# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.** P2021-040

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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, TX 75032 | | | | |
| SUBDIVISION | SWBC Rockwall Addition, Phase II | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | Discovery Blvd. between John King Blvd. & Innovations Dr. | | | | |

## 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 Rockwall 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, TX 75225 | CITY, STATE & ZIP | Roanoke, TX 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* $ 325.50 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July, 2021. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 16th *DAY OF* July, 2021

*OWNER'S SIGNATURE* Spencer Byington

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Teresa A. Zvolanek

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659367-6

*MY COMMISSION EXPIRES*

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.** P2021-040

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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, TX 75032 | | | | |
| SUBDIVISION | SWBC Rockwall Addition, Phase II | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | Discovery Blvd. between John King Blvd. & Innovations Dr. | | | | |

## 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 Rockwall 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, TX 75225 | CITY, STATE & ZIP | Roanoke, TX 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* $ 725.50 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 16th *DAY OF* July *, 2021.*

*OWNER'S SIGNATURE* Spencer Byington

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Teresa A. Zvolanek

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659367-6

*MY COMMISSION EXPIRES*

# STANDARD PLAT WORDING FOR FINAL PLATS AND REPLATS

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

## GENERAL REFERENCE: CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES

## OWNER'S CERTIFICATION [PUBLIC DEDICATION]

***STATE OF TEXAS***
***COUNTY OF ROCKWALL***

***WHEREAS [OWNER'S NAME]**, BEING THE OWNER OF A TRACT OF* land in the County of Rockwall, State of Texas, said tract being described as follows: ***[LEGAL DESCRIPTION]***

***NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:***

***STATE OF TEXAS***
***COUNTY OF ROCKWALL***

I *(we)* the undersigned owner(s) of the land shown on this plat, and designated herein as the ***[SUBDIVISION NAME]*** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***[SUBDIVISION NAME]*** subdivision have been notified and signed this plat. I *(we)* understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

_____

*Property Owner Signature*

***STATE OF TEXAS***
***COUNTY OF ROCKWALL***

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

Given upon my hand and seal of office this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

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

***Signature of Party with Mortgage or Lien Interest*** *[IF APPLICABLE:]*

***STATE OF TEXAS***
***COUNTY OF ROCKWALL***

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

Given upon my hand and seal of office this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

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

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

**General Notes:**

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

## SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

***Surveyor Signature*** ***Registered Public Surveyor No.***

## STANDARD CITY SIGNATURE BLOCK

***Planning & Zoning Commission, Chairman*** ***Date***

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

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

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

***Mayor, City of Rockwall*** ***City Secretary*** ***City Engineer***

## ROCKWALL COUNTY JUDGE SIGNATURE BLOCK [ADD THIS BLOCK IF THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS]

_____ _____

***Rockwall County Judge*** ***Date***

## ADMINISTRATIVE APPROVAL BLOCK FOR PLATS (E.G. MINOR & AMENDING) [USE IN LIEU OF THE STANDARD BLOCK]

**APPROVED:**
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____

***Director of Planning & Zoning*** ***City Engineer***

## PLAT FILING REQUIREMENTS [AFTER APPROVAL OF THE PLAT]

Final plats and replats must be filed with the County Clerk within 180 days of the City Council approval date or the plat will be considered void. If the plat is voided, it must be re-approved by the Planning & Zoning Commission and City Council.

All plats will be filed with Rockwall County by City of Rockwall staff; however, the applicant is responsible for providing City staff with the appropriate plat information necessary to file the plat with the County Clerk. This includes a minimum of one (1) signed mylar sets (18" x 24") with current Tax Certificates and a check for the filing fees made payable to the ***Rockwall County Clerk*****.** Tax Certificates can be obtained from the Rockwall County Appraisal District located at 841 Justin Road, Rockwall, Texas 75087.

**FILING FEES:**
**Mylars:** $50.00 per page for the 1st set only (*No charge for additional sets*).
**Tax Certificates:** $30.00 for the 1st certificate and $4.00 for each additional certificate.

**Per Rockwall County:**
*Please note if submitting mylars between September 1st through December 31st, ***tax receipts*** must also be filed with the plat. The filing of the tax receipt will incur a filing fee of $4.00 per tax receipt, made payable to the ***Rockwall County Clerk***.

SWBC Rockwall: McAdams Job # WBC-20000
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 07/15/21

**Inverse With Area** **Thu Jul 15 18:17:35 2021**

| PntNo | Bearing | Distance | Northing | Easting | Description |
|---|---|---|---|---|---|
| | | | 7021029.53 | 2604732.51 | |
| | N 00°38'00" E | 94.13 | | | |
| | | | 7021123.66 | 2604733.55 | |
| | N 06°34'20" E | 97.60 | | | |
| | | | 7021220.62 | 2604744.72 | |
| | N 00°38'40" E | 376.00 | | | |
| | | | 7021596.60 | 2604748.95 | |
| | N 18°18'50" E | 385.05 | | | |
| | | | 7021962.14 | 2604869.94 | |
| | N 71°41'10" W | 94.15 | | | |
| | | | 7021991.73 | 2604780.56 | |
| | N 18°18'50" E | 56.85 | | | |
| | | | 7022045.70 | 2604798.42 | |
| | N 71°41'10" W | 121.00 | | | |
| | | | 7022083.72 | 2604683.55 | |
| | N 18°18'50" E | 75.15 | | | |
| | | | 7022155.07 | 2604707.17 | |
| | N 71°41'10" W | 232.93 | | | |
| | | | 7022228.26 | 2604486.04 | |
| | N 00°03'50" E | 570.38 | | | |
| | | | 7022798.64 | 2604486.67 | |
| | N 89°35'05" E | 681.87 | | | |
| | | | 7022803.58 | 2605168.52 | |
| | S 01°33'10" E | 1767.98 | | | |
| | | | 7021036.25 | 2605216.43 | |
| | S 89°12'17" W | 483.97 | | | |
| | | | 7021029.53 | 2604732.51 | |

**Closure Error Distance> 0.0000**
**Total Distance Inversed> 5037.07**

**Area: 926730 Sq. Feet, 21.2748 Acres**

September 9, 2020

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

9/9/2020

**RE: SWBC Rockwall, Phase II**
**City of Rockwall Project No.: SP2020-021**
**Treescape Plan**
**WBC-20000**

David Gonzalez,

Per your email request on September 3, 2020 we are providing this letter to state that the property located at Lot 1, Block A, SWBC Rockwall Addition, in Rockwall, TX does not as of the date of this letter contain trees of the species and/or size identified as protected per the Rockwall, TX Unified Development Code.

As stated in your email, in 2017 a mitigation plan was approved with the understanding that no mitigation would be due since the trees were primarily unprotected cedar trees for this site.

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

LOT 4
BLOCK C

LOT 5, BLOCK C
Rockwall Technology Park
Cab. E, Slide 329

LOT 6, BLOCK C
(Drainage Esmt)

LOT 7, BLOCK C

Hitt Family Limited Partnership
Vol. 1875, Pg. 238

McKeown-Belaustegui Addition
Cab. E, Slide 233

Nissan of
Rockwall Addition
Inst. No.
20150000008394

Rockwall Downes, Phase 1
Inst. No. 20150000008387

The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

Lot 1, Block A
SWBC Rockwall Addition, Phase 2

Lot 1, Block A
SWBC Rockwall Addition, Phase 1
2019-4592

Lot 32, Block E

Lot 31, Block E

DISCOVERY BLVD.
(85' R.O.W.)
Cab. D, Pg. 175
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

10' Landscape Buffer

15' Building Setback

25' Building Setback

S 01°33'10" E 1767.98'

S 89°12'17" W 483.97'

N 89°35'05" E 681.87'

S 89°35'05" W 356.56'

N 00°03'50" E 570.38'

N 71°41'10" W 1232.93'

N 18°18'50" E 385.05'

N 00°38'40" E 376.00'

N 89°12'17" E 203.10'

N 00°38'35" W 1694.41'

DETAIL "A"

DETAIL "B"

DETAIL "C"

P.O.B.

P.O.C.

1/2" CRF (WIER)

1/2" CRF (G&A)

1/2" CRS/ (G&A)

5/8" CRF (MADDOX 5430)
N 7,021,767.2
E 2,603,747.9

5/8" CRF (MADDOX 5430)
N 7,020,073.0
E 2,603,766.9

5/8" CRF (MADDOX)

5/8" CRF (unstamped)

600 NAIL FND

100-YR WSE 563.68

100-YR WSE 563.26

100-YR WSE 562.42

100-YR WSE 560.44

100-YR WSE 558.94

100-YR WSE 555.76

100-YR WSE 555.30

100-YR WSE 554.05

100-YR WSE 552.40

100-YR WSE 550.60

100-YR WSE 550.51

100-YR WSE 549.94

100-YR WSE 549.65

100-YR WSE 549.79

100-YR WSE 549.77

100-YR WSE 548.60

100-YR WSE 557.78

100-YR WSE 559.75

Approximate limits of 100-Year Fully Developed Water Surface Elevation per SWBC Rockwall PH II, Flood Study ultimate model. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase II Development" prepared by John R. McAdams Company.

Approximate limits of 100-Year Fully Developed Water Surface Elevation per Lake Ray Hubbard Floodplain Map Revision (Ultimate Development) prepared by Kimley-Horn and Associates, Inc. dated 12/2/2019. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase II Development" prepared by John R. McAdams Company.

20' Sanitary Sewer Easement
Vol. 1653, Pg. 182

50' Pipeline Easement
20150000001949

25' TCE
2015-1949

20' S.S.E.
Vol. 1256, Pg. 314

20' Sanitary Sewer Easement
Doc. No. 20140000014522

20' S.S.E.
Vol. 2014, Pg. 14522

20' S.S.E.
2019-3679

20' S.S.E.
2019-4592

20' DE
(See Detail on Page 3)

35' DE

DRAINAGE EASEMENT

DRAINAGE EASEMENT
2019-4592

DRAINAGE AND DETENTION EASEMENT
2019-4592

Var. Width Drainage & Detention Esmt
See Detail

Var. Width Drainage & Detention Esmt
2019-4592

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

24' Fire Lane, Public Access, Utility, & Drainage Easement
2019-4592

20' W.L.E.
See Detail

20' W.L.E.
2019-4592

20' W.L.E.
2019-3679

5' W.L.E.
See Detail

Three-Story: 75' Building Setback

Two-Story: 50' Building Setback

One-Story: 25' Building Setback

10' P.A.E.
2019-3680

10' P.A.E.
2019-4592

EHS

SHED

LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |

100 0 100 200 300 Feet

SCALE: 1"=100'

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McADAMS
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

DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. **WBC20000**

File: M:\Projects\SWBC\Roll\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-FP1
Plotted: 7/15/2021 11:44 AM, by Carpenter, Cole. Saved: 7/15/2021 5:38 PM, by carpenter

S 01°33'10" E 1767.98'

10' LANDSCAPE BUFFER

10' Landscape Buffer

15' Building Setback

752.04'

15' Building Setback

N 45°47'20" W 20.00'

S 45°47'43" E 13.04'

S 44°12'40" W 45.00'

S 44°12'40" W 48.13'

20' W.L.E.

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

5' W.L.E.

124.79' S 00°47'43" E

S 00°47'43" E 726.00'

N 00°47'43" W 714.36'

N 89°12'17" E 10.52'

2.23'

S 00°47'43" E 185.05'

N 89°12'17" E 20.28'

20' W.L.E.

20.00' N 00°47'43" W

74.51'

S 44°12'17" W 63.21'

N 44°12'17" E 84.43'

S 00°47'43" E 59.07'

20' W.L.E.

57.06' N 00°47'43" W

N 66°52'00" W 148.21'

N 66°52'00" W 173.86'

35' DE

N 00°47'43" W 160.86'

N 89°12'17" E 10.50'

N 00°47'43" W 20.00'

20' W.L.E.

23.49'

21.50'

N 67°59'13" W 5.00'

N 00°47'43" W 37.50'

37.77'

20' W.L.E.

Var. Width Drainage & Detention Esmt See Detail

S 89°12'17" W 59.00'

S 89°12'17" W 92.00'

S 89°12'17" W 285.05'

S 89°12'17" W 284.57'

N 89°12'17" E 257.82'

N 89°12'17" E 202.09'

S 89°12'17" W 206.96'

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

N 53°41'10" E 63.29'

S 53°41'10" W 81.01'

N 45°47'45" W 102.92'

S 32°22'00" W 104.24'

N 45°47'45" W 109.72'

N 41°42'00" W 67.15'

DPE

EHS

20' S.S.E.

1/2" CRF (G&A)

1/2" CRS (G&A)

L3

L4

L5

20' W.L.E.

N 18°18'50" E 385.05'

12.0'

S 18°18'50" W 268.50'

S 18°18'50" W 243.00'

N 18°18'50" E 254.51'

S 18°18'50" W 170.24'

S 71°41'10" E 6.75'

S 18°18'50" W 22.69'

N 71°41'10" W 16.58'

S 63°17'35" W 20.00'

20' W.L.E

S 26°42'25" E 13.24'

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

S 00°47'43" E 20.00'

N 89°12'17" E 28.28'

20' W.L.E

20.20'

N 89°12'17" E 42.72'

N 00°38'40" E 20.00'

20' W.L.E.

5.65'

N 71°41'10" W 34.95'

N 71°41'10" W 10.00'

1/2" CRF (G&A)

DETAIL "A"
Scale: 1"=50'

DETAIL "C"
Scale: 1"=50'

S 89°12'17" W 483.97'

DISCOVERY BLVD.
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

25' Building Setback

24' Fire Lane, Public Access, Utility & Drainage Easement 2019-3678

20' W.L.E.

N 89°12'17" E 105.29'

N 00°47'43" W 18.09'

N 45°47'43" W 33.36'

N 00°38'40" E 76.54'

N 00°47'43" W 9.81'

N 45°47'43" W 33.65'

N 00°38'40" E 3.04'

N 00°47'43" W 38.50'

10' P.A.E. 2019-3680

36.37'

1/2" CRF (G&A)

L1

L2

DETAIL "B"
Scale: 1"=50'

(85' R.O.W.)
Cab. D, Pg. 175

10' Landscape Buffer

15' Building Setback

Landscape Buffer

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

60D NAIL FND

49.06'

37.85'

30.72'

S 00°48'00" E 38.50'

20.00'

7.44'

S 00°47'43" E 8.39'

N 89°12'17" E 20.00'

S 00°47'43" E 10.50'

20' W.L.E.

2.30'

24' Fire Lane, Public Access, Utility, & Drainage Esmt.

## LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McAdams
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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. WBC-20000

File: M:\Projects\SWBCRevEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Saved: 7/15/2021 5:38 PM, by ccarpenter

LEGAL DESCRIPTION
21.275 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Officeal Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :
COUNTY OF ROCKWALL : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 2, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS :
COUNTY OF ROCKWALL : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared _____ _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

_____
Notary Public

My commission expires the _____ day of _____, 20____.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner of Phase 1 (POC): N 7021767.2'; E 2603766.9'
   Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
   Northwest Corner of Phase 1: N 7021767.2'; E 2603747.9'
   Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'
   COR-6: N 7025942.6'; E 2601204.0'
   COR-8: N 7018063.1'; E 2609533.7'
   COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. Property owner is to maintain flood plain/drainage easement.

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 _____, 20____.

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

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

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

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
**PRELIMINARY DOCUMENT:**
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**
**W. THAD MURLEY III, RPLS 5802 7/16/21**

W. Thad Murley III, RPLS
Texas Registration No. 5802

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 00°38'00" E | 94.13' |
| L2 | N 06°34'20" E | 97.60' |
| L3 | N 71°41'10" W | 94.15' |
| L4 | N 18°18'50" E | 56.85' |
| L5 | N 71°41'10" W | 121.00' |
| L6 | N 18°18'50" E | 75.15' |
| L7 | N 02°39'57" W | 5.83' |
| L8 | N 00°47'43" W | 64.48' |
| L9 | S 89°12'17" W | 24.60' |
| L10 | N 83°25'40" W | 1.93' |
| L11 | N 45°47'08" W | 26.10' |
| L12 | S 89°12'17" W | 24.60' |
| L13 | N 00°47'43" W | 64.48' |
| L14 | N 89°12'17" E | 37.78' |
| L15 | N 55°18'00" E | 46.43' |
| L16 | S 14°23'20" E | 58.24' |
| L17 | S 36°02'00" E | 70.29' |
| L18 | S 56°41'10" E | 27.50' |
| L19 | N 06°57'21" W | 90.70' |
| L20 | S 46°33'39" E | 62.00' |
| L21 | N 46°33'10" W | 19.68' |
| L22 | S 57°40'20" E | 19.45' |
| L23 | N 44°12'17" E | 15.09' |
| L24 | S 03°42'22" E | 25.43' |
| L25 | S 33°18'50" W | 27.34' |
| L26 | S 89°12'17" W | 20.00' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L27 | S 00°47'43" E | 9.00' |
| L28 | N 89°12'17" E | 20.00' |
| L29 | S 00°47'43" E | 9.00' |
| L30 | S 00°47'43" E | 18.00' |
| L31 | S 89°36'09" W | 20.00' |
| L32 | S 00°47'43" E | 18.14' |
| L33 | S 89°12'17" W | 10.50' |
| L34 | N 00°47'43" W | 20.00' |
| L35 | S 89°12'17" W | 10.50' |
| L36 | N 89°21'20" W | 23.05' |
| L37 | N 89°21'20" W | 9.19' |
| L38 | S 26°42'25" E | 15.00' |
| L39 | N 89°12'17" E | 10.50' |
| L40 | S 00°47'43" E | 38.26' |
| L41 | N 89°12'17" E | 10.00' |
| L42 | N 00°47'43" W | 20.00' |
| L43 | N 89°12'17" E | 10.00' |
| L44 | S 00°47'43" E | 9.56' |
| L45 | S 89°19'35" W | 8.32' |
| L46 | S 00°40'25" E | 20.00' |
| L47 | S 89°19'35" W | 7.23' |
| L48 | S 71°41'10" E | 77.93' |
| L49 | N 89°12'17" E | 43.38' |
| L50 | S 45°47'43" E | 23.12' |
| L51 | S 00°47'43" E | 31.46' |
| L52 | S 00°47'43" E | 23.18' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L53 | S 45°47'43" E | 6.55' |
| L54 | N 89°12'17" E | 38.46' |
| L55 | S 71°41'10" E | 81.30' |
| L56 | N 36°18'50" W | 114.20' |
| L57 | N 36°18'50" W | 110.76' |
| L58 | N 00°47'43" W | 25.00' |
| L59 | N 89°12'17" E | 31.65' |
| L60 | S 00°47'43" E | 37.50' |
| L61 | N 89°12'17" E | 8.00' |
| L62 | N 00°47'43" W | 37.50' |
| L64 | S 00°47'43" E | 37.50' |
| L65 | N 00°47'43" W | 37.50' |
| L67 | S 00°47'43" E | 37.50' |
| L68 | S 72°51'41" E | 39.00' |
| L69 | N 18°18'50" E | 22.39' |
| L70 | S 71°41'10" E | 57.05' |
| L71 | S 18°18'50" W | 11.39' |
| L72 | S 48°18'50" W | 38.89' |
| L73 | S 18°18'50" W | 45.52' |
| L74 | S 48°18'50" W | 38.89' |
| L75 | S 18°18'50" W | 6.03' |
| L76 | S 71°41'10" E | 19.45' |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
|---|---|---|---|---|
| C1 | 30.00' | 31°50'50" | 16.68' | S 23°47'44" E, 16.46' |
| C2 | 30.00' | 58°59'20" | 30.89' | N 26°49'43" E, 29.54' |
| C3 | 54.00' | 57°07'06" | 53.83' | N 27°45'50" E, 51.63' |
| C4 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C5 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C6 | 30.00' | 87°04'53" | 45.60' | N 42°44'44" E, 41.33' |
| C7 | 54.00' | 87°04'53" | 82.07' | N 42°44'44" E, 74.40' |
| C8 | 54.00' | 135°00'00" | 127.23' | N 68°17'43" W, 99.78' |
| C9 | 54.00' | 90°00'00" | 84.82' | S 00°47'43" E, 76.37' |
| C10 | 30.00' | 45°00'00" | 23.56' | S 23°17'43" E, 22.96' |
| C11 | 30.00' | 90°00'00" | 47.12' | S 44°12'17" W, 42.43' |
| C12 | 54.00' | 70°53'35" | 66.82' | S 53°45'38" W, 62.63' |
| C13 | 44.00' | 17°40'10" | 13.57' | S 09°28'45" W, 13.52' |
| C14 | 20.00' | 95°55'40" | 33.49' | S 48°36'30" W, 29.71' |
| C15 | 37.00' | 23°11'07" | 14.97' | N 34°11'37" W, 14.87' |
| C16 | 15.00' | 71°42'39" | 18.77' | S 13°15'21" W, 17.57' |
| C17 | 44.00' | 48°28'01" | 37.22' | S 24°52'41" W, 36.12' |
| C18 | 30.00' | 88°33'37" | 46.37' | S 44°55'29" W, 41.89' |
| C19 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C20 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C21 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C22 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
|---|---|---|---|---|
| C23 | 54.00' | 82°55'24" | 78.15' | N 49°20'01" W, 71.51' |
| C24 | 30.00' | 18°27'15" | 9.66' | N 79°58'40" E, 9.62' |
| C25 | 20.00' | 143°25'48" | 50.07' | N 00°57'52" W, 37.98' |
| C26 | 29.80' | 18°20'23" | 9.54' | N 81°50'57" W, 9.50' |
| C27 | 30.00' | 16°42'00" | 8.74' | S 80°51'17" W, 8.71' |
| C28 | 20.00' | 143°43'14" | 50.17' | S 00°38'40" W, 38.01' |
| C29 | 30.00' | 19°34'46" | 10.25' | S 81°00'20" E, 10.20' |
| C30 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |
| C31 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C32 | 30.00' | 70°53'35" | 37.12' | S 53°45'38" W, 34.80' |
| C33 | 30.00' | 109°06'33" | 57.13' | S 36°14'26" E, 48.88' |
| C34 | 20.00' | 135°00'00" | 47.12' | N 66°42'17" E, 36.96' |
| C35 | 30.00' | 135°00'00" | 70.69' | N 68°17'43" W, 55.43' |
| C36 | 30.00' | 90°00'57" | 47.13' | S 00°47'43" E, 42.43' |
| C37 | 20.00' | 137°27'52" | 47.98' | S 26°48'55" W, 37.28' |
| C38 | 30.00' | 78°55'10" | 41.32' | N 07°05'35" W, 38.13' |
| C39 | 642.50' | 5°25'16" | 60.79' | S 67°26'52" E, 60.77' |
| C40 | 557.50' | 21°45'33" | 211.72' | S 75°36'59" E, 210.45' |
| C41 | 16.00' | 140°23'42" | 39.21' | N 63°14'30" E, 30.11' |

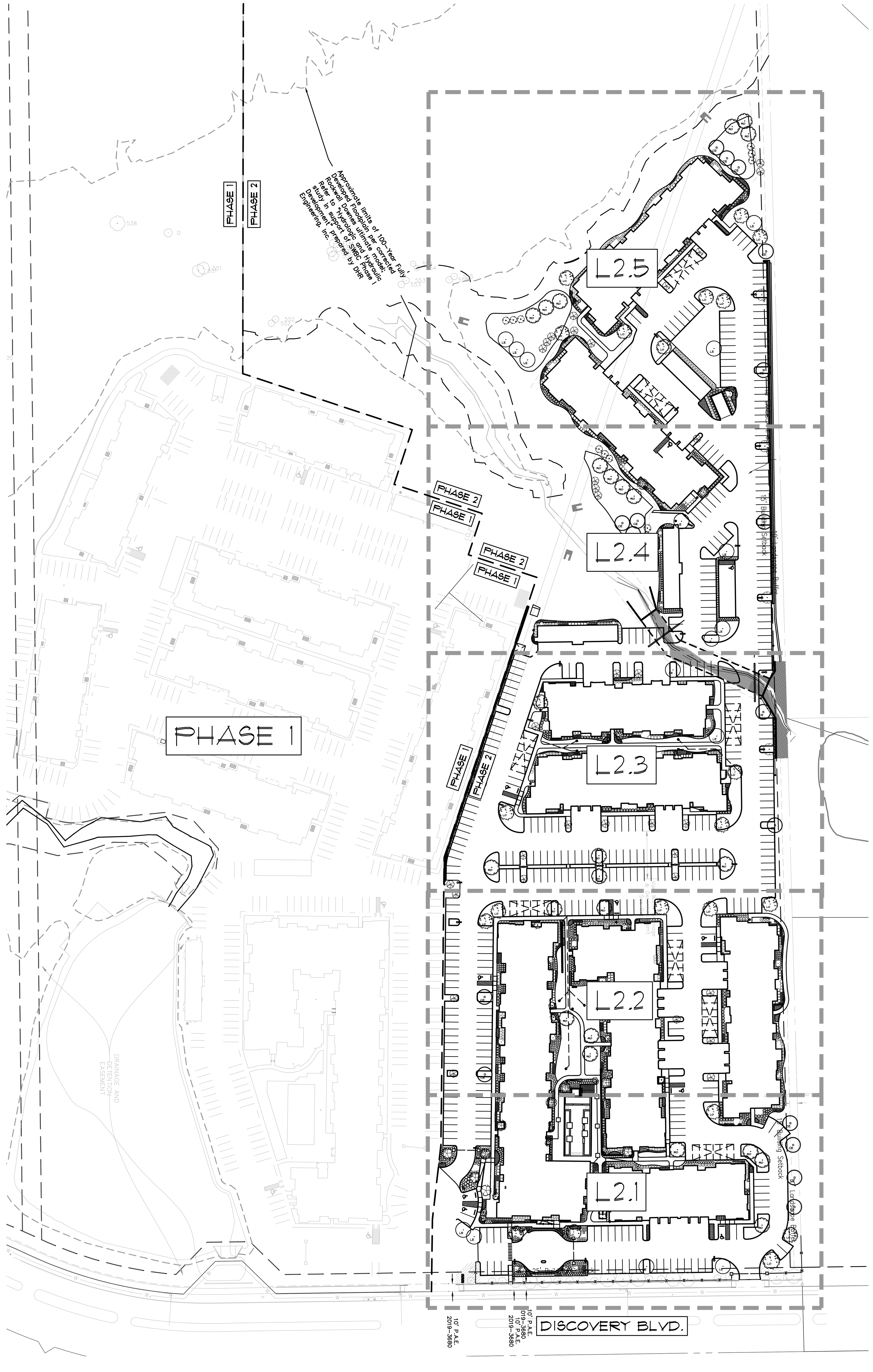
# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McADAMS
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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: M:\Projects\SWBCRealEst WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Saved: 7/15/2021 5:38 PM, by ccarpenter




NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

## PLANT SCHEDULE

| TREES | COMMON NAME | BOTANICAL NAME | CAL | HGT | REMARKS | | |
|---|---|---|---|---|---|---|---|
| 4 | Chinese Pistache | Pistacia chinensis | 4" | | | | |
| 23 | Shumard Red Oak | Quercus shumardii | 4" | 10`-12` | PER PLAN | | |
| 22 | Southern Live Oak | Quercus virginiana | 4" | 10`-12` | PER PLAN | | |
| 17 | Cedar Elm | Ulmus crassifolia | 4" | 10`-12` | PER PLAN | | |
| 15 | Lacebark Elm | Ulmus parvifolia | 4" | 10`-12` | PER PLAN | | |
| | | | | | | | |
| ORNAMENTAL TREES | COMMON NAME | BOTANICAL NAME | CAL | HGT | REMARKS | | |
| 11 | Desert Willow | Chilopsis linearis | 30 gal | 10`-12` | PER PLAN | | |
| 37 | Crape Myrtle | Lagerstroemia indica | 20 GAL | 7`-8` | PER PLAN | | |
| 5 | Dwarf Palmetto | Sabal minor | 15 GAL | 3`-4` | PER PLAN | | |
| 13 | Texas Mountain Laurel | Sophora secundiflora | 20 GAL | 7`-8` | PER PLAN | | |
| 21 | Chaste Tree | Vitex agnus-castus | 20 GAL | 7`-8` | 8` | | |
| | | | | | | | |
| SHRUBS | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
| 231 | Kaleidoscope Abelia | Abelia x grandiflora `Kaleidoscope` | 5 gal | 24" | 3`-0" | FULL | |
| 167 | Dwarf Burford Holly | Ilex cornuta `Burfordii Nana` | 5 gal | 30" | 3`-0" | FULL | |
| 85 | Dwarf Texas Sage | Leucophyllum frutescens `Bertstar Dwarf` | 5 gal | 24" | PER PLAN | XERI | |
| 299 | Daruma Dwarf Loropetalum | Loropetalum chinense `Daruma` | 5 gal | 18" | 3`-0" | FULL | |
| 341 | Dwarf Southern Wax Myrtle | Myrica pusilla | 5 gal | 36" | 4`-0" | FULL | |
| 184 | Rosemary | Rosmarinus officinalis | 5 gal | 24" | 3`-0" | XERI | |
| | | | | | | | |
| GRASSES | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
| 960 | Blonde Ambition Blue Grama | Bouteloua gracilis `Blonde Ambition` | 1 gal | 24" | 24"o.c. | XERI | |
| 37 | Inland Sea Oats | Chasmanthium latifolium | 3 gal | 12" | 24"o.c. | | |
| 550 | Lindheimer`s Muhly | Muhlenbergia lindheimeri | 3 gal | 18" | 3`-0" | XERI | |
| 431 | Fountain Grass | Pennisetum alopecuroides `Karlay Rose` | 3 gal | | | HEALTHY EVEN GROWTH | |
| | | | | | | | |
| PERENNIALS | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
| 132 | Holly Fern | Cyrtomium falcatum | 3 gal | 12" | 2`-0" | SHADE | |
| 311 | Little Spire Russian Sage | Perovskia atriplicifolia `Little Spire` | 3 gal | 12" | 3`-0"o.c. | XERI | |
| 235 | Autumn Sage | Salvia greggii | 1 gal | 12" | 24"o.c. | XERI | |
| | | | | | | | |
| SHRUB AREAS | COMMON NAME | BOTANICAL NAME | CONT | | | | |
| 1,057 | Stella de Oro Daylily | Hemerocallis x `Stella de Oro` | 4"-6" | | | | 18" o.c. |
| 1,863 | Blackfoot Daisy | Melampodium leucanthum | 4"-6" | | | | 12" o.c. |
| | | | | | | | |
| GROUND COVERS | COMMON NAME | BOTANICAL NAME | CONT | HEIGHT | SPREAD | | |
| 1,269 sf | | Crushed Grantie | -- | | | | |
| 114,915 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 l.f. of street frontage / 100 l.f. = 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 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: (54) 4" canopy trees and (25) ornamental trees.

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).

**DETENTION LANDSCAPE**

REQUIRED: (1) 4" cal. tree shall be planted for every 750 sq. ft. of detention area. Phase II total detention area = 13,635 ft. / 750 sq. ft. = (19) 4" cal. trees.

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

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

Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com
McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

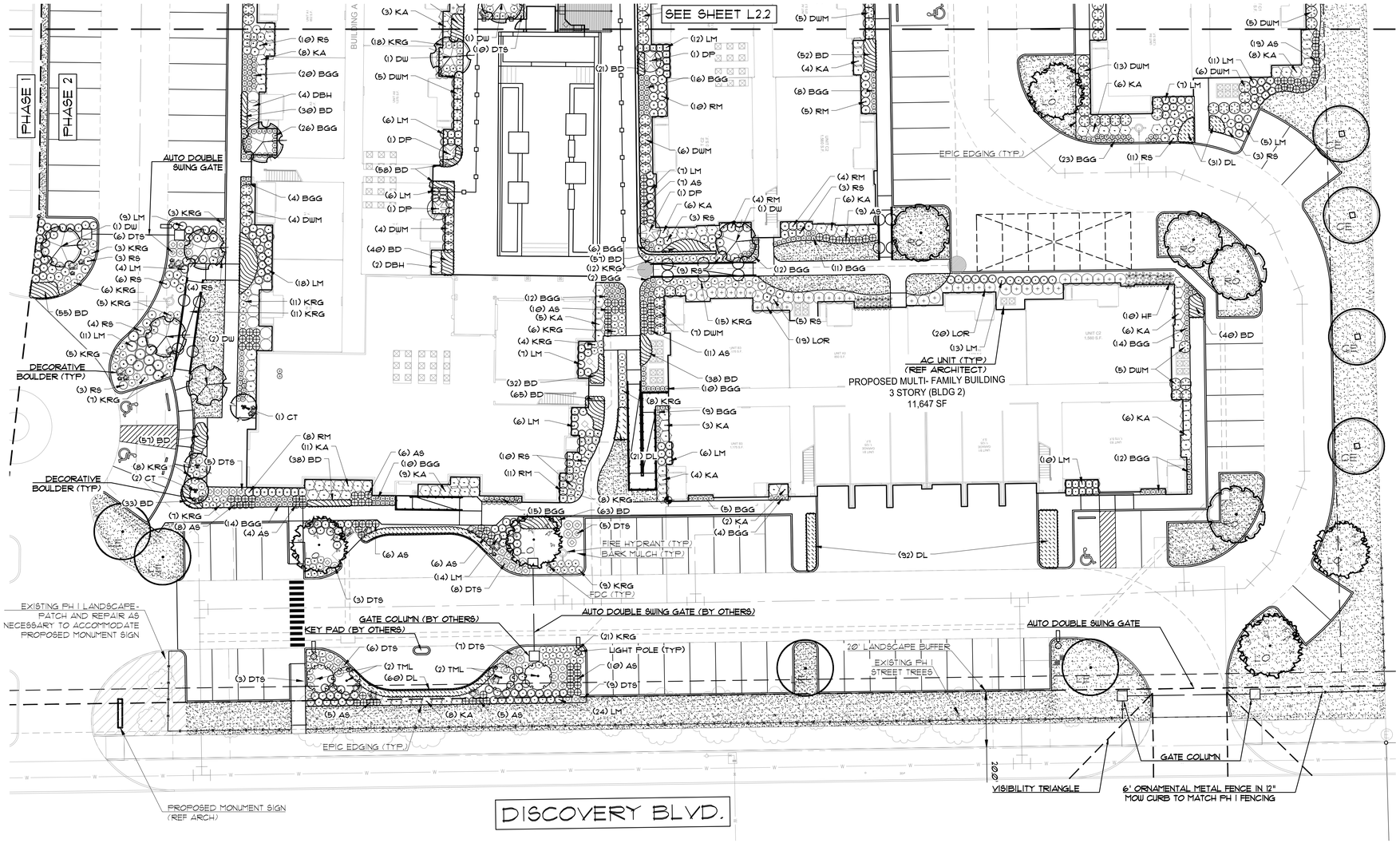
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

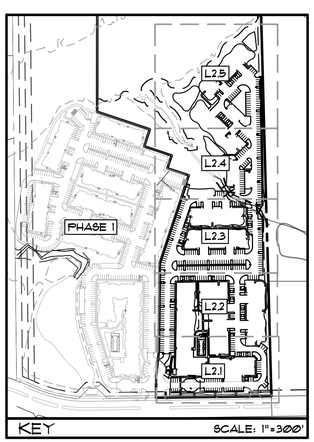
Drawn By: VC
Date: 12/30/2020
Scale: 1"=80'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

**L2.0**

File: M:\Projects\SWBCRedEst\WBC-20000\04-Production\Planning and LA\Sheets\SWBC-20000-LS
Plotted: 7/15/2021 9:55 AM, by Nelson, Jeremy; Saved: 7/15/2021 9:51 AM, by jnelson




## 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.

## IRRIGATION NOTES

CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGED IRRIGATION EQUIPMENT CAUSED BY CONSTRUCTION ALONG DISCOVERY BLVD. IF IRRIGATION IS CUT OFF FOR AN EXTENDED PERIOD OF TIME, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AN ADDITIONAL WATER SOURCE FOR EXISTING STREET TREES.

