PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-021 **P&Z DATE** 09/15/20 **CC DATE**_____ **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. SP2020-021

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) Total = $250.00 + ($20.00 x 21.275 Acres) = $675.50
[ ] 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: 2300 Discovery Blvd. Rockwall, Texas 75032
Subdivision: SWBC Rockwall Addition, Phase II — Lot: 1 — Block: A
General Location: Discovery Blvd. between John King Blvd. & Innovations Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: PD-83 — Current Use: Apartments
Proposed Zoning: PD-83 — Proposed Use: Apartments
Acreage: 21.275 — Lots [Current]: 1 — Lots [Proposed]: 1

[✓] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	SWBC RW2, LP	[✓] Applicant	McAdams
Contact Person	Spencer Byington	Contact Person	Jeremy Nelson
Address	5949 Sherry Lane, Suite 750	Address	201 Country View Drive
City, State & Zip	Dallas, Texas 75225	City, State & Zip	Roanoke, Texas 76262
Phone	(214) 924-4156	Phone	(469) 240-9765
E-Mail	sbyington@swbc.com	E-Mail	jnelson@mcadamsco.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Spencer Byington [*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 $ $675.50 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 14th *day of* August *, 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 13th *day of* August *, 20* 20

Owner's Signature [signature]

Notary Public in and for the State of Texas

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659307-0

My Commission Expires

City of Rockwall
The New Horizon

RockwallPLL

Receipt#: 1088
Date: 8/14/2020

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZSITEPLAN	SP2020-021	PZSITEPLAN

Tender Type / Description	Amount
CHECK- CHECK	675.50
Sub Total:	**675.50**

Fees:

Fee Codes / Description	Amount
PZSITEPLAN- PZ - Site Plan App Fee	675.50
Sub Total:	**675.50**

Total Amount Due: **675.50**
Total Payment: **675.50**

Received By: agamez Code: DEFAULT_Recpt1088_14_8_2020_agamez

August 14, 2020

Planning Services Division
City of Rockwall, TX
385 S. Goliad St.
Rockwall, TX 75087

RE: SWBC Phase 2 - Site Plan Application
McAdams Job Number WBC 20000

To Whom It May Concern:

Please accept this letter, on behalf of SWBC, as an explanation of the proposed Site Plan Application. We are submitting, for review and approval, a Site Plan Application to for the development of phase II of the SWBC Apartments.

As discussed in our pre application meeting, phase 2 of the development responds to city comments to remove all dead end parking while keeping the original intent of the original layout. The layout consists of 10 buildings with associated parking, above ground stormwater detention, and other amenities.

The property is approximately 21.275 acres and is located on lot 1, Block A of the JM Allen Survey. The proposed phase 2.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Josh Barton, P.E.

cc. Mr. Brad Lanham

CHECKLIST FOR SITE PLAN SUBMITTALS

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

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

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

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

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☐	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	-
Perimeter Dimensions of the Site	☐	☐	Indicate the perimeter dimensions of the site in feet.	-
Buildings (Square Footage)	☐	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	-
Perimeter Dimensions of all Buildings	☐	☐	Indicate the wall lengths of all buildings on the site.	-
Distance Between Buildings	☐	☐	Indicate the distance between all existing and planned buildings located on the site.	-
Distance Between Buildings and Property Lines	☐	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	-
Indicate all Property Lines	☐	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	-
Indicate all Building Setbacks	☐	☐	Indicate all building setbacks adjacent to right-of-way.	-
Indicate all Easements	☐	☐	Additionally, indicate all utilities both existing and proposed.	-
Indicate all Drive/Turning Radii	☐	☐		-
Indicate all Drive Widths	☐	☐		-
Indicate all Fire Lanes	☐	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	-
Indicate location of all Fire Hydrants	☐	☐		-
Indicate all Sidewalks	☐	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	-
Adjacent Street Right-Of-Way	☐	☐	Reference the City's Master Transportation Plan for right-of-way information.	-
Label all Adjacent Street Name	☐	☐	Label all adjacent existing and proposed street names.	-
Adjacent Street Centerlines	☐	☐	Indicate the street centerline for all existing and proposed streets.	-
Median Breaks in Adjacent Streets	☐	☐		-

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☐	☐	See the comment section in *Adequate Parking and Maneuvering* below.	-
Parking Table	☐	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	-
Handicap Parking Spaces Shown	☐	☐		Art. VI 5.04
Adequate Parking	☐	☐	*Reference Table 3 of Article VI.*	Art. VI Table 3
Adequate Parking and Maneuvering	☐	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	Art. VI 5.03.C
Adequate Loading Area	☐	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	Art. VI 6.04
Adequate Loading Maneuvering	☐	☐		Art. VI 6
Type and Depth of Paving Material	☐	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	Art. VI 3.02

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				
Proposed or Existing Signage	☐	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	-

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☐	☐	Label the height and type of fence proposed or existing.	Art. VIII 8
Utility Equipment Screening (Pad or Ground Mounted)	☐	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.05.3
Utility Equipment Screening (Roof Mounted)	☐	☐	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	Art. V 1.05.3
Above Ground Storage Tanks	☐	☐	Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.05.4
Dumpster Screening	☐	☐	Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	Art. V 1.05.2
Outside Storage	☐	☐		
Off-Street Loading Dock Screening	☐	☐	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	Art. V 1.05.1
Residential Adjacency Standards	☐	☐	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	Art. V 1.06

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☐	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	-
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☐	☐	Indicate the applicable zoning district the percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	-

Landscape Table	☐	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	-
Indicate all Landscaping	☐	☐	Indicate the locations of all existing and proposed landscaping.	-
Location of Water Courses and Significant Drainage Features	☐	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☐	☐	Indicate the locations and dimensions of the required landscape buffers.	Art. VIII 5.01
Acceptable Landscape Materials:				Art. VIII 4
✓ Trees allowed in Street Landscape Buffers	☐	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix F
✓ Trees not allowed in Landscape Buffers	☐	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix F
Protected Trees (To Remain On-Site)	☐	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	Art. IX 5.5
Parking Lot Landscaping	☐	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square included in the parking area, and the number and location of required off-street parking and loading spaces.	Art. VIII 5.03.E
Location of all Site Amenities	☐	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☐	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	Art. V 1.08
Street Trees	☐	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	Art. V 5.01
Tree Locations	☐	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	Art. VIII 5.03.E
Irrigation Requirements Note	☐	☐	Provide note indicating irrigation will meet requirements of UDC.	Art. VIII 5.04

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☐	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	-
Buildings	☐	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	-

Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☐	☐		Art. IX 3
Protected Trees (To Remain On Site)	☐	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	Art. IX 3
Protected Trees (To be Removed from the Site)	☐	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	Art. IX 3
Treescape Table	☐	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	Art. IX 3

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	-
Indicate Lighting Levels (in Foot Candles [FC])	☐	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	Art. VII 3.4
Adjacent Property with Common Lot Lines:				Art. VII 3.3
✓ Residential Use	☐	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	Art. VII 3.3.B
✓ Commercial Use	☐	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	Art. VII 3.3.C
Under-Canopy Lighting	☐	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	Art. VII 3.3.G.1
Lighting for Motor Vehicle Dealerships	☐	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	Art. VII 3.3.G.2
Lighting in Parking Areas	☐	☐	Non-residential properties shall distribute not more than 0.2 of one foot candle of light upon any adjacent property.	Art. VII 3.4.A
Indicate all Exterior Lighting	☐	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	Art. VII 3.3.D
Indicate the Wattage of all Light Sources	☐	☐		
Proposed Light Fixtures	☐	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	-

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☐	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☐	☐	North South East West (Circle all that apply)	-
90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 6.02.C
Indicate Amount and Location of the 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	Art. V 6.02.C
Indicate the Surface Area of Each Facade	☐	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	-

Proposed Building Materials	☐	☐	Specifications and description of all proposed building materials, on all proposed buildings.	-
Indicate the Roofing Materials and Color	☐	☐		-
Indicate Parapet Wall Height (If Applicable)	☐	☐	If applicable indicate the parapet wall by dashing in the top of roof deck.	-
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☐	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	-
Indicate Any Additional Design Elements Proposed (If Applicable)	☐	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	-
Indicate Building Height(s)	☐	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	Art. V 4.01.B
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	Art. V 4.01.C
Secondary Facades	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	Art. V 4.01.C

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
90% Masonry Requirement	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 5.01.A
Indicate Amount and Location of the 20% (of the 90%) Stone Requirement	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	Art. V 5.01.A
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	Art. V 5.01.C
Secondary Facades	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	Art. V 5.01.C

☐ **Pre-Development Meeting:**
Date: ____ /____ /____

☐ **Administrative Site Plan/Public Hearing Site Plan**

1) Is the property located within an Overlay District or a Planned Development District? ☐ YES ☐ NO
2) If yes which Overlay District or Planned Development District? _____
3) Is the applicant requesting appeals? ☐ YES ☐ NO
4) If yes note the appeals:

_____

_____

☐ **~~Planning & Zoning Work Session (Packet Due ____ /____ /____):~~**
Date: ____ /____ /____

_____

_____

_____

_____

☐ **ARB Meeting**
Date: ____ /____ /____

☐ **Planning and Zoning Meeting (Packet Due ____ /____ /____):**
Date: ____ /____ /____
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

☐ **City Council Meeting (Packet Due ____ /____ /____):**
Date: ____ /____ /____
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

GENERAL NOTES:

_____

_____

_____

_____

_____

_____

_____

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STANDARD SITE PLAN WORDING

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

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

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

MATERIAL SAMPLE BOARD STANDARDS

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

SAMPLE BOARD GUIDELINES

These guidelines are to be used in the preparation of Material Sample Boards for review by the Architectural Review Board (ARB). Additionally, Material Sample Boards may be used by the Planning & Zoning Commission and/or City Council at public hearings. The guidelines also identify additional information that may be needed to demonstrate aspects of a new development project, including proposed modifications to existing developments.

An example of a Material Sample Board (*Figure 1.1*) is on the back of this form. The Material Sample Board must be submitted as part of the Site Plan packet prior to deeming the formal application complete. For assistance in the preparation of this exhibit, please call (972) 771-7745 or email us at planning@rockwall.com.

MATERIAL SAMPLE BOARD STANDARDS

All Material Sample Boards shall be 11” x 17". One (1) or more Material Sample Boards may be necessary to reflect all proposed colors and materials for the project. Material Sample Boards must include the following:

1. **TITLE BLOCK.** The Title Block must be located in the lower right-hand corner and include the name, phone number and address of the applicant and owner, address or location of the project, project case number blank (your Case Manager will write in the case number at the time of submittal), and the date of latest revision.

2. **LEGEND.** The legend must include a description of all symbols used to identify colors and materials.

3. **MATERIAL SAMPLES.**

    a. Provide ACTUAL SAMPLES of all materials proposed for the building. Loose materials will not be accepted. Exterior material samples must show finishes with colors for walls, fascia, trim, etc.; style and color of roofing material; glass used for windows and doors; color of window mullions; and related exterior materials.

    b. A brochure or photograph may be used if an actual material sample is not available and if it is an accurate representation of the material to be used.

4. **COLOR PAINT SAMPLES.** Provide color samples for all exterior surfaces and materials. Colors must be provided for walls, roofing, window trim, doors, masonry, and other exterior colors. A brochure or photograph may be used if it is an accurate representation of the color to be used.

CONSISTENCY BETWEEN MATERIALS SAMPLE BOARD AND COLORED ELEVATION PLAN

The sample of the color must be an accurate representation of the proposed color to be used on a particular improvement. The colors depicted on the Materials Sample Board must be the same as the colors used on the colored building elevations.

Figure 1.1: Sample Board (NOTE: A Printed Piece of Paper <u>will not</u> be an acceptable alternative to a material sample board).

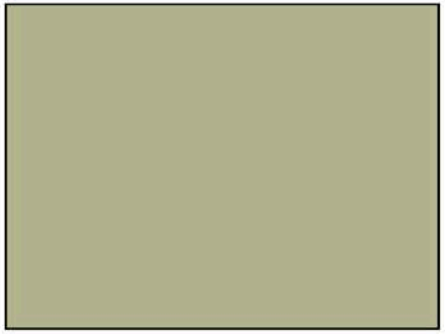


1. Tilt-Wall, Alabaster, Turner



4. Steel, Rough Striated Finish, HLZ





2. Tilt-Wall, Woodland Olive, Turner



5. Aluminum, Brushed Aluminum, HLZ



3. Tilt-Wall, Dark Grey, Turner



6. Natural Stone, NS-540, Interstate Co.



7. Mirrored Glass, Dark Grey, Glassco

Applicant Information
Name
Company
Address
Phone
Email

Owner Information
Name
Company
Address
Phone
Email

Project Name
Case Number

11”

17”

SITE PLAN
for
SWBC ROCKWALL

LOT 1, BLOCK A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres

in the

J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS
AUGUST 2020

Vicinity Map 1"=2000'

SHEET LIST TABLE

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L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Contact: R. Von Beougher, P.E.

The John R. McAdams Company, Inc.
111 Hillside Drive
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SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 8/13/2020

Drawn By: --
Date: 08/14/2020
Scale: N.T.S.
Revisions:

SWBC-20000

CS

SITE PLAN

File: M:\Projects\SWBC\Rockwall\LWRC-20000\04-Production\Engineering\Sheets\SWBC-20000-CS
Plotted: 8/13/2020 4:05 PM by Justin Land - 8/13/2020 4:03 PM by justinl

GENERAL NOTES

1. THE TERM MUNICIPALITY REFERS TO THE ROCKWALL.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM −3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C−900 DR−18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB−GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY−TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY−TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN−OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150−PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE−IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN−OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

PROJECT GENERAL NOTES

1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT−OF−WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128−137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS−BUILTS DRAWINGS AND SHALL SUBMIT MARK−UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
7. PRIOR TO CONSTRUCTION, A PRE−CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
9. THE CONTRACTOR, AND HIS AGENTS, AND SUB−CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

TOWN OF FLOWER MOUND UTILITY CONTACTS

WATER/WASTEWATER DEPT.	(972) 874−6010
ENGINEERING DEPT.	(972) 874−6315
PUBLIC WORKS DEPT.	(972) 874−6400
BUILDING INSPECTIONS DEPT.	(972) 874−6355
UTILITY OPERATIONS DEPT.	(972) 874−6405
PARKS & RECREATION DEPT.	(972) 874−6300
ENVIRONMENTAL SERVICES	(972) 874−6340
TRAFFIC SIGNAL OPERATIONS	(972) 874−6317
ONCOR	(972) 497−7571
CO−SERV	(940) 321−7800
TXU	(972) 791−2828
VERIZON	(972) 318−0264
SOUTHWESTERN BELL	(817) 338−6803
TCI CABLE	(972) 539−0053
TIME WARNER	(972) 742−5892
GRANDE COMMUNICATIONS	(877) 238−6891
AT&T	1−800 464−7928
VERIZON FIOS	1−888 553−1555
ATMOS ENERGY	1−866 286−6700
WASTE MANAGEMENT	(972) 315−5400
UNITE COMMUNICATIONS	(214) 960−9710
DIG T.E.S.S	1−(800) 344−8377

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right−of−Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grade		

LINES & SYMBOLS:

Existing:		Proposed:
−500− −501−	Contours	505 501
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

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GENERAL NOTES

PRELIMINARY PLANS

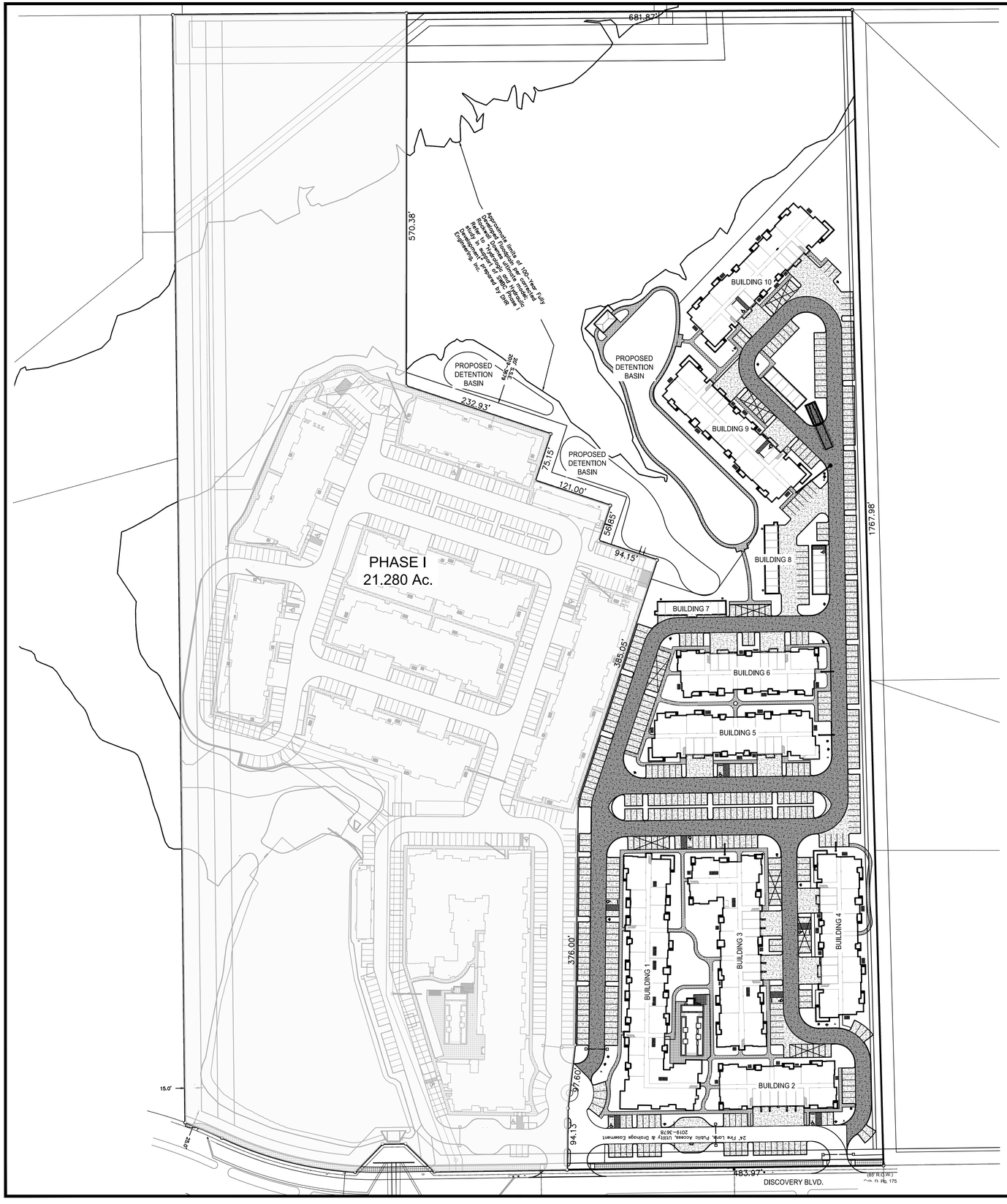
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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 8/13/2020

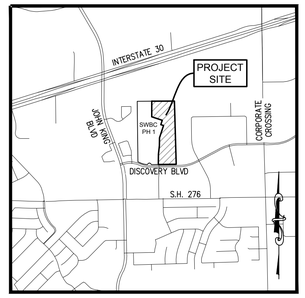
Drawn By: --
Date: 08/14/2020
Scale: N.T.S.
Revisions:

SWBC-20000

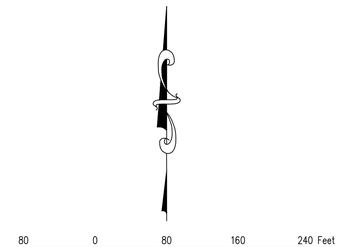
N1

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Plotted: 8/13/2020 6:05 PM, by Plotter. Saved: 8/13/2020 6:04 PM, by abidwell





Vicinity Map 1"=2000'



TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

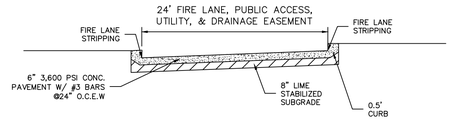
GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
2. RADII ARE 3.0' UNLESS OTHERWISE STATED.
3. SIDEWALKS ARE 5.0' UNLESS OTHERWISE STATED.
4. PARKING SPACES ALONG BUILDINGS ARE 9'X20'. ALL OTHER SPACES ARE 9'X18' WITH A CLEAR 2' OVERHANG.
5. ALL WALLS 3' OR TALLER TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
7. ANY BACK OF CURB EXPOSED TO GREATER THAN 6" SHALL BE STONECLAD (OR APPROVED EQUAL).
8. PHASE II OF THE PROPERTY HAS YET TO BE PLATTED.

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

BUILDING SUMMARY			
	STORIES	MAX HEIGHT	SF
Building 1	3-Story	37'-10"	83,519 SF
Building 2	3-Story	38'-0"	35,284 SF
Building 3	3-Story	38'-3"	65,481 SF
Building 4	3-Story	38'-0"	48,392 SF
Building 5	3-Story	38'-0"	48,392 SF
Building 6	3-Story	38'-6"	40,062 SF
Building 7	2-Story	23'-0"	4,748 SF
Building 8	2-Story	23'-0"	4,748 SF
Building 9	3-Story	38'-0"	48,392 SF
Building 10	3-Story	38'-0"	48,392 SF
Total Building Area			427,410 SF

PARKING SUMMARY	
Garage Parking Provided	70
Parking Provided Onsite	455
Total Parking Provided	525



TYPICAL STREET SECTION

N.T.S

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman — Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

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

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

_____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE #XX-XXXX

The John R. McAdams Company, Inc.
111 Lyndon Lane, Suite 205
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 9120

TBPE: 19762 TBPLS: 10194440
www.jrmcadams.com
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 8/14/2020

Drawn By: CMK
Date: 08/14/2020
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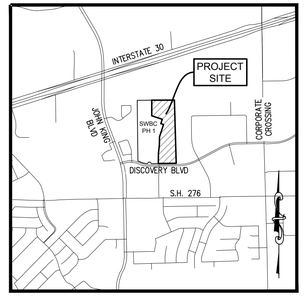
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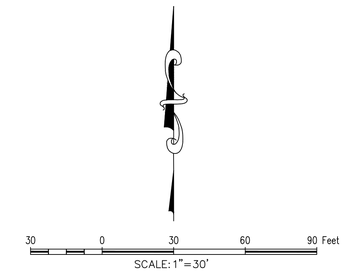
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REF-S2

REF-S1



Vicinity Map 1"=2000'



TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

GENERAL NOTES

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PAVING SPECIFICATIONS:

SIDEWALK AREA:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" SUBGRADE COMPACTED TO 95% STD. PROCTOR DENSITY; USE 6.5 SACK MIX (HATCH PATTERN DOES NOT REFLECT CONST. OR EXPANSION JOINT LOCATIONS)

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FOR ALL VEHICULAR PAVEMENT:
CONSTRUCTION JOINTS @ 15' MAXIMUM
EXPANSION JOINTS @ 60' MAXIMUM

REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION/RECOMMENDATIONS.

OWNER/DEVELOPER
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5949 SHERRY LANE, SUITE 750
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Ph. (214)987-0700
Contact: Spencer Byington

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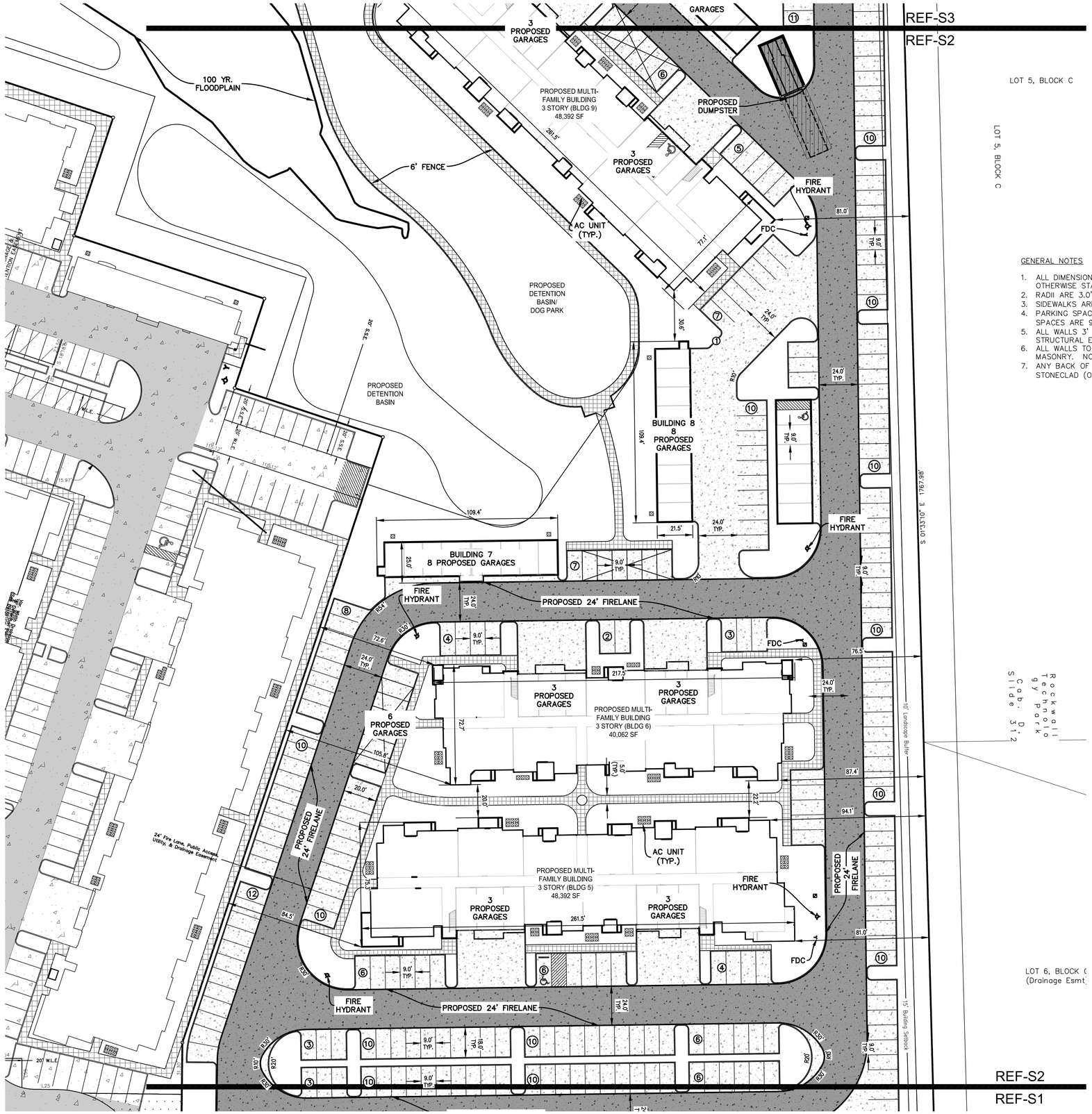
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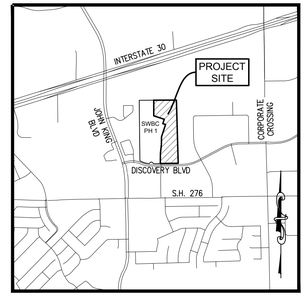
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SWBC-20000

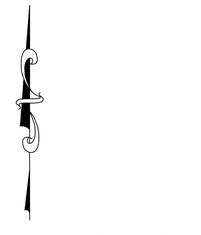
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Vicinity Map 1"=2000'



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Ph. (214)987-0700
Contact: Spencer Bylington

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(940) 240-1510

TBPE: 10927 TBPLS: 10194440
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www.mcadamsco.com

McADAMS

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SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
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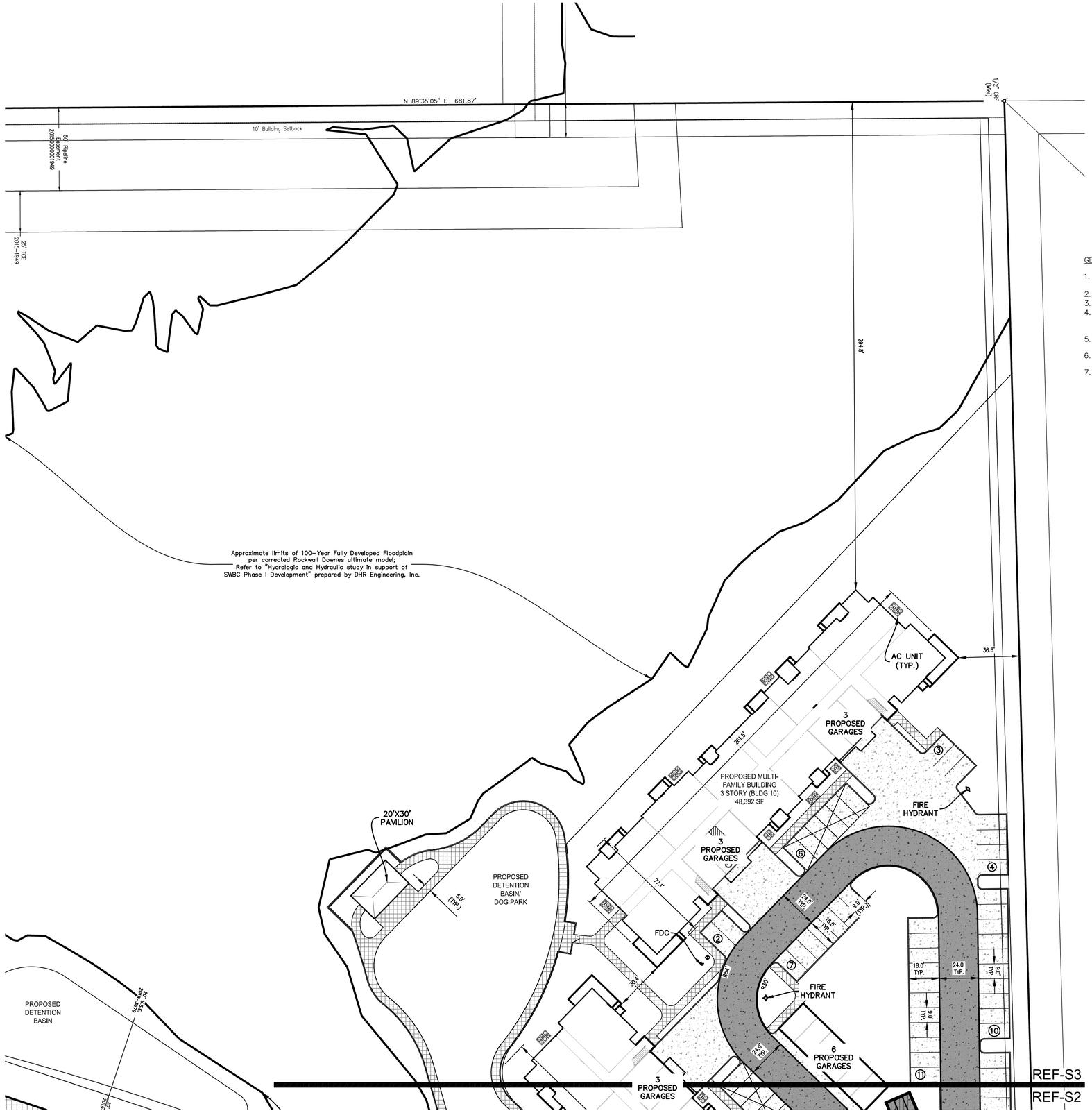
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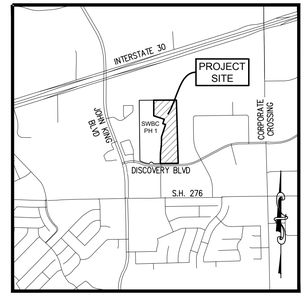
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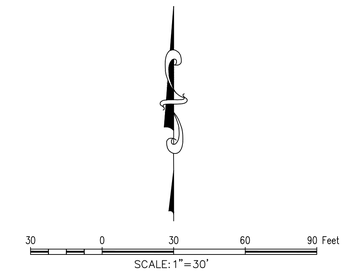
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TBPE: 1002 2490 | SID: 10194440
www.jmcaisinco.com

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SITE PLAN

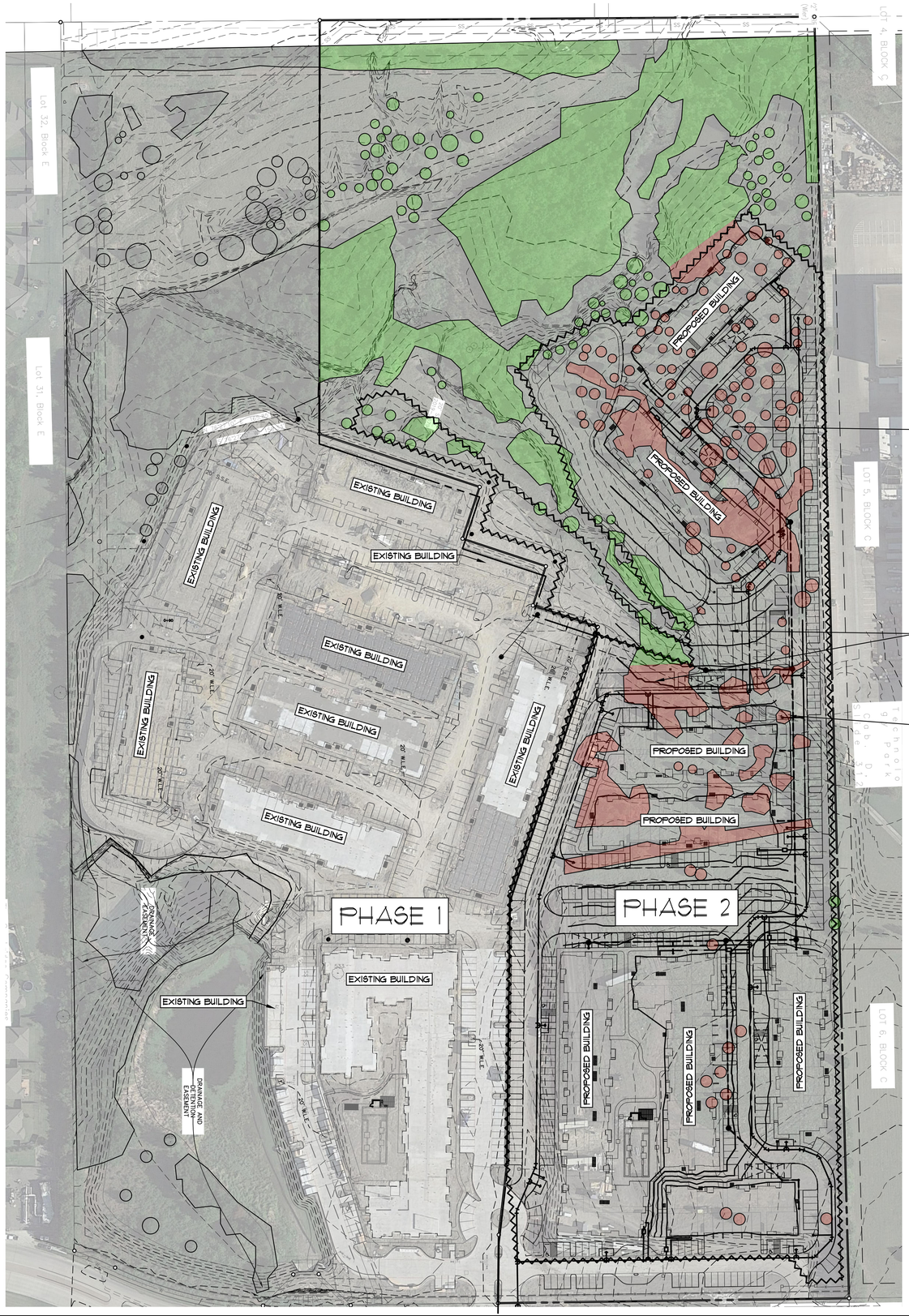
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Drawn By: CMK
Date: 08/14/2020
Scale: 1"=30'
Revisions:

SWBC-20000

S3

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SITE SUMMARY TABLE	
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NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

LEGEND

- EXISTING CANOPY TO REMAIN
- EXISTING CANOPY TO REMOVE
- EXISTING CANOPY PHASE 1
- LIMITS OF CONSTRUCTION

NOTE:
THERE ARE NO PROTECTED TREES WITHIN THE LIMITS OF CONSTRUCTION

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

NON-PROTECTED EXISTING TREES 10.5" OR LESS

OWNER/DEVELOPER
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TREE PLAN

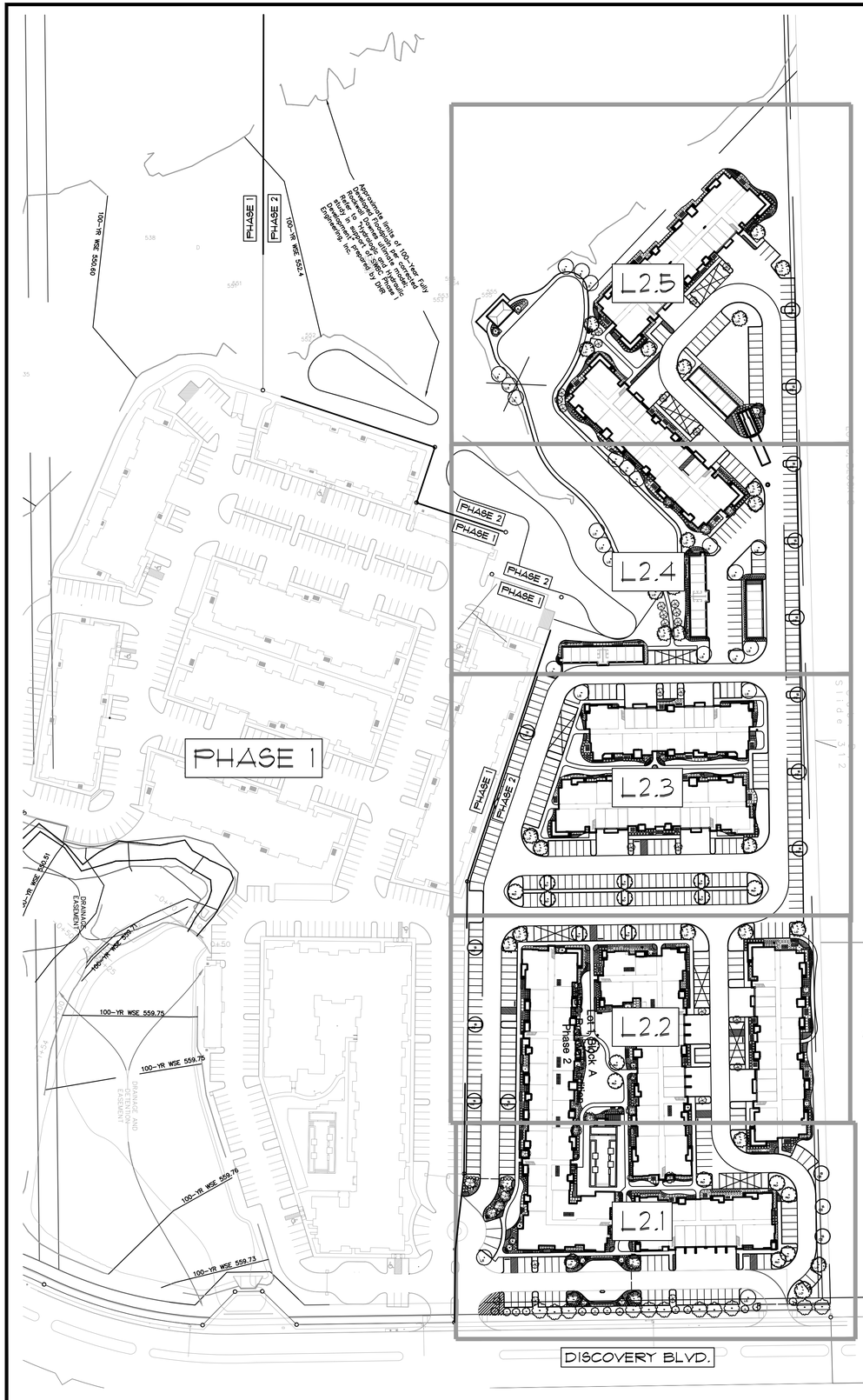
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THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

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Date: 08/14/2020
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Revisions:

SWBC-20000

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PLANT SCHEDULE							
TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	CONT	REMARKS	
18	Shumard Red Oak	Quercus shumardii	4"	10'-12'	PER PLAN	SINGLE TRUNK	
29	Southern Live Oak	Quercus virginiana	4"	10'-12'	PER PLAN	SINGLE TRUNK	
17	Cedar Elm	Ulmus crassifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK	
24	Lacebark Elm	Ulmus parvifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK	
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	CONT	REMARKS	
14	Desert Willow	Chilopsis linearis	30 gal	10'-12'	PER PLAN	MULTI TRUNK	
30	Crape Myrtle	Lagerstroemia indica	20 GAL	7'-8'	PER PLAN	MULTI TRUNK	
6	Texas Palmetto	Sabal texana	15 GAL	3'-4'	PER PLAN	FULL	
13	Texas Mountain Laurel	Sophora secundiflora	20 GAL	7'-8'	PER PLAN	MULTI TRUNK	
11	Chaste Tree	Vitex agnus-castus	20 GAL	7'-8'	8'	MULTI TRUNK	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
253	Kaleidoscope Abelia	Abelia x grandiflora `Kaleidoscope`	3 gal	24"	3'-0"	FULL	
82	Inland Sea Oats	Chasmanthum latifolium	3 gal	12"	24"o.c.		
152	Holly Fern	Cyrtomium falcatum	3 gal	12"	2'-0"	SHADE	
210	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	5 gal	30"	3'-0"	FULL	
59	Dwarf Texas Sage	Leucophyllum frutescens `Bertstar Dwarf`	5 gal	24"	PER PLAN	XERI	
325	Daruma Dwarf Loropetalum	Loropetalum chinense `Daruma`	3 gal	18"	3'-0"	FULL	
339	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gal	36"	4'-0"	FULL	
188	Rosemary	Rosmarinus officinalis	3 gal	24"	3'-0"	XERI	
GRASSES	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
1,003	Blonde Ambition Blue Grama	Bouteloua gracilis `Blonde Ambition`	1 gal	24"	24"o.c.	XERI	
557	Lindheimer's Muhly	Muhlenbergia lindheimeri	3 gal	18"	3'-0"	XERI	
475	Fountain Grass	Pennisetum alopecuroides `Karley Rose`	3 gal			HEALTHY EVEN GROWTH	
PERENNIALS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
324	Little Spire Russian Sage	Perovskia atriplicifolia `Little Spire`	3 gal	12"	3'-0"o.c.	XERI	
220	Autumn Sage	Salvia greggii	1 gal	12"	24"o.c.	XERI	
SHRUB AREAS	COMMON NAME	BOTANICAL NAME	CONT				SPACING
1,204	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4"-6"				18" o.c.
2,079	Blackfoot Daisy	Melampodium leucanthum	4"-6"				12" o.c.
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		SPACING
127,514 sf	Bermuda Grass	Cynodon dactylon	--				

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

LANDSCAPE ORDINACE - City of Rockwall, TX

Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE

REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are 4 caliper inches

REQUIRED: A minimum of 20% (4.26 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 15% Landscaped area = 25% Open Space

BUFFER LANDSCAPE

REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.

PROVIDED: 20' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage.

PROVIDED: Discovery Boulevard : 969 Lf. of street frontage / 100 Lf. = 29 canopy trees and 19 ornamental trees.
PROVIDED: 29 canopy trees + 21 ornamental trees

PARKING LANDSCAPE

REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and manuvering space exceeds 20,000 S.F. one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 80' from a canopy tree.
Phase II parking = 525 parking spaces or 53 canopy trees required.

PROVIDED: (62) 4" canopy trees and (18) ornamental trees.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved EPIC edge landscape edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

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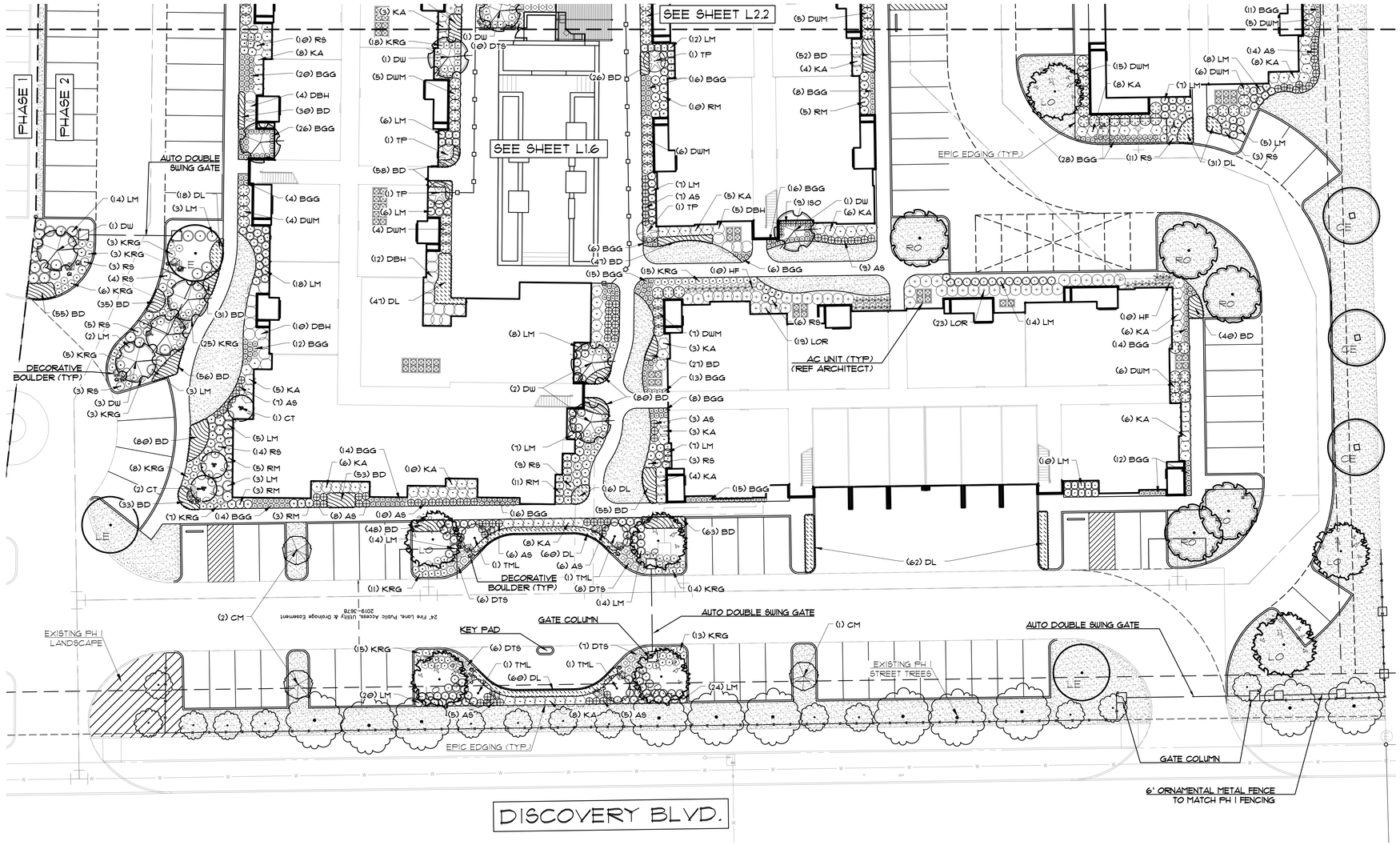
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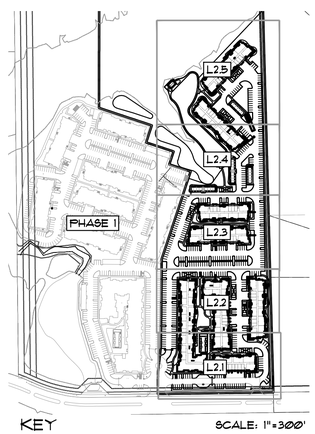
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SWBC-20000

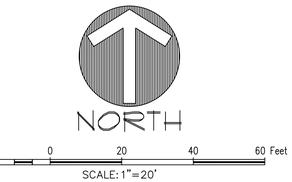
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KEY SCALE: 1"=300'



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	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm

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	CM	Lagerstroemia indica / Crape Myrtle
	TP	Sabal texana / Texas Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
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	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Mynca pusilla / Dwarf Southern Wax Myrtle
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PERENNIALS	CODE	BOTANICAL / COMMON NAME
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LANDSCAPE NOTES

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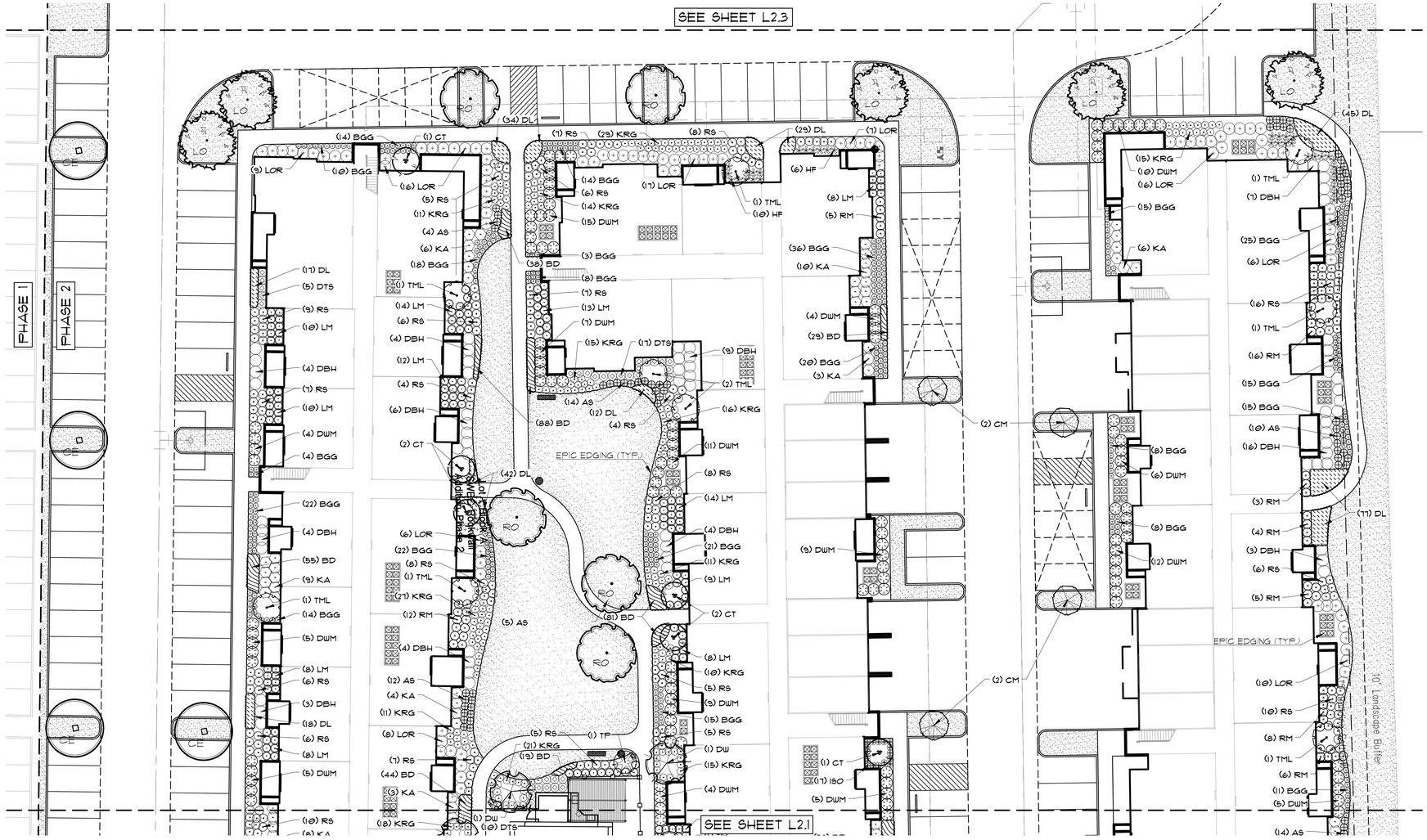
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NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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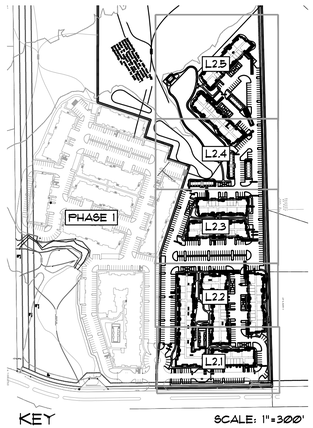
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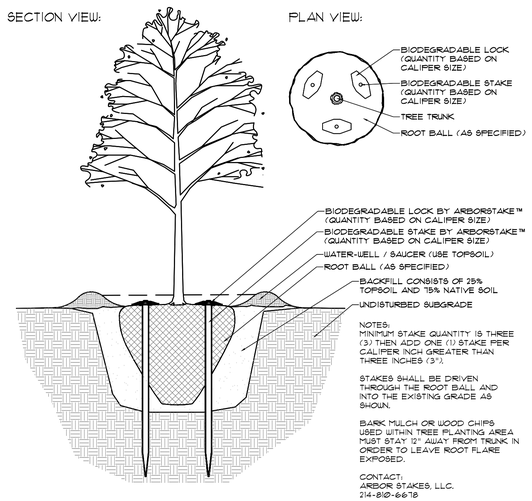
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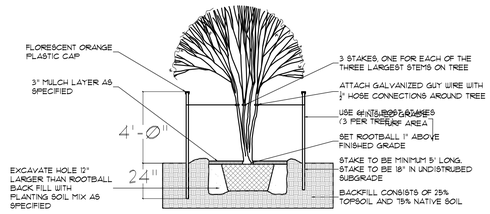


KEY SCALE: 1"=300'

SECTION VIEW: PLAN VIEW:



1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



2. MULTI TRUNK TREE STAKING
1/4"=1'

LANDSCAPE NOTES

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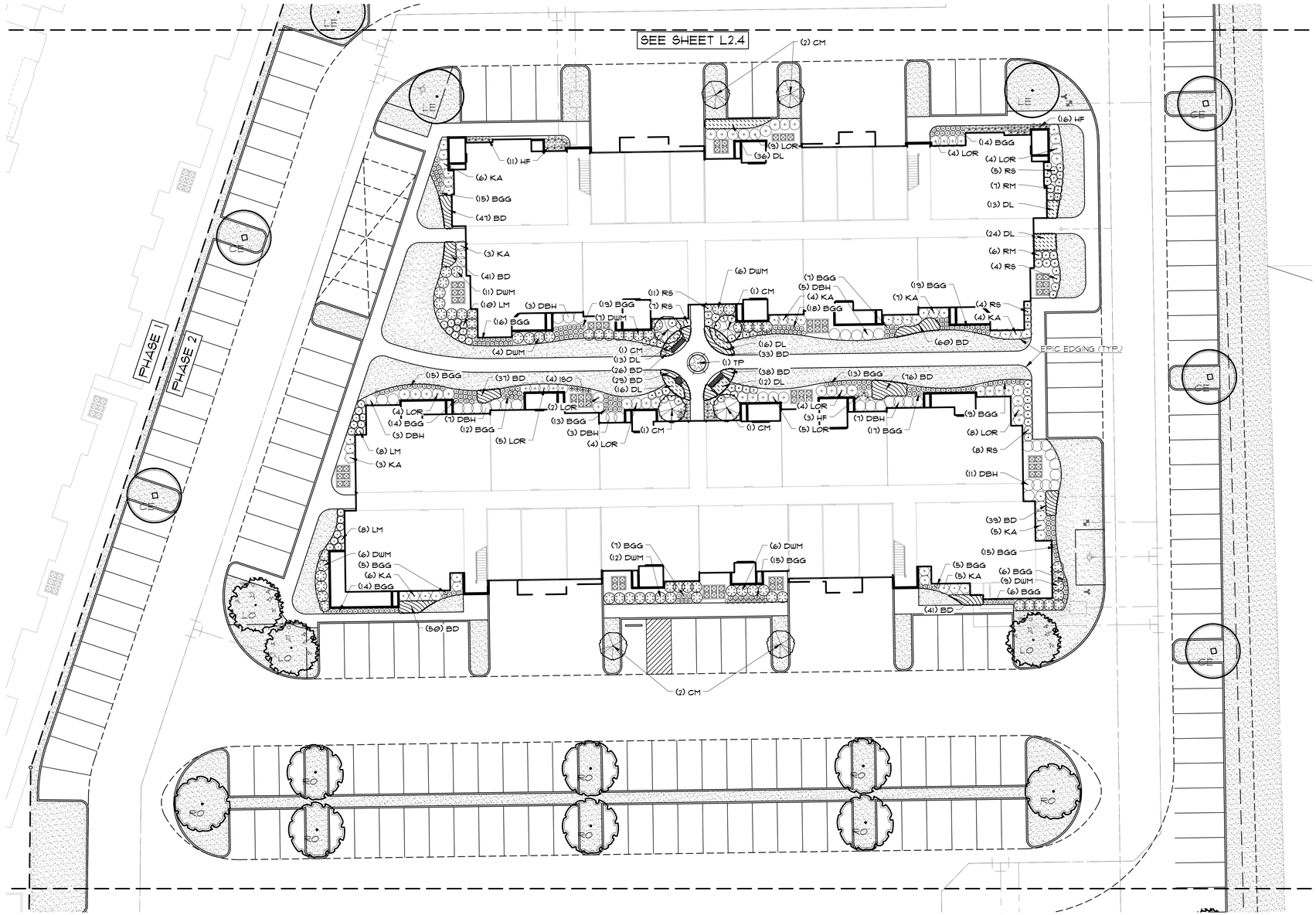
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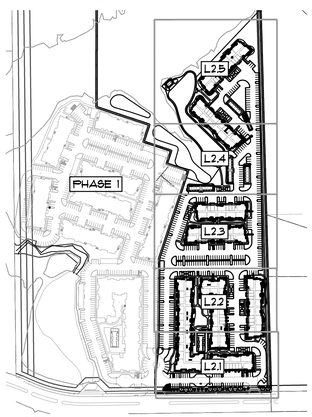
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NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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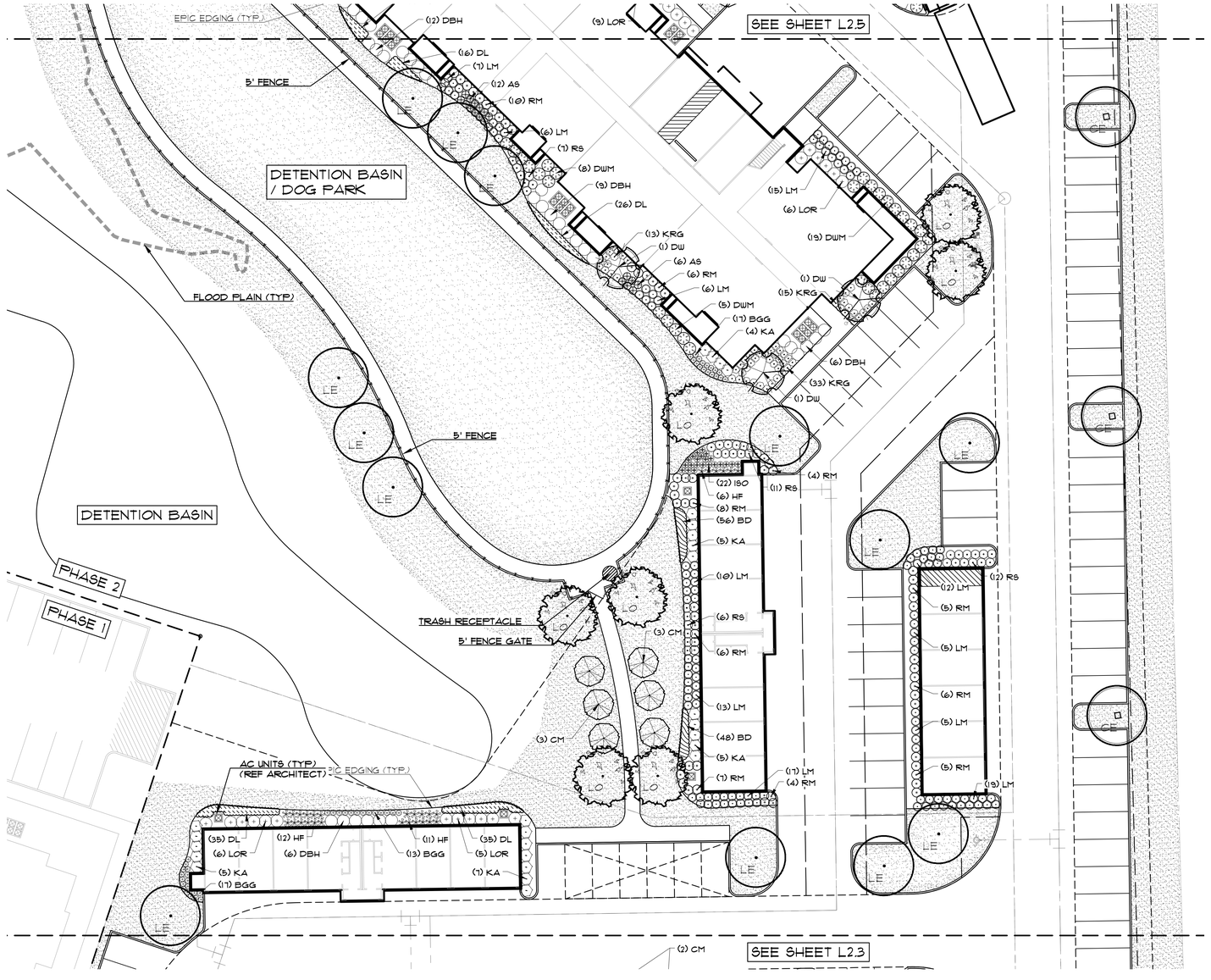
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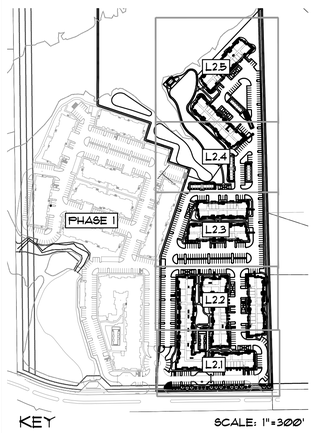
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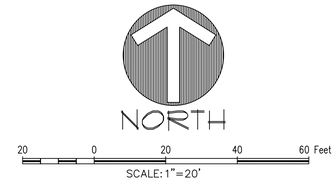
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	LM	Muhlenbergia lindheimeri / Lindheimer`s Muhly
	KRG	Pennisetum alopecuroides `Karlay Rose` / Fountain Grass
PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage
SHRUB AREAS	**CODE**	**BOTANICAL / COMMON NAME**
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SOD	Cynodon dactylon / Bermuda Grass

LANDSCAPE NOTES

SEE SHEET L2.0 FOR PROJECT LANDSCAPE NOTES, THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, AND FULL LANDSCAPE SCHEDULE, ETC

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Rockwall, Texas 75032
(940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

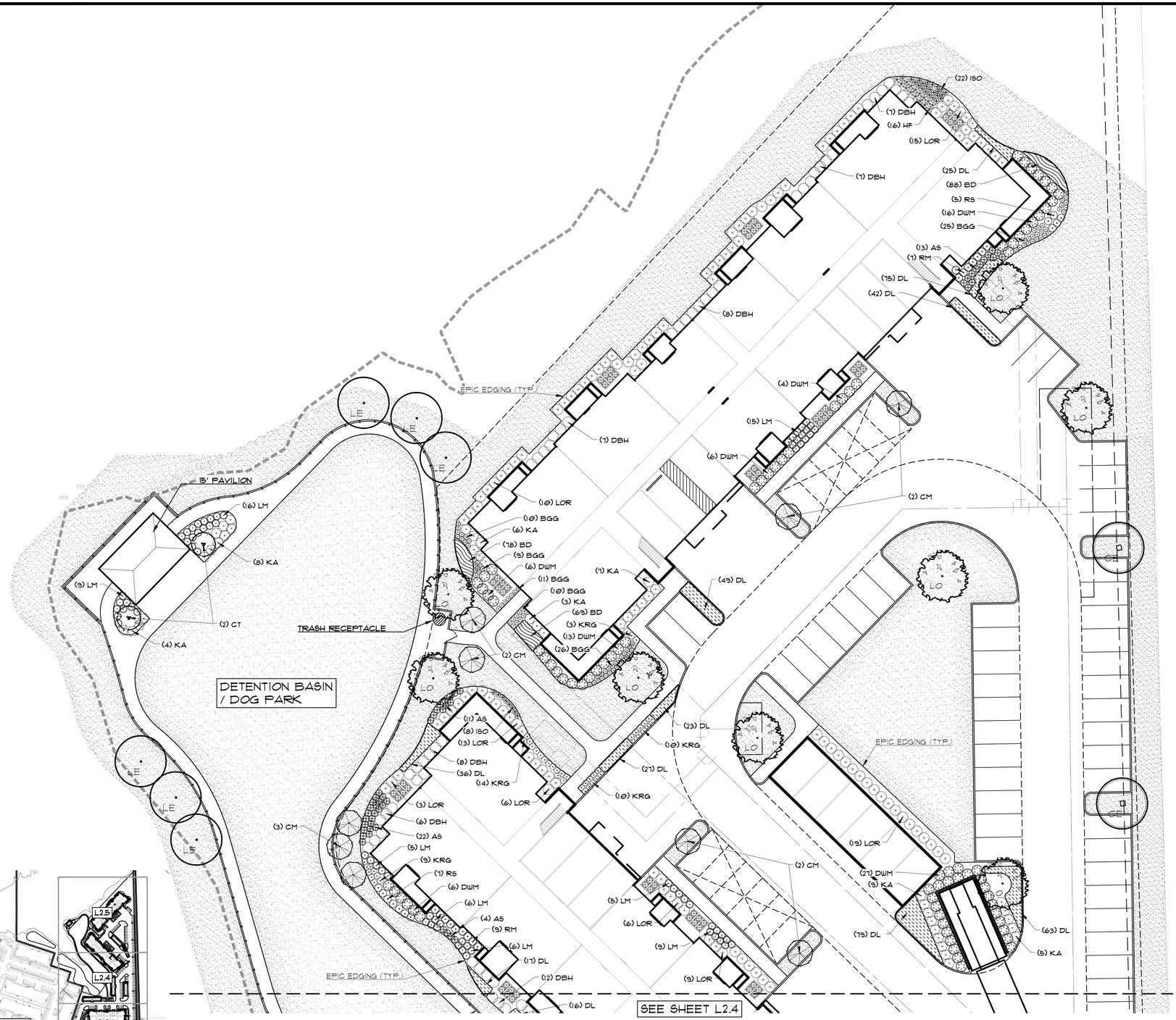
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 13/08/2020
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

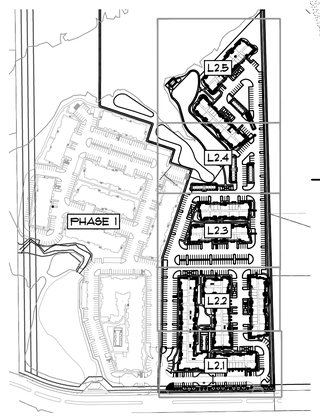
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Date: 08/14/2020
Scale: 1"=20
Revisions:

SWBC-20000

L2.4

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Printed: 8/13/2020 7:33 PM, by Cox, Verity Saved: 8/13/2020 7:28 PM, by vcox





KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	TP	Sabal texana / Texas Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree

SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	ISO	Chasmanthium latifolium / Inland Sea Oats
	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary

GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	LM	Muhlenbergia lindheimeri / Lindheimer's Muhly
	KRG	Pennisetum alopecuroides `Karlay Rose` / Fountain Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
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LANDSCAPE PLAN

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THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 08/14/2020
Scale: 1"=20'
Revisions:

SWBC-20000

L2.5

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September 9, 2020

City of Rockwall
Planning Dept.
385 S. Goliad
Rockwall, Texas 75087

RE: SWBC Rockwall, Phase II
City of Rockwall Project No.: SP2020-021
1ST Response to Submittal Review Comments
WBC-20000

SP2020-021; Amended Site Plan for SWBC Rockwall (PD-83) – Administrative Review Please address the following comments (M= Mandatory Comments; I = Informational Comments).
The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

PLANNING:

David Gonzales

I.1 This is a request for the approval of a Site Plan for a multi-family apartment complex on a 21.284-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, located east of the intersection of Discovery Boulevard and John King Boulevard.

McAdams Response: Acknowledged

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.

McAdams Response: Acknowledged

M.3 For reference, include the case number (SP2020-021) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

McAdams Response: Added as requested

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 83 (PD-83), and the Development Standards of Article 05, that are applicable to the subject property.

McAdams Response: Acknowledged

I.5 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

McAdams Response: Acknowledged

I.6 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for any proposed sign(s).

McAdams Response: Acknowledged

M.7 A Site Data Table as found on the Site Plan (i.e. density and dimensional requirements) is required to be placed on all plans submitted (i.e. site plan, landscape plan, photometric plan, etc.), with the exception of the building elevations. (§01.02(D), Art. 11, UDC)

McAdams Response: Site data table added to sheets as requested.

M.8 Provide the standard signature block with signature spaces for the Planning & Zoning Chairman and Planning Director on all plans submitted (including building elevation plans). (§03.04.A, Art. 11, UDC)

McAdams Response: Added as requested.

M.9 SITE PLAN. Please make the following clarifications on the site plan to ensure staff can properly review this project. (§03.04, Art. 11, UDC):

1) Dog Park indicated on pages S2 & S3 within the detention area. A dog park requires a permit from the Animal Services Division and approval of the City Council. Additionally, and if approved by City Council, this will require an amendment to the Open Space Master Plan. Please advise. (Article X, Chapter 6, Municipal Code of Ordinances)

McAdams Response: Dog park has been removed as directed.

2) Indicate all utilities, both existing and proposed. Provide labels for all easements (i.e. utility, detention, drainage, etc.) Are all utilities shown? (§03.04(B), Art. 11, UDC)

McAdams Response: Proposed and existing utilities (water and sewer) are included as requested.

3) Relabel all Firelane to indicate "24-ft Firelane, Public Access, Drainage, & Utility Easement", as appropriate for existing and proposed. (§03.04.B, Art. 11, UDC)

McAdams Response: Revised as requested

4) Adequate Parking. Discrepancy with total parking counts, tables provided, and parking spaces counted. Verify & Correct. [Ordinance No. 17-18 (PD-83)]

McAdams Response: Parking has been corrected as requested.

5) See sheet S2 and verify all parking spaces and provide labels that are appropriate for each type of space being used (i.e. carport, garage, surface parking, etc.). Several spaces missing labels. [Ordinance No. 17-18 (PD-83)]

McAdams Response: Parking spaces have been verified to be appropriate for each type of space and labeled as requested.

6) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Check w/ the Engineering Department).

McAdams Response: Acknowledged

7) Fence in detention pond area indicates 6-ft high, but indicates a 5-ft height on landscape plan. Is the fence proposed for the proposed Dog Park? If so, provide detail. (Section 6-326, of Article X, Chapter 6, Municipal Code of Ordinances)

McAdams Response: Fence around detention pond has been removed from all plans.

8) Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. Provide a label for the proposed dumpster. Provide detail. (§01.05.B, Art. 05, UDC)

McAdams Response: Compactor has been called out on site plan. Please see attached accessory building detail sheet for plan/elevation.

M.10 LANDSCAPE PLAN. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project. (Sec. 2, Art. 08, UDC):

1) Provide site data table. (§01.02(D), Art. 11, UDC)

McAdams Response: Site data has been added to L2.0 LANDSCAPE PLAN.

2) Correct the Landscape Table on sheet L2.0 – Texas Palmeto shrubs are required to be a minimum of 5-gallons. (§06.02.E, Art. 05, UDC)

McAdams Response: The Texas Palmettos have been replaced with Dwarf Palmettos, still sized at 15-gallon, exceeding the minimum requirement of 5-gallons.

3) Indicate the locations and dimensions of the required 20-foot landscape buffer along Discovery Blvd. [Ordinance No. 17-18 (PD-83)]

McAdams Response: The location and dimension of the Discovery Blvd landscape buffer has been provided.

4) Dog Park, Sheet L2.5: See notes for Site Plan above.

McAdams Response: The dog park has been removed and surrounding landscape has been revised.

5) Identify visibility triangles on all lots for all driveway intersections and public streets. (§01.08, Art. 05, UDC)

McAdams Response: A visibility triangle has been provided for the propose drive intersection with Discovery Blvd.

M. 11 PHOTOMETRICS PLAN. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project. (Sec. 2, Art. 08, UDC):

1) Provide site data table. (§01.02(D), Art. 11, UDC)

McAdams Response: Revised as requested

2) The maximum allowable light intensity measured at the property line shall be 0.2 FC. Adjust readings along the east property line. (§03.03(B), Art. 07, UDC)

McAdams Response: Readings have been adjusted accordingly.

3) Provide lighting cut sheets for all exterior lighting fixtures. (§03.03, Art. 07, UDC)

McAdams Response: Included as requested.

M.12 BUILDING ELEVATIONS. Appear to match the elevations of Phase 1 and are considered approved as submitted.

McAdams Response: Acknowledged, thank you.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and provide any additional information that is requested. Please forward revised plans via PDF and two (2) large copies [24" x 36"] for a subsequent/final review by staff.

McAdams Response: Acknowledged

ENGINEERING

Jeremy White

GENERAL ITEMS

1. (I)- Must meet City Standards of Design and Construction.

McAdams Response: Acknowledged

2. (I)- 4% Engineering Inspection Fees

McAdams Response: Acknowledged

3. (I)- Impact Fees (Roadway)

McAdams Response: Acknowledged

4. (M)- Minimum easement width is 20'. No structures allowed in easements. No building or car "covers"/garage overhangs in easements.

McAdams Response: Acknowledged

5. (M)- No retaining walls in detention easements.

McAdams Response: Acknowledged

6. (M)- Trees to be 5' away from Public Utilities.

McAdams Response: Acknowledged

7. (M)- General Notes sheet not reviewed. Remove Sheet N1 from site plan submittal

McAdams Response: Removed as requested

8. (M)- Show and label proposed and existing water and sanitary sewer on site plan

McAdams Response: Shown and labeled as requested

9. (M) - Remove Dog Park this amenity wasn't approved as part of the Master Open Space Plan by the Park & Rec Board and City Council. In addition, the proposed park doesn't meet City Standards.

McAdams Response: Dog park has been removed.

DRAINAGE ITEMS

1. (M)- Show floodplain with cross sections and elevations.
   McAdams Response: Flood study with sections are being updated and will be sent asap.

2. (I) - Flood study/Detention is required for tributary and draw going back towards the SE and connecting into the Technology Park. (Review Fees Apply)
   McAdams Response: Acknowledged

3. (I)- Detention to be done using unit hydrograph method for SE tributary since over 20 acres draining through.
   McAdams Response: Resolved per email received 9/1/2020.

4. (M)- Need to show and label erosion control hazard setback required on all creeks and tributaries.
   McAdams Response: Plans revised as requested.

5. (M)- No structures in detention easement and if the trail must be ADA then, it will need to be out of the detention easement due to the cross slopes.
   McAdams Response: Trail has been removed.

6. (M)- Show and label dumpster area(s) to drain to an oil/water separator prior to discharging into the storm system
   McAdams Response: Plans revised as requested.

WATER AND WASTEWATER ITEMS:

1. (M)- Internal water lines must be 8" and looped on site and loop into Phase 1.
   McAdams Response: Acknowledged

2. (I)- 5' clearance around all fire hydrants. (See Sheet S1)
   McAdams Response: Acknowledged

3. (M) - Median must be a minimum of 10' in width if a fire hydrant is located in said median (Sheet S1 & S2). Show dimension on site plan of this areas
   McAdams Response: Dimension added as requested

4. (M)-Min 8" Wastewater lines.
   McAdams Response: Acknowledged

ROADWAY PAVING ITEMS:

1. (M)- Must meet driveway spacing requirements
   McAdams Response: Acknowledged

2. (M) - All garages, covered spaces, and any parking adjacent/across from these areas shall be a minimum of 20'x9' (See Sheet S2 & S3)
   McAdams Response: Acknowledged

3. (M)- Parking to be 20'x9' where near the buildings. Other parking to be 18'x9' minimum with 2' clear overhang. Hatch the 20'x9' and 18'x9' differently on the site plan or dimension each area of parking
   McAdams Response: Acknowledged. All parking has been dimensioned as requested.

4. (M)- Drive isles to be 24' wide.
   McAdams Response: Acknowledged

5. (M)- Dead end parking to have min of 15'x64' turnaround.
   McAdams Response: Acknowledged

6. (M) - Sheet S2 need to fix the question about the median noses by the head to head parking.
   McAdams Response: Plan clarified as requested

LANDSCAPE ITEMS:

1. (M) - Revise note regarding tree placement to state "No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines).
   McAdams Response: Note revised as requested.
2. (M) - Sheet L2.1 need to see markup
   McAdams Response: Acknowledged. Plans have been revised.

3. (M) - Sheet L2.4 need to adjust landscaping due to parking and garage depth
   McAdams Response: Landscape has been adjusted

BUILDING

Rusty McDowell

No Comments

FIRE

Kevin Clark

1. Electronic gates that obstruct fire lanes shall comply with Rockwall Fire Marshal's Access Control requirements. Radius on fire lanes shall comply with all local requirements.

   McAdams Response: Acknowledged

GIS

Lance Singleton

1. Please submit addressing plan similar to that of Phase 1 for our review.

   McAdams Response: Revised as requested.

POLICE

David Gonzales

No Comments

PARKS

Travis Sales

1. Tree Mitigation Plan will need to show the following for each tree then a final total of saved tree for credit and removed trees for debit;
   a. size
   b. species
   c. save or remove health
   d. caliper inch
   e. protected / no protected

   McAdams Response: No mitigation plan needed, has been removed from set and a letter acknowledging that no protected trees exist on site is attached. Resolved per email received 9/1/2020.

2. Detention Ponds require 1 Canopy Tree and 1 Accent Tree per 750 sqft.

   McAdams Response: Trees have been added as requested.

3. Be aware of your visibility triangles

   McAdams Response: Acknowledged

Consideration of these responses is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 972.436.9765.

Sincerely,

MCADAMS



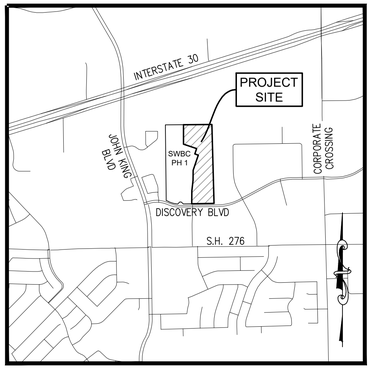
Jeremy Nelson, PLA
Project Manager

SITE PLAN
for
SWBC ROCKWALL

LOT 1, BLOCK A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres

in the

J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS
AUGUST 2020



Vicinity Map 1"=2000'

Sheet List Table

CS	COVER SHEET
OAS1	OVERALL SITE PLAN
S1	SITE PLAN
S2	SITE PLAN
S3	SITE PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN

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Contact: R. Von Beougher, P.E.

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21.275 Acres
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ROCKWALL COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/9/2020

Drawn By: AB
Date: 08/14/2020
Scale: N.T.S.
Revisions:
09/09/2020

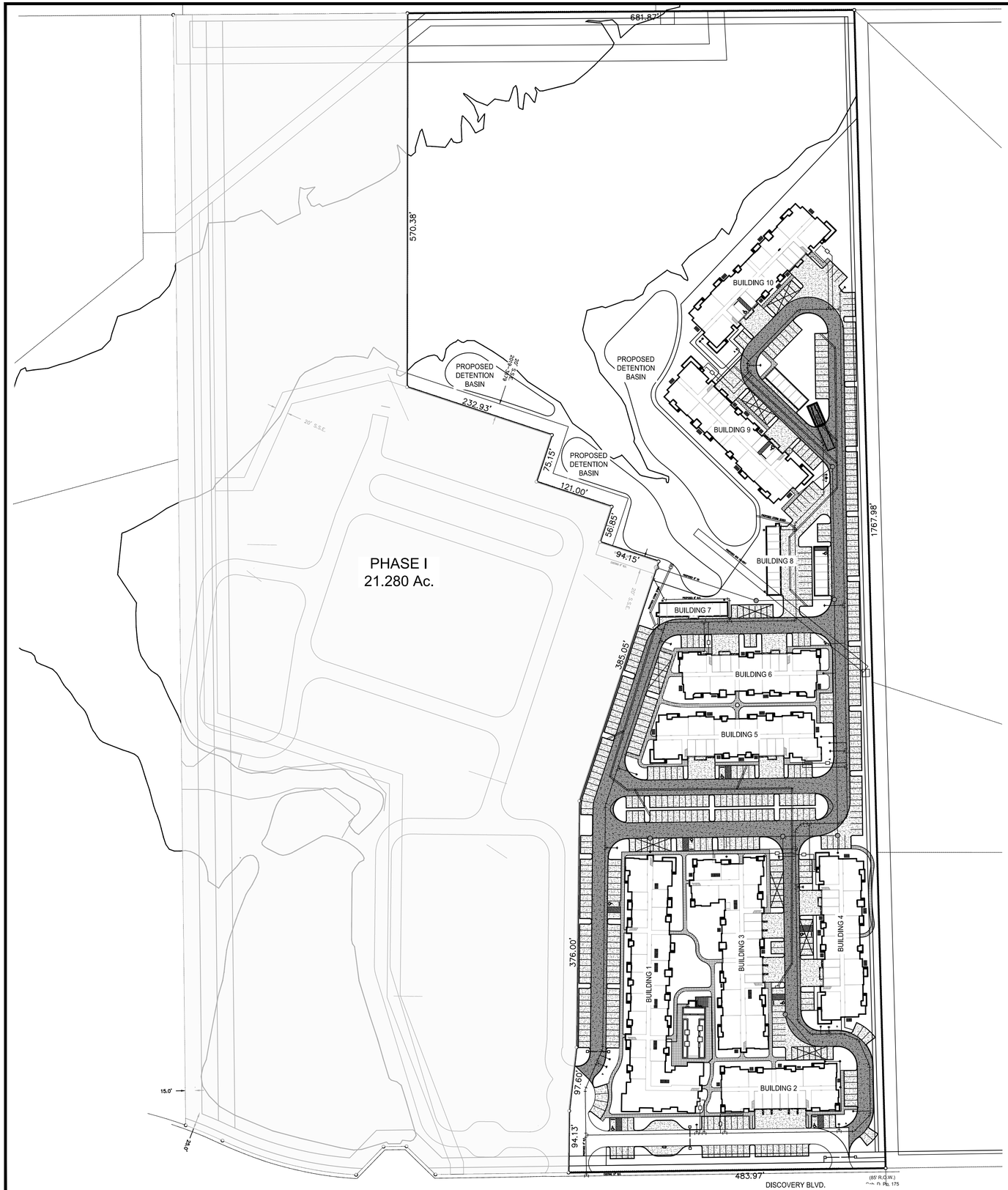
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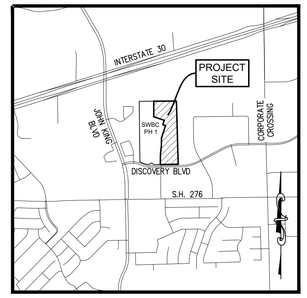
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SITE PLAN

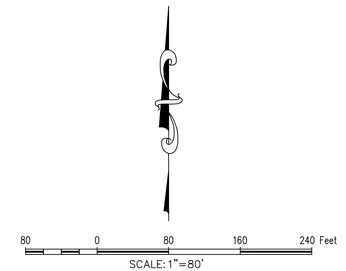
SWBC ROCKWALL

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Vicinity Map 1"=2000'



TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

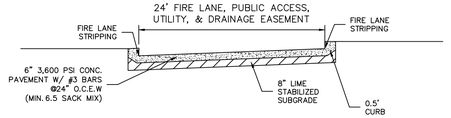
BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
2. RADII ARE 3.0' UNLESS OTHERWISE STATED.
3. SIDEWALKS ARE 5.0' UNLESS OTHERWISE STATED.
4. PARKING SPACES ALONG BUILDINGS ARE 9'X20'. ALL OTHER SPACES ARE 9'X18' WITH A CLEAR 2' OVERHANG.
5. ALL WALLS 3' OR TALLER TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
7. ANY BACK OF CURB EXPOSED TO GREATER THAN 6" SHALL BE STONECLAD (OR APPROVED EQUAL).
8. PHASE II OF THE PROPERTY HAS YET TO BE PLATTED.

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

UNIT PARKING SUMMARY			
UNIT	# OF UNITS	PARKING SPOTS REQUIRED	
1 BEDROOM UNITS	173	173 (1.5)	260
2 BEDROOM UNITS	86	86(2)	172
3 BEDROOM UNITS	36	36(2.5)	90
TOTAL UNIT PARKING REQUIRED			522
CLUB PARKING REQUIRED		1/300 SF	12
TOTAL PARKING REQUIRED			534
UNIT PARKING PROVIDED			
UNCOVERED			404
ATTACHED GARAGE			58
DETACHED GARAGE			12
CARPORT			48
TOTAL UNIT PARKING PROVIDED			522
CLUB PARKING PROVIDED			11
TOTAL PARKING PROVIDED			533



TYPICAL STREET SECTION

N.T.S

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman — Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

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

_____ _____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

The John R. McAdams Company, Inc.
111 Westridge Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 9712

TBPE: 1000 2391 | SI 1094440
www.jrcon.com
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
In the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL SITE PLAN

PRELIMINARY PLANS

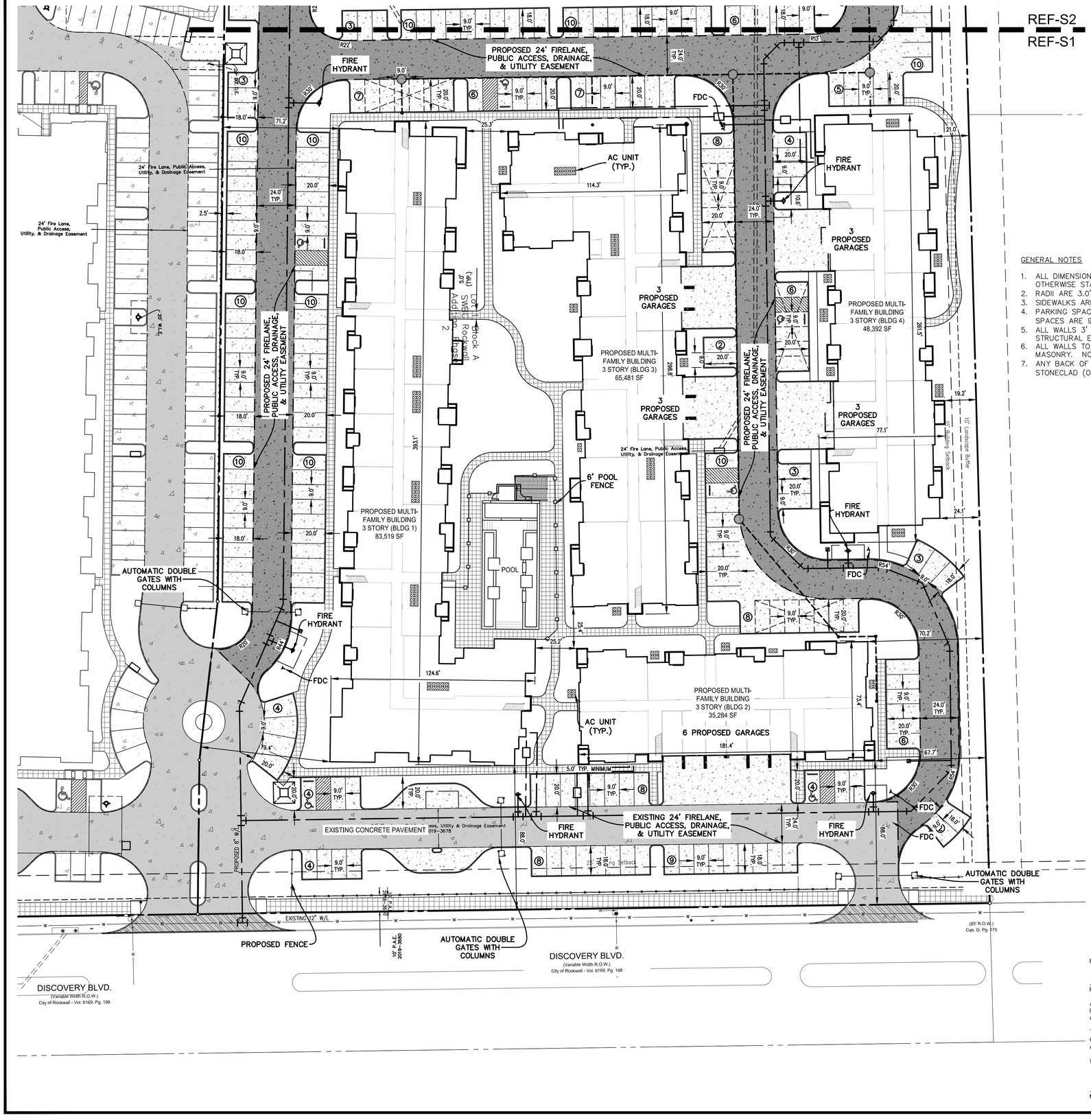
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/9/2020

Drawn By: CMK
Date: 08/14/2020
Scale: 1"=80'
Revisions:
09/09/2020

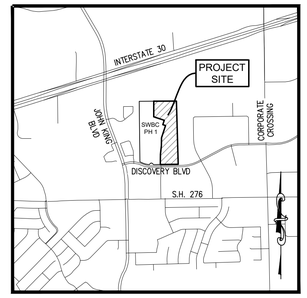
SWBC-20000

OAS1

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REF-S2
REF-S1



Vicinity Map 1" = 2000'

30 0 30 60 90 Feet
SCALE: 1"=30'

TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

GENERAL NOTES

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1111 Metropolitan Way
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 9310

TBPE: 1002 TBPLS: 10194440
www.jpacon.com
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McADAMS

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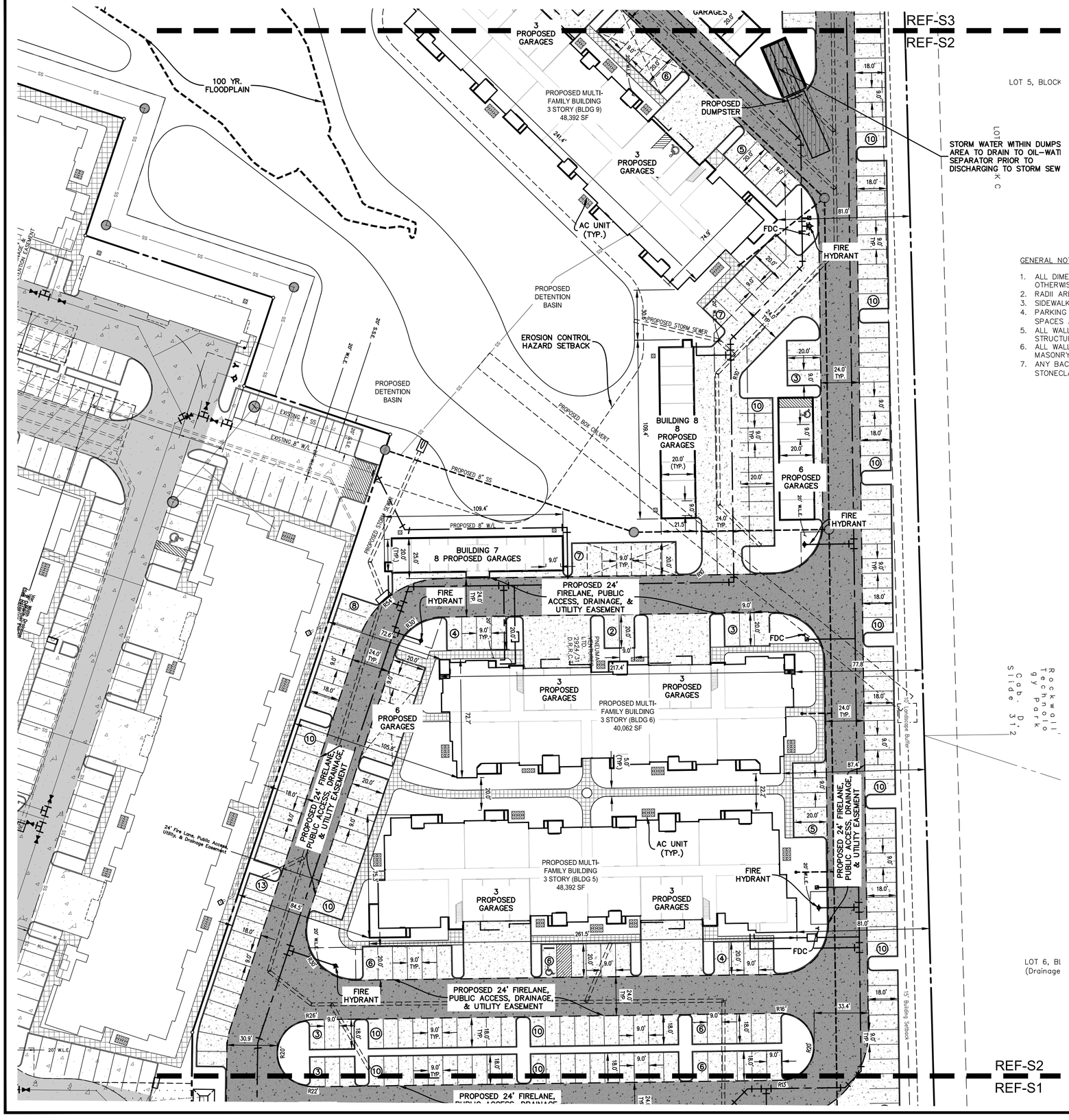
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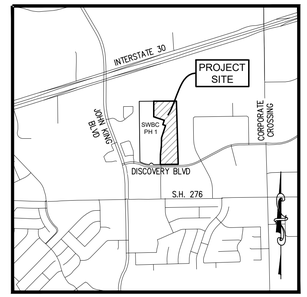
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Scale: 1" = 30'
Revisions:
09/09/2020

SWBC-20000

S1

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972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 3100

TBPE: 1002 TBPLS: 10194440
www.jrcalsmco.com

McADAMS

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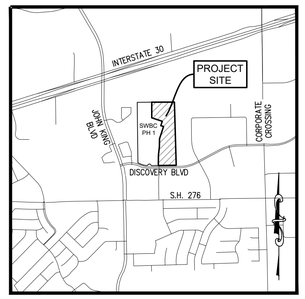
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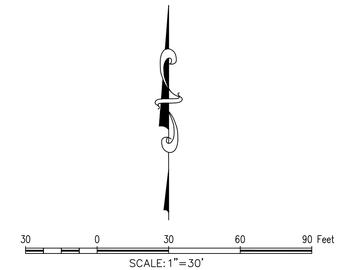
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Vicinity Map 1" = 2000'

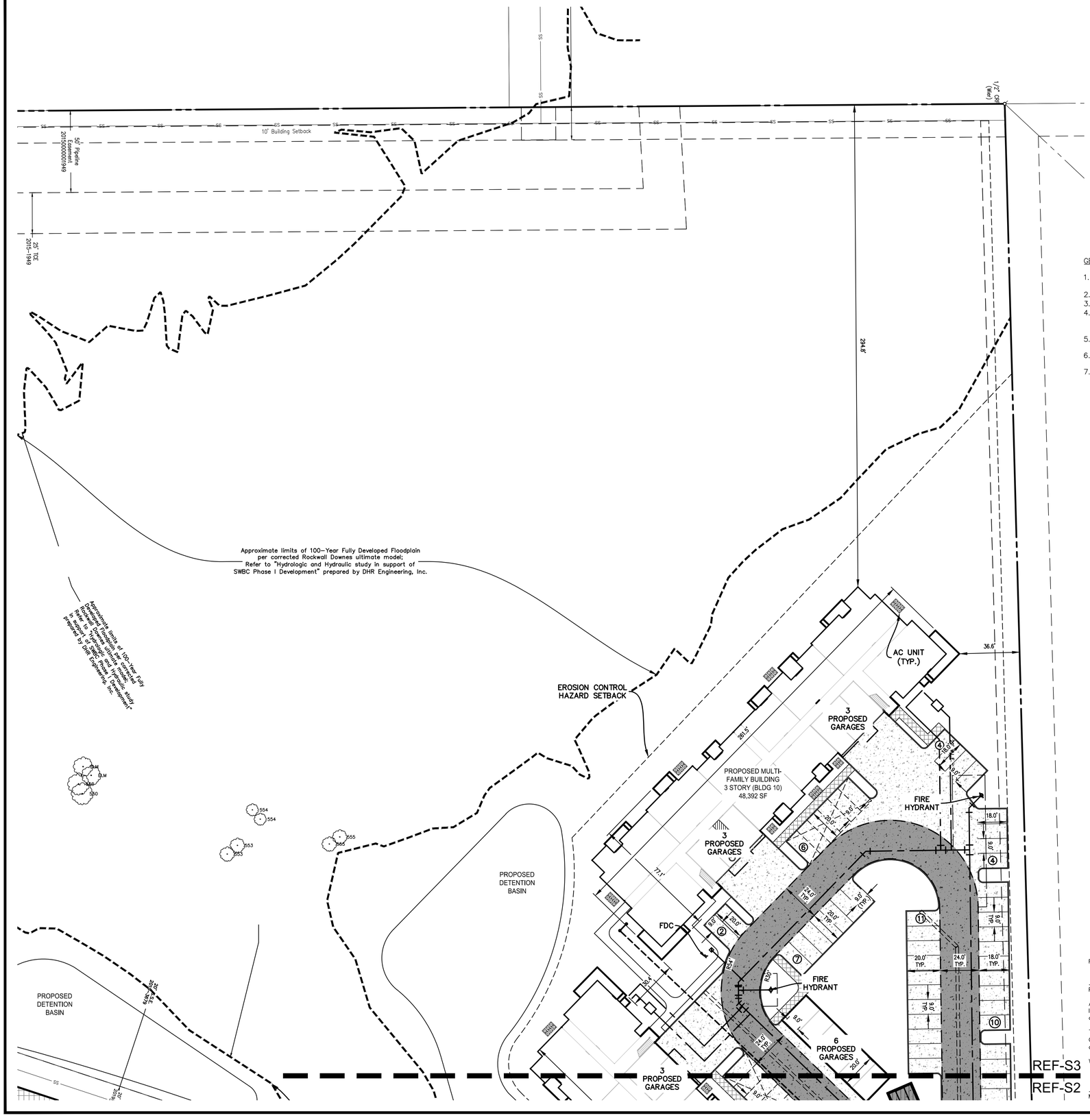


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Lewisville, Texas 75057
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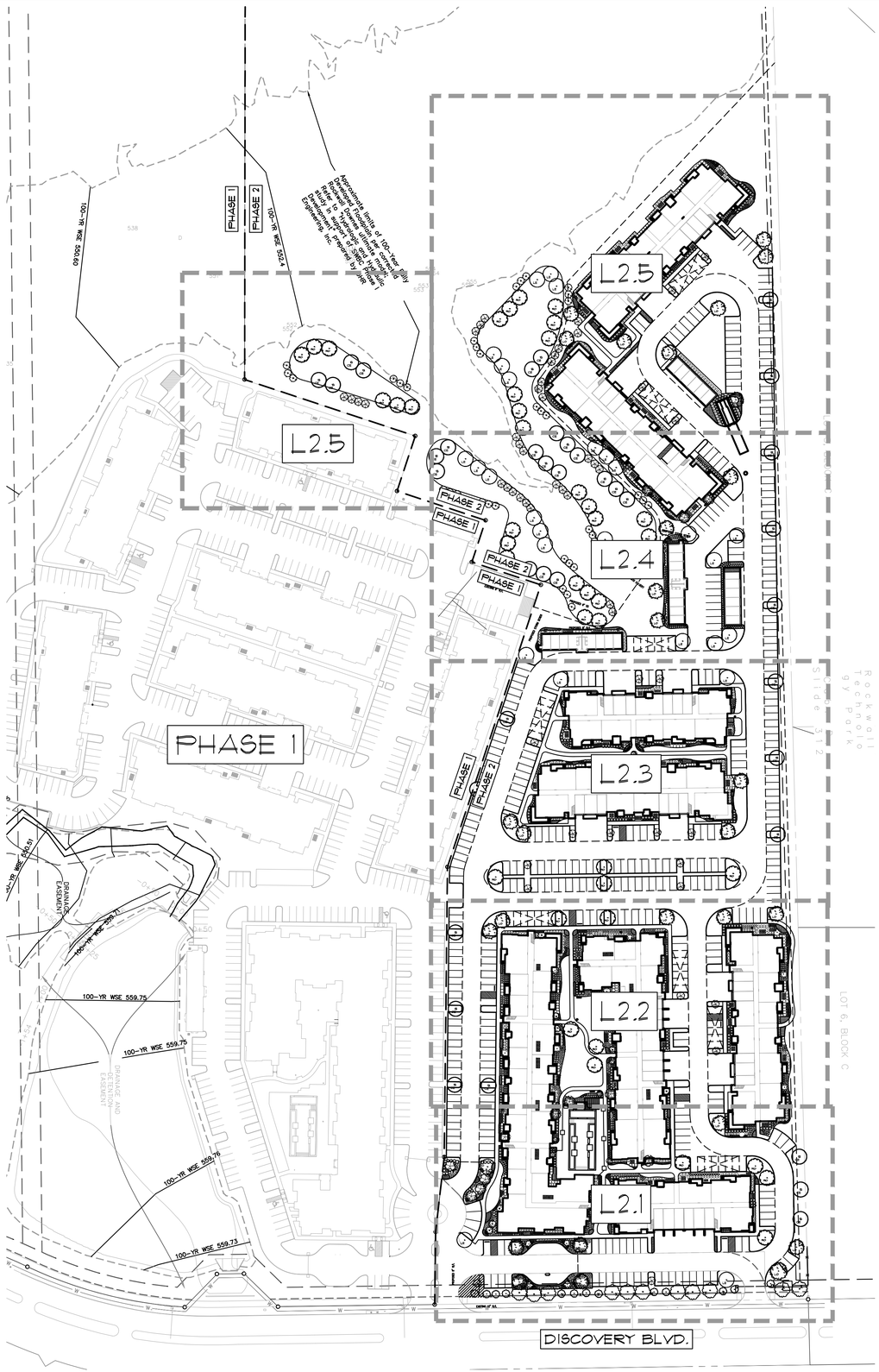
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Revisions:
09/09/2020

SWBC-20000

S3

File: M:\Projects\swbcrockwall\swbc-20000\04-production\engineering\Sheets\SWBC-20000-S
Plotted: 9/9/2020 2:15 PM, by Watson, Jeremy Scale: 9/9/2020 2:15 PM, by jwatson



PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	CONT	REMARKS	
42	Shumard Red Oak	Quercus shumardii	4"	10'-12'	PER PLAN	SINGLE TRUNK	
28	Southern Live Oak	Quercus virginiana	4"	10'-12'	PER PLAN	SINGLE TRUNK	
38	Cedar Elm	Ulmus crassifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK	
30	Lacebark Elm	Ulmus parvifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK	
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	CONT	REMARKS	
14	Desert Willow	Chilopsis linearis	30 gal	10'-12'	PER PLAN	MULTI TRUNK	
60	Crape Myrtle	Lagerstroemia indica	20 GAL	7'-8'	PER PLAN	MULTI TRUNK	
6	Dwarf Palmetto	Sabal minor	15 GAL	3'-4'	PER PLAN	FULL	
13	Texas Mountain Laurel	Sophora secundiflora	20 GAL	7'-8'	PER PLAN	MULTI TRUNK	
42	Chaste Tree	Vitex agnus-castus	20 GAL	7'-8'	8'	MULTI TRUNK	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
245	Kaleidoscope Abelia	Abelia x grandiflora `Kaleidoscope`	3 gal	24"	3'-0"	FULL	
82	Inland Sea Oats	Chasmanthium latifolium	3 gal	12"	24"o.c.		
152	Holly Fern	Cyrtomium falcatum	3 gal	12"	2'-0"	SHADE	
210	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	5 gal	30"	3'-0"	FULL	
76	Dwarf Texas Sage	Leucophyllum frutescens `Bertstar Dwarf`	5 gal	24"	PER PLAN	XERI	
325	Daruma Dwarf Loropetalum	Loropetalum chinense `Daruma`	3 gal	18"	3'-0"	FULL	
341	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gal	36"	4'-0"	FULL	
187	Rosemary	Rosmarinus officinalis	3 gal	24"	3'-0"	XERI	
GRASSES	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
996	Blonde Ambition Blue Grama	Bouteloua gracilis `Blonde Ambition`	1 gal	24"	24"o.c.	XERI	
532	Lindheimer's Muhly	Muhlenbergia lindheimeri	3 gal	18"	3'-0"	XERI	
477	Fountain Grass	Pennisetum alopecuroides `Karley Rose`	3 gal			HEALTHY EVEN GROWTH	
PERENNIALS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
323	Little Spire Russian Sage	Perovskia atriplicifolia `Little Spire`	3 gal	12"	3'-0"o.c.	XERI	
220	Autumn Sage	Salvia greggii	1 gal	12"	24"o.c.	XERI	
SHRUB AREAS	COMMON NAME	BOTANICAL NAME	CONT				SPACING
1,204	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4"-6"				18" o.c.
2,079	Blackfoot Daisy	Melampodium leucanthum	4"-6"				12" o.c.
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		SPACING
157,283 sf	Bermuda Grass	Cynodon dactylon	--				

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

UNIT PARKING SUMMARY			
UNIT	# OF UNITS	PARKING SPOTS REQUIRED	
1 BEDROOM UNITS	173	173 (1.5)	260
2 BEDROOM UNITS	86	86(2)	172
3 BEDROOM UNITS	36	36(2.5)	90
TOTAL UNIT PARKING REQUIRED			522
CLUB PARKING REQUIRED		1/300 SF	12
TOTAL PARKING REQUIRED			534
UNIT PARKING PROVIDED			
UNCOVERED			404
ATTACHED GARAGE			58
DETACHED GARAGE			12
CARPORT			48
TOTAL UNIT PARKING PROVIDED			522
CLUB PARKING PROVIDED			11
TOTAL PARKING PROVIDED			533

LANDSCAPE ORDINACE - City of Rockwall, TX

Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all. Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are 4 caliper inches

REQUIRED: A minimum of 20% (4.26 acres) open space. Floodplain acreage my count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 18% Landscaped area = 28% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.

PROVIDED: 20' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage.

PROVIDED: Discovery Boulevard : 969 lf. of street frontage / 100 lf. = 29 canopy trees and 19 ornamental trees.
PROVIDED: 29 canopy trees + 21 ornamental trees

PARKING LANDSCAPE
REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and manauvering space exceeds 20,000 S.F. one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 80' from a canopy tree.
Phase II parking = 525 parking spaces or 53 canopy trees required.

PROVIDED: (57) 4" canopy trees and (19) ornamental trees.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

DETENTION LANDSCAPE
REQUIRED: (1) 4" cal. tree shall be planted for every 750 sq. ft. of detention area. Phase II total detention area = 47,995 sq. ft. / 750 sq. ft. = (64) 4" cal. trees.

PROVIDED: (65) 4" canopy trees and (65) ornamental trees.

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THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

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(DBA. G&A | McAdams)
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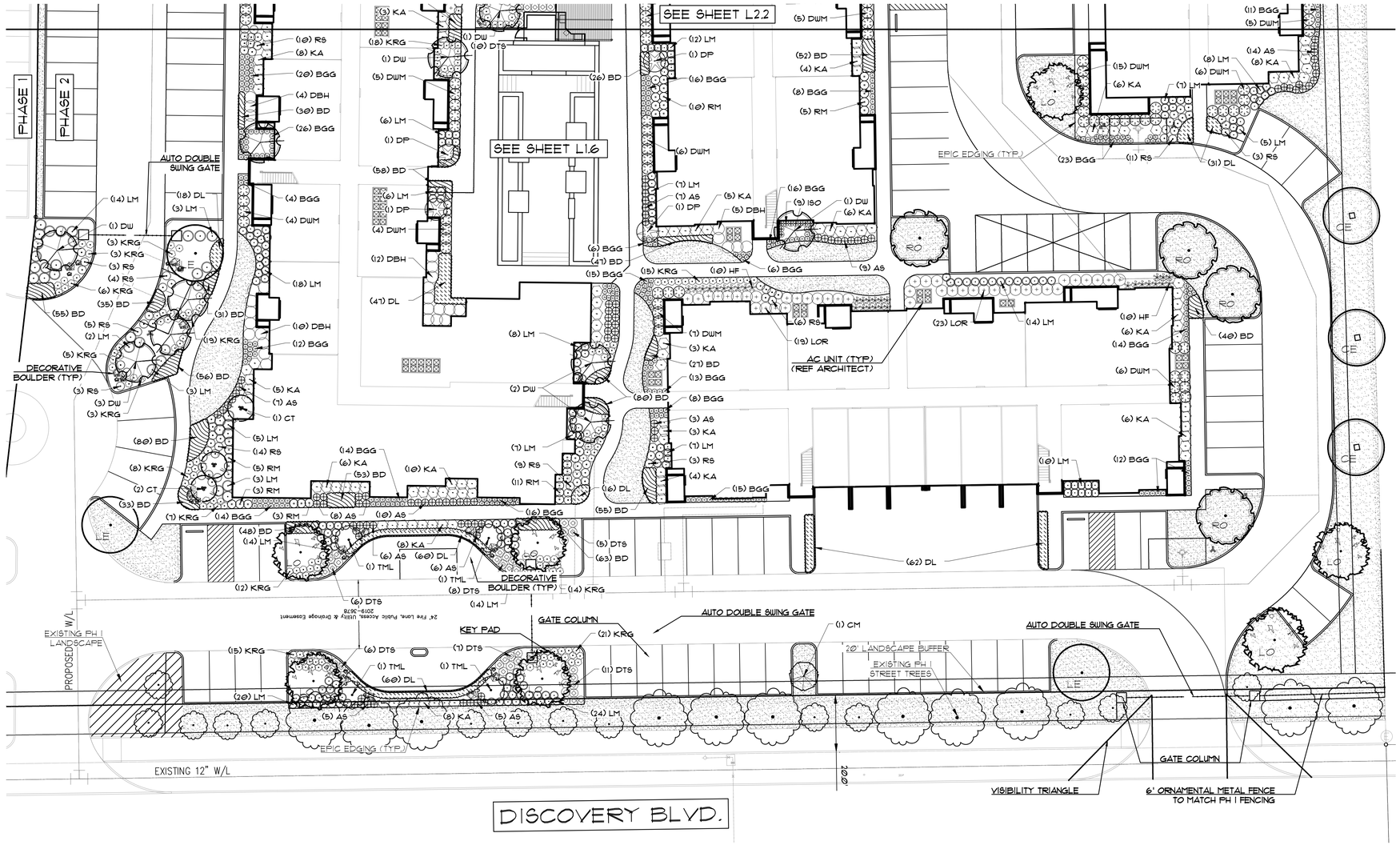
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 09/09/2020
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

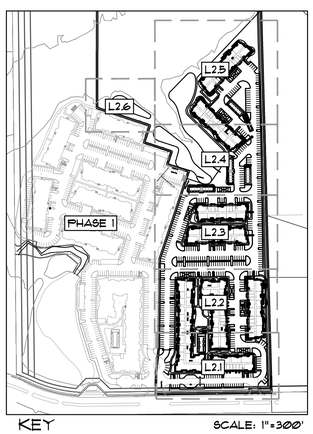
Drawn By: VC
Date: 08/14/2020
Scale: 1"=80'
Revisions:
09/09/2020

SWBC-20000

L2.0

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Plotted: 9/9/2020 1:12 PM by Vicky Speed: 79.9/2020 1:08 PM by vicky





KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	ISO	Chasmanthium latifolium / Inland Sea Oats
	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Mynca pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	LM	Muhlenbergia lindheimeri / Lindheimer's Muhly
	KRG	Pennisetum alopecuroides `Karley Rose` / Fountain Grass
PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage
SHRUB AREAS	**CODE**	**BOTANICAL / COMMON NAME**
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SOD	Cynodon dactylon / Bermuda Grass

LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines). Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved EPIC landscape edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

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LANDSCAPE NOTES

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OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

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972. 436. 9712

201 Country View Drive
Rockwall, Texas 75032
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

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SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

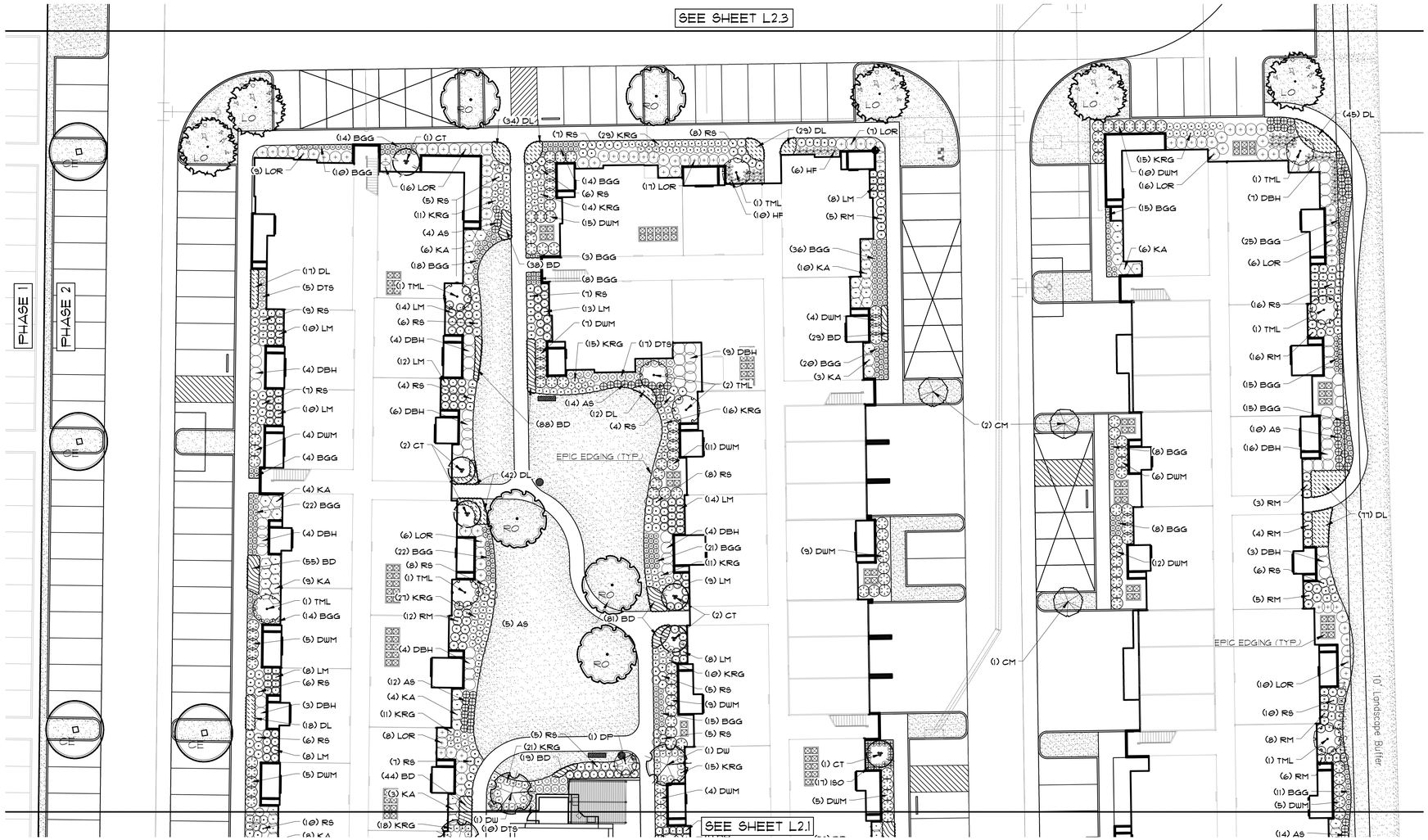
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Drawn By: VC
Date: 08/14/2020
Scale: 1"=20'
Revisions:
09/09/2020

SWBC-20000

L2.1

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Plotted: 9/9/2020 3:06 PM, by Nelson, Jeremy; Saved: 9/9/2020 3:00 PM, by jnelson



NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

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	DP	Sabal minor / Dwarf Palmetto
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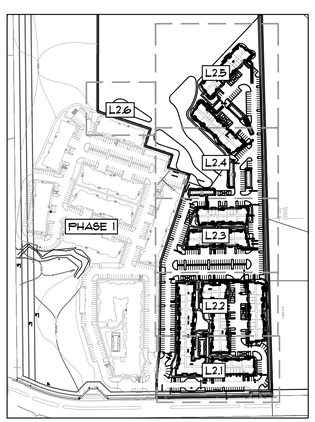
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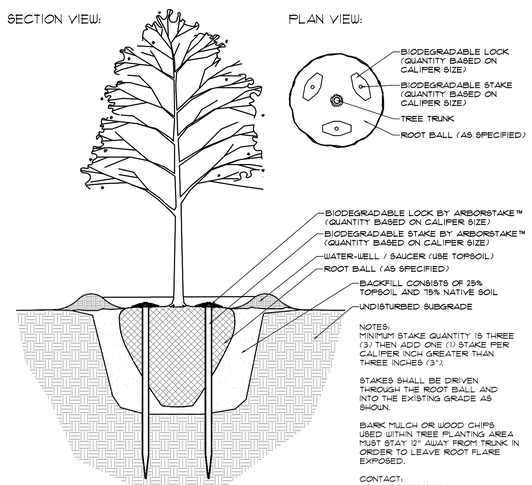
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SECTION VIEW: PLAN VIEW:



1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'

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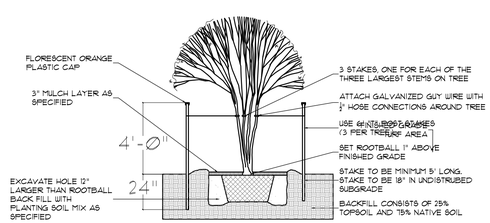
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2. MULTI TRUNK TREE STAKING
1/4"=1'

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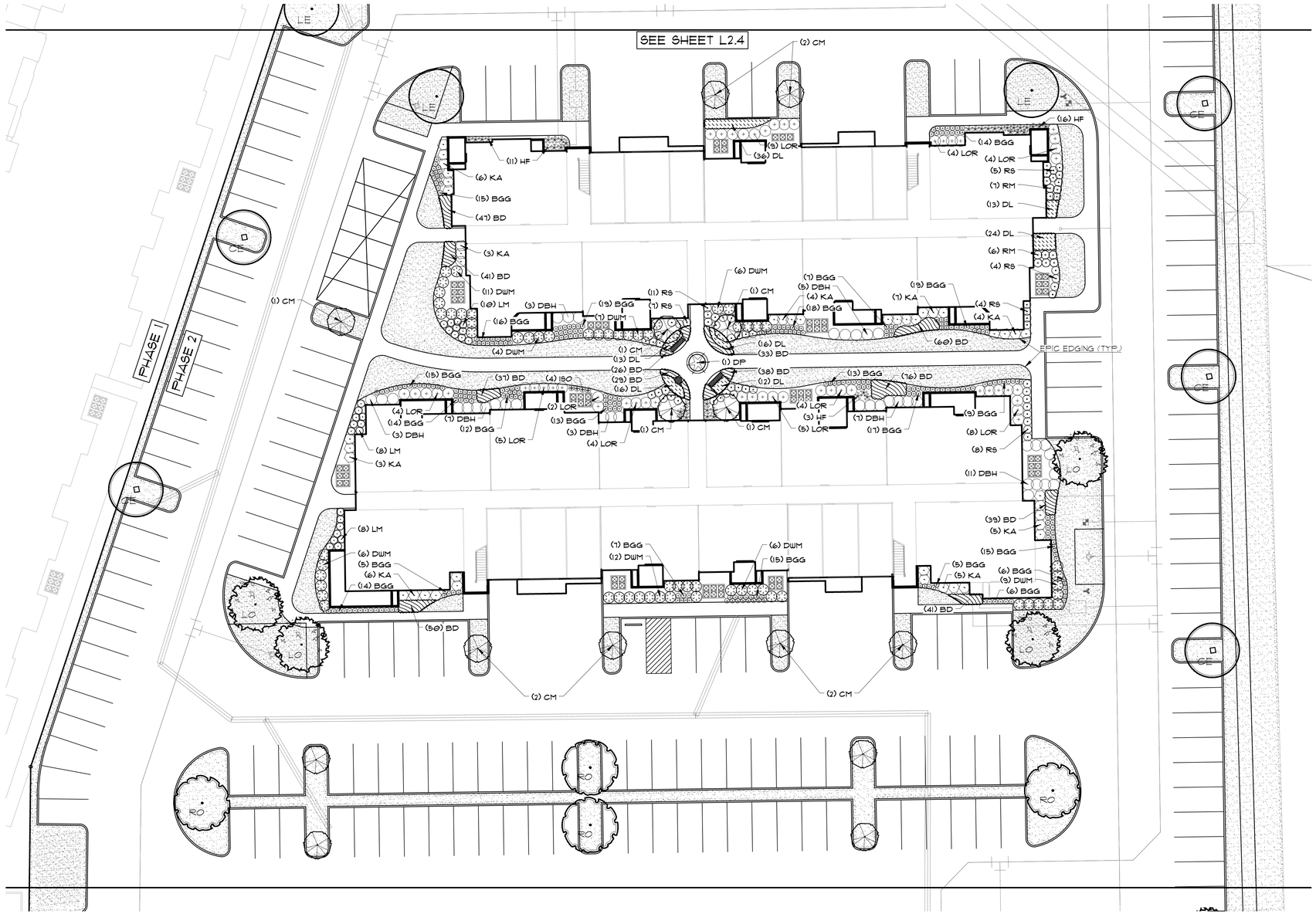
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Drawn By: VC
Date: 08/14/2020
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Revisions:
09/09/2020

SWBC-20000

L2.2

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Plotted: 9/9/2020 1:13 PM, by Cox, Vanity Saved: 9/9/2020 1:08 PM, by vcox



NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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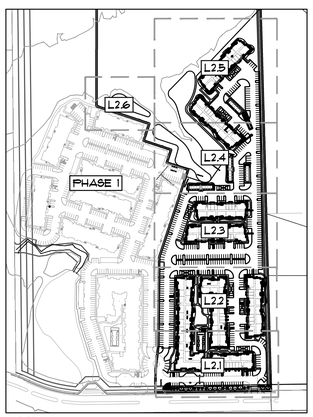
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass



KEY SCALE: 1"=300'

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a groun-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

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Ph. (214)987-0700
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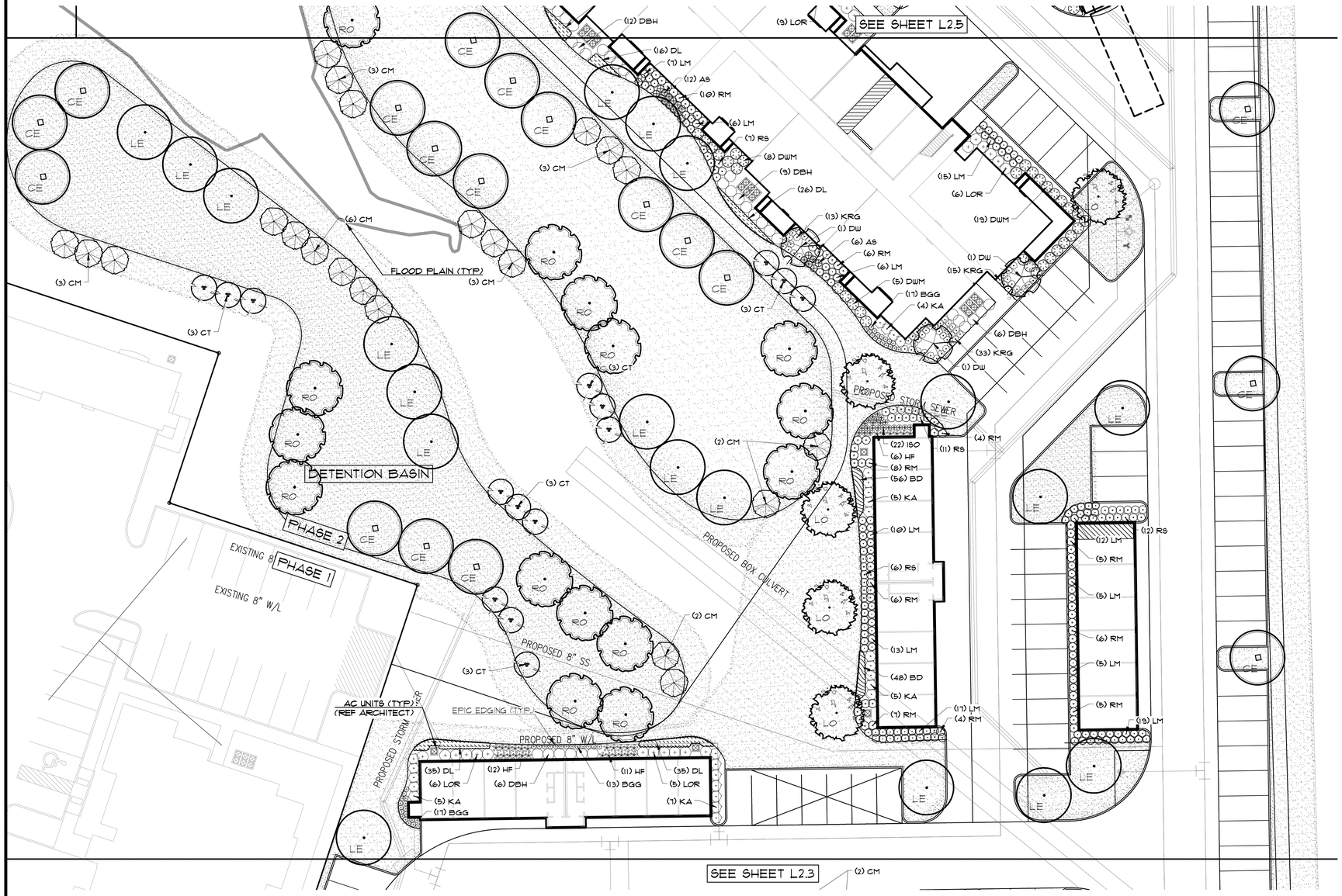
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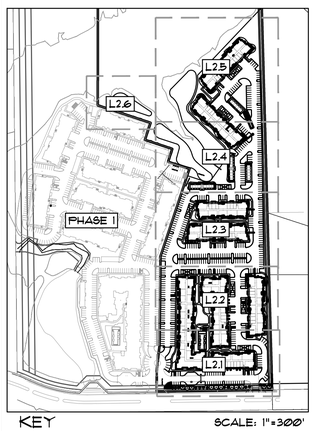
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Revisions:
09/09/2020

SWBC-20000

L2.3

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KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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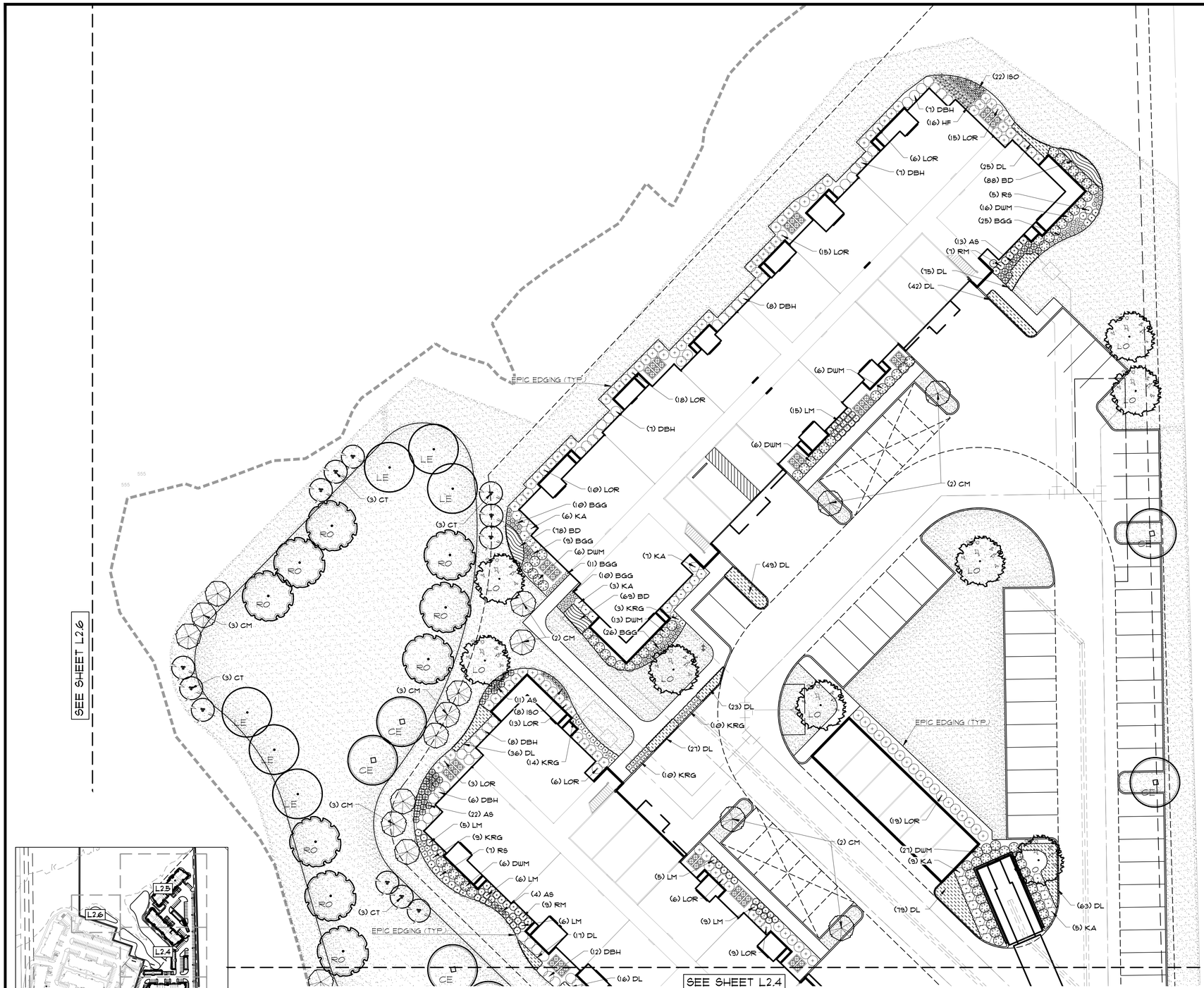
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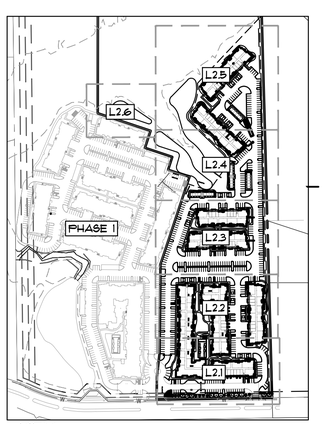
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SWBC-20000

L2.4

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	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

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

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

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LANDSCAPE NOTES

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Rockwall, Texas 75032
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

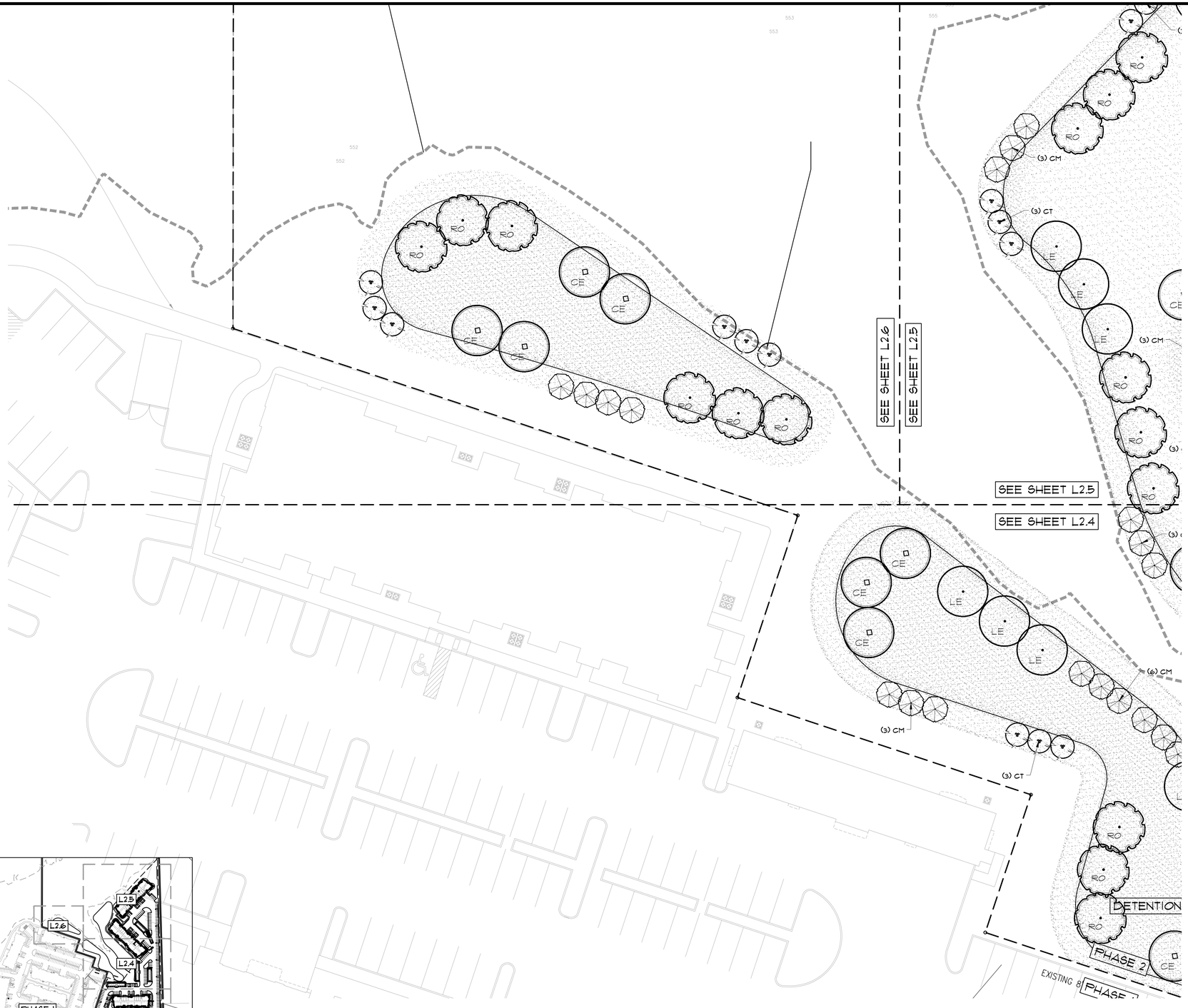
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 09/09/2020
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

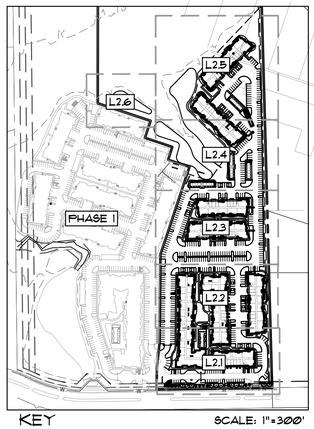
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Date: 08/14/2020
Scale: 1"=20'
Revisions:
09/09/2020

SWBC-20000

L2.5

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Plotted: 9/9/2020 1:14 PM, by Cox, Verity, Daniel 9/9/2020 1:08 PM, by vcox





KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree

SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	ISO	Chasmanthium latifolium / Inland Sea Oats
	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary

GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	LM	Muhlenbergia lindheimeri / Lindheimer`s Muhly
	KRG	Pennisetum alopecuroides `Karlay Rose` / Fountain Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
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CASE # SP2020-021

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(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 County View Drive
Rockwall, Texas 75032
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

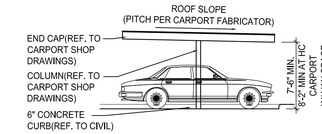
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Drawn By: VC
Date: 08/14/2020
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Revisions:
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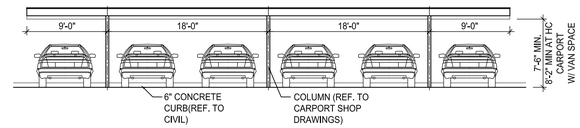
SWBC-20000

L2.6

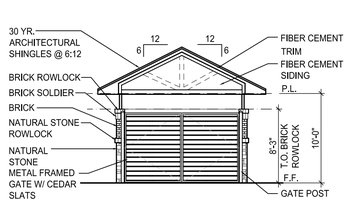
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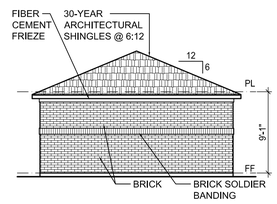
05 CARPORT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



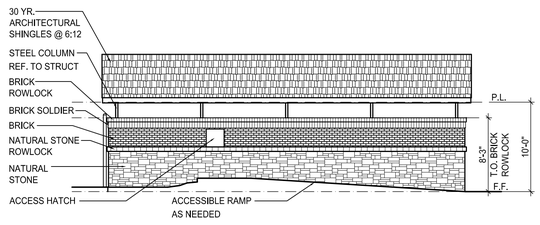
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SCALE: 1/8" = 1'-0"



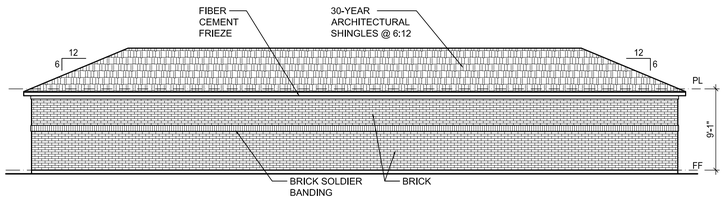
08 COMPACTOR FRONT ELEVATION
SCALE: 1/8" = 1'-0"



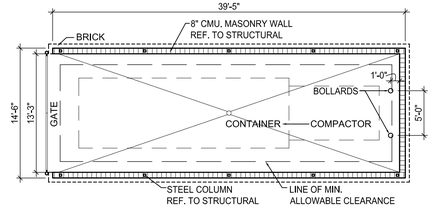
03 GARAGE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



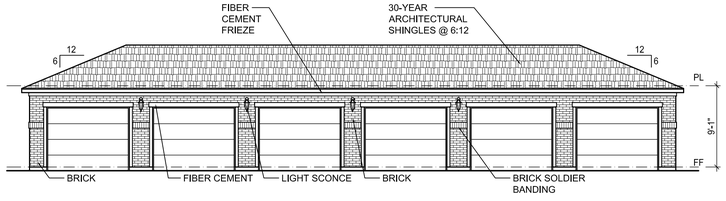
07 COMPACTOR SIDE ELEVATION
SCALE: 1/8" = 1'-0"



02 GARAGE REAR ELEVATION
SCALE: 1/8" = 1'-0"



06 COMPACTOR PLAN
SCALE: 1/8" = 1'-0"



01 GARAGE FRONT ELEVATION
SCALE: 1/8" = 1'-0"

08/14/2020

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

SWBC ROCKWALL PHASE II
ROCKWALL, TEXAS

DATE:
08/14/2020

PROJECT NUMBER:
20040

REVISIONS

NO	DATE

ISSUED FOR:
SITE PLAN SUBMITTAL

SHEET NUMBER
A1.9

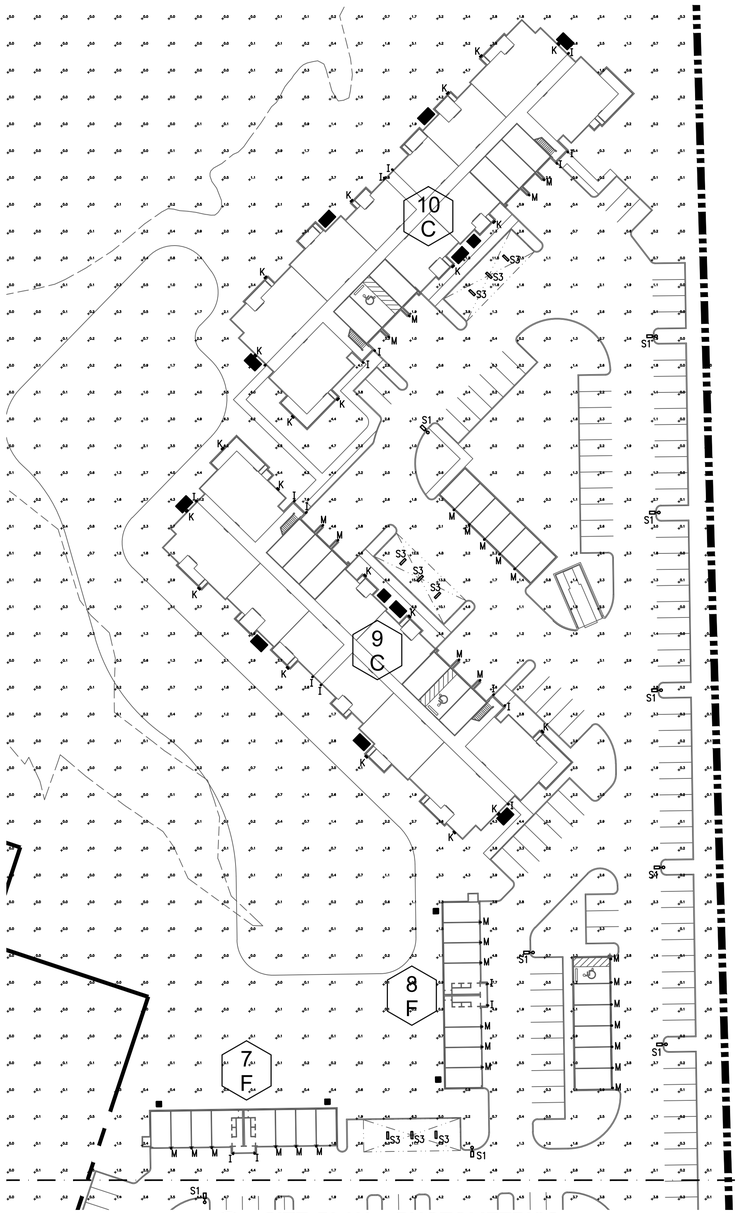
ACCESSORY BUILDING DETAILS

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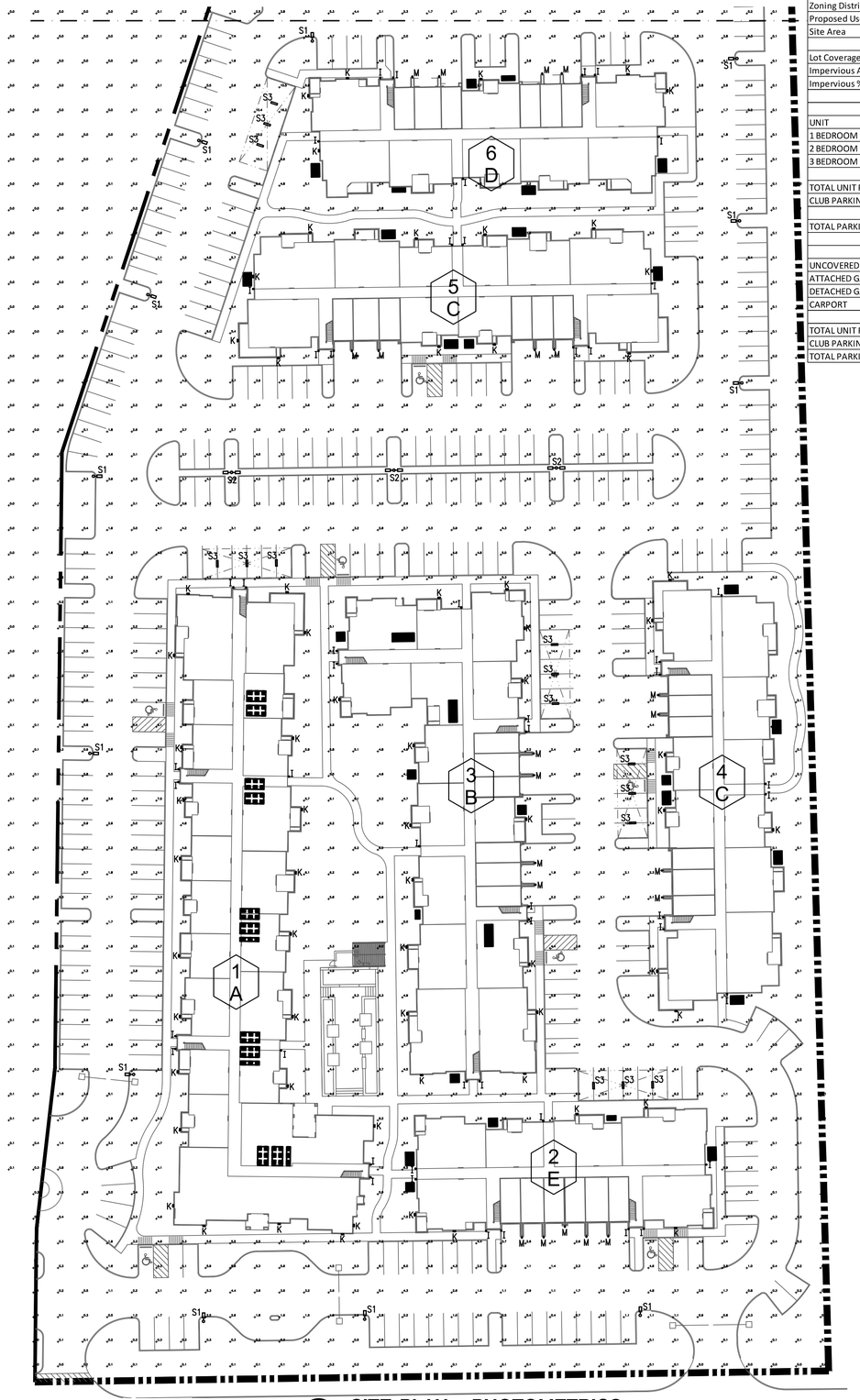
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	1.3 fc	16.2 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Wattage
	I	67	Inter-Global Inc	S51VF-LR12W-BK	Formed black plastic housing, frosted plastic lens, clear plastic lens enclosure	24 White LEDs	1	13.074
	K	97	Industrial Lighting Products Inc	WPCM-105WLED-UNIV-40-T4	Gray formed aluminum housing, clear plastic optics	48 white LEDs	1	106.118
	M	49	MEGAMAN	LG4509d-E26-3000K-120V			1	9.1
S1 S2	S1 & S2	24	LSI INDUSTRIES, INC	MRM-LED-18L-SIL-FT-40-70CRI-IL			1 2	150 300
	S3	21	WILLIAMS INDOOR	97-4-L50-840-FR-DIM-UNV	4 LED 22" ARRAYS 4' SUSPENDED ENCLOSED/GASKETED LUMINAIRE WHITE FLAT REFL w/HIGHLY SPEC CENTER REFL & FROSTED ACRYLIC DROP LENS		1	34.8



2 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 40'-0"



1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 40'-0"

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

UNIT PARKING SUMMARY			
UNIT	# OF UNITS	PARKING SPOTS REQUIRED	
1 BEDROOM UNITS	173	173 (1.5)	260
2 BEDROOM UNITS	86	86(2)	172
3 BEDROOM UNITS	36	36(2.5)	90
TOTAL UNIT PARKING REQUIRED			522
CLUB PARKING REQUIRED		1/300 SF	12
TOTAL PARKING REQUIRED			534

UNIT PARKING PROVIDED	
UNCOVERED	404
ATTACHED GARAGE	58
DETACHED GARAGE	12
CARPORT	48
TOTAL UNIT PARKING PROVIDED	522
CLUB PARKING PROVIDED	11
TOTAL PARKING PROVIDED	533

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS ENGINEERING

Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

AOS JOB #: 2162-002-20

AOS ENGINEERING, INC.

PRELIMINARY – FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ROSS MCFARLAND PE# 108752
DATE: 08/12/2020

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

SWBC ROCKWALL PHASE II
ROCKWALL, TEXAS

DATE:
08/12/2020

PROJECT NUMBER:
20040

REVISIONS

NO	DATE

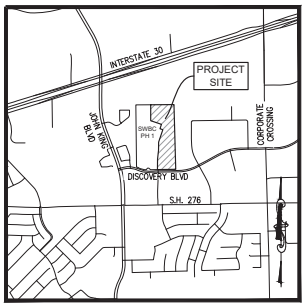
ISSUED FOR:
SITE PLAN SUBMITTAL

SHEET NUMBER
E1.1P

PHOTOMETRIC SITE PLAN

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SITE PLAN
for
SWBC ROCKWALL
LOT 1, BLOCK A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS
AUGUST 2020



Vicinity Map 1"=2000'

Sheet List Table

CS	COVER SHEET
OAS1	OVERALL SITE PLAN
S1	SITE PLAN
S2	SITE PLAN
S3	SITE PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

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Contact: R. Von Beougher, P.E.

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ROCKWALL COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/9/2020

Drawn By: AB
Date: 08/14/2020
Scale: N.T.S.
Revisions:
09/09/2020

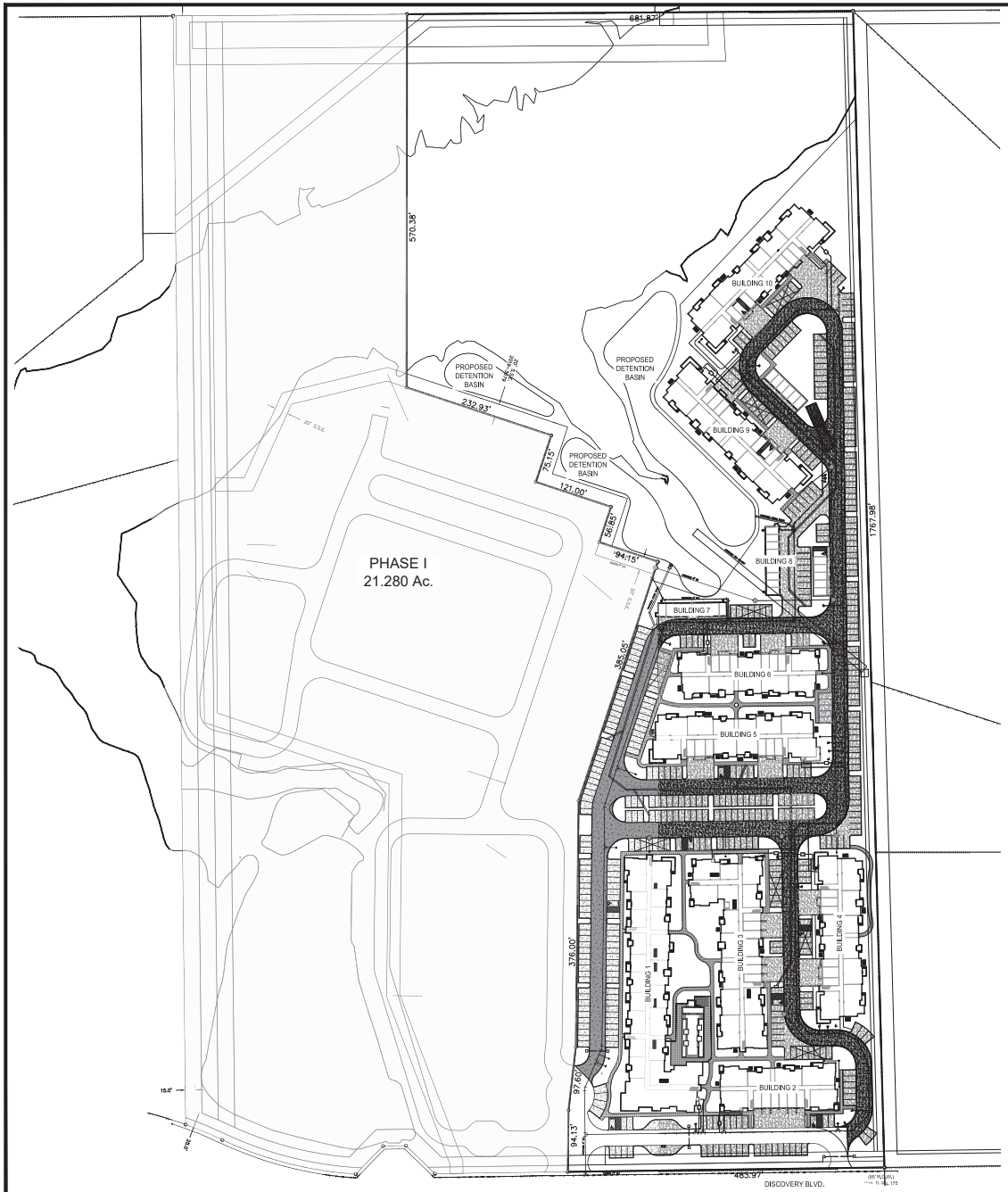
SWBC-20000

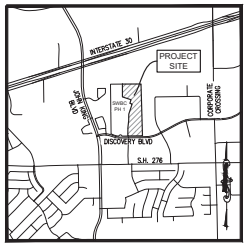
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SWBC ROCKWALL

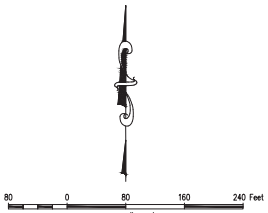
SITE PLAN

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Vicinity Map 1"=2000'



TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

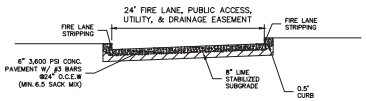
GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
2. RADII ARE 3.0' UNLESS OTHERWISE STATED.
3. SIDEWALKS ARE 5.0' UNLESS OTHERWISE STATED.
4. PARKING SPACES ALONG BUILDINGS ARE 9'X20'. ALL OTHER SPACES ARE 9'X18' WITH A CLEAR 2' OVERHANG.
5. ALL WALLS 3' OR TALLER TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
7. ANY BACK OF CURB EXPOSED TO GREATER THAN 6" SHALL BE STONECLAD (OR APPROVED EQUAL).
8. PHASE II OF THE PROPERTY HAS YET TO BE PLATTED.

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County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-85
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TYPICAL STREET SECTION

N.T.S

Change to Standard Site Plan Signature Block on all pages...see attached word doc.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman — Date

APPROVED:
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Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 780
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact Spencer Byington

CASE # SP2020-021

The John R. McAdams Company, Inc.
1150 Hidden Ridge
Lewisville, Texas 75057
972.436.1712

201 Corporate Center Drive
Roanoke, Texas 76262
940.240.1012

TBPE: Firm No. 1762 TBPLS: Firm No. 10194440
www.mcadamsco.com

McADAMS

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J.M. ALLEN SURVEY, ABSTRACT NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL SITE PLAN

PRELIMINARY PLANS

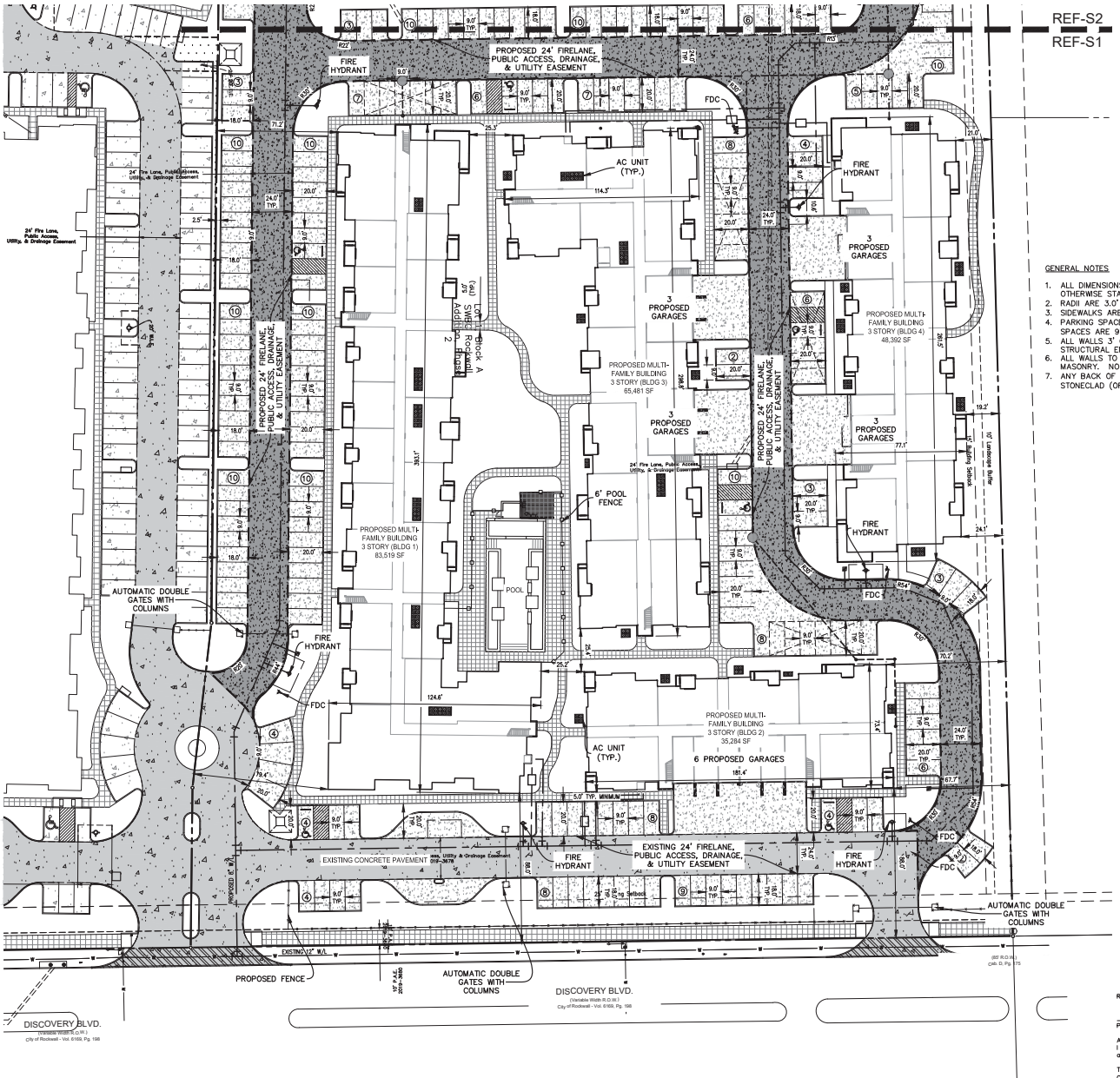
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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/9/2020

Drawn By: CMK
Date: 08/14/2020
Scale: 1" = 80'
Revisions:
09/09/2020

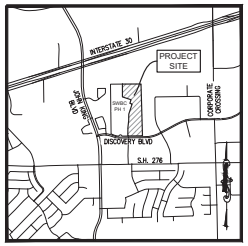
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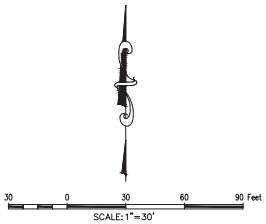
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REF-S2
REF-S1



Vicinity Map 1" = 2000'



TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

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Planning & Zoning Commission, Chairman — Date

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WITNESS OUR HANDS, this ____ day of _____, _____

Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

The John R. McAdams Company, Inc.
1150 Hillcrest Circle
Lewisville, Texas 75067
972.436.9712
201 Crescent Boulevard, Suite 200
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN

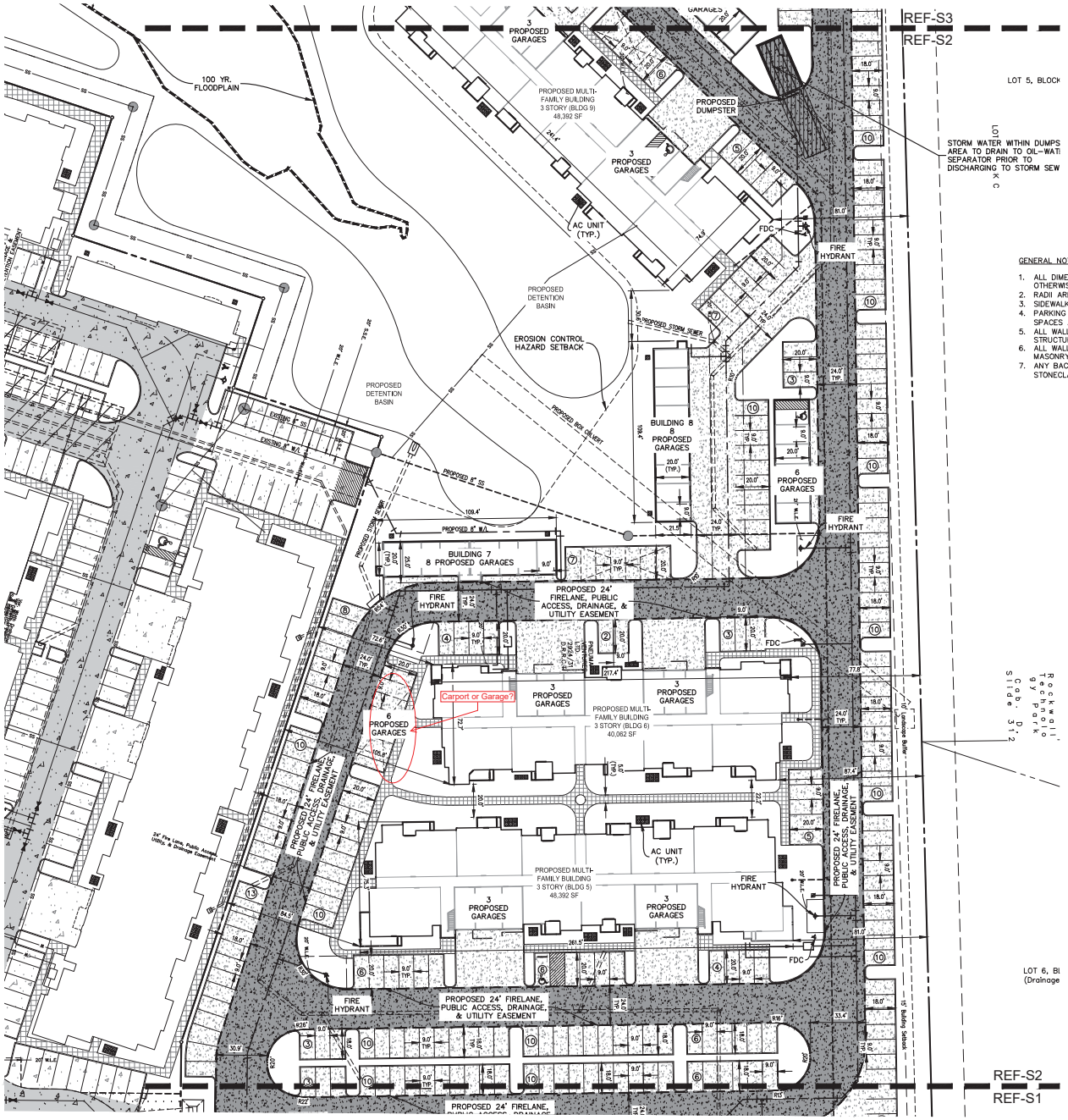
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/9/2020

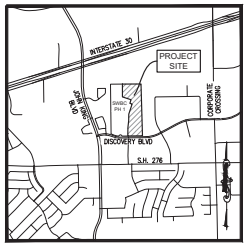
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Revisions:
09/09/2020

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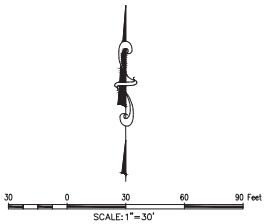
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OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

The John R. McAdams Company, Inc.
1150 South Stemmons
Lewisville, Texas 75067
972.436.9712
www.mcadamsco.com
201 Crescent Boulevard
Roanoke, Texas 76262
940.240.1012
TBPE: Firm No. 1579 TBPLS: Firm No. 10194440

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
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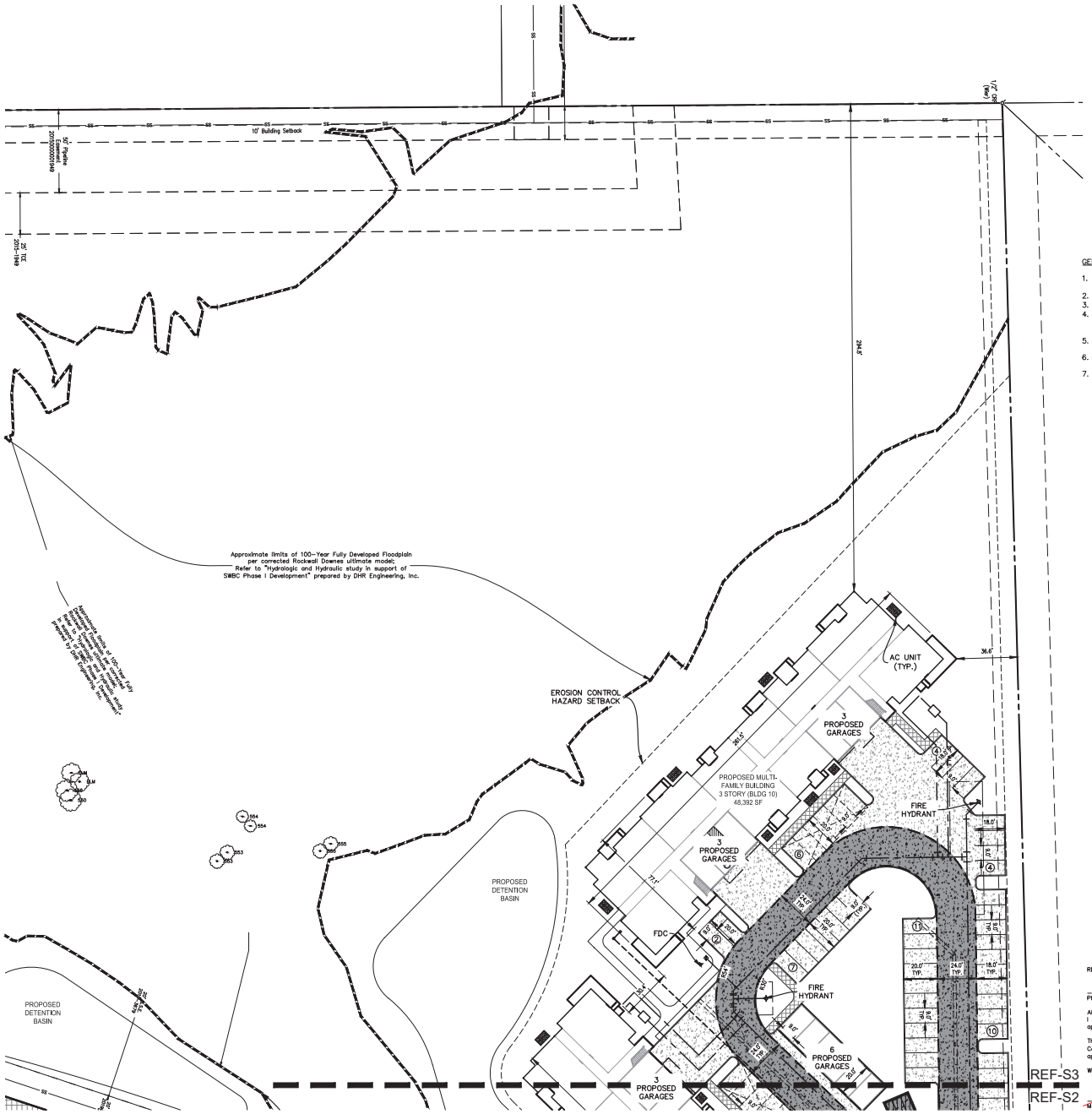
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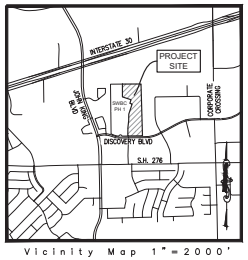
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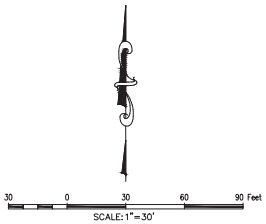
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5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

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972.436.9712

201 Crescent Street, Suite 270
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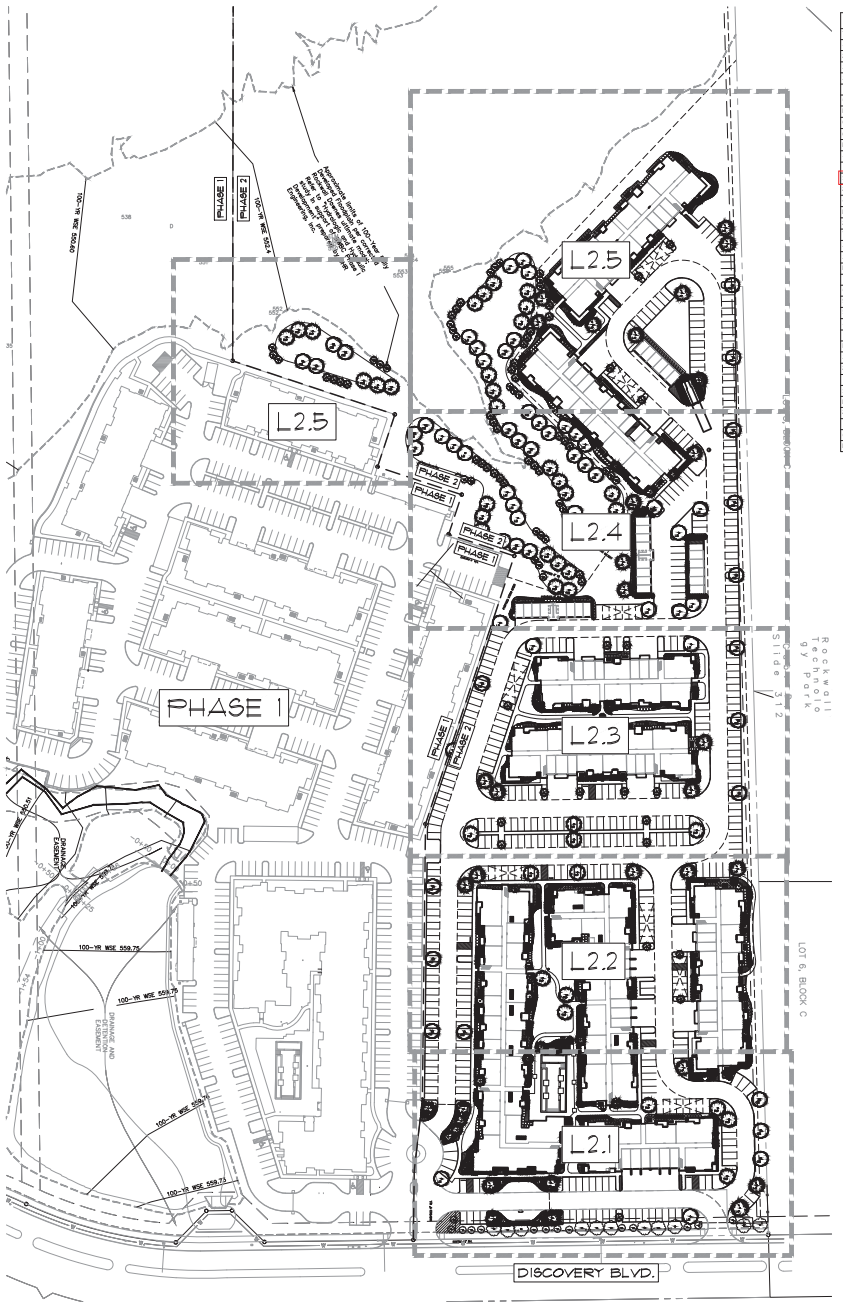
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SWBC-20000

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PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CAL	RQT	CONT	REMARKS
42	Shumard Red Oak	Quercus shumardii	4"	10'-12'	PER PLAN	SINGLE TRUNK
28	Southern Live Oak	Quercus virginiana	4"	10'-12'	PER PLAN	SINGLE TRUNK
38	Cedar Elm	Ulmus crassifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK
30	Lacebark Elm	Ulmus parvifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK

ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CAL		REMARKS
14	Desert Willow	Chilopsis linearis	30 gal	N	MULTI TRUNK
60	Crape Myrtle	Lagerstroemia indica	20 GAL	N	MULTI TRUNK
6	Dwarf Palmetto	Sabal minor	15 GAL	N	FULL
13	Texas Mountain Laurel	Sophora secundiflora	20 GAL	N	MULTI TRUNK
42	Chaste Tree	Vitex agnus-castus	20 GAL		MULTI TRUNK

All shrubs required to be a minimum of 5 gallons per the SH-205 By-Pass Overlay (SH205 BY-OV) District.

SHRUBS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS
245	Kalelodoscope Abelia	Abelia x grandiflora `Kaleidoscope`	3 gal	24"	3'-0"	FULL
82	Inland Sea Oats	Chasmanthium latifolium	3 gal	12"	24"o.c.	
152	Holly Fern	Cyrtomium falcatum	3 gal	12"	2'-0"	SHADE
210	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	5 gal	30"	3'-0"	FULL
76	Dwarf Texas Sage	Leucophyllum frutescens `Bertstar Dwarf`	15 gal	24"	PER PLAN	VERY
325	Daruma Dwarf Loropetalum	Loropetalum chinense `Daruma`	3 gal	18"	3'-0"	FULL
341	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gal	36"	4'-0"	FULL
187	Rosemary	Rosmarinus officinalis	3 gal	24"	3'-0"	VERY

GRASSES	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS
998	Blonde Ambition Blue Grama	Bouteloua gracilis `Blonde Ambition`	1 gal	24"	24"o.c.	VERY
532	Lindheimer's Muhly	Muhlenbergia lindheimeri	3 gal	18"	3'-0"	VERY
477	Fountain Grass	Pennisetum alopecuroides `Karley Rose`	3 gal			HEALTHY EVEN GROWTH

PERENNIALS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS
323	Little Spire Russian Sage	Perovskia atriplicifolia `Little Spire`	3 gal	12"	3'-0"o.c.	VERY
220	Autumn Sage	Salvia greggii	1 gal	12"	24"o.c.	VERY

SHRUB AREAS	COMMON NAME	BOTANICAL NAME	CONT				SPACING
1,204	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4"-6"				18" o.c.
2,079	Blackfoot Daisy	Melampodium leucanthum	4"-6"				12" o.c.

GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		SPACING
157,283 sf	Bermuda Grass	Cynodon dactylon	--				

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

UNIT PARKING SUMMARY			
UNIT	# OF UNITS	PARKING SPOTS REQUIRED	
1 BEDROOM UNITS	173	173 (1.5)	260
2 BEDROOM UNITS	86	86 (2)	172
3 BEDROOM UNITS	36	36 (2.5)	90
TOTAL UNIT PARKING REQUIRED			522
CLUB PARKING REQUIRED		1/300 SF	12
TOTAL PARKING REQUIRED			534

UNIT PARKING PROVIDED	
UNCOVERED	404
ATTACHED GARAGE	58
DETACHED GARAGE	12
CARPORT	48
TOTAL UNIT PARKING PROVIDED	522
CLUB PARKING PROVIDED	11
TOTAL PARKING PROVIDED	533

LANDSCAPE ORDINACE - City of Rockwall, TX

Final landscape plan will meet all City of Rockwall development ordinances.
All landscape will be maintained according to city standards.
All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are 4 caliper inches

REQUIRED: A minimum of 20% (4.26 acres) open space. Floodplain acreage my count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 18% Landscaped area = 28% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.

PROVIDED: 20' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage.

PROVIDED: Discovery Boulevard = 969 Lf. of street frontage / 100 Lf. = 29 canopy trees and 19 ornamental trees.
PROVIDED: 29 canopy trees + 21 ornamental trees

PARKING LANDSCAPE
REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 80' from a canopy tree.
Phase II parking = 525 parking spaces or 53 canopy trees required.

PROVIDED: (57) 4" canopy trees and (19) ornamental trees.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

DETENTION LANDSCAPE
REQUIRED: (1) 4" cal. tree shall be planted for every 750 sq. ft. of detention area. Phase II total detention area = 47,995 sq. ft. / 750 sq. ft. = (64) 4" cal. trees.

PROVIDED: (65) 4" canopy trees and (65) ornamental trees.

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THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER/DEVELOPER
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5949 SHERRY LANE, SUITE 780
DALLAS, TEXAS 75225
Ph. (214)987-0700
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McADAMS

SWBC ROCKWALL

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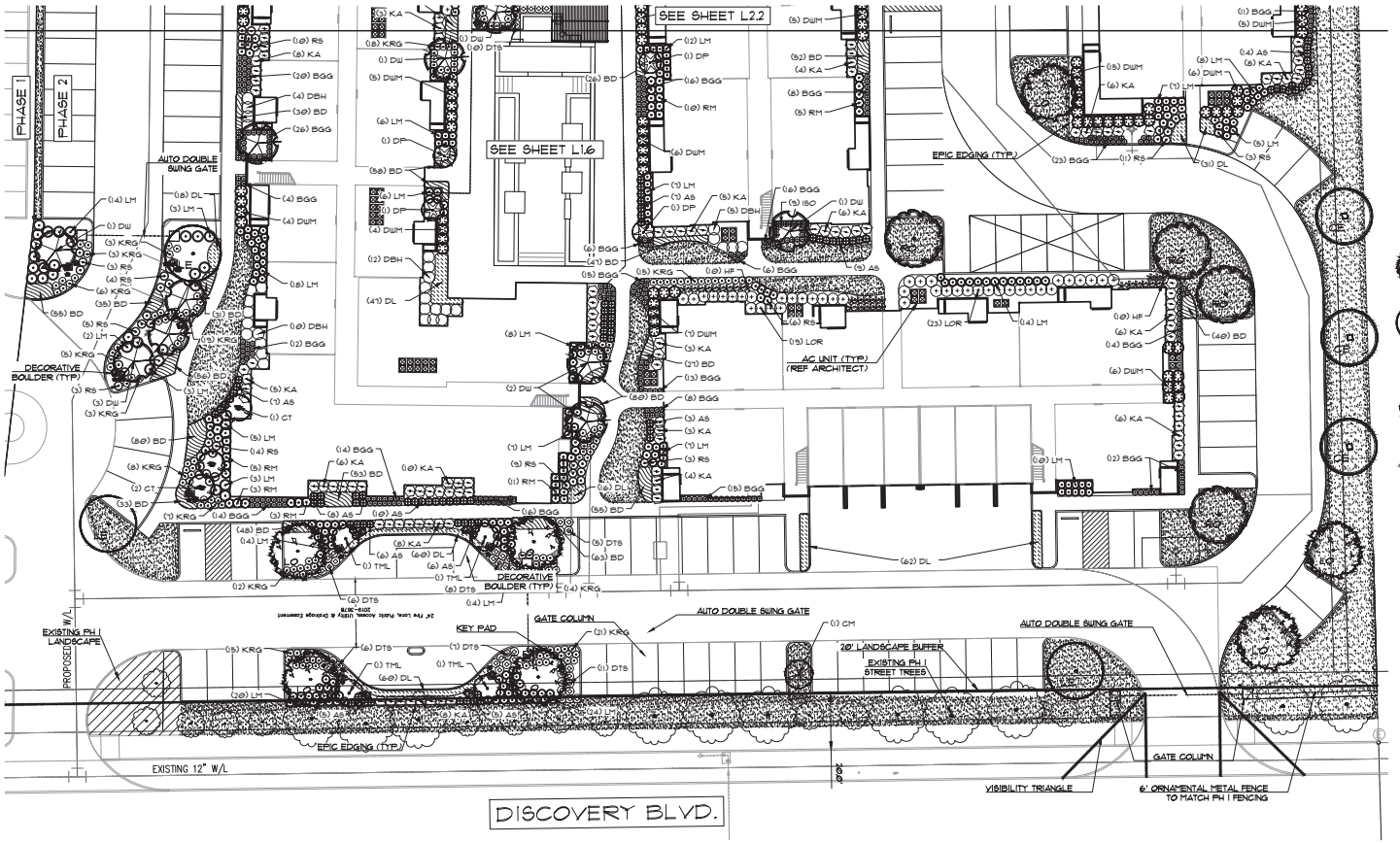
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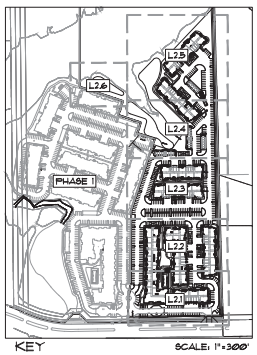
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Revisions:
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SWBC-20000

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KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME
TREES		
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm
ORNAMENTAL TREES		
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree
SHRUBS		
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	ISO	Chasmanthium latifolium / Inland Sea Oats
	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary
GRASSES		
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	LM	Muhlenbergia lindheimeri / Lindheimer`s Muhly
	KRG	Pennisetum alopecuroides `Karley Rose` / Fountain Grass
PERENNIALS		
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage
SHRUB AREAS		
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy
GROUND COVERS		
	SOD	Cynodon dactylon / Bermuda Grass

LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disturbing surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines.); No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines.); Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved EPIC landscape edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

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Planning & Zoning Commission, Chairman — Date

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OWNER/DEVELOPER
SWBC ROCKWALL, LP
6949 SHERRY LANE, SUITE 780
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

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TBPE: 8767 TBPLS: 10194440
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McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
in the
ROCKWALL
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LANDSCAPE PLAN

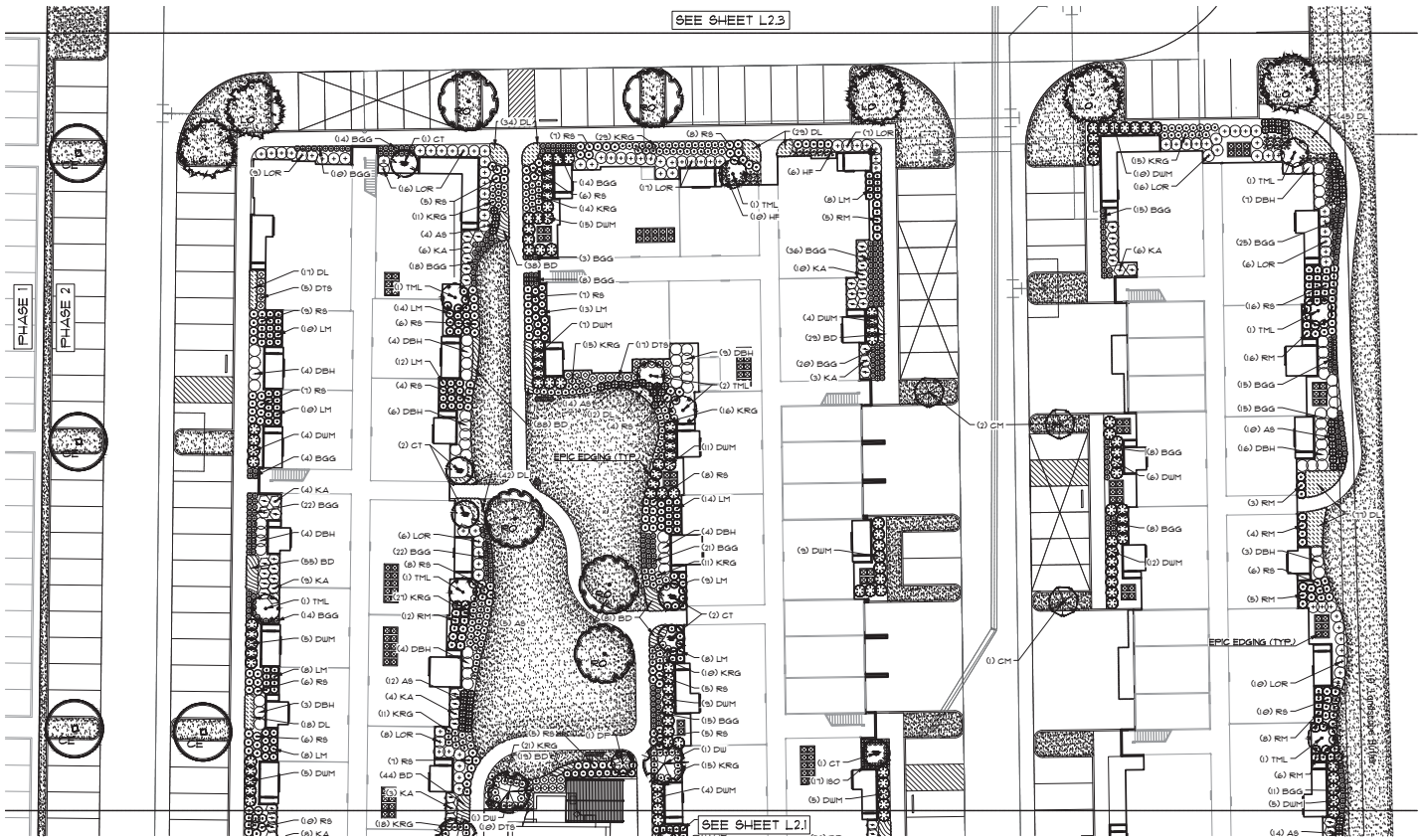
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Revisions:
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SWBC-20000

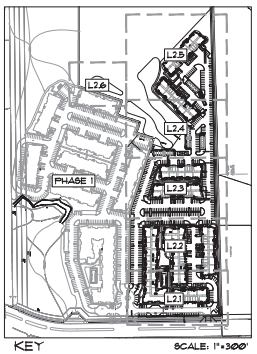
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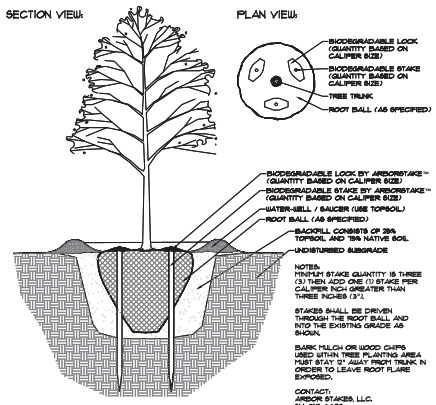
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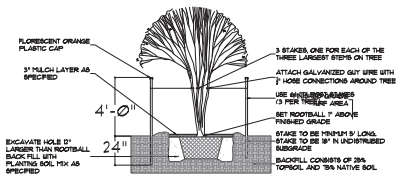
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1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



2. MULTI TRUNK TREE STAKING
1/4"=1'

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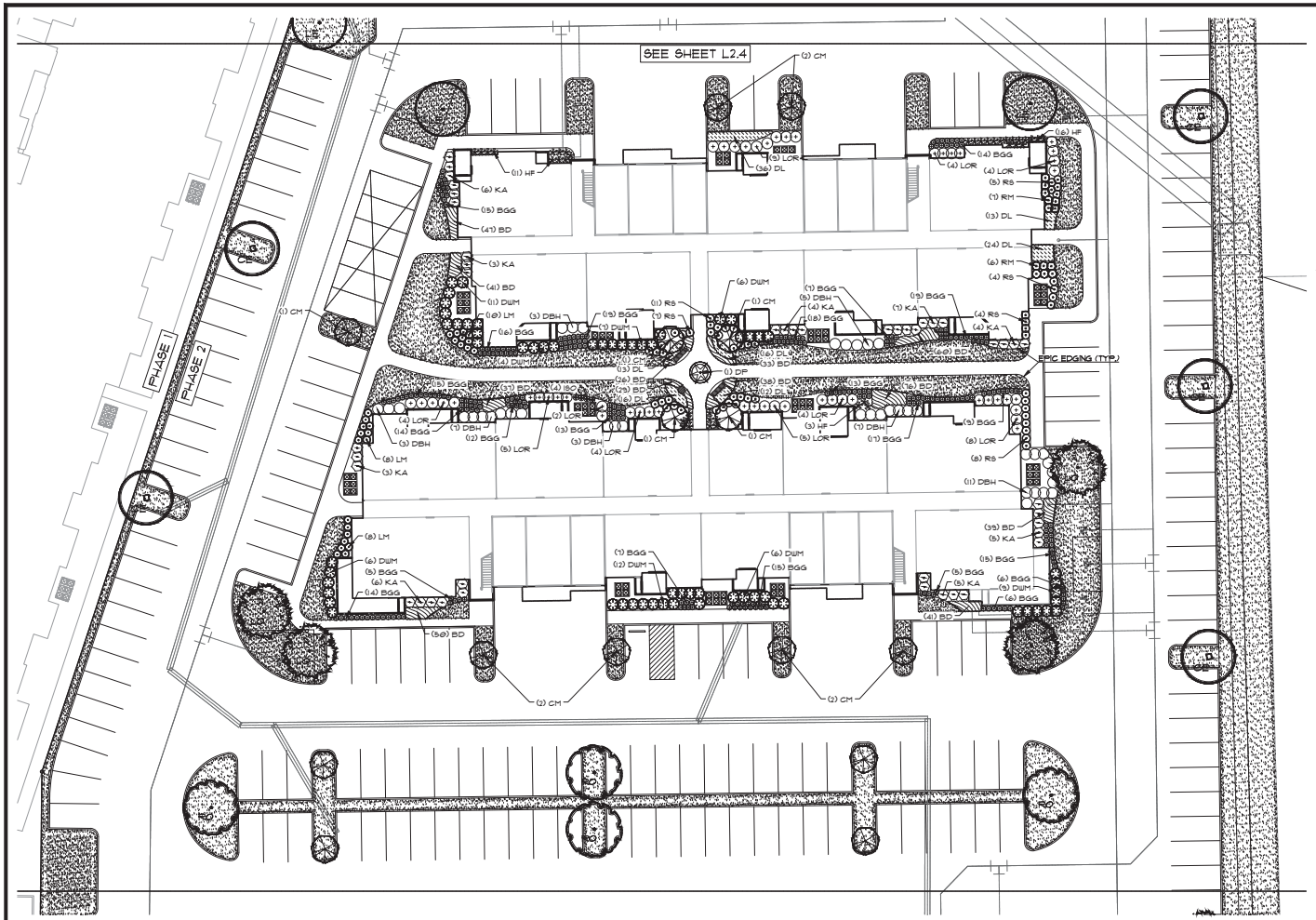
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Revisions:
09/09/2020

SWBC-20000

L2.2

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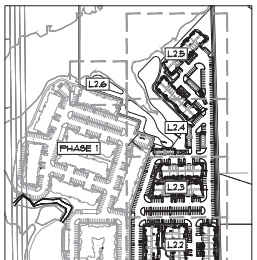
NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SOD	Cynodon dactylon / Bermuda Grass



SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% 'Cynodon dactylon' (Common Bermuda grass.) Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

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CASE # SP2020-021

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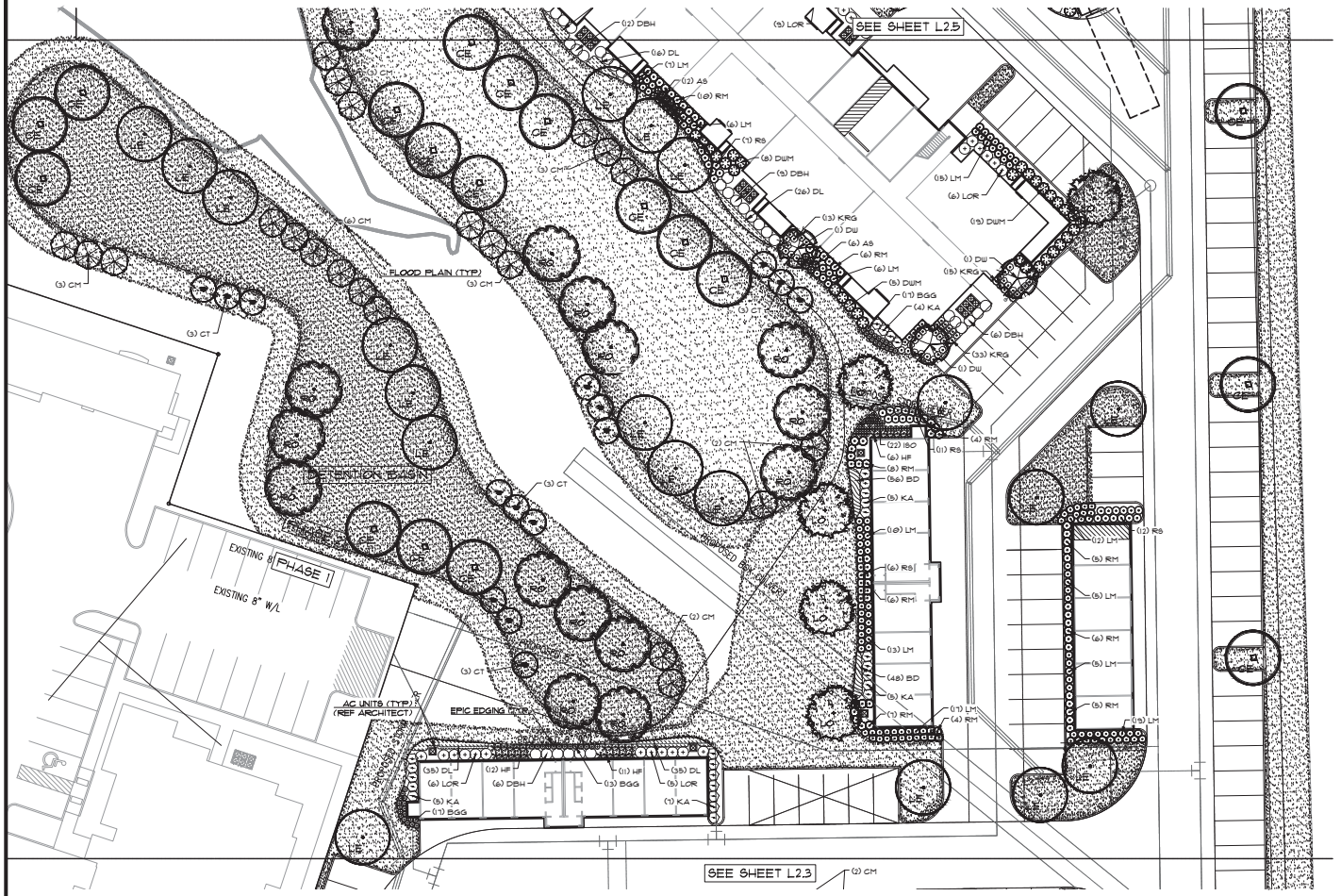
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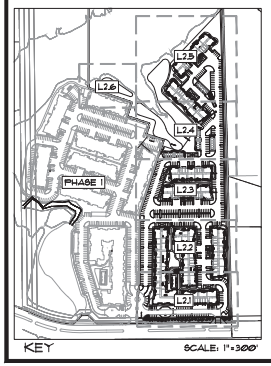
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SWBC-20000

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KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

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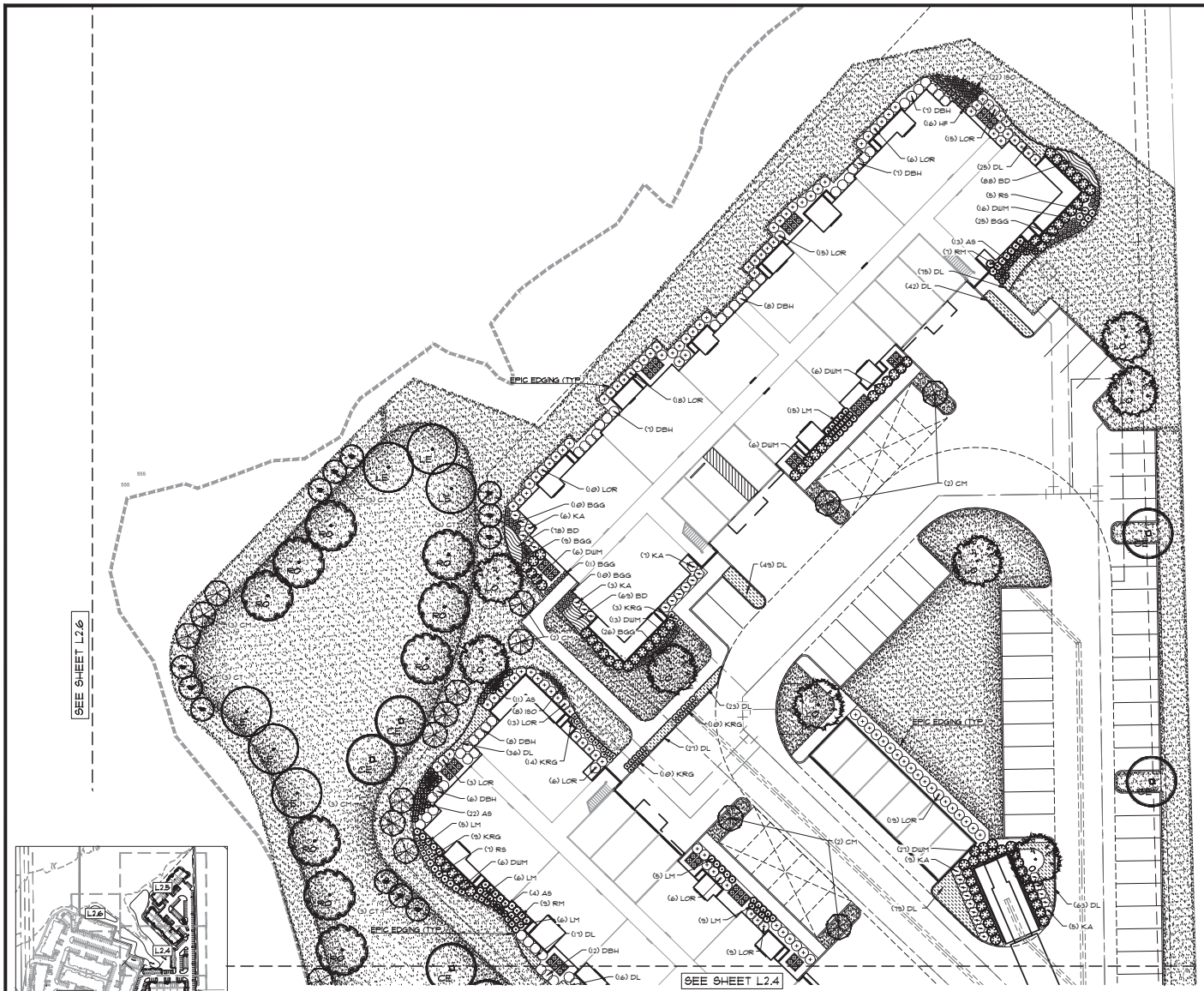
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SWBC-20000

L2.4

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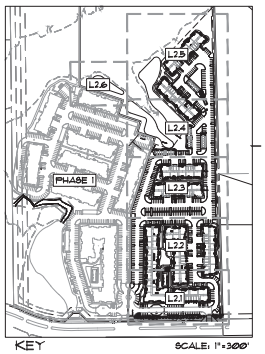
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ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

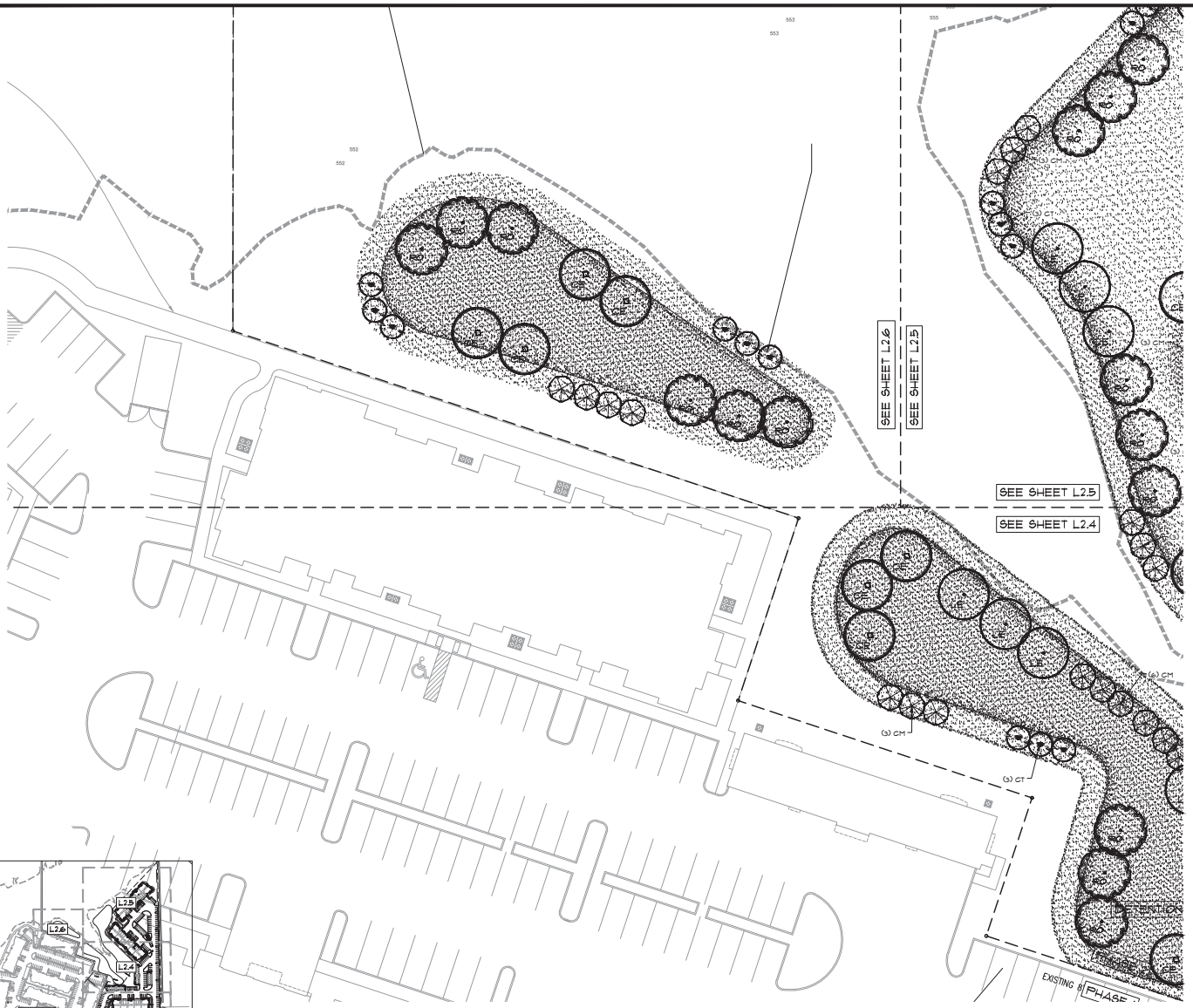
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 09/09/2020
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

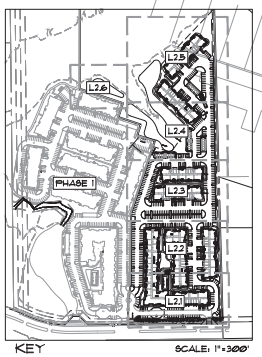
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Date: 08/14/2020
Scale: 1" = 20'
Revisions:
09/09/2020

SWBC-20000

L2.5

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Plotted: 9/9/2020 1:14 PM, by Cox, Kathy Saved: 9/9/2020 1:08 PM, by cox





KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	ISO	Chasmanthium latifolium / Inland Sea Oats
	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex comuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	LM	Muhlenbergia lindheimeri / Lindheimer's Muhly
	KRG	Pennisetum alopecuroides `Karley Rose` / Fountain Grass
PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage
SHRUB AREAS	**CODE**	**BOTANICAL / COMMON NAME**
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SOD	Cynodon dactylon / Bermuda Grass

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman — Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

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WITNESS OUR HANDS, this _____ day of _____, _____

Mayor, City of Rockwall — City Secretary — City Engineer

LANDSCAPE NOTES

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 760
DALLAS, TEXAS 75225
PH. (214)987-0700
Contact: Spencer Sykoton

CASE # SP2020-021

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 8765 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

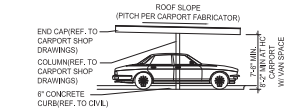
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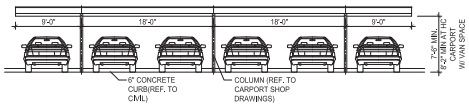
SWBC-20000

L2.6

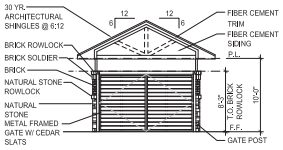
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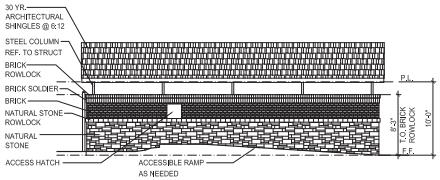
05 CARPORT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



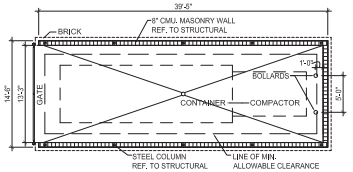
04 CARPORT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



08 COMPACTOR FRONT ELEVATION
SCALE: 1/8" = 1'-0"

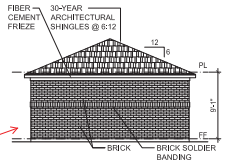


07 COMPACTOR SIDE ELEVATION
SCALE: 1/8" = 1'-0"

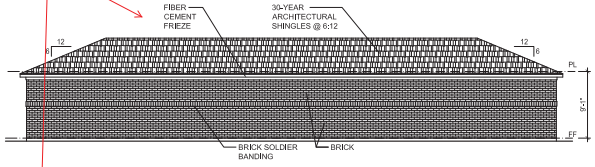


06 COMPACTOR PLAN
SCALE: 1/8" = 1'-0"

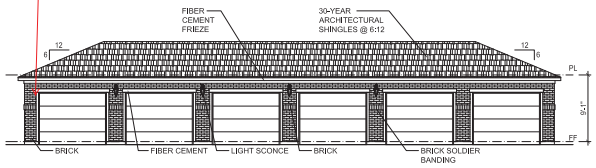
All building facades require a minimum of 20% natural stone.



03 GARAGE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



02 GARAGE REAR ELEVATION
SCALE: 1/8" = 1'-0"



01 GARAGE FRONT ELEVATION
SCALE: 1/8" = 1'-0"

08/14/2020

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

SWBC ROCKWALL PHASE II
ROCKWALL, TEXAS

DATE:
08/14/2020

PROJECT NUMBER:
20040

REVISIONS

NO	DATE

ISSUED FOR:
SITE PLAN SUBMITTAL

SHEET NUMBER
A1.9
ACCESSORY BUILDING DETAILS

COPYRIGHT © 2020

SITE PLAN SIGNATURE BLOCK (Do not include title)

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

WITNESS OUR HANDS, this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

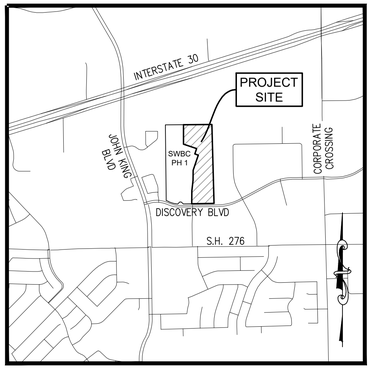
Planning & Zoning Commission, Chairman	***Director of Planning and Zoning***

SITE PLAN
for
SWBC ROCKWALL

LOT 1, BLOCK A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres

in the

J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS
AUGUST 2020



Vicinity Map 1"=2000'

Sheet List Table

CS	COVER SHEET
OAS1	OVERALL SITE PLAN
S1	SITE PLAN
S2	SITE PLAN
S3	SITE PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Contact: R. Von Beougher, P.E.

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21.275 Acres
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ROCKWALL
ROCKWALL COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/9/2020

Drawn By: AB
Date: 08/14/2020
Scale: N.T.S.
Revisions:
09/09/2020

SWBC-20000

CS

SITE PLAN

SWBC ROCKWALL

File: M:\Projects\SWBC\Rockwall\SWBC-20000\04-Production\Engineering\Sheets\SWBC-20000-CS
Plotted: 9/9/2020 12:34 PM by Edward Zerr - Saved: 9/9/2020 12:34 PM by Edward

General Items:
(I)- Must meet City Standards of Design and Construction.
(I)- 4% Engineering Inspection Fees
(I)- Impact Fees (Roadway)
(M)- Minimum easement width is 20'. No structures allowed in easements. No building or car "covers"/garage overhangs in easements.
(I)- No retaining walls in detention easements.
(I)- Trees to be 5' away from Public Utilities.
(I)- Show and label proposed and existing water and sanitary sewer on site plan

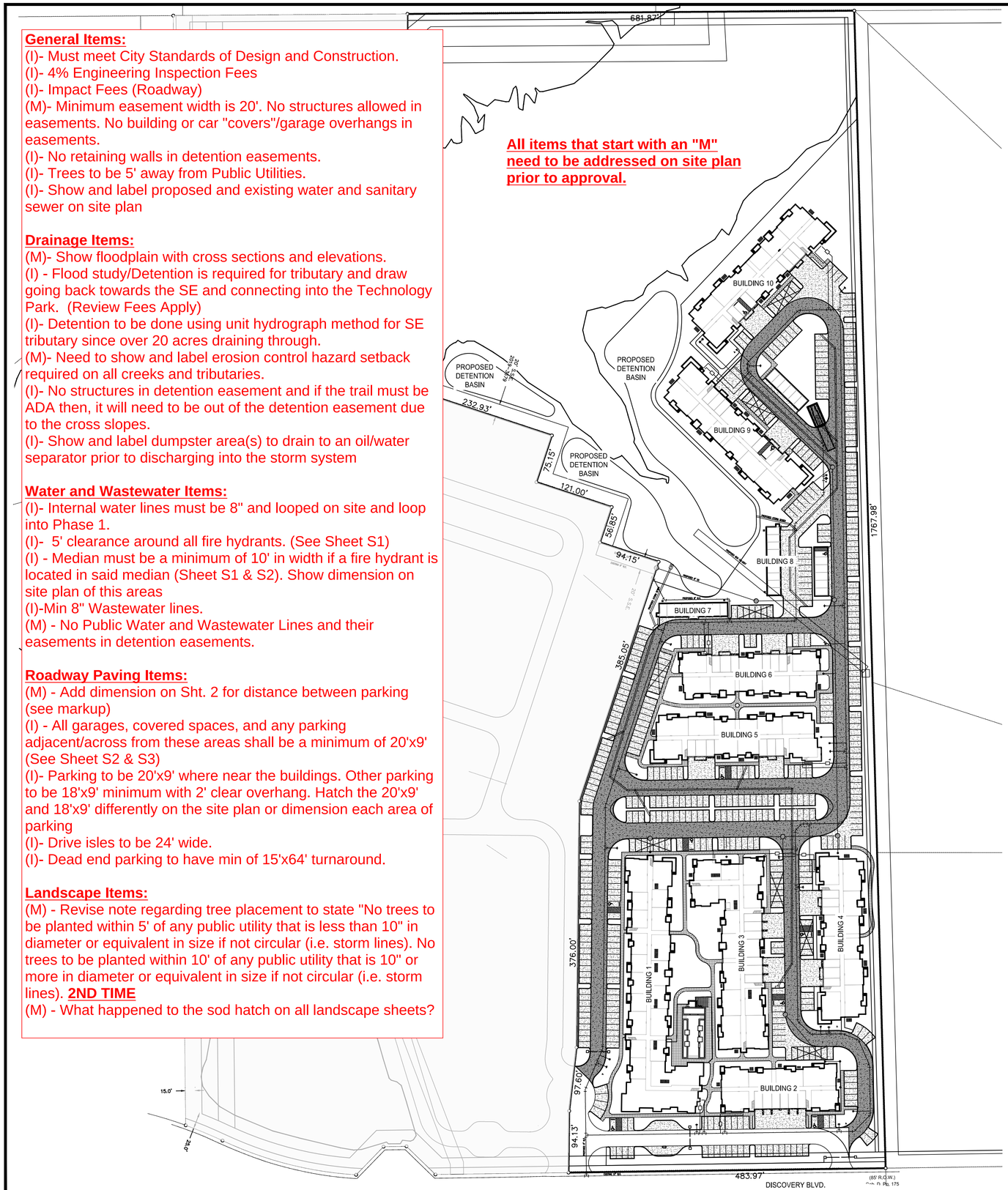
Drainage Items:
(M)- Show floodplain with cross sections and elevations.
(I) - Flood study/Detention is required for tributary and draw going back towards the SE and connecting into the Technology Park. (Review Fees Apply)
(I)- Detention to be done using unit hydrograph method for SE tributary since over 20 acres draining through.
(M)- Need to show and label erosion control hazard setback required on all creeks and tributaries.
(I)- No structures in detention easement and if the trail must be ADA then, it will need to be out of the detention easement due to the cross slopes.
(I)- Show and label dumpster area(s) to drain to an oil/water separator prior to discharging into the storm system

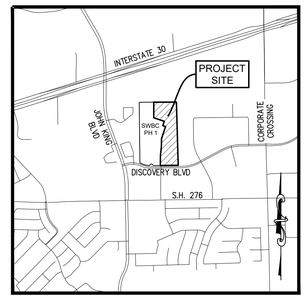
Water and Wastewater Items:
(I)- Internal water lines must be 8" and looped on site and loop into Phase 1.
(I)- 5' clearance around all fire hydrants. (See Sheet S1)
(I) - Median must be a minimum of 10' in width if a fire hydrant is located in said median (Sheet S1 & S2). Show dimension on site plan of this areas
(I)-Min 8" Wastewater lines.
(M) - No Public Water and Wastewater Lines and their easements in detention easements.

Roadway Paving Items:
(M) - Add dimension on Sht. 2 for distance between parking (see markup)
(I) - All garages, covered spaces, and any parking adjacent/across from these areas shall be a minimum of 20'x9' (See Sheet S2 & S3)
(I)- Parking to be 20'x9' where near the buildings. Other parking to be 18'x9' minimum with 2' clear overhang. Hatch the 20'x9' and 18'x9' differently on the site plan or dimension each area of parking
(I)- Drive isles to be 24' wide.
(I)- Dead end parking to have min of 15'x64' turnaround.

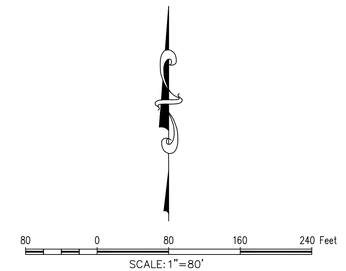
Landscape Items:
(M) - Revise note regarding tree placement to state "No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines). **2ND TIME**
(M) - What happened to the sod hatch on all landscape sheets?

All items that start with an "M" need to be addressed on site plan prior to approval.





Vicinity Map 1"=2000'



TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

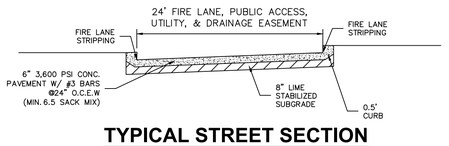
BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

GENERAL NOTES

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5. ALL WALLS 3' OR TALLER TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
7. ANY BACK OF CURB EXPOSED TO GREATER THAN 6" SHALL BE STONECLAD (OR APPROVED EQUAL).
8. PHASE II OF THE PROPERTY HAS YET TO BE PLATTED.

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

UNIT PARKING SUMMARY			
UNIT	# OF UNITS	PARKING SPOTS REQUIRED	
1 BEDROOM UNITS	173	173 (1.5)	260
2 BEDROOM UNITS	86	86(2)	172
3 BEDROOM UNITS	36	36(2.5)	90
TOTAL UNIT PARKING REQUIRED			522
CLUB PARKING REQUIRED		1/300 SF	12
TOTAL PARKING REQUIRED			534
UNIT PARKING PROVIDED			
UNCOVERED			404
ATTACHED GARAGE			58
DETACHED GARAGE			12
CARPORT			48
TOTAL UNIT PARKING PROVIDED			522
CLUB PARKING PROVIDED			11
TOTAL PARKING PROVIDED			533



TYPICAL STREET SECTION
N.T.S

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman — Date

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

_____ _____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

The John R. McAdams Company, Inc.
1150 Lake Vista Drive
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TBPE: 1000 TBPLS: 10194440
www.jrmcco.com
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McADAMS

SWBC ROCKWALL

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OVERALL SITE PLAN

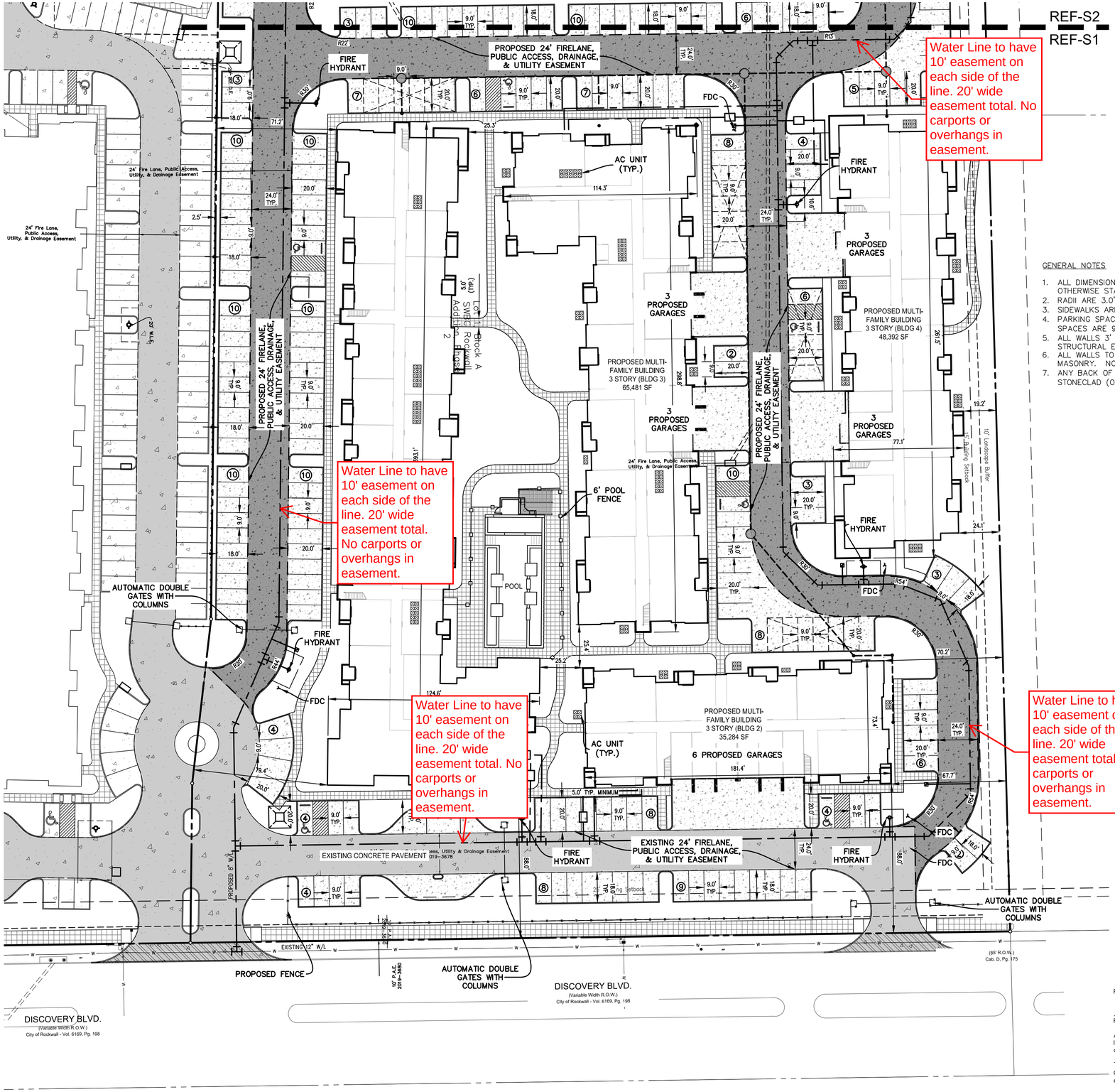
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Drawn By: CMK
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Revisions:
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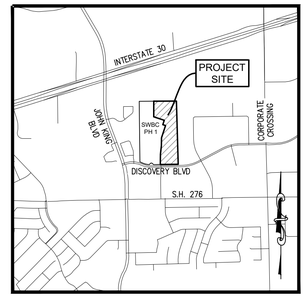
SWBC-20000

OAS1

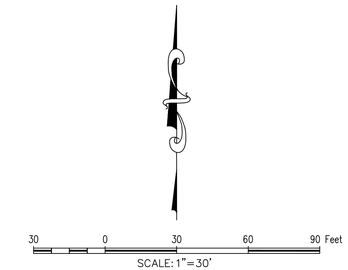
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REF-S2
REF-S1



Vicinity Map 1" = 2000'



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_____ _____
Planning & Zoning Commission, Chairman Date

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_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER/DEVELOPER
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Ph. (214)987-0700
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ROCKWALL
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SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/9/2020

Drawn By: CMK
Date: 08/14/2020
Scale: 1"=30'
Revisions:
09/09/2020

SWBC-20000

S1

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Plotted: 9/9/2020 2:13 PM, by Nelson, Jeremy Saved: 9/9/2020 2:13 PM, by jnelson

REF-S3

REF-S2

REF-S1

Water Line to have 10' easement on each side of the line. 20' wide easement total.

Water Line to have 10' easement on each side of the line. 20' wide easement total. No carports or overhangs in easement.

Water Line to have 10' easement on each side of the line. 20' wide easement total. No carports or overhangs in easement.

No Public Water and Wastewater Lines and their easements in detention easements.

Where is this garage?

Water Line to have 10' easement on each side of the line. 20' wide easement total. No carports or overhangs in easement.

Water Line to have 10' easement on each side of the line. 20' wide easement total. No carports or overhangs in easement.

STORM WATER WITHIN DUMPS AREA TO DRAIN TO OIL-WATI SEPARATOR PRIOR TO DISCHARGING TO STORM SEW

3 PROPOSED GARAGES

PROPOSED MULTI-FAMILY BUILDING 3 STORY (BLDG 9) 48,392 SF

PROPOSED DUMPSTER

3 PROPOSED GARAGES

AC UNIT (TYP.)

100 YR. FLOODPLAIN

PROPOSED DETENTION BASIN

EROSION CONTROL HAZARD SETBACK

PROPOSED DETENTION BASIN

PROPOSED STORM SEWER

BUILDING 8 8 PROPOSED GARAGES

6 PROPOSED GARAGES

FIRE HYDRANT

FDC

BUILDING 7 8 PROPOSED GARAGES

PROPOSED 24' FIRELANE, PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT

PROPOSED MULTI-FAMILY BUILDING 3 STORY (BLDG 6)

PROPOSED MULTI-FAMILY BUILDING 3 STORY (BLDG 5) 48,392 SF

AC UNIT (TYP.)

24' Fire Lane, Public Access, Utility, & Drainage Easement

15' Landscape Buffer

15' Building Setback

Rockwall Technology Park Cab. D, Slide 312

LOT 6, BL (Drainage

LOT 5, BLOCK

INTERSTATE 30

PROJECT SITE

JOHN KING BLVD

SWBC PH 1

DISCOVERY BLVD

CORPORATE CROSSING

S.H. 276

Vicinity Map 1" = 2000'

30 0 30 60 90 Feet

SCALE: 1"=30'

TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
2. RADII ARE 3.0' UNLESS OTHERWISE STATED.
3. SIDEWALKS ARE 5.0' UNLESS OTHERWISE STATED.
4. PARKING SPACES ALONG BUILDINGS ARE 9'X20'. ALL OTHER SPACES ARE 9'X18' WITH A CLEAR 2' OVERHANG.
5. ALL WALLS 3' OR TALLER TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
7. ANY BACK OF CURB EXPOSED TO GREATER THAN 6" SHALL BE STONECLAD (OR APPROVED EQUAL).

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman — Date

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

Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

The John R. McAdams Company, Inc.
1150 Lake Vista Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 3313

TBPE: 1000 TBPLS: 10194440
www.jrmcadams.com
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

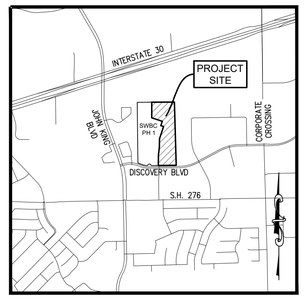
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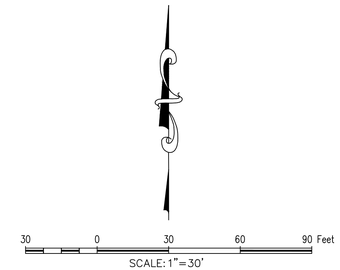
SWBC-20000

S2

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Plotted: 9/9/2020 2:11 PM, by Watson, Jeremy; Saved: 9/9/2020 1:59 PM, by jwatson



Vicinity Map 1" = 2000'



SCALE: 1"=30'

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Approximate limits of 100-Year Fully Developed Floodplain per corrected Rockwall Downes ultimate model; Refer to "Hydrologic and Hydraulic study in support of SWBC Phase I Development" prepared by DHR Engineering, Inc.

Approximate limits of 100-Year Fully Developed Floodplain per corrected Rockwall Downes ultimate model; Refer to "Hydrologic and Hydraulic study in support of SWBC Phase I Development" prepared by DHR Engineering, Inc.

EROSION CONTROL HAZARD SETBACK

10' Building Setback

50' Pipeline Easement 20150000061949

25' TCE 20R-1949

PROPOSED MULTI-FAMILY BUILDING 3 STORY (BLDG 10) 48,392 SF

PROPOSED DETENTION BASIN

PROPOSED DETENTION BASIN

AC UNIT (TYP.)

3 PROPOSED GARAGES

6 PROPOSED GARAGES

3 PROPOSED GARAGES

FIRE HYDRANT

FIRE HYDRANT

FDC

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_____ _____
Planning & Zoning Commission, Chairman Date

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

_____ _____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

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McADAMS

SWBC ROCKWALL

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SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
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J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
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SITE PLAN

PRELIMINARY PLANS

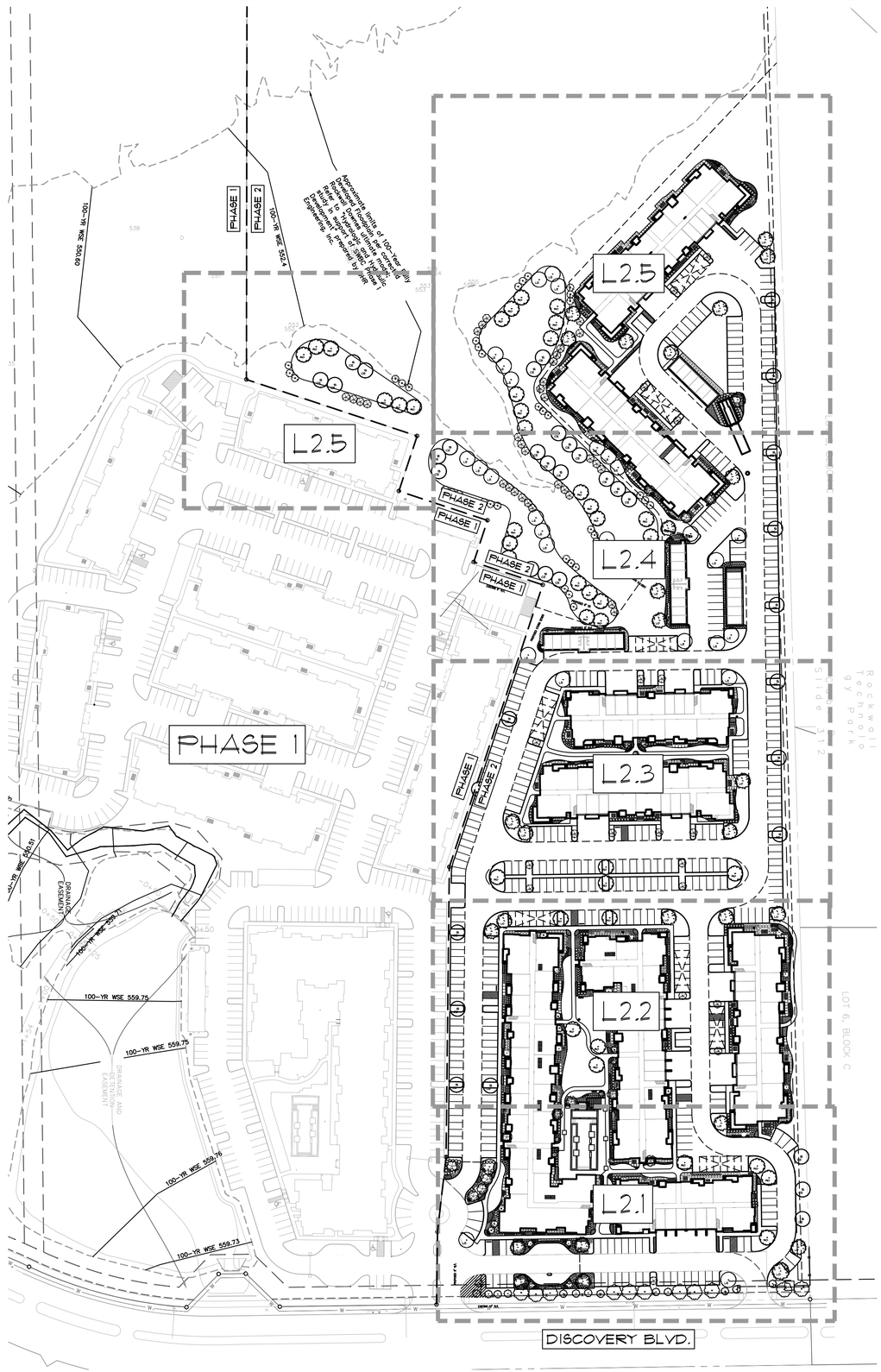
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SWBC-20000

S3

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Plotted: 9/9/2020 2:15 PM, by Watson, Jeremy Scale: 9/9/2020 2:15 PM, by jwatson



PLANT SCHEDULE							
TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	CONT	REMARKS	
42	Shumard Red Oak	Quercus shumardii	4"	10'-12'	PER PLAN	SINGLE TRUNK	
28	Southern Live Oak	Quercus virginiana	4"	10'-12'	PER PLAN	SINGLE TRUNK	
38	Cedar Elm	Ulmus crassifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK	
30	Lacebark Elm	Ulmus parvifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK	
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	CONT	REMARKS	
14	Desert Willow	Chilopsis lineans	30 gal	10'-12'	PER PLAN	MULTI TRUNK	
60	Crape Myrtle	Lagerstroemia indica	20 GAL	7'-8'	PER PLAN	MULTI TRUNK	
6	Dwarf Palmetto	Sabal minor	15 GAL	3'-4'	PER PLAN	FULL	
13	Texas Mountain Laurel	Sophora secundiflora	20 GAL	7'-8'	PER PLAN	MULTI TRUNK	
42	Chaste Tree	Vitex agnus-castus	20 GAL	7'-8'	8'	MULTI TRUNK	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
245	Kaleidoscope Abelia	Abelia x grandiflora `Kaleidoscope`	3 gal	24"	3'-0"	FULL	
82	Inland Sea Oats	Chasmanthum latifolium	3 gal	12"	24"o.c.		
152	Holly Fern	Cyrtomium falcatum	3 gal	12"	2'-0"	SHADE	
210	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	5 gal	30"	3'-0"	FULL	
76	Dwarf Texas Sage	Leucophyllum frutescens `Bertstar Dwarf`	5 gal	24"	PER PLAN	XERI	
325	Daruma Dwarf Loropetalum	Loropetalum chinense `Daruma`	3 gal	18"	3'-0"	FULL	
341	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gal	36"	4'-0"	FULL	
187	Rosemary	Rosmarinus officinalis	3 gal	24"	3'-0"	XERI	
GRASSES	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
996	Blonde Ambition Blue Grama	Bouteloua gracilis `Blonde Ambition`	1 gal	24"	24"o.c.	XERI	
532	Lindheimer's Muhly	Muhlenbergia lindheimeri	3 gal	18"	3'-0"	XERI	
477	Fountain Grass	Pennisetum alopecuroides `Karley Rose`	3 gal			HEALTHY EVEN GROWTH	
PERENNIALS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
323	Little Spire Russian Sage	Perovskia atriplicifolia `Little Spire`	3 gal	12"	3'-0"o.c.	XERI	
220	Autumn Sage	Salvia greggii	1 gal	12"	24"o.c.	XERI	
SHRUB AREAS	COMMON NAME	BOTANICAL NAME	CONT				SPACING
1,204	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4"-6"				18" o.c.
2,079	Blackfoot Daisy	Melampodium leucanthum	4"-6"				12" o.c.
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		SPACING
157,283 sf	Bermuda Grass	Cynodon dactylon	--				

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

UNIT PARKING SUMMARY			
UNIT	# OF UNITS	PARKING SPOTS REQUIRED	
1 BEDROOM UNITS	173	173 (1.5)	260
2 BEDROOM UNITS	86	86(2)	172
3 BEDROOM UNITS	36	36(2.5)	90
TOTAL UNIT PARKING REQUIRED			522
CLUB PARKING REQUIRED		1/300 SF	12
TOTAL PARKING REQUIRED			534
UNIT PARKING PROVIDED			
UNCOVERED			404
ATTACHED GARAGE			58
DETACHED GARAGE			12
CARPORT			48
TOTAL UNIT PARKING PROVIDED			522
CLUB PARKING PROVIDED			11
TOTAL PARKING PROVIDED			533

No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines).

LANDSCAPE ORDINACE - City of Rockwall, TX

Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all. Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are 4 caliper inches

REQUIRED: A minimum of 20% (4.26 acres) open space. Floodplain acreage my count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 18% Landscaped area = 28% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.

PROVIDED: 20' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage.

PROVIDED: Discovery Boulevard : 868 lf. of street frontage / 100 lf. = 29 canopy trees and 19 ornamental trees.
PROVIDED: 29 canopy trees + 21 ornamental trees

PARKING LANDSCAPE
REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and manauvering space exceeds 20,000 S.F. one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 80' from a canopy tree.
Phase II parking = 525 parking spaces or 53 canopy trees required.

PROVIDED: (57) 4" canopy trees and (19) ornamental trees.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

DETENTION LANDSCAPE
REQUIRED: (1) 4" cal. tree shall be planted for every 750 sq. ft. of detention area. Phase II total detention area = 47,995 sq. ft. / 750 sq. ft. = (64) 4" cal. trees.

PROVIDED: (65) 4" canopy trees and (65) ornamental trees.

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_____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
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McADAMS

SWBC ROCKWALL

SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
JM. ALLEN SURVEY, ABSTRACT NO. NO. 2
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ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

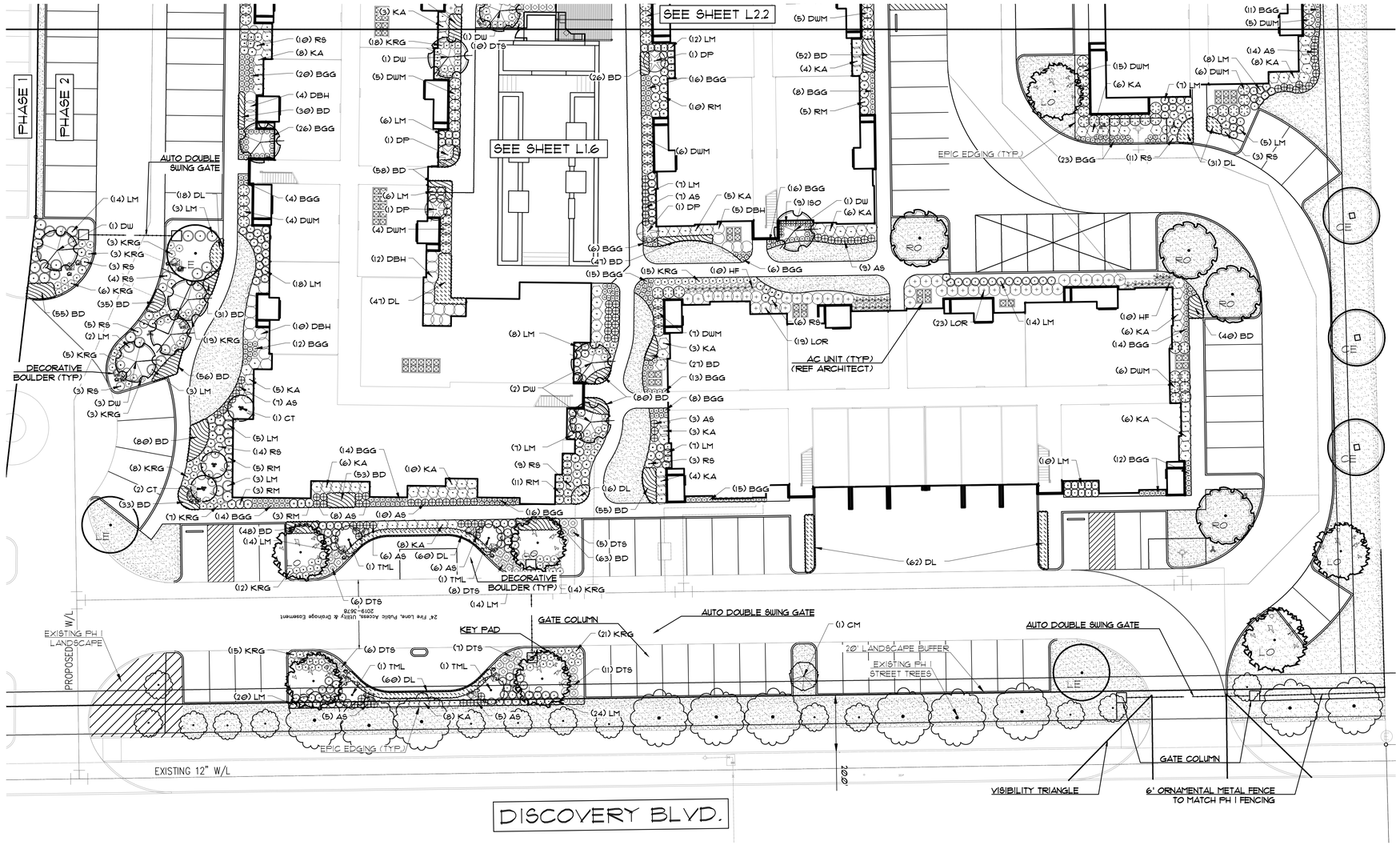
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 09/09/2020
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

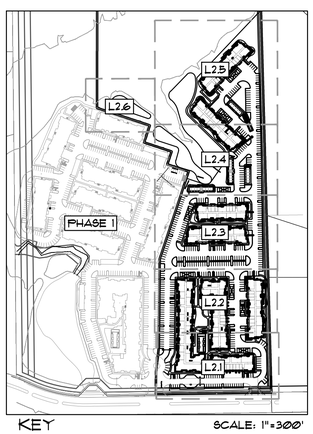
Drawn By: VC
Date: 08/14/2020
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Revisions:
09/09/2020

SWBC-20000

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Plotted: 9/9/2020 1:12 PM by Chris Vertz Saved: 9/9/2020 1:08 PM by chris





KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	ISO	Chasmanthium latifolium / Inland Sea Oats
	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Mynca pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	LM	Muhlenbergia lindheimeri / Lindheimer's Muhly
	KRG	Pennisetum alopecuroides `Karley Rose` / Fountain Grass
PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage
SHRUB AREAS	**CODE**	**BOTANICAL / COMMON NAME**
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SOD	Cynodon dactylon / Bermuda Grass

LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines). Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved EPIC landscape edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

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_____ _____
Planning & Zoning Commission, Chairman Date

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_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LANDSCAPE NOTES

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

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DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

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(DBA, G&A I McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Rockwall, Texas 75032
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

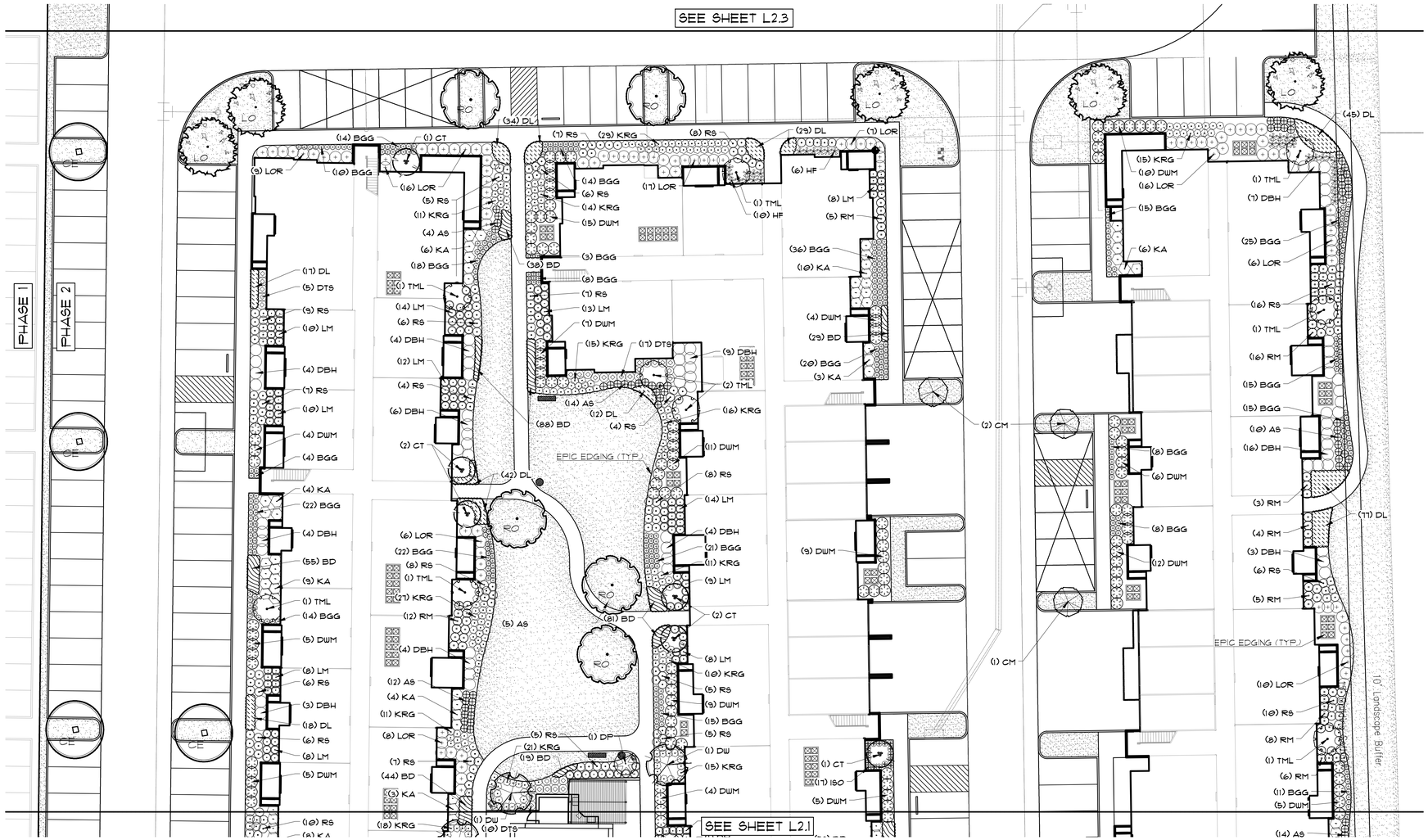
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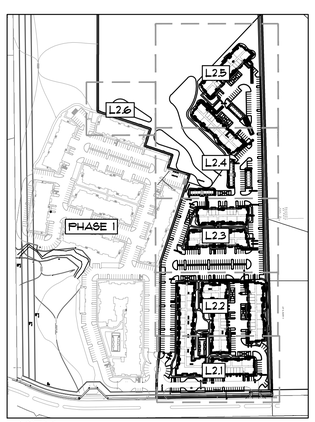
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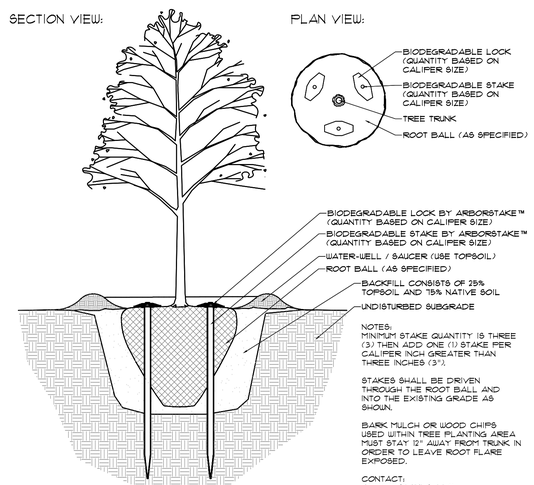
SWBC-20000

L2.1

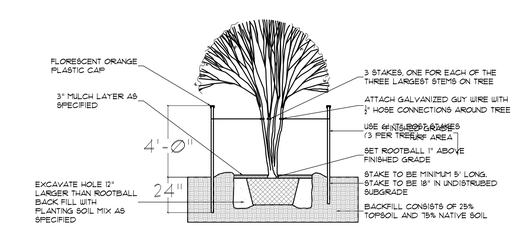
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Plotted: 9/9/2020 3:06 PM, by Nelson, Jeremy; Saved: 9/9/2020 3:00 PM, by jnelson







1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



2. MULTI TRUNK TREE STAKING
1/4"=1'

RECOMMENDED FOR FINAL APPROVAL

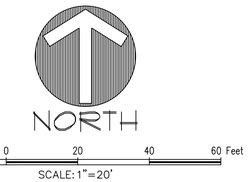
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PLANT SCHEDULE

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	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
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ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
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	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
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SHRUBS	CODE	BOTANICAL / COMMON NAME
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	HF	Cyrtomium falcatum / Holly Fern
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass

LANDSCAPE NOTES

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

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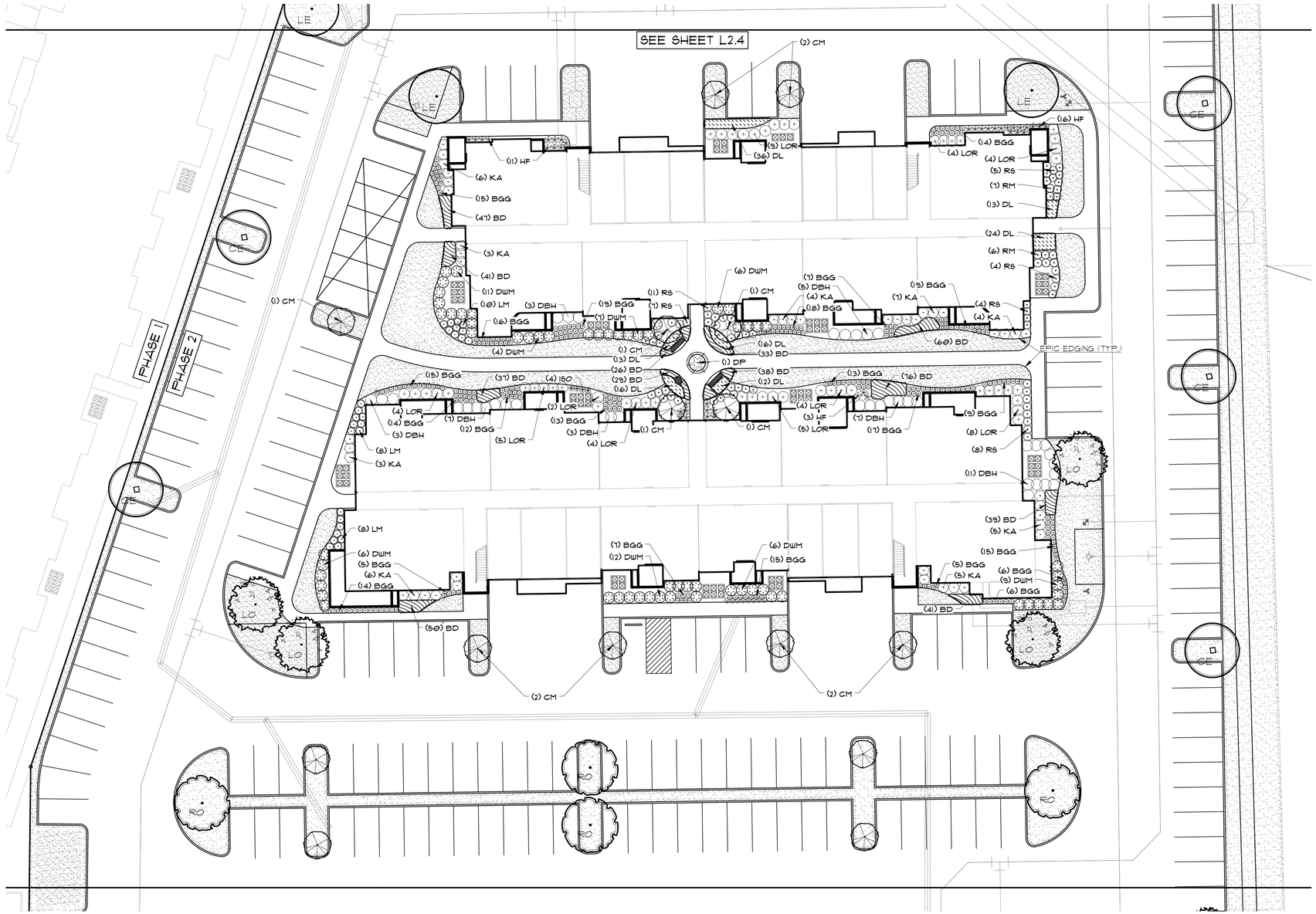
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Drawn By: VC
Date: 08/14/2020
Scale: 1"=20'
Revisions:
09/09/2020

SWBC-20000

L2.2

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Plotted: 9/9/2020 1:13 PM, by Cox, Vanity Saved: 9/9/2020 1:08 PM, by vcox



NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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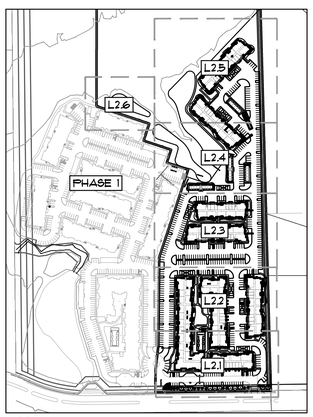
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass



KEY SCALE: 1"=300'

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a groun-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman — Date

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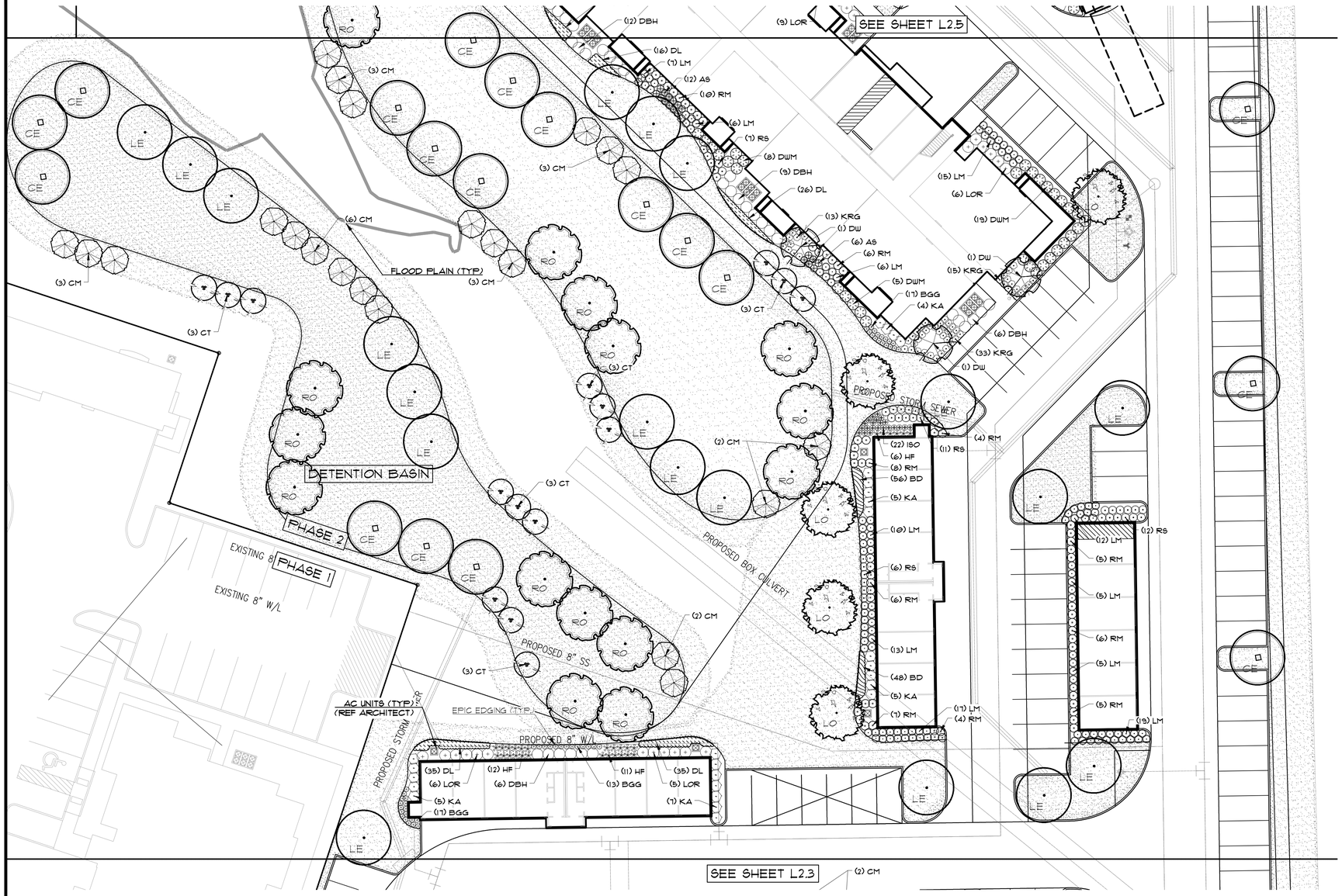
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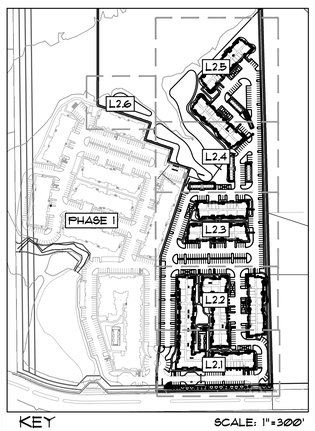
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09/09/2020

SWBC-20000

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KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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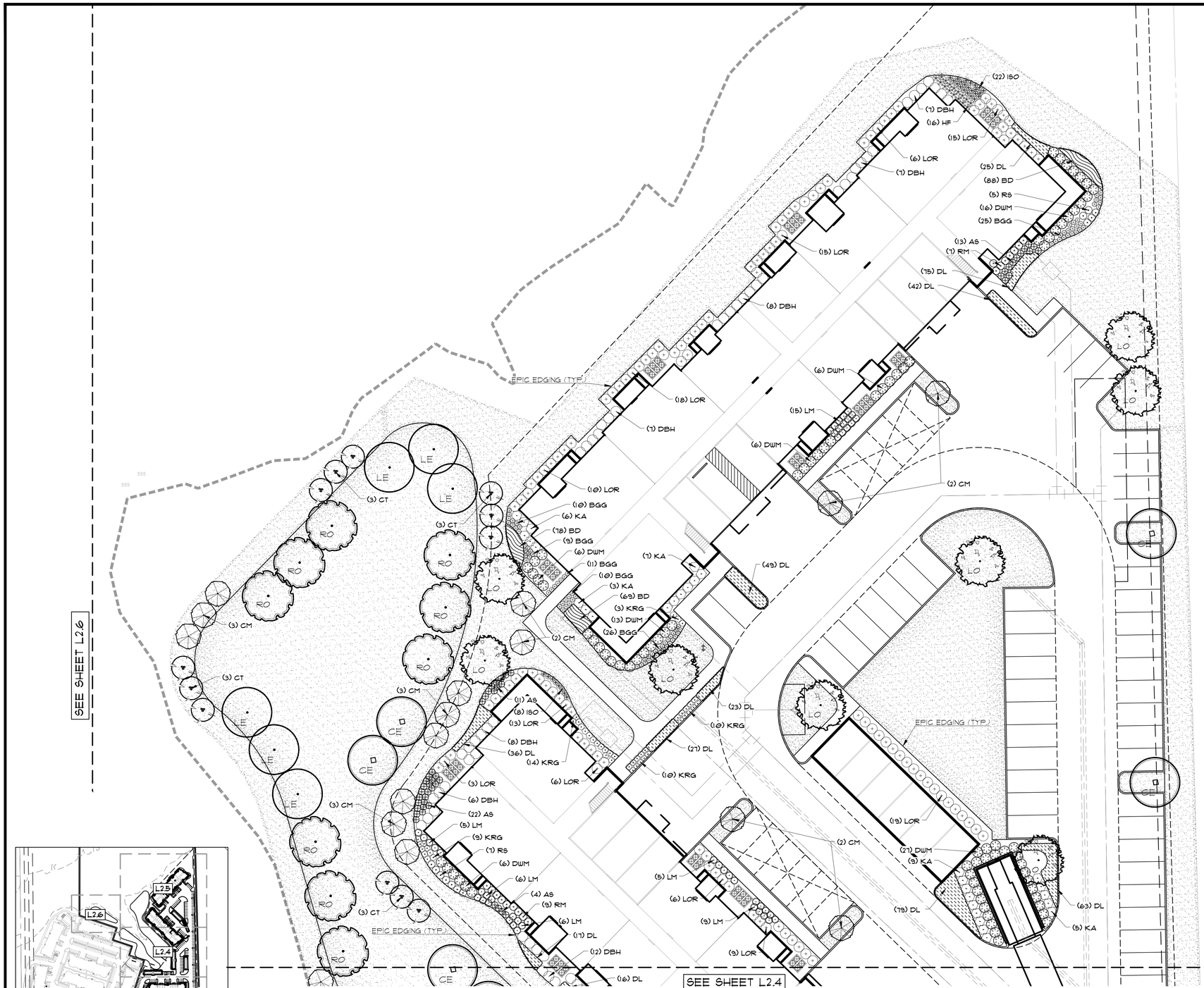
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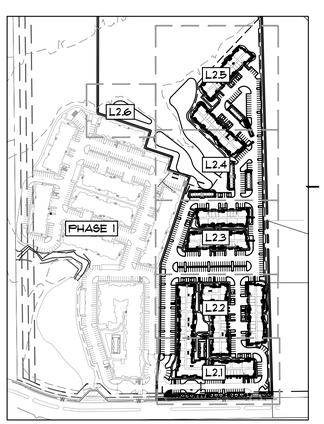
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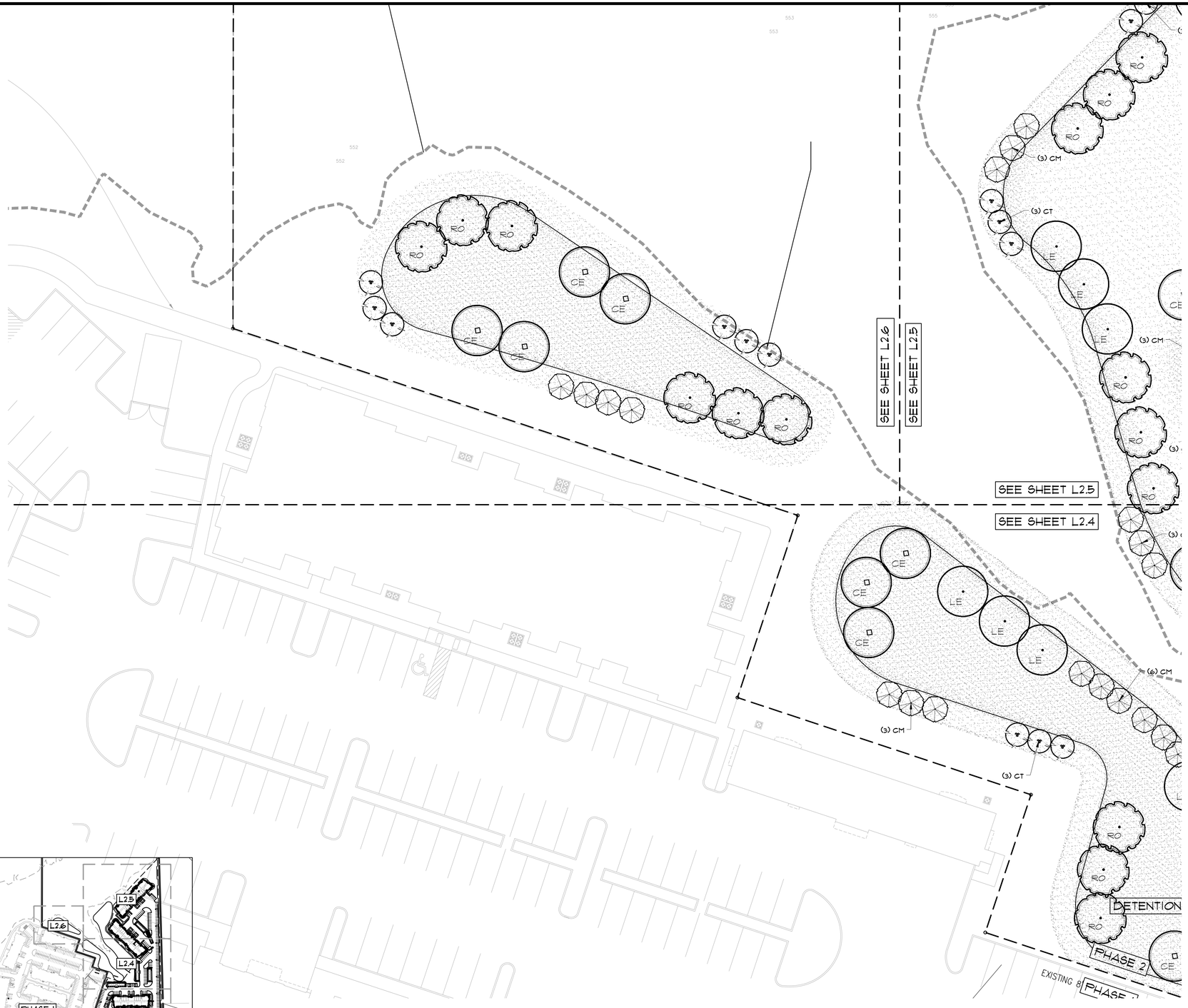
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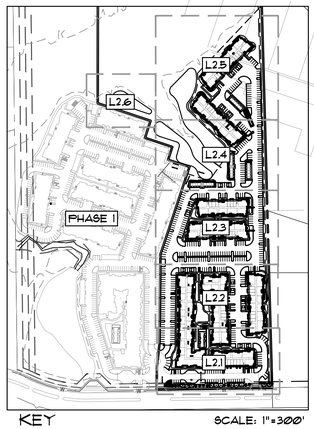
Drawn By: VC
Date: 08/14/2020
Scale: 1"=20'
Revisions:
09/09/2020

SWBC-20000

L2.5

File: M:\Projects\SWBC\Rockwall\SWBC-20000\Dot-Production\Planning and LA\Sheets\SWBC-20000-LS
Plotted: 9/9/2020 1:14 PM, by Cox, Verity, Daniel 9/9/2020 1:08 PM, by vcox





KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree

SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	ISO	Chasmanthium latifolium / Inland Sea Oats
	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary

GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	LM	Muhlenbergia lindheimeri / Lindheimer`s Muhly
	KRG	Pennisetum alopecuroides `Karlay Rose` / Fountain Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

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

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

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LANDSCAPE NOTES

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE # SP2020-021

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 County View Drive
Rockwall, Texas 75032
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 09/09/2020
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Drawn By: VC
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SWBC-20000

L2.6

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Plotted: 9/9/2020 1:14 PM, by Cox, Verity Saved: 9/9/2020 1:08 PM, by vcox

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
- [ ] Master Plat ($100.00 + $15.00 Acre) [1]
- [ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
- [ ] Final Plat ($300.00 + $20.00 Acre) [1]
- [ ] Replat ($300.00 + $20.00 Acre) [1]
- [ ] Amending or Minor Plat ($150.00)
- [ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
- [x] Site Plan ($250.00 + $20.00 Acre) Total = $250.00 + ($20.00 x 21.275 Acres) = $675.50
- [ ] 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	2300 Discovery Blvd. Rockwall, Texas 75032				
Subdivision	SWBC Rockwall Addition, Phase II	Lot	1	Block	A
General Location	Discovery Blvd. between John King Blvd. & Innovations Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-83		Current Use	Apartments	
Proposed Zoning	PD-83		Proposed Use	Apartments	
Acreage	21.275	Lots [Current]	1	Lots [Proposed]	1

[x] ***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	SWBC RW2, LP	[x] Applicant	McAdams
Contact Person	Spencer Byington	Contact Person	Jeremy Nelson
Address	5949 Sherry Lane. Suite 750	Address	201 Country View Drive
City, State & Zip	Dallas, Texas 75225	City, State & Zip	Roanoke, Texas 76262
Phone	(214) 924-4156	Phone	(469) 240-9765
E-Mail	sbyington@swbc.com	E-Mail	jnelson@mcadamsco.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Spencer Byington [*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 $ $675.50 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 14th *day of* August *, 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."*

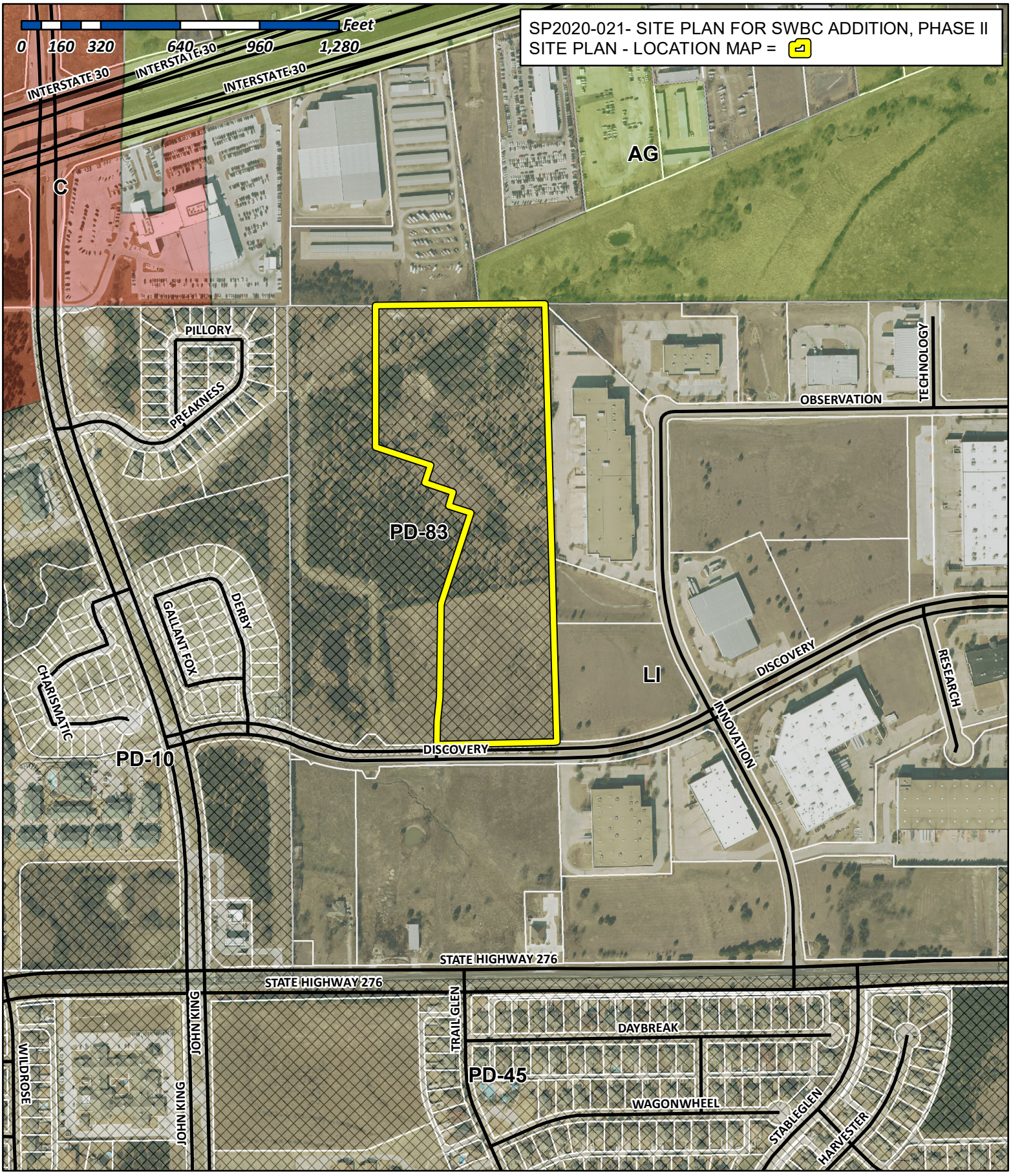
Given under my hand and seal of office on this the 13th *day of* August *, 20* 20

Owner's Signature

Notary Public in and for the State of Texas

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659307-0

My Commission Expires



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.

August 14, 2020

Planning Services Division
City of Rockwall, TX
385 S. Goliad St.
Rockwall, TX 75087

RE: SWBC Phase 2 - Site Plan Application
McAdams Job Number WBC 20000

To Whom It May Concern:

Please accept this letter, on behalf of SWBC, as an explanation of the proposed Site Plan Application. We are submitting, for review and approval, a Site Plan Application to for the development of phase II of the SWBC Apartments.

As discussed in our pre application meeting, phase 2 of the development responds to city comments to remove all dead end parking while keeping the original intent of the original layout. The layout consists of 10 buildings with associated parking, above ground stormwater detention, and other amenities.

The property is approximately 21.275 acres and is located on lot 1, Block A of the JM Allen Survey. The proposed phase 2.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Josh Barton, P.E.

cc. Mr. Brad Lanham

SITE PLAN
for
SWBC ROCKWALL

LOT 1, BLOCK A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres

in the

J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS
AUGUST 2020

Vicinity Map 1"=2000'

SHEET LIST TABLE

CS	COVER SHEET
N1	GENERAL NOTES
OAS1	OVERALL SITE PLAN
S1	SITE PLAN
S2	SITE PLAN
S3	SITE PLAN
L1.0	TREESCAPE PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Contact: R. Von Beougher, P.E.

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
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SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 8/13/2020

Drawn By: --
Date: 08/14/2020
Scale: N.T.S.
Revisions:

SWBC-20000

CS

SITE PLAN

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Plotted: 8/13/2020 4:05 PM by Justin Land - 8/13/2020 4:03 PM by justinl

GENERAL NOTES

1. THE TERM MUNICIPALITY REFERS TO THE ROCKWALL.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM −3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C−900 DR−18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB−GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY−TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY−TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN−OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150−PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE−IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN−OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

PROJECT GENERAL NOTES

1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT−OF−WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128−137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS−BUILTS DRAWINGS AND SHALL SUBMIT MARK−UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
7. PRIOR TO CONSTRUCTION, A PRE−CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
9. THE CONTRACTOR, AND HIS AGENTS, AND SUB−CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

TOWN OF FLOWER MOUND UTILITY CONTACTS

WATER/WASTEWATER DEPT.	(972) 874−6010
ENGINEERING DEPT.	(972) 874−6315
PUBLIC WORKS DEPT.	(972) 874−6400
BUILDING INSPECTIONS DEPT.	(972) 874−6355
UTILITY OPERATIONS DEPT.	(972) 874−6405
PARKS & RECREATION DEPT.	(972) 874−6300
ENVIRONMENTAL SERVICES	(972) 874−6340
TRAFFIC SIGNAL OPERATIONS	(972) 874−6317
ONCOR	(972) 497−7571
CO−SERV	(940) 321−7800
TXU	(972) 791−2828
VERIZON	(972) 318−0264
SOUTHWESTERN BELL	(817) 338−6803
TCI CABLE	(972) 539−0053
TIME WARNER	(972) 742−5892
GRANDE COMMUNICATIONS	(877) 238−6891
AT&T	1−800 464−7928
VERIZON FIOS	1−888 553−1555
ATMOS ENERGY	1−866 286−6700
WASTE MANAGEMENT	(972) 315−5400
UNITE COMMUNICATIONS	(214) 960−9710
DIG T.E.S.S	1−(800) 344−8377

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right−of−Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grade		

LINES & SYMBOLS:

Existing:		Proposed:
−500− −501−	Contours	505 501
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

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5949 SHERRY LANE, SUITE 750
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940. 240. 1010

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
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21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

GENERAL NOTES

PRELIMINARY PLANS

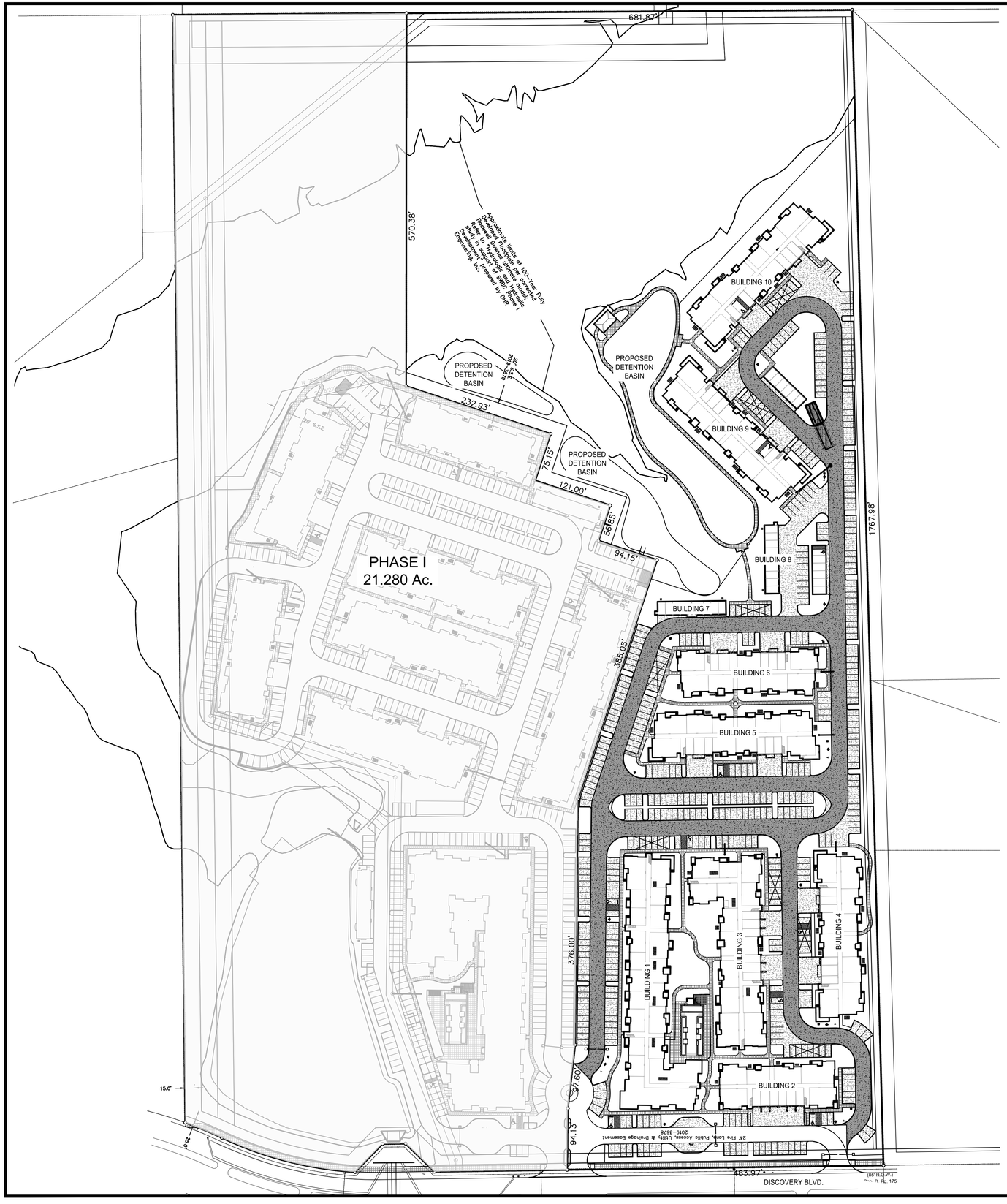
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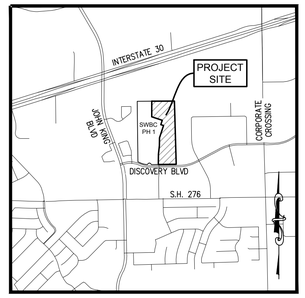
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SWBC-20000

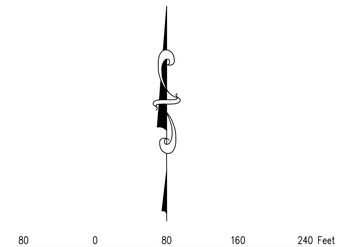
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Vicinity Map 1"=2000'



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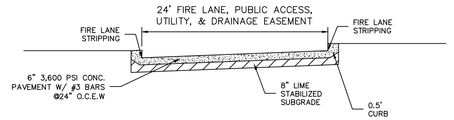
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8. PHASE II OF THE PROPERTY HAS YET TO BE PLATTED.

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

BUILDING SUMMARY			
	STORIES	MAX HEIGHT	SF
Building 1	3-Story	37'-10"	83,519 SF
Building 2	3-Story	38'-0"	35,284 SF
Building 3	3-Story	38'-3"	65,481 SF
Building 4	3-Story	38'-0"	48,392 SF
Building 5	3-Story	38'-0"	48,392 SF
Building 6	3-Story	38'-6"	40,062 SF
Building 7	2-Story	23'-0"	4,748 SF
Building 8	2-Story	23'-0"	4,748 SF
Building 9	3-Story	38'-0"	48,392 SF
Building 10	3-Story	38'-0"	48,392 SF
Total Building Area			427,410 SF

PARKING SUMMARY	
Garage Parking Provided	70
Parking Provided Onsite	455
Total Parking Provided	525



TYPICAL STREET SECTION

N.T.S

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman — Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

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

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

_____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE #XX-XXXX

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McADAMS

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21.275 Acres
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J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
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ROCKWALL COUNTY, TEXAS

OVERALL SITE PLAN

PRELIMINARY PLANS

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TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 8/14/2020

Drawn By: CMK
Date: 08/14/2020
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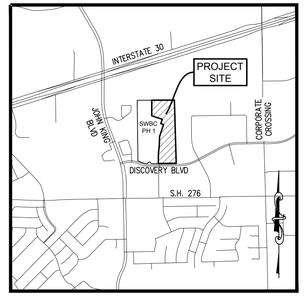
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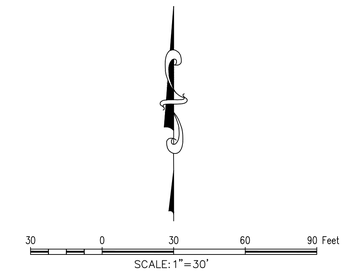
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REF-S2

REF-S1



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PARKING AREA:
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FOR ALL VEHICULAR PAVEMENT:
CONSTRUCTION JOINTS @ 15' MAXIMUM
EXPANSION JOINTS @ 60' MAXIMUM

REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION/RECOMMENDATIONS.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

CASE #XX-XXXX

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111 Lakeview Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
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940. 240. 1510

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL

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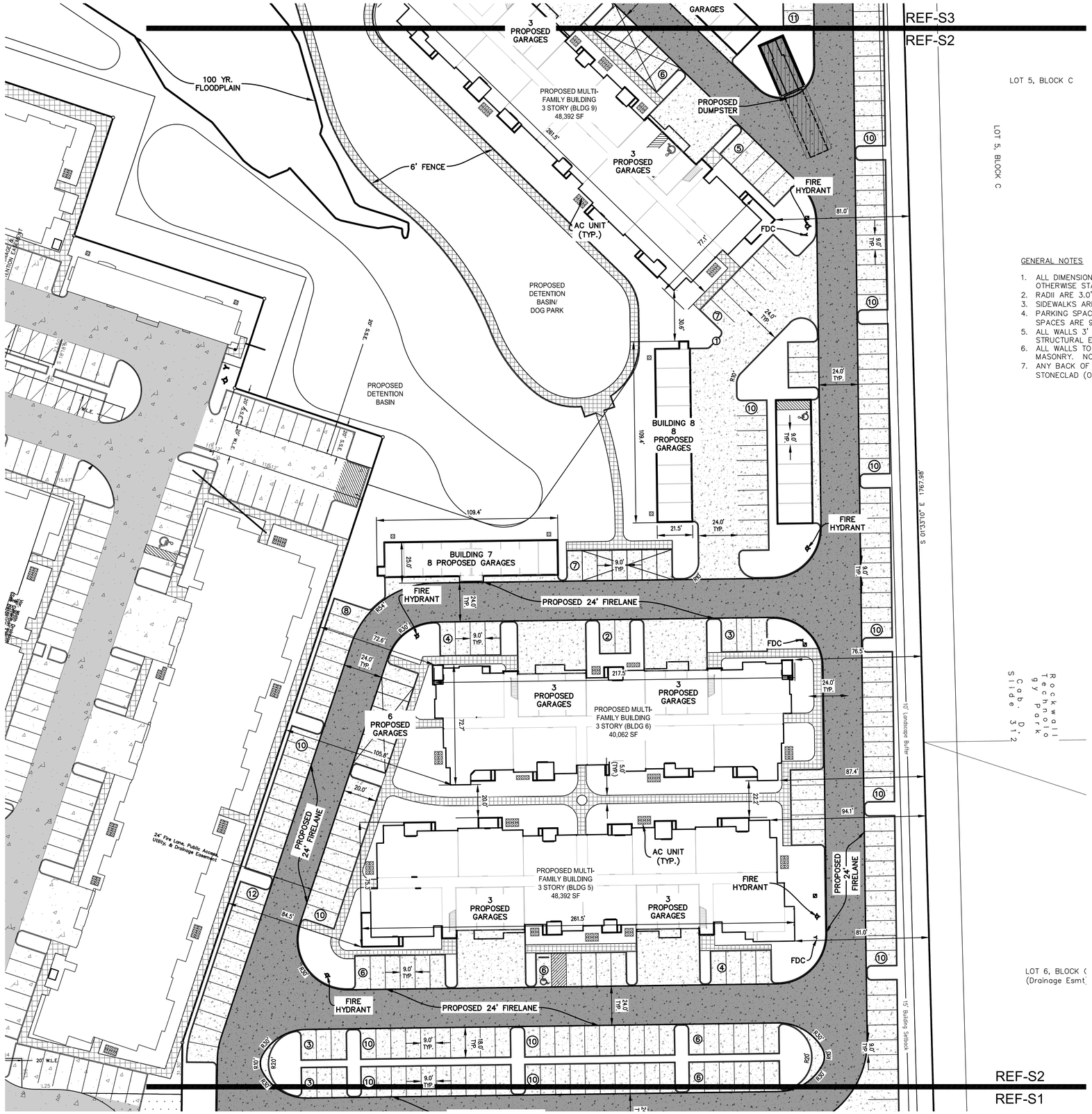
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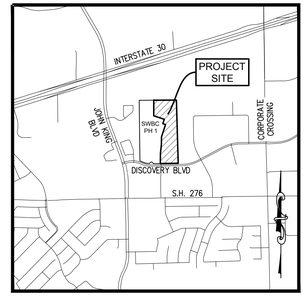
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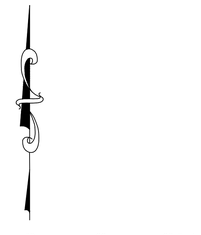
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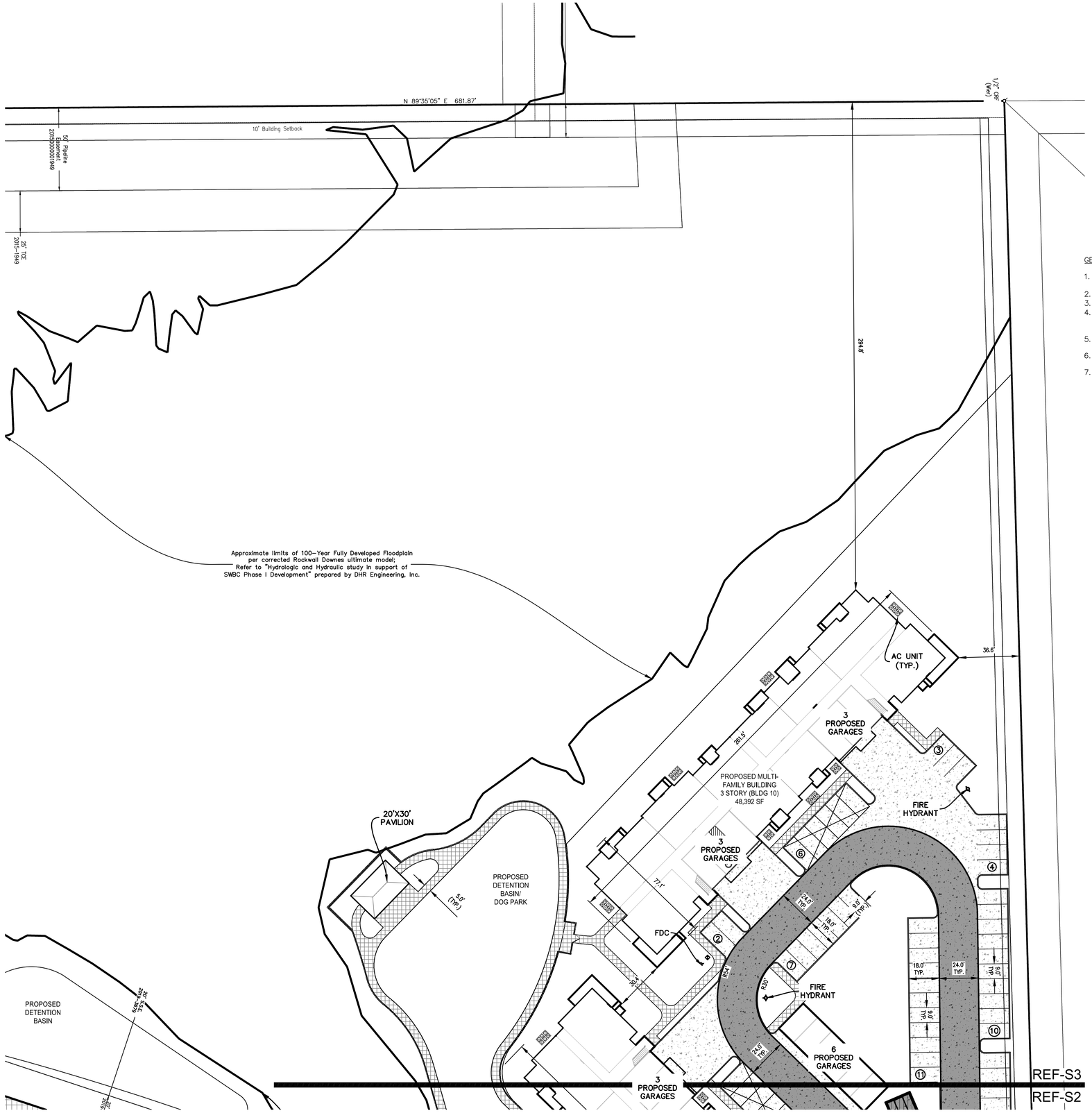
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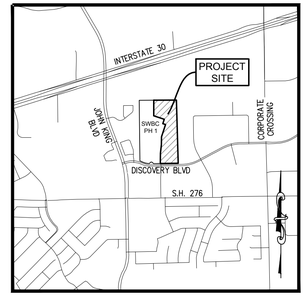
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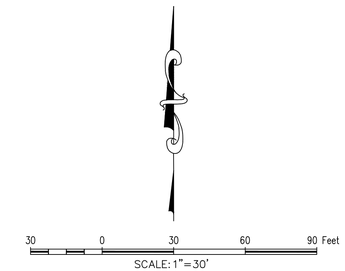
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CONTRACTOR MAY SUBSTITUTE LIME STABILIZED SUBGRADE WITH ONE (1) ADDITIONAL INCH OF CONCRETE THICKNESS PER GEOTECHNICAL REPORT; TOP 6" SUBGRADE TO BE SCARIFIED AND COMPACTED TO 95% SPD

FOR ALL VEHICULAR PAVEMENT:
CONSTRUCTION JOINTS @ 15' MAXIMUM
EXPANSION JOINTS @ 60' MAXIMUM

REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION/RECOMMENDATIONS.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington
CASE #XX-XXXX

The John R. McAdams Company, Inc.
111 Lakeside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 9712

TBPE: 1002 TBPLS: 10194440
www.jrmcadams.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN

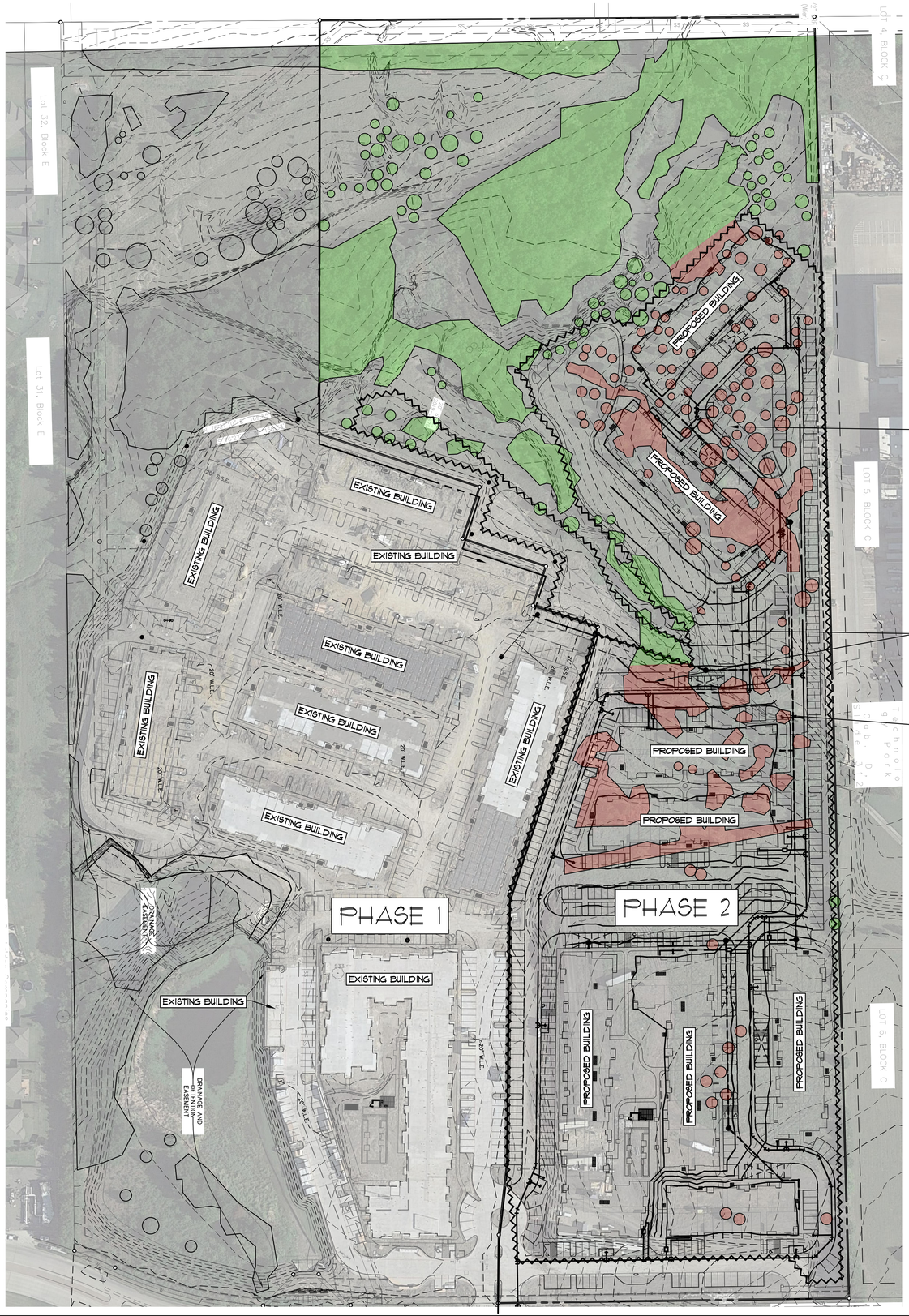
PRELIMINARY PLANS
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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 8/13/2020

Drawn By: CMK
Date: 08/14/2020
Scale: 1"=30'
Revisions:

SWBC-20000

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Plotted: 8/13/2020 6:03 PM, by Plotter: Sweet 8/13/2020 5:49 PM, by sbidwell



SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

LEGEND

- EXISTING CANOPY TO REMAIN
- EXISTING CANOPY TO REMOVE
- EXISTING CANOPY PHASE 1
- LIMITS OF CONSTRUCTION

NOTE:
THERE ARE NO PROTECTED TREES WITHIN THE LIMITS OF CONSTRUCTION

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

NON-PROTECTED EXISTING TREES 10.5" OR LESS

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TREE PLAN

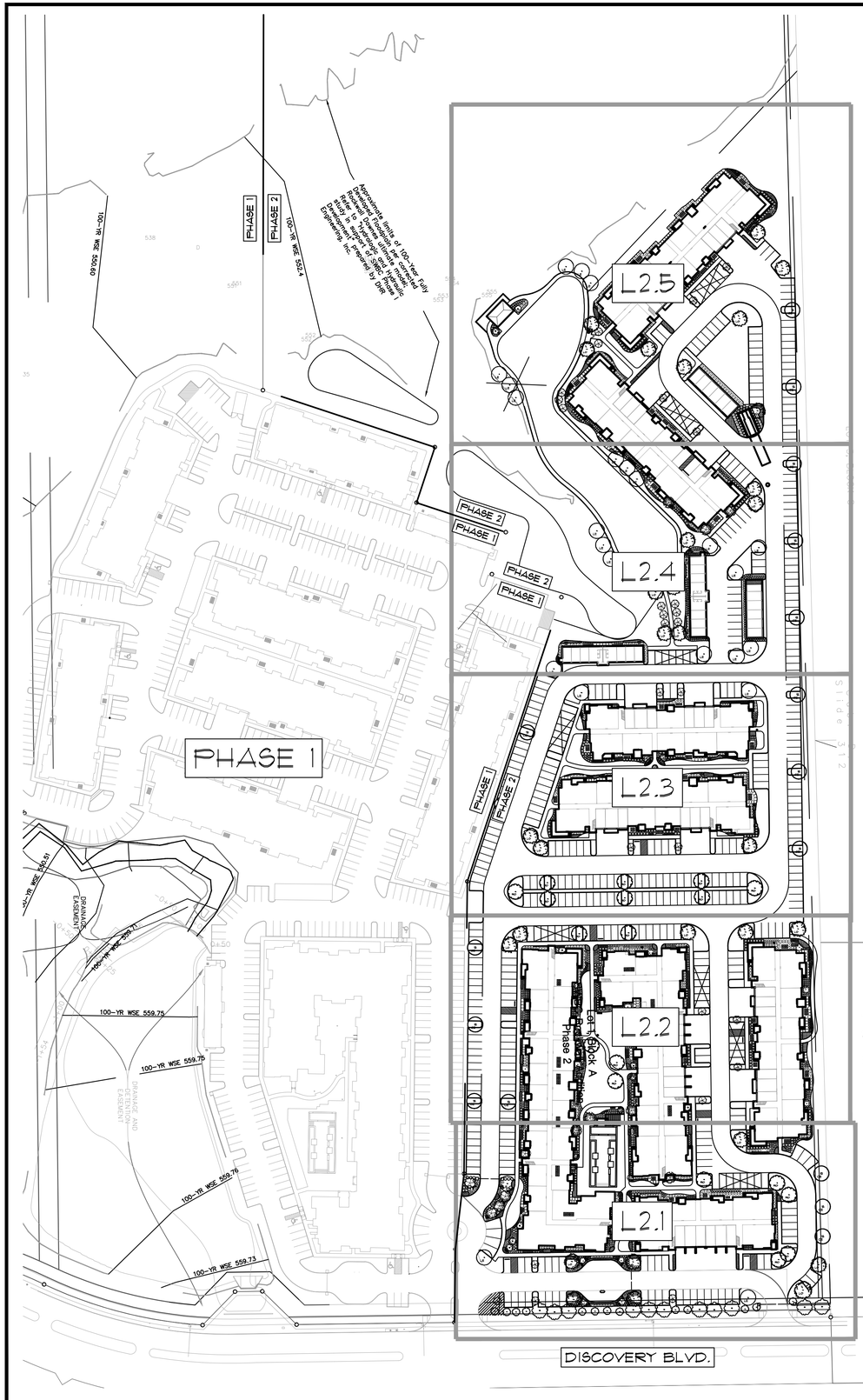
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 8/13/20
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

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Date: 08/14/2020
Scale: 1"=80'
Revisions:

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Plotted: 8/13/2020 8:42 PM, by Nelson, Jeremy Saved: 8/13/2020 8:42 PM, by Jeremy



PLANT SCHEDULE							
TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	CONT	REMARKS	
18	Shumard Red Oak	Quercus shumardii	4"	10'-12'	PER PLAN	SINGLE TRUNK	
29	Southern Live Oak	Quercus virginiana	4"	10'-12'	PER PLAN	SINGLE TRUNK	
17	Cedar Elm	Ulmus crassifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK	
24	Lacebark Elm	Ulmus parvifolia	4"	10'-12'	PER PLAN	SINGLE TRUNK	
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	CONT	REMARKS	
14	Desert Willow	Chilopsis linearis	30 gal	10'-12'	PER PLAN	MULTI TRUNK	
30	Crape Myrtle	Lagerstroemia indica	20 GAL	7'-8'	PER PLAN	MULTI TRUNK	
6	Texas Palmetto	Sabal texana	15 GAL	3'-4'	PER PLAN	FULL	
13	Texas Mountain Laurel	Sophora secundiflora	20 GAL	7'-8'	PER PLAN	MULTI TRUNK	
11	Chaste Tree	Vitex agnus-castus	20 GAL	7'-8'	8'	MULTI TRUNK	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
253	Kaleidoscope Abelia	Abelia x grandiflora `Kaleidoscope`	3 gal	24"	3'-0"	FULL	
82	Inland Sea Oats	Chasmanthum latifolium	3 gal	12"	24"o.c.		
152	Holly Fern	Cyrtomium falcatum	3 gal	12"	2'-0"	SHADE	
210	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	5 gal	30"	3'-0"	FULL	
59	Dwarf Texas Sage	Leucophyllum frutescens `Bertstar Dwarf`	5 gal	24"	PER PLAN	XERI	
325	Daruma Dwarf Loropetalum	Loropetalum chinense `Daruma`	3 gal	18"	3'-0"	FULL	
339	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gal	36"	4'-0"	FULL	
188	Rosemary	Rosmarinus officinalis	3 gal	24"	3'-0"	XERI	
GRASSES	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
1,003	Blonde Ambition Blue Grama	Bouteloua gracilis `Blonde Ambition`	1 gal	24"	24"o.c.	XERI	
557	Lindheimer's Muhly	Muhlenbergia lindheimeri	3 gal	18"	3'-0"	XERI	
475	Fountain Grass	Pennisetum alopecuroides `Karley Rose`	3 gal			HEALTHY EVEN GROWTH	
PERENNIALS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
324	Little Spire Russian Sage	Perovskia atriplicifolia `Little Spire`	3 gal	12"	3'-0"o.c.	XERI	
220	Autumn Sage	Salvia greggii	1 gal	12"	24"o.c.	XERI	
SHRUB AREAS	COMMON NAME	BOTANICAL NAME	CONT				SPACING
1,204	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4"-6"				18" o.c.
2,079	Blackfoot Daisy	Melampodium leucanthum	4"-6"				12" o.c.
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		SPACING
127,514 sf	Bermuda Grass	Cynodon dactylon	--				

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

LANDSCAPE ORDINACE - City of Rockwall, TX

Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE

REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are 4 caliper inches

REQUIRED: A minimum of 20% (4.26 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 15% Landscaped area = 25% Open Space

BUFFER LANDSCAPE

REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.

PROVIDED: 20' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage.

PROVIDED: Discovery Boulevard : 969 Lf. of street frontage / 100 Lf. = 29 canopy trees and 19 ornamental trees.
PROVIDED: 29 canopy trees + 21 ornamental trees

PARKING LANDSCAPE

REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and manuvering space exceeds 20,000 S.F. one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 80' from a canopy tree.
Phase II parking = 525 parking spaces or 53 canopy trees required.

PROVIDED: (62) 4" canopy trees and (18) ornamental trees.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved EPIC edge landscape edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

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Lot 1, Block A
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ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

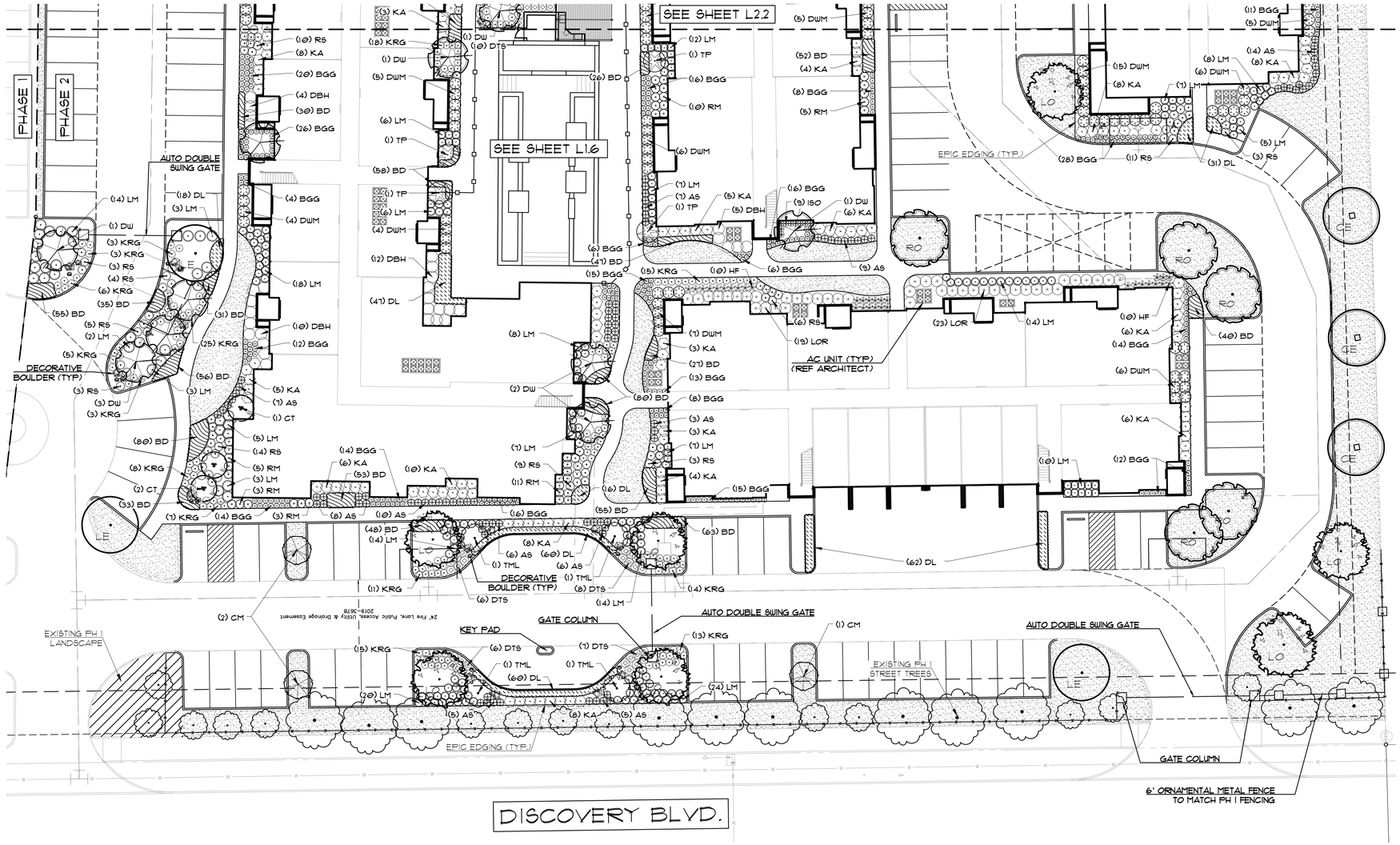
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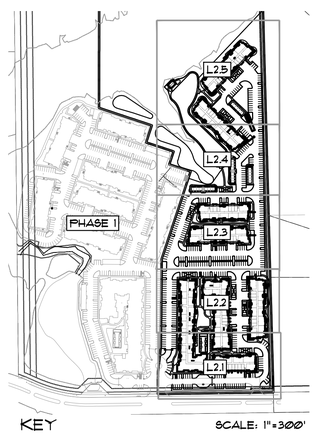
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Revisions:

SWBC-20000

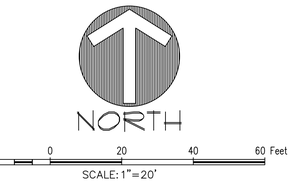
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KEY SCALE: 1"=300'



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	TP	Sabal texana / Texas Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree

SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	ISO	Chasmanthium latifolium / Inland Sea Oats
	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Mynca pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary

GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	LM	Muhlenbergia lindheimeri / Lindheimer's Muhly
	KRG	Pennisetum alopecuroides `Karley Rose` / Fountain Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass

LANDSCAPE NOTES

SEE SHEET L2.0 FOR PROJECT LANDSCAPE NOTES, THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, AND FULL LANDSCAPE SCHEDULE, ETC

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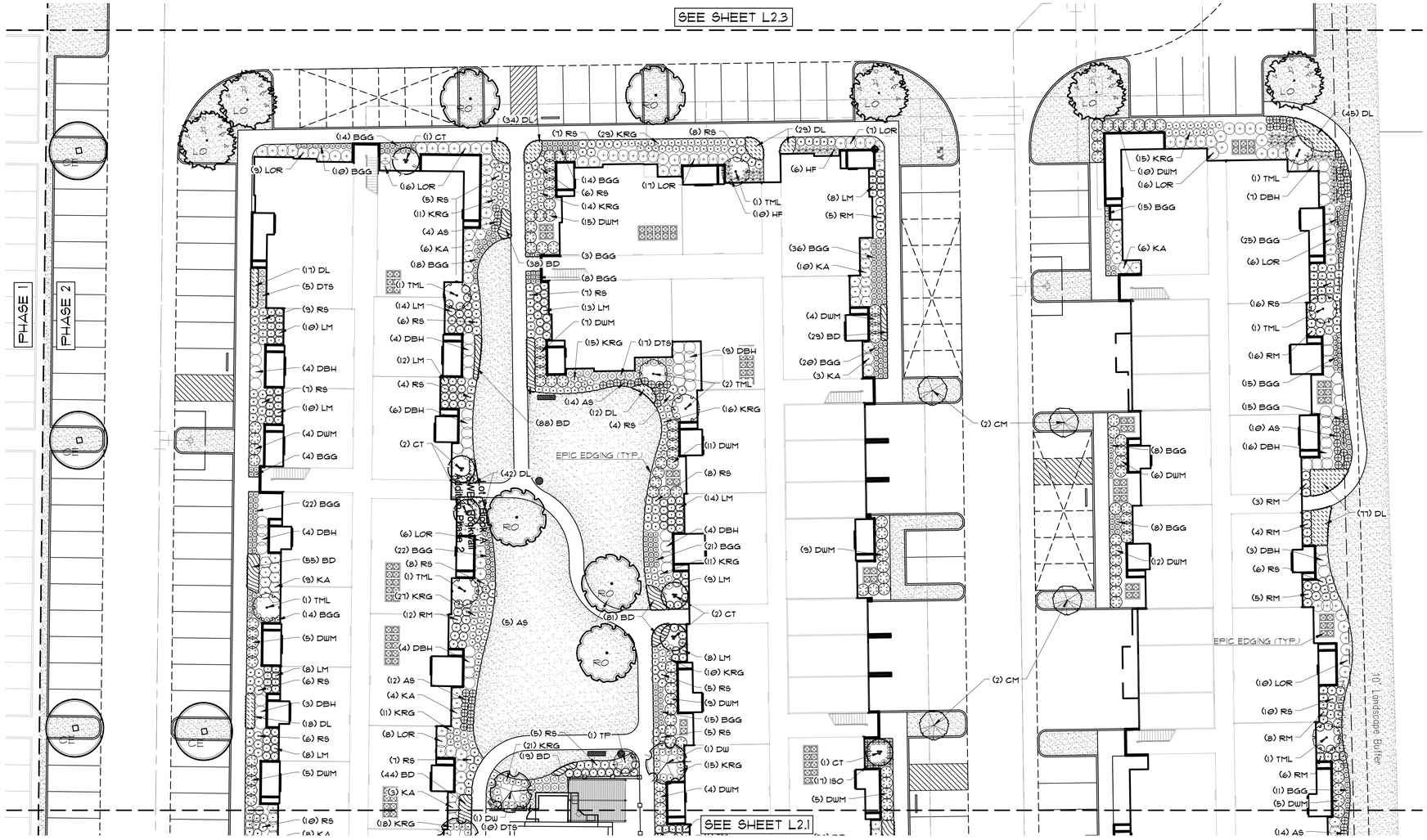
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NORTH

20 0 20 40 60 Feet

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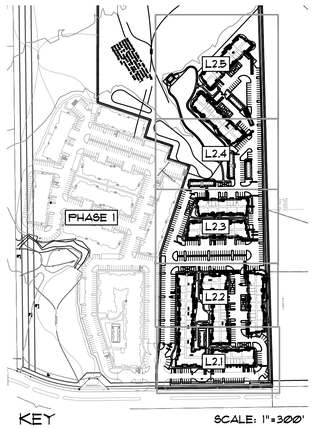
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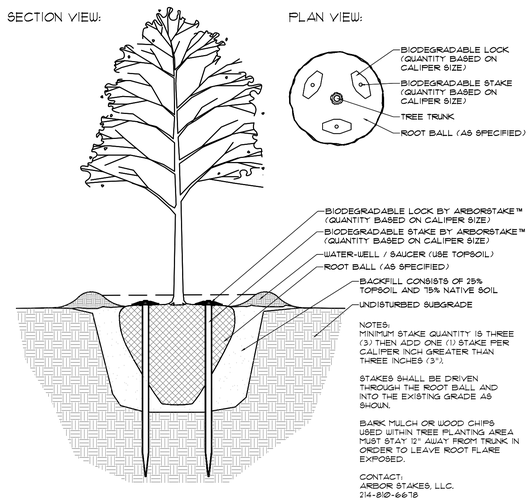
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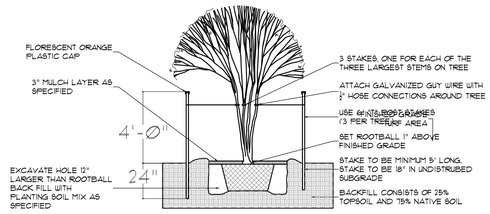


KEY SCALE: 1"=300'

SECTION VIEW: PLAN VIEW:



1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



2. MULTI TRUNK TREE STAKING
1/4"=1'

LANDSCAPE NOTES

SEE SHEET L2.0 FOR PROJECT LANDSCAPE NOTES, THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, AND FULL LANDSCAPE SCHEDULE, ETC

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ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

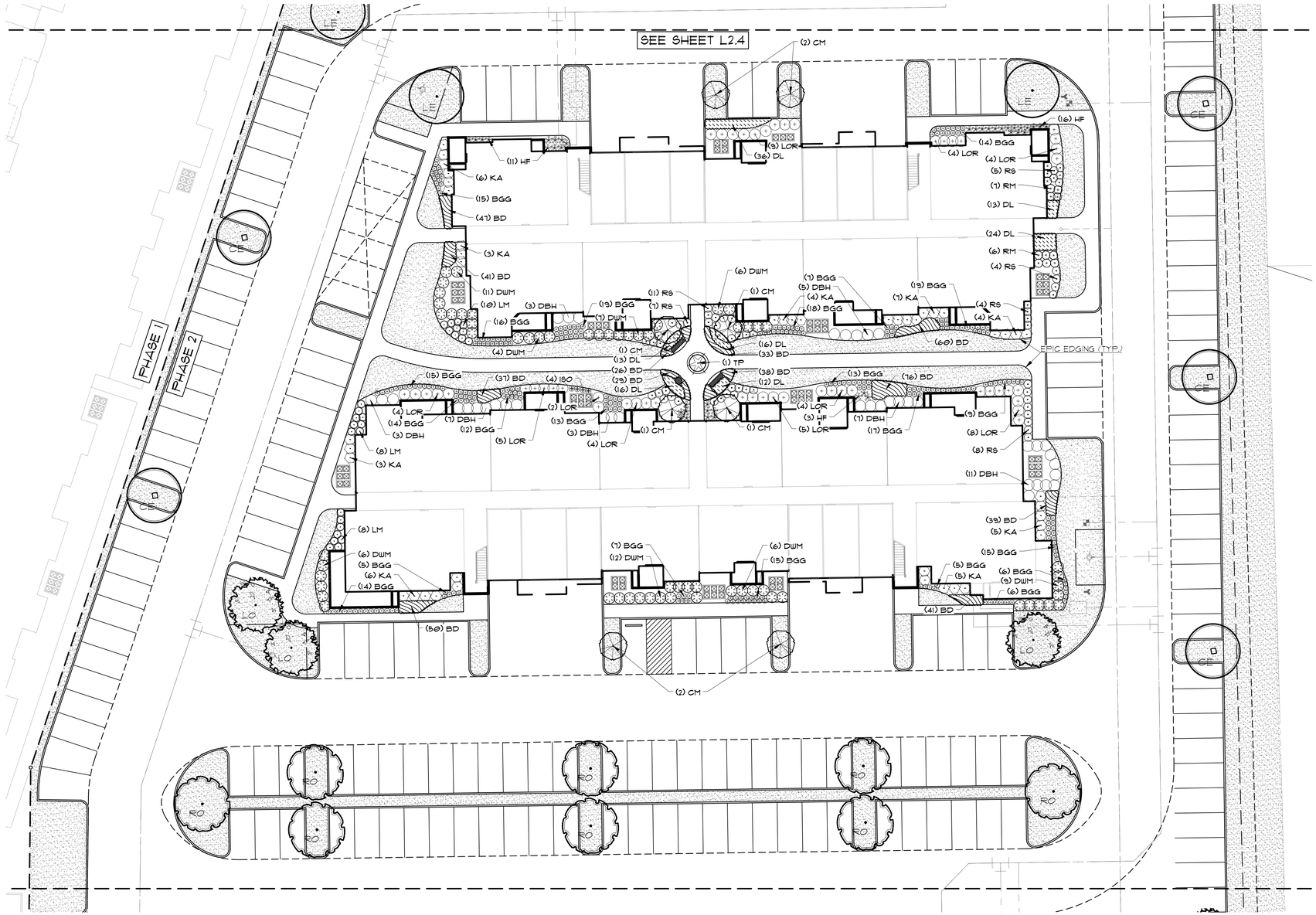
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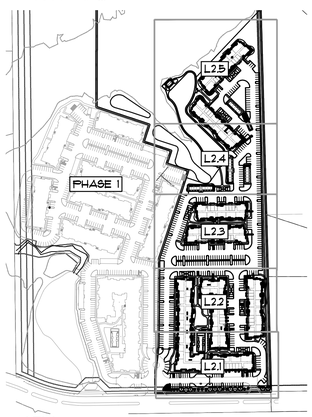
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Revisions:

SWBC-20000

L2.2

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NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	TP	Sabal texana / Texas Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree

SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
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	HF	Cyrtomium falcatum / Holly Fern
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Mynca pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary

GRASSES	CODE	BOTANICAL / COMMON NAME
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	LM	Muhlenbergia lindheimeri / Lindheimer`s Muhly
	KRG	Pennisetum alopecuroides `Karley Rose` / Fountain Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
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	AS	Salvia greggii / Autumn Sage

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass

LANDSCAPE NOTES

SEE SHEET L2.0 FOR PROJECT LANDSCAPE NOTES, THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, AND FULL LANDSCAPE SCHEDULE, ETC

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OWNER/DEVELOPER
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5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214)987-0700
Contact: Spencer Byington

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TBPE: 19762 TBPLS: 10194440
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SWBC ROCKWALL

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Lot 1, Block A
21.275 Acres
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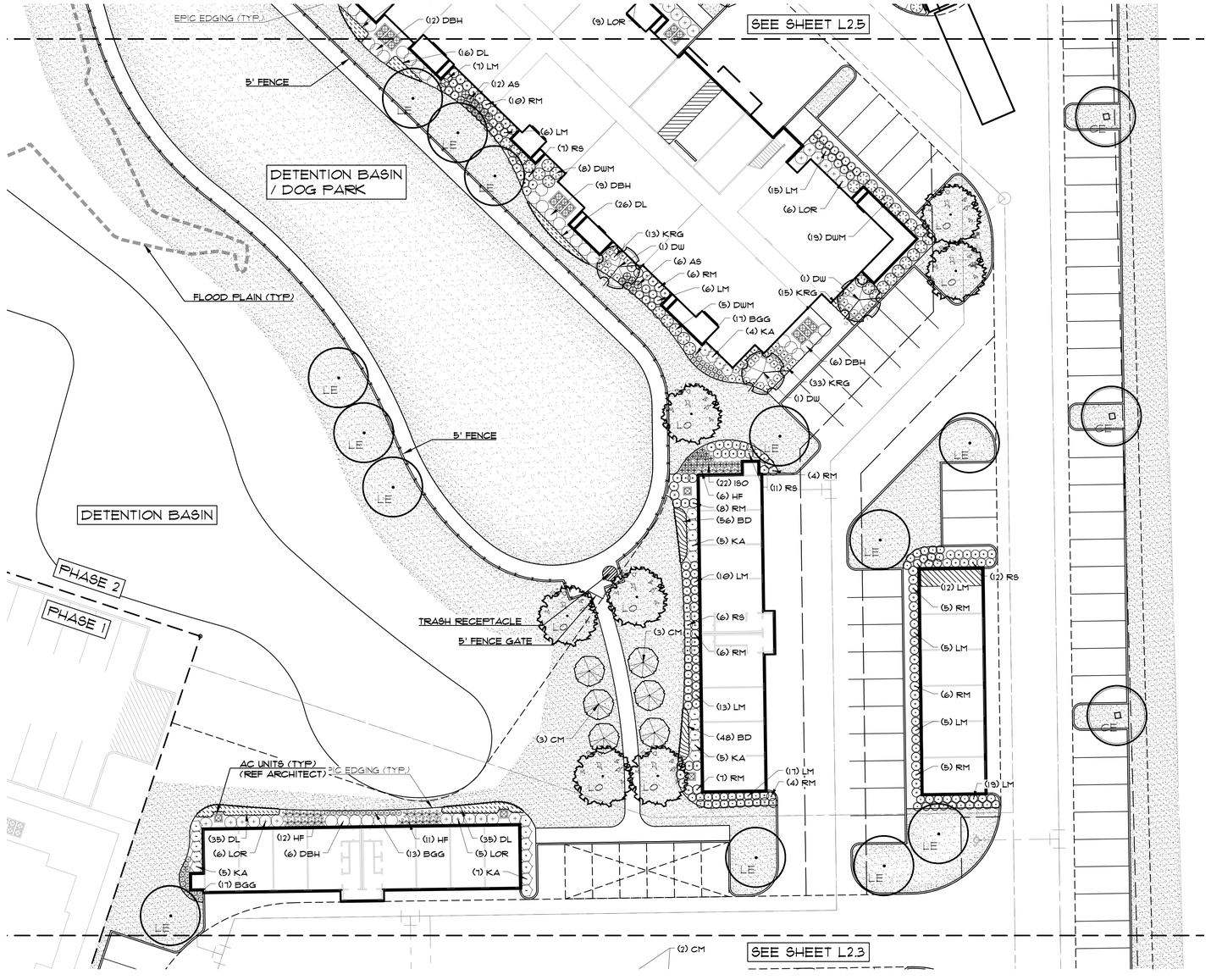
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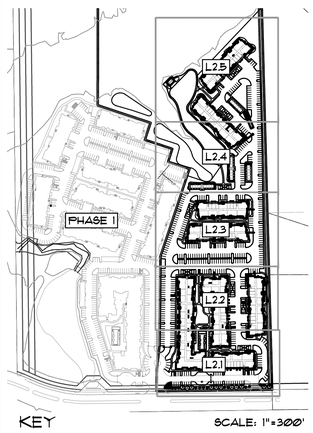
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SWBC-20000

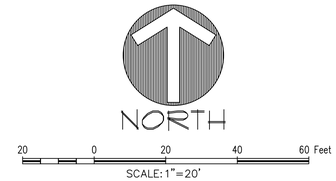
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KEY SCALE: 1"=300'



PLANT SCHEDULE

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LANDSCAPE NOTES

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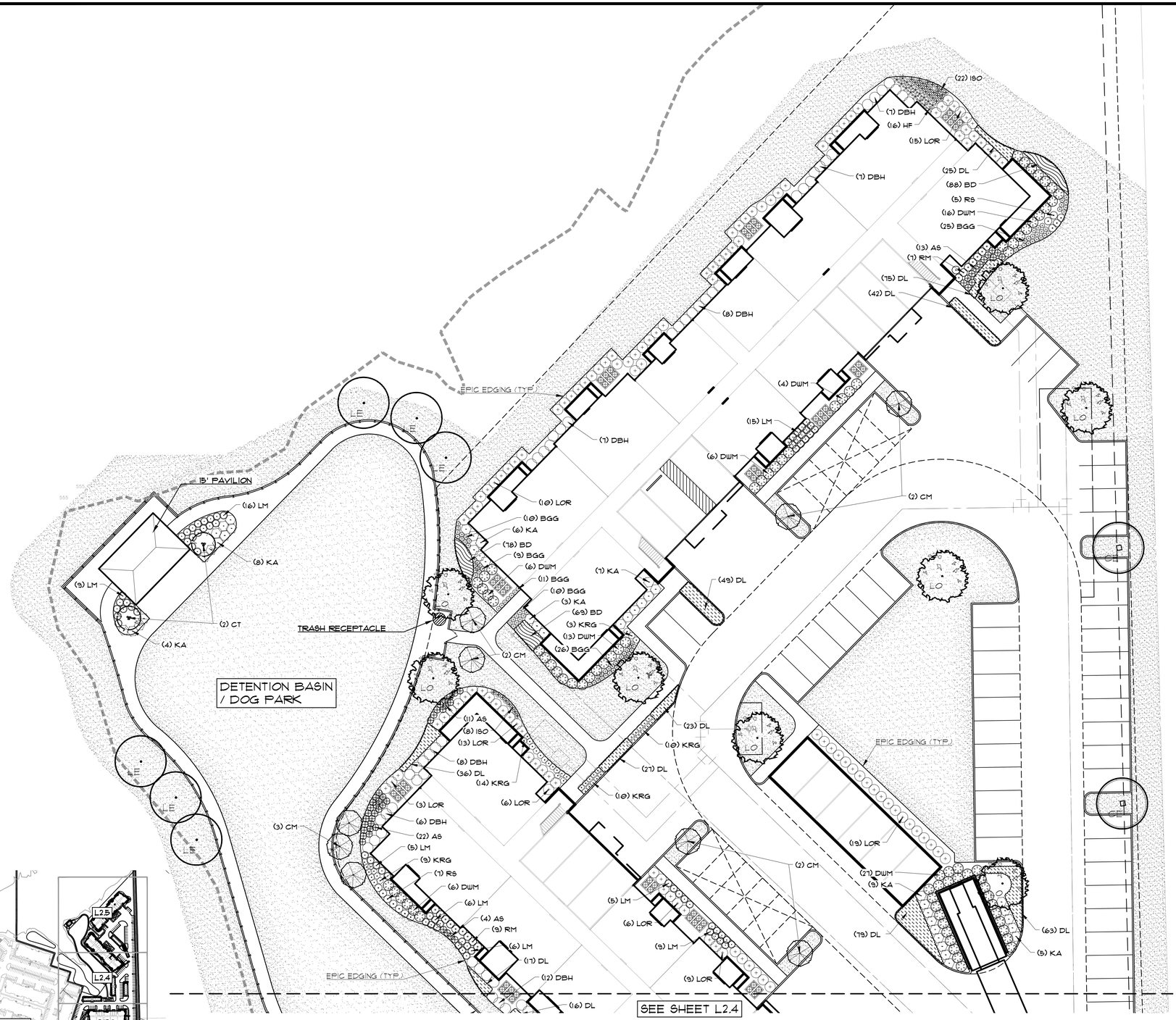
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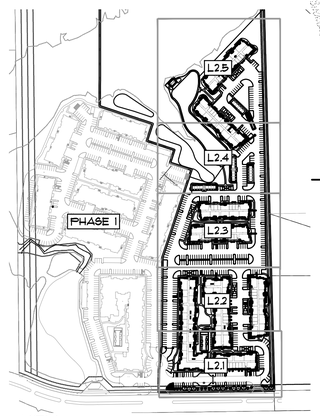
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SWBC-20000

L2.4

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KEY SCALE: 1"=300'

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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SWBC-20000

L2.5

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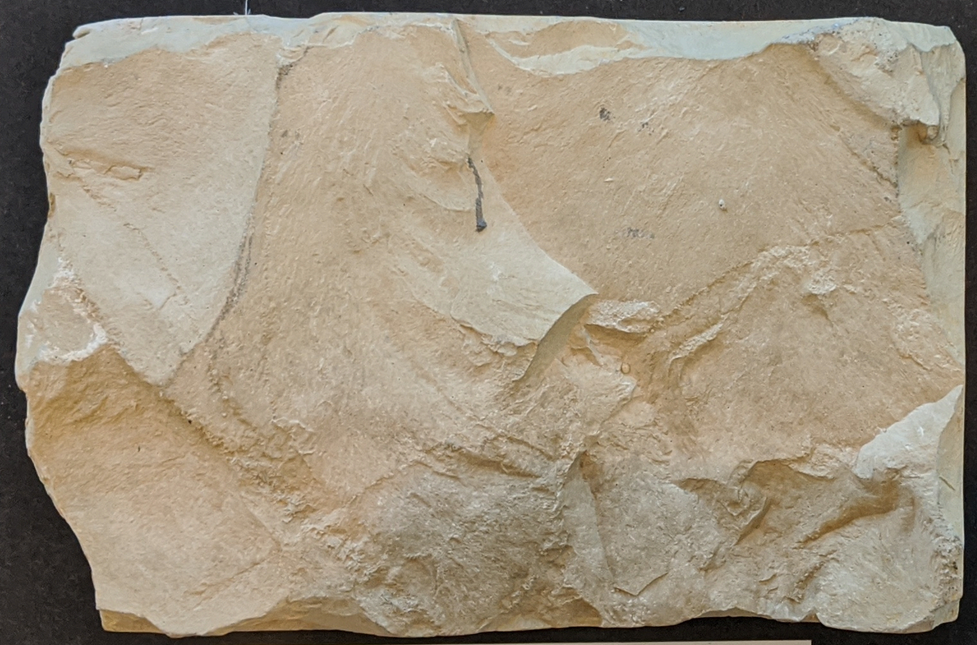
P1: "EXTRA WHITE"

P2: "FROST WHITE"

P3: "SILVERPLATE"



BRICK: "SMOKEY MOUNTAIN"



NATURAL STONE: "BUFF LIMESTONE"



SHINGLES: "WEATHERED WOOD"



METAL ROOF: "PREWEATHERED GALVALUME"

SWBC AT ROCKWALL PHASE II

ROCKWALL, TEXAS

AUGUST 2020

Cross architects

September 28, 2020

TO: McAdams
Jeremy Nelson
201 Country View Drive
Roanoke, TX 76262

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

SUBJECT: SP2020-021; *Site Plan for SWBC Rockwall Addition, Phase II*

Jeremy Nelson:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved administratively by staff on September 18, 2020. The following is a record of all recommendations and conditions of approval:

P&Z Staff Comments:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within Planned Development District 82 (PD-82) [i.e. *Ordinance No 18-08*];
(2) Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project. (§03.04, Art. 11, UDC): *See sheet S2*. Area labeled as '6 Proposed Garages'. The marking indicates this to be a Carport. Please verify;
(3) Correct the Landscape Table on sheet L2.0 – All shrubs are required to be a minimum of 5-gallons per the SH205-By-Pass Overlay (SH-205 BY-OV) District. (*§06.02.E(2), Art. 05, UDC*);
(4) Provide lighting cut sheets for all exterior lighting fixtures. (§03.03, Art. 07, UDC);
(5) Revise building elevations for the garage structures to incorporate a minimum of 20% natural stone. This is a requirement for all building facades within PD-83. [*Ordinance No. 17-18 (PD-83)*];
(6) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the 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.

Engineering Department Comments:

(1) Water Line to have 10' easement on each side of the line. 20' wide easement total. No carports or overhangs in easement. [*Section 5.1.3, Standards of Design and Construction*];
(2) No Public Water and Wastewater Lines and their easements in detention easements. [*Section 3.1, Standards of Design and Construction*];
(3) No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines). [*Section 4.4, Standards of Design and Construction*];
(4) Show floodplain with cross sections and elevations. [*Section 3.1, Standards of Design and Construction*];
(5) Need to show and label erosion control hazard setback required on all creeks and tributaries. [*Section 3.5, Standards of Design and Construction*];

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager