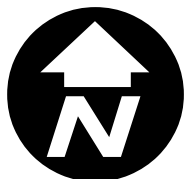




City of Rockwall

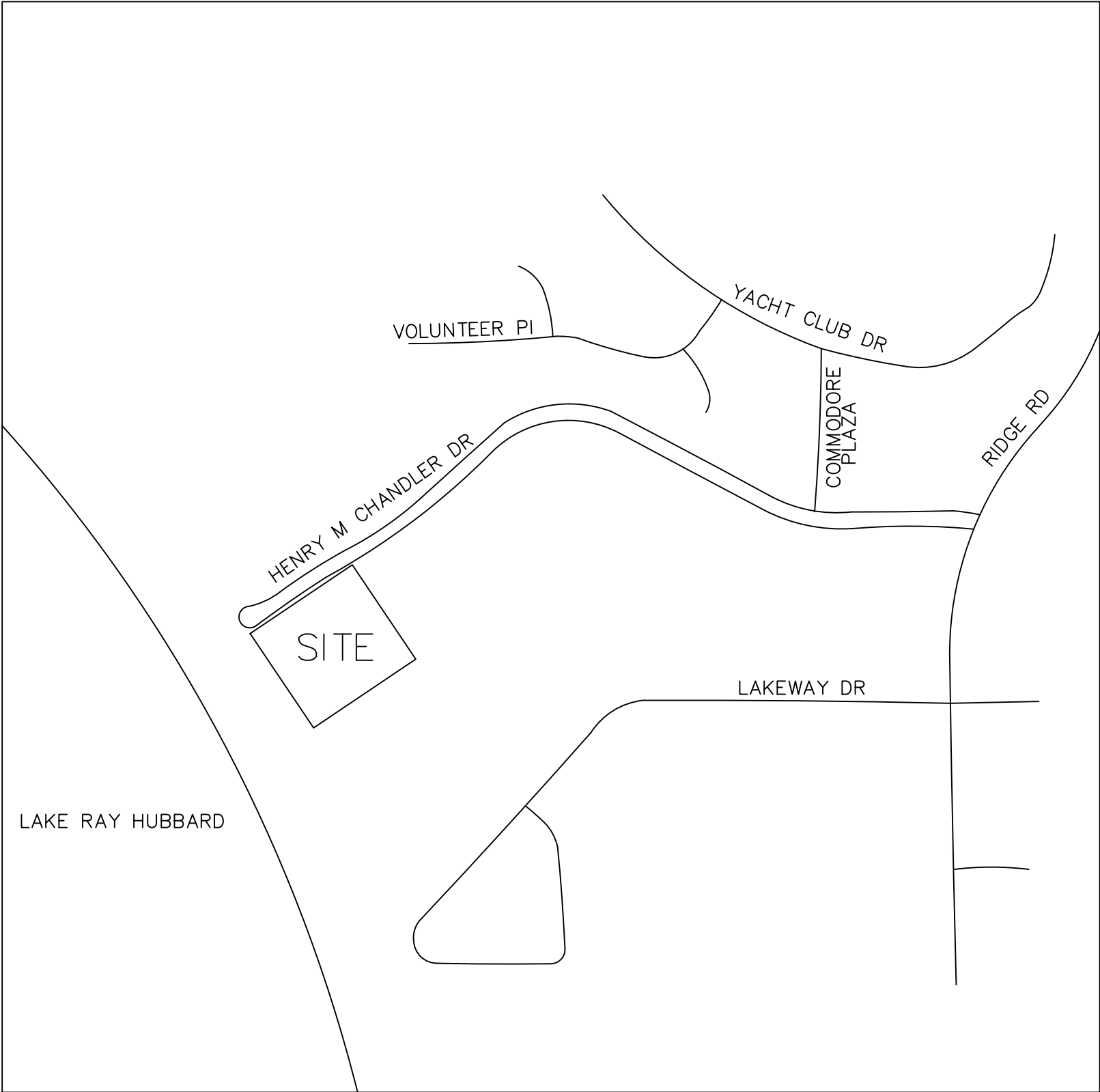
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





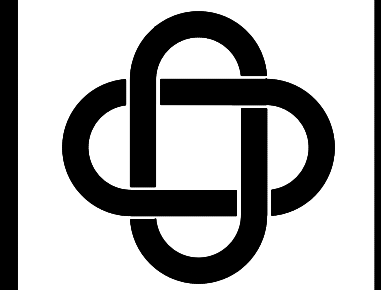
NUMBER OF LOTS: 33



VICINITY MAP
N.T.S.

CRITERIA PER ORDINANCE NO. 92-39:	
1. MINIMUM LOT AREA:	5,000 SF
2. MAXIMUM NO. OF UNITS/LOT:	1
3. MINIMUM SF/UNIT:	1,700 SF
4. MINIMUM LOT FRONTAGE:	50 FT
5. MINIMUM LOT DEPTH:	90 FT
6. MINIMUM FRONT SETBACK:	25 FT
7. MINIMUM REAR SETBACK:	20 FT ON LOTS 15-26 10 FT ON ALL OTHER LOTS
8. MINIMUM SIDE SETBACK:	ZERO SIDE - 0 FT MAINT ESMT - 10 FT ABUTTING STREET - 15 FT ABUTTING ARTERIAL - 20 FT
9. MAINTENANCE ESMT-	5 FT
10. MAXIMUM BUILDING COVERAGE:	50%
11. MAXIMUM BUILDING HEIGHT:	30 FT

10/11/2017



ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

SITE PLAN
ENGINEERED FOR:
**SPYGLASS HILL
PHASE 4**

BUILDER: CAVDISH HOMES	PLAN: SITE PLAN
ADDITION: SPYGLASS - PHASE 4	ELD JOB NO: DIF17-1191
ADDRESS: HENRY M. CHANDLER DR.	DRAWN BY: JL
LOT: 1-33	CHECKED BY: ML
BLOCK: A	
CITY: ROCKWALL, TX	

SCALE: 1" = 100'

SHEET 01

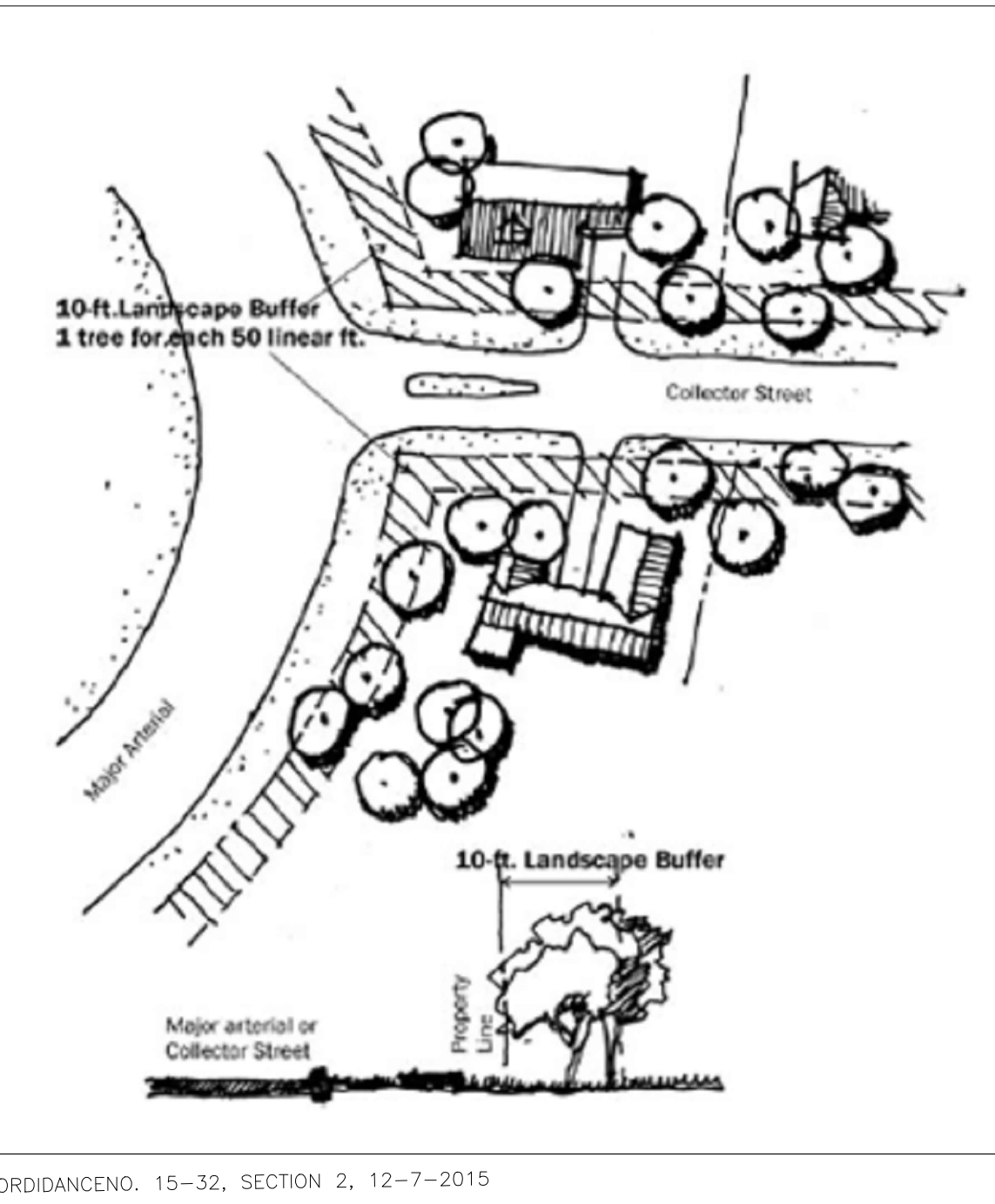
LEGEND

- LANDSCAPE BUFFER 10'
- SHRUBS--BRIDAL WREATH SPIREA
- 40' LITTLE GEM MAGNOLIA: 1' FOR EACH 50' LINEAR FEET OF STREET FRONTAGE
- EXISTING TREES TO BE SURVEYED & IDENTIFIED FOR PRESERVATION BY OTHERS

LANDSCAPING RECOMMENDATIONS

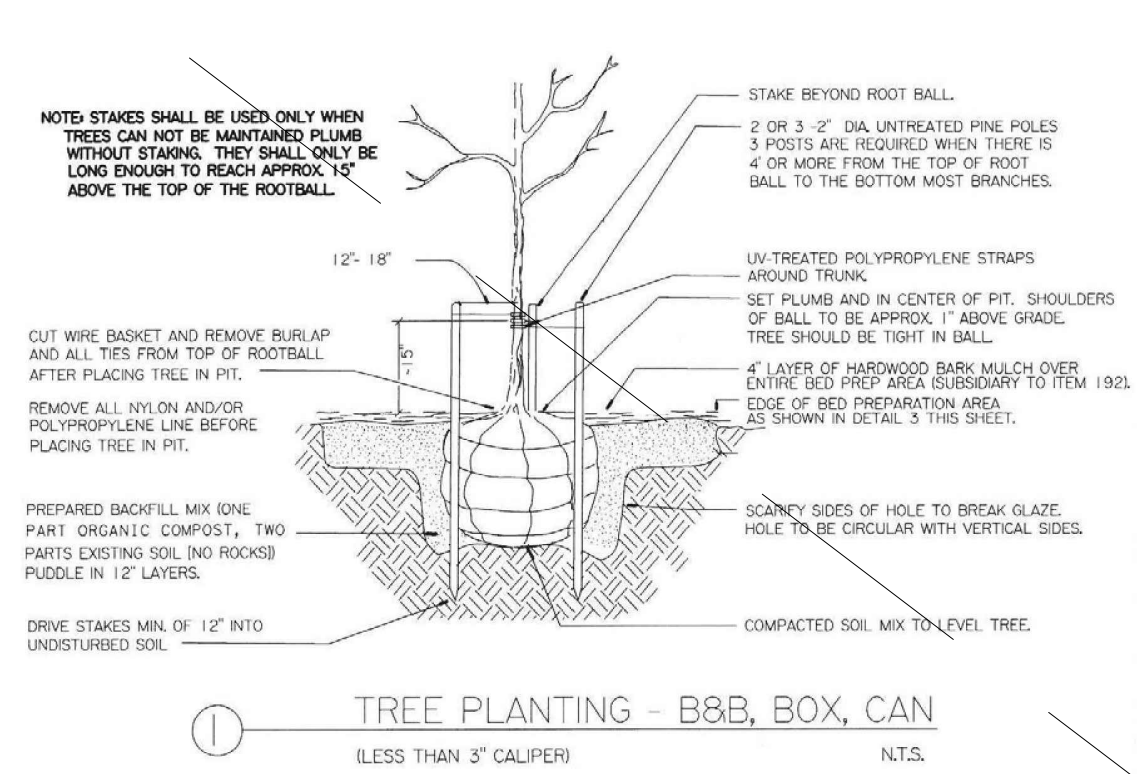
CANOPY TREES	RECOMMENDED GRASSES	RECOMMENDED SHRUBS
RECOMMENDED LITTLE GEM MAGNOLIA (MAGNOLIA GRANDIFLORA) MATURE HEIGHT: 15'-20' CALIPER SIZE: 1.75"-2.25"	BUFFALO GRASS ST. AUGUSTINE GRASS	CENIZO (TEXAS SAGE) BRIDAL WREATH SPIREA
ACCEPTABLE ALTERNATIVES AFRICAN PINE BALD CYPRESS BURR OAK CADDO MAPLE CEDAR ELM CHINQUAPIN OAK EASTERN RED CEDAR HOMESTEAD ELM LACEBARK ELM LEYLAND CYPRESS LIVE OAK OCTOBER GLORY MAPLE PECAN RED OAK TEXAS ASH TEXAS RED OAK	ACCEPTABLE ALTERNATIVES BERMUDA GRASS BIO BLUESTEM DEER MUHLY EASTERN GAMAGRASS FOUNTAIN GRASS FEATHER REED GRASS INLAND SEA OATS JAPANESE BLOOD GRASS LITTLE BLUESTEM MAIDEN GRASS MEXICAN FEATHER GRASS MUHLY GRASS PRAIRIE MIX PRAIRIE DROPSEED SWITCH GRASS WEEPING LOVE GRASS	ACCEPTABLE ALTERNATIVES BARBERRY DWARF YAUPOIN HOLLY YUCCA JUNIPER JAPANESE BOXWOOD MEXICAN OREGANO RED YUCCA ROCK ROSE AGARITA BARBERRY DWARF BURFORD HOLLY HUGPLUM INDIAN HAWTHORN JAPANESE QUINCE PEARL BUSH ROSEMARY VIRGINIA SWEETSPIRE CHINESE FRINDGE ELAGNUS EVERGREEN SUMAC FORSYTHIA GLOSSY ABELIA JAPANESE CLEYERA NELLIE STEVENS HOLLY OLEANDER ROSE OF SHARON

FOR ADDITIONAL REFERENCE GUIDE AND INFORMATION REFER ORDIDANCENO. 15-32, SECTION 4, 12-7-2015

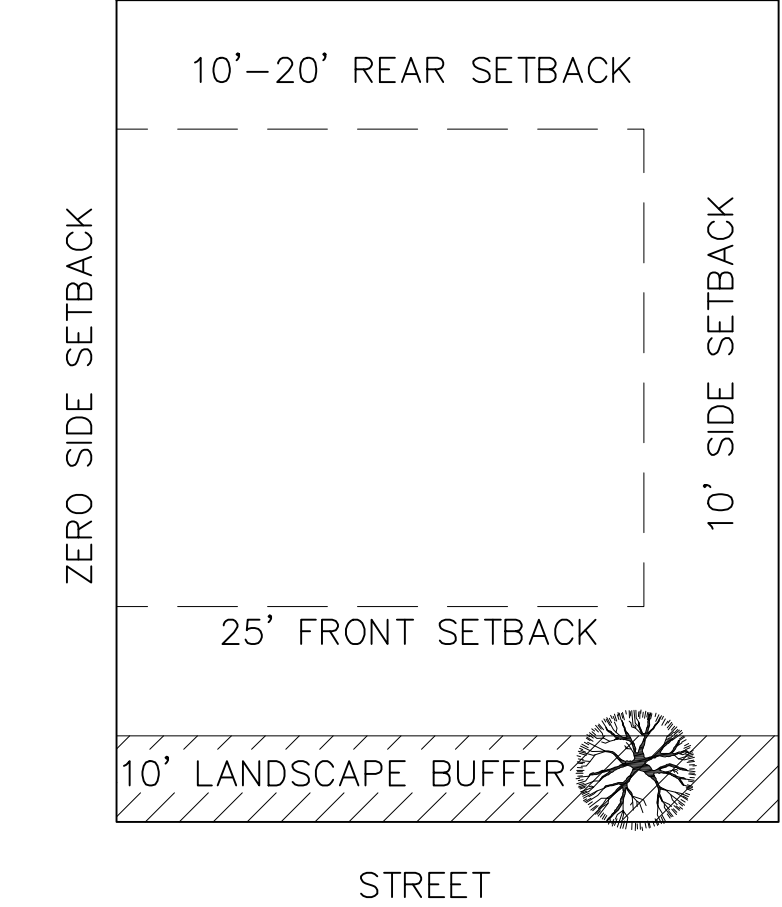
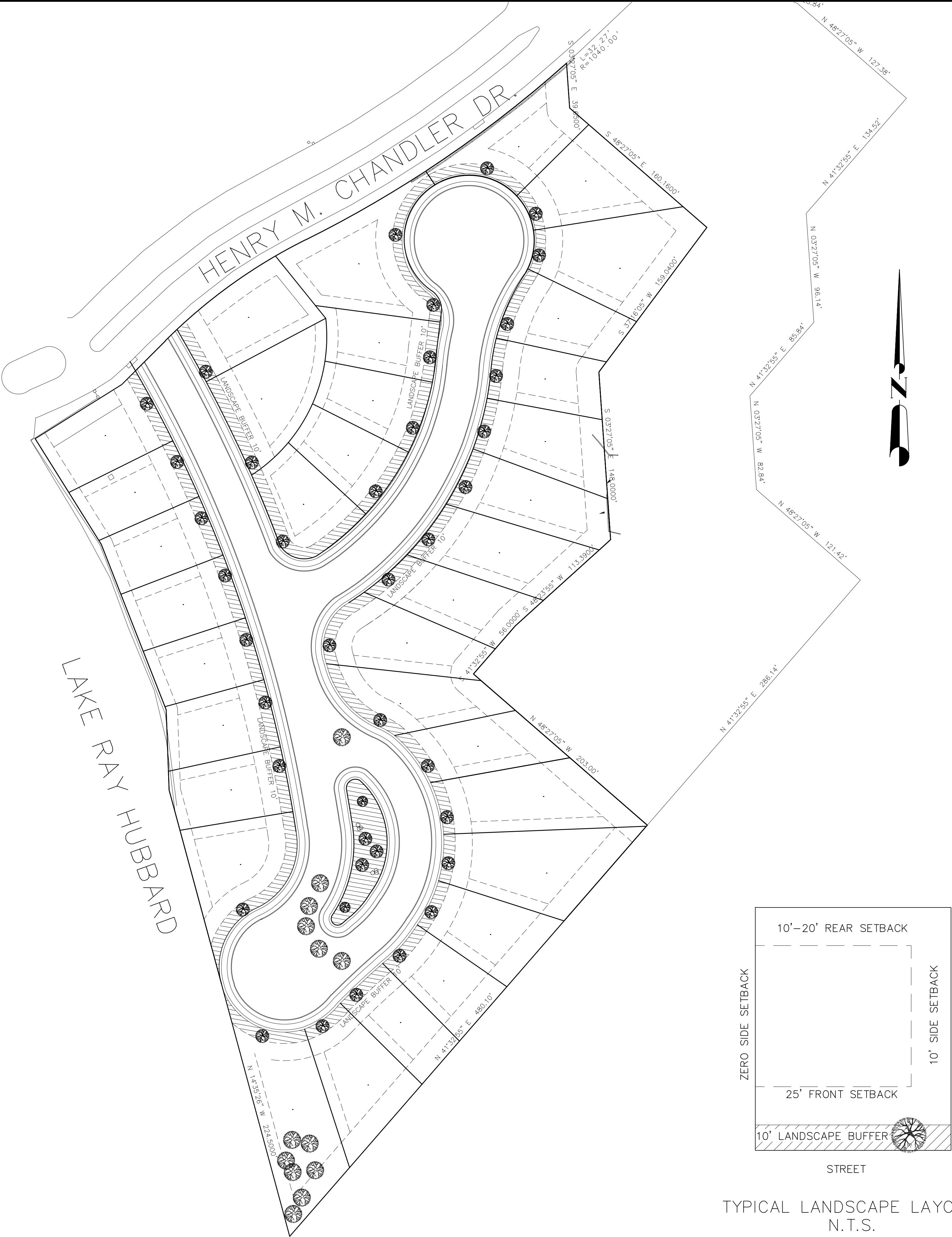


ORDIDANCENO. 15-32, SECTION 2, 12-7-2015

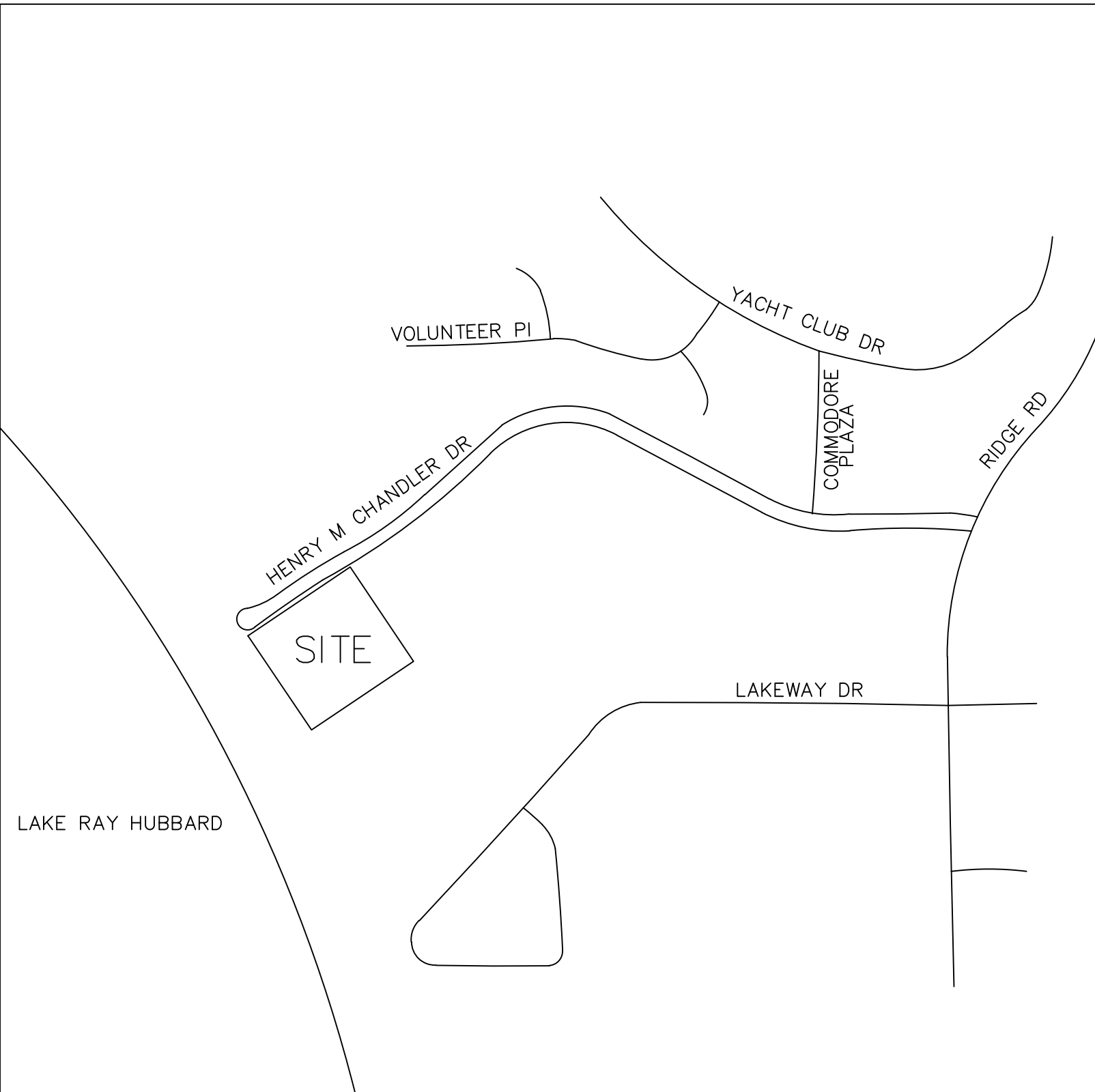
EXHIBIT "A"



ORDIDANCENO. 13-24, SECTION 1, 8-5-2013

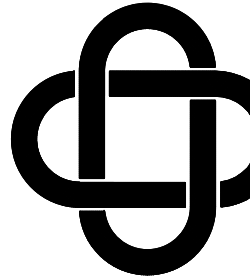


TYPICAL LANDSCAPE LAYOUT
N.T.S.



VICINITY MAP
N.T.S.

- CRITERIA PER ORDINANCE NO. 92-39:
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 7. MINIMUM REAR SETBACK: 20 FT ON LOTS 15-27
10 FT ON ALL OTHER LOTS
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MAINT ESMT - 10 FT
ABUTTING STREET - 15 FT
ABUTTING ARTERIAL - 20 FT
 9. MAINTENANCE ESMT - 5 FT
 10. MAXIMUM BUILDING COVERAGE: 50%
 11. MAXIMUM BUILDING HEIGHT: 30 FT



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LANDSCAPE PLAN
ENGINEERED FOR:
SPYGLASS HILL
PHASE 4

BUILDER: CAVENDISH HOMES	PLAN: LANDSCAPE
ADDITION: SPYGLASS - PHASE 4	ELD JOB NO: DIF17-1191
ADDRESS: HENRY M. CHANDLER DR.	DRAWN BY: IA
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