

## City of Rockwall

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

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SITE PLANNING CIVIL ENGINEERING PLATTING  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

December 15, 2017

Mr. Ryan Miller  
Director of Planning  
City of Rockwall  
385 S. Goliad Street  
Rockwall, Texas 75087

**RE: Ladera Rockwall – Preliminary Plat Application Letter of Intent**  
**G&A Job Number: 17191**

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Preliminary Plat application for review and approval on approximately 28 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141.

Ladera Rockwall will be completed in one phase, and with this submittal we show the offsite utilities that will be required.

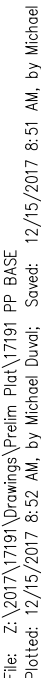
We are also conducting a flood study to determine the effects of the improvements to John King Blvd, and this flood line will be depicted once completed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Duval'.

Michael Duval, E.I.T.

cc. Mr. John Delin, Integrity Group, LLC  
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC



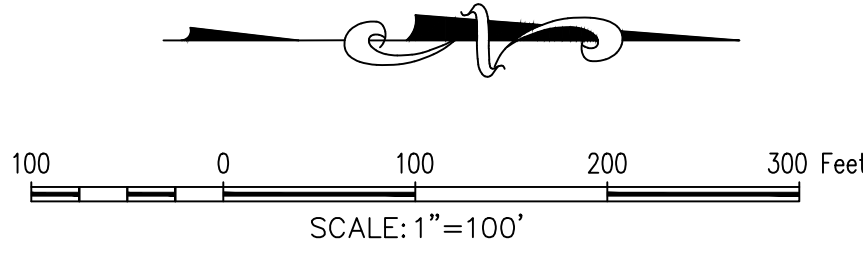
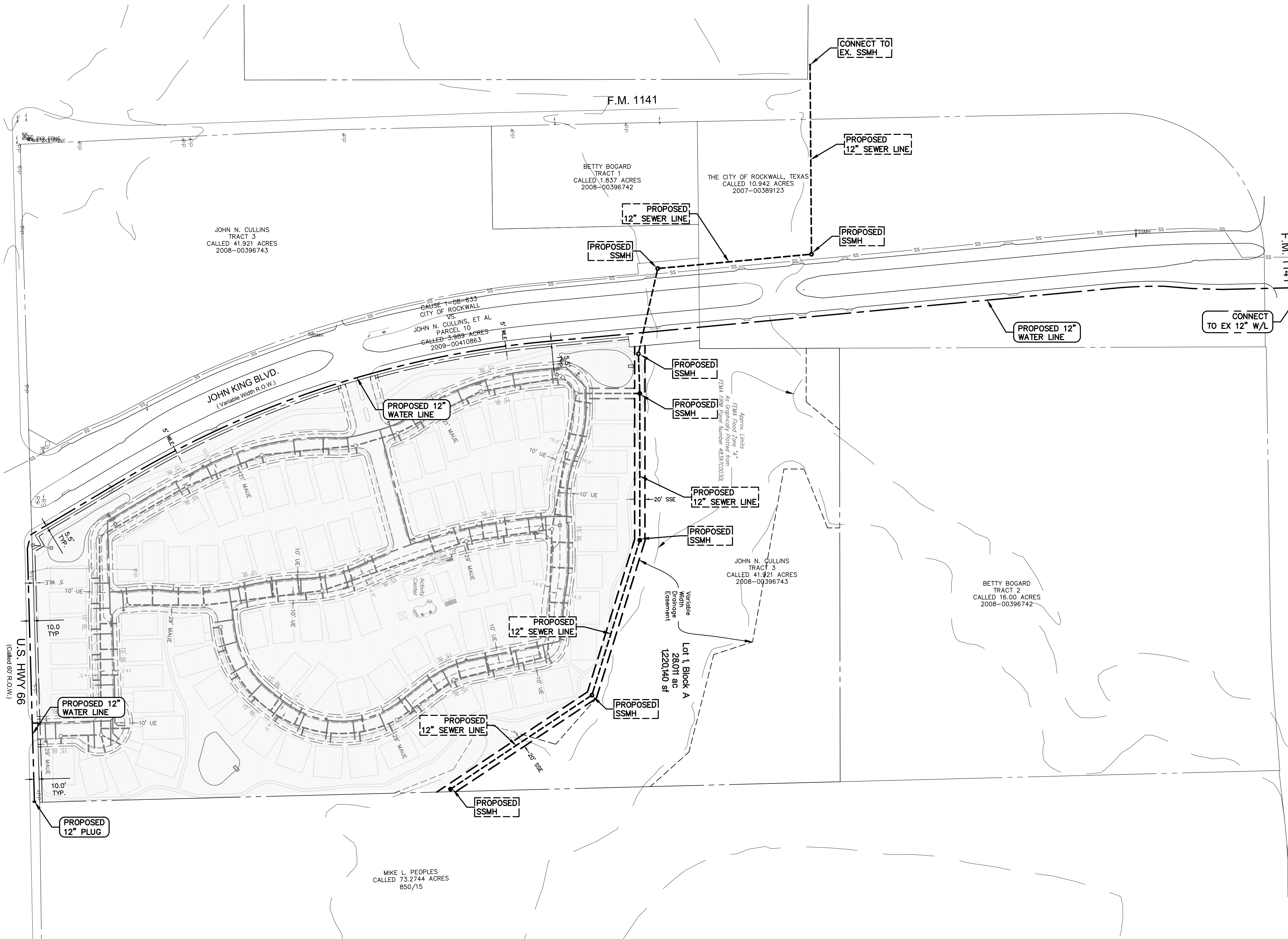








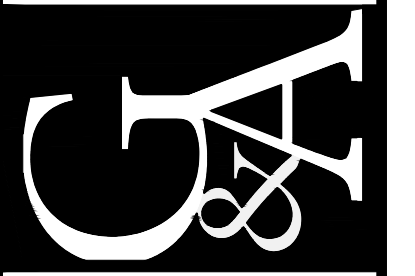
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Printed: 12/15/2017 8:53 AM, by Michael David, Speed: 12/15/2017 8:53 AM, by Michael



LEGEND			
ABBREVIATIONS:			
CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plot Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Gate		
LINES & SYMBOLS:			
Existing:		Proposed:	
	Contours		Contours
	Asphalt Pavement		Asphalt Pavement
	Wood Fence		Wood Fence
	Chain Link Fence		Chain Link Fence
	Wire Fence		Wire Fence
	Masonry Wall		Masonry Wall
	Centerline of Creek, Swale, or Waterway		Centerline of Creek, Swale, or Waterway
	Waterline		Waterline
	Sanitary Sewer		Sanitary Sewer
	Storm Sewer		Storm Sewer
	Overhead Power		Overhead Power
	Buried Power		Buried Power
	Gas Line		Gas Line
	Fire Hydrant		Fire Hydrant
	Water Valve		Water Valve
	Water Meter		Water Meter
	Sanitary Sewer Manhole		Sanitary Sewer Manhole
	Guy Wire		Guy Wire
	Light Pole		Light Pole
	Power Pole		Power Pole
	Tree		Tree
	Benchmark		Benchmark

OWNER/DEVELOPER  
RW LADERA, LLC.  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Delin

SITE PLANNING CIVIL ENGINEERING PLANNING  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE  
111 Hillside Drive • Lewisville, TX 75057  
P: 972.436.9712 • F: 972.436.9715  
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226  
P: 940.240.1012 • F: 940.240.1028  
TBPE Firm No. 1798 TBPLS Firm No. 10047700



LADERA ROCKWALL  
Lot 1, Block A  
LADERA ROCKWALL  
28,011 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

## PRELIMINARY OFFSITE UTILITY PLAN

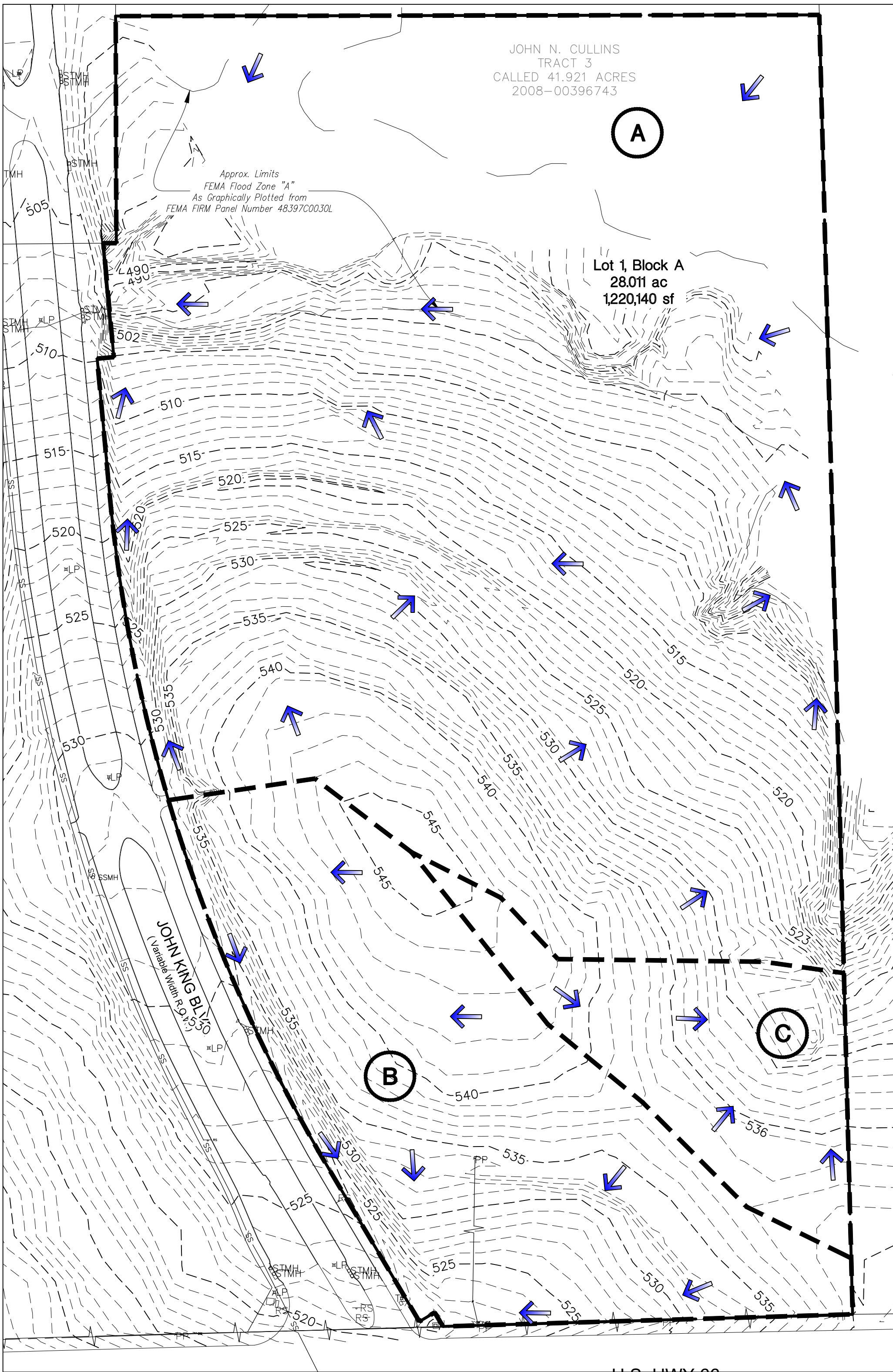
**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
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CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A CONSULTANTS, F-1798  
ROBERT JOHN DOLLAH, JR.,  
P.E. #66898  
DATE 12/15/2017

Drawn By: AM  
Date: 12/15/2017  
Scale: 1"=100'  
Revisions:



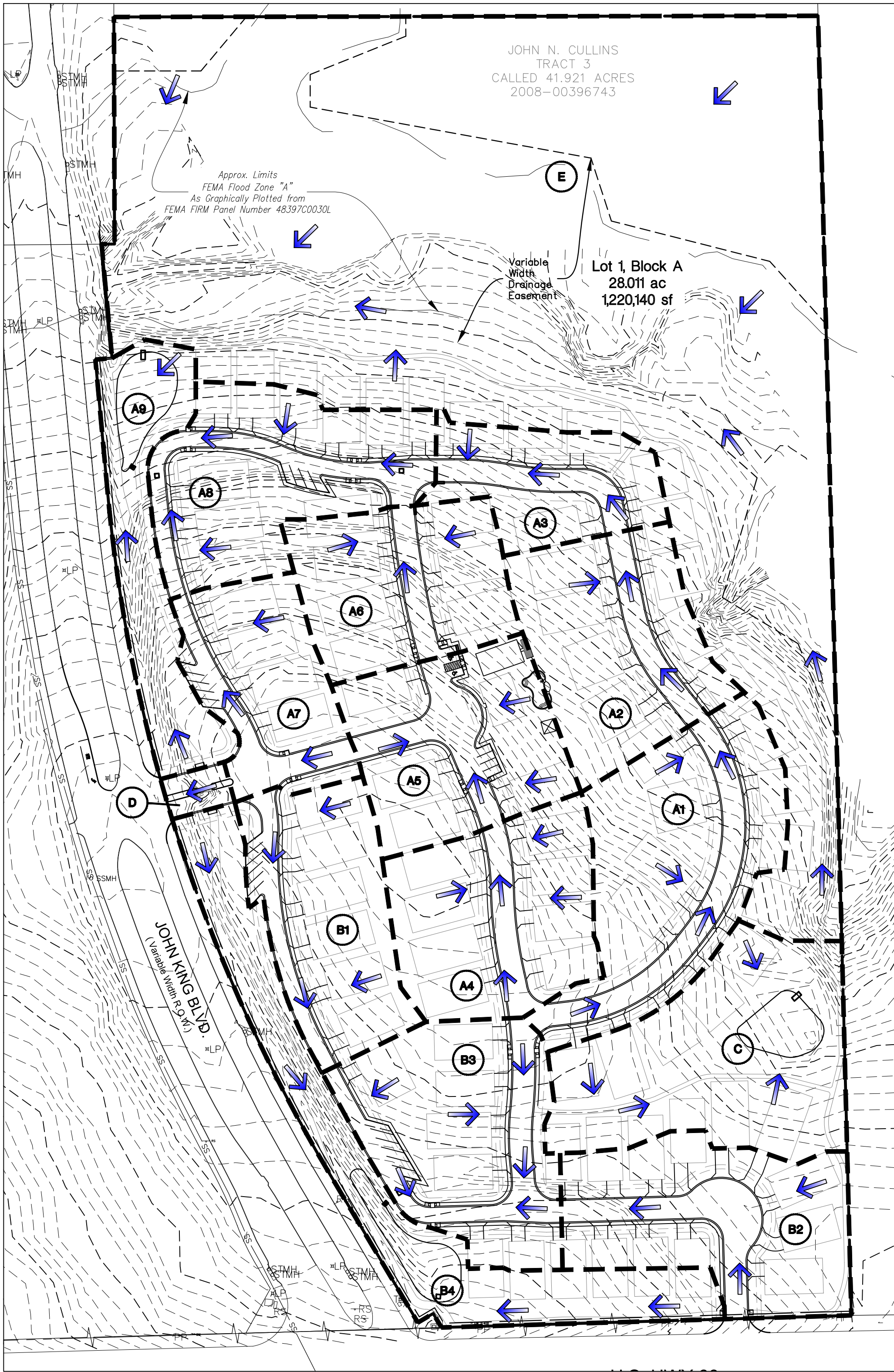




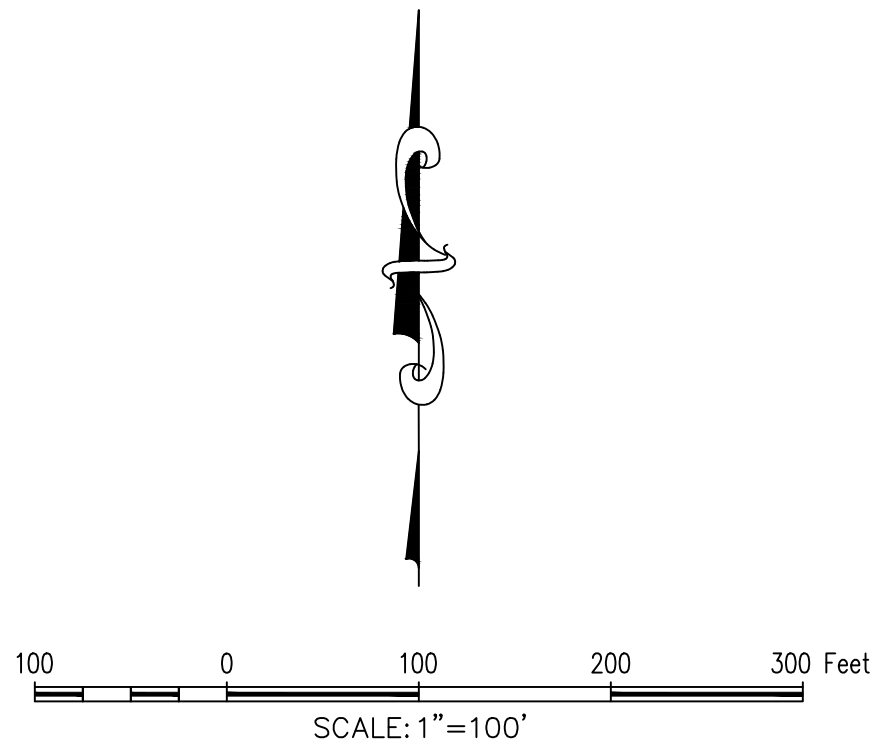
EXSITING DRAINAGE AREA MAP  
SCALE 1"=100'

EXISTING DRAINAGE AREA																
Area	Acreage	C	C*A	TC	I2	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A	20.28	0.40	8.11	15	4.50	5.50	6.50	7.50	8.10	9.00	44.62	52.73	60.84	65.71	73.01	Sheet flows to existing floodplain
B	5.66	0.40	2.26	15	4.50	5.50	6.50	7.50	8.10	9.00	12.45	14.72	16.98	18.34	20.38	Sheet flows to existing grate inlet
C	2.08	0.40	0.83	15	4.50	5.50	6.50	7.50	8.10	9.00	4.58	5.41	6.24	6.74	7.49	Sheet flows to existing pond
Totals	28.02										61.64	72.85	84.06	90.78	100.9	



PROPOSED DRAINAGE AREA MAP  
SCALE 1"=100'

PROPOSED DRAINAGE AREA											Q=C*A*I					Comments
Area	Acreage	C	C*A	TC	I2	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	
A1	1.57	0.70	1.10	10	5.30	6.10	7.10	8.30	9.00	9.80	6.70	7.80	9.12	9.89	10.77	Sheet flows to storm system to detention pond
A2	1.23	0.70	0.86	10	5.30	6.10	7.10	8.30	9.00	9.80	5.25	6.11	7.15	7.75	8.44	Sheet flows to storm system to detention pond
A3	0.74	0.70	0.52	10	5.30	6.10	7.10	8.30	9.00	9.80	3.16	3.68	4.30	4.66	5.08	Sheet flows to storm system to detention pond
A4	1.22	0.70	0.85	10	5.30	6.10	7.10	8.30	9.00	9.80	5.21	6.06	7.09	7.69	8.37	Sheet flows to storm system to detention pond
A5	1.17	0.70	0.82	10	5.30	6.10	7.10	8.30	9.00	9.80	5.00	5.81	6.80	7.37	8.03	Sheet flows to storm system to detention pond
A6	1.05	0.70	0.74	10	5.30	6.10	7.10	8.30	9.00	9.80	4.48	5.22	6.10	6.62	7.20	Sheet flows to storm system to detention pond
A7	0.88	0.70	0.62	10	5.30	6.10	7.10	8.30	9.00	9.80	3.76	4.37	5.11	5.54	6.04	Sheet flows to storm system to detention pond
A8	1.33	0.70	0.93	10	5.30	6.10	7.10	8.30	9.00	9.80	5.68	6.61	7.73	8.38	9.12	Sheet flows to storm system to detention pond
A9	0.86	0.70	0.60	10	5.30	6.10	7.10	8.30	9.00	9.80	3.67	4.27	5.00	5.42	5.90	Sheet flows to detention pond
B1	1.10	0.70	0.77	10	5.30	6.10	7.10	8.30	9.00	9.80	4.70	5.47	6.39	6.93	7.55	Sheet flows to storm system to detention pond
B2	1.35	0.70	0.95	10	5.30	6.10	7.10	8.30	9.00	9.80	5.76	6.71	7.84	8.51	9.26	Sheet flows to storm system to detention pond
B3	1.39	0.70	0.97	10	5.30	6.10	7.10	8.30	9.00	9.80	5.94	6.91	8.08	8.76	9.54	Sheet flows to storm system to detention pond
B4	1.40	0.70	0.98	10	5.30	6.10	7.10	8.30	9.00	9.80	5.98	6.96	8.13	8.82	9.60	Sheet flows to detention pond
C	1.62	0.70	1.13	10	5.30	6.10	7.10	8.30	9.00	9.80	6.92	8.05	9.41	10.21	11.11	Sheet flows to detention pond
D	0.09	0.90	0.08	10	5.30	6.10	7.10	8.30	9.00	9.80	0.49	0.58	0.67	0.73	0.79	Sheet flows to John King Blvd.
E	11.02	0.40	4.41	10	5.30	6.10	7.10	8.30	9.00	9.80	26.89	31.30	36.59	39.67	43.20	Sheet flows to existing floodplain
Totals	28.02										99.59	115.91	135.51	146.93	159.99	



GENERAL NOTES

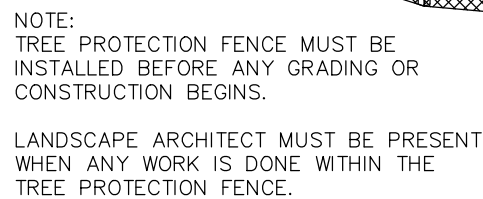
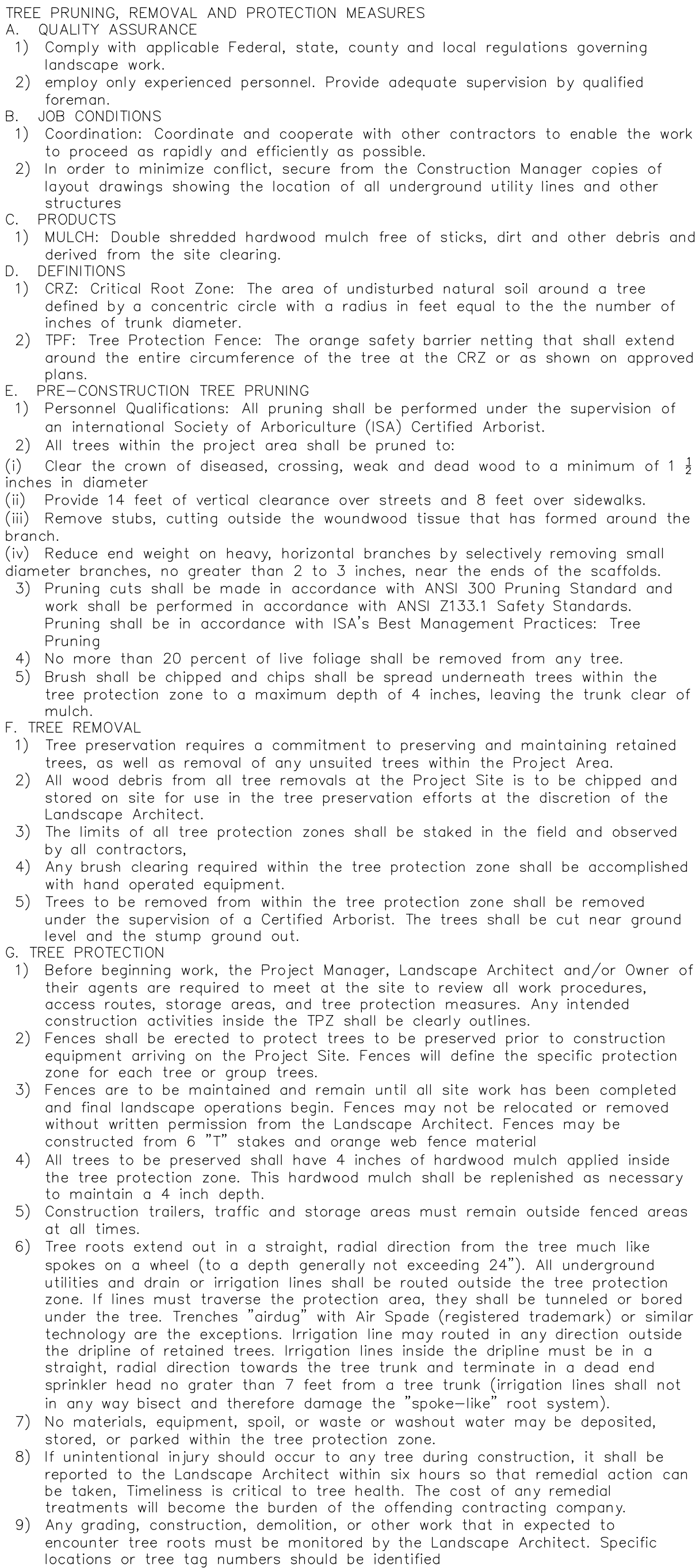
1. ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED PRIOR TO CONSTRUCTION.

PRELIMINARY PLANS

THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A CONSULTANTS, F-1798  
ROBERT JOHN DOLLAH, JR.,  
P.E. #66898  
DATE 12/15/2017

Drawn By: AM  
Date: 12/15/2017  
Scale: 1"=100'  
Revisions:





111 Hillside Drive • Lewisville, TX 75057  
P: 972.436.9712 • F: 972.436.9715

144 Old Town Blvd. North, Site 2 • Argyle, TX 75017  
P: 940.240.1012 • F: 940.240.1028

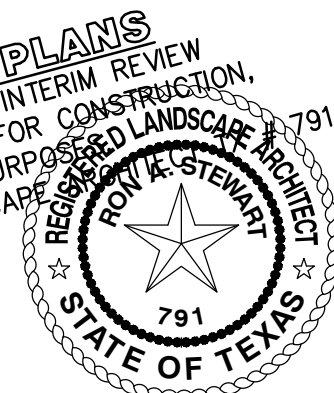
TBPE Firm No. 1798      TBPLS Firm No. 1004

# LADERA ROCKWALL

**LADERA ROCKWALL**  
LADERA ROCKWALL  
Lot 1, Block A  
28.011 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

# TREE SURVEY

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION.  
BIDDING, OR PERMIT PURPOSES LANDSCAPE ARCHITECT  
RON STEWART LANDS 791  
DATED 12/15/2017  
**REGISTERED LANDSCAPE ARCHITECT**  
**RON A. STEWART**



Drawn By: VC
Date: 12/15/2017
Scale: 1"=80'
Revisions:

**PT1.0**

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON BLVD. STE. 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Delin**





L1.0)

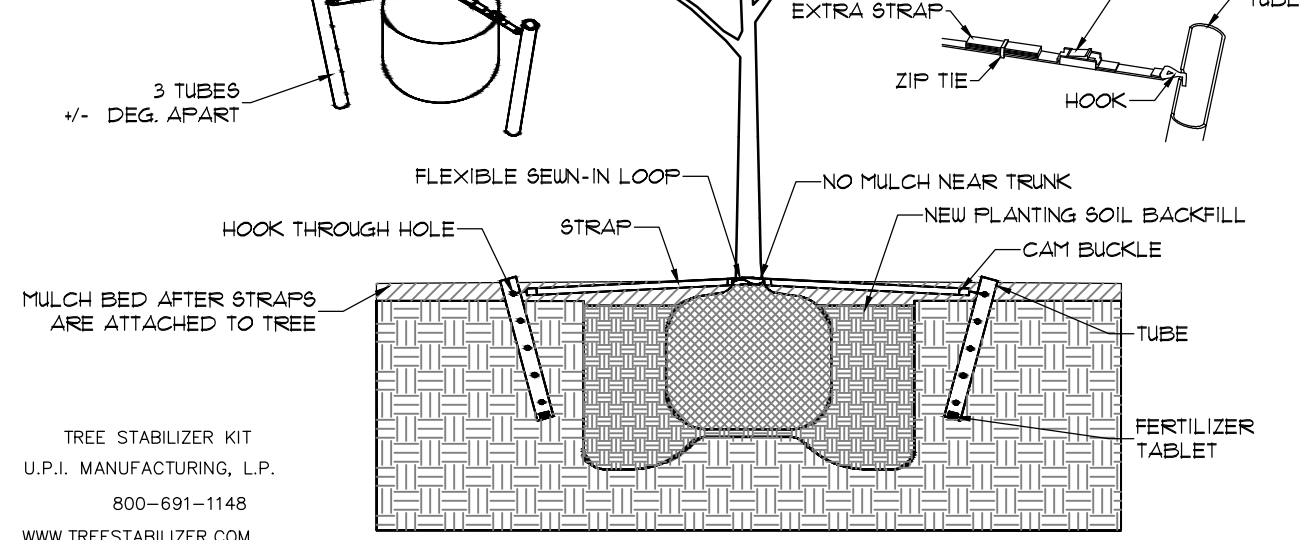




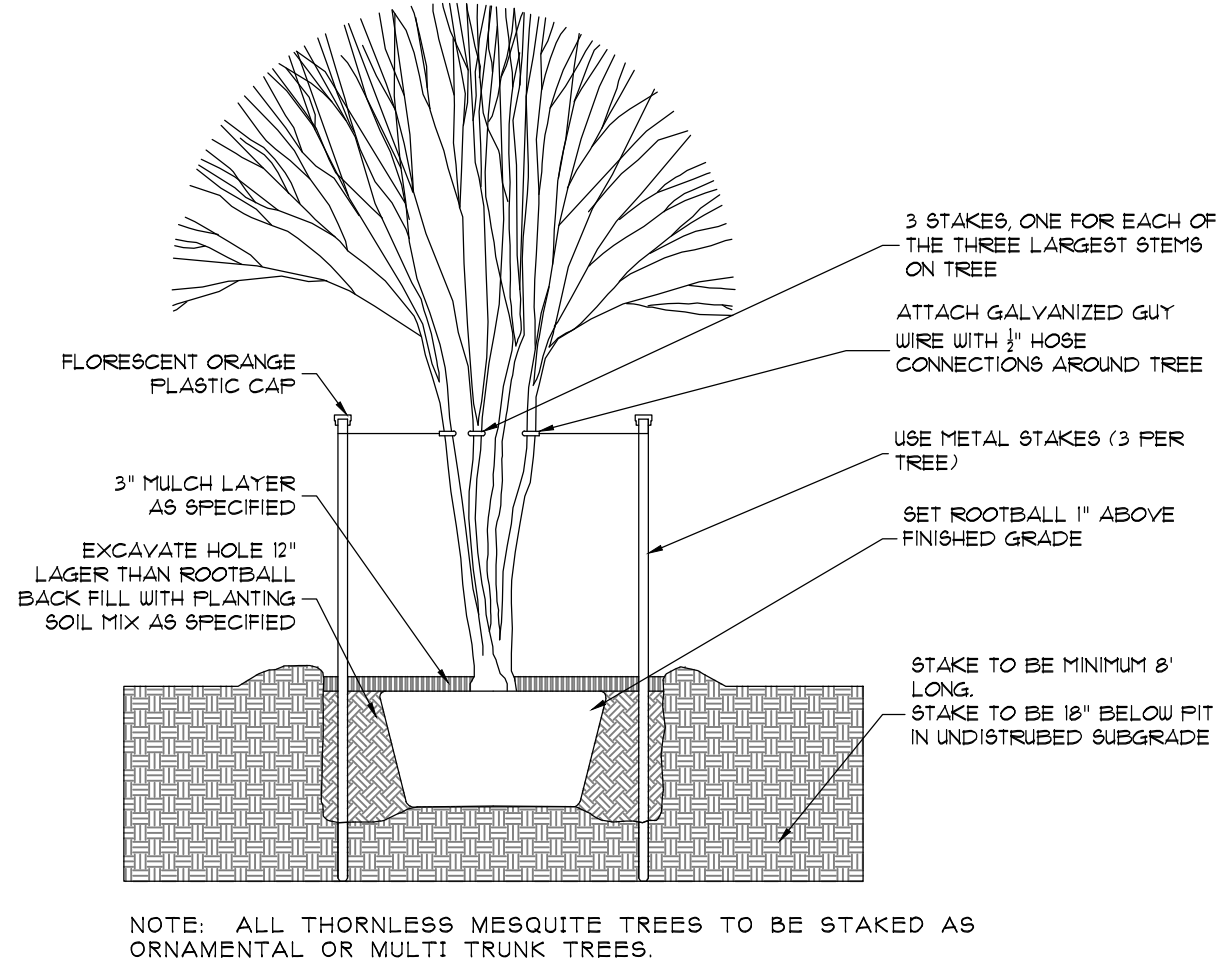


SPECIFICATIONS:

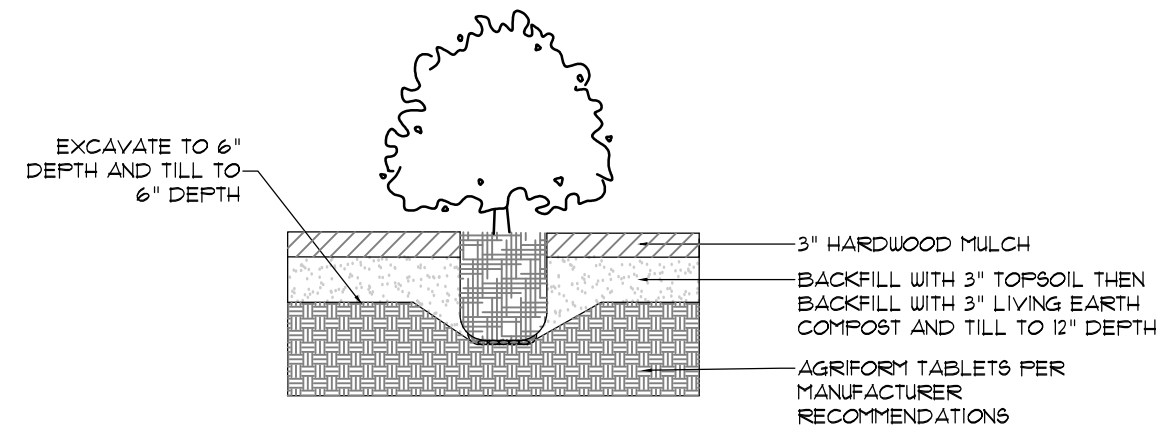
- TSK 20  
3- 20" PERFORATED SCH. 40 PVC TUBES  
3- 6" HARNESSES WITH SEWN-IN LOOP  
3- CAM BUCKLES W/ HOOK  
3- ZIP TIES  
3- 20-10-5 2 YEAR TIME RELEASE  
FERTILIZER TABLETS



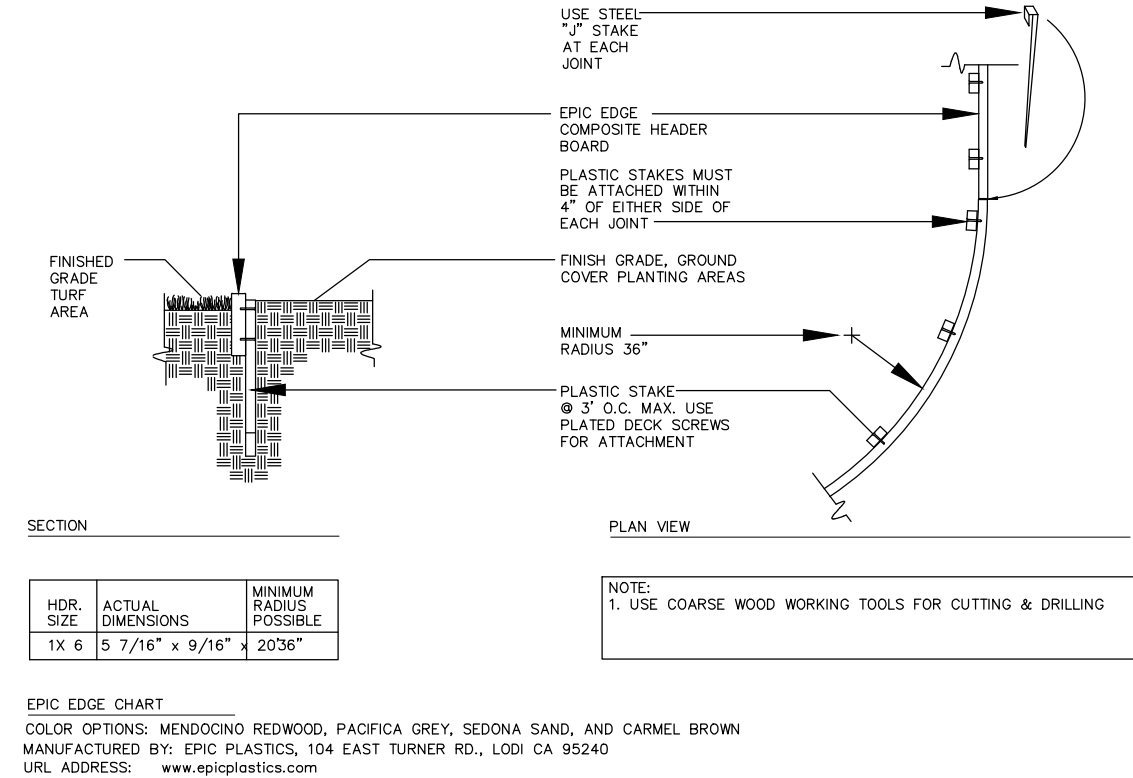
1. TREE STAKING  
NOT TO SCALE



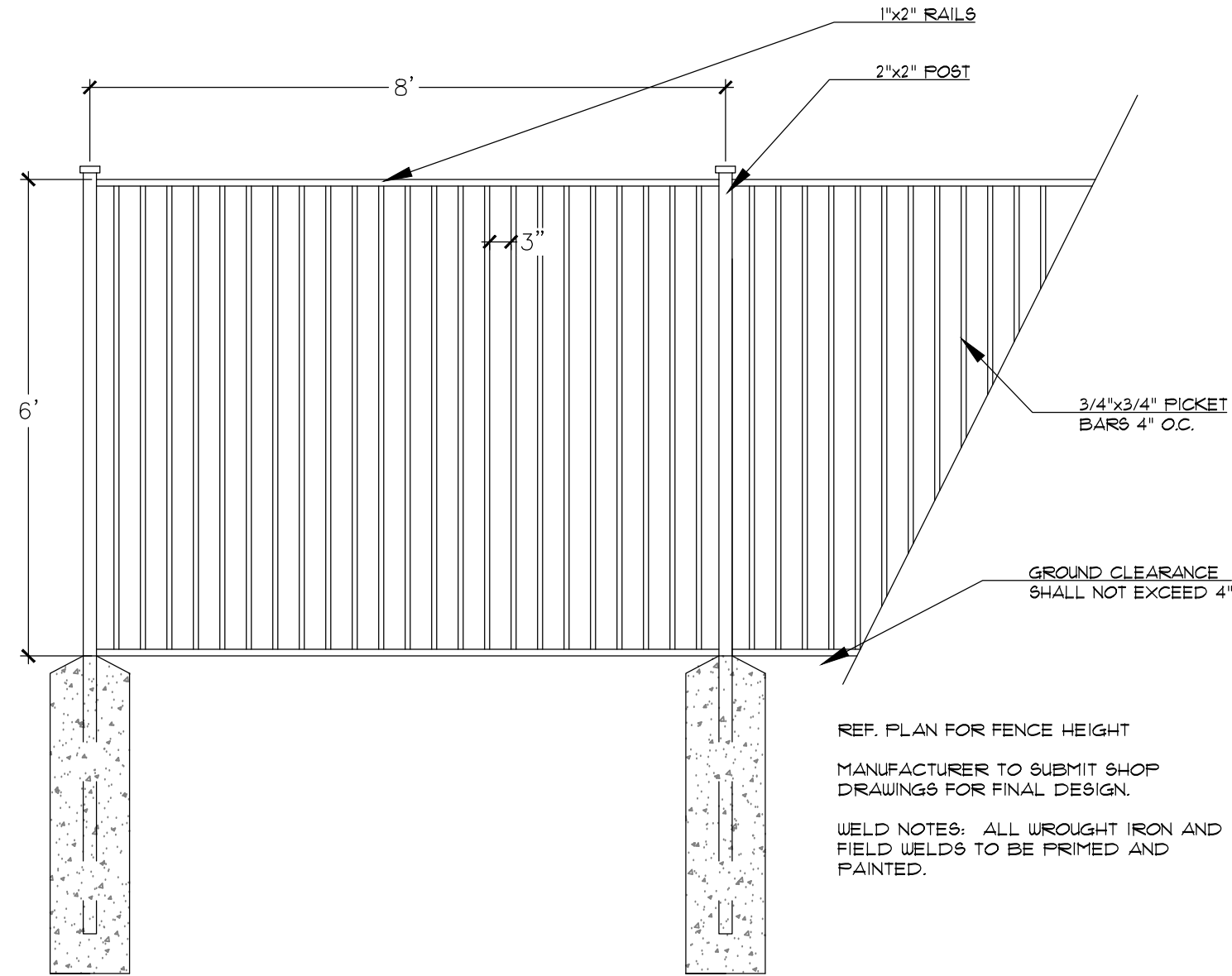
2. ORNAMENTAL TREE STAKING  
NOT TO SCALE



3. SHRUB DETAIL  
NOT TO SCALE



4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210  
NOT TO SCALE

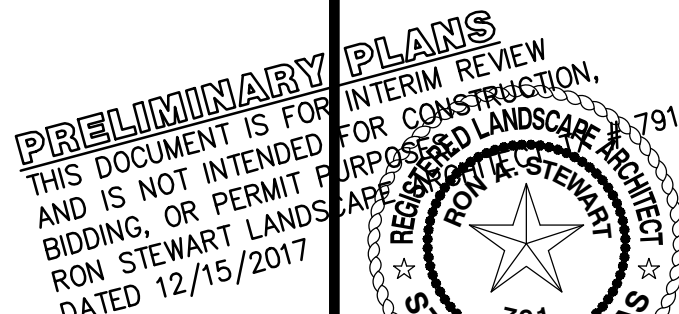


5. ORNAMENTAL METAL FENCE  
1/2"=1'

LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
79	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
42	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
49	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
40	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	BALD CYPRESS	Taxodium distichum	3" cal.	10'-12'	Per Plan	Single Trunk
45	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Full
73	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Full
15	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Full



Drawn By: VC  
Date: 12/15/2017  
Scale: 1"=40'  
Revisions:

17191

OWNER/DEVELOPER  
RW LADERA, LLC.  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin

PL1.2

SITE PLANNING CIVIL ENGINEERING PLAYING  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE  
111 Hillside Drive • Lewisville, TX 76067  
P: 972.436.9712 • F: 972.436.9715  
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226  
P: 940.240.1012 • F: 940.240.1028  
TBEPLS Firm No. 1798 TBEPLS Firm No. 10047700

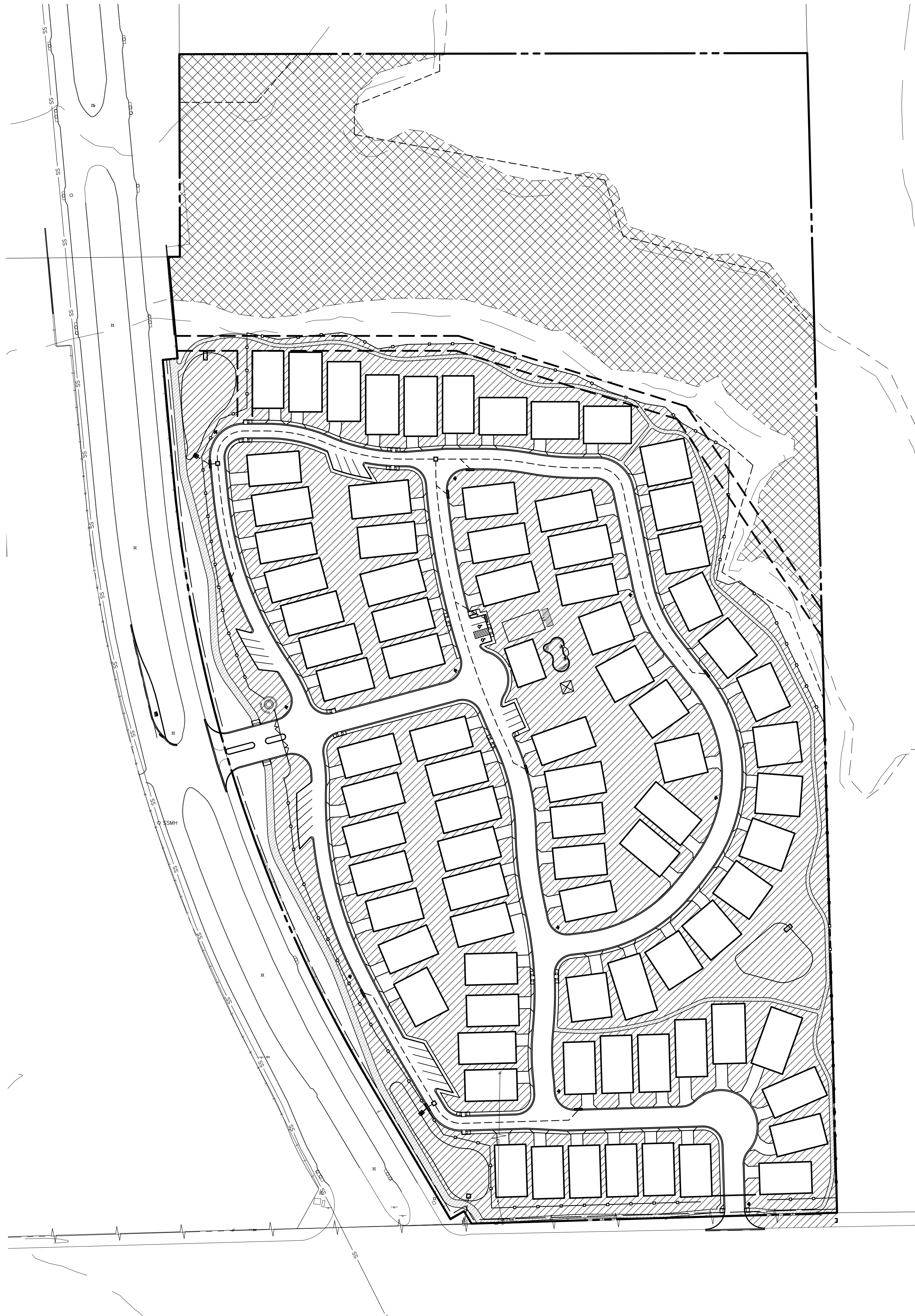
**GA**

**LADERA ROCKWALL**  
LADERA ROCKWALL  
Lot 1, Block A  
28.011 Acres  
in the  
M. JONES SURVEY ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**PRELIMINARY LANDSCAPE  
DETAILS**



File: 2:\2017\17191\Drawings\Open Package SHEET\17191-00-OPEN SPACE  
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#### LEGEND

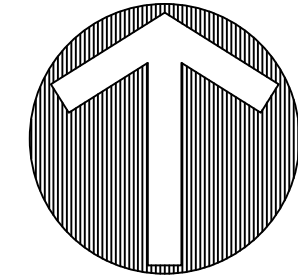
-  OPEN SPACE
-  FLOOD PLAIN (7.8 acres)

#### OPEN SPACE ORDINANCE CITY OF ROCKWALL

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

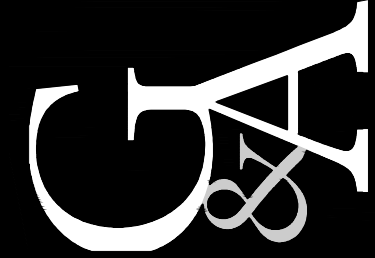
28 acres total area x 0.2 = 5.6 acres open space  
5.6 acres open space x 0.5 = 2.8 acres flood plain

PROVIDED: 2.8 acres Floodplain (10%) + 7.7 acres Landscaped area (27%)  
= 10.6 acres (37%) Open Space



80 0 80 160 240 Feet  
SCALE: 1"=80'

SITE PLANNING CIVIL/ENGINEERING PLAYING  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE  
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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226  
P: 940.240.1012 • F: 940.240.1028  
TBP# Firm No. 1798 TBP#S Firm No. 10047700



**LADERA ROCKWALL**  
LADERA ROCKWALL  
Lot 1, Block A  
28.011 Acres  
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CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

## PRELIMINARY OPEN SPACE PLAN

**PRELIMINARY PLANS**  
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RON STEWART LANDSCAPE ARCHITECT  
DATED 12/15/2017



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Date: 12/15/2017  
Scale: 1"=80'  
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PL2.0

OWNER/DEVELOPER  
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LADERA ROCKWALL