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karley Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

## 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.

811 Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

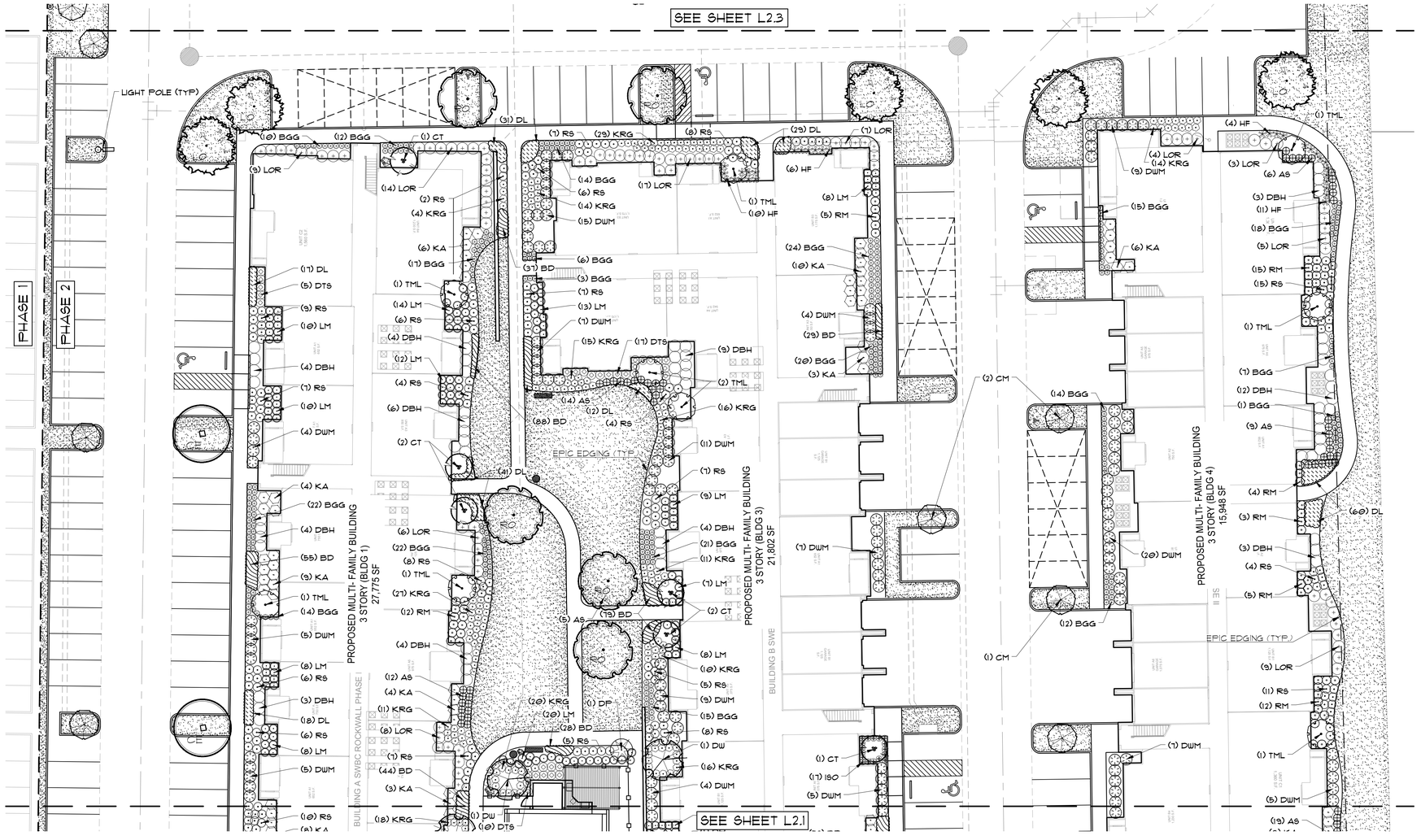
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

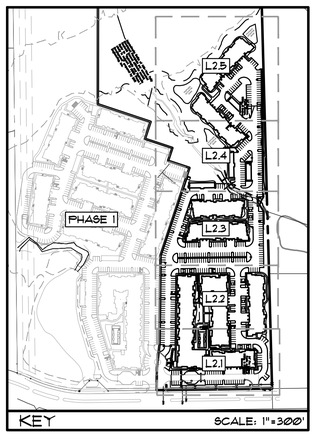
| | |
|---|---|
| Drawn By: | VC |
| Date: | 12/30/2020 |
| Scale: | 1"=20' |
| Revisions: | |
| 02/11/2021 | |
| 03/11/2021 | |
| 05/07/2021 | |
| 07/12/2021 | |

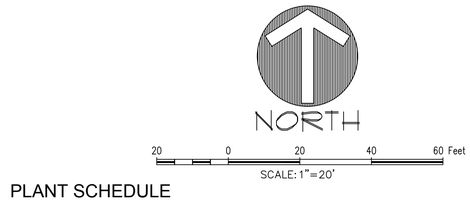
**WBC20000**

L2.1

File: W:\Projects\WBC\Shared\Art\WBC-20000\04-Production\Planning and LA\Sheets\WBC-20000-LS Plotted: 7/13/2021 8:53 AM, by Nelson, Jeremy Saved: 7/13/2021 8:51 AM, by Jeremy




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karley Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

## 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.

811 Know what's below. Call before you dig.

**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, TX 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com


McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

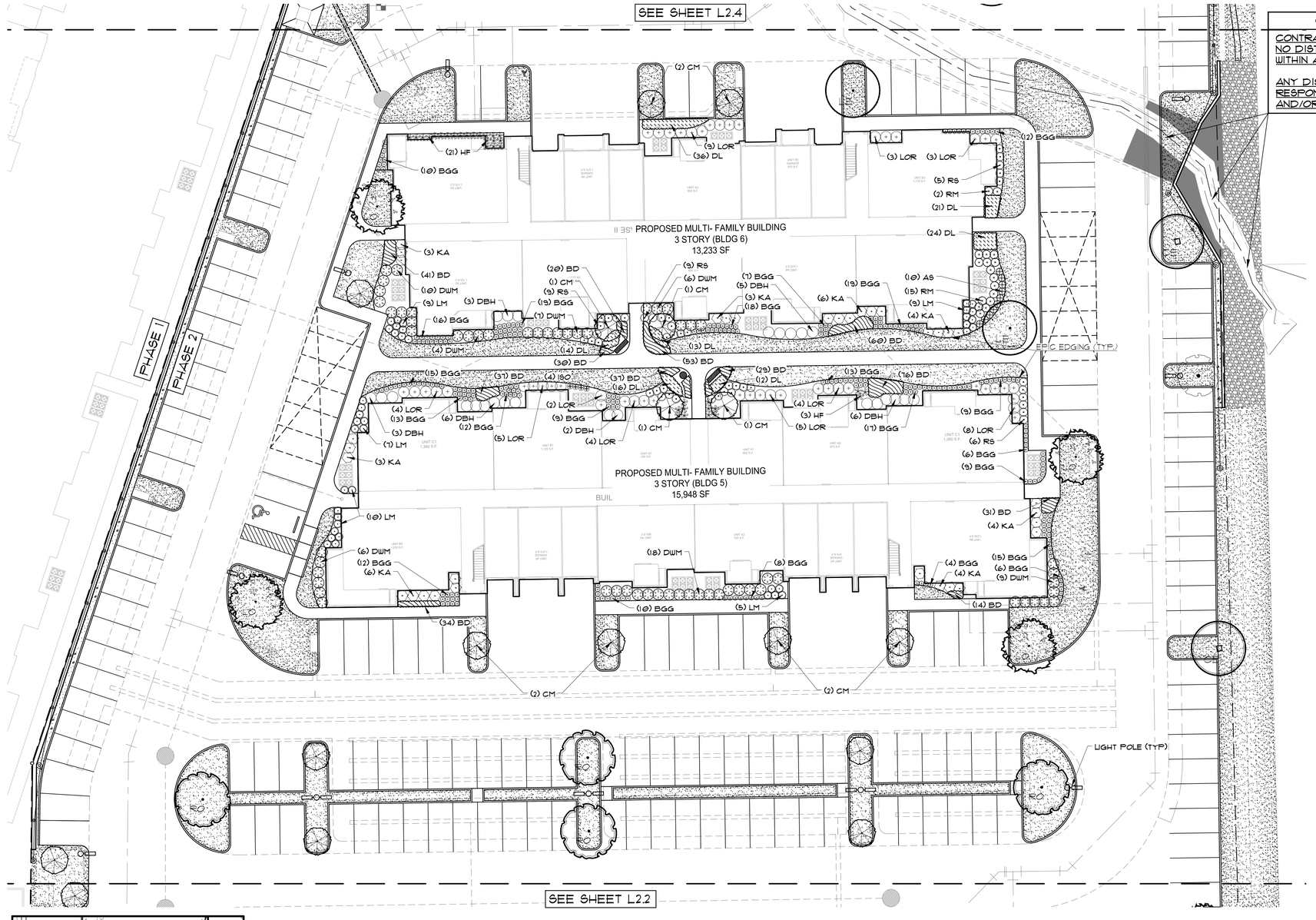
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

L2.2


File: M:\Projects\SWBCRockwall\LS\WBC-20000\04-Production\Planning and LA Sheets\SWBC-20000-LS
Plotted: 7/12/2021 8:56 AM, by Nelson, Jeremy Saved: 7/12/2021 8:54 AM, by Jeffson




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |

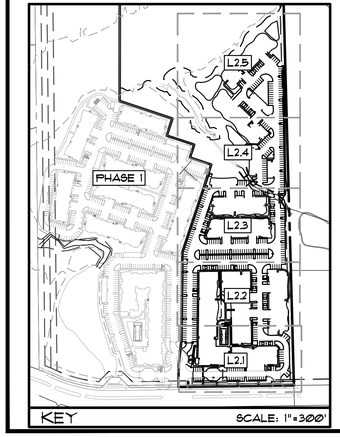
| SHRUBS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | KA | Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia |
| | DBH | Ilex comuta `Burfordii Nana` / Dwarf Burford Holly |
| | DTS | Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage |
| | LOR | Loropetalum chinense `Daruma` / 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | 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, diseases, 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.

## 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.

811 Know what's below. Call before you dig.

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
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

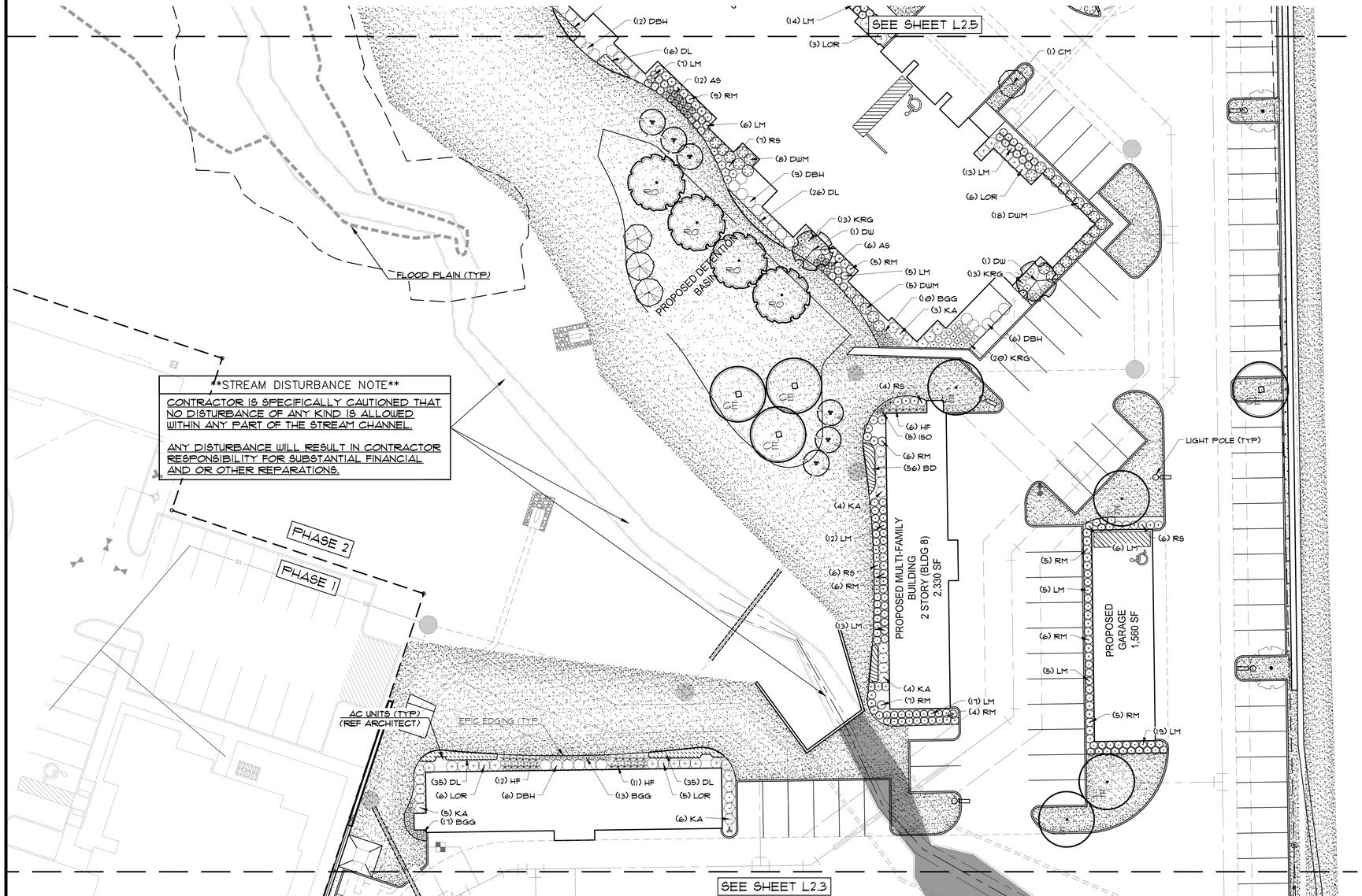
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 16/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

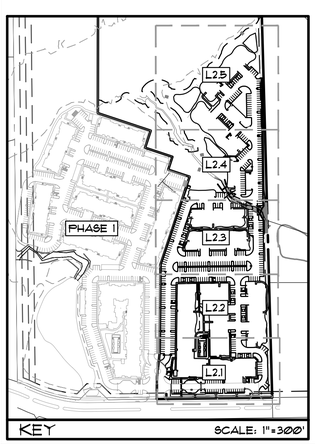
Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

L2.3

File: N:\Projects\WBC\Revit\LA\WBC-20000-LA-Production\Planting and LA Sheets\WBC-20000-LS Plotted: 7/15/2021 8:15 AM, by Nelson, Jeremy Saved: 7/15/2021 7:50:29 AM, by jnelson




NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | DBH | Ilex comuta `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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

### 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.

811 Know what's below. Call before you dig.

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
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

SWBC ROCKWALL PHASE II
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF 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 16/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| | |
|---|---|
| Drawn By: | VC |
| Date: | 12/30/2020 |
| Scale: | 1"=20' |
| Revisions: | |
| 02/11/2021 | |
| 03/11/2021 | |
| 05/07/2021 | |
| 07/12/2021 | |

WBC20000

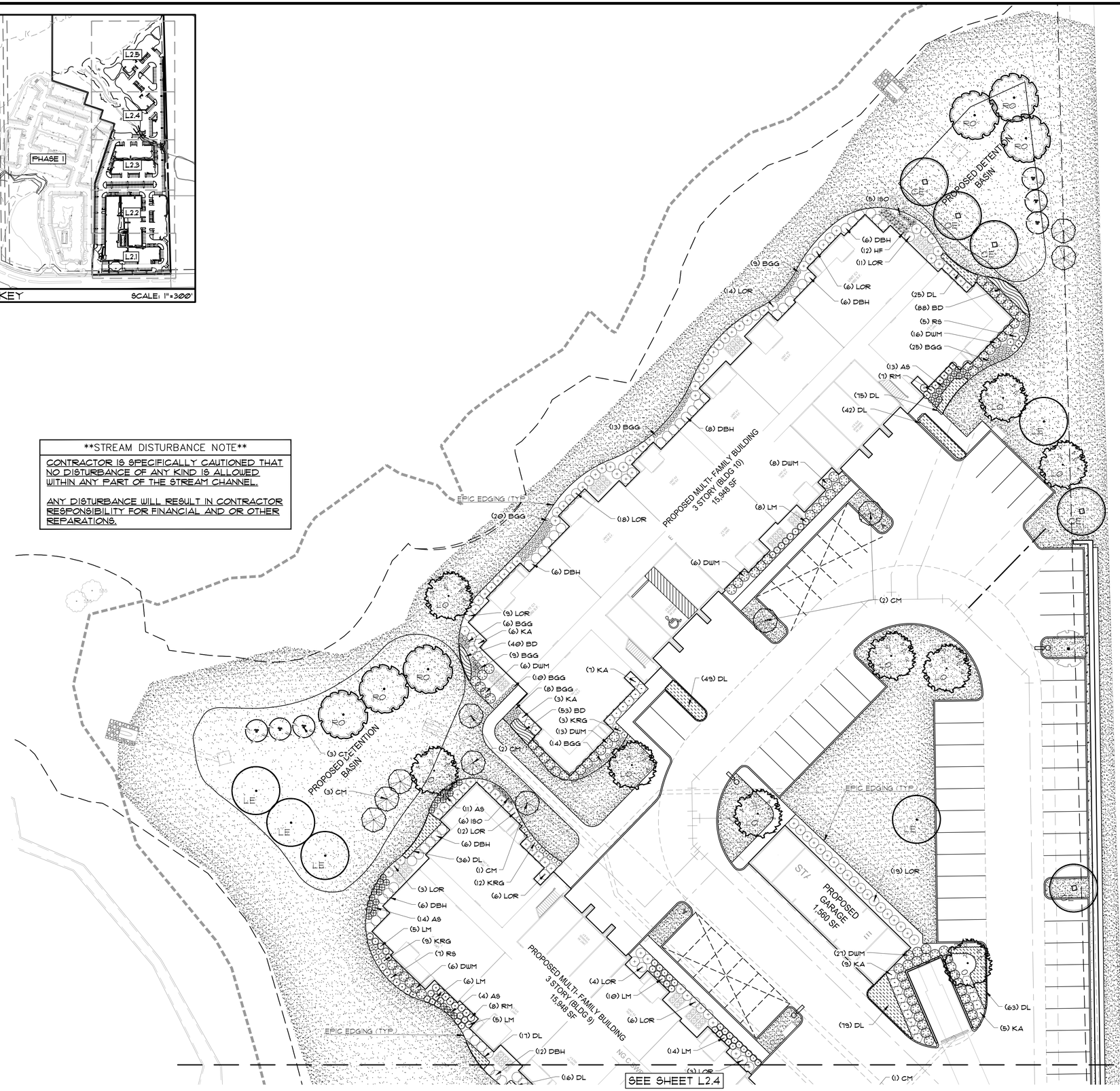
L2.4

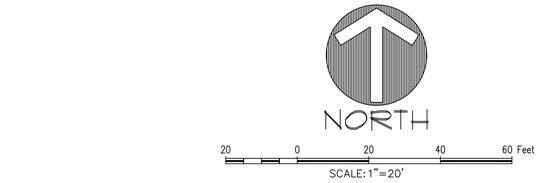
File: W:\Projects\SWBC\Shee ts\WBC-20000\04-Production\Planning and LA\Sheets\SWBC-20000-L5 Plotted: 7/15/2021 8:13 AM, by Nelson, Jeremy Saved: 7/15/2021 10:24 AM, by jnelson

**STREAM DISTURBANCE NOTE**

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT NO DISTURBANCE OF ANY KIND IS ALLOWED WITHIN ANY PART OF THE STREAM CHANNEL.

ANY DISTURBANCE WILL RESULT IN CONTRACTOR RESPONSIBILITY FOR FINANCIAL AND OR OTHER REPARATIONS.




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | DBH | Ilex comuta `Burfordii Nana` / Dwarf Burford Holly |
| | DTS | Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage |
| | LOR | Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum |
| | DWM | Mynica pusilla / Dwarf Southern Wax Myrtle |
| | RM | Rosmarinus officinalis / Rosemary |

| GRASSES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | BGG | Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

### LANDSCAPE NOTES

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

811 Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

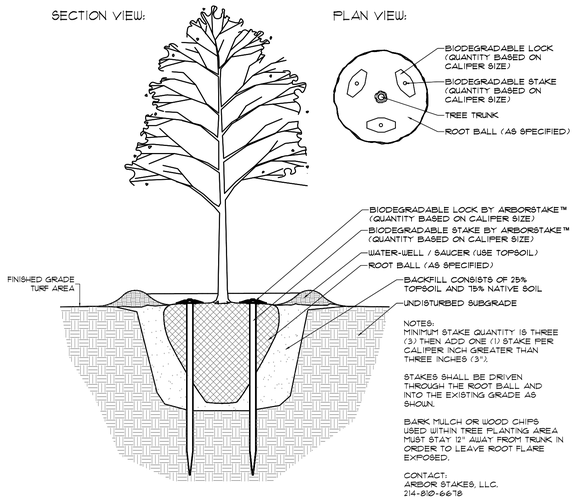
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

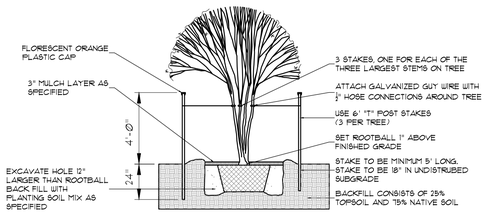
**WBC20000**

L2.5

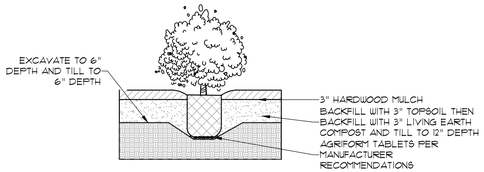
File: W:\Projects\WBC\Rockwall\WBC-20000\04-Production\Planning and LA Sheets\WBC-20000-LS Plotted: 7/12/2021 10:01 AM, by Nelson, Jeremy Saved: 7/12/2021 9:59 AM, by jnelson



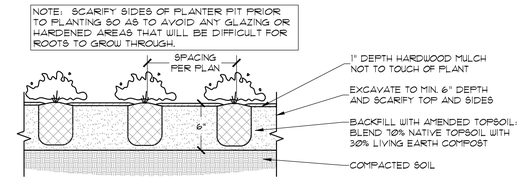

**1. BELOWGROUND TREE STAKING DETAIL**
1/4"=1'



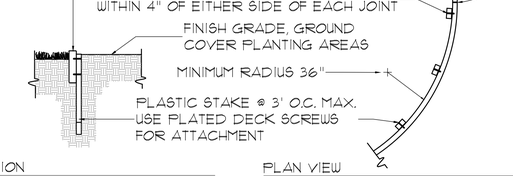

**2. MULTI TRUNK TREE STAKING**
1/4"=1'




**3. SHRUB PLANTING DETAIL**
SCALE: NOT TO SCALE




**4. GROUNDCOVER PLANTING DETAIL**
SCALE: NOT TO SCALE




SECTION

| HDR. SIZE | ACTUAL DIMENSIONS | MIN. RADIUS POSSIBLE |
|---|---|---|
| 1X6 | 5 1/16"X3/16"X20' | 36" |

PLAN VIEW

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

**5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210**
SCALE: NOT TO SCALE
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

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
972. 491. 0742
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

**SWBC ROCKWALL PHASE II**
**SWBC ROCKWALL ADDITION, PHASE II**
**Lot 1, Block A**
**21275 Acres**
**in the**
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**LANDSCAPE DETAILS**

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 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| |
|---|
| Drawn By: VC |
| Date: 12/30/2020 |
| Scale: ###### |
| Revisions: |
| 02/11/2021 |
| 03/11/2021 |
| 05/07/2021 |
| 07/12/2021 |

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

811 Know what's below. Call before you dig.

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

**WBC20000**

L2.6

File: M:\Projects\WBC\Dwg\Landscape\WBC-20000124-Production\Planting.dwg LAYOUT: Sheet(WBC-20000-L5
Plotted: 7/15/2021 10:18 AM by Nelson, Jeremy Saved: 7/15/2021 9:59 AM by jnelson

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.** P2021-040

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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, TX 75032 | | | | |
| SUBDIVISION | SWBC Rockwall Addition, Phase II | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | Discovery Blvd. between John King Blvd. & Innovations Dr. | | | | |

## 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 Rockwall 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, TX 75225 | CITY, STATE & ZIP | Roanoke, TX 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* $ 725.50 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 16th *DAY OF* July *, 2021.*

*OWNER'S SIGNATURE* Spencer Byington

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Teresa A. Zvolanek

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659367-6

*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.

LOT 4
BLOCK C

LOT 5, BLOCK C
Rockwall Technology Park
Cab. E, Slide 329

LOT 6, BLOCK C
(Drainage Esmt)

LOT 7, BLOCK C

Hitt Family Limited Partnership
Vol. 1875, Pg. 238

McKeown-Belaustegui Addition
Cab. E, Slide 233

Nissan of
Rockwall Addition
Inst. No.
20150000008394

Rockwall Downes, Phase 1
Inst. No. 20150000008387

The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

Lot 1, Block A
SWBC Rockwall Addition, Phase 2

Lot 1, Block A
SWBC Rockwall Addition, Phase 1
2019-4592

Lot 32, Block E

Lot 31, Block E

DISCOVERY BLVD.
(85' R.O.W.)
Cab. D, Pg. 175
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

10' Landscape Buffer

15' Building Setback

25' Building Setback

S 01°33'10" E 1767.98'

S 89°12'17" W 483.97'

N 89°35'05" E 681.87'

S 89°35'05" W 356.56'

N 00°03'50" E 570.38'

N 71°41'10" W 1232.93'

N 18°18'50" E 385.05'

N 00°38'40" E 376.00'

N 89°12'17" E 203.10'

N 00°38'35" W 1694.41'

DETAIL "A"

DETAIL "B"

DETAIL "C"

P.O.B.

P.O.C.

1/2" CRF (WIER)

1/2" CRF (G&A)

1/2" CRS/ (G&A)

5/8" CRF (MADDOX 5430)
N 7,021,767.2
E 2,603,747.9

5/8" CRF (MADDOX 5430)
N 7,020,073.0
E 2,603,766.9

5/8" CRF (MADDOX)

5/8" CRF (unstamped)

600 NAIL FND

100-YR WSE 563.68

100-YR WSE 563.26

100-YR WSE 562.42

100-YR WSE 560.44

100-YR WSE 558.94

100-YR WSE 555.76

100-YR WSE 555.30

100-YR WSE 554.05

100-YR WSE 552.40

100-YR WSE 550.60

100-YR WSE 550.51

100-YR WSE 549.94

100-YR WSE 549.65

100-YR WSE 549.79

100-YR WSE 549.77

100-YR WSE 548.60

100-YR WSE 557.78

100-YR WSE 559.75

Approximate limits of 100-Year Fully Developed Water Surface Elevation per SWBC Rockwall PH II, Flood Study ultimate model. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase II Development" prepared by John R. McAdams Company.

Approximate limits of 100-Year Fully Developed Water Surface Elevation per Lake Ray Hubbard Floodplain Map Revision (Ultimate Development) prepared by Kimley-Horn and Associates, Inc. dated 12/2/2019. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase II Development" prepared by John R. McAdams Company.

20' Sanitary Sewer Easement
Vol. 1653, Pg. 182

50' Pipeline Easement
20150000001949

25' TCE
2015-1949

20' S.S.E.
Vol. 1256, Pg. 314

20' Sanitary Sewer Easement
Doc. No. 20140000014522

20' S.S.E.
Vol. 2014, Pg. 14522

20' S.S.E.
2019-3679

20' S.S.E.
2019-4592

20' DE
(See Detail on Page 3)

35' DE

DRAINAGE EASEMENT

DRAINAGE EASEMENT
2019-4592

DRAINAGE AND DETENTION EASEMENT
2019-4592

Var. Width Drainage & Detention Esmt
See Detail

Var. Width Drainage & Detention Esmt
2019-4592

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

24' Fire Lane, Public Access, Utility, & Drainage Easement
2019-4592

20' W.L.E.
See Detail

20' W.L.E.
2019-4592

20' W.L.E.
2019-3679

5' W.L.E.
See Detail

Three-Story: 75' Building Setback

Two-Story: 50' Building Setback

One-Story: 25' Building Setback

10' P.A.E.
2019-3680

10' P.A.E.
2019-4592

EHS

SHED

LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |

100 0 100 200 300 Feet

SCALE: 1"=100'

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McADAMS
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

DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. **WBC20000**

File: M:\Projects\SWBC\Roll\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-FP1
Plotted: 7/15/2021 11:44 AM, by Carpenter, Cole. Saved: 7/15/2021 5:38 PM, by carpenter

S 01°33'10" E 1767.98'

10' LANDSCAPE BUFFER

10' Landscape Buffer

15' Building Setback

752.04'

15' Building Setback

N 45°47'20" W 20.00'

S 45°47'43" E 13.04'

S 44°12'40" W 45.00'

S 44°12'40" W 48.13'

20' W.L.E.

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

5' W.L.E.

124.79' S 00°47'43" E

S 00°47'43" E 726.00'

N 00°47'43" W 714.36'

N 89°12'17" E 10.52'

2.23'

S 00°47'43" E 185.05'

N 89°12'17" E 20.28'

20' W.L.E.

20.00' N 00°47'43" W

74.51'

S 44°12'17" W 63.21'

N 44°12'17" E 84.43'

S 00°47'43" E 59.07'

20' W.L.E.

57.06' N 00°47'43" W

N 66°52'00" W 148.21'

N 66°52'00" W 173.86'

35' DE

N 00°47'43" W 160.86'

N 89°12'17" E 10.50'

N 00°47'43" W 20.00'

20' W.L.E.

23.49'

21.50'

N 67°59'13" W 5.00'

N 00°47'43" W 37.50'

37.77'

20' W.L.E.

Var. Width Drainage & Detention Esmt See Detail

S 89°12'17" W 59.00'

S 89°12'17" W 92.00'

S 89°12'17" W 285.05'

S 89°12'17" W 284.57'

N 89°12'17" E 257.82'

N 89°12'17" E 202.09'

S 89°12'17" W 206.96'

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

N 53°41'10" E 63.29'

S 53°41'10" W 81.01'

N 45°47'45" W 102.92'

S 32°22'00" W 104.24'

N 45°47'45" W 109.72'

N 41°42'00" W 67.15'

DPE

EHS

20' S.S.E.

1/2" CRF (G&A)

1/2" CRS (G&A)

L3

L4

L5

20' W.L.E.

N 18°18'50" E 385.05'

12.0'

S 18°18'50" W 268.50'

S 18°18'50" W 243.00'

N 18°18'50" E 254.51'

S 18°18'50" W 170.24'

S 71°41'10" E 6.75'

S 18°18'50" W 22.69'

N 71°41'10" W 16.58'

S 63°17'35" W 20.00'

20' W.L.E

S 26°42'25" E 13.24'

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

S 00°47'43" E 20.00'

N 89°12'17" E 28.28'

20' W.L.E

20.20'

N 89°12'17" E 42.72'

N 00°38'40" E 20.00'

20' W.L.E.

5.65'

N 71°41'10" W 34.95'

N 71°41'10" W 10.00'

1/2" CRF (G&A)

DETAIL "A"
Scale: 1"=50'

DETAIL "C"
Scale: 1"=50'

S 89°12'17" W 483.97'

DISCOVERY BLVD.
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

25' Building Setback

24' Fire Lane, Public Access, Utility & Drainage Easement 2019-3678

20' W.L.E.

N 89°12'17" E 105.29'

N 00°47'43" W 18.09'

N 45°47'43" W 33.36'

N 00°38'40" E 76.54'

N 00°47'43" W 9.81'

N 45°47'43" W 33.65'

N 00°38'40" E 3.04'

N 00°47'43" W 38.50'

10' P.A.E. 2019-3680

36.37'

1/2" CRF (G&A)

L1

L2

DETAIL "B"
Scale: 1"=50'

(85' R.O.W.)
Cab. D, Pg. 175

10' Landscape Buffer

15' Building Setback

Landscape Buffer

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

60D NAIL FND

49.06'

37.85'

30.72'

S 00°48'00" E 38.50'

20.00'

7.44'

S 00°47'43" E 8.39'

N 89°12'17" E 20.00'

S 00°47'43" E 10.50'

20' W.L.E.

2.30'

24' Fire Lane, Public Access, Utility, & Drainage Esmt.

## LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McAdams
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.gacom.com
www.mcadamsco.com

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. WBC-20000

File: M:\Projects\SWBCRevEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Saved: 7/15/2021 5:38 PM, by ccarpenter

LEGAL DESCRIPTION
21.275 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Officeal Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :
COUNTY OF ROCKWALL : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 2, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS :
COUNTY OF ROCKWALL : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared _____ _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

_____
Notary Public

My commission expires the _____ day of _____, 20____.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner of Phase 1 (POC): N 7021767.2'; E 2603766.9'
   Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
   Northwest Corner of Phase 1: N 7021767.2'; E 2603747.9'
   Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'
   COR-6: N 7025942.6'; E 2601204.0'
   COR-8: N 7018063.1'; E 2609533.7'
   COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. Property owner is to maintain flood plain/drainage easement.

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 _____, 20____.

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

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

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

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
**PRELIMINARY DOCUMENT:**
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**
**W. THAD MURLEY III, RPLS 5802 7/16/21**

W. Thad Murley III, RPLS
Texas Registration No. 5802

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 00°38'00" E | 94.13' |
| L2 | N 06°34'20" E | 97.60' |
| L3 | N 71°41'10" W | 94.15' |
| L4 | N 18°18'50" E | 56.85' |
| L5 | N 71°41'10" W | 121.00' |
| L6 | N 18°18'50" E | 75.15' |
| L7 | N 02°39'57" W | 5.83' |
| L8 | N 00°47'43" W | 64.48' |
| L9 | S 89°12'17" W | 24.60' |
| L10 | N 83°25'40" W | 1.93' |
| L11 | N 45°47'08" W | 26.10' |
| L12 | S 89°12'17" W | 24.60' |
| L13 | N 00°47'43" W | 64.48' |
| L14 | N 89°12'17" E | 37.78' |
| L15 | N 55°18'00" E | 46.43' |
| L16 | S 14°23'20" E | 58.24' |
| L17 | S 36°02'00" E | 70.29' |
| L18 | S 56°41'10" E | 27.50' |
| L19 | N 06°57'21" W | 90.70' |
| L20 | S 46°33'39" E | 62.00' |
| L21 | N 46°33'10" W | 19.68' |
| L22 | S 57°40'20" E | 19.45' |
| L23 | N 44°12'17" E | 15.09' |
| L24 | S 03°42'22" E | 25.43' |
| L25 | S 33°18'50" W | 27.34' |
| L26 | S 89°12'17" W | 20.00' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L27 | S 00°47'43" E | 9.00' |
| L28 | N 89°12'17" E | 20.00' |
| L29 | S 00°47'43" E | 9.00' |
| L30 | S 00°47'43" E | 18.00' |
| L31 | S 89°36'09" W | 20.00' |
| L32 | S 00°47'43" E | 18.14' |
| L33 | S 89°12'17" W | 10.50' |
| L34 | N 00°47'43" W | 20.00' |
| L35 | S 89°12'17" W | 10.50' |
| L36 | N 89°21'20" W | 23.05' |
| L37 | N 89°21'20" W | 9.19' |
| L38 | S 26°42'25" E | 15.00' |
| L39 | N 89°12'17" E | 10.50' |
| L40 | S 00°47'43" E | 38.26' |
| L41 | N 89°12'17" E | 10.00' |
| L42 | N 00°47'43" W | 20.00' |
| L43 | N 89°12'17" E | 10.00' |
| L44 | S 00°47'43" E | 9.56' |
| L45 | S 89°19'35" W | 8.32' |
| L46 | S 00°40'25" E | 20.00' |
| L47 | S 89°19'35" W | 7.23' |
| L48 | S 71°41'10" E | 77.93' |
| L49 | N 89°12'17" E | 43.38' |
| L50 | S 45°47'43" E | 23.12' |
| L51 | S 00°47'43" E | 31.46' |
| L52 | S 00°47'43" E | 23.18' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L53 | S 45°47'43" E | 6.55' |
| L54 | N 89°12'17" E | 38.46' |
| L55 | S 71°41'10" E | 81.30' |
| L56 | N 36°18'50" W | 114.20' |
| L57 | N 36°18'50" W | 110.76' |
| L58 | N 00°47'43" W | 25.00' |
| L59 | N 89°12'17" E | 31.65' |
| L60 | S 00°47'43" E | 37.50' |
| L61 | N 89°12'17" E | 8.00' |
| L62 | N 00°47'43" W | 37.50' |
| L64 | S 00°47'43" E | 37.50' |
| L65 | N 00°47'43" W | 37.50' |
| L67 | S 00°47'43" E | 37.50' |
| L68 | S 72°51'41" E | 39.00' |
| L69 | N 18°18'50" E | 22.39' |
| L70 | S 71°41'10" E | 57.05' |
| L71 | S 18°18'50" W | 11.39' |
| L72 | S 48°18'50" W | 38.89' |
| L73 | S 18°18'50" W | 45.52' |
| L74 | S 48°18'50" W | 38.89' |
| L75 | S 18°18'50" W | 6.03' |
| L76 | S 71°41'10" E | 19.45' |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
|---|---|---|---|---|
| C1 | 30.00' | 31°50'50" | 16.68' | S 23°47'44" E, 16.46' |
| C2 | 30.00' | 58°59'20" | 30.89' | N 26°49'43" E, 29.54' |
| C3 | 54.00' | 57°07'06" | 53.83' | N 27°45'50" E, 51.63' |
| C4 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C5 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C6 | 30.00' | 87°04'53" | 45.60' | N 42°44'44" E, 41.33' |
| C7 | 54.00' | 87°04'53" | 82.07' | N 42°44'44" E, 74.40' |
| C8 | 54.00' | 135°00'00" | 127.23' | N 68°17'43" W, 99.78' |
| C9 | 54.00' | 90°00'00" | 84.82' | S 00°47'43" E, 76.37' |
| C10 | 30.00' | 45°00'00" | 23.56' | S 23°17'43" E, 22.96' |
| C11 | 30.00' | 90°00'00" | 47.12' | S 44°12'17" W, 42.43' |
| C12 | 54.00' | 70°53'35" | 66.82' | S 53°45'38" W, 62.63' |
| C13 | 44.00' | 17°40'10" | 13.57' | S 09°28'45" W, 13.52' |
| C14 | 20.00' | 95°55'40" | 33.49' | S 48°36'30" W, 29.71' |
| C15 | 37.00' | 23°11'07" | 14.97' | N 34°11'37" W, 14.87' |
| C16 | 15.00' | 71°42'39" | 18.77' | S 13°15'21" W, 17.57' |
| C17 | 44.00' | 48°28'01" | 37.22' | S 24°52'41" W, 36.12' |
| C18 | 30.00' | 88°33'37" | 46.37' | S 44°55'29" W, 41.89' |
| C19 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C20 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C21 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C22 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
|---|---|---|---|---|
| C23 | 54.00' | 82°55'24" | 78.15' | N 49°20'01" W, 71.51' |
| C24 | 30.00' | 18°27'15" | 9.66' | N 79°58'40" E, 9.62' |
| C25 | 20.00' | 143°25'48" | 50.07' | N 00°57'52" W, 37.98' |
| C26 | 29.80' | 18°20'23" | 9.54' | N 81°50'57" W, 9.50' |
| C27 | 30.00' | 16°42'00" | 8.74' | S 80°51'17" W, 8.71' |
| C28 | 20.00' | 143°43'14" | 50.17' | S 00°38'40" W, 38.01' |
| C29 | 30.00' | 19°34'46" | 10.25' | S 81°00'20" E, 10.20' |
| C30 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |
| C31 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C32 | 30.00' | 70°53'35" | 37.12' | S 53°45'38" W, 34.80' |
| C33 | 30.00' | 109°06'33" | 57.13' | S 36°14'26" E, 48.88' |
| C34 | 20.00' | 135°00'00" | 47.12' | N 66°42'17" E, 36.96' |
| C35 | 30.00' | 135°00'00" | 70.69' | N 68°17'43" W, 55.43' |
| C36 | 30.00' | 90°00'57" | 47.13' | S 00°47'43" E, 42.43' |
| C37 | 20.00' | 137°27'52" | 47.98' | S 26°48'55" W, 37.28' |
| C38 | 30.00' | 78°55'10" | 41.32' | N 07°05'35" W, 38.13' |
| C39 | 642.50' | 5°25'16" | 60.79' | S 67°26'52" E, 60.77' |
| C40 | 557.50' | 21°45'33" | 211.72' | S 75°36'59" E, 210.45' |
| C41 | 16.00' | 140°23'42" | 39.21' | N 63°14'30" E, 30.11' |

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McADAMS
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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: M:\Projects\SWBCRealEst WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Saved: 7/15/2021 5:38 PM, by ccarpenter

# PROJECT COMMENTS

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

DATE: 7/23/2021

| | | | |
|---|---|---|---|
| PROJECT NUMBER: | P2021-040 | CASE MANAGER: | Henry Lee |
| PROJECT NAME: | Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 | CASE MANAGER PHONE: | 972.772.6434 |
| SITE ADDRESS/LOCATIONS: | 2350 DISCOVERY BLVD | CASE MANAGER EMAIL: | hlee@rockwall.com |

CASE CAPTION: Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-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, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | David Gonzales | 07/22/2021 | Needs Review |

07/22/2021: P2021-040; Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-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, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard.

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

M.3 For reference, include the case number (P2021-040) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 83(PD-83), the Unified Development Code (UDC), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by August 3, 2021 for a subsequent review prior to submittal on Mylar for filing.

M.6 Provide owner name and information next to title block on all pages. [Chapter 38, Municipal Code of Ordinances]

M.7 Indicate all proposed corner clips (i.e. visibility triangles). [Subsection 01.08(B)(1), of Article 05, UDC]

M.8 Provide the required Owners Certification language on the page 3 of the plat. See standard plat wording page within the development application. [Chapter 38, Municipal Code of Ordinances]

M.9 Landscape Plan: Verify the number of trees (i.e. canopy & accent) being provided. The Landscape Ordinance box on the plans do not equal the number of trees being provided as indicated on the Plant Schedule. Verify count and correct plans. [Ordinance No. 17-18 (PD-83)] [Ref: Subsection 05.03, of Article 08, UDC]

M.10 Please provide one (1) hard copy and a PDF version for review by staff.

I.11 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on July 27, 2021.
(2) Parks and Recreation Board meeting will be held on August 3, 2021.
(3) Planning & Zoning regular meeting will be held on August 10, 2021. [Action Item]
(4) City Council regular meeting will be held on August 16, 2021. [Action Item]

I.12 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Sarah Johnston | 07/22/2021 | Needs Review |

07/22/2021: M - Plat cannot be filed until the flood study is approved with approved cross section elevations are verified.
M - Label drainage easement line work.
M - Label as Private Drainage Easement for the Arch Culvert to be maintained, repaired and replaced by the property.
M - Provide N, E coordinates for two points of this newly platted Lot.
M - Fire lane radius a minimum of 20'.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | David Gonzales | 07/22/2021 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 07/21/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 07/19/2021 | Approved |

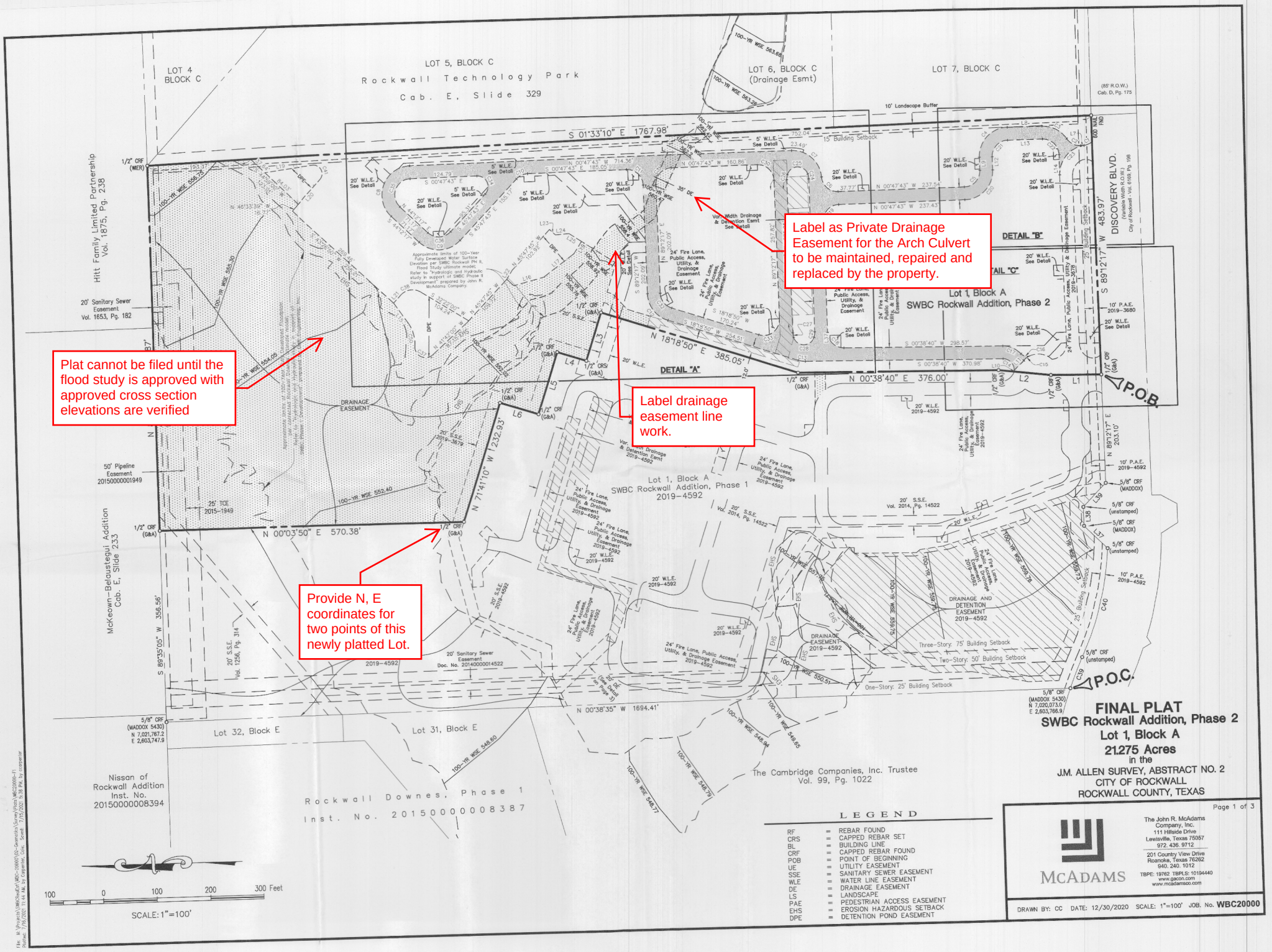
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | David Gonzales | 07/22/2021 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 07/21/2021 | Approved |

07/21/2021: SP2021-040 (David Gonzales)
Park District 25
Cash in Lieu of Land $503.00 x 295 units = $148,385.00
Pro Rata Equipment Fees $476.00 x 295 units = $140,420.00
Total per lot (1) Lot $979.00 & total for 295 units $288,805.00




# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
**Lot 1, Block A**
**21.275 Acres**
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGEND

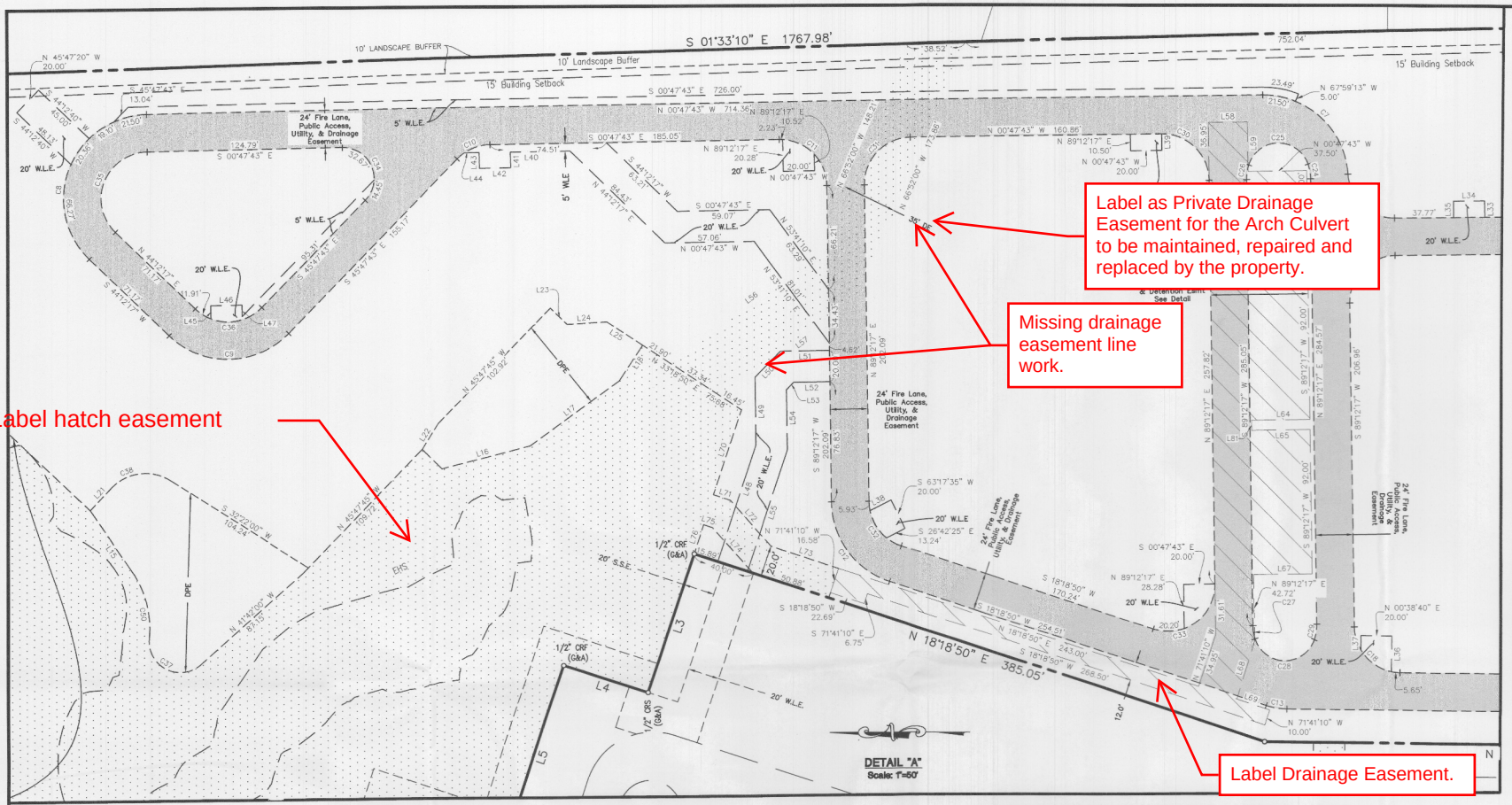
| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |

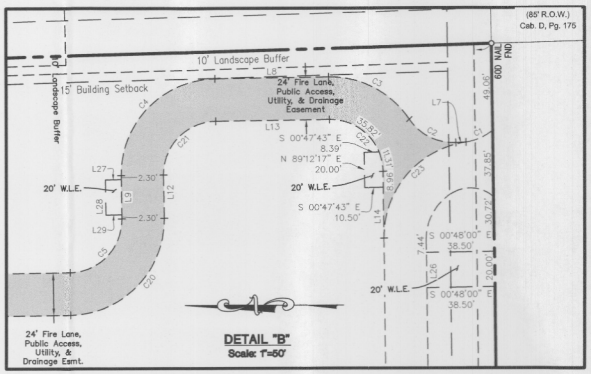

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972 436 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

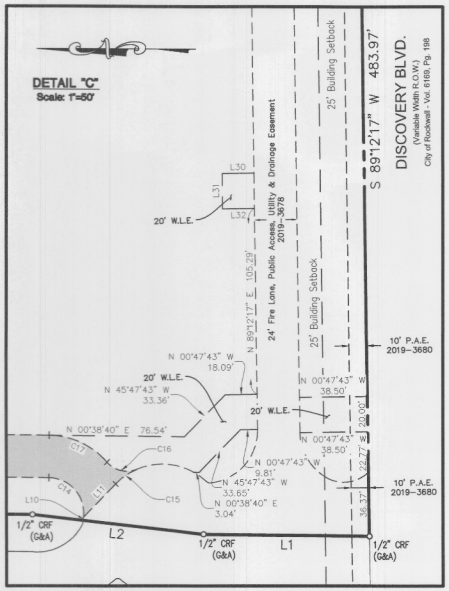



DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. WBC20000

File: M:\Projects\WBC\Survey\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/19/2021 11:44 AM by Carpenter, Cole Scott




## LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McADAMS
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.jrcon.com
www.mcadamsco.com

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. WBC-2000

File: M:\Projects\SWBC\Rockwall\WBC-2000\07-Submittals\Survey\Plats\WBC2000-FP
Plotted: 7/6/2021 11:14 AM, by Corporate Color Saver - 7/6/2021 - 3:5 PM, by corporate

## LEGAL DESCRIPTION
21.275 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Official Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :
COUNTY OF ROCKWALL : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 2, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS :
COUNTY OF ROCKWALL : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

_____
Notary Public

My commission expires the _____ day of _____, 20____.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner of Phase 1 (POC): N 7021767.2'; E 2603766.9'
   Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
   Northwest Corner of Phase 1: N 7021767.2'; E 2603747.9'
   Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'
   COR-6: N 7025942.6'; E 2601204.0'
   COR-8: N 7018063.1'; E 2609533.7'
   COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. Property owner is to maintain flood plain/drainage easement.

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 _____, 20____.

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

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

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

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
**PRELIMINARY DOCUMENT:**
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**
**W. THAD MURLEY III, RPLS 5802 7/16/21**

_____
W. Thad Murley III, RPLS
Texas Registration No. 5802

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 00°38'00" E | 94.13' |
| L2 | N 06°34'20" E | 97.60' |
| L3 | N 71°41'10" W | 94.15' |
| L4 | N 18°18'50" E | 56.85' |
| L5 | N 71°41'10" W | 121.00' |
| L6 | N 18°18'50" E | 75.15' |
| L7 | N 02°39'57" W | 5.83' |
| L8 | N 00°47'43" W | 64.48' |
| L9 | S 89°12'17" W | 24.60' |
| L10 | N 83°25'40" W | 1.93' |
| L11 | N 45°47'08" W | 26.10' |
| L12 | S 89°12'17" W | 24.60' |
| L13 | N 00°47'43" W | 64.48' |
| L14 | N 89°12'17" E | 37.78' |
| L15 | N 55°18'00" E | 46.43' |
| L16 | S 14°23'20" E | 58.24' |
| L17 | S 36°02'00" E | 70.29' |
| L18 | S 56°41'10" E | 27.50' |
| L19 | N 06°57'21" W | 90.70' |
| L20 | S 46°33'39" E | 62.00' |
| L21 | N 46°33'10" W | 19.68' |
| L22 | S 57°40'20" E | 19.45' |
| L23 | N 44°12'17" E | 15.09' |
| L24 | S 03°42'22" E | 25.43' |
| L25 | S 33°18'50" W | 27.34' |
| L26 | S 89°12'17" W | 20.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L27 | S 00°47'43" E | 9.00' |
| L28 | N 89°12'17" E | 20.00' |
| L29 | S 00°47'43" E | 9.00' |
| L30 | S 00°47'43" E | 18.00' |
| L31 | S 89°36'09" W | 20.00' |
| L32 | S 00°47'43" E | 18.14' |
| L33 | S 89°12'17" W | 10.50' |
| L34 | N 00°47'43" W | 20.00' |
| L35 | S 89°12'17" W | 10.50' |
| L36 | N 89°21'20" W | 23.05' |
| L37 | N 89°21'20" W | 9.19' |
| L38 | S 26°42'25" E | 15.00' |
| L39 | N 89°12'17" E | 10.50' |
| L40 | S 00°47'43" E | 38.26' |
| L41 | N 89°12'17" E | 10.00' |
| L42 | N 00°47'43" W | 20.00' |
| L43 | N 89°12'17" E | 10.00' |
| L44 | S 00°47'43" E | 9.56' |
| L45 | S 89°19'35" W | 8.32' |
| L46 | S 00°40'25" E | 20.00' |
| L47 | S 89°19'35" W | 7.23' |
| L48 | S 71°41'10" E | 77.93' |
| L49 | N 89°12'17" E | 43.38' |
| L50 | S 45°47'43" E | 23.12' |
| L51 | S 00°47'43" E | 31.46' |
| L52 | S 00°47'43" E | 23.18' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L53 | S 45°47'43" E | 6.55' |
| L54 | N 89°12'17" E | 38.46' |
| L55 | S 71°41'10" E | 81.30' |
| L56 | N 36°18'50" W | 114.20' |
| L57 | N 36°18'50" W | 110.76' |
| L58 | N 00°47'43" W | 25.00' |
| L59 | N 89°12'17" E | 31.65' |
| L60 | S 00°47'43" E | 37.50' |
| L61 | N 89°12'17" E | 8.00' |
| L62 | N 00°47'43" W | 37.50' |
| L64 | S 00°47'43" E | 37.50' |
| L65 | N 00°47'43" W | 37.50' |
| L67 | S 00°47'43" E | 37.50' |
| L68 | S 72°51'41" E | 39.00' |
| L69 | N 18°18'50" E | 22.39' |
| L70 | S 71°41'10" E | 57.05' |
| L71 | S 18°18'50" W | 11.39' |
| L72 | S 48°18'50" W | 38.89' |
| L73 | S 18°18'50" W | 45.52' |
| L74 | S 48°18'50" W | 38.89' |
| L75 | S 18°18'50" W | 6.03' |
| L76 | S 71°41'10" E | 19.45' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C1 | 30.00' | 31°50'50" | 16.68' | S 23°47'44" E, 16.46' |
| C2 | 30.00' | 58°59'20" | 30.89' | N 26°49'43" E, 29.54' |
| C3 | 54.00' | 57°07'06" | 53.83' | N 27°45'50" E, 51.63' |
| C4 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C5 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C6 | 30.00' | 87°04'53" | 45.60' | N 42°44'44" E, 41.33' |
| C7 | 54.00' | 87°04'53" | 82.07' | N 42°44'44" E, 74.40' |
| C8 | 54.00' | 135°00'00" | 127.23' | N 68°17'43" W, 99.78' |
| C9 | 54.00' | 90°00'00" | 84.82' | S 00°47'43" E, 76.37' |
| C10 | 30.00' | 45°00'00" | 23.56' | S 23°17'43" E, 22.96' |
| C11 | 30.00' | 90°00'00" | 47.12' | S 44°12'17" W, 42.43' |
| C12 | 54.00' | 70°53'35" | 66.82' | S 53°45'38" W, 62.63' |
| C13 | 44.00' | 174°01'0" | 13.57' | S 09°28'45" W, 13.52' |
| C14 | 20.00' | 95°55'40" | 33.49' | S 48°36'30" W, 29.71' |
| C15 | 37.00' | 23°11'07" | 14.97' | N 34°11'37" W, 14.87' |
| C16 | 15.00' | 71°42'39" | 18.77' | S 13°15'21" W, 17.57' |
| C17 | 44.00' | 48°28'01" | 37.22' | S 24°52'41" W, 36.12' |
| C18 | 30.00' | 88°33'37" | 46.37' | S 44°56'29" W, 41.89' |
| C19 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C20 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C21 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C22 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C23 | 54.00' | 82°55'24" | 78.15' | N 49°20'01" W, 71.51' |
| C24 | 30.00' | 18°27'15" | 9.66' | N 79°58'40" E, 9.62' |
| C25 | 20.00' | 143°25'48" | 50.07' | N 00°57'52" W, 37.98' |
| C26 | 29.80' | 18°20'23" | 9.54' | N 81°50'57" W, 9.50' |
| C27 | 30.00' | 16°42'00" | 8.74' | S 80°51'17" W, 8.71' |
| C28 | 20.00' | 143°43'14" | 50.17' | S 00°38'40" W, 38.01' |
| C29 | 30.00' | 19°34'46" | 10.25' | S 81°00'20" E, 10.20' |
| C30 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |
| C31 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C32 | 30.00' | 70°53'35" | 37.12' | S 53°45'38" W, 34.80' |
| C33 | 30.00' | 109°06'33" | 57.13' | S 36°14'26" E, 48.88' |
| C34 | 20.00' | 135°00'00" | 47.12' | N 66°42'17" E, 36.96' |
| C35 | 30.00' | 135°00'00" | 70.69' | N 68°17'43" W, 55.43' |
| C36 | 30.00' | 90°00'57" | 47.13' | S 00°47'43" E, 42.43' |
| C37 | 20.00' | 137°27'52" | 47.98' | S 26°48'55" W, 37.28' |
| C38 | 30.00' | 78°55'10" | 41.32' | N 07°05'35" W, 38.13' |
| C39 | 642.50' | 5°25'16" | 60.79' | S 67°26'52" E, 60.77' |
| C40 | 557.50' | 21°45'33" | 211.72' | S 75°36'59" E, 210.45' |
| C41 | 16.00' | 140°23'42" | 39.21' | N 63°14'30" E, 30.11' |

Fire lane radius a minimum of 20'

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McADAMS
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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: W:\Projects\SWBCRockEst\WBC-20000\02-Itemedics\Survey\Plat\WBC20000-FP1
Plotted: 7/15/2021 11:44 AM, by Carpenter, Cec Sheet: 7/15/2021 2:39:24 PM, by carpenter

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.** P2021-040

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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, TX 75032 | | | | |
| SUBDIVISION | SWBC Rockwall Addition, Phase II | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | Discovery Blvd. between John King Blvd. & Innovations Dr. | | | | |

## 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 Rockwall 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, TX 75225 | CITY, STATE & ZIP | Roanoke, TX 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* $ 725.50 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 16th *DAY OF* July *, 2021.*

*OWNER'S SIGNATURE* Spencer Byington

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Teresa A. Zvolanek

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659367-6

*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.

LOT 4
BLOCK C

LOT 5, BLOCK C
Rockwall Technology Park
Cab. E, Slide 329

LOT 6, BLOCK C
(Drainage Esmt)

LOT 7, BLOCK C

Hitt Family Limited Partnership
Vol. 1875, Pg. 238

McKeown-Belaustegui Addition
Cab. E, Slide 233

Nissan of
Rockwall Addition
Inst. No.
20150000008394

Rockwall Downes, Phase 1
Inst. No. 20150000008387

The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

Lot 1, Block A
SWBC Rockwall Addition, Phase 2

Lot 1, Block A
SWBC Rockwall Addition, Phase 1
2019-4592

Lot 32, Block E

Lot 31, Block E

DISCOVERY BLVD.
(85' R.O.W.)
Cab. D, Pg. 175
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

10' Landscape Buffer

15' Building Setback

25' Building Setback

S 01°33'10" E 1767.98'

S 89°12'17" W 483.97'

N 89°35'05" E 681.87'

S 89°35'05" W 356.56'

N 00°03'50" E 570.38'

N 71°41'10" W 1232.93'

N 18°18'50" E 385.05'

N 00°38'40" E 376.00'

N 89°12'17" E 203.10'

N 00°38'35" W 1694.41'

DETAIL "A"

DETAIL "B"

DETAIL "C"

P.O.B.

P.O.C.

1/2" CRF (WIER)

1/2" CRF (G&A)

1/2" CRS/ (G&A)

5/8" CRF (MADDOX 5430)
N 7,021,767.2
E 2,603,747.9

5/8" CRF (MADDOX 5430)
N 7,020,073.0
E 2,603,766.9

5/8" CRF (MADDOX)

5/8" CRF (unstamped)

600 NAIL FND

100-YR WSE 563.68

100-YR WSE 563.26

100-YR WSE 562.42

100-YR WSE 560.44

100-YR WSE 558.94

100-YR WSE 555.76

100-YR WSE 555.30

100-YR WSE 554.05

100-YR WSE 552.40

100-YR WSE 550.60

100-YR WSE 550.51

100-YR WSE 549.94

100-YR WSE 549.65

100-YR WSE 549.79

100-YR WSE 549.77

100-YR WSE 548.60

100-YR WSE 557.78

100-YR WSE 559.75

Approximate limits of 100-Year Fully Developed Water Surface Elevation per SWBC Rockwall PH II, Flood Study ultimate model. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase II Development" prepared by John R. McAdams Company.

Approximate limits of 100-Year Fully Developed Water Surface Elevation per Lake Ray Hubbard Floodplain Map Revision (Ultimate Development) prepared by Kimley-Horn and Associates, Inc. dated 12/2/2019. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase II Development" prepared by John R. McAdams Company.

20' Sanitary Sewer Easement
Vol. 1653, Pg. 182

50' Pipeline Easement
20150000001949

25' TCE
2015-1949

20' S.S.E.
Vol. 1256, Pg. 314

20' Sanitary Sewer Easement
Doc. No. 20140000014522

20' S.S.E.
Vol. 2014, Pg. 14522

20' S.S.E.
2019-3679

20' S.S.E.
2019-4592

20' DE
(See Detail on Page 3)

35' DE

DRAINAGE EASEMENT

DRAINAGE EASEMENT
2019-4592

DRAINAGE AND DETENTION EASEMENT
2019-4592

Var. Width Drainage & Detention Esmt
See Detail

Var. Width Drainage & Detention Esmt
2019-4592

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

24' Fire Lane, Public Access, Utility, & Drainage Easement
2019-4592

20' W.L.E.
See Detail

20' W.L.E.
2019-4592

20' W.L.E.
2019-3679

5' W.L.E.
See Detail

Three-Story: 75' Building Setback

Two-Story: 50' Building Setback

One-Story: 25' Building Setback

10' P.A.E.
2019-3680

10' P.A.E.
2019-4592

EHS

SHED

LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |

100 0 100 200 300 Feet

SCALE: 1"=100'

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McADAMS
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

DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. **WBC20000**

File: M:\Projects\SWBC\Roll\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-FP1
Plotted: 7/15/2021 11:44 AM, by Carpenter, Cole. Saved: 7/15/2021 5:38 PM, by carpenter

S 01°33'10" E 1767.98'

10' LANDSCAPE BUFFER

10' Landscape Buffer

15' Building Setback

752.04'

15' Building Setback

N 45°47'20" W 20.00'

S 45°47'43" E 13.04'

S 44°12'40" W 45.00'

S 44°12'40" W 48.13'

20' W.L.E.

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

5' W.L.E.

124.79' S 00°47'43" E

S 00°47'43" E 726.00'

N 00°47'43" W 714.36'

N 89°12'17" E 10.52'

2.23'

S 00°47'43" E 185.05'

N 89°12'17" E 20.28'

20' W.L.E.

20.00' N 00°47'43" W

74.51'

S 44°12'17" W 63.21'

N 44°12'17" E 84.43'

S 00°47'43" E 59.07'

20' W.L.E.

57.06' N 00°47'43" W

N 66°52'00" W 148.21'

N 66°52'00" W 173.86'

35' DE

N 00°47'43" W 160.86'

N 89°12'17" E 10.50'

N 00°47'43" W 20.00'

20' W.L.E.

23.49'

21.50'

N 67°59'13" W 5.00'

N 00°47'43" W 37.50'

37.77'

20' W.L.E.

Var. Width Drainage & Detention Esmt See Detail

S 89°12'17" W 59.00'

S 89°12'17" W 92.00'

S 89°12'17" W 285.05'

S 89°12'17" W 284.57'

N 89°12'17" E 257.82'

N 89°12'17" E 202.09'

S 89°12'17" W 206.96'

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

N 53°41'10" E 63.29'

S 53°41'10" W 81.01'

N 45°47'45" W 102.92'

S 32°22'00" W 104.24'

N 45°47'45" W 109.72'

N 41°42'00" W 67.15'

DPE

EHS

20' S.S.E.

1/2" CRF (G&A)

1/2" CRS (G&A)

L3

L4

L5

20' W.L.E.

N 18°18'50" E 385.05'

12.0'

S 18°18'50" W 268.50'

S 18°18'50" W 243.00'

N 18°18'50" E 254.51'

S 18°18'50" W 170.24'

S 71°41'10" E 6.75'

S 18°18'50" W 22.69'

N 71°41'10" W 16.58'

S 63°17'35" W 20.00'

20' W.L.E

S 26°42'25" E 13.24'

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

S 00°47'43" E 20.00'

N 89°12'17" E 28.28'

20' W.L.E

20.20'

N 89°12'17" E 42.72'

N 00°38'40" E 20.00'

20' W.L.E.

5.65'

N 71°41'10" W 34.95'

N 71°41'10" W 10.00'

1/2" CRF (G&A)

DETAIL "A"
Scale: 1"=50'

DETAIL "C"
Scale: 1"=50'

S 89°12'17" W 483.97'

DISCOVERY BLVD.
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

25' Building Setback

24' Fire Lane, Public Access, Utility & Drainage Easement 2019-3678

20' W.L.E.

N 89°12'17" E 105.29'

N 00°47'43" W 18.09'

N 45°47'43" W 33.36'

N 00°38'40" E 76.54'

N 00°47'43" W 9.81'

N 45°47'43" W 33.65'

N 00°38'40" E 3.04'

N 00°47'43" W 38.50'

10' P.A.E. 2019-3680

36.37'

1/2" CRF (G&A)

L1

L2

DETAIL "B"
Scale: 1"=50'

(85' R.O.W.)
Cab. D, Pg. 175

10' Landscape Buffer

15' Building Setback

Landscape Buffer

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

60D NAIL FND

49.06'

37.85'

30.72'

S 00°48'00" E 38.50'

20.00'

7.44'

S 00°47'43" E 8.39'

N 89°12'17" E 20.00'

S 00°47'43" E 10.50'

20' W.L.E.

2.30'

24' Fire Lane, Public Access, Utility, & Drainage Esmt.

## LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |

# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McAdams
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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. WBC-20000

File: M:\Projects\SWBCRevEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Saved: 7/15/2021 5:38 PM, by ccarpenter

LEGAL DESCRIPTION
21.275 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Officeal Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :
COUNTY OF ROCKWALL : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 2, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS :
COUNTY OF ROCKWALL : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared _____ _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

_____
Notary Public

My commission expires the _____ day of _____, 20____.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner of Phase 1 (POC): N 7021767.2'; E 2603766.9'
   Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
   Northwest Corner of Phase 1: N 7021767.2'; E 2603747.9'
   Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'
   COR-6: N 7025942.6'; E 2601204.0'
   COR-8: N 7018063.1'; E 2609533.7'
   COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. Property owner is to maintain flood plain/drainage easement.

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 _____, 20____.

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

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

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

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
**PRELIMINARY DOCUMENT:**
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**
**W. THAD MURLEY III, RPLS 5802 7/16/21**

W. Thad Murley III, RPLS
Texas Registration No. 5802

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 00°38'00" E | 94.13' |
| L2 | N 06°34'20" E | 97.60' |
| L3 | N 71°41'10" W | 94.15' |
| L4 | N 18°18'50" E | 56.85' |
| L5 | N 71°41'10" W | 121.00' |
| L6 | N 18°18'50" E | 75.15' |
| L7 | N 02°39'57" W | 5.83' |
| L8 | N 00°47'43" W | 64.48' |
| L9 | S 89°12'17" W | 24.60' |
| L10 | N 83°25'40" W | 1.93' |
| L11 | N 45°47'08" W | 26.10' |
| L12 | S 89°12'17" W | 24.60' |
| L13 | N 00°47'43" W | 64.48' |
| L14 | N 89°12'17" E | 37.78' |
| L15 | N 55°18'00" E | 46.43' |
| L16 | S 14°23'20" E | 58.24' |
| L17 | S 36°02'00" E | 70.29' |
| L18 | S 56°41'10" E | 27.50' |
| L19 | N 06°57'21" W | 90.70' |
| L20 | S 46°33'39" E | 62.00' |
| L21 | N 46°33'10" W | 19.68' |
| L22 | S 57°40'20" E | 19.45' |
| L23 | N 44°12'17" E | 15.09' |
| L24 | S 03°42'22" E | 25.43' |
| L25 | S 33°18'50" W | 27.34' |
| L26 | S 89°12'17" W | 20.00' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L27 | S 00°47'43" E | 9.00' |
| L28 | N 89°12'17" E | 20.00' |
| L29 | S 00°47'43" E | 9.00' |
| L30 | S 00°47'43" E | 18.00' |
| L31 | S 89°36'09" W | 20.00' |
| L32 | S 00°47'43" E | 18.14' |
| L33 | S 89°12'17" W | 10.50' |
| L34 | N 00°47'43" W | 20.00' |
| L35 | S 89°12'17" W | 10.50' |
| L36 | N 89°21'20" W | 23.05' |
| L37 | N 89°21'20" W | 9.19' |
| L38 | S 26°42'25" E | 15.00' |
| L39 | N 89°12'17" E | 10.50' |
| L40 | S 00°47'43" E | 38.26' |
| L41 | N 89°12'17" E | 10.00' |
| L42 | N 00°47'43" W | 20.00' |
| L43 | N 89°12'17" E | 10.00' |
| L44 | S 00°47'43" E | 9.56' |
| L45 | S 89°19'35" W | 8.32' |
| L46 | S 00°40'25" E | 20.00' |
| L47 | S 89°19'35" W | 7.23' |
| L48 | S 71°41'10" E | 77.93' |
| L49 | N 89°12'17" E | 43.38' |
| L50 | S 45°47'43" E | 23.12' |
| L51 | S 00°47'43" E | 31.46' |
| L52 | S 00°47'43" E | 23.18' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L53 | S 45°47'43" E | 6.55' |
| L54 | N 89°12'17" E | 38.46' |
| L55 | S 71°41'10" E | 81.30' |
| L56 | N 36°18'50" W | 114.20' |
| L57 | N 36°18'50" W | 110.76' |
| L58 | N 00°47'43" W | 25.00' |
| L59 | N 89°12'17" E | 31.65' |
| L60 | S 00°47'43" E | 37.50' |
| L61 | N 89°12'17" E | 8.00' |
| L62 | N 00°47'43" W | 37.50' |
| L64 | S 00°47'43" E | 37.50' |
| L65 | N 00°47'43" W | 37.50' |
| L67 | S 00°47'43" E | 37.50' |
| L68 | S 72°51'41" E | 39.00' |
| L69 | N 18°18'50" E | 22.39' |
| L70 | S 71°41'10" E | 57.05' |
| L71 | S 18°18'50" W | 11.39' |
| L72 | S 48°18'50" W | 38.89' |
| L73 | S 18°18'50" W | 45.52' |
| L74 | S 48°18'50" W | 38.89' |
| L75 | S 18°18'50" W | 6.03' |
| L76 | S 71°41'10" E | 19.45' |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
|---|---|---|---|---|
| C1 | 30.00' | 31°50'50" | 16.68' | S 23°47'44" E, 16.46' |
| C2 | 30.00' | 58°59'20" | 30.89' | N 26°49'43" E, 29.54' |
| C3 | 54.00' | 57°07'06" | 53.83' | N 27°45'50" E, 51.63' |
| C4 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C5 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C6 | 30.00' | 87°04'53" | 45.60' | N 42°44'44" E, 41.33' |
| C7 | 54.00' | 87°04'53" | 82.07' | N 42°44'44" E, 74.40' |
| C8 | 54.00' | 135°00'00" | 127.23' | N 68°17'43" W, 99.78' |
| C9 | 54.00' | 90°00'00" | 84.82' | S 00°47'43" E, 76.37' |
| C10 | 30.00' | 45°00'00" | 23.56' | S 23°17'43" E, 22.96' |
| C11 | 30.00' | 90°00'00" | 47.12' | S 44°12'17" W, 42.43' |
| C12 | 54.00' | 70°53'35" | 66.82' | S 53°45'38" W, 62.63' |
| C13 | 44.00' | 17°40'10" | 13.57' | S 09°28'45" W, 13.52' |
| C14 | 20.00' | 95°55'40" | 33.49' | S 48°36'30" W, 29.71' |
| C15 | 37.00' | 23°11'07" | 14.97' | N 34°11'37" W, 14.87' |
| C16 | 15.00' | 71°42'39" | 18.77' | S 13°15'21" W, 17.57' |
| C17 | 44.00' | 48°28'01" | 37.22' | S 24°52'41" W, 36.12' |
| C18 | 30.00' | 88°33'37" | 46.37' | S 44°55'29" W, 41.89' |
| C19 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C20 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C21 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C22 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
|---|---|---|---|---|
| C23 | 54.00' | 82°55'24" | 78.15' | N 49°20'01" W, 71.51' |
| C24 | 30.00' | 18°27'15" | 9.66' | N 79°58'40" E, 9.62' |
| C25 | 20.00' | 143°25'48" | 50.07' | N 00°57'52" W, 37.98' |
| C26 | 29.80' | 18°20'23" | 9.54' | N 81°50'57" W, 9.50' |
| C27 | 30.00' | 16°42'00" | 8.74' | S 80°51'17" W, 8.71' |
| C28 | 20.00' | 143°43'14" | 50.17' | S 00°38'40" W, 38.01' |
| C29 | 30.00' | 19°34'46" | 10.25' | S 81°00'20" E, 10.20' |
| C30 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |
| C31 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C32 | 30.00' | 70°53'35" | 37.12' | S 53°45'38" W, 34.80' |
| C33 | 30.00' | 109°06'33" | 57.13' | S 36°14'26" E, 48.88' |
| C34 | 20.00' | 135°00'00" | 47.12' | N 66°42'17" E, 36.96' |
| C35 | 30.00' | 135°00'00" | 70.69' | N 68°17'43" W, 55.43' |
| C36 | 30.00' | 90°00'57" | 47.13' | S 00°47'43" E, 42.43' |
| C37 | 20.00' | 137°27'52" | 47.98' | S 26°48'55" W, 37.28' |
| C38 | 30.00' | 78°55'10" | 41.32' | N 07°05'35" W, 38.13' |
| C39 | 642.50' | 5°25'16" | 60.79' | S 67°26'52" E, 60.77' |
| C40 | 557.50' | 21°45'33" | 211.72' | S 75°36'59" E, 210.45' |
| C41 | 16.00' | 140°23'42" | 39.21' | N 63°14'30" E, 30.11' |

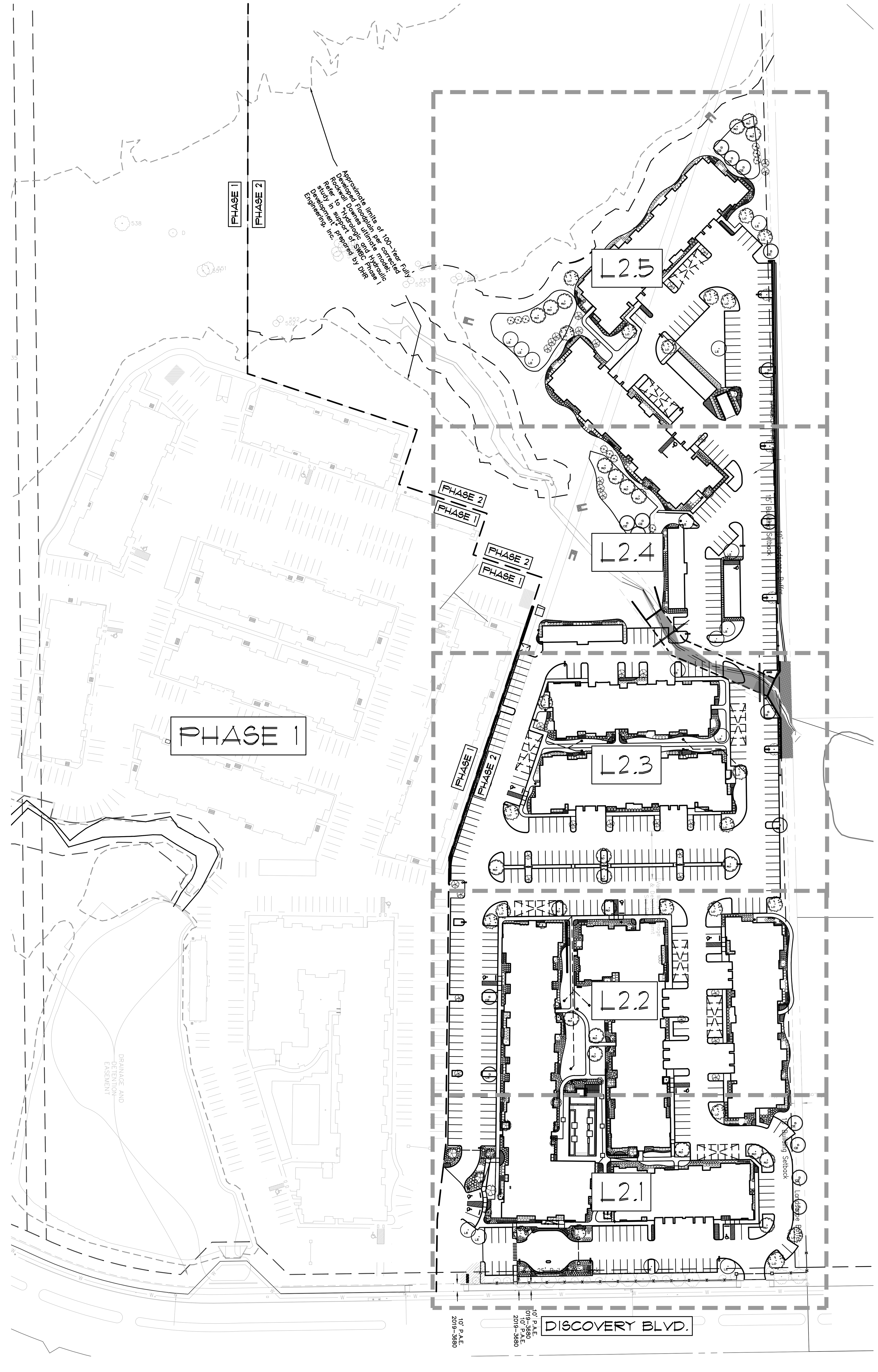
# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McADAMS
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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: M:\Projects\SWBC\RealEst WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Saved: 7/15/2021 5:38 PM, by ccarpenter




## PLANT SCHEDULE

| TREES | COMMON NAME | BOTANICAL NAME | CAL | HGT | REMARKS | | |
|---|---|---|---|---|---|---|---|
| 4 | Chinese Pistache | Pistacia chinensis | 4" | | | | |
| 23 | Shumard Red Oak | Quercus shumardii | 4" | 10`-12` | PER PLAN | | |
| 22 | Southern Live Oak | Quercus virginiana | 4" | 10`-12` | PER PLAN | | |
| 17 | Cedar Elm | Ulmus crassifolia | 4" | 10`-12` | PER PLAN | | |
| 15 | Lacebark Elm | Ulmus parvifolia | 4" | 10`-12` | PER PLAN | | |
| | | | | | | | |
| ORNAMENTAL TREES | COMMON NAME | BOTANICAL NAME | CAL | HGT | REMARKS | | |
| 11 | Desert Willow | Chilopsis linearis | 30 gal | 10`-12` | PER PLAN | | |
| 37 | Crape Myrtle | Lagerstroemia indica | 20 GAL | 7`-8` | PER PLAN | | |
| 5 | Dwarf Palmetto | Sabal minor | 15 GAL | 3`-4` | PER PLAN | | |
| 13 | Texas Mountain Laurel | Sophora secundiflora | 20 GAL | 7`-8` | PER PLAN | | |
| 21 | Chaste Tree | Vitex agnus-castus | 20 GAL | 7`-8` | 8` | | |
| | | | | | | | |
| SHRUBS | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
| 231 | Kaleidoscope Abelia | Abelia x grandiflora `Kaleidoscope` | 5 gal | 24" | 3`-0" | FULL | |
| 167 | Dwarf Burford Holly | Ilex cornuta `Burfordii Nana` | 5 gal | 30" | 3`-0" | FULL | |
| 85 | Dwarf Texas Sage | Leucophyllum frutescens `Bertstar Dwarf` | 5 gal | 24" | PER PLAN | XERI | |
| 299 | Daruma Dwarf Loropetalum | Loropetalum chinense `Daruma` | 5 gal | 18" | 3`-0" | FULL | |
| 341 | Dwarf Southern Wax Myrtle | Myrica pusilla | 5 gal | 36" | 4`-0" | FULL | |
| 184 | Rosemary | Rosmarinus officinalis | 5 gal | 24" | 3`-0" | XERI | |
| | | | | | | | |
| GRASSES | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
| 960 | Blonde Ambition Blue Grama | Bouteloua gracilis `Blonde Ambition` | 1 gal | 24" | 24"o.c. | XERI | |
| 37 | Inland Sea Oats | Chasmanthium latifolium | 3 gal | 12" | 24"o.c. | | |
| 550 | Lindheimer`s Muhly | Muhlenbergia lindheimeri | 3 gal | 18" | 3`-0" | XERI | |
| 431 | Fountain Grass | Pennisetum alopecuroides `Karlay Rose` | 3 gal | | | HEALTHY EVEN GROWTH | |
| | | | | | | | |
| PERENNIALS | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
| 132 | Holly Fern | Cyrtomium falcatum | 3 gal | 12" | 2`-0" | SHADE | |
| 311 | Little Spire Russian Sage | Perovskia atriplicifolia `Little Spire` | 3 gal | 12" | 3`-0"o.c. | XERI | |
| 235 | Autumn Sage | Salvia greggii | 1 gal | 12" | 24"o.c. | XERI | |
| | | | | | | | |
| SHRUB AREAS | COMMON NAME | BOTANICAL NAME | CONT | | | | |
| 1,057 | Stella de Oro Daylily | Hemerocallis x `Stella de Oro` | 4"-6" | | | | 18" o.c. |
| 1,863 | Blackfoot Daisy | Melampodium leucanthum | 4"-6" | | | | 12" o.c. |
| | | | | | | | |
| GROUND COVERS | COMMON NAME | BOTANICAL NAME | CONT | HEIGHT | SPREAD | | |
| 1,269 sf | | Crushed Grantie | -- | | | | |
| 114,915 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 l.f. of street frontage / 100 l.f. = 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 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: (54) 4" canopy trees and (25) ornamental trees.

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).

**DETENTION LANDSCAPE**

REQUIRED: (1) 4" cal. tree shall be planted for every 750 sq. ft. of detention area. Phase II total detention area = 13,635 ft. / 750 sq. ft. = (19) 4" cal. trees.

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

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

Know what's below. Call before you dig.


**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
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com
McADAMS


# SWBC ROCKWALL PHASE II

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

# LANDSCAPE PLAN

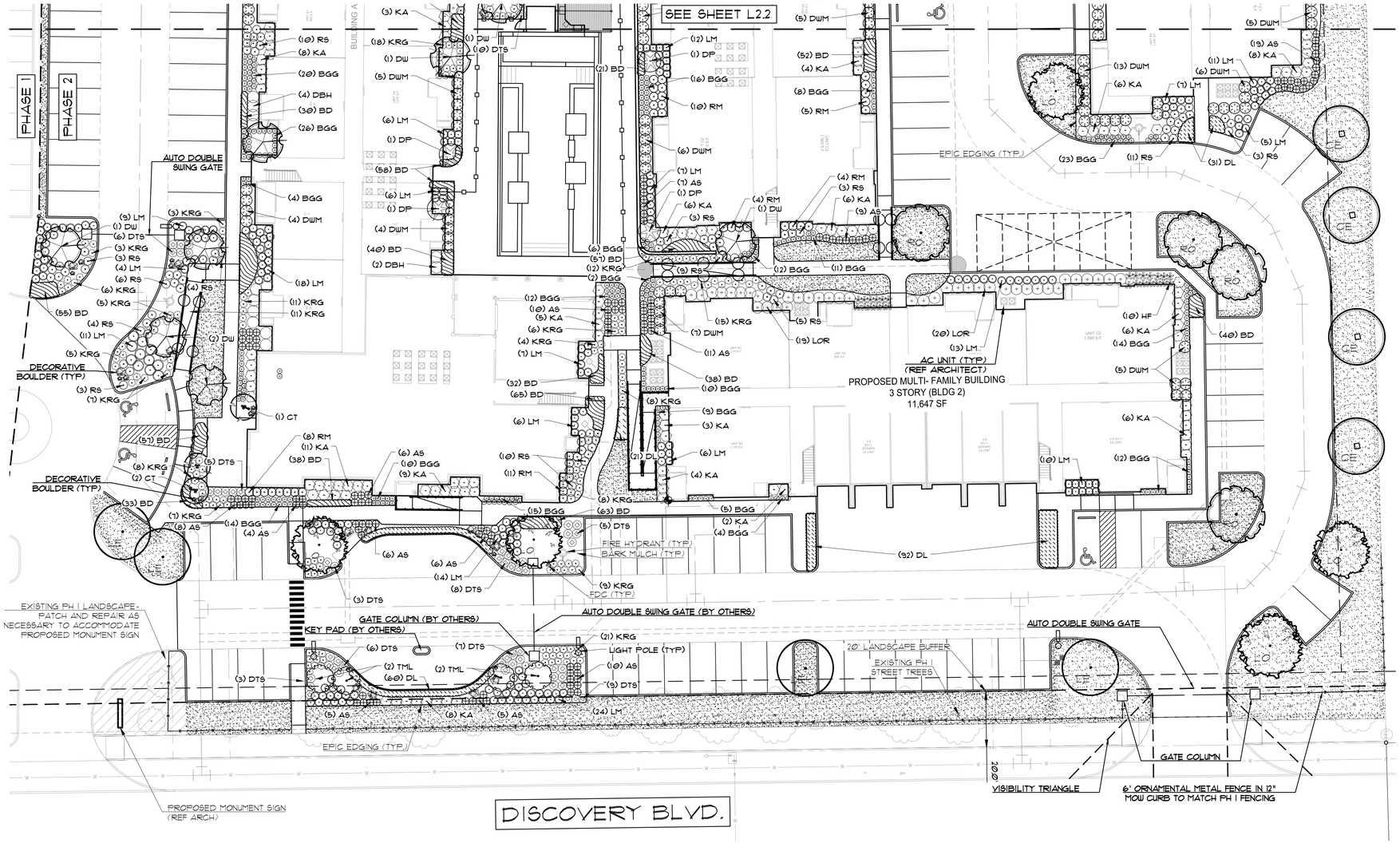
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

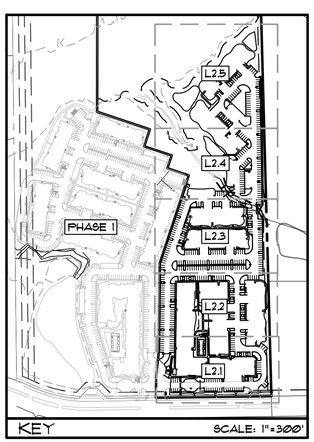
Drawn By: VC
Date: 12/30/2020
Scale: 1"=80'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

**L2.0**

File: M:\Projects\SWBCRedEst\WBC-20000\04-Production\Planning and LA\Sheets\SWBC-20000-LS
Plotted: 7/15/2021 9:55 AM, by Nelson, Jeremy; Saved: 7/15/2021 9:51 AM, by jnelson




## 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.

## IRRIGATION NOTES

CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGED IRRIGATION EQUIPMENT CAUSED BY CONSTRUCTION ALONG DISCOVERY BLVD. IF IRRIGATION IS CUT OFF FOR AN EXTENDED PERIOD OF TIME, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AN ADDITIONAL WATER SOURCE FOR EXISTING STREET TREES.

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karley Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

## 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.

811 Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

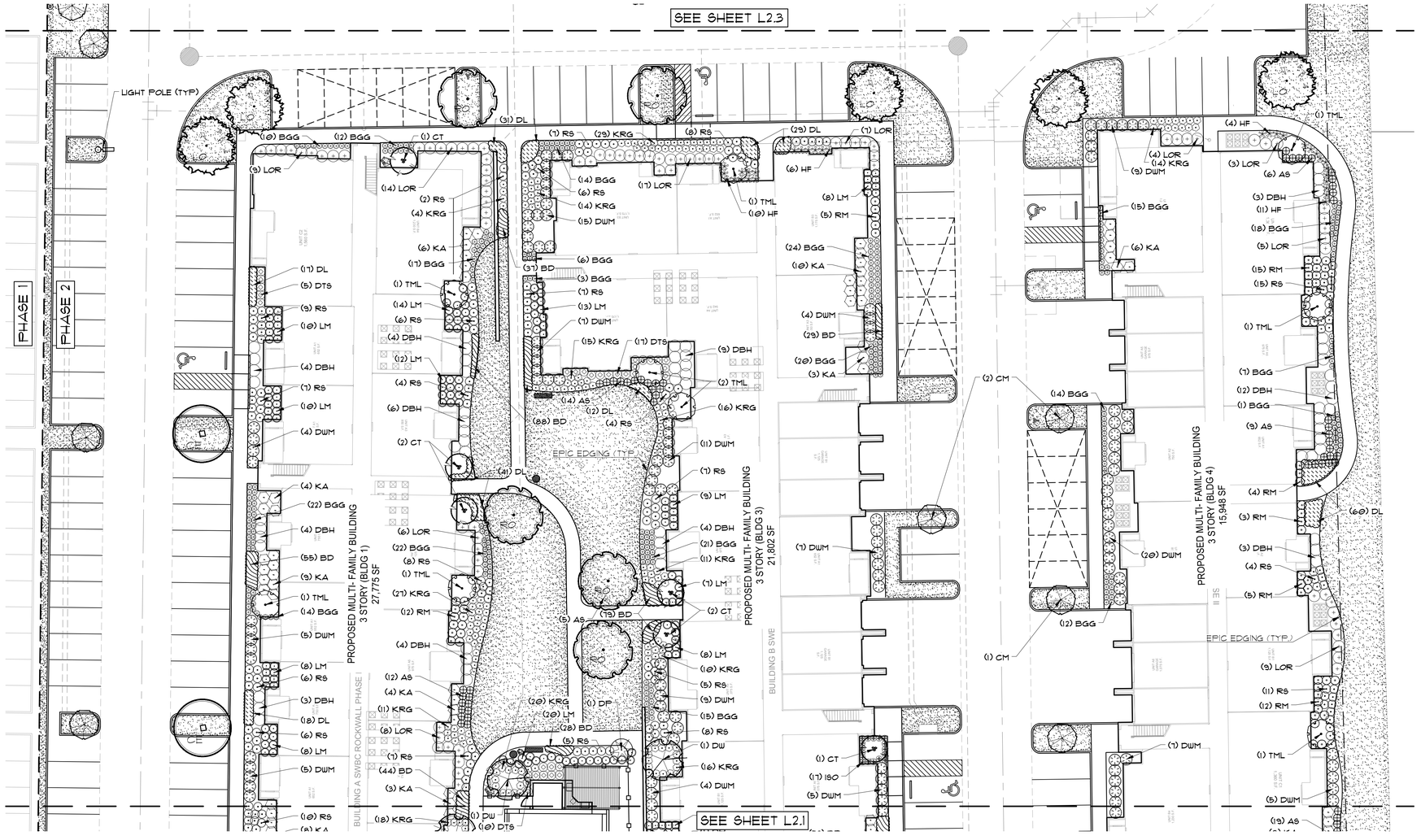
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

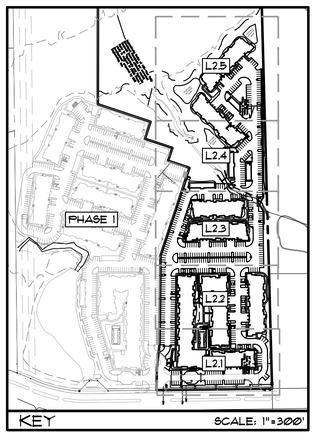
| | |
|---|---|
| Drawn By: | VC |
| Date: | 12/30/2020 |
| Scale: | 1"=20' |
| Revisions: | |
| 02/11/2021 | |
| 03/11/2021 | |
| 05/07/2021 | |
| 07/12/2021 | |

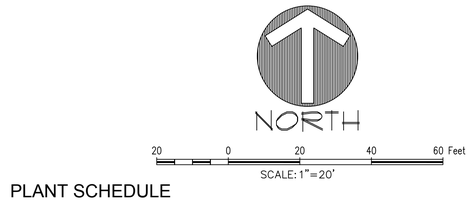
**WBC20000**

L2.1

File: W:\Projects\WBC\Shared\Art\WBC-20000\04-Production\Planning and LA\Sheets\WBC-20000-LS Plotted: 7/13/2021 8:53 AM, by Nelson, Jeremy Saved: 7/13/2021 8:51 AM, by Jeremy




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karley Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

## 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.

811 Know what's below. Call before you dig.

**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, TX 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com


McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

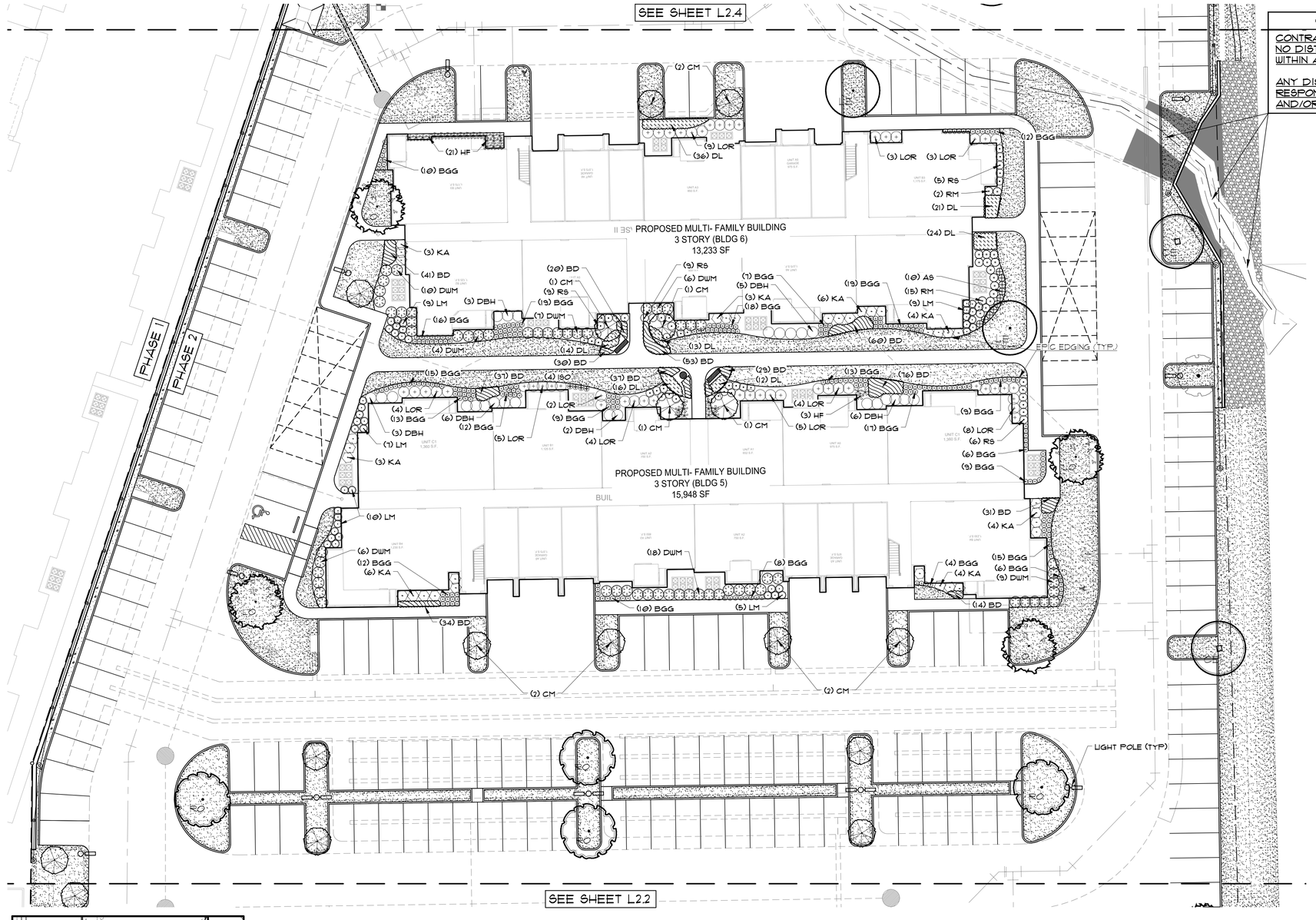
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

L2.2


File: M:\Projects\SWBCRockwall\LS\WBC-20000\04-Production\Planning and LA Sheets\SWBC-20000-LS
Plotted: 7/12/2021 8:56 AM, by Nelson, Jeremy Saved: 7/12/2021 8:54 AM, by Jeffson




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |

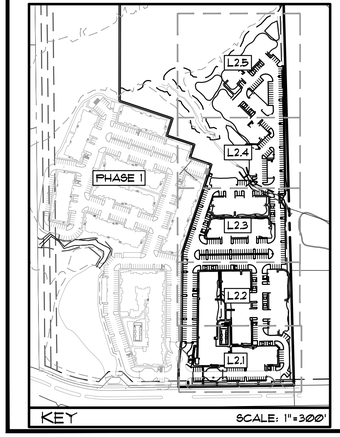
| SHRUBS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | KA | Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia |
| | DBH | Ilex comuta `Burfordii Nana` / Dwarf Burford Holly |
| | DTS | Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage |
| | LOR | Loropetalum chinense `Daruma` / 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | 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, diseases, 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.

## 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.

811 Know what's below. Call before you dig.

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
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

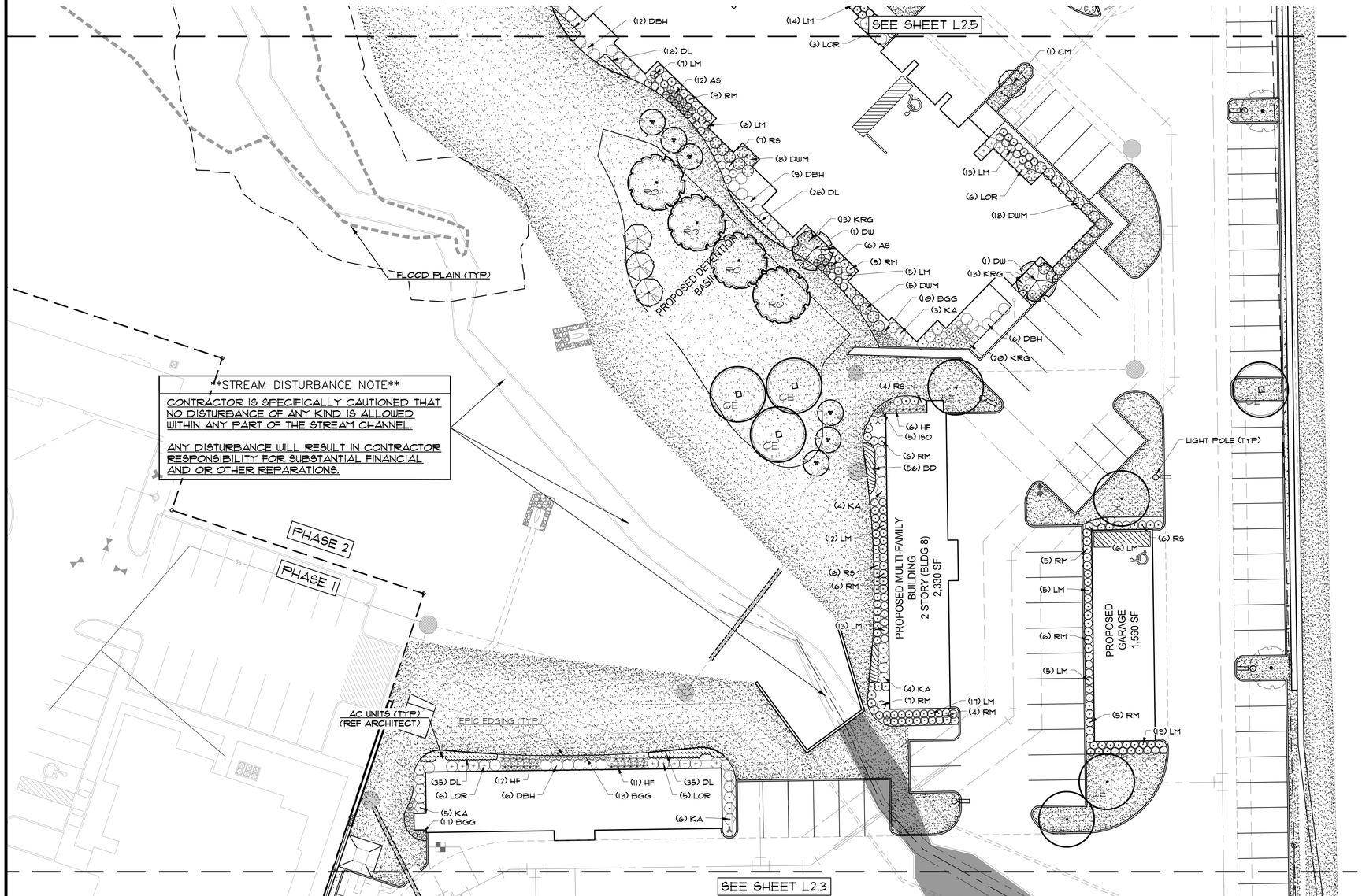
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 16/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

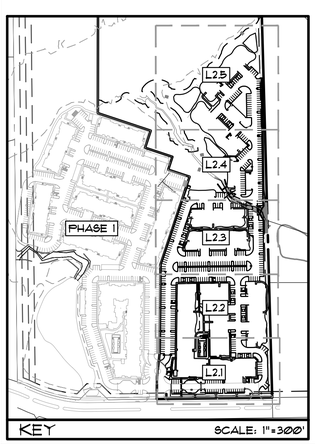
Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

L2.3

File: N:\Projects\WBC\Revit\LA\WBC-20000-LA-Production\Planting and LA Sheets\WBC-20000-LS Plotted: 7/15/2021 8:15 AM, by Nelson, Jeremy Saved: 7/15/2021 7:50:29 AM, by jnelson




NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | DBH | Ilex comuta `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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

### 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.

811 Know what's below. Call before you dig.

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
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

SWBC ROCKWALL PHASE II
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF 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 16/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| | |
|---|---|
| Drawn By: | VC |
| Date: | 12/30/2020 |
| Scale: | 1"=20' |
| Revisions: | |
| 02/11/2021 | |
| 03/11/2021 | |
| 05/07/2021 | |
| 07/12/2021 | |

WBC20000

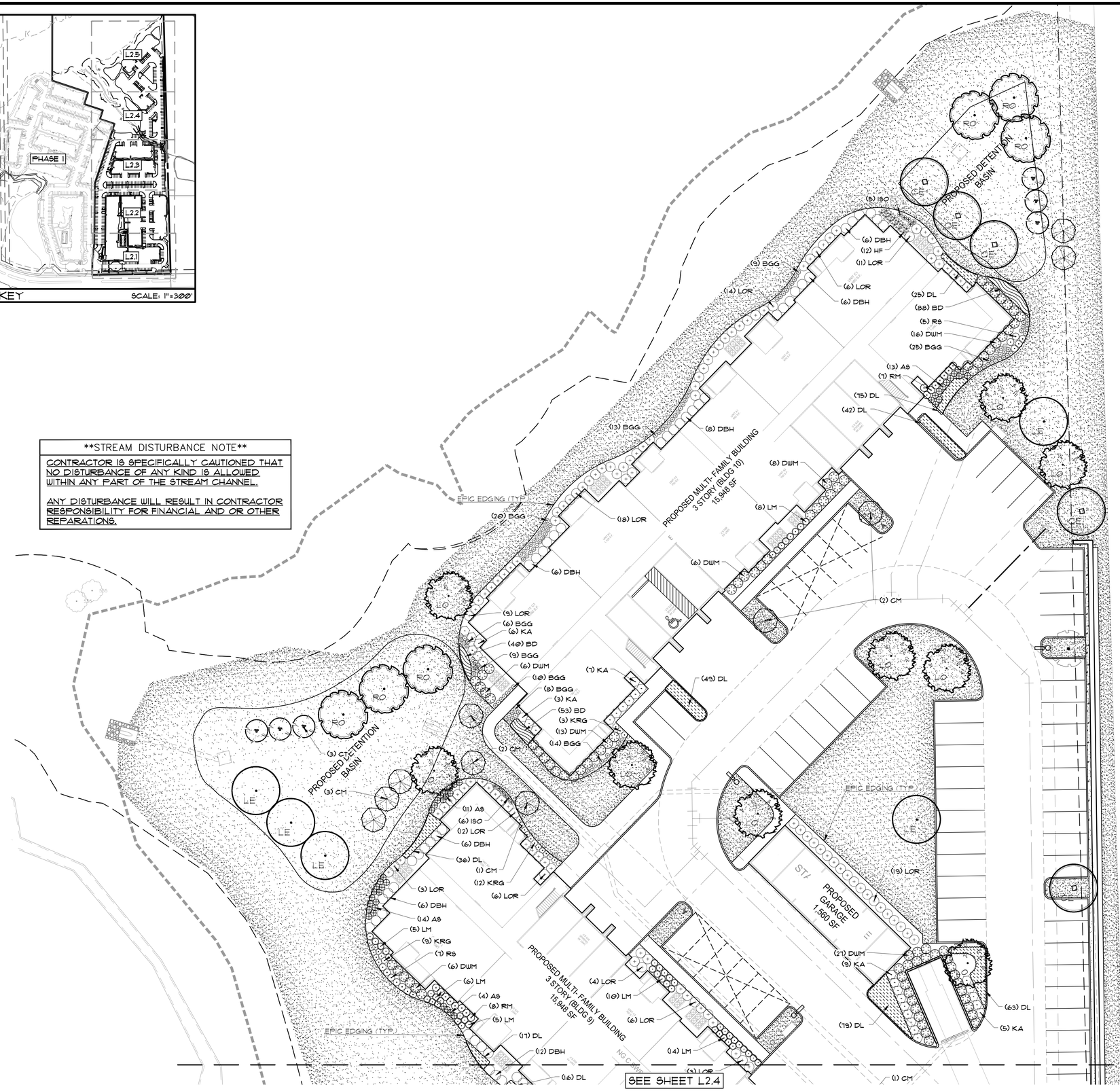
L2.4

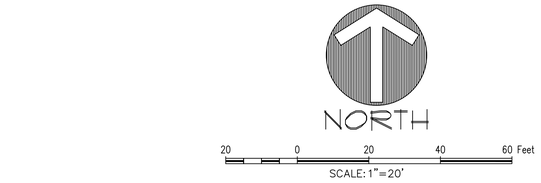
File: W:\Projects\SWBC\Shee ts\WBC-20000\04-Production\Planning and LA\Sheets\SWBC-20000-L5 Plotted: 7/15/2021 8:13 AM, by Nelson, Jeremy Saved: 7/15/2021 10:24 AM, by jnelson

**STREAM DISTURBANCE NOTE**

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT NO DISTURBANCE OF ANY KIND IS ALLOWED WITHIN ANY PART OF THE STREAM CHANNEL.

ANY DISTURBANCE WILL RESULT IN CONTRACTOR RESPONSIBILITY FOR FINANCIAL AND OR OTHER REPARATIONS.




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | DBH | Ilex comuta `Burfordii Nana` / Dwarf Burford Holly |
| | DTS | Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage |
| | LOR | Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum |
| | DWM | Mynica pusilla / Dwarf Southern Wax Myrtle |
| | RM | Rosmarinus officinalis / Rosemary |

| GRASSES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | BGG | Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

### LANDSCAPE NOTES

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

811 Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

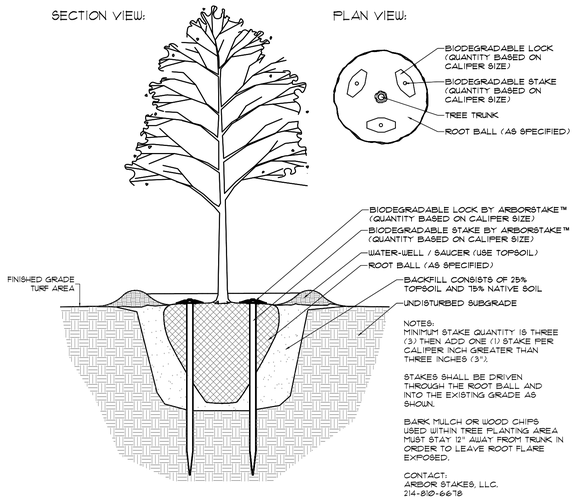
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

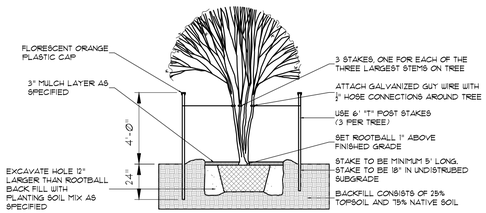
**WBC20000**

L2.5

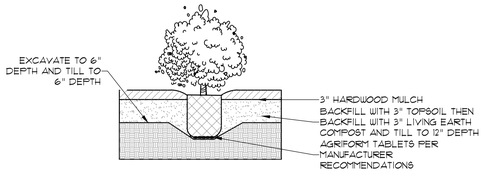
File: W:\Projects\WBC\Revit\21-WBC-20000\04-Production\Planning and LA Sheets\WBC-20000-LS Plotted: 7/12/2021 10:01 AM, by Nelson, Jeremy, Saved: 7/12/2021 9:59 AM, by jnelson



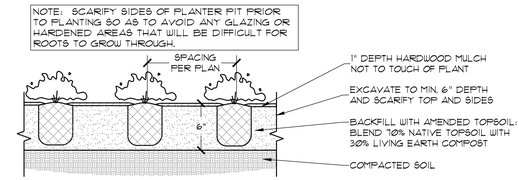

**1. BELOWGROUND TREE STAKING DETAIL**
1/4"=1'



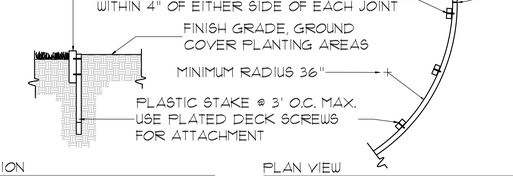

**2. MULTI TRUNK TREE STAKING**
1/4"=1'




**3. SHRUB PLANTING DETAIL**
SCALE: NOT TO SCALE




**4. GROUNDCOVER PLANTING DETAIL**
SCALE: NOT TO SCALE




SECTION

| HDR. SIZE | ACTUAL DIMENSIONS | MIN. RADIUS POSSIBLE |
|---|---|---|
| 1X6 | 5 1/16"X3/16"X20' | 36" |

PLAN VIEW

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

**5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210**
SCALE: NOT TO SCALE
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

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
972. 491. 0742
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

**SWBC ROCKWALL PHASE II**
**SWBC ROCKWALL ADDITION, PHASE II**
**Lot 1, Block A**
**21275 Acres**
**in the**
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**LANDSCAPE DETAILS**

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 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| |
|---|
| Drawn By: VC |
| Date: 12/30/2020 |
| Scale: ###### |
| Revisions: |
| 02/11/2021 |
| 03/11/2021 |
| 05/07/2021 |
| 07/12/2021 |

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

811 Know what's below. Call before you dig.

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

**WBC20000**

L2.6

File: M:\Projects\WBC\Dwg\Landscape\WBC-20000124-Production\Planting.dwg LAYOUT: Sheet(WBC-20000-L5
Plotted: 7/15/2021 10:18 AM by Nelson, Jeremy Saved: 7/15/2021 9:59 AM by jnelson

September 9, 2020

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

9/9/2020

**RE: SWBC Rockwall, Phase II**
**City of Rockwall Project No.: SP2020-021**
**Treescape Plan**
**WBC-20000**

David Gonzalez,

Per your email request on September 3, 2020 we are providing this letter to state that the property located at Lot 1, Block A, SWBC Rockwall Addition, in Rockwall, TX does not as of the date of this letter contain trees of the species and/or size identified as protected per the Rockwall, TX Unified Development Code.

As stated in your email, in 2017 a mitigation plan was approved with the understanding that no mitigation would be due since the trees were primarily unprotected cedar trees for this site.

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

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 10, 2021 |
| **APPLICANT:** | Jeremy Nelson; *McAdams Co.* |
| **CASE NUMBER:** | P2021-040; *Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2* |

## SUMMARY

Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a *Final Plat* for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-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, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

## PLAT INFORMATION

☑ The applicant is requesting the approval of a final plat for a multi-family apartment complex on a 21.75-acre portion of a larger 42.555-acre tract of land (*i.e. a portion of Tract 1-4 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of constructing 295 units. This will be known as SWBC Rockwall Addition, Phase 2. This is the final phase of a two (2) phase development that consists of a total of 590 multi-family dwelling units.

☑ On March 20, 2017, the City Council approved a zoning change for the subject property from a Light Industrial (LI) District to Planned Development District 83 (PD-83) [*Ordinance No. 17-18; Case No. Z2017-001*] for Multi-Family 14 (MF-14) District land uses. This zoning change included a concept plan for a multi-family apartment complex consisting of 590 units. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-027*], and forwarded a recommendation of approval for the Open Space Master Plan. On September 28, 2020, staff approved an administrative site plan [*Case No. SP2020-021*] for Phase 2 of the development.

☑ On August 3, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision, which is located within Park District No. 25:

(1) The developer shall pay pro-rata equipment fees of $140,420.00 (*i.e. $476.00 x 295 lots*), which will be due at the time of final plat.

(2) The developer shall pay cash-in-lieu of land fees of $288,805.00 (*i.e. $979.00 x 295 lots*), which will be due at the time of final plat.

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

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

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

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1, Block A, SWBC Rockwall Addition, Phase 2*, staff would propose the following conditions of approval:

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

(2) The applicant shall adhere to the recommendations made by the Parks Board; and,

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

# PROJECT COMMENTS

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

DATE: 8/5/2021

| | | | |
|---|---|---|---|
| PROJECT NUMBER: | P2021-040 | CASE MANAGER: | Henry Lee |
| PROJECT NAME: | Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 | CASE MANAGER PHONE: | 972.772.6434 |
| SITE ADDRESS/LOCATIONS: | 2350 DISCOVERY BLVD | CASE MANAGER EMAIL: | hlee@rockwall.com |

CASE CAPTION: Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-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, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | David Gonzales | 08/05/2021 | Approved w/Condition |

08/05/2021: P2021-040; Revision 1 - Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Please note the scheduled meetings for this case:

(1) Planning & Zoning regular meeting will be held on August 10, 2021. [Consent Item]
(2) City Council regular meeting will be held on August 16, 2021. [Consent Item]

I.2 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. Although this is on the consent agenda, the City requires that a representative(s) be present for all scheduled meetings.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Sarah Johnston | 08/05/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 08/04/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | David Gonzales | 08/05/2021 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 08/04/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | David Gonzales | 08/05/2021 | N/A |

No Comments

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.** P2021-040

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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, TX 75032 | | | | |
| SUBDIVISION | SWBC Rockwall Addition, Phase II | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | Discovery Blvd. between John King Blvd. & Innovations Dr. | | | | |

## 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 Rockwall 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, TX 75225 | CITY, STATE & ZIP | Roanoke, TX 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* $ 725.50 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 16th *DAY OF* July *, 2021.*

*OWNER'S SIGNATURE* Spencer Byington

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Teresa A. Zvolanek

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659367-6

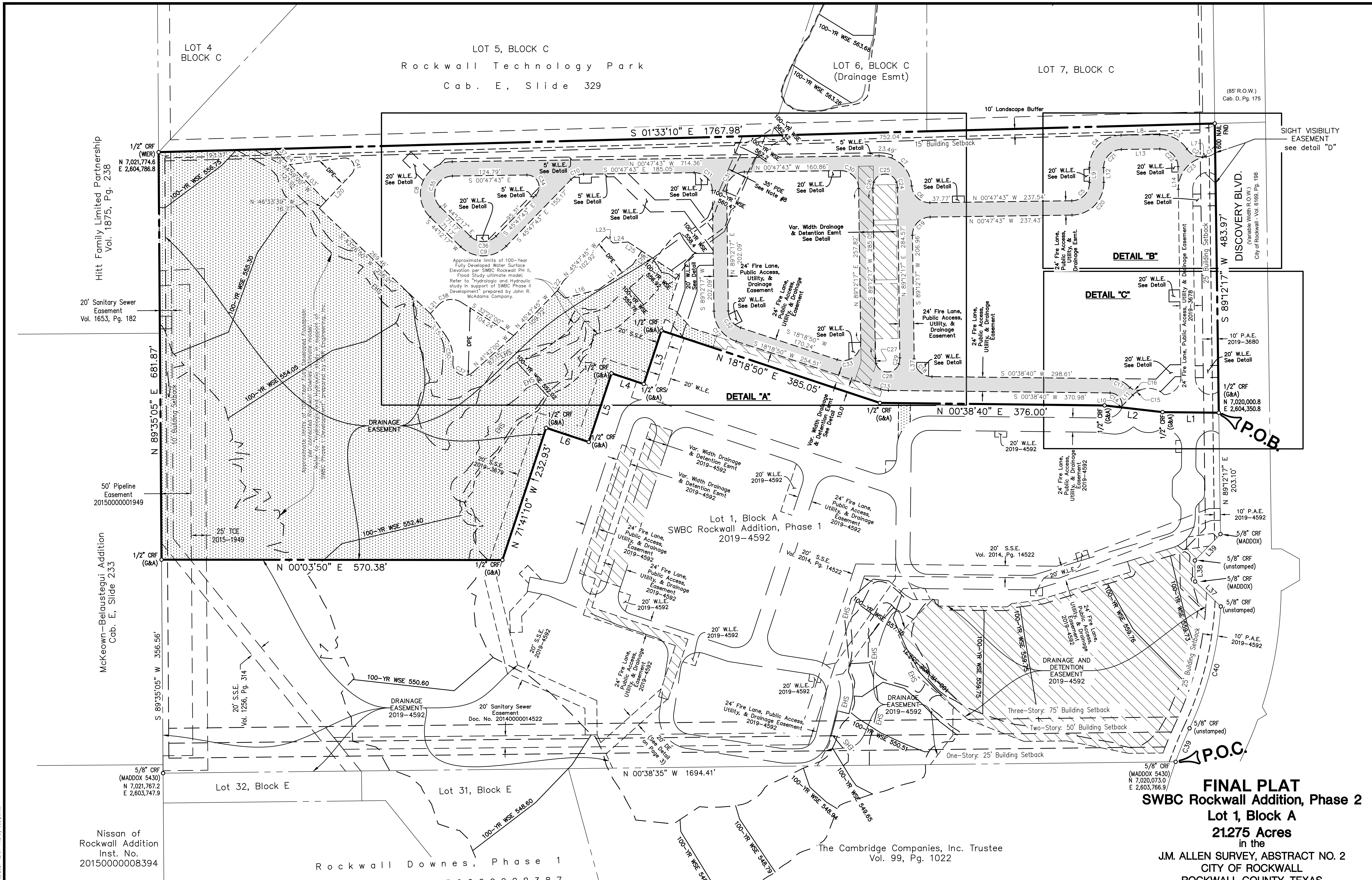
*MY COMMISSION EXPIRES*

# 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.




# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres

in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

## LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |
| PDE | = | PRIVATE DRAINAGE EASEMENT |

**OWNER/DEVELOPER**
**SWBC ROCKWALL LP**
**5949 SHERRY LANE #750**
**DALLAS, Texas 75225**

**Contact: SPENCER BYINGTON**

**CASE No. P2021-040**

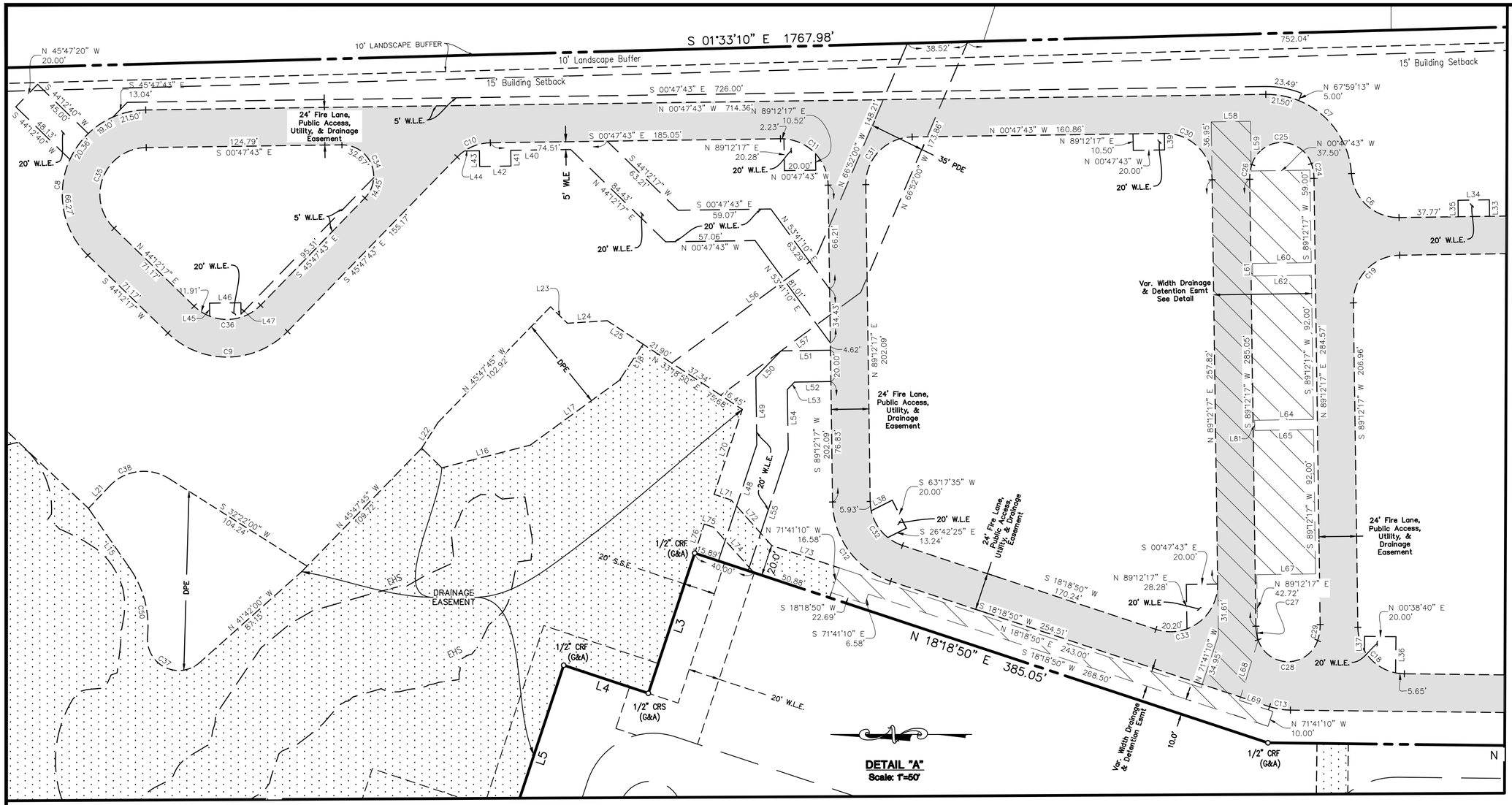


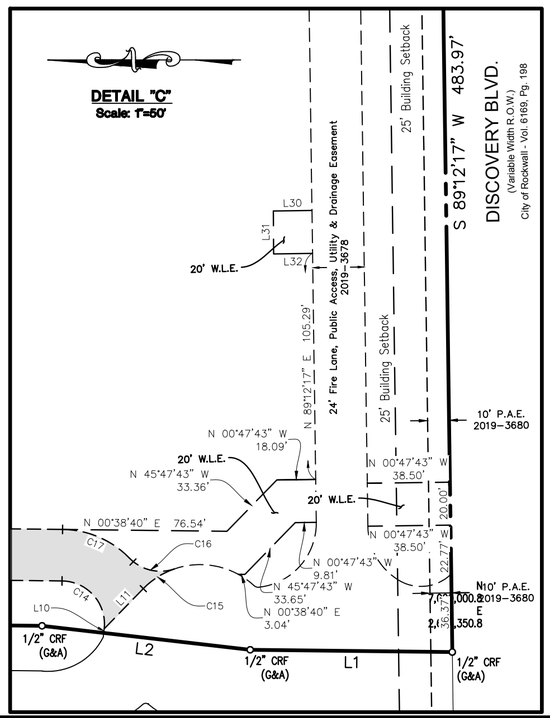
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

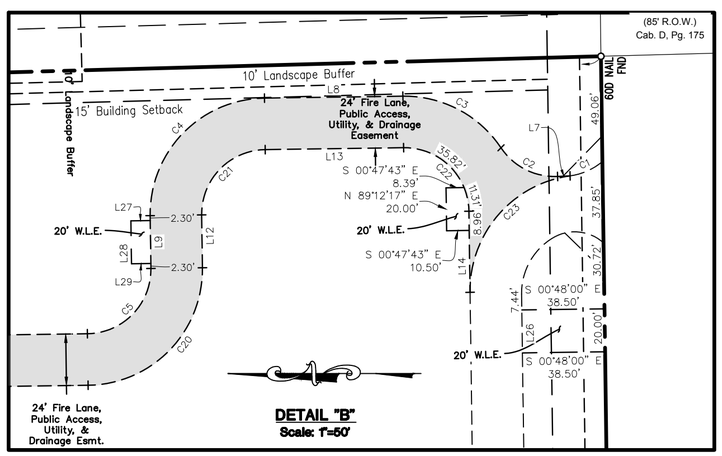
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

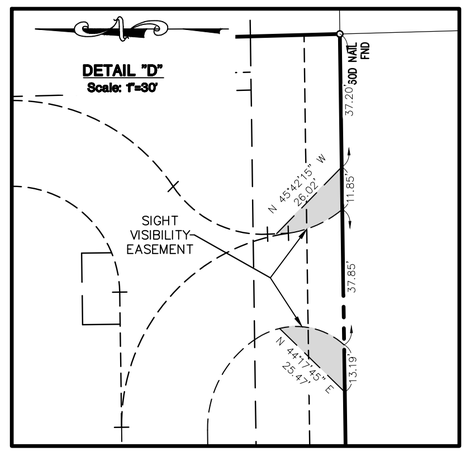
DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. WBC20000

File: M:\Projects\SWBCRealEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 8/3/2021 1:01 PM, by Carpenter, Cole; Saved: 8/3/2021 12:57 PM, by ccarpenter




# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

### LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |
| PDE | = | PRIVATE DRAINAGE EASEMENT |

**OWNER/DEVELOPER**
**SWBC ROCKWALL LP**
**5949 SHERRY LANE #750**
**DALLAS, Texas 75225**

**Contact: SPENCER BYINGTON**

**CASE No. P2021-040**


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




DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: M:\Projects\SWBCRealEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 8/3/2021 1:01 PM, by Carpenter, Cole; Saved: 8/3/2021 12:57 PM, by ccarpenter

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SWBC ROCKWALL LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Officeal Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :
COUNTY OF ROCKWALL :

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SWBC Rockwall Addition, Phase 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

_____
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS :
COUNTY OF _____; BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

_____
Notary Public

My commission expires the _____ day of _____, 20____.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner of Phase 2 (POB): N 7020000.8'; E 2604350.8'
   Bearing and distance from the Southwest corner to Geo Point 8: S 70°46'40" E, 6108.2'

   Southwest Corner of Phase 2 (POB): N 7021774.6'; E 2604786.8'
   Bearing and distance from the Southwest corner to Geo Point 1: S 65°25'19" E, 3004.1'

   COR-6: N 7025942.6'; E 2601204.0'
   COR-8: N 7018063.1'; E 2609533.7'
   COR-9: N 7020550.1'; E 2607463.9'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.

6. Refer to Typical Street Section for fire lane information.

7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.

8. Property owner is responsible for all maintenance, repair, and replacement for the arch culvert within the private drainage easement.

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

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 _____, 20____.

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

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

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

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 00°38'00" E | 94.13' |
| L2 | N 06°34'20" E | 97.60' |
| L3 | N 71°41'10" W | 94.15' |
| L4 | N 18°18'50" E | 56.85' |
| L5 | N 71°41'10" W | 121.00' |
| L6 | N 18°18'50" E | 75.15' |
| L7 | N 02°39'57" W | 5.83' |
| L8 | N 00°47'43" W | 64.48' |
| L9 | S 89°12'17" W | 24.60' |
| L10 | N 83°25'40" W | 1.93' |
| L11 | N 45°47'08" W | 26.10' |
| L12 | S 89°12'17" W | 24.60' |
| L13 | N 00°47'43" W | 64.48' |
| L14 | N 89°12'17" E | 37.78' |
| L15 | N 55°18'00" E | 46.43' |
| L16 | S 14°23'20" E | 58.24' |
| L17 | S 36°02'00" E | 70.29' |
| L18 | S 56°41'10" E | 27.50' |
| L19 | N 06°57'21" W | 90.70' |
| L20 | S 46°33'39" E | 62.00' |
| L21 | N 46°33'10" W | 19.68' |
| L22 | S 57°40'20" E | 19.45' |
| L23 | N 44°12'17" E | 15.09' |
| L24 | S 03°42'22" E | 25.43' |
| L25 | S 33°18'50" W | 27.34' |
| L26 | S 89°12'17" W | 20.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L27 | S 00°47'43" E | 9.00' |
| L28 | N 89°12'17" E | 20.00' |
| L29 | S 00°47'43" E | 9.00' |
| L30 | S 00°47'43" E | 18.00' |
| L31 | S 89°36'09" W | 20.00' |
| L32 | S 00°47'43" E | 18.14' |
| L33 | S 89°12'17" W | 10.50' |
| L34 | N 00°47'43" W | 20.00' |
| L35 | S 89°12'17" W | 10.50' |
| L36 | N 89°21'20" W | 23.05' |
| L37 | N 89°21'20" W | 9.19' |
| L38 | S 26°42'25" E | 15.00' |
| L39 | N 89°12'17" E | 10.50' |
| L40 | S 00°47'43" E | 38.26' |
| L41 | N 89°12'17" E | 10.00' |
| L42 | N 00°47'43" W | 20.00' |
| L43 | N 89°12'17" E | 10.00' |
| L44 | S 00°47'43" E | 9.56' |
| L45 | S 89°19'35" W | 8.32' |
| L46 | S 00°40'25" E | 20.00' |
| L47 | S 89°19'35" W | 7.23' |
| L48 | S 71°41'10" E | 77.93' |
| L49 | N 89°12'17" E | 43.38' |
| L50 | S 45°47'43" E | 23.12' |
| L51 | S 00°47'43" E | 31.46' |
| L52 | S 00°47'43" E | 23.18' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L53 | S 45°47'43" E | 6.55' |
| L54 | N 89°12'17" E | 38.46' |
| L55 | S 71°41'10" E | 81.30' |
| L56 | N 36°18'50" W | 114.20' |
| L57 | N 36°18'50" W | 110.76' |
| L58 | N 00°47'43" W | 25.00' |
| L59 | N 89°12'17" E | 31.65' |
| L60 | S 00°47'43" E | 37.50' |
| L61 | N 89°12'17" E | 8.00' |
| L62 | N 00°47'43" W | 37.50' |
| L64 | S 00°47'43" E | 37.50' |
| L65 | N 00°47'43" W | 37.50' |
| L67 | S 00°47'43" E | 37.50' |
| L68 | S 72°51'23" E | 39.17' |
| L69 | N 18°18'50" E | 22.39' |
| L70 | S 71°41'10" E | 57.05' |
| L71 | S 18°18'50" W | 11.39' |
| L72 | S 48°18'50" W | 38.89' |
| L73 | S 18°18'50" W | 45.52' |
| L74 | S 48°18'50" W | 38.89' |
| L75 | S 18°18'50" W | 6.03' |
| L76 | S 71°41'10" E | 19.45' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C1 | 30.00' | 31°50'50" | 16.68' | S 23°47'44" E, 16.46' |
| C2 | 30.00' | 58°59'20" | 30.89' | N 26°49'43" E, 29.54' |
| C3 | 54.00' | 57°07'06" | 53.83' | N 27°45'50" E, 51.63' |
| C4 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C5 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C6 | 30.00' | 87°04'53" | 45.60' | N 42°44'44" E, 41.33' |
| C7 | 54.00' | 87°04'53" | 82.07' | N 42°44'44" E, 74.40' |
| C8 | 54.00' | 135°00'00" | 127.23' | N 68°17'43" W, 99.78' |
| C9 | 54.00' | 90°00'00" | 84.82' | S 00°47'43" E, 76.37' |
| C10 | 30.00' | 45°00'00" | 23.56' | S 23°17'43" E, 22.96' |
| C11 | 30.00' | 90°00'00" | 47.12' | S 44°12'17" W, 42.43' |
| C12 | 54.00' | 70°53'35" | 66.82' | S 53°45'38" W, 62.63' |
| C13 | 44.00' | 17°40'10" | 13.57' | S 09°28'45" W, 13.52' |
| C14 | 20.00' | 95°55'40" | 33.49' | S 48°36'30" W, 29.71' |
| C15 | 37.00' | 26°45'14" | 17.28' | N 32°24'33" W, 17.12' |
| C16 | 20.00' | 64°51'41" | 22.64' | S 13°30'15" W, 21.45' |
| C17 | 44.00' | 45°17'24" | 34.78' | S 23°17'22" W, 33.88' |
| C18 | 30.00' | 88°33'37" | 46.37' | S 44°55'29" W, 41.89' |
| C19 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C20 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C21 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C22 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C23 | 54.00' | 82°55'24" | 78.15' | N 49°20'01" W, 71.51' |
| C24 | 30.00' | 18°27'15" | 9.66' | N 79°58'40" E, 9.62' |
| C25 | 20.00' | 143°25'48" | 50.07' | N 00°57'52" W, 37.98' |
| C26 | 29.80' | 18°20'23" | 9.54' | N 81°50'57" W, 9.50' |
| C27 | 30.00' | 16°42'00" | 8.74' | S 80°51'17" W, 8.71' |
| C28 | 20.00' | 143°43'14" | 50.17' | S 00°38'40" W, 38.01' |
| C29 | 30.00' | 19°34'46" | 10.25' | S 81°00'20" E, 10.20' |
| C30 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |
| C31 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C32 | 30.00' | 70°53'35" | 37.12' | S 53°45'38" W, 34.80' |
| C33 | 30.00' | 109°06'33" | 57.13' | S 36°14'26" E, 48.88' |
| C34 | 20.00' | 135°00'00" | 47.12' | N 66°42'17" E, 36.96' |
| C35 | 30.00' | 135°00'00" | 70.69' | N 68°17'43" W, 55.43' |
| C36 | 30.00' | 90°00'57" | 47.13' | S 00°47'43" E, 42.43' |
| C37 | 20.00' | 137°27'52" | 47.98' | S 26°48'55" W, 37.28' |
| C38 | 30.00' | 78°55'10" | 41.32' | N 07°05'35" W, 38.13' |
| C39 | 642.50' | 5°25'16" | 60.79' | S 67°26'52" E, 60.77' |
| C40 | 557.50' | 21°45'33" | 211.72' | S 75°36'59" E, 210.45' |
| C41 | 16.00' | 140°23'42" | 39.21' | N 63°14'30" E, 30.11' |

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
**PRELIMINARY DOCUMENT:**
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**
**W. THAD MURLEY III, RPLS 5802 8/3/21**

_____
W. Thad Murley III, RPLS
Texas Registration No. 5802

**OWNER/DEVELOPER**
**SWBC ROCKWALL LP**
**5949 SHERRY LANE #750**
**DALLAS, Texas 75225**

**Contact: SPENCER BYINGTON**

**CASE No. P2021-040**

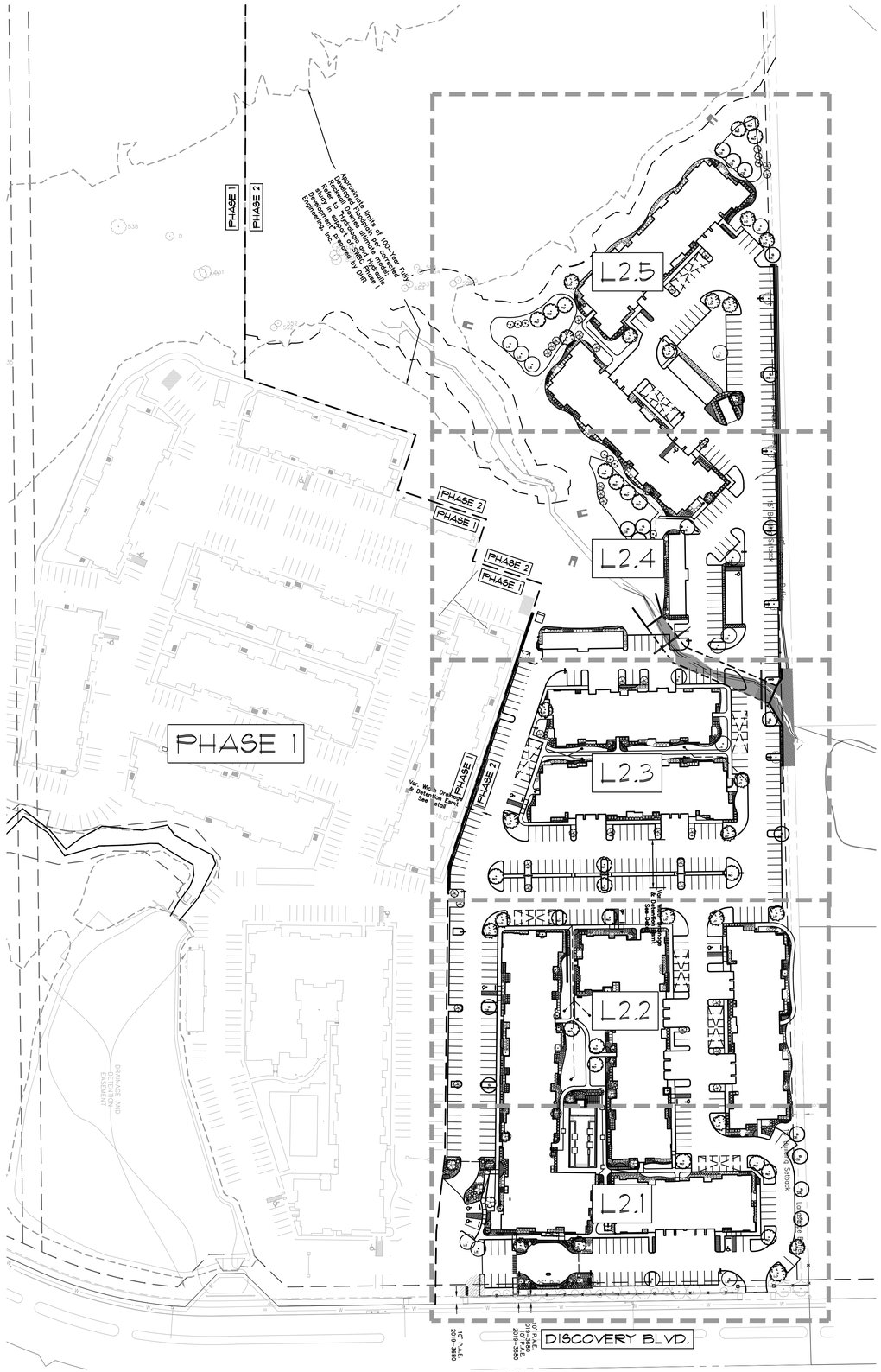
# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McAdams
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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: M:\Projects\SWBCRoadEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 8/3/2021 1:01 PM, by Carpenter, Colc; Saved: 8/3/2021 12:57 PM, by carpenter




## PLANT SCHEDULE

| TREES | COMMON NAME | BOTANICAL NAME | CAL | HGT | REMARKS | | |
|---|---|---|---|---|---|---|---|
| 4 | Chinese Pistache | Pistacia chinensis | 4" | | | | |
| 23 | Shumard Red Oak | Quercus shumardii | 4" | 10`-12` | PER PLAN | | |
| 22 | Southern Live Oak | Quercus virginiana | 4" | 10`-12` | PER PLAN | | |
| 17 | Cedar Elm | Ulmus crassifolia | 4" | 10`-12` | PER PLAN | | |
| 15 | Lacebark Elm | Ulmus parvifolia | 4" | 10`-12` | PER PLAN | | |

| ORNAMENTAL TREES | COMMON NAME | BOTANICAL NAME | CAL | HGT | REMARKS | | |
|---|---|---|---|---|---|---|---|
| 11 | Desert Willow | Chilopsis linearis | 30 gal | 10`-12` | PER PLAN | | |
| 37 | Crape Myrtle | Lagerstroemia indica | 20 GAL | 7`-8` | PER PLAN | | |
| 5 | Dwarf Palmetto | Sabal minor | 15 GAL | 3`-4` | PER PLAN | | |
| 13 | Texas Mountain Laurel | Sophora secundiflora | 20 GAL | 7`-8` | PER PLAN | | |
| 21 | Chaste Tree | Vitex agnus-castus | 20 GAL | 7`-8` | 5` | | |

| SHRUBS | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
|---|---|---|---|---|---|---|---|
| 231 | Kaleidoscope Abelia | Abelia x grandiflora `Kaleidoscope` | 5 gal | 24" | 3`-0" | FULL | |
| 167 | Dwarf Burford Holly | Ilex cornuta `Burfordii Nana` | 5 gal | 30" | 3`-0" | FULL | |
| 85 | Dwarf Texas Sage | Leucophyllum frutescens `Bertstar Dwarf` | 5 gal | 24" | PER PLAN | XERI | |
| 299 | Daruma Dwarf Loropetalum | Loropetalum chinense `Daruma` | 5 gal | 18" | 3`-0" | FULL | |
| 341 | Dwarf Southern Wax Myrtle | Myrica pusilla | 5 gal | 36" | 4`-0" | FULL | |
| 184 | Rosemary | Rosmarinus officinalis | 5 gal | 24" | 3`-0" | XERI | |

| GRASSES | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
|---|---|---|---|---|---|---|---|
| 960 | Blonde Ambition Blue Grama | Bouteloua gracilis `Blonde Ambition` | 1 gal | 24" | 24"o.c. | XERI | |
| 37 | Inland Sea Oats | Chasmanthium latifolium | 3 gal | 12" | 24"o.c. | | |
| 550 | Lindheimer`s Muhly | Muhlenbergia lindheimeri | 3 gal | 18" | 3`-0" | XERI | |
| 431 | Fountain Grass | Pennisetum alopecuroides `Karley Rose` | 3 gal | | | HEALTHY EVEN GROWTH | |

| PERENNIALS | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
|---|---|---|---|---|---|---|---|
| 132 | Holly Fern | Cyrtomium falcatum | 3 gal | 12" | 2`-0" | SHADE | |
| 311 | Little Spire Russian Sage | Perovskia atriplicifolia `Little Spire` | 3 gal | 12" | 3`-0"o.c. | XERI | |
| 235 | Autumn Sage | Salvia greggii | 1 gal | 12" | 24"o.c. | XERI | |

| SHRUB AREAS | COMMON NAME | BOTANICAL NAME | CONT | | | | |
|---|---|---|---|---|---|---|---|
| 1,057 | Stella de Oro Daylily | Hemerocallis x `Stella de Oro` | 4"-6" | | | | 18" o.c. |
| 1,863 | Blackfoot Daisy | Melampodium leucanthum | 4"-6" | | | | 12" o.c. |

| GROUND COVERS | COMMON NAME | BOTANICAL NAME | CONT | HEIGHT | SPREAD | | |
|---|---|---|---|---|---|---|---|
| 1,269 sf | | Crushed Grantie | -- | | | | |
| 115,614 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 l.f. of street frontage / 100 l.f. = 29 canopy trees and 19 ornamental trees.
PROVIDED (Provided with Phase 1):
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: (54) 4" canopy trees and (30) ornamental trees.

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).

DETENTION LANDSCAPE
REQUIRED: (1) 4" cal. tree shall be planted for every 750 sq. ft. of detention area. Phase II total detention area = 13,635 ft. / 750 sq. ft. = (19) 4" cal. trees.

PROVIDED: (19) 4" canopy trees and (22) ornamental trees.

80 0 80 160 240 Feet

SCALE: 1"=80'

Case #: P2021-040

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

811 Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 442. 1572
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

**LANDSCAPE PLAN**

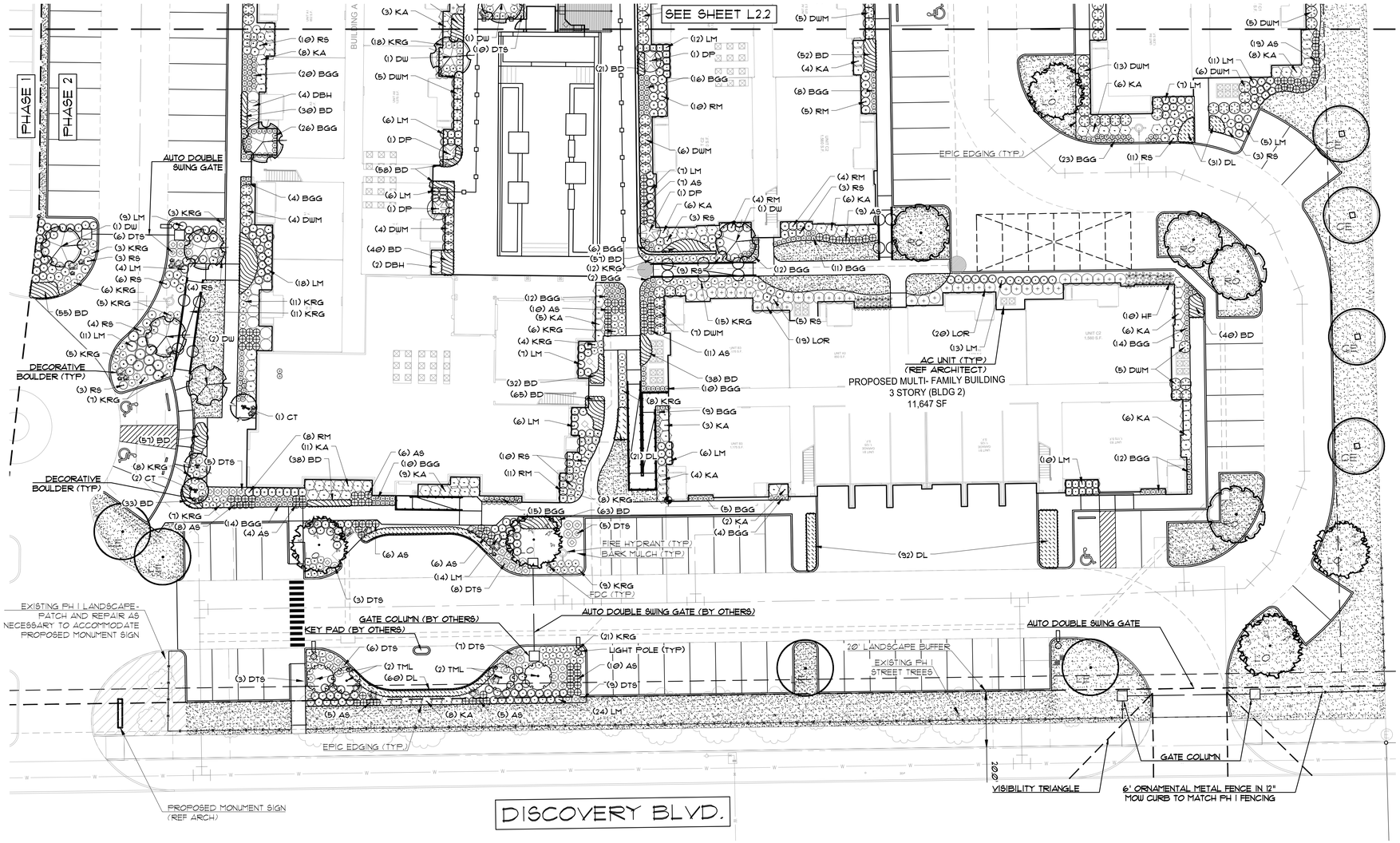
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 03/08/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

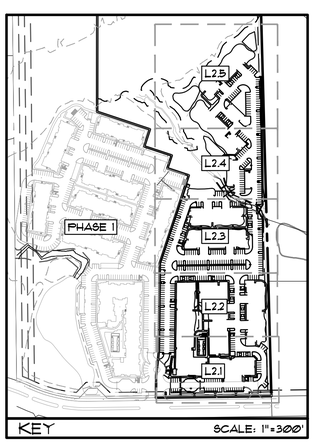
Drawn By: VC
Date: 12/30/2020
Scale: 1"=80'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

**L2.0**

File: M:\Projects\WBC\Rockwall\WBC-20000\04-Production\Planning and CA\Plans\WBC-20000-LS
Plotted: 8/12/2021 12:17 PM by Nelson, Jeremy Saved: 8/12/2021 12:15 PM by jnelson




## 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.

## IRRIGATION NOTES

CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGED IRRIGATION EQUIPMENT CAUSED BY CONSTRUCTION ALONG DISCOVERY BLVD. IF IRRIGATION IS CUT OFF FOR AN EXTENDED PERIOD OF TIME, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AN ADDITIONAL WATER SOURCE FOR EXISTING STREET TREES.

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karley Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

Case #: P2021-040

## 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**

811 Know what's below. Call before you dig.

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: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

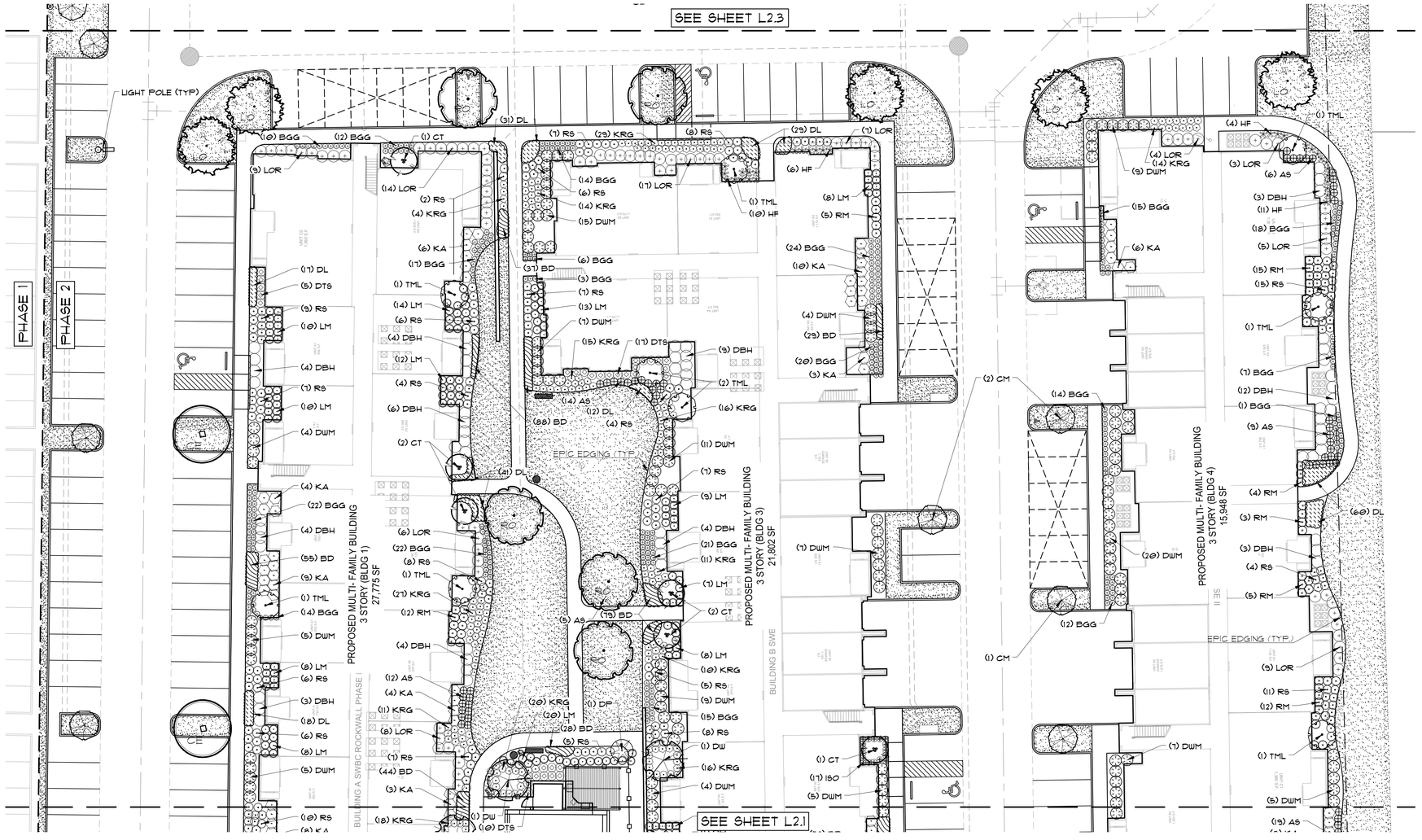
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

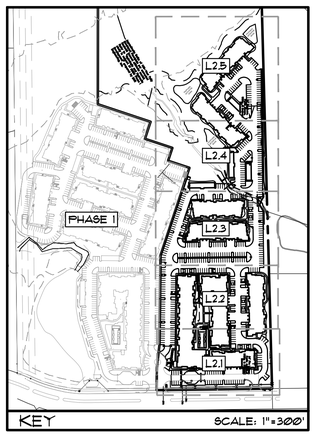
| | |
|---|---|
| Drawn By: | VC |
| Date: | 12/30/2020 |
| Scale: | 1"=20' |
| Revisions: | |
| | 02/11/2021 |
| | 03/11/2021 |
| | 05/07/2021 |
| | 07/12/2021 |

**WBC20000**

L2.1

File: W:\Projects\SWBC\Shared\Art\WBC-20000\04-Production\Planning and LA\Sheets\SWBC-20000-LS Plotted: 7/13/2021 8:53 AM, by Nelson, Jeremy Saved: 7/13/2021 8:51 AM, by Jeremy




NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| RO | RO | Quercus shumardii / Shumard Red Oak |
| LO | LO | Quercus virginiana / Southern Live Oak |
| CE | CE | Ulmus crassifolia / Cedar Elm |
| LE | 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 |
| | 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karley Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

Case #: P2021-040

### 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**

811 Know what's below. Call before you dig.


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

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

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com


McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

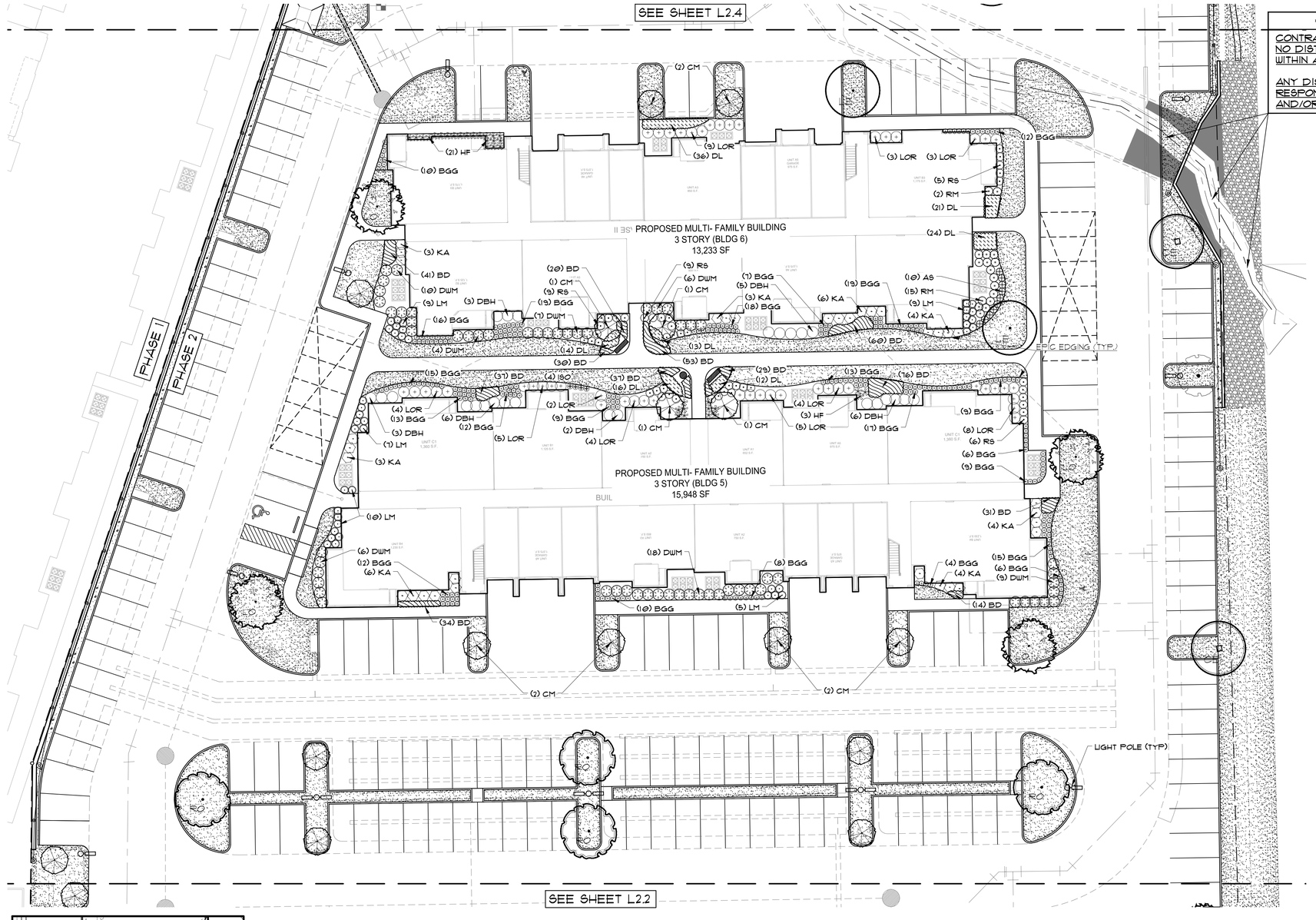
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

L2.2


File: N:\Projects\SWBCRockwall\SWBC-20000\04-Production\Planning and LA Sheets\SWBC-20000-LS
Plotted: 7/12/2021 8:56 AM, by Jessica Jeremy, Sweet
7/12/2021 8:57 AM, by Jessica




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |

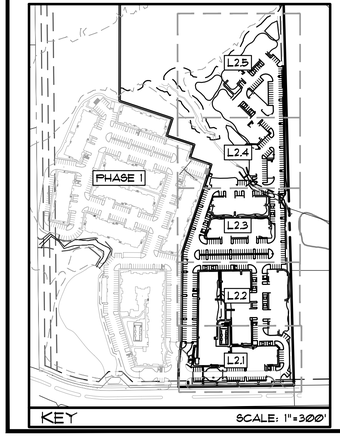
| SHRUBS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | KA | Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia |
| | DBH | Ilex comuta `Burfordii Nana` / Dwarf Burford Holly |
| | DTS | Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage |
| | LOR | Loropetalum chinense `Daruma` / 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Granite |
| | 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, diseases, 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.

## LANDSCAPE NOTES

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

Case #: P2021-040

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

Know what's below. Call before you dig.

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 County View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL PHASE II

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

LANDSCAPE PLAN

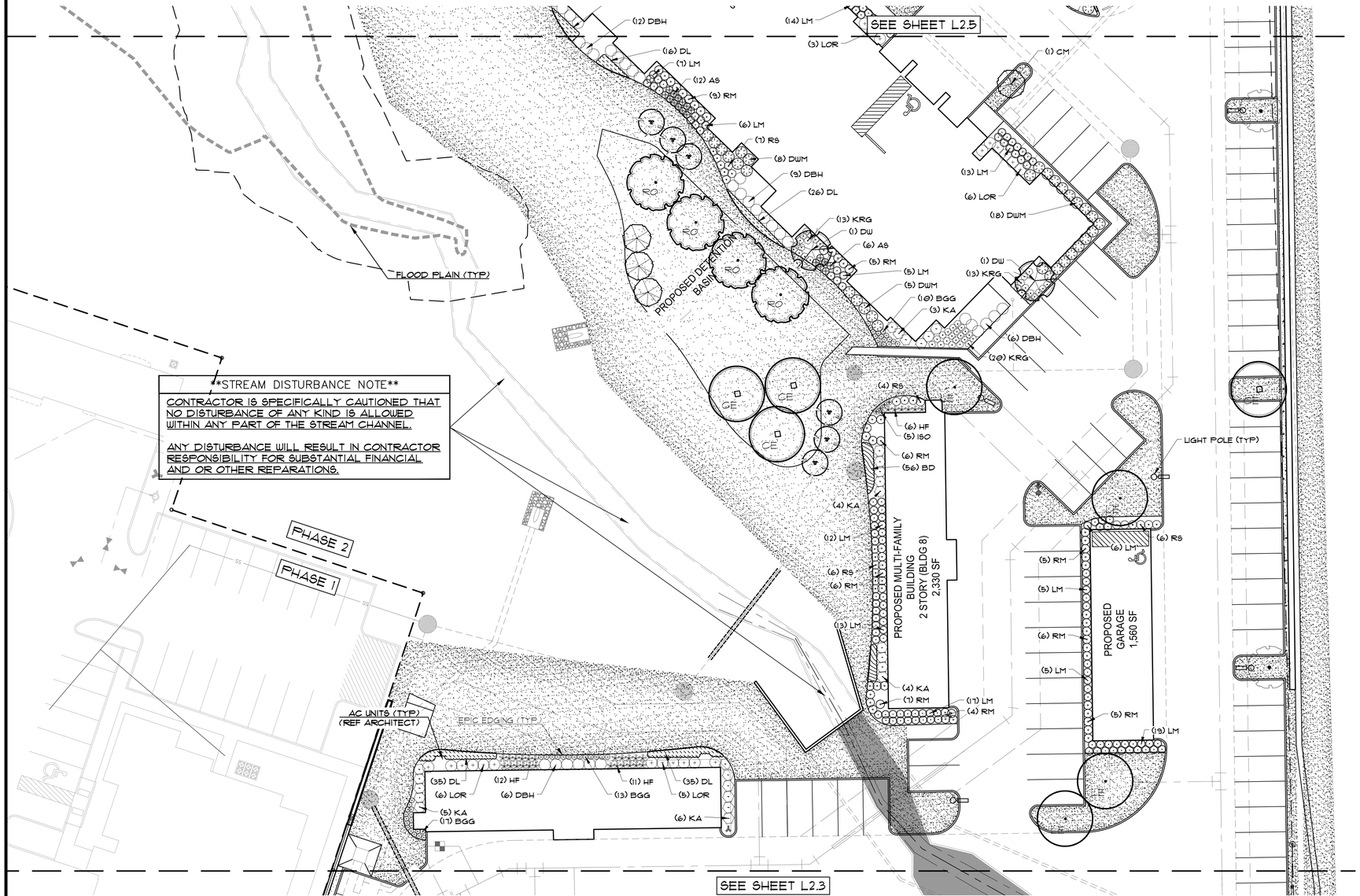
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 16/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

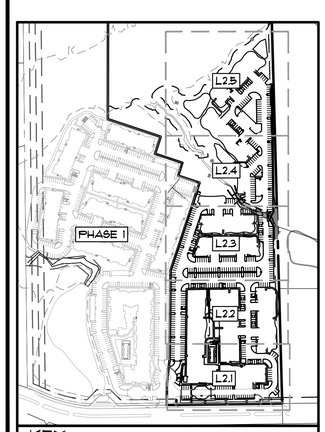
Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

WBC20000

L2.3

File: W:\Projects\WBC\Revit\LA\WBC-20000\LA-Production\Planting and LA Sheets\WBC-20000-LS
Plotted: 7/15/2021 8:15 AM, by Nelson, Jeremy Saved: 7/15/2021 7:52:29 AM, by jnelson




NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | DBH | Ilex comuta `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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

Case #: P2021-040

### 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

811 Know what's below. Call before you dig.

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: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL PHASE II

SWBC ROCKWALL PHASE II
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF 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 16/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| | |
|---|---|
| Drawn By: | VC |
| Date: | 12/30/2020 |
| Scale: | 1"=20' |
| Revisions: | |
| 02/11/2021 | |
| 03/11/2021 | |
| 05/07/2021 | |
| 07/12/2021 | |

WBC20000

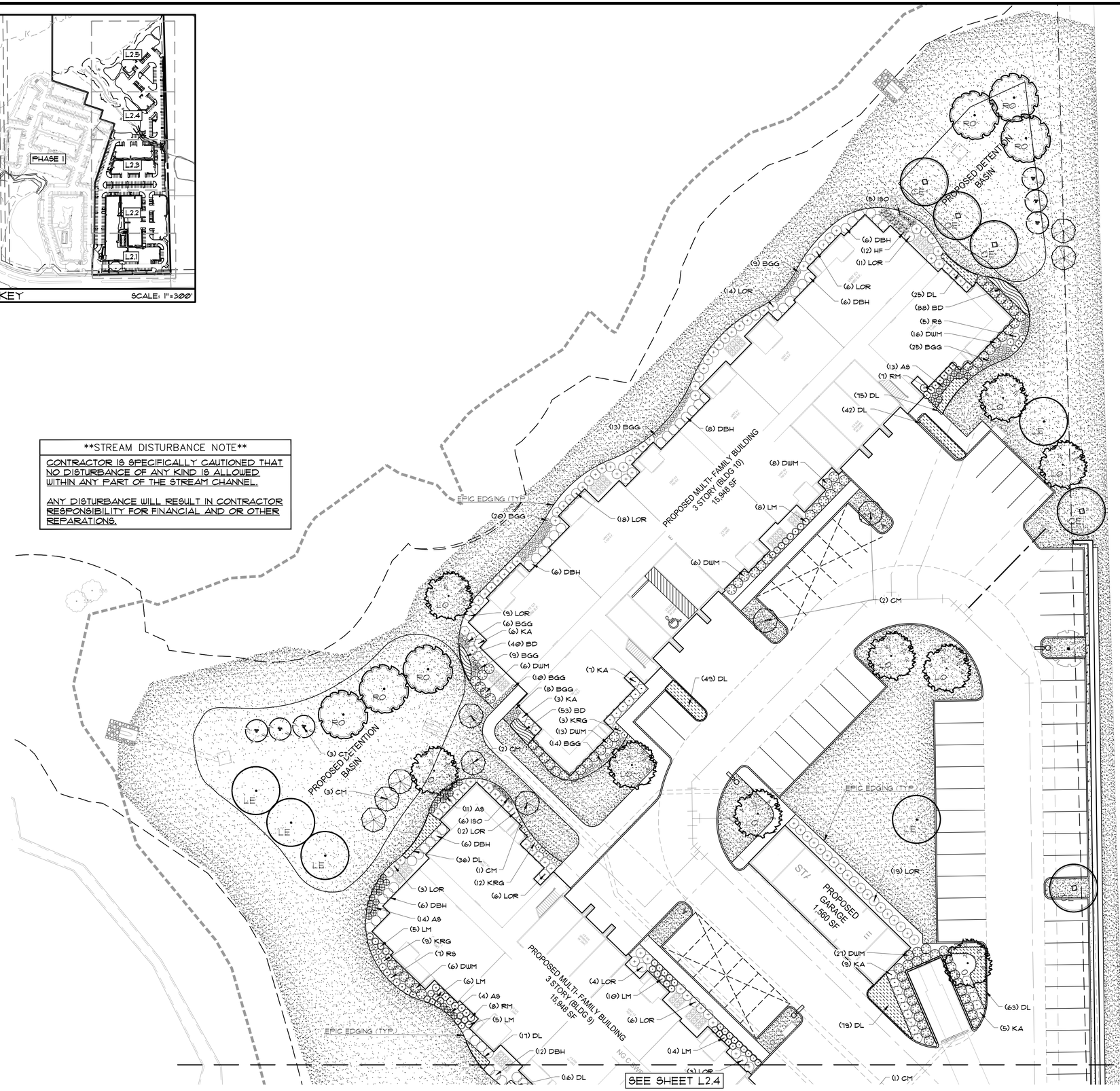
L2.4

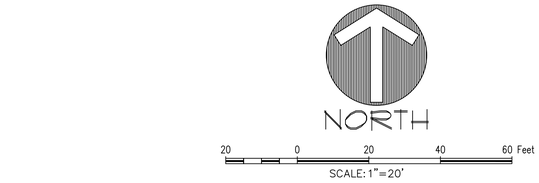
File: W:\Projects\SWBC\Shee ts\WBC-20000\04-Production\Planning and LA\Sheets\SWBC-20000-LS Plotted: 7/15/2021 8:13 AM, by Nelson, Jeremy Saved: 7/15/2021 10:24 AM, by jnelson

**STREAM DISTURBANCE NOTE**

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT NO DISTURBANCE OF ANY KIND IS ALLOWED WITHIN ANY PART OF THE STREAM CHANNEL.

ANY DISTURBANCE WILL RESULT IN CONTRACTOR RESPONSIBILITY FOR FINANCIAL AND OR OTHER REPARATIONS.




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | DBH | Ilex comuta `Burfordii Nana` / Dwarf Burford Holly |
| | DTS | Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage |
| | LOR | Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum |
| | DWM | Mynica pusilla / Dwarf Southern Wax Myrtle |
| | RM | Rosmarinus officinalis / Rosemary |

| GRASSES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | BGG | Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

Case #: P2021-040

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

### LANDSCAPE NOTES

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

811 Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

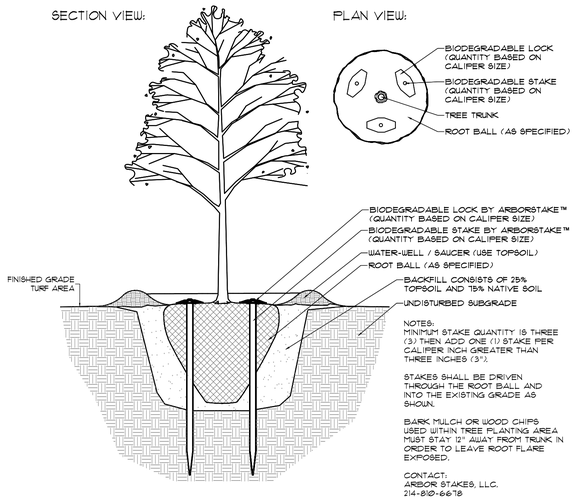
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

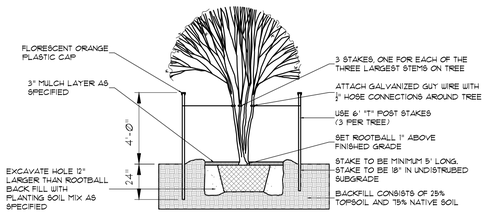
**WBC20000**

L2.5

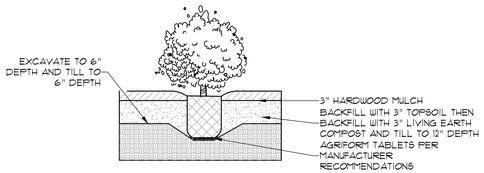
File: W:\Projects\WBC\Rockwall\WBC-20000\04-Production\Planning and LA Sheets\WBC-20000-LS Plotted: 7/12/2021 10:01 AM, by Nelson, Jeremy, Saved: 7/12/2021 9:59 AM, by jnelson



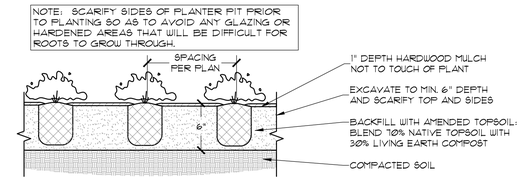

**1. BELOWGROUND TREE STAKING DETAIL**
1/4"=1'



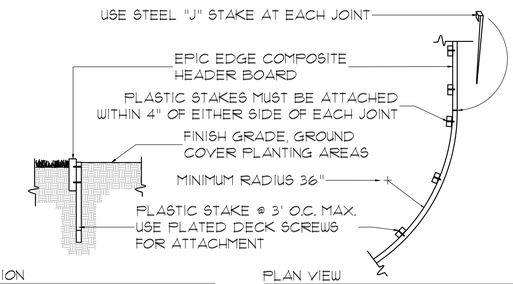

**2. MULTI TRUNK TREE STAKING**
1/4"=1'




**3. SHRUB PLANTING DETAIL**
SCALE: NOT TO SCALE




**4. GROUNDCOVER PLANTING DETAIL**
SCALE: NOT TO SCALE




SECTION

| HDR. SIZE | ACTUAL DIMENSIONS | MIN. RADIUS POSSIBLE |
|---|---|---|
| 1X6 | 5 1/16"X3/16"X20' | 36" |

PLAN VIEW

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

**5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210**
SCALE: NOT TO SCALE
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

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
972. 491. 0742
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

**SWBC ROCKWALL PHASE II**
**SWBC ROCKWALL ADDITION, PHASE II**
**Lot 1, Block A**
**21275 Acres**
**in the**
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**LANDSCAPE DETAILS**

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 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| |
|---|
| Drawn By: VC |
| Date: 12/30/2020 |
| Scale: ###### |
| Revisions: |
| 02/11/2021 |
| 03/11/2021 |
| 05/07/2021 |
| 07/12/2021 |

Case #: P2021-040

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

811 Know what's below. Call before you dig.

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

**WBC20000**

**L2.6**

File: M:\Projects\WBC\Dwg\Landscape\WBC_20000124-Production\Planting.dwg LAYOUT:Sheet:WBC_20000-L5
Plotted: 7/15/2021 10:18 AM by Nelson, Jeremy | Saved: 7/15/2021 9:59 AM by jnelson

September 9, 2020

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

9/9/2020

**RE:** **SWBC Rockwall, Phase II**
**City of Rockwall Project No.: SP2020-021**
**Treescape Plan**
**WBC-20000**

David Gonzalez,

Per your email request on September 3, 2020 we are providing this letter to state that the property located at Lot 1, Block A, SWBC Rockwall Addition, in Rockwall, TX does not as of the date of this letter contain trees of the species and/or size identified as protected per the Rockwall, TX Unified Development Code.

As stated in your email, in 2017 a mitigation plan was approved with the understanding that no mitigation would be due since the trees were primarily unprotected cedar trees for this site.

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

Case #:P2021-040

# CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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


| | |
|---|---|
| **TO:** | Mayor and City Council |
| **DATE:** | August 16, 2021 |
| **APPLICANT:** | Jeremy Nelson; *McAdams Co.* |
| **CASE NUMBER:** | P2021-040; *Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2* |

## SUMMARY


Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a *Final Plat* for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-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, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.


## PLAT INFORMATION

☑ The applicant is requesting the approval of a final plat for a multi-family apartment complex on a 21.75-acre portion of a larger 42.555-acre tract of land (*i.e. a portion of Tract 1-4 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of constructing 295 units. This will be known as SWBC Rockwall Addition, Phase 2. This is the final phase of a two (2) phase development that consists of a total of 590 multi-family dwelling units.

☑ On March 20, 2017, the City Council approved a zoning change for the subject property from a Light Industrial (LI) District to Planned Development District 83 (PD-83) [*Ordinance No. 17-18; Case No. Z2017-001*] for Multi-Family 14 (MF-14) District land uses. This zoning change included a concept plan for a multi-family apartment complex consisting of 590 units. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-027*], and forwarded a recommendation of approval for the Open Space Master Plan. On September 28, 2020, staff approved an administrative site plan [*Case No. SP2020-021*] for Phase 2 of the development.

☑ On August 3, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision, which is located within Park District No. 25:

(1) The developer shall pay pro-rata equipment fees of $140,420.00 (*i.e. $476.00 x 295 lots*), which will be due at the time of final plat.

(2) The developer shall pay cash-in-lieu of land fees of $288,805.00 (*i.e. $979.00 x 295 lots*), which will be due at the time of final plat.

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

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

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

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for *Lot 1, Block A, SWBC Rockwall Addition, Phase 2*, staff would propose the following conditions of approval:

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

(2) The applicant shall adhere to the recommendations made by the Parks Board; and,

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

## PLANNING AND ZONING COMMISSION

On August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.** P2021-040

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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, TX 75032 | | | | |
| SUBDIVISION | SWBC Rockwall Addition, Phase II | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | Discovery Blvd. between John King Blvd. & Innovations Dr. | | | | |

## 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 Rockwall 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, TX 75225 | CITY, STATE & ZIP | Roanoke, TX 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* $ 725.50 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 16th *DAY OF* July *, 2021.*

*OWNER'S SIGNATURE* Spencer Byington

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Teresa A. Zvolanek

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659367-6

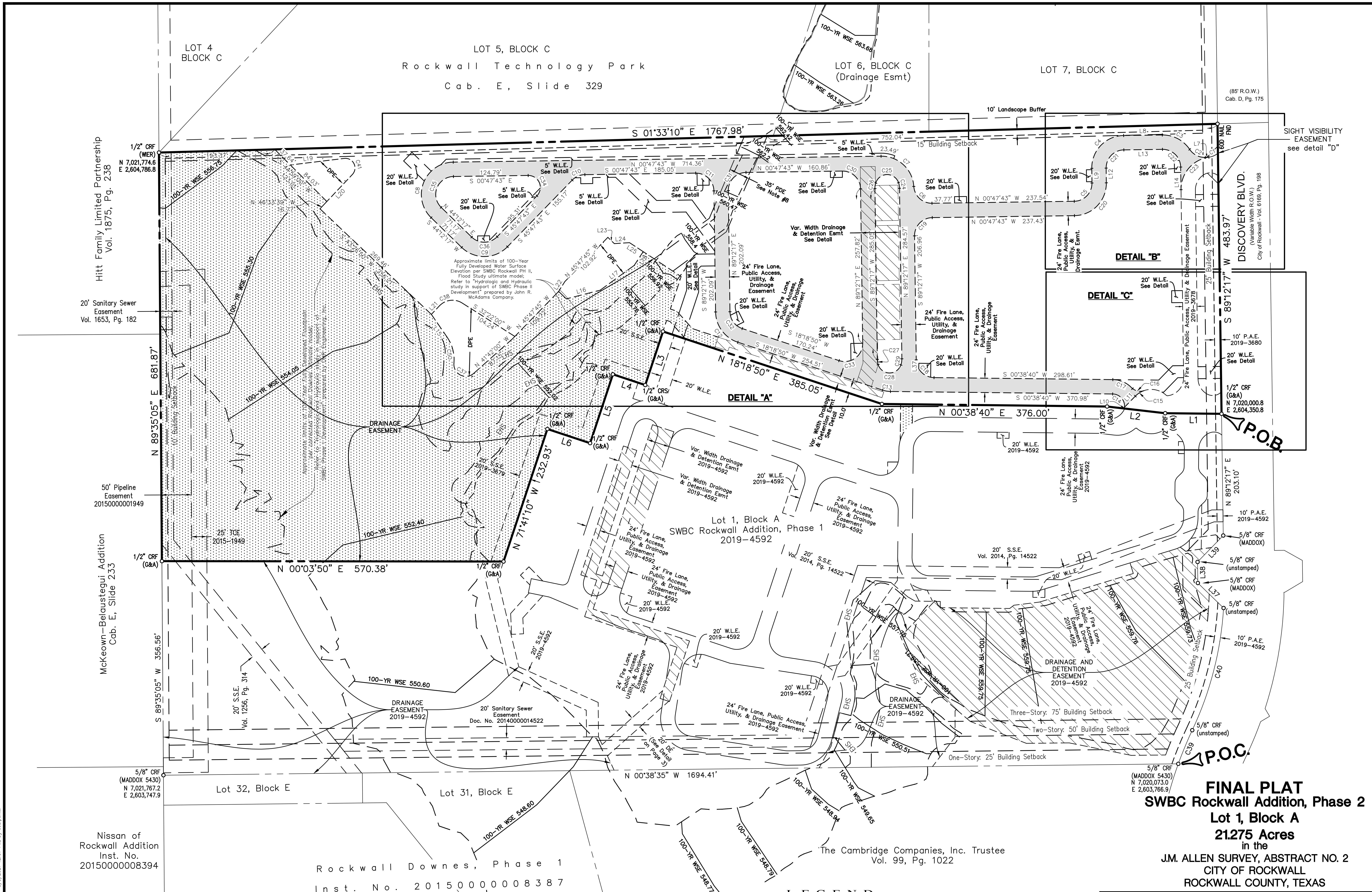
*MY COMMISSION EXPIRES*

# 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.




# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres

in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

### LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |
| PDE | = | PRIVATE DRAINAGE EASEMENT |

**OWNER/DEVELOPER**
**SWBC ROCKWALL LP**
**5949 SHERRY LANE #750**
**DALLAS, Texas 75225**

**Contact: SPENCER BYINGTON**

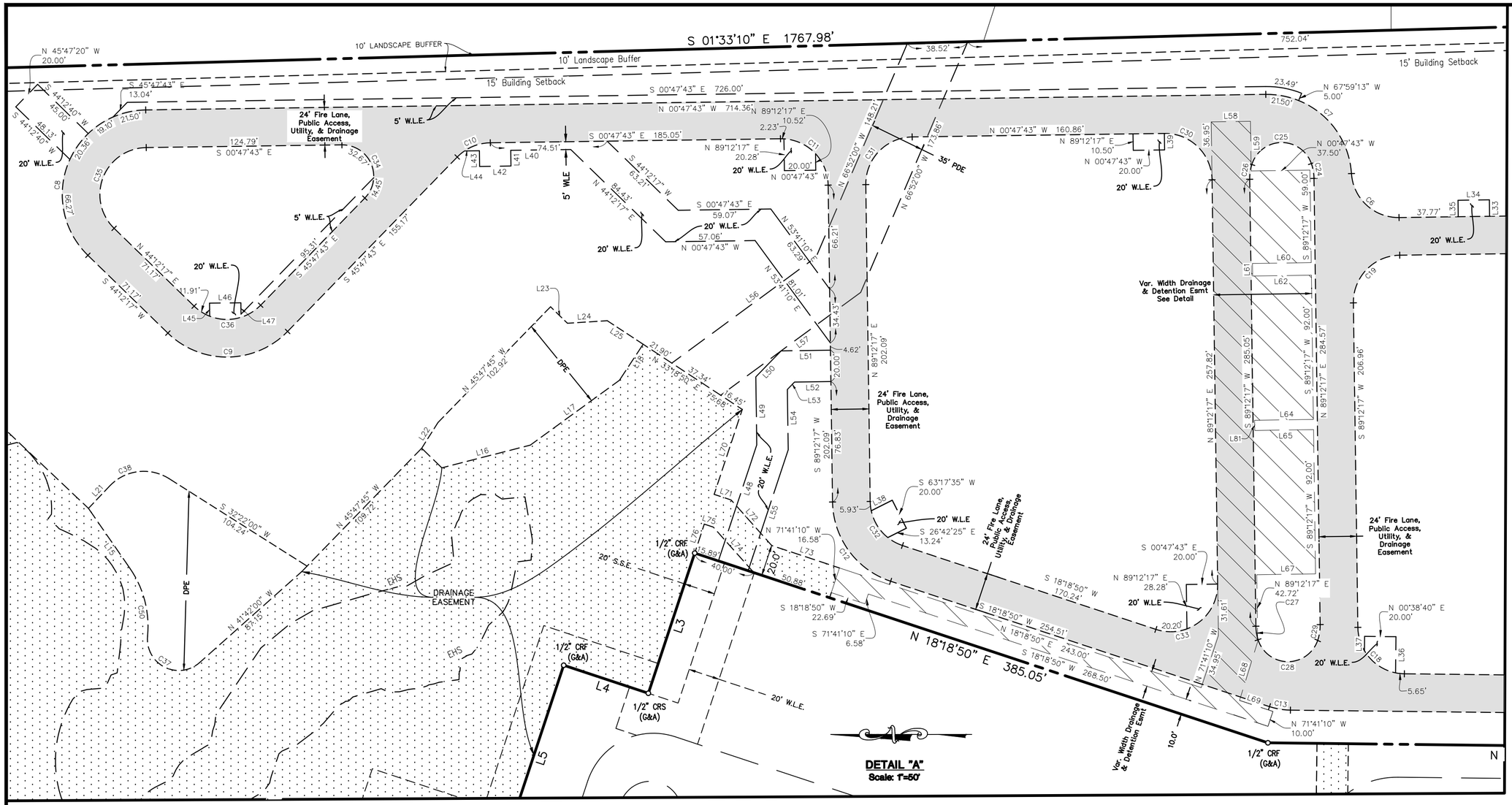
**CASE No. P2021-040**

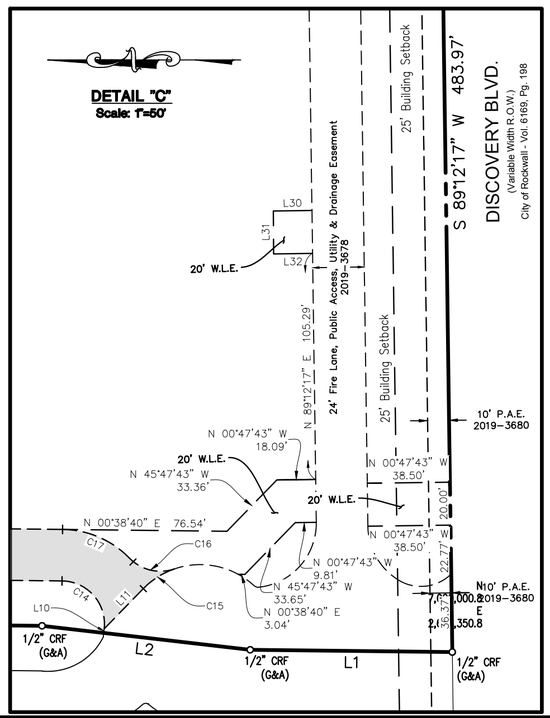


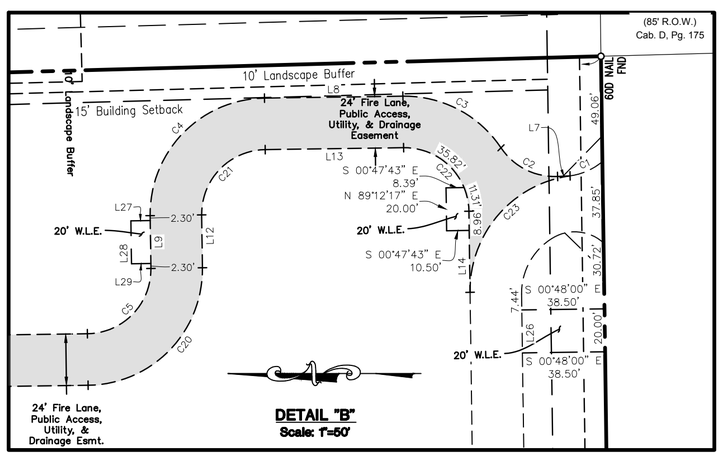
McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

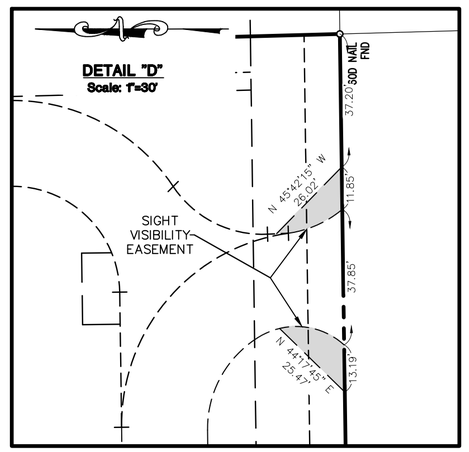
DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. WBC20000

File: M:\Projects\SWBCRealEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 8/3/2021 1:01 PM, by Carpenter, Cole; Saved: 8/3/2021 12:57 PM, by ccarpenter




# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

### LEGEND

| | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| CRF | = | CAPPED REBAR FOUND |
| POB | = | POINT OF BEGINNING |
| UE | = | UTILITY EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| LS | = | LANDSCAPE |
| PAE | = | PEDESTRIAN ACCESS EASEMENT |
| EHS | = | EROSION HAZARDOUS SETBACK |
| DPE | = | DETENTION POND EASEMENT |
| PDE | = | PRIVATE DRAINAGE EASEMENT |

**OWNER/DEVELOPER**
**SWBC ROCKWALL LP**
**5949 SHERRY LANE #750**
**DALLAS, Texas 75225**

**Contact: SPENCER BYINGTON**

**CASE No. P2021-040**


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




DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: M:\Projects\SWBCRealEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 8/3/2021 1:01 PM, by Carpenter, Cole; Saved: 8/3/2021 12:57 PM, by ccarpenter

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SWBC ROCKWALL LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Officeal Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :
COUNTY OF ROCKWALL :

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SWBC Rockwall Addition, Phase 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

_____
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS :
COUNTY OF _____; BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

_____
Notary Public

My commission expires the _____ day of _____, 20____.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner of Phase 2 (POB): N 7020000.8'; E 2604350.8'
   Bearing and distance from the Southwest corner to Geo Point 8: S 70°46'40" E, 6108.2'

   Southwest Corner of Phase 2 (POB): N 7021774.6'; E 2604786.8'
   Bearing and distance from the Southwest corner to Geo Point 1: S 65°25'19" E, 3004.1'

   COR-6: N 7025942.6'; E 2601204.0'
   COR-8: N 7018063.1'; E 2609533.7'
   COR-9: N 7020550.1'; E 2607463.9'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.

6. Refer to Typical Street Section for fire lane information.

7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.

8. Property owner is responsible for all maintenance, repair, and replacement for the arch culvert within the private drainage easement.

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

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 _____, 20____.

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

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

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

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 00°38'00" E | 94.13' |
| L2 | N 06°34'20" E | 97.60' |
| L3 | N 71°41'10" W | 94.15' |
| L4 | N 18°18'50" E | 56.85' |
| L5 | N 71°41'10" W | 121.00' |
| L6 | N 18°18'50" E | 75.15' |
| L7 | N 02°39'57" W | 5.83' |
| L8 | N 00°47'43" W | 64.48' |
| L9 | S 89°12'17" W | 24.60' |
| L10 | N 83°25'40" W | 1.93' |
| L11 | N 45°47'08" W | 26.10' |
| L12 | S 89°12'17" W | 24.60' |
| L13 | N 00°47'43" W | 64.48' |
| L14 | N 89°12'17" E | 37.78' |
| L15 | N 55°18'00" E | 46.43' |
| L16 | S 14°23'20" E | 58.24' |
| L17 | S 36°02'00" E | 70.29' |
| L18 | S 56°41'10" E | 27.50' |
| L19 | N 06°57'21" W | 90.70' |
| L20 | S 46°33'39" E | 62.00' |
| L21 | N 46°33'10" W | 19.68' |
| L22 | S 57°40'20" E | 19.45' |
| L23 | N 44°12'17" E | 15.09' |
| L24 | S 03°42'22" E | 25.43' |
| L25 | S 33°18'50" W | 27.34' |
| L26 | S 89°12'17" W | 20.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L27 | S 00°47'43" E | 9.00' |
| L28 | N 89°12'17" E | 20.00' |
| L29 | S 00°47'43" E | 9.00' |
| L30 | S 00°47'43" E | 18.00' |
| L31 | S 89°36'09" W | 20.00' |
| L32 | S 00°47'43" E | 18.14' |
| L33 | S 89°12'17" W | 10.50' |
| L34 | N 00°47'43" W | 20.00' |
| L35 | S 89°12'17" W | 10.50' |
| L36 | N 89°21'20" W | 23.05' |
| L37 | N 89°21'20" W | 9.19' |
| L38 | S 26°42'25" E | 15.00' |
| L39 | N 89°12'17" E | 10.50' |
| L40 | S 00°47'43" E | 38.26' |
| L41 | N 89°12'17" E | 10.00' |
| L42 | N 00°47'43" W | 20.00' |
| L43 | N 89°12'17" E | 10.00' |
| L44 | S 00°47'43" E | 9.56' |
| L45 | S 89°19'35" W | 8.32' |
| L46 | S 00°40'25" E | 20.00' |
| L47 | S 89°19'35" W | 7.23' |
| L48 | S 71°41'10" E | 77.93' |
| L49 | N 89°12'17" E | 43.38' |
| L50 | S 45°47'43" E | 23.12' |
| L51 | S 00°47'43" E | 31.46' |
| L52 | S 00°47'43" E | 23.18' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L53 | S 45°47'43" E | 6.55' |
| L54 | N 89°12'17" E | 38.46' |
| L55 | S 71°41'10" E | 81.30' |
| L56 | N 36°18'50" W | 114.20' |
| L57 | N 36°18'50" W | 110.76' |
| L58 | N 00°47'43" W | 25.00' |
| L59 | N 89°12'17" E | 31.65' |
| L60 | S 00°47'43" E | 37.50' |
| L61 | N 89°12'17" E | 8.00' |
| L62 | N 00°47'43" W | 37.50' |
| L64 | S 00°47'43" E | 37.50' |
| L65 | N 00°47'43" W | 37.50' |
| L67 | S 00°47'43" E | 37.50' |
| L68 | S 72°51'23" E | 39.17' |
| L69 | N 18°18'50" E | 22.39' |
| L70 | S 71°41'10" E | 57.05' |
| L71 | S 18°18'50" W | 11.39' |
| L72 | S 48°18'50" W | 38.89' |
| L73 | S 18°18'50" W | 45.52' |
| L74 | S 48°18'50" W | 38.89' |
| L75 | S 18°18'50" W | 6.03' |
| L76 | S 71°41'10" E | 19.45' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C1 | 30.00' | 31°50'50" | 16.68' | S 23°47'44" E, 16.46' |
| C2 | 30.00' | 58°59'20" | 30.89' | N 26°49'43" E, 29.54' |
| C3 | 54.00' | 57°07'06" | 53.83' | N 27°45'50" E, 51.63' |
| C4 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C5 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C6 | 30.00' | 87°04'53" | 45.60' | N 42°44'44" E, 41.33' |
| C7 | 54.00' | 87°04'53" | 82.07' | N 42°44'44" E, 74.40' |
| C8 | 54.00' | 135°00'00" | 127.23' | N 68°17'43" W, 99.78' |
| C9 | 54.00' | 90°00'00" | 84.82' | S 00°47'43" E, 76.37' |
| C10 | 30.00' | 45°00'00" | 23.56' | S 23°17'43" E, 22.96' |
| C11 | 30.00' | 90°00'00" | 47.12' | S 44°12'17" W, 42.43' |
| C12 | 54.00' | 70°53'35" | 66.82' | S 53°45'38" W, 62.63' |
| C13 | 44.00' | 17°40'10" | 13.57' | S 09°28'45" W, 13.52' |
| C14 | 20.00' | 95°55'40" | 33.49' | S 48°36'30" W, 29.71' |
| C15 | 37.00' | 26°45'14" | 17.28' | N 32°24'33" W, 17.12' |
| C16 | 20.00' | 64°51'41" | 22.64' | S 13°30'15" W, 21.45' |
| C17 | 44.00' | 45°17'24" | 34.78' | S 23°17'22" W, 33.88' |
| C18 | 30.00' | 88°33'37" | 46.37' | S 44°55'29" W, 41.89' |
| C19 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C20 | 54.00' | 90°00'00" | 84.82' | N 45°47'43" W, 76.37' |
| C21 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C22 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C23 | 54.00' | 82°55'24" | 78.15' | N 49°20'01" W, 71.51' |
| C24 | 30.00' | 18°27'15" | 9.66' | N 79°58'40" E, 9.62' |
| C25 | 20.00' | 143°25'48" | 50.07' | N 00°57'52" W, 37.98' |
| C26 | 29.80' | 18°20'23" | 9.54' | N 81°50'57" W, 9.50' |
| C27 | 30.00' | 16°42'00" | 8.74' | S 80°51'17" W, 8.71' |
| C28 | 20.00' | 143°43'14" | 50.17' | S 00°38'40" W, 38.01' |
| C29 | 30.00' | 19°34'46" | 10.25' | S 81°00'20" E, 10.20' |
| C30 | 30.00' | 90°00'00" | 47.12' | N 44°12'17" E, 42.43' |
| C31 | 30.00' | 90°00'00" | 47.12' | N 45°47'43" W, 42.43' |
| C32 | 30.00' | 70°53'35" | 37.12' | S 53°45'38" W, 34.80' |
| C33 | 30.00' | 109°06'33" | 57.13' | S 36°14'26" E, 48.88' |
| C34 | 20.00' | 135°00'00" | 47.12' | N 66°42'17" E, 36.96' |
| C35 | 30.00' | 135°00'00" | 70.69' | N 68°17'43" W, 55.43' |
| C36 | 30.00' | 90°00'57" | 47.13' | S 00°47'43" E, 42.43' |
| C37 | 20.00' | 137°27'52" | 47.98' | S 26°48'55" W, 37.28' |
| C38 | 30.00' | 78°55'10" | 41.32' | N 07°05'35" W, 38.13' |
| C39 | 642.50' | 5°25'16" | 60.79' | S 67°26'52" E, 60.77' |
| C40 | 557.50' | 21°45'33" | 211.72' | S 75°36'59" E, 210.45' |
| C41 | 16.00' | 140°23'42" | 39.21' | N 63°14'30" E, 30.11' |

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
**PRELIMINARY DOCUMENT:**
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**
**W. THAD MURLEY III, RPLS 5802 8/3/21**

_____
W. Thad Murley III, RPLS
Texas Registration No. 5802

**OWNER/DEVELOPER**
**SWBC ROCKWALL LP**
**5949 SHERRY LANE #750**
**DALLAS, Texas 75225**

**Contact: SPENCER BYINGTON**

**CASE No. P2021-040**

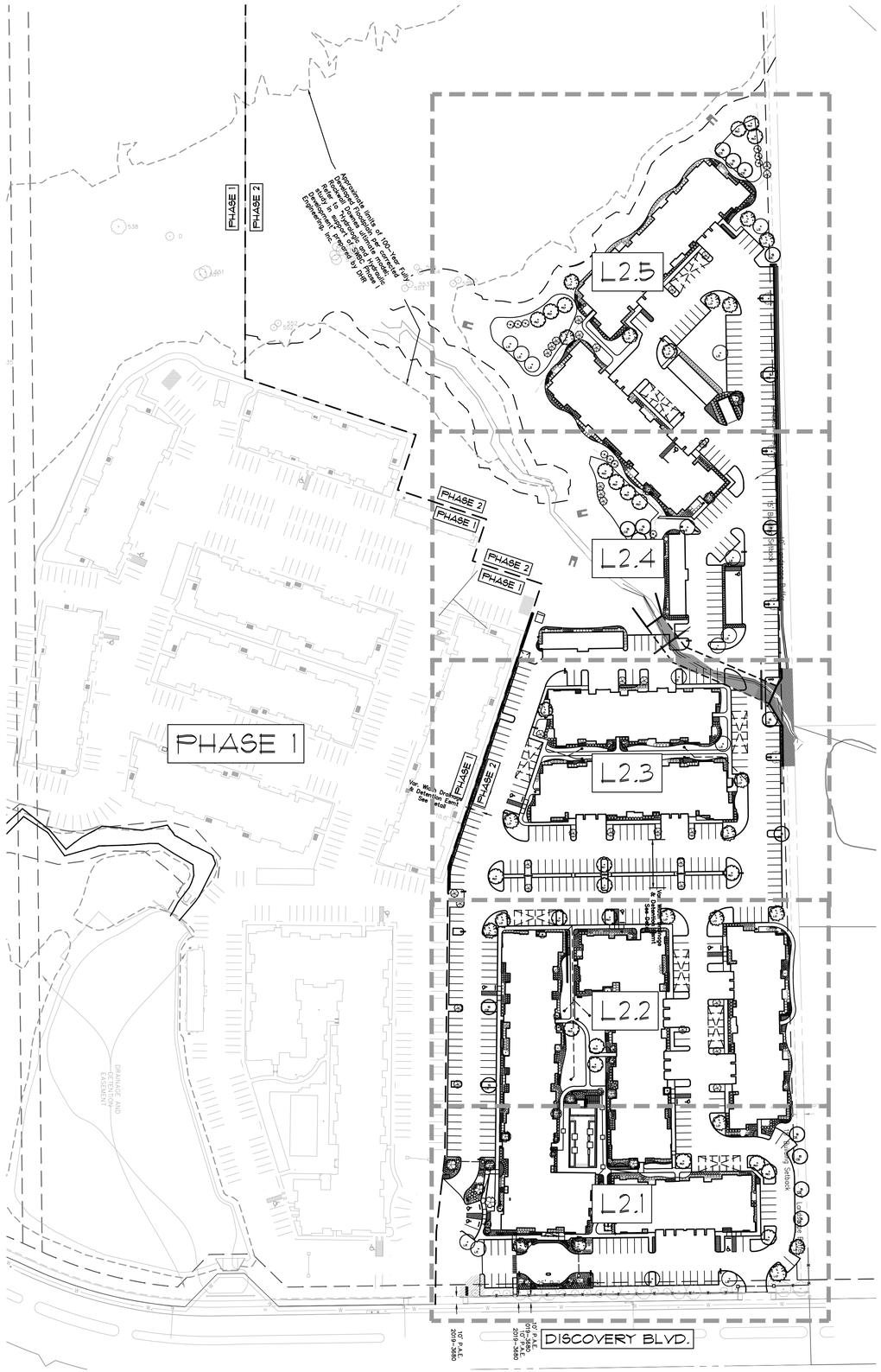
# FINAL PLAT
## SWBC Rockwall Addition, Phase 2
## Lot 1, Block A
## 21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



McAdams
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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: M:\Projects\SWBCRoadEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 8/3/2021 1:01 PM, by Carpenter, Colc; Saved: 8/3/2021 12:57 PM, by carpenter




## PLANT SCHEDULE

| TREES | COMMON NAME | BOTANICAL NAME | CAL | HGT | REMARKS | | |
|---|---|---|---|---|---|---|---|
| 4 | Chinese Pistache | Pistacia chinensis | 4" | | | | |
| 23 | Shumard Red Oak | Quercus shumardii | 4" | 10`-12` | PER PLAN | | |
| 22 | Southern Live Oak | Quercus virginiana | 4" | 10`-12` | PER PLAN | | |
| 17 | Cedar Elm | Ulmus crassifolia | 4" | 10`-12` | PER PLAN | | |
| 15 | Lacebark Elm | Ulmus parvifolia | 4" | 10`-12` | PER PLAN | | |

| ORNAMENTAL TREES | COMMON NAME | BOTANICAL NAME | CAL | HGT | REMARKS | | |
|---|---|---|---|---|---|---|---|
| 11 | Desert Willow | Chilopsis linearis | 30 gal | 10`-12` | PER PLAN | | |
| 37 | Crape Myrtle | Lagerstroemia indica | 20 GAL | 7`-8` | PER PLAN | | |
| 5 | Dwarf Palmetto | Sabal minor | 15 GAL | 3`-4` | PER PLAN | | |
| 13 | Texas Mountain Laurel | Sophora secundiflora | 20 GAL | 7`-8` | PER PLAN | | |
| 21 | Chaste Tree | Vitex agnus-castus | 20 GAL | 7`-8` | 5` | | |

| SHRUBS | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
|---|---|---|---|---|---|---|---|
| 231 | Kaleidoscope Abelia | Abelia x grandiflora `Kaleidoscope` | 5 gal | 24" | 3`-0" | FULL | |
| 167 | Dwarf Burford Holly | Ilex cornuta `Burfordii Nana` | 5 gal | 30" | 3`-0" | FULL | |
| 85 | Dwarf Texas Sage | Leucophyllum frutescens `Bertstar Dwarf` | 5 gal | 24" | PER PLAN | XERI | |
| 299 | Daruma Dwarf Loropetalum | Loropetalum chinense `Daruma` | 5 gal | 18" | 3`-0" | FULL | |
| 341 | Dwarf Southern Wax Myrtle | Myrica pusilla | 5 gal | 36" | 4`-0" | FULL | |
| 184 | Rosemary | Rosmarinus officinalis | 5 gal | 24" | 3`-0" | XERI | |

| GRASSES | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
|---|---|---|---|---|---|---|---|
| 960 | Blonde Ambition Blue Grama | Bouteloua gracilis `Blonde Ambition` | 1 gal | 24" | 24"o.c. | XERI | |
| 37 | Inland Sea Oats | Chasmanthium latifolium | 3 gal | 12" | 24"o.c. | | |
| 550 | Lindheimer`s Muhly | Muhlenbergia lindheimeri | 3 gal | 18" | 3`-0" | XERI | |
| 431 | Fountain Grass | Pennisetum alopecuroides `Karley Rose` | 3 gal | | | HEALTHY EVEN GROWTH | |

| PERENNIALS | COMMON NAME | BOTANICAL NAME | CONTAINER | HEIGHT | SPREAD | REMARKS | |
|---|---|---|---|---|---|---|---|
| 132 | Holly Fern | Cyrtomium falcatum | 3 gal | 12" | 2`-0" | SHADE | |
| 311 | Little Spire Russian Sage | Perovskia atriplicifolia `Little Spire` | 3 gal | 12" | 3`-0"o.c. | XERI | |
| 235 | Autumn Sage | Salvia greggii | 1 gal | 12" | 24"o.c. | XERI | |

| SHRUB AREAS | COMMON NAME | BOTANICAL NAME | CONT | | | | |
|---|---|---|---|---|---|---|---|
| 1,057 | Stella de Oro Daylily | Hemerocallis x `Stella de Oro` | 4"-6" | | | | 18" o.c. |
| 1,863 | Blackfoot Daisy | Melampodium leucanthum | 4"-6" | | | | 12" o.c. |

| GROUND COVERS | COMMON NAME | BOTANICAL NAME | CONT | HEIGHT | SPREAD | | |
|---|---|---|---|---|---|---|---|
| 1,269 sf | | Crushed Grantie | -- | | | | |
| 115,614 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 l.f. of street frontage / 100 l.f. = 29 canopy trees and 19 ornamental trees.
PROVIDED (Provided with Phase 1):
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: (54) 4" canopy trees and (30) ornamental trees.

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).

DETENTION LANDSCAPE
REQUIRED: (1) 4" cal. tree shall be planted for every 750 sq. ft. of detention area. Phase II total detention area = 13,635 ft. / 750 sq. ft. = (19) 4" cal. trees.

PROVIDED: (19) 4" canopy trees and (22) ornamental trees.

80 0 80 160 240 Feet

SCALE: 1"=80'

Case #: P2021-040

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

811 Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 442. 1572
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

**LANDSCAPE PLAN**

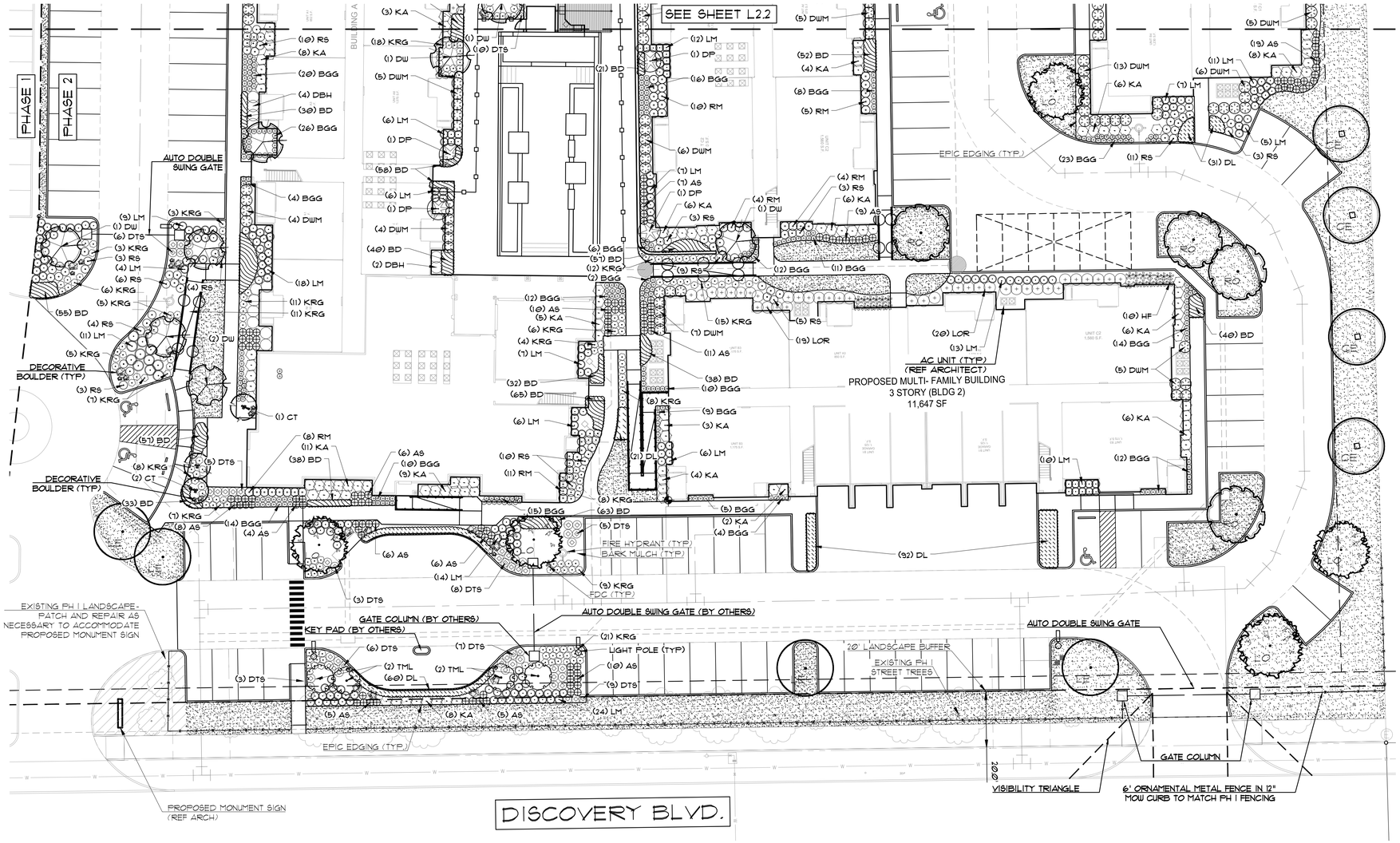
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 03/08/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

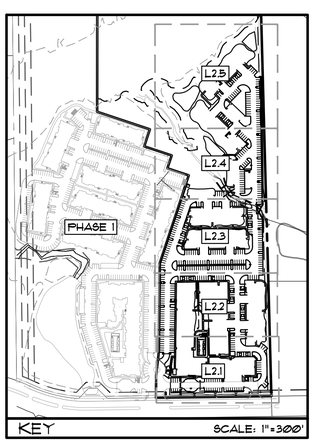
Drawn By: VC
Date: 12/30/2020
Scale: 1"=80'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

**L2.0**

File: M:\Projects\WBC\Rockwall\WBC-20000\04-Production\Planning and CA\Plans\WBC-20000-LS
Plotted: 8/12/2021 12:17 PM by Nelson, Jeremy Saved: 8/12/2021 12:15 PM by jnelson




## 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.

## IRRIGATION NOTES

CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGED IRRIGATION EQUIPMENT CAUSED BY CONSTRUCTION ALONG DISCOVERY BLVD. IF IRRIGATION IS CUT OFF FOR AN EXTENDED PERIOD OF TIME, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AN ADDITIONAL WATER SOURCE FOR EXISTING STREET TREES.

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karley Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

Case #: P2021-040

## 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**

811 Know what's below. Call before you dig.

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: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

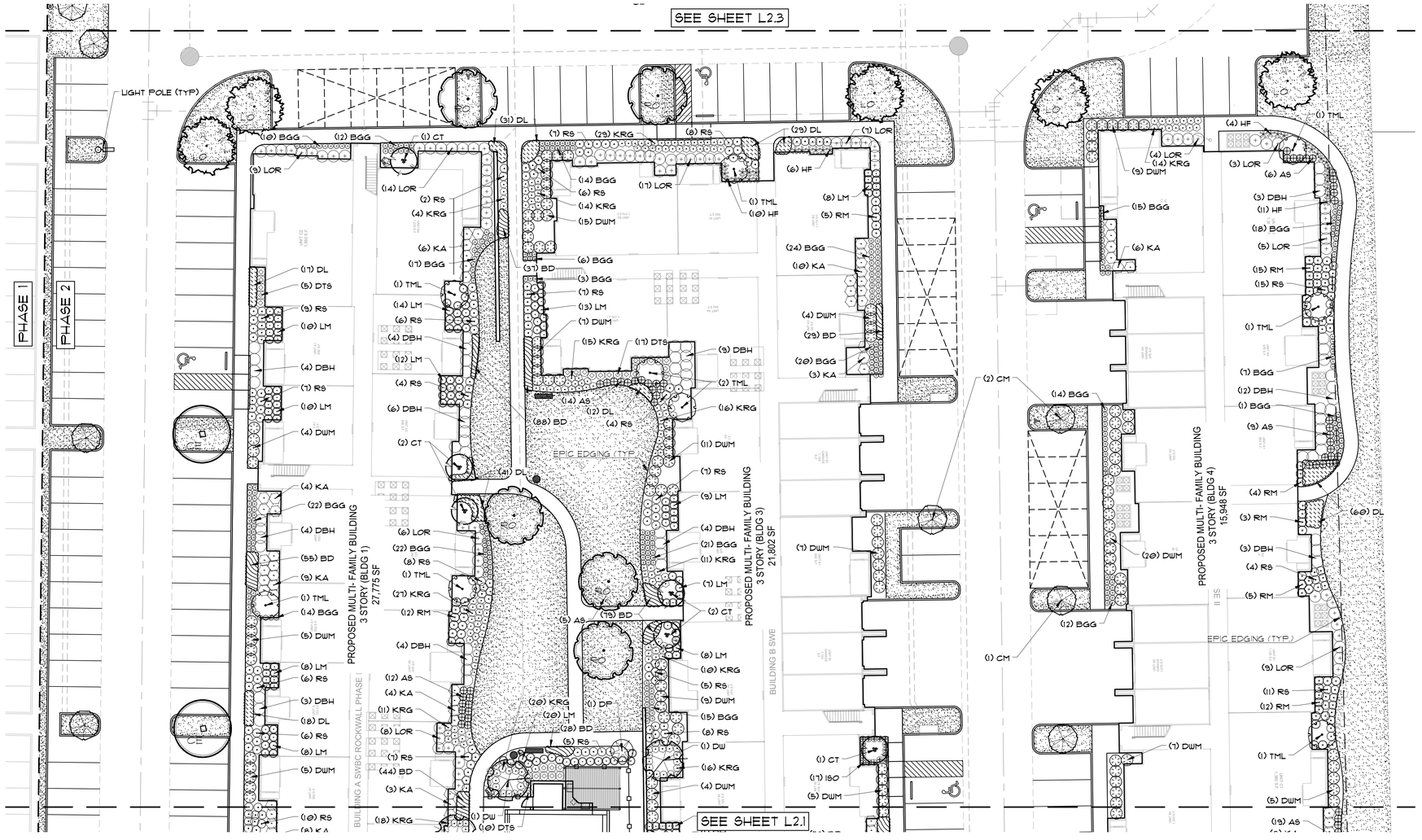
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

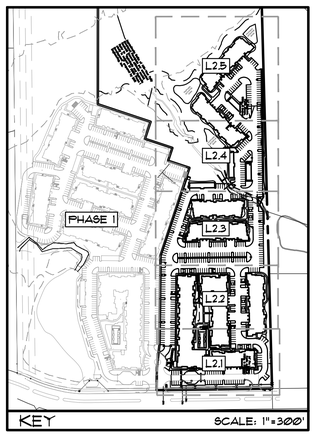
| | |
|---|---|
| Drawn By: | VC |
| Date: | 12/30/2020 |
| Scale: | 1"=20' |
| Revisions: | |
| | 02/11/2021 |
| | 03/11/2021 |
| | 05/07/2021 |
| | 07/12/2021 |

**WBC20000**

L2.1

File: W:\Projects\SWBC\Shared\Art\WBC-20000\04-Production\Planning and LA\Sheets\SWBC-20000-LS Plotted: 7/13/2021 8:53 AM, by Nelson, Jeremy Saved: 7/13/2021 8:51 AM, by Jeremy




NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| RO | RO | Quercus shumardii / Shumard Red Oak |
| LO | LO | Quercus virginiana / Southern Live Oak |
| CE | CE | Ulmus crassifolia / Cedar Elm |
| LE | 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 |
| | 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karley Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

Case #: P2021-040

### 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**

811 Know what's below. Call before you dig.


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

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

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com


McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

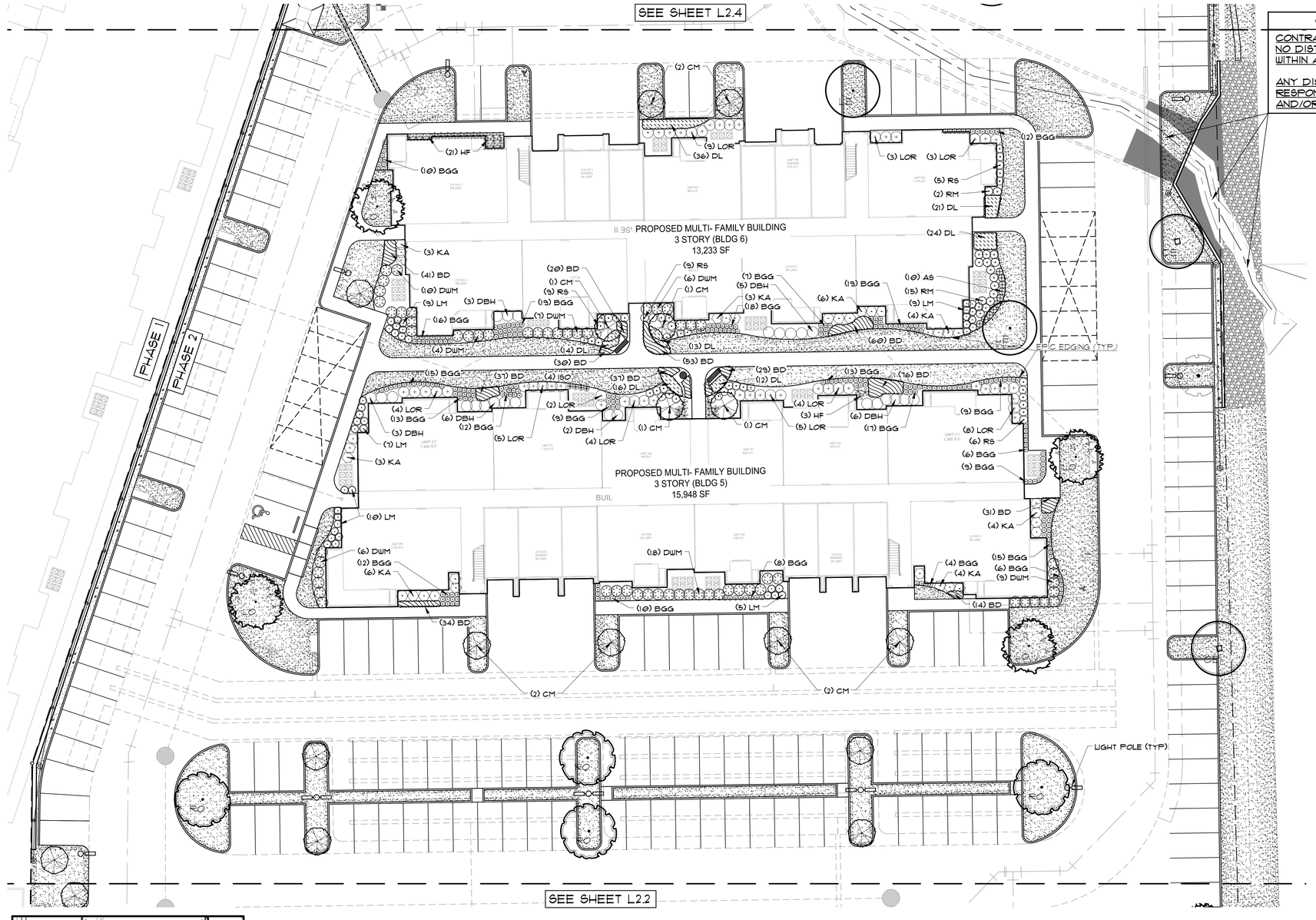
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

**WBC20000**

L2.2


File: N:\Projects\SWBCRockwall\SWBC-20000\04-Production\Planning and LA Sheets\SWBC-20000-LS
Plotted: 7/12/2021 8:56 AM, by Jessica Jeremy, Sweet
7/12/2021 8:57 AM, by Jessica




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |

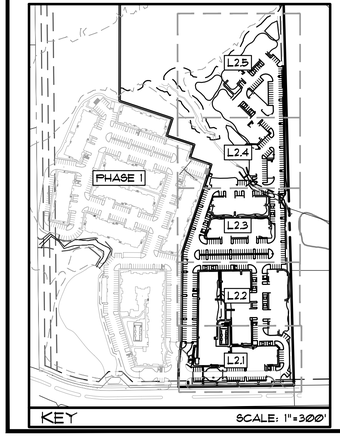
| SHRUBS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | KA | Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia |
| | DBH | Ilex comuta `Burfordii Nana` / Dwarf Burford Holly |
| | DTS | Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage |
| | LOR | Loropetalum chinense `Daruma` / 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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Granite |
| | 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, diseases, 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.

## LANDSCAPE NOTES

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

Case #: P2021-040

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

Know what's below. Call before you dig.

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 County View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL PHASE II

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

LANDSCAPE PLAN

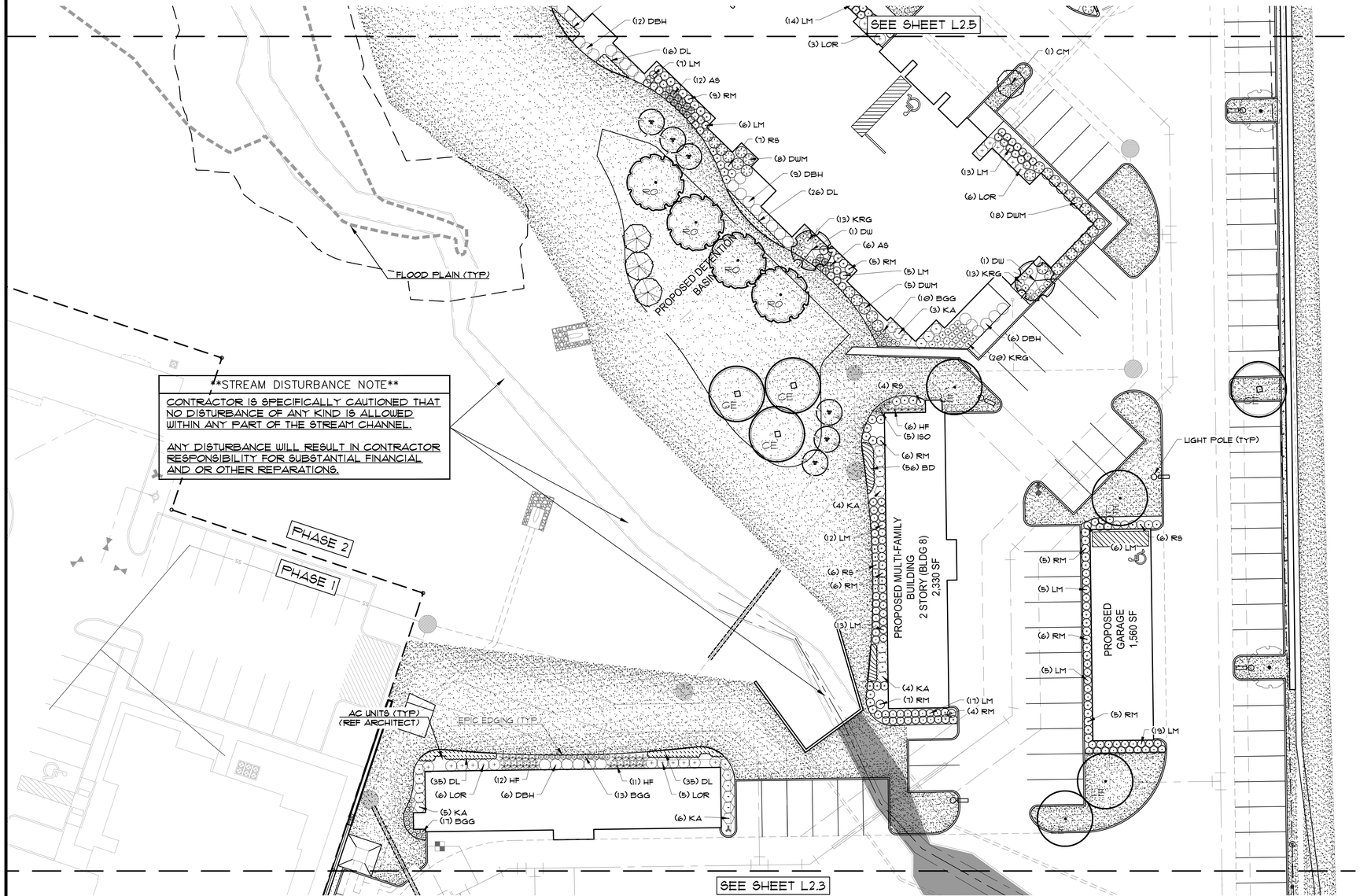
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 16/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

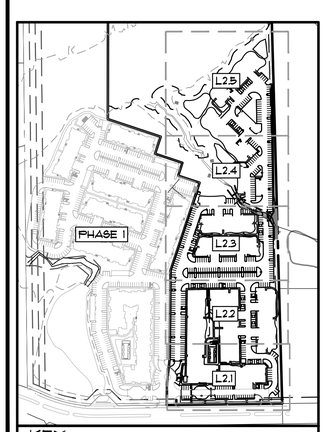
Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

WBC20000

L2.3

File: W:\Projects\WBC\Revit\LA\WBC-20000\LA-Production\Planting and LA Sheets\WBC-20000-LS
Plotted: 7/15/2021 8:15 AM, by Nelson, Jeremy Saved: 7/15/2021 7:52:29 AM, by jnelson




NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | DBH | Ilex comuta `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 |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

Case #: P2021-040

### 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

811 Know what's below. Call before you dig.

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: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

SWBC ROCKWALL PHASE II

SWBC ROCKWALL PHASE II
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF 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 16/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| | |
|---|---|
| Drawn By: | VC |
| Date: | 12/30/2020 |
| Scale: | 1"=20' |
| Revisions: | |
| 02/11/2021 | |
| 03/11/2021 | |
| 05/07/2021 | |
| 07/12/2021 | |

WBC20000

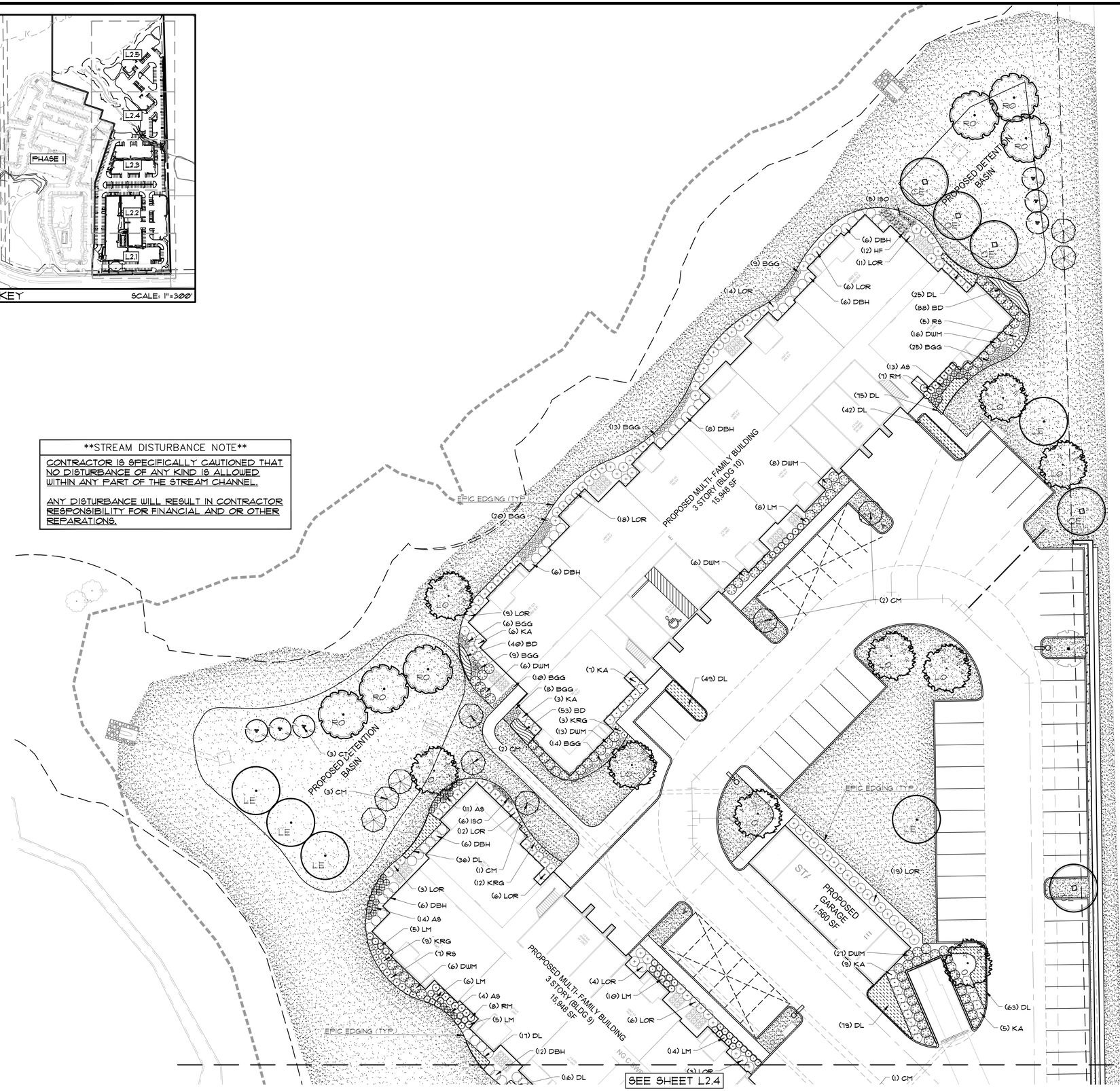
L2.4

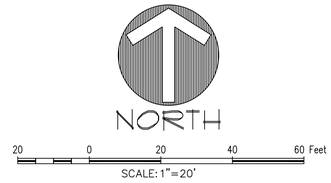
File: W:\Projects\SWBC\Shee ts\WBC-20000\04-Production\Planning and LA\Sheets\SWBC-20000-LS Plotted: 7/15/2021 8:13 AM, by Nelson, Jeremy Saved: 7/15/2021 10:24 AM, by jnelson

**STREAM DISTURBANCE NOTE**

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT NO DISTURBANCE OF ANY KIND IS ALLOWED WITHIN ANY PART OF THE STREAM CHANNEL.

ANY DISTURBANCE WILL RESULT IN CONTRACTOR RESPONSIBILITY FOR FINANCIAL AND OR OTHER REPARATIONS.




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | CP | Pistacia chinensis / Chinese Pistache |
| | 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 |
| | DBH | Ilex comuta `Burfordii Nana` / Dwarf Burford Holly |
| | DTS | Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage |
| | LOR | Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum |
| | DWM | Mynica pusilla / Dwarf Southern Wax Myrtle |
| | RM | Rosmarinus officinalis / Rosemary |

| GRASSES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | BGG | Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama |
| | ISO | Chasmanthium latifolium / Inland Sea Oats |
| | LM | Muhlenbergia lindheimeri / Lindheimer`s Muhly |
| | KRG | Pennisetum alopecuroides `Karlay Rose` / Fountain Grass |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | HF | Cyrtomium falcatum / Holly Fern |
| | 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 |
|---|---|---|
| | CG | Crushed Grantie |
| | SOD | Cynodon dactylon / Bermuda Grass |

Case #: P2021-040

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

### LANDSCAPE NOTES

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

811 Know what's below. Call before you dig.

**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
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

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

# LANDSCAPE PLAN

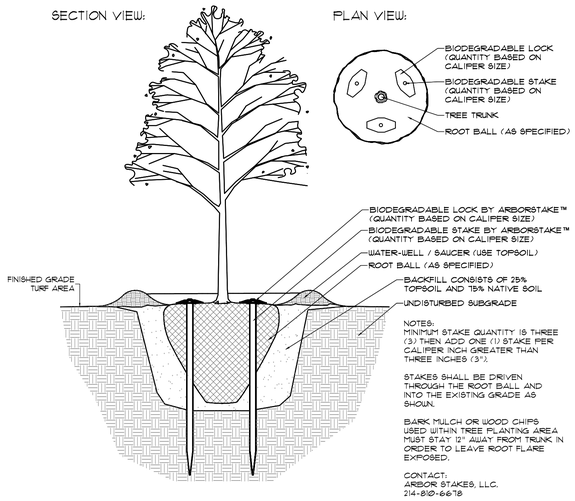
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| |
|---|
| Drawn By: VC |
| Date: 12/30/2020 |
| Scale: 1"=20' |
| Revisions: |
| 02/11/2021 |
| 03/11/2021 |
| 05/07/2021 |
| 07/12/2021 |

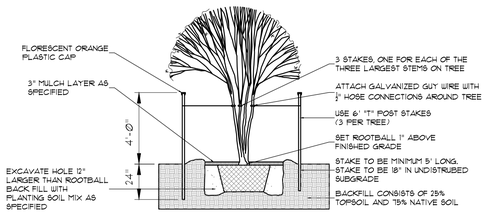
**WBC20000**

L2.5

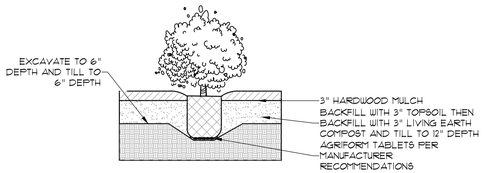
File: N:\Projects\WBC\Rockwall\WBC-20000\04-Production\Planning and LA Sheets\WBC-20000-LS Plotted: 7/12/2021 10:01 AM, by Nelson, Jeremy Saved: 7/12/2021 9:59 AM, by jnelson



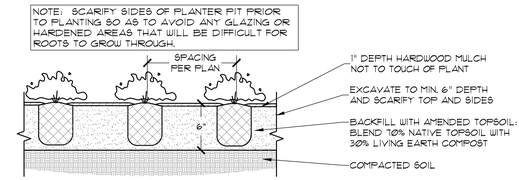

**1. BELOWGROUND TREE STAKING DETAIL**
1/4"=1'



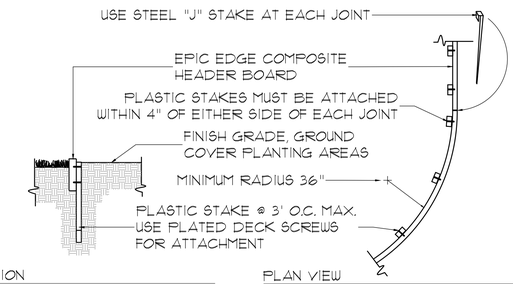

**2. MULTI TRUNK TREE STAKING**
1/4"=1'




**3. SHRUB PLANTING DETAIL**
SCALE: NOT TO SCALE




**4. GROUNDCOVER PLANTING DETAIL**
SCALE: NOT TO SCALE




SECTION

| HDR. SIZE | ACTUAL DIMENSIONS | MIN. RADIUS POSSIBLE |
|---|---|---|
| 1X6 | 5 1/16"X3/16"X20' | 36" |

PLAN VIEW

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

**5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210**
SCALE: NOT TO SCALE
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

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
972. 491. 0742
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

**SWBC ROCKWALL PHASE II**

**SWBC ROCKWALL PHASE II**
**SWBC ROCKWALL ADDITION, PHASE II**
**Lot 1, Block A**
**21275 Acres**
**in the**
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**LANDSCAPE DETAILS**

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 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| |
|---|
| Drawn By: VC |
| Date: 12/30/2020 |
| Scale: ###### |
| Revisions: |
| 02/11/2021 |
| 03/11/2021 |
| 05/07/2021 |
| 07/12/2021 |

Case #: P2021-040

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

811 Know what's below. Call before you dig.

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

**WBC20000**

**L2.6**

File: M:\Projects\WBC\Dwg\Landscape\WBC_20000124-Production\Planting.dwg LAYOUT:Sheet:WBC_20000-L5
Plotted: 7/15/2021 10:18 AM by Nelson, Jeremy | Saved: 7/15/2021 9:59 AM by jnelson

September 9, 2020

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

9/9/2020

**RE:** **SWBC Rockwall, Phase II**
**City of Rockwall Project No.: SP2020-021**
**Treescape Plan**
**WBC-20000**

David Gonzalez,

Per your email request on September 3, 2020 we are providing this letter to state that the property located at Lot 1, Block A, SWBC Rockwall Addition, in Rockwall, TX does not as of the date of this letter contain trees of the species and/or size identified as protected per the Rockwall, TX Unified Development Code.

As stated in your email, in 2017 a mitigation plan was approved with the understanding that no mitigation would be due since the trees were primarily unprotected cedar trees for this site.

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

Case #:P2021-040

August 17, 2021

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

COPY: Spencer Byington
SWBC Rockwall LP
5949 Sherry Lane, Suite 750
Rockwall, TX 75225

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

SUBJECT: P2021-040; *Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2*

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 16, 2021. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommendations*

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

(2) The applicant shall adhere to the recommendations made by the Parks Board; and,

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

*Planning and Zoning Commission*

On August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

*City Council*

On August 16, 2021, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 6-0, with Council Member Daniels absent.

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

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager