This phase of the subdivision is comprised of 84 single-family residential lots on a 30.36-acre tract of land, of which 7.45-acres (i.e. 24.55%) will be reserved for open space. This development will be constructed utilizing two (2) lot types that will consist of 53 Type 'A' Lots (i.e. 60' x 120' or a minimum of 7,000 SF) and 31 Type 'B' Lots (i.e. 70' x 120' or a minimum of 8,400 SF). In addition to the preliminary plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary landscape and treescape plan; however, these plans will not be finalized until the PD Site Plan. The following is the proposed lot composition of Phase 2 of the Gideon Grove Subdivision:

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|----------|-----------------------|-----------------------|--------------------|--------------------|
| A | 60' x 120' | 7,000 SF | 53 | 63.10% |
| B | 70' x 120' | 8,400 SF | 31 | 36.90% |
| | | | 84 | 100% |

- ☑ The subject property was annexed by the City Council on April 16, 1998 by *Ordinance No. 98-10*. On May 1, 2017, the City Council approved *Ordinance No. 17-25 [Case No. Z2017-007]* changing the zoning of the subject property from an Agricultural (AG) District to Planned Development District 84 (PD-84) District for Single-Family 7 (SF-7) District land uses.
- ☑ On November 3, 2020, the Parks and Recreation Board reviewed the preliminary plat and made the following recommendations concerning the proposed subdivision:
- (1) The developer shall pay pro-rata equipment fees of \$41,076.00 (i.e. \$489.00 x 84 lots), which will be due at the time of final plat.
 - (2) The developer shall pay cash-in-lieu of land fees of \$43,344.00 (i.e. \$516.00 x 84 lots), which will be due at the time of final plat.
- ☑ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Planned Development District 84 (PD-84), the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), the Master Thoroughfare Plan, and the requirements of

Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to meet the intent of these requirements.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the preliminary plat for *Phase 2* of the *Gideon Grove Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans;
- (2) The landscape and treescape plans shall be resubmitted and approved along with the PD Site Plan;
- (3) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On November 10, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2820-046

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:

[Signature]

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
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address PROPERTY ID #10188, JOHN KING BLVD. - A PORTION OF TRACT 1-01 OR THE S.R. BARNES SURVEY, ABSTRACT NO. 13

Subdivision GIDEON GROVE - PHASE 2

Lot

Block

General Location ALONG THE SOUTH SIDE OF JOHN KING BLVD, NEAR THE INTERSECTION WITH E. QUAIL RUN ROAD. N WITH E. QUAIL RUN ROAD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ORD. NO 17-25, PD-84

Current Use VACANT / AGRICULTURAL

Proposed Zoning ORD. NO 17-25, PD-84

Proposed Use SINGLE-FAMILY RESIDENTIAL

Acreage 30.337 AC

Lots [Current] 1

Lots [Proposed] 84

☐ **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 Gideon Grove Addition 2, Ltd., a Texas Limited Partnership
By: Gideon Grove Addition 2 GP Corporation, a Texas Corporation, its General Partner

☒ Applicant Skorburg Company

Contact Person John Arnold

Contact Person Humberto Johnson, Jr.

Address 8214 Westchester Drive, Suite 900

Address 8214 Westchester Drive, Suite 900

City, State & Zip Dallas, TX 75225

City, State & Zip Dallas, TX 75225

Phone 214-522-4945

Phone 214-888-8857

E-Mail jarnold@skorburgcompany.com

E-Mail jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Arnold [Owner] the undersigned, who stated the information on this application to be true and certified the following:

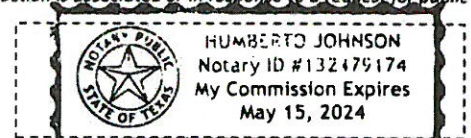
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$655.06, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of October, 2020. By signing this application, 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 16 day of October, 2020.

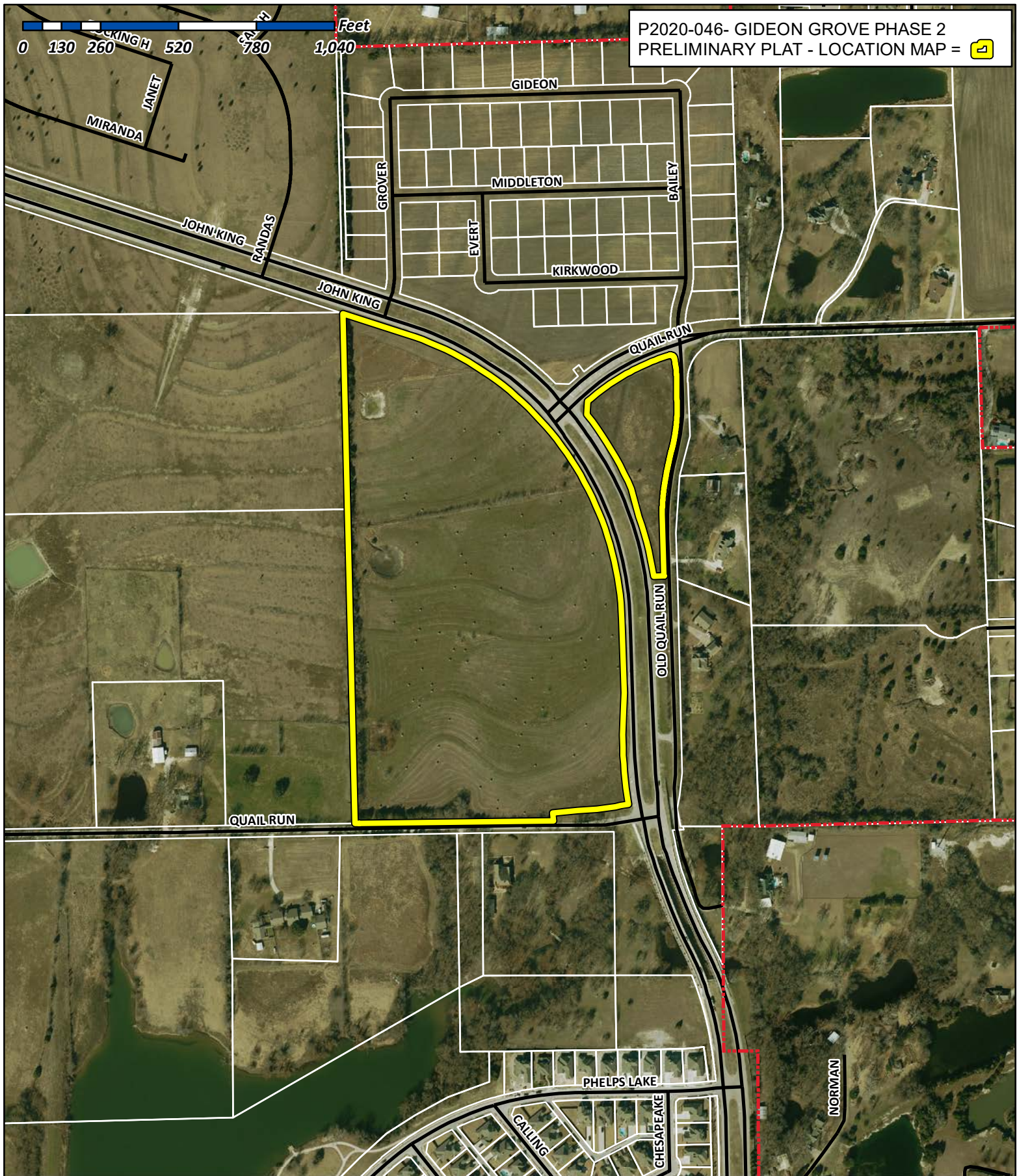
Owner's Signature

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 05/15/2024



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



EXHIBIT "A"

A tract of land in the S.R. Barnes Survey, Abstract No. 13, Rockwall County, Texas, part of that called 80 acres described in a deed to Lonnie L. Gideon recorded in Volume 307, Page 256 of the Deed Records of Rockwall County, Texas, and further described as follows:

Beginning at the intersection of the west line of said 80 acres with the south line of S.H. 205 By-Pass, said point bearing South 01 deg. 23 min. 44 sec. East, 885.84 feet from a 3/8 inch steel rod found at the northwest corner of said 80 acres;

Thence along the line of S.H. 205 By-Pass as follows:

South 72 deg. 05 min. 21 sec. East 225.92 feet to a 1/2 inch steel rod set at a point of curve;

Southeasterly 1274.04 feet along a curve to the right having a radius of 1040.00 feet and a central angle of 70 deg. 11 min. 23 sec. (Chord bears South 36 deg. 59 min. 40 sec. East, 1195.86 feet) to a 1/2 inch steel rod set;

South 01 deg. 53 min. 59 sec. East 243.24 feet to a 1/2 inch steel rod set;

South 02 deg. 35 min. 02 sec. West 140.71 feet to a 1/2 inch steel rod set;

South 01 deg. 53 min. 59 sec. East 41.83 feet to a 1/2 inch steel rod set;

Southeasterly 191.03 feet along a curve to the left having a radius of 1571.00 feet and a central angle of 06 deg. 58 min. 01 sec. (Chord bears South 05 deg. 22 min. 59 sec. East, 190.91 feet) to a 1/2 inch steel rod set;

South 81 deg. 07 min. 40 sec. West 25.65 feet to a point;

South 10 deg. 47 min. 13 sec. East 26.00 feet to a point;

South 79 deg. 12 min. 47 sec. West 17.32 feet to a point;

Southwesterly 131.03 feet along a curve to the right having a radius of 742.50 feet and a central angle of 10 deg. 06 min. 40 sec. (Chord bears South 84 deg. 16 min. 07 sec. West, 130.86 feet) to a point;

South 83 deg. 33 min. 59 sec. West 82.52 feet to a point;

South 00 deg. 46 min. 04 sec. East 24.30 feet to a P-K nail set in the pavement of Quail Run Road;

South 89 deg. 22 min. 58 sec. West 664.18 feet along Quail Run Road to a point in the center of same, being the southwest corner of said 80 acres, a 1/2 inch steel rod set North 01 deg. 23 min. 44 sec. West 30.00 feet for witness;

Thence North 01 deg. 23 min. 44 sec. West 1727.17 feet along the west line of said 80 acres to the point of beginning, containing 30.337 acres of land, more or less.

FIRST TRACT - 32.5 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2008-00396963

29.192 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

20,000 ACRES
MICHAEL R. LARRIERE
895-57

FIRST TRACT - 28.2 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2009-00411939

2.752 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

JAMES T. BRADLEY
908-10

29.929 ACRES
CALLED 30 ACRES
LONNIE L. GIDEON
307-256

SECOND TRACT - 44.3 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2009-00411939

30.337 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

P. B. HARRISON SURVEY
A-97

S. R. BARNES SURVEY
A-13

J. M. GASS SURVEY
A-88

LOT 1, BLOCK A
D. R. TAYLOR ADDITION
E-317 PRRCT

1"=100'

QUAIL RUN ROAD

S. S. McCURRY SURVEY
A-146

R & R HANCE INVESTMENTS LP
5433-53

LOT 1, BLOCK A
PROMISE LAND ADDITION

TRACT I - 5.18 ACRES
NICHOLAS P. GRANT
4472-181

TRACT II - 5.05 ACRES
NICHOLAS P. GRANT
4472-181

DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING all of that tract of land in Rockwall County, Texas, out of the S. R. Barnes Survey, A-13, and being a part of that called 80 acres described in a deed to Lonnie L. Gideon recorded in Volume 307, Page 256 of the Deed Records of Rockwall County, Texas, and being further described as follows:

BEGINNING at the Intersection of the West line of said 80 acres with the South line of S. H. 205 By-Pass, said point bearing South 01 degrees 23 minutes 44 seconds East, 885.84 feet from a 3/8 inch steel rod found at the Northwest corner of said 80 acres;

THENCE along the line of S. H. By-Pass as follows:

South 72 degrees 05 minutes 21 seconds East, 225.92 feet to a 1/2 inch steel rod set at a point of curve;

Southeasterly, 1274.04 feet along a curve to the right having a radius of 1040.00 feet and a central angle of 70 degrees 11 minutes 23 seconds (Chord bears South 36 degrees 59 minutes 40 seconds East, 1195.86 feet) to a 1/2 inch steel rod set;

South 01 degrees 53 minutes 59 seconds East, 243.24 feet to a 1/2 inch steel rod set;

South 02 degrees 35 minutes 02 seconds West, 140.71 feet to a 1/2 inch steel rod set;

South 01 degrees 53 minutes 59 seconds East, 41.83 feet to a 1/2 inch steel rod set;

Southeasterly, 191.03 feet along a curve to the left having a radius of 1571.00 feet and a central angle of 06 degrees 58 minutes 01 seconds (Chord bears South 05 degrees 22 minutes 59 seconds East, 190.91 feet) to a 1/2 inch steel rod set;

South 81 degrees 07 minutes 40 seconds West, 25.65 feet to a point;

South 10 degrees 47 minutes 13 seconds East, 26.00 feet to a point;

South 79 degrees 12 minutes 47 seconds West, 17.32 feet to a point;

Southwesterly, 131.03 feet along a curve to the right having a radius of 742.50 feet and a central angle of 10 degrees 06 minutes 40 seconds (Chord bears South 84 degrees 16 minutes 07 seconds West, 130.86 feet) to a point;

South 83 degrees 33 minutes 59 seconds West, 82.52 feet to a point;

South 00 degrees 46 minutes 04 seconds East, 24.30 feet to a P-K nail set in the pavement of Quail Run Road;

South 89 degrees 22 minutes 58 seconds West, 664.18 feet along Quail Run Road to a point in the center of same, being the Southwest corner of said 80 acres, a 1/2 inch steel rod set North 01 degrees 23 minutes 44 seconds West, 30.00 feet for witness;

THENCE North 01 degrees 23 minutes 44 seconds West, 1727.17 feet along the West line of said 80 acres to the Point of Beginning, containing 30.337 acres of land.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 24.07' | 14.00' | 96°31'00" | S 58°21'00" E | 21.21' |
| C2 | 131.03' | 742.50' | 10°06'40" | S 84°16'07" W | 130.86' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 09°03'30" E | 47.64' |
| L2 | S 89°38'49" E | 17.74' |
| L3 | S 84°01'46" W | 37.04' |
| L4 | S 84°21'51" W | 30.79' |
| L5 | S 67°51'02" W | 25.89' |
| L6 | S 28°56'15" W | 72.24' |
| L7 | S 00°21'07" W | 30.43' |
| L8 | S 81°07'40" W | 25.65' |
| L9 | S 10°47'13" E | 26.00' |
| L10 | S 79°12'47" W | 17.32' |
| L11 | S 83°33'59" W | 62.52' |
| L12 | S 00°46'04" E | 24.30' |

Bearings based upon Grid North, Texas State Plane Coordinate System, North Central Zone, NAD 83.

Subdividing property by metes and bounds may be in violation of city and/or county platting ordinances.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of March, 2010.

April 7, 2010

Ray L. Vannoy
Ray L. Vannoy
R.P.L.S. No. 1988

BOUNDARY SURVEY

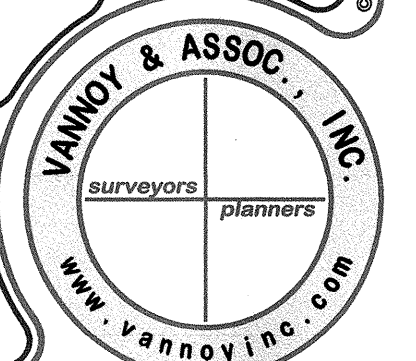
30.337 ACRES
S. R. BARNES SURVEY, A-13
ROCKWALL, TEXAS

PREPARED FOR:

Lonnie L. Gideon, Trustee
282 Airport Road
Reno, Texas 75462

No Schedule "B" Provided
SHEET 1 OF 4
Drawn By: rlv
Vannoy Job No. 2149

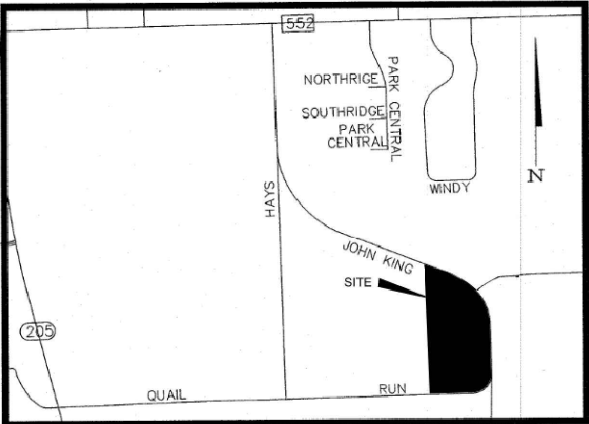
Vannoy & Assoc., Inc.
Surveyors/Planners
500 N. Valley Mills Dr., Suite 210
Waco, Texas 76710, (254) 751-1934
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0' 100' 200' 300' 400'

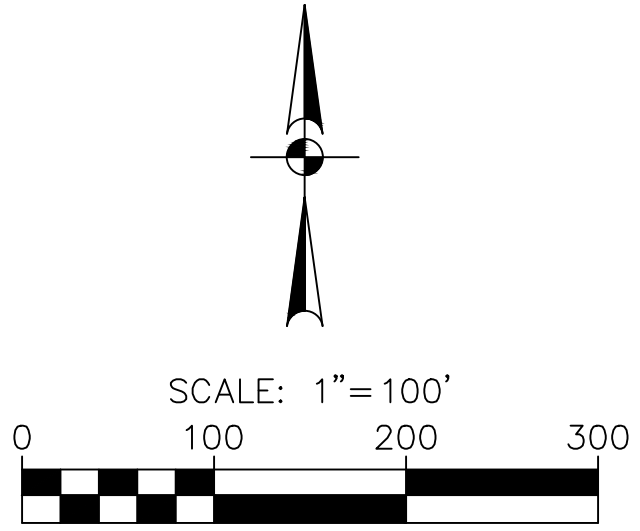
| LAND USE SUMMARY | | | |
|-----------------------|-------------------|---------------|---------|
| USES | RESIDENTIAL UNITS | NON-RES. LOTS | +/- AC. |
| TYPE A - SF (60' MIN) | 53 | | 6.716 |
| TYPE B - SF (70' MIN) | 31 | | 8.963 |
| ROW | | | 7.226 |
| OPEN SPACE | | 11 | 7.455 |
| TOTAL | 84 | 11 | 30.36 |

NOTE: PD REQUIRES 7.36 ACRES OF OPEN SPACE.



VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE

| LOT DIMENSION REQUIREMENTS | | |
|---|----------|----------|
| Zoning: Ord. No. 17-25; PD-84 | | |
| LOT TYPE | | |
| A | B | |
| MIN. LOT WIDTH/FRONTAGE | 60' | 70' |
| MIN. LOT DEPTH | 120' | 120' |
| MIN. LOT AREA | 7,000 SF | 8,400 SF |
| MIN. FRONT YARD SETBACK | 20' | 20' |
| MIN. SIDE YARD SETBACK | 5' | 5' |
| MIN. SIDE YARD SETBACK (ADJACENT TO STREET) | 10' | 10' |
| MIN. LENGTH OF DRIVEWAY PAVEMENT | 20' | 20' |
| MAX. HEIGHT | 36' | 36' |
| MIN. REAR YARD SETBACK | 10' | 10' |
| MIN. AREA/DWELLING UNIT (SF) | 1,500 SF | 1,500 SF |
| MAX. LOT COVERAGE | 65% | 65% |



| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------------|----------|----------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1040.00' | 70°11'23" | S36°59'23"E | 1195.86' | 1274.04' |
| C2 | 1571.00' | 6°58'01" | N5°22'42"W | 190.91' | 191.03' |
| C3 | 742.50' | 10°06'40" | N84°16'24"E | 130.86' | 131.03' |
| C4 | 9.50' | 26°28'59" | S14°31'27"E | 4.35' | 4.39' |
| C5 | 850.00' | 0°26'29" | S1°30'12"E | 6.55' | 6.55' |
| C7 | 540.00' | 2°56'01" | N2°13'31"W | 27.65' | 27.65' |
| C8 | 9.50' | 26°28'59" | N77°31'01"W | 4.35' | 4.39' |
| C9 | 9.50' | 23°20'43" | N77°34'08"E | 3.84' | 3.87' |
| C10 | 9.50' | 88°17'22" | N47°14'33"W | 13.23' | 14.64' |
| C11 | 300.00' | 1°00'41" | S89°07'06"W | 5.30' | 5.30' |
| C13 | 75.50' | 46°25'49" | S40°39'27"W | 59.52' | 61.18' |
| C14 | 75.50' | 46°04'48" | S86°54'45"W | 59.10' | 60.72' |
| C16 | 75.59' | 45°26'47" | N58°18'04"W | 58.40' | 59.95' |
| C17 | 195.00' | 15°07'20" | S34°35'32"E | 51.32' | 51.47' |
| C18 | 25.00' | 53°39'15" | S25°32'41"W | 22.56' | 23.41' |
| C19 | 230.00' | 9°50'46" | N47°04'35"W | 39.48' | 39.52' |

- NOTES
- DRAINAGE/DETENTION ON SITE TO BE MAINTAINED BY THE HOA
 - OPEN SPACES TO BE MAINTAINED BY THE HOA
 - 10' UTILITY EASEMENT TO BE ALONG ALL STREET FRONTAGE.
 - 20'X20' SIDEWALK AND VISIBILITY EASEMENT CLIPS ARE LOCATED AT ALL INTERSECTING RESIDENTIAL TO RESIDENTIAL STREETS.
 - 30'X30' ROW CLIP AT ALL INTERSECTIONS WITH JOHN KING AND QUAIL RUN ROAD.
 - LOTS REQUESTING A REDUCED FRONT BUILDING LINE SETBACK OF 15' ARE DENOTED WITH "★"
 - LOTS DENOTED WITH A "★" ARE CLASSIFIED AS A TYPE B LOTS IF NECESSARY, WE PROPOSE THE FOLLOWING ADDITIONAL STREET NAMES: VALE ROAD, CLOVE DRIVE, HEIRLOOM LANE, KINGS COURT, LOVERS ROAD, ASHLAND DRIVE, GNEISS DRIVE, DACITE LANE, MARBLE ROAD, PUMICE LANE, LUNA LANE, OLIVE DRIVE, JUNIPER DRIVE, GRAND LANE

HERMAN UTLEY
CALLED 2.172 ACRES TRACT
VOLUME 4664, PAGE 273
D.R.R.C.T.

FEMA 100 YR
FLOODPLAIN

LOT 1, BLOCK A
D.R. TAYLOR ADDITION
D.S. E-317 PRRCT

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S81°07'57"W | 25.65' |
| L2 | N10°46'56"W | 23.47' |
| L3 | N79°13'04"E | 17.32' |
| L4 | N83°34'16"E | 82.52' |
| L5 | N0°48'09"E | 19.00' |
| L6 | S4°59'26"W | 7.23' |
| L7 | S1°16'57"E | 4.38' |
| L8 | N85°29'38"E | 60.13' |
| L10 | S88°10'47"W | 30.00' |
| L12 | S0°45'30"E | 430.00' |
| L13 | N0°45'30"W | 5.00' |
| L14 | N4°20'44"W | 6.45' |
| L16 | N11°24'29"W | 58.25' |
| L17 | N16°21'01"W | 26.52' |
| L18 | N23°49'06"W | 23.71' |
| L19 | S42°09'12"E | 34.84' |
| L20 | N30°13'35"W | 20.94' |
| L21 | N32°49'49"W | 17.98' |
| L22 | N47°50'48"E | 7.82' |
| L23 | S42°09'12"E | 15.12' |
| L24 | N42°09'12"W | 15.12' |
| L26 | N87°09'12"W | 7.07' |

OWNER
GIDEON GROVE ADDITION 2 GP CORPORATION
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
PHONE: (214) 522-4945
EMAIL: JARNOLD@SKORBURGCOMPANY.COM
CONTACT: JOHN ARNOLD

DEVELOPER
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
PHONE: (214) 522-4945
EMAIL: JRJOHNSON@SKORBURGCOMPANY.COM
CONTACT: HUMBERTO JOHNSON, JR.

**PRELIMINARY PLAT
FOR
GIDEON GROVE
PHASE 2**

CONTAINING LOTS 1-12, 1X BLK A; LOTS 1-4, 1X, 3X
BLK B; LOTS 1-29, 1X, 18X, 23X, 27X BLK C; LOTS 1-26,
1X, 14X BLK D; LOTS 1-13, 1X, 6X BLK E
FOR A TOTAL OF 84 SINGLE FAMILY LOTS AND
11 OPEN SPACE LOTS

BEING 30.36 ACRES OF LAND SITUATED IN THE
S.R. BARNES SURVEY, ABSTRACT 13
LOCATED IN CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS.

P2020-046



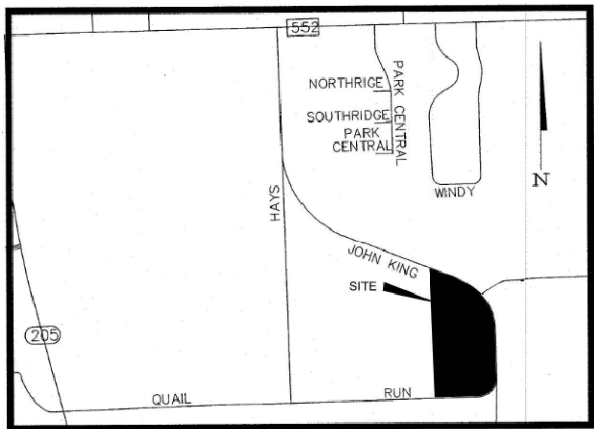
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

| | |
|--|-------|
| PLANNING & ZONING COMMISSION CHAIRMAN | DATE: |
| MAYOR, CITY OF ROCKWALL | DATE: |

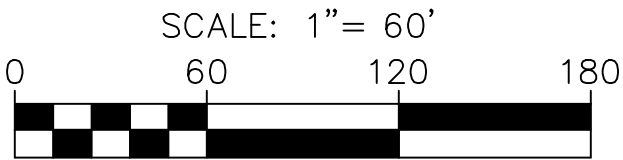
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THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN
INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

| POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS | | | | | | | | | | | | | Collection Point |
|---|-----------|---------------|------|----------|------------|----------|-------------|-----------|-------------|-----------|--------------|------------|------------------|
| Area No. | Area (ac) | Runoff Coeff. | CA | Tc (min) | I5 (in/hr) | Q5 (cfs) | I10 (in/hr) | Q10 (cfs) | I25 (in/hr) | Q25 (cfs) | I100 (in/hr) | Q100 (cfs) | |
| Onsite | | | | | | | | | | | | | |
| A | 0.92 | 0.50 | 0.46 | 10 | 6.10 | 2.81 | 7.10 | 3.27 | 8.30 | 3.82 | 9.80 | 4.51 | 4"x4" AREA INLET |
| B | 3.00 | 0.50 | 1.50 | 10 | 6.10 | 9.15 | 7.10 | 10.65 | 8.30 | 12.45 | 9.80 | 14.70 | 2-10" CURB INLET |
| B2 | 3.27 | 0.50 | 1.64 | 10 | 6.10 | 9.97 | 7.10 | 11.61 | 8.30 | 13.57 | 9.80 | 16.02 | 2-10" CURB INLET |
| B3 | 3.05 | 0.50 | 1.53 | 10 | 6.10 | 9.30 | 7.10 | 10.83 | 8.30 | 12.66 | 9.80 | 14.95 | 2-10" CURB INLET |
| B4 | 0.93 | 0.50 | 0.47 | 10 | 6.10 | 2.84 | 7.10 | 3.30 | 8.30 | 3.86 | 9.80 | 4.56 | 2-10" CURB INLET |
| C | 1.83 | 0.50 | 0.92 | 10 | 6.10 | 5.58 | 7.10 | 6.50 | 8.30 | 7.59 | 9.80 | 8.97 | 2-10" CURB INLET |
| C2 | 1.49 | 0.50 | 0.75 | 10 | 6.10 | 4.54 | 7.10 | 5.29 | 8.30 | 6.18 | 9.80 | 7.30 | 2-10" CURB INLET |
| C3 | 1.53 | 0.50 | 0.77 | 10 | 6.10 | 4.67 | 7.10 | 5.43 | 8.30 | 6.35 | 9.80 | 7.50 | 2-10" CURB INLET |
| C4 | 3.06 | 0.50 | 1.53 | 10 | 6.10 | 9.33 | 7.10 | 10.86 | 8.30 | 12.70 | 9.80 | 14.99 | 2-10" CURB INLET |
| D | 1.76 | 0.50 | 0.88 | 10 | 6.10 | 5.37 | 7.10 | 6.25 | 8.30 | 7.30 | 9.80 | 8.62 | 2-10" CURB INLET |
| D2 | 3.05 | 0.50 | 1.53 | 10 | 6.10 | 9.30 | 7.10 | 10.83 | 8.30 | 12.66 | 9.80 | 14.95 | 2-10" CURB INLET |
| D3 | 0.77 | 0.50 | 0.39 | 10 | 6.10 | 2.35 | 7.10 | 2.73 | 8.30 | 3.20 | 9.80 | 3.77 | 2-10" CURB INLET |
| E | 3.56 | 0.50 | 1.78 | 15 | 6.10 | 10.86 | 7.10 | 12.64 | 7.10 | 12.64 | 9.80 | 17.44 | EXIST AREA INLET |
| F | 2.00 | 0.50 | 1.00 | 15 | 6.10 | 6.10 | 7.10 | 7.10 | 7.10 | 106.50 | 9.80 | 9.80 | DETENTION |



VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE



TRACT 1
CALLED 28.2 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

CITY OF ROCKWALL
CALLED 8.446 ACRE TRACT
VOLUME 5951, PAGE 84
O.P.R.R.C.T.

TRACT 2
CALLED 44.3 ACRES
SAVE AND EXCEPT 5 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

NOTES

1. DRAINAGE/DETENTION ON SITE TO BE MAINTAINED BY THE HOA
2. OPEN SPACES TO BE MAINTAINED BY THE HOA
3. AREA INLETS ARE TO BE WYE INLETS

DEVELOPER

SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
PHONE: (214) 522-4945
EMAIL: JRJOHNSON@SKORBURGCOMPANY.COM
CONTACT: HUMBERTO JOHNSON, JR.

OWNER

GIDEON GROVE ADDITION 2 GP CORPORATION
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
PHONE: (214) 522-4945
EMAIL: JARNOLD@SKORBURGCOMPANY.COM
CONTACT: JOHN ARNOLD

PRELIMINARY DRAINAGE PLAN FOR

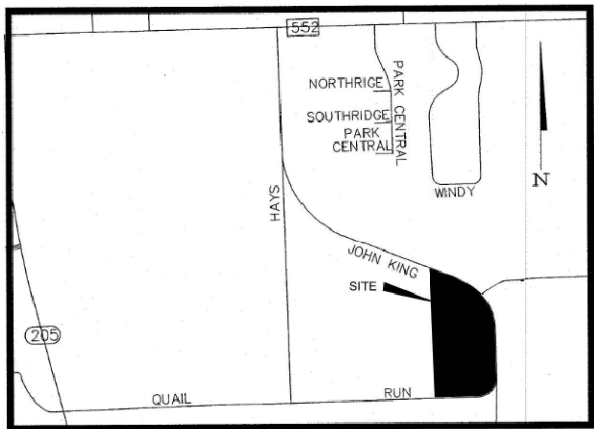
GIDEON GROVE PHASE 2

CONTAINING LOTS 1-12, 1X BLK A; LOTS 1-4, 1X, 3X BLK B; LOTS 1-29, 1X, 18X, 23X, 27X BLK C; LOTS 1-26, 1X, 14X BLK D; LOTS 1-13, 1X, 6X BLK E FOR A TOTAL OF 84 SINGLE FAMILY LOTS AND 11 OPEN SPACE LOTS

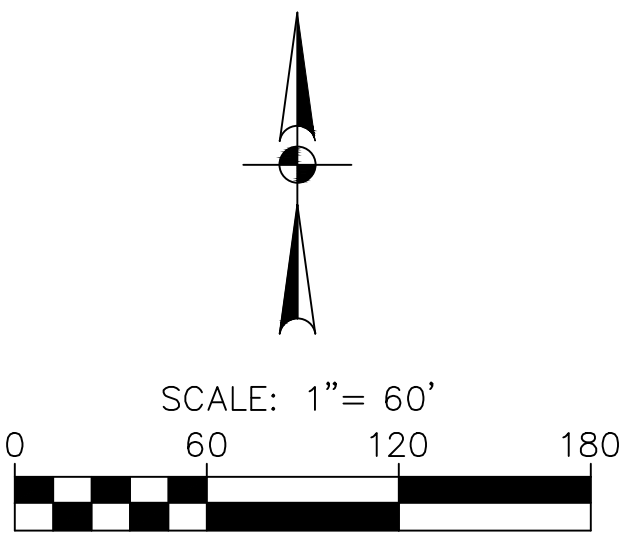
BEING 30.36 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT 13 LOCATED IN CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS.

P2020-046

- NOTES
1. DRAINAGE/DETENTION ON SITE TO BE MAINTAINED BY THE HOA.
 2. OPEN SPACES TO BE MAINTAINED BY THE HOA.
 3. ALL WATER & SEWER LINES ARE TO BE 8" UNLESS OTHERWISE NOTED.



VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE



LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN
- EXIST-W
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXIST-SS
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN

CITY OF ROCKWALL
CALLED 8.446 ACRE TRACT
VOLUME 5951, PAGE 84
O.P.R.R.C.T.

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R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

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SAVE AND EXCEPT 5 ACRES
R & R HANCE INVESTMENTS, L.P.
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GIDEON GROVE ADDITION 2 GP CORPORATION
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
PHONE: (214) 522-4945
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DALLAS, TX 75225
PHONE: (214) 522-4945
EMAIL: JRJOHNSON@SKORBURGCOMPANY.COM
CONTACT: HUMBERTO JOHNSON, JR.

UTILITY PLAN
FOR

**GIDEON GROVE
PHASE 2**

CONTAINING LOTS 1-12, 1X BLK A; LOTS 1-4, 1X, 3X
BLK B; LOTS 1-29, 1X, 18X, 23X, 27X BLK C; LOTS 1-26,
1X, 14X BLK D; LOTS 1-13, 1X, 6X BLK E
FOR A TOTAL OF 84 SINGLE FAMILY LOTS AND
11 OPEN SPACE LOTS

CITY
BEING 30.36 ACRES OF LAND SITUATED IN THE
S.R. BARNES SURVEY, ABSTRACT 13
LOCATED IN CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS.

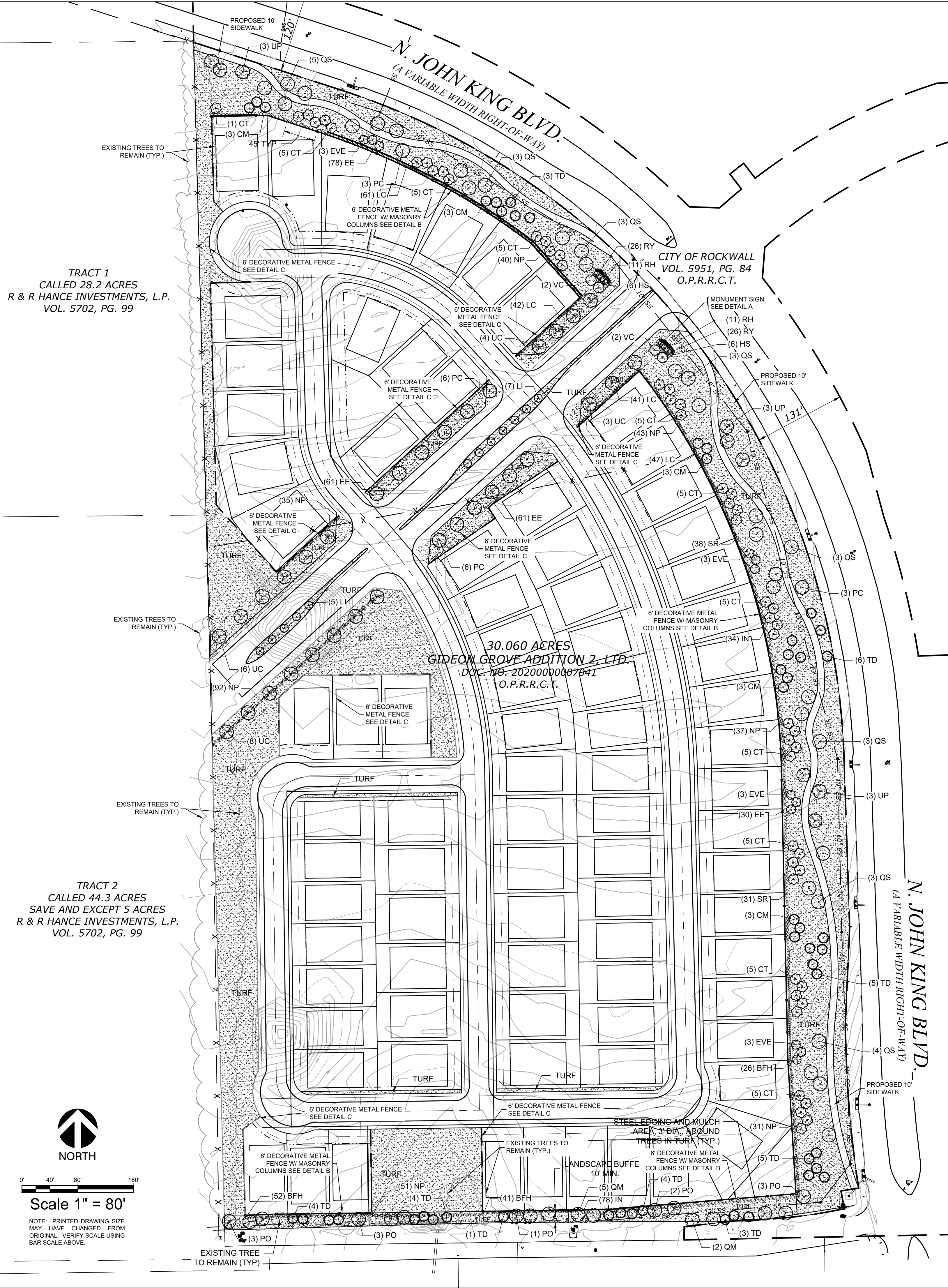
**PAPE-DAWSON
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

MICHAEL WURSTER AND
JENNIFER WURSTER
DOC. NO. 2020000003578
O.P.R.R.C.T.

JOHN R. YINGLING AND WIFE
LYNELLE C. YINGLING
VOL. 817, PG. 76
O.P.R.R.C.T.

JOHN R. YINGLING AND WIFE
LYNELLE C. YINGLING
VOL. 366, PG. 211
O.P.R.R.C.T.



LANDSCAPE CALCULATIONS

LANDSCAPE BUFFERS

JOHN KING BOULEVARD

FRONTAGE LENGTH:
CANOPY TREES REQUIRED:
CANOPY TREES PROVIDED:
UNDERSTORY TREES REQUIRED:
UNDERSTORY TREES PROVIDED:
SHRUBS REQUIRED:
SHRUBS PROVIDED:

2,028 LF
61 TREES (3 PER 100 LF OF FRONTAGE)
61 TREES
82 TREES (4 PER 100 LF OF FRONTAGE)
82 TREES
CONTINUOUS HEDGE, 30"-48" IN HT
PROVIDED AS REQUIRED

E QUAIL RUN ROAD (NORTH SIDE)

FRONTAGE LENGTH:
CANOPY TREES REQUIRED:
CANOPY TREES PROVIDED:
SHRUBS REQUIRED:
SHRUBS PROVIDED:

721 LF
15 TREES (1 PER 50 LF OF FRONTAGE)
16 TREES
CONTINUOUS HEDGE, 30"-48" IN HT
PROVIDED AS REQUIRED

E QUAIL RUN ROAD (SOUTH SIDE)

FRONTAGE LENGTH:
CANOPY TREES REQUIRED:
CANOPY TREES PROVIDED:
SHRUBS REQUIRED:
SHRUBS PROVIDED:

794 LF
16 TREES (1 PER 50 LF OF FRONTAGE)
17 TREES
CONTINUOUS HEDGE, 30"-48" IN HT
PROVIDED AS REQUIRED

OLD E QUAIL RUN ROAD

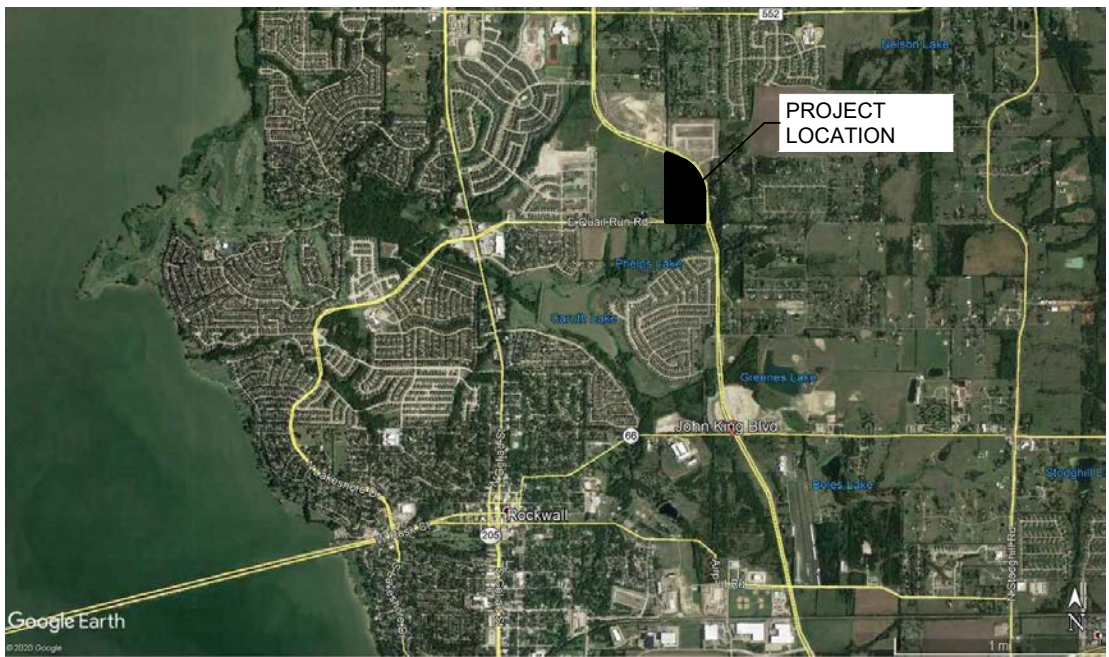
FRONTAGE LENGTH:
CANOPY TREES REQUIRED:
CANOPY TREES PROVIDED:
SHRUBS REQUIRED:
SHRUBS PROVIDED:

958 LF
39 TREES (1 PER 25 LF OF FRONTAGE)
35 PROPOSED TREES + 4 EXISTING TREES TO REMAIN
CONTINUOUS HEDGE, 30"-48" IN HT
PROVIDED AS REQUIRED

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

VICINITY MAP



MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|------------------|------|------------|---------------------------------------|-------------------------|-------|---------------------------|--------------------|
| | PC | 18 | PISTACIA CHINENSIS | CHINESE PISTACHE | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | PO | 12 | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | QM | 7 | QUERCUS MACROCARPA | BURR OAK | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | QS | 27 | QUERCUS SHUMARDII | SHUMARD RED OAK | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | TD | 35 | TAXODIUM DISTICHUM | BALD CYPRESS | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | UC | 21 | ULMUS CRASSIFOLIA | CEDAR ELM | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| | UP | 9 | ULMUS X 'HOMESTEAD' | HOMESTEAD ELM | CONT. | 3" CAL MIN | 10' - 12' HT. MIN. |
| UNDERSTORY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
| | CM | 15 | CRATAEGUS MOLLIS | DOWNY HAWTHORNE | CONT. | 2" CAL MIN | 6'-8' HT |
| | CT | 51 | CERCIS CANADENSIS TEXENSIS | TEXAS REDBUD | CONT. | 3-5 CANES, 2" CAL OVERALL | 6'-8' HT MIN |
| | EVE | 12 | SOPHORA AFFINIS | EVE'S NECKLACE | CONT. | 1.5"CAL | 6'-8' HT. |
| | LI | 12 | LAGERSTROEMIA INDICA 'WATERMELON RED' | CRAPE MYRTLE | CONT. | 3-5 CANES, 2" CAL OVERALL | 6'-8' HT MIN |
| | VC | 4 | VITEX AGNUS-CASTUS | CHASTE TREE | CONT. | 3-5 CANES, 2" CAL OVERALL | 6'-8' HT MIN |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING | SIZE |
| | BFH | 119 | ILEX CORNUTA 'BUFORDII' | BURFURD HOLLY | 5 GAL | 42" OC | 30" HT MIN |
| | EE | 229 | ELAEAGNUS X EBBINGEI | ELAEAGNUS | 5 GAL | 48" OC | 30" HT MIN |
| | HS | 12 | HIBISCUS SYRIACUS | ROSE OF SHARON | 5 GAL | 48" OC | 30" HT MIN |
| | IN | 112 | ILEX X 'NELLIE R. STEVENS' | NELLIE R. STEVENS HOLLY | 5 GAL | 48" OC | 30" HT MIN |
| | LC | 231 | LORAPETULUM CHINENSIS | CHINESE FRINGE FLOWER | 5 GAL | 36" OC | 30" HT MIN |
| | NP | 324 | NERIUM OLEANDER 'PETITE PINK' | PETITE PINK OLEANDER | 5 GAL | 42" OC | 30" HT MIN |
| | RH | 22 | RAPHIOLEPSIS INDICA | INDIAN HAWTHORNE | 5 GAL | 36" OC | 18" HT MIN |
| | RY | 52 | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL | 30" OC | 18" HT MIN |
| | SR | 69 | SPIRAEA CANTONIENSIS | BRIDAL VEIL SPIREA | 5 GAL | 48" OC | 30" HT MIN |
| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPACING |
| | TURF | 282,187 SF | CYNODON DACTYLON 'TIF 419' | BERMUDA GRASS | SOD | | |



Owner
Skorburg Company
8214 Westchester Drive
Dallas, TX

Project Name
Gideon Grove Phase 2
John King Boulevard and E Quail Run Road
Rockwall, TX

LANDSCAPE PLAN

| Date | Comment |
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| | |
| | |
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| | |

| Project Number | |
|----------------|------------|
| Date | 10/28/2020 |
| Drawn By | MNB |
| Checked By | KB/RM |

LP-1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SUBSTANTIAL FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE FINAL AUTHORITY AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD. PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL. SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST. WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS; NOT EXCEEDING 0.5 PERCENT NITRIT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER. GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH. SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
1. STAKES. 2" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE. ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD. REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING. PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUIVALENT. PRE-EMERGENT HERBICIDES. ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS. PER 1,000 S.F.
 - b. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. TREES, SHRUBS, AND PERENNIALS. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NECESSARY, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STOCK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIE WIRING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 2. FOR CONTAINER AND BALLED-AND-BURLAPPED TREES, TO REMOVE ANY POTENTIALLY GIRDING ROOT ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE PLANTING HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT AN ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2 1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT EXCEED ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS AFTER FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.
 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN 10' X 10' SHALL BE RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

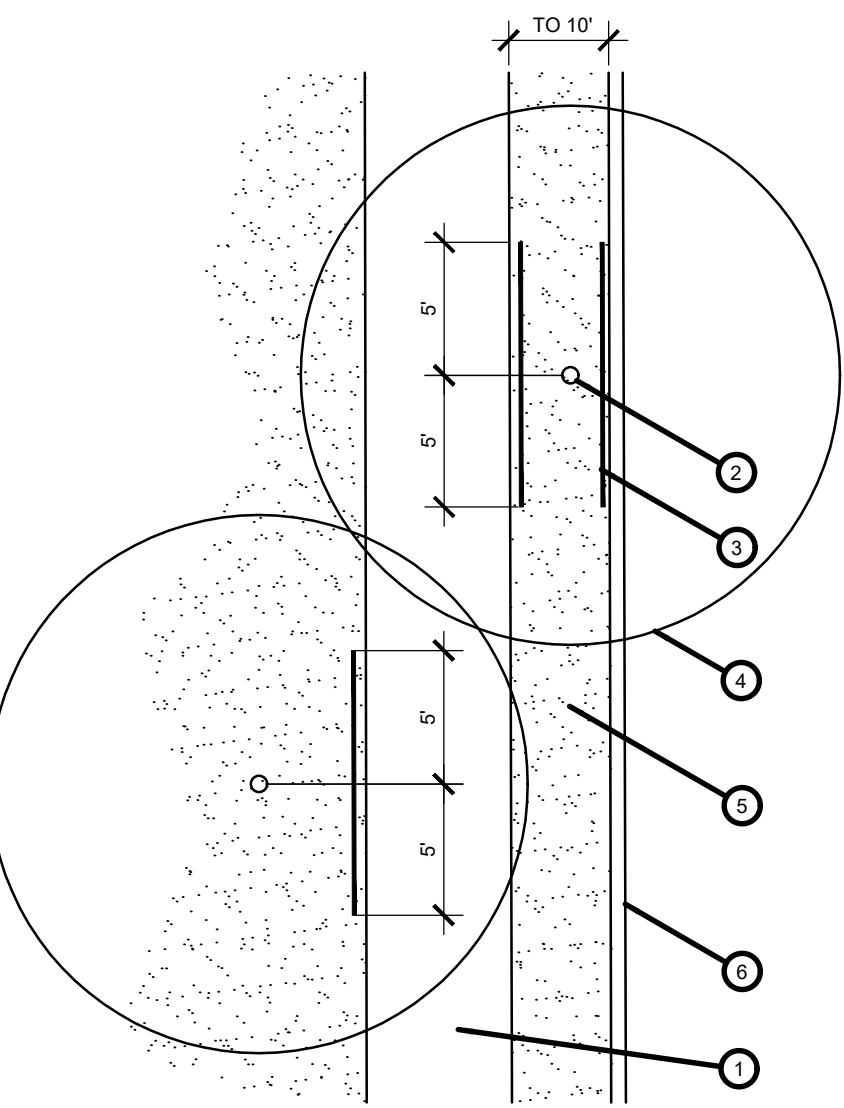
IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDS AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DESIGNATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

STEEL EDGING

SCALE: NOT TO SCALE

OPEN LANDSCAPE



ROOT BARRIER - PLAN VIEW

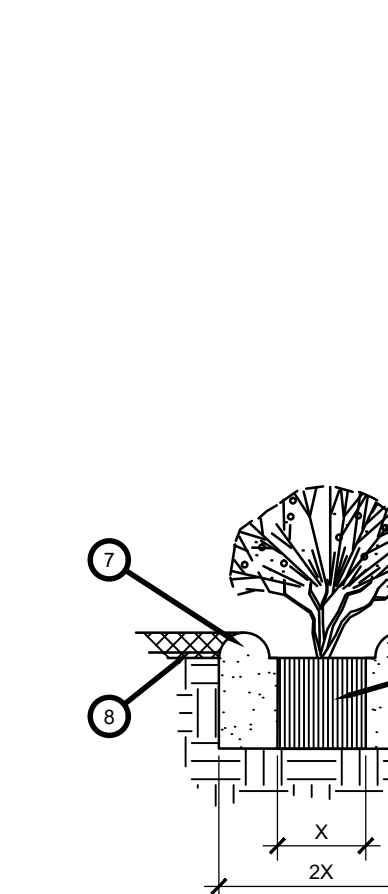
SCALE: NOT TO SCALE

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS SHALL BE VERIFIED AND APPROVED OR REJECTED. ALL PLANTS DELIVERED TO THE JOBSITE, TAPOR THE DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

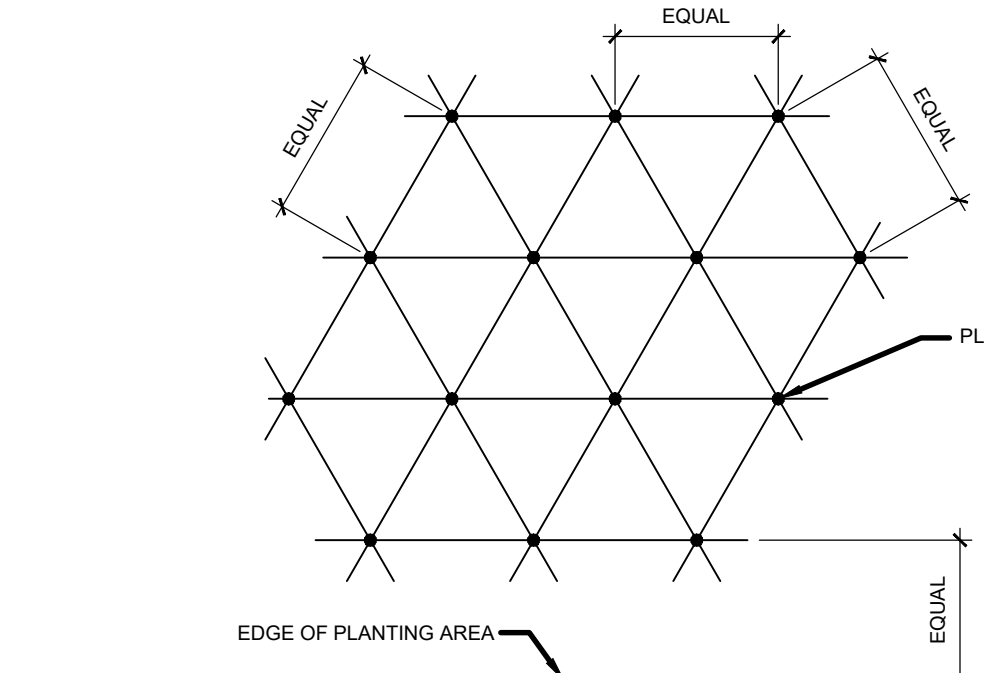
TREE PLANTING

SCALE: NOT TO SCALE



SHRUB AND PERENNIAL PLANTING

SCALE: NTS



- NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.
- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
 - 2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION
- EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL
- | PLANT SPACING | AREA DIVIDER | PLANT QUANTITY | AREA DIVIDER | PLANT QUANTITY |
|---------------|--------------|----------------|--------------|----------------|
| 6" | 0.22 | 18" | 1.95 | |
| 8" | 0.38 | 24" | 3.46 | |
| 10" | 0.60 | 30" | 4.41 | |
| 12" | 0.87 | 36" | 7.79 | |
| 15" | 1.35 | | | |

PLANT SPACING

SCALE: NTS

EVERGREEN DESIGN GROUP

(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

LANDSCAPE ARCHITECT
STATE OF TEXAS
3247

11/03/2020

Skorburg Company
8214 Westchester Drive
Dallas, TX

Owner

Gideon Grove Phase 2
John King Boulevard and E Quail Run Road
Rockwall, TX

Project Name

LANDSCAPE DETAILS & SPECIFICATIONS

Date Comment

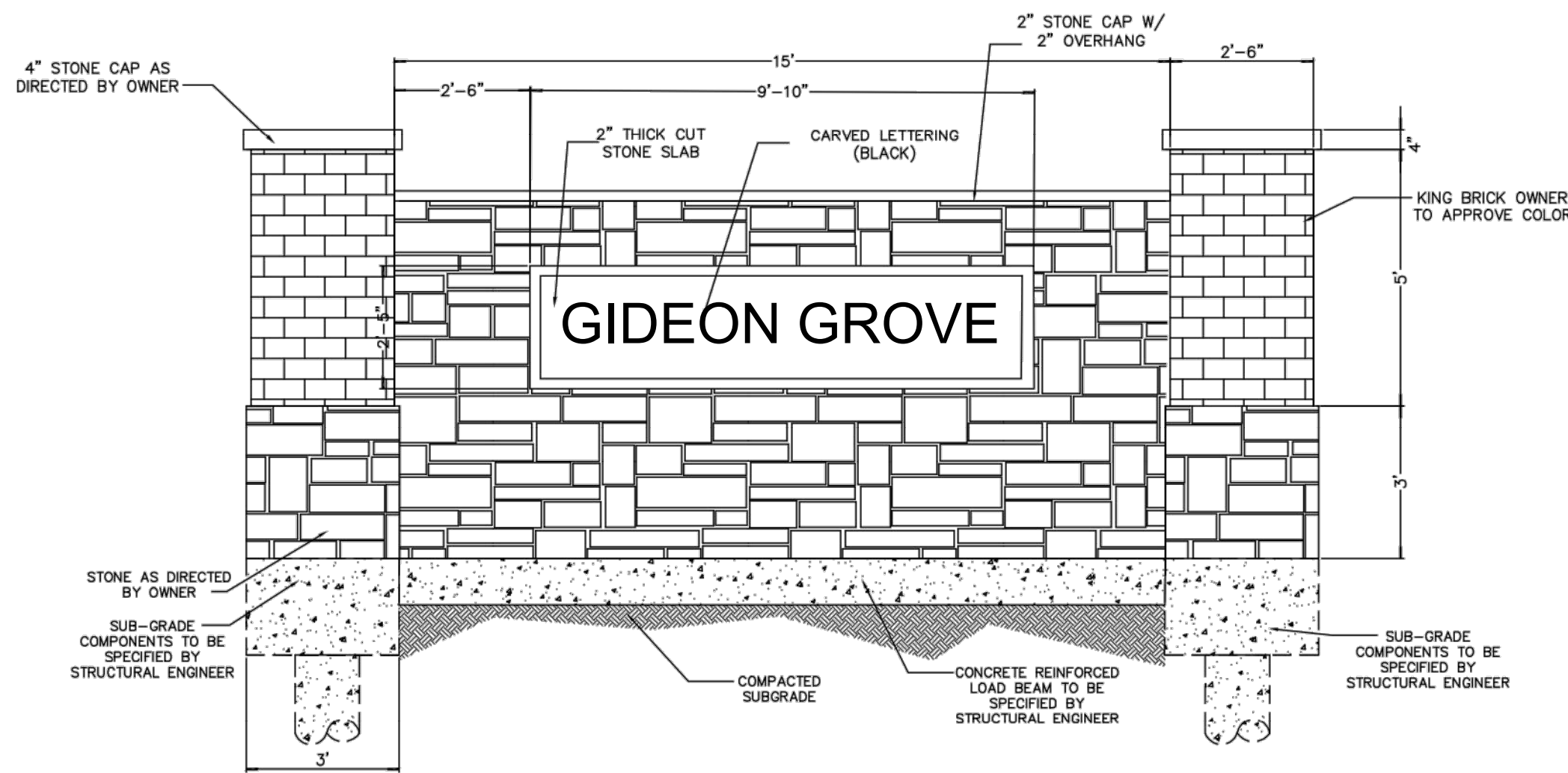
Project Number

Date 10/28/2020

Drawn By MNB

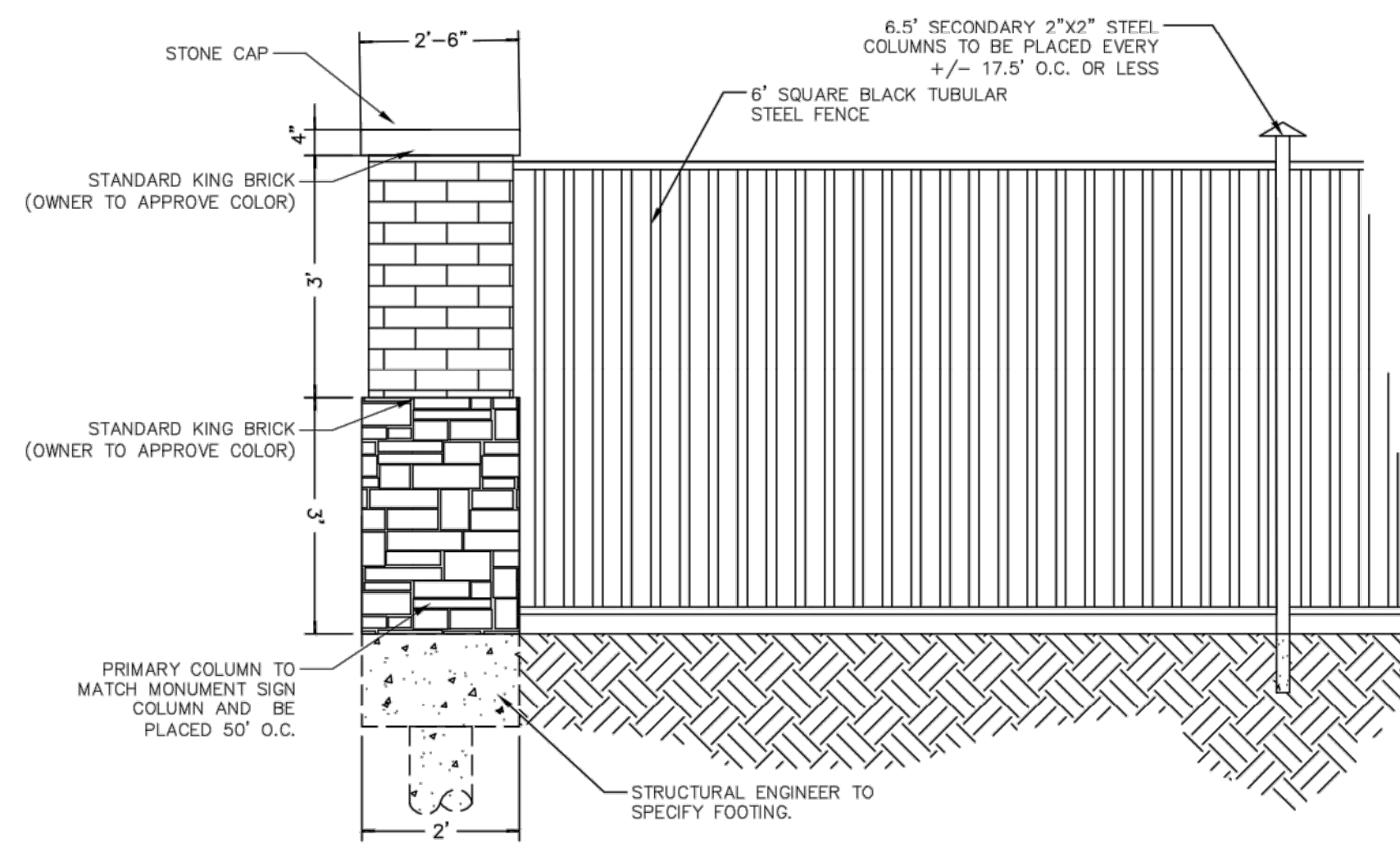
Checked By KB/RM

LP-2



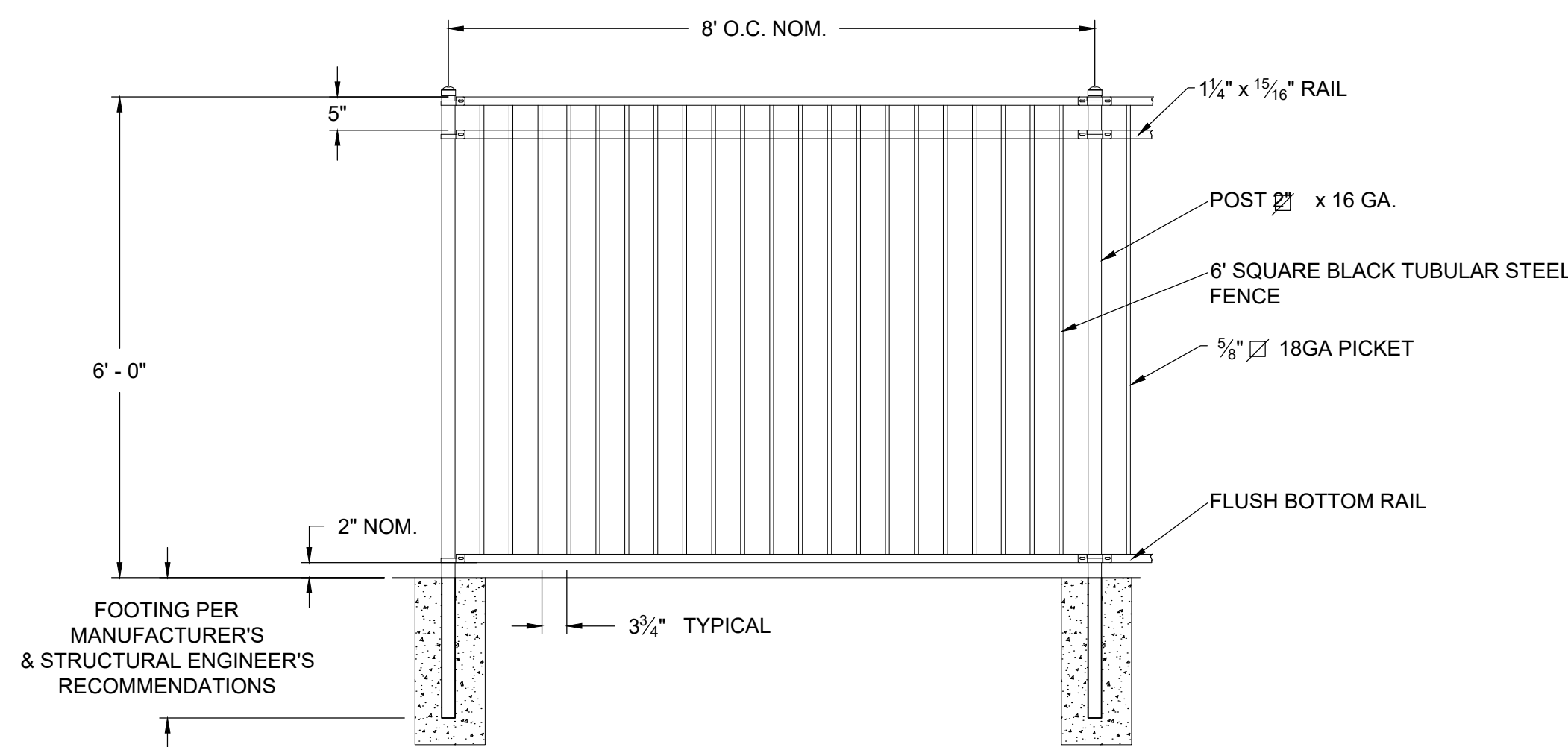
A MONUMENT SIGN DETAIL

NOT TO SCALE



B 6' DECORATIVE METAL FENCE WITH MASONRY COLUMN

NOT TO SCALE



C 6' DECORATIVE METAL FENCE

NOT TO SCALE

| Date | Comment |
|------|---------|
| | |
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| | |
| | |

| | |
|----------------|------------|
| Project Number | |
| Date | 10/28/2020 |
| Drawn By | MNB |
| Checked By | KB/RM |



Beni Campbell
Marketing Development Specialist
7909 Traders Circle
Greenville, Tx 75401
Phone: 903-453-2152
Fax: 903-453-2155
Email: beni.campbell@atmosenergy.com

10/1/2022

Skorburg Lot Development
Attn: John Arnold
8214 Westchester Drive, Suite 710
Dallas, TX 75225

RE: Serve gas to Gideon Grove, Phase 2 - 84 lots

Thank you for the opportunity to serve your new development. Atmos Energy is committed to providing the expertise necessary for the successful installation of gas facilities, and delivery of safe and reliable gas service.

We are pleased to provide the following marketing allowances to assist in the development of this residential area:

- Atmos Energy will assist with on-site funding in the form of \$275.00 per meter. The refund of \$275.00 per meter will be paid to Skorburg Lot Development for all bona fide gas customers. The annual payments will be made in accordance with the check-up procedure, as stated in the contract, for a 3 year term after all infrastructure has been installed for each phase.
- Atmos Energy will assist with off-site funding in the form of \$100 per meter for the Saddle Star Estates South. The annual payments will be paid to Skorburg Lot Development for all bona fide gas customers. The annual payments will be made in accordance with the check-up procedure, as stated in the contract, for a 3 year term for each phase.
- The developer will hire a contractor, approved by Atmos Energy, to install the gas main and deed the facilities at no cost to Atmos Energy.
- Atmos Energy will install all standard service lines at no cost to the homebuilder.

This offer is valid for 60 days from the date of this letter and may be extended at the discretion of Atmos Energy. When accepted the parties agree to negotiate in good faith and execute contract(s) containing the provisions herein. In any case, should either parties fail to execute the necessary contracts within ninety days of date accepted, this offer and Letter of Intent is deemed void. Your confidentiality is appreciated as this is a proposal only between those parties identified in this letter. Should your company accept the terms of this letter, but subsequently transfer the development referenced above to another developer, prior to the installation and tie-in of the gas facilities contemplated herein, this arrangement will terminate effective upon such transfer unless otherwise agreed in writing by Atmos Energy. We look forward to serving this community and a continuing relationship with you and your company.

Sincerely,


Beni Campbell
Marketing Development Specialist

Accepted:


John Arnold
Director



October 28, 2020

RE: Availability of Electric Service to Gideon Grove Phase 2 (Rockwall, Texas)

To Whom It May Concern:

This letter certifies that Farmers Electric Cooperative is a certified Electrical Service Provider in the area of the above referenced property location.

Farmers Electric Cooperative electrical service is available to the project on or about 10-28-2020

YES X

NO

Electrical service is available to each project building/lot on or about 10-28-2020

YES X

NO

101 **NOTE:** Electrical service will be provided to the project upon contractual agreement and receipt of payment, if any, for Developer Aid to Construction cost which may be assessed. Electrical service will then be provided to the above project upon the completion of installation of new electrical infrastructure into the site location.

Should you have any questions, please contact my office at (903) 461-2452.

Sincerely,

Frank Spataro

Frank Spataro
Senior Project Coordinator

CITY OF ROCKWALL

ORDINANCE NO. 17-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 84 (PD- 84) FOR SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 30.36-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 1-01 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Rich Darragh of the Skorburg Company on behalf of the owner of the property, Bradley Joe Gideon, for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

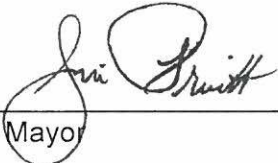
Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and

applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF MAY, 2017.**



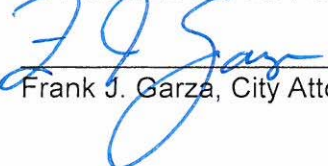
Jim Pruitt, Mayor

ATTEST:



Kristy Cole City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: April 17, 2017

2nd Reading: May 1, 2017

Exhibit 'A':
Legal Description

A tract of land in the S.R. Barnes Survey, Abstract No.13, Rockwall County, Texas, part of that called 80 acres described in a deed to Lonnie L. Gideon recorded in Volume 307, Page 256 of the Deed Records of Rockwall County, Texas, and further described as follows:

Beginning at the intersection of the west line of said 80 acres with the south line of S.H. 205 By-Pass, said point bearing South 01 deg. 23 min. 44 sec. East, 885.84 feet from a 3/8 inch steel rod found at the northwest corner of said 80 acres;

Thence along the line of S.H. 205 By-Pass as follows:

South 72 deg. 05 min. 21 sec. East 225.92 feet to a 1/2 inch steel rod set at a point of curve;

Southeasterly 1274.04 feet along a curve to the right having a radius of 1040.00 feet and a central angle of 70 deg. 11 min. 23 sec. (*Chord bears South 36 deg. 59 min. 40 sec. East, 1195.86 feet*) to a 1/2 inch steel rod

set; South 01 deg. 53 min. 59 sec. East 243.24 feet to a 1/2 inch steel rod set;

South 02 deg. 35 min. 02 sec. West 140.71 feet to a 1/2 inch steel rod set;

South 01 deg. 53 min. 59 sec. East 41.83 feet to a 1/2 inch steel rod set;

Southeasterly 191.03 feet along a curve to the left having a radius of 1571.00 feet and a central angle of 06 deg. 58 min. 01 sec. (*Chord bears South 05 deg. 22 min. 59 sec. East, 190.91 feet*) to a 1/2 inch steel rod set;

South 81 deg. 07 min. 40 sec. West 25.65 feet to a point;

South 10 deg. 47 min. 13 sec. East 26.00 feet to a point;

South 79 deg. 12 min. 47 sec. West 17.32 feet to a point;

Southwesterly 131.03 feet along a curve to the right having a radius of 742.50 feet and a central angle of 10 deg. 06 min. 40 sec. (*Chord bears South 84 deg. 16 min. 07 sec. West, 130.86 feet*) to a point;

South 83 deg. 33 min. 59 sec. West 82.52 feet to a point;

South 00 deg. 46 min. 04 sec. East 24.30 feet to a P-K nail set in the pavement of Quail Run Road;

South 89 deg. 22 min. 58 sec. West 664.18 feet along Quail Run Road to a point in the center of same, being the southwest corner of said 80 acres, a 1/2 inch steel rod set North 01 deg. 23 min. 44 sec. West 30.00 feet for witness;

Thence North 01 deg. 23 min. 44 sec. West 1727.17 feet along the west line of said 80 acres to the point of beginning, containing 30.337 acres of land, more or less.

Exhibit 'B': Concept Plan

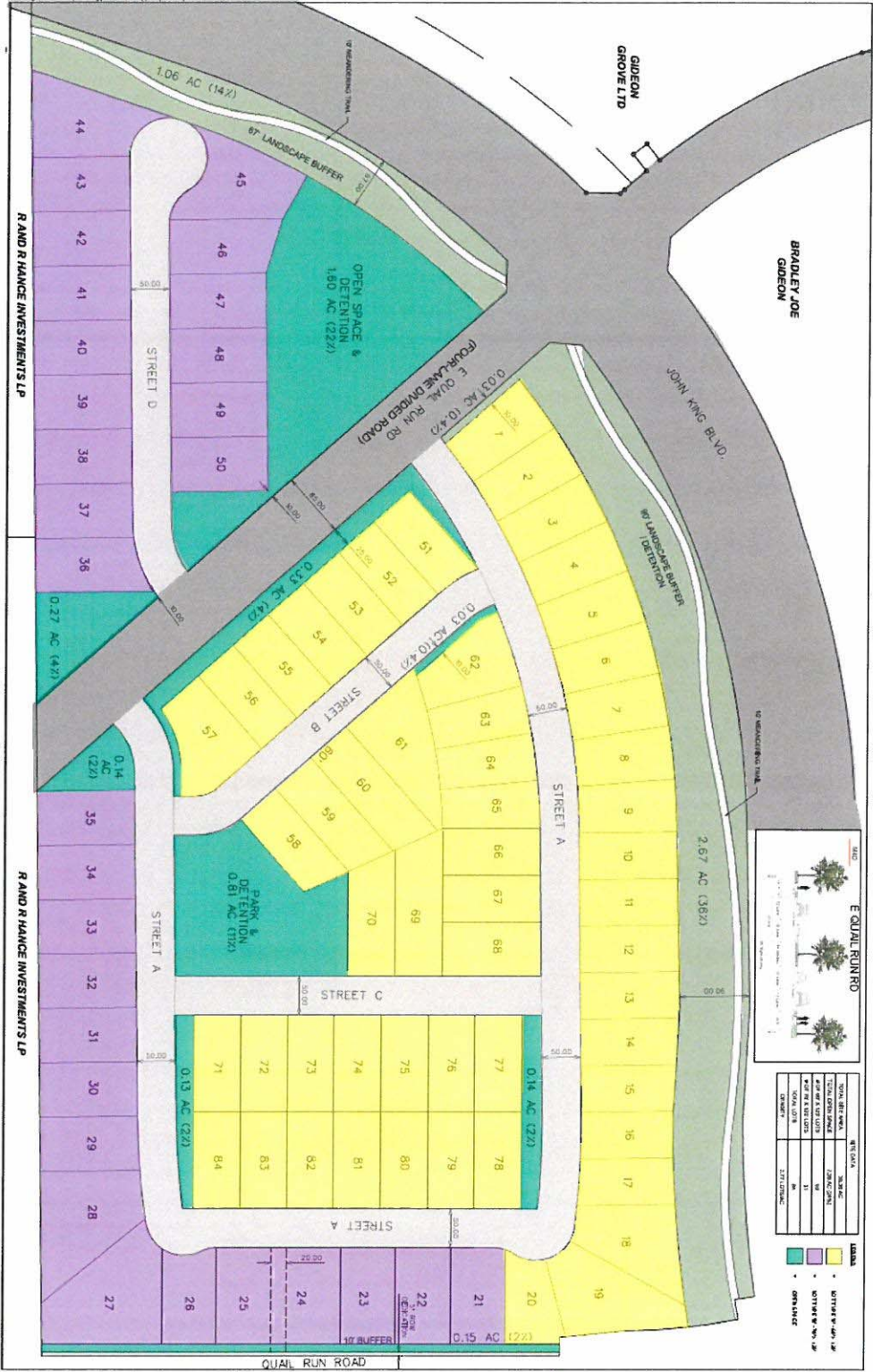


Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

| <i>Lot Type</i> | <i>Minimum Lot Size (FT)</i> | <i>Minimum Lot Size (SF)</i> | <i>Dwelling Units (#)</i> | <i>Dwelling Units (%)</i> |
|-----------------|------------------------------|------------------------------|---------------------------|---------------------------|
| A | 60' x 120' | 7,000 SF | 53 | 63.10% |
| B | 70' x 120' | 8,400 SF | 31 | 36.90% |

Maximum Permitted Units: 84 100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.77 dwelling units per gross acre of land; however, in no case should the proposed development exceed 84 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

| <i>Lot Type (see Concept Plan) ►</i> | <i>A</i> | <i>B</i> |
|---|----------|----------|
| <i>Minimum Lot Width/Frontage ⁽¹⁾</i> | 60' | 70' |
| <i>Minimum Lot Depth</i> | 120' | 120' |
| <i>Minimum Lot Area</i> | 7,000 SF | 8,400 SF |
| <i>Minimum Front Yard Setback ⁽²⁾</i> | 20' | 20' |
| <i>Minimum Side Yard Setback</i> | 5' | 5' |
| <i>Minimum Side Yard Setback (Adjacent to a Street)</i> | 10' | 10' |
| <i>Minimum Length of Driveway Pavement</i> | 20' | 20' |
| <i>Maximum Height</i> | 36' | 36' |
| <i>Minimum Rear Yard Setback</i> | 10' | 10' |
| <i>Minimum Area/Dwelling Unit (SF)</i> | 1,500 SF | 1,500 SF |
| <i>Maximum Lot Coverage</i> | 65% | 65% |

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: The Director of Planning or his designee may grant a reduction in the required 20-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 20-foot front yard building setback would create an undue hardship on the property.

4. *Building Standards.* All development shall adhere to the following building standards:

- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard

Exhibit 'C':
PD Development Standards

horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff).

- (b) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch. Rear elevations may have 6:12 roof pitch.
- (c) *Garage Orientation.* No more than 35% of garages will be allowed to be accessed from the street in a front entry format (i.e. *facing the street even with the front façade of the primary structure*); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a “traditional swing” or “j-swing” format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. No two (2) adjacent lots on the same side of the street may have front entry only garages facing the street.
5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see the illustration below).

Table 3 : Anti-Monotony Matrix

| <i>Lot Type</i> | <i>Minimum Lot Size</i> | <i>Elevation Features</i> |
|-----------------|-------------------------|---------------------------|
| A | 60' x 120' | (1), (2), (3) |
| B | 70' x 120' | (1), (2), (3) |

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
- (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations 1 & 2 on the following page.

Exhibit 'C':
PD Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

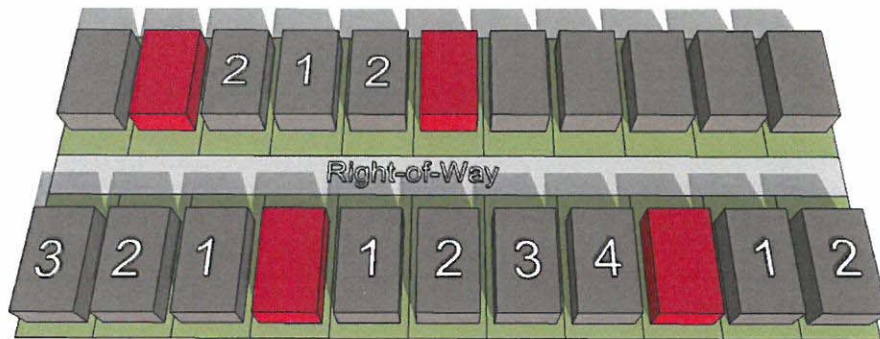
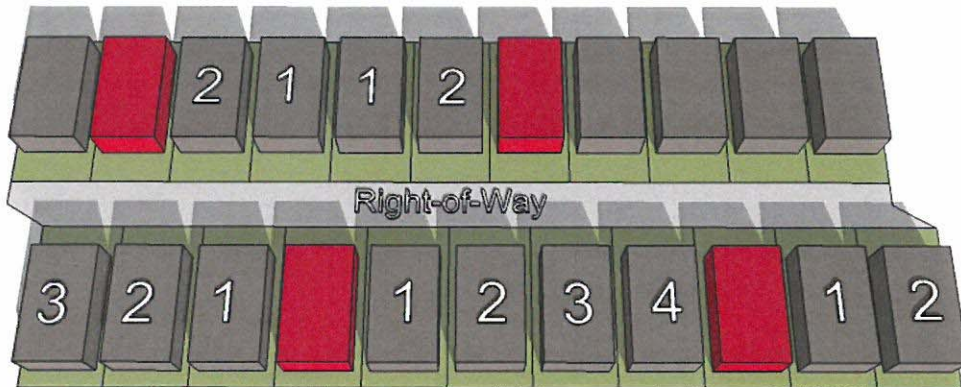


Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



6. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Generally, the Wood Fences shall be cedar, with a maximum height of 6 feet, with metal posts. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 - (b) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (c) **Corner Lots.** Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (d) **Solid Fences (including Wood Fences).** All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

Exhibit 'C':
PD Development Standards

7. *Landscape and Hardscape Standards.*

- (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development, unless specifically provided by this PD Ordinance, shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of three (3) feet in total height. The following tree species are approved for planting within this subdivision:
 - (a) *Canopy/Shade Trees.* Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
 - (b) *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
- (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (a) *Landscape Buffer and Sidewalks (John King Boulevard).* A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.
 - (b) *Landscape Buffer (E. Quail Run Road).* A minimum of a 25-foot landscape buffer shall be provided along the frontage of E. Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, and shrubbery along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one (1), three (3) inch canopy tree shall be planted per 50-feet of linear frontage.
 - (c) *Landscape Buffer ("Old" E. Quail Run Road).* A minimum of a 10-foot landscape buffer shall be provided along the frontage of "Old" E. Quail Run Road [located along the southern boundary of the development (*outside of and beyond any required right-of-way dedication*)], and shall incorporate ground cover, and shrubbery along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one (1), three (3) inch canopy tree shall be planted per 25-feet of linear frontage.
- (3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:
 - (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

Exhibit 'C':
PD Development Standards

- (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

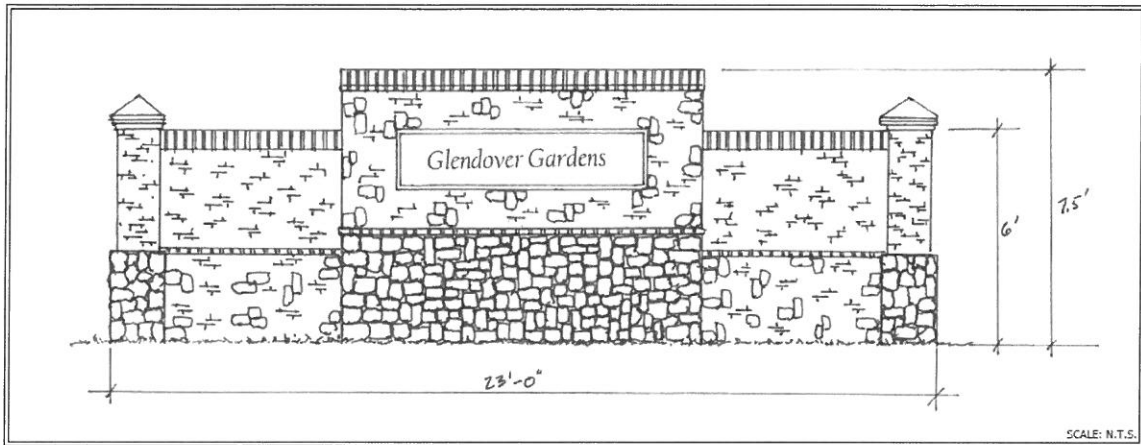
- (4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- (5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- 9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- 10. *Sidewalks.* At a minimum, all sidewalks located on lay down curb section streets shall begin four (4) feet behind the back of curb and be a minimum of five (5) feet in overall width.
- 11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*, except along John King Boulevard. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- 12. *Open Space.* The development shall consist of a minimum of 24.2% open space (*or 7.36-acres*), and generally conform to the *Open Space Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).
- 13. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision and shall generally conform to the signage depicted in *Figure 1 (below)*. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

See the following illustration [Figure 1] below.

Exhibit 'C':
PD Development Standards

Figure 2: Example of Subdivision Signage Design
Standard

MONUMENT SIGNAGE



14. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
15. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



December 7, 2020

TO: Humberto Johnson, Jr.
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, TX 75225

COPY: John Arnold
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, TX 75225

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2020-046; *Preliminary Plat for Phase 2 of the Gideon Grove Addition*

Humberto Johnson, Jr.:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on November 16, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans;
- (2) The landscape and treescape plans shall be resubmitted and approved along with the PD Site Plan;
- (3) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On November 10, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 7-0.

City Council

On November 16, 2020, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me at (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Monday, November 23, 2020 4:41 PM
To: 'Michelle Liner @PD'
Cc: Adam Reeves @PD; 'JR Johnson'; 'mary@evergreendesigngroup.com'; 'Rodney@evergreendesigngroup.com'; 'John Arnold'
Subject: RE: Gideon Phase 2 || Preliminary Plat
Attachments: TREESCAPE PLAN [Staff Mark-Ups - Revision 1] (11.23.2020).pdf

Michelle,

Please see the mark-ups attached and let me know if you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Michelle Liner @PD [mailto:MLiner@pape-dawson.com]
Sent: Monday, November 16, 2020 9:32 AM
To: Gonzales, David
Cc: Adam Reeves @PD ; 'JR Johnson' ; 'mary@evergreendesigngroup.com' ; 'Rodney@evergreendesigngroup.com' ; 'John Arnold'
Subject: RE: Gideon Phase 2 || Preliminary Plat

David,

Please see the attached revised PDF addressing the mark-ups provided on the treescape plan.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | **E:** MLiner@pape-dawson.com

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, November 13, 2020 12:32 PM
To: Michelle Liner @PD <MLiner@pape-dawson.com>
Cc: Adam Reeves @PD <AReves@pape-dawson.com>; 'JR Johnson' <jrjohnson@skorburgcompany.com>; 'mary@evergreendesigngroup.com' <mary@evergreendesigngroup.com>; 'Rodney@evergreendesigngroup.com' <Rodney@evergreendesigngroup.com>; 'John Arnold' <jarnold@skorburgcompany.com>
Subject: RE: Gideon Phase 2 || Preliminary Plat

Michelle,

Please see the mark-ups regarding the treescape plan. When addressed, please submit a revised PDF version for a final review.

Let me know if you have any questions.

Thank you,



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Cc: Adam Reeves @PD <AReves@pape-dawson.com>; JR Johnson <jrjohnson@skorburgcompany.com>; mary@evergreendesigngroup.com; Rodney@evergreendesigngroup.com; John Arnold <jarnold@skorburgcompany.com>
Subject: RE: Gideon Phase 2 || Preliminary Plat

Thank you, Michelle. Also, I did receive the hard copies. If there are any further comments, those will be forwarded to you.

Have a great day,



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David,

Good afternoon! Please see attached updated preliminary plat resubmittal containing the preliminary plat, utility, preliminary drainage, treescape, and landscape plans addressing the comments received on November 6. Additionally, I will follow-up with the WOUS report prepared for the site. The hard copies are being delivered.

Thank you,

Michelle Liner, P.E. | Project Engineer
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Gonzales, David

From: Kistner, Ariana
Sent: Monday, November 16, 2020 3:25 PM
To: Gonzales, David
Subject: RE: Gideon Phase 2 || Preliminary Plat - P2020-046

I don't have any comments to add on this one. Thank you

Ariana Kistner

Assistant Chief/Fire Marshal

City of Rockwall | www.rockwall.com

Rockwall Fire Department

Office: 972-771-7774

akistner@rockwall.com



From: Gonzales, David
Sent: Thursday, November 12, 2020 5:14 PM
To: Johnston, Sarah ; Kistner, Ariana
Subject: FW: Gideon Phase 2 | | Preliminary Plat - P2020-046

Here are the revised submittal preliminary plat plans for a final review [P2020-046].

Let me know if you have any questions,



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To: Johnston, Sarah; Kistner, Ariana
Subject: FW: Gideon Phase 2 || Preliminary Plat - P2020-046
Attachments: 201110 Gideon Ph 2 FW_Project Comments_P2020-046 Response Letter.pdf; Gideon Grove P2 - Landscape Plan_2020-11-03.pdf; Preliminary Plat (20-1103).pdf; Preliminary Plat-Drainage Plan.pdf; Preliminary Plat-Utility Plan.pdf; TREESCAPE PLAN.pdf

Here are the revised submittal preliminary plat plans for a final review [P2020-046].

Let me know if you have any questions,



DAVID GONZALES, AICP

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Michelle Liner @PD [mailto:MLiner@pape-dawson.com]
Sent: Tuesday, November 10, 2020 3:02 PM
To: Gonzales, David
Cc: Adam Reeves @PD ; JR Johnson ; mary@evergreendesigngroup.com; Rodney@evergreendesigngroup.com; John Arnold
Subject: Gideon Phase 2 || Preliminary Plat

David,

Good afternoon! Please see attached updated preliminary plat resubmittal containing the preliminary plat, utility, preliminary drainage, treescape, and landscape plans addressing the comments received on November 6. Additionally, I will follow-up with the WOUS report prepared for the site. The hard copies are being delivered.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | **E:** MLiner@pape-dawson.com

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Gonzales, David

From: Gonzales, David
Sent: Friday, November 13, 2020 11:36 AM
To: Singleton, Lance
Subject: Preliminary Plat - Street Names for Gideon Grove, Phase 2
Attachments: Preliminary Plat [Revision 2] (11.10.2020).pdf; Response Letter [Revision 2] (11.10.2020).pdf

Lance,

Please review the revised street names for the Gideon Grove, Phase 2 preliminary plat [P2020-046].

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

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Gonzales, David

From: Jennifer Zavala @PD <JZavala@pape-dawson.com>
Sent: Monday, November 30, 2020 8:25 AM
To: Gonzales, David
Cc: Adam Reeves @PD; Michelle Liner @PD
Subject: 201130_6126300-TREESCAPE PLAN.pdf
Attachments: 201130_6126300-TREESCAPE PLAN.pdf

David,

Please see the attached revised Treescape Plan for Gideon Grove Phase 2.

1. Tree 001 - Cedar Elm is now calculated 1:1 for replacement.
2. Tree 023 - Pecan is now calculated 1:1 for replacement.
3. Total mitigation inches have been recalculated.
4. Total replacement inches have also been recalculated.

Please let us know if you need anything else at all.

Thank you,

Jennifer Zavala | Planner
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

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Gonzales, David

From: Gonzales, David
Sent: Tuesday, December 1, 2020 10:24 AM
To: 'Jennifer Zavala @PD'
Cc: Adam Reeves @PD; Michelle Liner @PD
Subject: RE: 201130_6126300-TREESCAPE PLAN.pdf

Thank you, Jennifer. As a note, please be sure this landscape plan is included – along with a landscape plan – with the PD Site Plan application at that time.



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Thank you,

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, November 25, 2020 12:25 PM
To: 'Adam Reeves @PD'; Jennifer Zavala @PD
Cc: Michelle Liner @PD; Omar El Kadi @PD
Subject: RE: Gideon Phase 2 || Preliminary Plat
Attachments: TREESCAPE PLAN [Staff Mark-Ups - Revision 2] (11.25.2020).pdf

Adam,

Here are the mark-ups for the treescape plan. I believe this should be the final mark-ups. Send a PDF for a subsequent/final review.

Thank you, and have a Happy Thanksgiving as well,



DAVID GONZALES, AICP

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From: Adam Reeves @PD [mailto:AReves@pape-dawson.com]
Sent: Tuesday, November 24, 2020 5:36 PM
To: Gonzales, David ; Jennifer Zavala @PD
Cc: Michelle Liner @PD ; Omar El Kadi @PD
Subject: RE: Gideon Phase 2 || Preliminary Plat

David,

See attached for update, please let me know if that covers everything for you.

Happy Thanksgiving!

Adam Reeves, P.E. | Senior Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

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To: Jennifer Zavala @PD <JZavala@pape-dawson.com>
Cc: Adam Reeves @PD <AReves@pape-dawson.com>
Subject: RE: Gideon Phase 2 || Preliminary Plat

Yes, that is correct and to the extent that the credit does not exceed 20% of the total mitigation balance due.

Let me know if you have any further questions.

Thank you,



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Sent: Tuesday, November 24, 2020 11:44 AM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Adam Reeves @PD <AReves@pape-dawson.com>
Subject: FW: Gideon Phase 2 || Preliminary Plat

David,

Just for clarification purposes, in order to receive a preservation credit the existing tree to remain must be greater than or equal to 25" and must be an oak, pecan or elm. Is this correct?

Thank you,

Jennifer Zavala | Planner
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Cc: Michelle Liner @PD <MLiner@pape-dawson.com>; Omar El Kadi @PD <OElkadi@pape-dawson.com>
Subject: FW: Gideon Phase 2 || Preliminary Plat

Jennifer,

See attached and please update accordingly or let me know if you want to discuss or we have any issues. Seems like only comment B is necessary to respond to?

Thanks,

Adam Reeves, P.E. | Senior Project Manager
Pape-Dawson Engineers, Inc.
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Subject: RE: Gideon Phase 2 || Preliminary Plat

Michelle,

Please see the mark-ups attached and let me know if you have any questions.

Thank you,



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From: Michelle Liner @PD [<mailto:MLiner@pape-dawson.com>]
Sent: Monday, November 16, 2020 9:32 AM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Adam Reeves @PD <AReves@pape-dawson.com>; 'JR Johnson' <jrjohnson@skorburgcompany.com>; 'mary@evergreendesigngroup.com' <mary@evergreendesigngroup.com>; 'Rodney@evergreendesigngroup.com' <Rodney@evergreendesigngroup.com>; 'John Arnold' <jarnold@skorburgcompany.com>
Subject: RE: Gideon Phase 2 || Preliminary Plat

David,

Please see the attached revised PDF addressing the mark-ups provided on the treescape plan.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
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Please see the mark-ups regarding the treescape plan. When addressed, please submit a revised PDF version for a final review.

Let me know if you have any questions.

Thank you,



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mary@evergreendesigngroup.com; Rodney@evergreendesigngroup.com; John Arnold
<jarnold@skorburgcompany.com>

Subject: RE: Gideon Phase 2 || Preliminary Plat

Thank you, Michelle. Also, I did receive the hard copies. If there are any further comments, those will be forwarded to you.

Have a great day,



DAVID GONZALES, AICP

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Attachments: 201124_6126300-TREESCAPE PLAN.pdf

David,

See attached for update, please let me know if that covers everything for you.

Happy Thanksgiving!

Adam Reeves, P.E. | Senior Project Manager
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Subject: RE: Gideon Phase 2 || Preliminary Plat

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Thank you,



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Subject: RE: Gideon Phase 2 || Preliminary Plat

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Please see the attached revised PDF addressing the mark-ups provided on the treescape plan.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
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<jarnold@skorburgcompany.com>

Subject: Gideon Phase 2 || Preliminary Plat

David,

Good afternoon! Please see attached updated preliminary plat resubmittal containing the preliminary plat, utility, preliminary drainage, treescape, and landscape plans addressing the comments received on November 6. Additionally, I will follow-up with the WOUS report prepared for the site. The hard copies are being delivered.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | **E:** MLiner@pape-dawson.com

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Gonzales, David

From: Michelle Liner @PD <MLiner@pape-dawson.com>
Sent: Wednesday, November 4, 2020 10:26 AM
To: Gonzales, David
Cc: Adam Reeves @PD; Mary N. Bates, FASLA; JR Johnson; John Arnold
Subject: RE: Gideon Phase 2 || Preliminary Plat
Attachments: Preliminary Plat-Drainage Plan.pdf; Preliminary Plat-Utility Plan.pdf; Gideon Grove P2 - Landscape Plan_2020-11-03.pdf

David,

Please see attached updated utility and landscape plans addressing the engineering comments received yesterday. The hard copies of each plan and preliminary plat submitted yesterday are in route to be delivered.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | **E:** MLiner@pape-dawson.com

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From: Gonzales, David
Sent: Tuesday, November 3, 2020 5:08 PM
To: Michelle Liner @PD
Cc: Adam Reeves @PD ; Mary N. Bates, FASLA ; JR Johnson ; John Arnold
Subject: RE: Gideon Phase 2 || Preliminary Plat

Michelle,

I appreciate the quick turn-a-round. Once I have all staff comments from these plans, I will forward those to you for a final/subsequent review.

Thank you,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Michelle Liner @PD [<mailto:MLiner@pape-dawson.com>]

Sent: Tuesday, November 3, 2020 4:59 PM

To: Gonzales, David <DGonzales@rockwall.com>

Cc: Adam Reeves @PD <AReves@pape-dawson.com>; Mary N. Bates, FASLA <mary@evergreendesigngroup.com>; JR Johnson <jrjohnson@skorburgcompany.com>; John Arnold <jarnold@skorburgcompany.com>

Subject: Gideon Phase 2 || Preliminary Plat

David,

Good afternoon! As discussed with Adam Reeves, please see the attached PDF for the updated Preliminary Plat prepared for Gideon Phase 2 addressing comments received on Thursday October, 29. As discussed, tomorrow morning we will deliver hard copies as well as the utility and landscape plan addressing the engineering comments received this afternoon.

Please let Adam or myself know if you have any questions.

Appreciate your help and review,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | **E:** MLiner@pape-dawson.com

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, November 4, 2020 9:08 AM
To: Singleton, Lance
Subject: Street Names for Gideon Grove Ph 2
Attachments: Preliminary Plat [Revision 1] (11.03.2020).pdf

Lance,

When you have an opportunity, can you check the proposed street names for Gideon Grove, Phase 2 Addition. Any comments can be entered in CW for Case No. P2020-046.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Michelle Liner @PD <MLiner@pape-dawson.com>
Sent: Tuesday, November 3, 2020 4:59 PM
To: Gonzales, David
Cc: Adam Reeves @PD; Mary N. Bates, FASLA; JR Johnson; John Arnold
Subject: Gideon Phase 2 || Preliminary Plat
Attachments: 201103 Gideon Ph 2 FW_Project Comments_P2020-046 Response Letter.pdf; Preliminary Plat (20-1103).pdf

David,

Good afternoon! As discussed with Adam Reeves, please see the attached PDF for the updated Preliminary Plat prepared for Gideon Phase 2 addressing comments received on Thursday October, 29. As discussed, tomorrow morning we will deliver hard copies as well as the utility and landscape plan addressing the engineering comments received this afternoon.

Please let Adam or myself know if you have any questions.

Appreciate your help and review,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
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Gonzales, David

From: Johnston, Sarah
Sent: Tuesday, November 3, 2020 2:14 PM
To: 'MLiner@pape-dawson.com'; 'AReeves@pape-dawson.com'
Cc: Gonzales, David
Subject: RE: Gideon Grove, Phase 2 - Planning Comments
Attachments: P2020-046 - Gideon Grove Phase 2 -3.pdf

Attached are my markups.

Thank you,
Sarah Johnston

Sarah Johnston, E.I.T.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Gonzales, David
Sent: Tuesday, November 3, 2020 1:50 PM
To: Johnston, Sarah
Subject: FW: Gideon Grove, Phase 2 - Planning Comments

Sarah,

When you have completed your review of the preliminary plat for Gideon Grove, please forward your comments to Adam Reeves and Michelle Liner so that they can start to work on those items (see below).

Thank you,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
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DGONZALES@ROCKWALL.COM
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From: Adam Reeves @PD [<mailto:AReeves@pape-dawson.com>]
Sent: Tuesday, November 3, 2020 9:25 AM
To: Gonzales, David <DGonzales@rockwall.com>; JR Johnson <jjohnson@skorburgcompany.com>; Michelle Liner @PD <MLiner@pape-dawson.com>
Cc: John Arnold <jarnold@skorburgcompany.com>; Mark Spear @PD <mspear@pape-dawson.com>; Miller, Ryan

<RMiller@rockwall.com>; Williams, Amy <AWilliams@rockwall.com>

Subject: FW: Gideon Grove, Phase 2 - Planning Comments

David,

Thanks for reviewing our resubmittal with me. We will be able to provide you an updated, pdf copy of the Preliminary Plat today to meet the deadline. As discussed, you may have some engineering comments sent our way today. Assuming they are minor, we will begin responding as soon as we have them, and provide updated hard copies of everything as early tomorrow as we can. I expect our biggest factor on turn-around time is when we actually receive any comments.

I agree with you that I would expect any engineering items to be minor, and worst-case allow for a conditional approval of Preliminary Plat assuming we can take care of engineering items during the construction plan process. Please forward those comments to myself and Michelle Liner at Pape-Dawson and JR Johnson with Skoburg, and we will forward them to the rest of our team.

Thank you!

Adam Reeves, P.E. | Senior Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | **E:** AReves@pape-dawson.com

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, October 29, 2020 4:35 PM
To: John Arnold <jarnold@skoburgcompany.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: Gideon Grove, Phase 2 - Planning Comments

John,

As per your conversation with Ryan earlier today, here are the mark-ups for the preliminary plat. As a note, these mark-ups are only the Planning staff comments. Engineering does not have their comments ready at this time; however, staff feels it is necessary to forward to the planning comments in order to start the review process. The primary issues requiring your attention are the number of lots as indicated in M.8, the lot widths & frontage requirements as noted in M.9, and the total Open Space as noted in M.11.

Once I have engineering's comments, I will forward those to you.

Let me (or Ryan) know if you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

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Gonzales, David

From: Gonzales, David
Sent: Thursday, October 29, 2020 4:35 PM
To: 'John Arnold'
Cc: Miller, Ryan
Subject: Gideon Grove, Phase 2 - Planning Comments
Attachments: Development Comments (10.29.2020).pdf

John,

As per your conversation with Ryan earlier today, here are the mark-ups for the preliminary plat. As a note, these mark-ups are only the Planning staff comments. Engineering does not have their comments ready at this time; however, staff feels it is necessary to forward to the planning comments in order to start the review process. The primary issues requiring your attention are the number of lots as indicated in M.8, the lot widths & frontage requirements as noted in M.9, and the total Open Space as noted in M.11.

Once I have engineering's comments, I will forward those to you.

Let me (or Ryan) know if you have any questions.

Thank you,



DAVID GONZALES, AICP

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Gonzales, David

From: Michelle Liner @PD <MLiner@pape-dawson.com>
Sent: Wednesday, October 28, 2020 5:17 PM
To: Gonzales, David
Subject: RE: File Transfer: Gideon Phase 2 - Preliminary Plat - Gideon Phase 2
Attachments: Farmers Electric Coop~Will Serve letter-Gideon Grove phase 2.pdf; Plat Checklist.pdf; Preliminary Plat.pdf; Preliminary Plat-Drainage Plan.pdf; Preliminary Plat-Utility Plan(1).pdf; 201028 Gideon Ph 2 FW_Project Comments_P2020-046 Response Letter.pdf; Atmos Contract~Gideon Grove Ph 2.pdf

David,

I have added each attachment to this email. The files should be small enough for email, Please confirm receipt.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | **E:** MLiner@pape-dawson.com

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From: Gonzales, David
Sent: Wednesday, October 28, 2020 5:13 PM
To: Michelle Liner @PD
Subject: RE: File Transfer: Gideon Phase 2 - Preliminary Plat - Gideon Phase 2

Michelle,

I just tried to download the files and our system is not allowing it. Please forward an electronic version in another format that would be acceptable or drop off a flash drive as soon as possible. As a note, the hard copies have been received.

Thank you,



David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

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[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Michelle Liner [<mailto:mliner@pape-dawson.com>]
Sent: Wednesday, October 28, 2020 4:27 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: File Transfer: Gideon Phase 2 - Preliminary Plat - Gideon Phase 2

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the Pape-Dawson Engineers, Inc. Info Exchange web site. The attached file contains the transmittal details.

[Download all associated files](#)

Additional links:

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Project Name: Gideon Phase 2
Project Number: 61263-00
From: Michelle Liner (Pape-Dawson Engineers, Inc.)
To: RMiller@rockwall.com; AWilliams@rockwall.com; dgonzaless@rockwall.com
CC: Adam Reeves (Pape-Dawson Engineers, Inc.); Mark Spear (Pape-Dawson Engineers, Inc.); mary@EvergreenDesignGroup.com; irjohnson@skorburgcompany.com; jarnold@skorburgcompany.com
Subject: Gideon Phase 2 - Preliminary Plat
Sent via: Info Exchange
Expiration Date: 11/27/2020
Remarks: Good afternoon!

Please find attached the updated Preliminary Plat for Gideon Grove-Phase 2 addressing comments received last week from our first submittal on October 16. Hard copies of the landscaping plans, updated preliminary plat, comment response letter, checklist, utility plan, preliminary drainage plan, and franchise coordination are being driven to the City and should arrive shortly.

Please let us know if you have any immediate questions. Thank you for your review and help!

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | E: MLiner@pape-dawson.com

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Transferred Files

| Name | Type | Date | Time | Size |
|--|------------------------|------------|---------|----------|
| 201028 Gideon Ph 2 FW Project Comments_P2020-046 Response Letter.pdf | Adobe Acrobat Document | 10/28/2020 | 2:04 PM | 423 KB |
| Atmos Contract~Gideon Grove Ph 2.pdf | Adobe Acrobat Document | 10/28/2020 | 1:57 PM | 68 KB |
| Farmers Electric Coop~Will Serve letter-Gideon Grove phase 2.pdf | Adobe Acrobat Document | 10/28/2020 | 1:57 PM | 193 KB |
| Gideon Grove Ph 2~Landscape Plan.pdf | Adobe Acrobat Document | 10/28/2020 | 2:00 PM | 5,020 KB |
| Plat Checklist.pdf | Adobe Acrobat Document | 10/27/2020 | 2:46 PM | 271 KB |
| Preliminary Plat-Drainage Plan.pdf | Adobe Acrobat Document | 10/28/2020 | 3:12 PM | 786 KB |
| Preliminary Plat-Utility Plan(1).pdf | Adobe Acrobat Document | 10/28/2020 | 3:09 PM | 526 KB |
| Preliminary Plat.pdf | Adobe Acrobat Document | 10/28/2020 | 3:05 PM | 832 KB |

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Gonzales, David

From: John Arnold <jarnold@skorburgcompany.com>
Sent: Tuesday, October 27, 2020 9:10 AM
To: Miller, Ryan
Cc: Williams, Amy; JR Johnson; Bryan Holland
Subject: Gideon Grove Phase 2 - Quail Run Proportionality

Ryan,

We are formally requesting a proportionality study to determine whether both lanes of East Quail Run Road are required to be constructed with Gideon Grove Phase 2.

John Arnold

John Arnold | Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.522.4945 x152 | M: 214.535.2090

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Gonzales, David

From: Johnston, Sarah
Sent: Friday, November 13, 2020 11:29 AM
To: Gonzales, David
Subject: RE: Gideon Phase 2 || Preliminary Plat - P2020-046

I approved the last round of plans. It didn't look like anything major changed.

Thank you,
Sarah Johnston

Sarah Johnston, E.I.T.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Gonzales, David
Sent: Thursday, November 12, 2020 5:14 PM
To: Johnston, Sarah ; Kistner, Ariana
Subject: FW: Gideon Phase 2 || Preliminary Plat - P2020-046

Here are the revised submittal preliminary plat plans for a final review [P2020-046].

Let me know if you have any questions,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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DGONZALES@ROCKWALL.COM

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From: Michelle Liner @PD [<mailto:MLiner@pape-dawson.com>]
Sent: Tuesday, November 10, 2020 3:02 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Adam Reeves @PD <AReves@pape-dawson.com>; JR Johnson <jrjohnson@skorburgcompany.com>;
mary@evergreendesigngroup.com; Rodney@evergreendesigngroup.com; John Arnold
<jarnold@skorburgcompany.com>
Subject: Gideon Phase 2 || Preliminary Plat

David,

Good afternoon! Please see attached updated preliminary plat resubmittal containing the preliminary plat, utility, preliminary drainage, treescape, and landscape plans addressing the comments received on November 6. Additionally, I will follow-up with the WOUS report prepared for the site. The hard copies are being delivered.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
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Gonzales, David

From: Michelle Liner @PD <MLiner@pape-dawson.com>
Sent: Tuesday, November 10, 2020 3:03 PM
To: Gonzales, David
Cc: Adam Reeves @PD; JR Johnson; mary@evergreendesigngroup.com; Rodney@evergreendesigngroup.com; John Arnold
Subject: RE: Gideon Phase 2 || Preliminary Plat
Attachments: Gideon Tract NWPR Report.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached for WOUS report.

Thank you,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

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From: Michelle Liner @PD
Sent: Tuesday, November 10, 2020 3:02 PM
To: 'Gonzales, David'
Cc: Adam Reeves @PD ; JR Johnson ; 'mary@evergreendesigngroup.com' ; 'Rodney@evergreendesigngroup.com' ; John Arnold
Subject: Gideon Phase 2 || Preliminary Plat

David,

Good afternoon! Please see attached updated preliminary plat resubmittal containing the preliminary plat, utility, preliminary drainage, treescape, and landscape plans addressing the comments received on November 6. Additionally, I will follow-up with the WOUS report prepared for the site. The hard copies are being delivered.

Thank you,

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Gonzales, David

From: Gonzales, David
Sent: Monday, November 9, 2020 9:55 AM
To: 'Michelle Liner @PD'
Cc: Adam Reeves @PD
Subject: RE: Engineering Submittal Requirements

Michelle,

The civil submittal will include a proposed final plat for review; however, this will not be considered a final plat submittal. A final plat application is determined by the engineering department and will be accepted upon approval of the civil engineering plans (or at approximately 80-90% approved). The civil plans can be submitted this Wednesday, November 11th.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
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DGONZALES@ROCKWALL.COM
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From: Michelle Liner @PD [mailto:MLiner@pape-dawson.com]
Sent: Monday, November 9, 2020 8:41 AM
To: Gonzales, David
Cc: Adam Reeves @PD
Subject: Engineering Submittal Requirements

David,

Good morning! We are preparing for the engineering submittal this week for Gideon Phase 2. Is the final plat submitted after engineering construction plan approval or is it required for this submittal?

Thank you for your clarification,

Michelle Liner, P.E. | Project Engineer
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

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Gonzales, David

From: Gonzales, David
Sent: Friday, November 6, 2020 4:00 PM
To: John Arnold; JR Johnson
Subject: P&Z Meeting Next Week
Attachments: Project Comments [Revision 1] (11.04.2020).pdf; Engineering Mark-Ups [P2020-046 - Gideon Grove Phase 2 -4] (11.04.2020).pdf; Packet [P&Z] (11.10.2020).pdf

John,

Here is staff's report and comments regarding you project. Please see all scheduled meetings listed in the packet. The meeting will begin at 6:00 p.m. in the City's Council Chambers.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Gonzales, David
Sent: Thursday, October 22, 2020 12:01 PM
To: 'John Arnold'
Cc: Miller, Ryan; 'jrjohnson@scorburgcompany.com'
Subject: RE: Gideon Grove, Phase 2
Attachments: Development Comments [P2020-044] (10.21.2020).pdf; Plat Checklist.pdf

John,

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Let me know if you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: John Arnold [mailto:jarnold@skorburgcompany.com]
Sent: Wednesday, October 21, 2020 4:00 PM
To: Gonzales, David
Cc: Miller, Ryan ; 'jrjohnson@scorburgcompany.com'
Subject: RE: Gideon Grove, Phase 2

John Arnold | Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.522.4945 x152 | M: 214.535.2090

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, October 21, 2020 3:57 PM
To: John Arnold <jarnold@skorburgcompany.com>
Cc: Miller, Ryan <RMiller@rockwall.com>; 'jrjohnson@scorburgcompany.com' <jrjohnson@scorburgcompany.com>
Subject: Gideon Grove, Phase 2

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Sent: Wednesday, October 21, 2020 4:00 PM
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Cc: Miller, Ryan; 'jrjohnson@skorburgcompany.com'
Subject: RE: Gideon Grove, Phase 2
Attachments: Gideon_ph2_PP_EXHIBIT_20201021.pdf

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Gonzales, David

From: Mark Spear @PD <mspear@pape-dawson.com>
Sent: Friday, October 23, 2020 1:40 PM
To: John Arnold; Gonzales, David
Cc: Miller, Ryan; JR Johnson; Adam Reeves @PD
Subject: RE: Gideon Grove, Phase 2

Yes sir. We are track to submit the revised Preliminary plat by wednesday

Mark Spear, P.E. | Managing Vice President
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | **E:** mspear@pape-dawson.com

Fort Worth | San Antonio | Austin | Houston | Dallas

Visit our new website - www.pape-dawson.com

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From: John Arnold
Sent: Friday, October 23, 2020 1:38 PM
To: Gonzales, David
Cc: Miller, Ryan ; JR Johnson ; Mark Spear @PD ; Adam Reeves @PD
Subject: RE: Gideon Grove, Phase 2

Mark/Adam,

Please confirm you guys received the email below with the checklists and next Wednesday deadline.

John Arnold | Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.522.4945 x152 | M: 214.535.2090

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, October 22, 2020 1:46 PM
To: John Arnold <jarold@skorburgcompany.com>
Cc: Miller, Ryan <RMiller@rockwall.com>; JR Johnson <jrjohnson@skorburgcompany.com>; Mark Spear @PD <mspear@pape-dawson.com>; Adam Reeves @PD <AReeves@pape-dawson.com>
Subject: RE: Gideon Grove, Phase 2

Thank you, John.



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From: John Arnold [<mailto:jarnold@skorburgcompany.com>]

Sent: Thursday, October 22, 2020 12:24 PM

To: Gonzales, David <DGonzales@rockwall.com>

Cc: Miller, Ryan <RMiller@rockwall.com>; JR Johnson <jrjohnson@skorburgcompany.com>; Mark Spear @PD <mspear@pape-dawson.com>; Adam Reeves @PD <AReves@pape-dawson.com>

Subject: RE: Gideon Grove, Phase 2

David,

I am replying to your email to correct JR Johnson's email and include our engineers Mark and Adam. They will be reviewing the comments handling the submittal for next Wednesday. Thank you for all your help with this process.

John

John Arnold | Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.522.4945 x152 | M: 214.535.2090

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Thursday, October 22, 2020 12:01 PM

To: John Arnold <jarnold@skorburgcompany.com>

Cc: Miller, Ryan <RMiller@rockwall.com>; 'jrjohnson@skorburgcompany.com' <jrjohnson@skorburgcompany.com>

Subject: RE: Gideon Grove, Phase 2

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Gonzales, David

From: Miller, Ryan
Sent: Friday, October 23, 2020 4:02 PM
To: 'JR Johnson'
Cc: John Arnold
Subject: Project Comments: P2020-046
Attachments: Project Comments (10.22.2020).pdf; Engineering Comments (10.22.2020).pdf

Mr. Johnson,

Attached are the comments for your Preliminary Plat case. Please address these comments and return them to staff no later than November 3, 2020. Please also note, the following meeting schedule:

Planning and Zoning Commission Work Session: October 27, 2020

Planning and Zoning Commission: November 10, 2020

City Council: November 16, 2020

All meetings will be held at 6:00 PM in the City Council Chambers at City Hall (*i.e. 385 S. Goliad Street*). A representative will need to be present at the meeting. If you have any questions please contact your case manager. Thank you.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

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