City of Rockwall
at City Place
385 South Goliad
Rockwall, Texas 75087
972-771-7745

Development Application

[X] Site Plan [ ] Landscape
[ ] Treescape [ ] Building Elevations
[ ] Photometric / Lighting Plan

PZ Case No. SP 2004-017

Property Information

Addition Name: Villas De Portofino		Address / Location: Portofino Drive	
Lot(s): 1	Block: A	Current Zoning: PD-72	Proposed Zoning:
# of Acres: 6.5995	# of Lots: 1	# of Units: 85	

Applicant Information

Name: Ron Leather	Company: Holbrook & Partners	
Mailing Address: 909 Lake Carolyn Pkwy # 160		
City: Irving	State: TX	Zip: 75039
Phone: 972 714-4744	Fax: 972 401-3371	Email: rleather@millerwilderluxuryliving.com

Owner Information

Name: Charles Holbrook	Company: Holbrook & Partners, L.P.	
Mailing Address: SAME		
City:	State:	Zip:
Phone:	Fax:	Email:

Site/Development Plan *$100.00 + $15.00 per acre*

Treescape Plan
Single Family Residential *$75.00 + $ 5.00 per lot*
Multi Family Residential *$75.00 + $ 5.00 per unit*
Non Residential *$75.00 + $ 5.00 per acre*

Building Elevations / Lighting Plan *No Fee*

Landscape Plan
Single Family Residential *$75.00*
Multi Family and Non Residential *$75.00 + $5.00 per lot*

Submit following; applicable items	1st Submittal w/ application Work Session	2nd Submittal after revisions Public Hearing		Fee Due
Site Plan w / Check List	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[ ]	$ 199.00
Building Elevations	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[ ]	$ N/A
Landscape/Irrigation Plan	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[ ]	$ 50.00
Treescape Plan w/ checklist	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[ ]	$
Photometric Plan w/ light "cut-sheets"	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[ ]	$ N/A

The application is not considered accepted by the City until the Planning Director and City Engineer has signed the application

City Engineering Signature

Planning Director Signature

City of Rockwall
at City Place
385 South Goliad
Rockwall, Texas 75087
972-771-7745

Development Application

[X] Site Plan [X] Landscape
[ ] Treescape [X] Building Elevations
[ ] Photometric / Lighting Plan

Property Information

PZ Case No.

Addition Name: Villas De Portofino		Address / Location: Portofino Drive	
Lot(s): 1	Block: A	Current Zoning: PD-22	Proposed Zoning:
# of Acres: 6.5995	# of Lots: 1	# of Units: 85	

Applicant Information

Name: Robert R. Jebary		Company: Brockette Davis Drake	
Mailing Address: 4144 N. Central Expressway, Ste 1100			
City: Dallas		State: TX	Zip: 75204
Phone: 214 824-3647	Fax: 214 824 7064	Email: RJebary@BDDENE.com	

Owner Information

Name: Charles Holbrook		Company: Holbrook & Partners, L.P.	
Mailing Address: 909 Lake Carolyn Parkway, Ste 160			
City: Irving		State: TX	Zip: 75039
Phone: 972 714-4744	Fax: 972-401-3371	Email:	

Site/Development Plan *$100.00 + $15.00 per acre*

Treescape Plan
Single Family Residential *$75.00 + $ 5.00 per lot*
Multi Family Residential *$75.00 + $ 5.00 per unit*
Non Residential *$75.00 + $ 5.00 per acre*

Building Elevations / Lighting Plan *No Fee*

Landscape Plan
Single Family Residential *$75.00*
Multi Family and Non Residential *$75.00 + $5.00 per lot*

Submit following; applicable items	1st Submittal w/ application Work Session	2nd Submittal after revisions Public Hearing		Fee Due
Site Plan w / Check List	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[X]	$ 199.00
Building Elevations	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[X]	$ N/A
Landscape/Irrigation Plan	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[X]	$ 80.00
Treescape Plan w/ checklist	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[ ]	$
Photometric Plan w/ light "cut-sheets"	24 x 36, 15 Copies, **folded**	20 Copies, **Folded**, 1 - 8½ x 11	[ ]	$ N/A

The application is not considered accepted by the City until the Planning Director and City Engineer has signed the application

City Engineering Signature

Planning Director Signature

RECEIPT

Project Number: SP2004-017

Job Address:

,

Receipt Number: B6889

Printed: 8/20/2004 11:47 am

Fee Description	Account Number	Fee Amount
SITE PLANNING		
	01-4280	$ 199.00
	01-4280	$ 80.00

Total Fees Paid: **$ 279.00**

Date Paid: 8/20/2004 12:00:00AM

Paid By: Ron Prather

Pay Method: Check 001554 001556

Received By: DL

Transmittal

Date 20 AUGUST 2004

Re: WATER'S EDGE LAKE RAY HUBBARD
ROCKWALL, TX

ENVIRO DESIGN
LANDSCAPE ARCHITECTS
PLANNERS

To:

HOLBROOK & PARTNERS
909 LAKE CAROLYN PARKWAY
SUITE 160
IRVING, TEXAS 75039

Attention: RON PRATHER 972.714.4744

Delivered By:

- ❑ Mail
- ❑ Courier
- ❑ Printer

PICK UP

We are sending you ☑ attached ❑ under separate cover, the following:

❑ Tracings ☑ Prints ❑ Specifications ❑ Contract documents ❑ Information

❑ Other

Copies	Date	Description
15	8.20.04	LANDSCAPE SUBMITTAL PLAN

These are transmitted as checked below:

❑ For your approval ❑ For review and approval ❑ For your files ☑ For your use ☑ As requested

❑ Other

Remarks:

Copies to:

By: DICK ARTHUR (SR)

❑ Transmittal only ❑ Enclosure

7424 GREENVILLE AVE. • SUITE 200 • DALLAS, TX 75231 • (214) 987-3010 • FAX (214) 987-3015

ARCHON CORPORATION
2929 Carlisle, Suite 130
Dallas, Texas 75204
(214) 526-0731
(214) 526-5749 fax

To: **Holbrook & Partners, L.P.**
909 Lake Carolyn Parkway, #160
Irving, Texas 75039
Ph: 972/714-4744
Fx: 972/401-3371

LETTER OF TRANSMITTAL
FACSIMILE # of pages _____

Date:	8/20/04	Project No.	**2408**
Attn:	Mr. Ron Prather		
Re:	Lake Ray Hubbard		

We are sending you: Attached [X] [ ] Under separate cover via Merritt the following items

[ ] Shop Drawings Prints [ ] [ ] Plans [X] Specifications
[ ] Copy of letter Disk [ ] [ ] Samples [ ] Other _____

Copies	Date	No.	Description
15	20-Aug-04		Exterior elevations - 24x36 folded
15			Colored exterior elevations - 8.5x11

THESE ARE TRANSMITTED as checked below

[ ] For approval [ ] Approved as noted [ ] Approved as submitted
[X] For your use [ ] For bids due [ ] Returned for corrections
[X] As requested [ ] Resubmit [ ] Return
[ ] For review and comment [ ] Submit [ ] Other

REMARKS: Elevations to be submitted to City of Rockwall.

Copy to file Signed Rick Kittelson

CITY OF ROCKWALL

at Rockwall CityPlace

August 27, 2004

««AddressBlock»»

Re: Architectural Review Board meeting *(Joint Session with P&Z)*
Tuesday, August 31, 2004 (6:30 p.m.)

««GreetingLine»»

The City of Rockwall has scheduled a meeting of the Architectural Review Board (ARB) for Tuesday evening, ***August 31, 2004, at 6:30 p.m.*** to discuss the following cases:

Case No. **SP2004-017** is a request for a site plan amendment (including building elevations and landscape plan) for "Villas de Portofino" located within "*PD-22" Planned Development No. 22 District* along the east shore of Lake Ray Hubbard at the terminus of Portofino Drive.

Case No. **SP2004-018** is a request for site plan approval (including landscape plan, building elevations and photometric plan) for a "Rehab Management and Office Complex" within the *"PD-9" Planned Development No. 9 District* along the northwest side of Ralph Hall Pkwy southwest of Horizon Rd (FM 3097) within the Horizon Ridge development.

Please note that each of the above cases is located outside of a specific Overlay district; however, in accordance with the new Comprehensive Zoning Ordinance (Ord. No. 04-38) approved in June, 2004, all site plans with *Planned Development* zoning are subject to Architectural Review.

This meeting will be a "joint session" with the Planning and Zoning Commission, who will begin their meeting at 6:00 p.m. (see attached agenda). Please do not hesitate to contact staff via e-mail (mhampton@rockwall.com), fax (972-771-7748) or telephone (972-771-7745) with any comments or questions regarding the subject cases. Thank you.

Sincerely,

Michael Hampton
Senior Planner

MRH/
Enc.

City of Rockwall
Project Plan Review History
Building Department

Project Number SP2004-017
Project Name Villas De Portofino
Type SITE PLAN
Subtype Replat
Status Admin Review

Applied 8/20/2004 DL
Approved
Closed
Expired
Status

Owner Charles Holbrook

Applicant Ron Prather

Site Address	City	State	Zip	Zoning
PORTOFINO DR	ROCKWALL	TX		

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
Villas de Portofino		A	1	5215-000A-0001-0	

Type of Review	Contact	Dates Sent	Due	Received	Elapsed	Status Notes	Remarks
ENGINEERING	CT			8/25/2004			- See engineering and fire department comments (separate reviews). - Noted adjustments to firelanes, utility easements, etc. - No part of buildings (overhangs, etc) located across property line (takeline). - Minimum 15-ft length for turnarounds on dead-end parking aisles. - Provide details for the underground parking layout for "Bldg #2".
PARKS	BG			8/25/2004			- Park fees need to be paid for this development. $211 equipment fees per unit and $304 cash-in-lieu fees per unit required (i.e. $515/unit x 81 = $41,715 total park fees). Contact Brad Griggs, Parks Director with questions.
PLANNING	MH			8/25/2004			- Discuss substantial reduction in provided landscaping on the new plan compared to approved landscape plan (Case # PZ2000-120). - Staff recommends trees and other landscaping be added to match in quantity the approved plan. Submittal of 20 large copies and one 8.5" x 11" copy of the revised site plan, landscape plan, photometric plan and building elevations is required on or before Wednesday, 9/8/04 at 3:00 p.m. for this item to be considered for approval at the 9/14 P & Z and 9/20 City Council meetings.

Report By: Michael Hampton

8/25/2004

Development Review Comments to Applicant

SP2004-017; Villas De Portofino
SITE PLAN, Replat

Discuss and consider a request by Ron Prather of Holbrook & Partners for approval of a site plan on Lot 1, Block A, Villa De Portofino Addition, being a 6.5995-acre tract zoned (PD-22) Planned Development and located along the east shore of Lake Ray Hubbard at Portofino Drive.

- FIRE DEPARTMENT COMMENTS.
- SEE ENGINEERING COMMENTS.
- PHOTOMETRIC REQUIRED.
- ADDITIONAL TREES AND LANDSCAPING NEED TO BE ADDED TO PLAN.
- PARK FEES NEED TO BE PAID.
  $304 & $211 = $515 PER UNIT.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 9/14/2004

TABLED UNTIL 9-28-04

APPLICANT: Ron Prather

AGENDA ITEM: **SP2004-017**; Villas De Portofino

Discuss and consider a request by Ron Prather of Holbrook & Partners for approval of a site plan on Lot 1, Block A, Villa De Portofino Addition, being a 6.5995-acre tract zoned (PD-22) Planned Development and located along the east shore of Lake Ray Hubbard at Portofino Drive.

BACKGROUND INFORMATION:

The amended site plan for the Villas de Portofino (aka Water's Edge Residences at Lake Ray Hubbard) indicates an 85-unit condominium development featuring 10 buildings varying between two and three stories in height. Eight (8) of the units are already developed on the site in two existing buildings. Required parking for this development is 2 spaces per unit, or 170 spaces, and the developer is proposing 210 total spaces. The proposed parking includes 68 enclosed surface garage spaces (EG), 8 existing carport spaces (CP), 94 under-building garage spaces and 40 surface, uncovered spaces. Gated access to this property is from Portofino Drive which connects to Summer Lee Drive.

The landscape plan presented at the worksession lacked a proportionate amount of landscaping approved on the original Portofino plans. However, the revised submittal reflects many more trees and landscaping material. Around 28% of the site (80,000-sf +/-) is open space, which exceeds the minimum 25% requirement as per the zoning ordinance. The landscape plan indicates 77 canopy trees and 120 accent trees in addition to the basic landscaping requirements are proposed; however, it should be noted that the original landscape plan also included mitigation for approximately 373-inches of trees removed on the site. An existing pool and cabana area near the west property line are maintained on this site plan and integrated into the layout. Also shown on the landscape plan are existing ornamental steel fences along the north and south property lines.

The amended building elevations proposed structures consisting of a combination of stucco and stone veneer, with concrete tile roofs. The Architectural Review Board on 8/31/04 recommended a change in the way the wall materials were distributed on the building, and the color renderings provided by the applicant appear to reflect this change. The applicant did note at the worksession that the two existing stucco buildings would be painted to match the color scheme of the proposed structures with this plan.

Also provided by the applicant is a letter from the developer of the adjacent Harbor project indicating a general acceptance of the revisions and materials/styles used in regards to how the amendments match The Harbor plans.

Finally, as requested by staff, the applicant has submitted a photometric plan for the project. The light levels on the plan are acceptable at the property lines. All fixtures used must be full cut-off type fixtures as per the lighting ordinance, and during the construction and installation of lighting on the project, any noticeable glare can be addressed with additional shielding so that they fixtures are not visible from surrounding properties.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. Approval of engineering plans.
2. Adherence to fire department requirements.
3. Adherence to Architectural Review Board recommendations.
4. All lighting to be full cut-off type fixtures and no glare shall be visible from surrounding properties and/or public right-of-way.

5. Dumpsters to be screened?



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 9/28/2004

APPLICANT: Ron Prather

AGENDA ITEM: **SP2004-017**; Villas De Portofino

Discuss and consider a request by Ron Prather of Holbrook & Partners for approval of a site plan on Lot 1, Block A, Villa De Portofino Addition, being a 6.5995-acre tract zoned (PD-22) Planned Development and located along the east shore of Lake Ray Hubbard at Portofino Drive.

BACKGROUND INFORMATION:

The amended site plan for the Villas de Portofino (aka Water's Edge Residences at Lake Ray Hubbard) indicates an 85-unit condominium development featuring 10 buildings varying between two and three stories in height. Eight (8) of the units are already developed on the site in two existing buildings. Required parking for this development is 2 spaces per unit, or 170 spaces, and the developer is proposing 210 total spaces. The proposed parking includes 68 enclosed surface garage spaces (EG), 8 existing carport spaces (CP), 94 under-building garage spaces and 40 surface, uncovered spaces. Gated access to this property is from Portofino Drive which connects to Summer Lee Drive.

The landscape plan presented at the worksession lacked a proportionate amount of landscaping approved on the original Portofino plans. However, the revised submittal reflects many more trees and landscaping material. Around 28% of the site (80,000-sf +/-) is open space, which exceeds the minimum 25% requirement as per the zoning ordinance. The landscape plan indicates 77 canopy trees and 120 accent trees in addition to the basic landscaping requirements are proposed; however, it should be noted that the original landscape plan also included mitigation for approximately 373-inches of trees removed on the site. An existing pool and cabana area near the west property line are maintained on this site plan and integrated into the layout. Also shown on the landscape plan are existing ornamental steel fences along the north and south property lines.

The building elevations propose structures consisting of a combination of stucco and stone veneer, with concrete tile roofs. At the 9/14/04 P&Z meeting, both the Commission and representatives of the Architectural Review Board expressed concerns about the original elevations, stating that the "Mediterranean" theme and overall aesthetic quality had been diminished from previous plans. The applicant has submitted revised color elevations that incorporate many of the ideas noted at that meeting. Staff

feels the revised elevations are a vast improvement from earlier submittals. The applicant has stated that the two existing stucco buildings would be painted to match the color scheme of the proposed structures with this plan.

Finally, as requested by staff, the applicant has submitted a photometric plan for the project. The light levels on the plan are acceptable at the property lines. All fixtures used must be full cut-off type fixtures as per the lighting ordinance, and during the construction and installation of lighting on the project, any noticeable glare can be addressed with additional shielding so that they fixtures are not visible from surrounding properties.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. Approval of engineering plans.
2. Adherence to fire department requirements.
3. Adherence to Architectural Review Board recommendations.
4. All lighting to be full cut-off type fixtures and no glare shall be visible from surrounding properties and/or public right-of-way.

On 9/14/04 the Planning and Zoning Commission tabled the site plan to allow time for the applicant and staff to consider changes to the elevations as recommended by the Architectural Review Board and the P&Z Commission.

WHITTLE DEVELOPMENT, INC.

August 31, 2004

Charles Holbrook
909 Lake Carolyn Parkway, Suite 160
Irving, TX 75039

Dear Charles:

As we discussed, we were certainly against the idea of replacing the tile roof with composition roofs on Portofino. One of the considerations in the design of The Harbor was blending with the architectural style of Portofino. To have taken a Mediterranean style and put on composition shingles on such a high profile project would have been a huge mistake.

Obviously, we would prefer that you stay with the tile that is currently on the existing buildings. However, I understand your cost concerns. Therefore, your suggestion to go with the roofing material that has been installed on the most recent phases of Lakeside Village is a reasonable compromise. It will probably not detract from the look that we are trying to achieve.

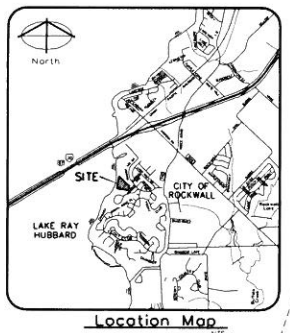
We wish you the very best on your project. Welcome to Rockwall.

Remember, in Rockwall, quality will sell and earn you a profit. A "stripped down" model of anything will be difficult to sell and will cost you money in the long run. It is truly a unique market.

Sincerely,

Robert S. Whittle
President
Whittle Development, Inc.

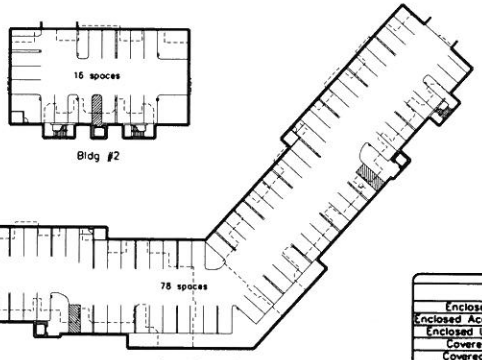
cc: City of Rockwall



Location Map
NTS

Site Data

Total Site Area	6.5995 Acres
Zoning	PD-22



GARAGE PARKING LAYOUT

PARKING LEGEND

CP	-	Covered Parking
EG	-	Enclosed Garage
PS	-	Standard Parking Space
HC	-	Accessible Space

0 40 80 120
Scale : 1"=40'

PARKING SUMMARY

	Existing	Proposed	Total
Enclosed Surface Garages	8	58	66
Enclosed Accessible Surface Garages	0	2	2
Enclosed Under Building Garages	0	94	94
Covered Standard Spaces	7	0	7
Covered Accessible Spaces	1	0	1
Standard Spaces	4	31	35
Accessible Spaces	0	5	5
Total	20	190	210

RESIDENCIAL UNIT SUMMARY

	Existing	Proposed	# Units	Height
Building #1	✓		4	3-Story
Building #2		✓	12	3-Story
Building #3		✓	21	3-Story
Building #4		✓	18	3-Story
Building #5		✓	6	2-Story
Building #6		✓	6	3-Story
Building #7		✓	6	2-Story
Building #8		✓	4	2-Story
Building #9	✓		4	3-Story
Building #10	✓		4	2-Story
Total			85	

LEGEND

- Existing Curb
- Existing Curb (to be removed)
- Proposed Curb
- Sawcut

Benchmark :
"D" Cut At South Side Of Sanitary Sewer Lift Station. Located 100 Ft. East and 10 Ft.± South From The Southwest Corner Of This Property

Elevation : 450.45

CAUTION!!!
EXISTING PHONE, GAS, ELECTRICAL & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
TEXAS ONE CALL: 1-800-245-4545

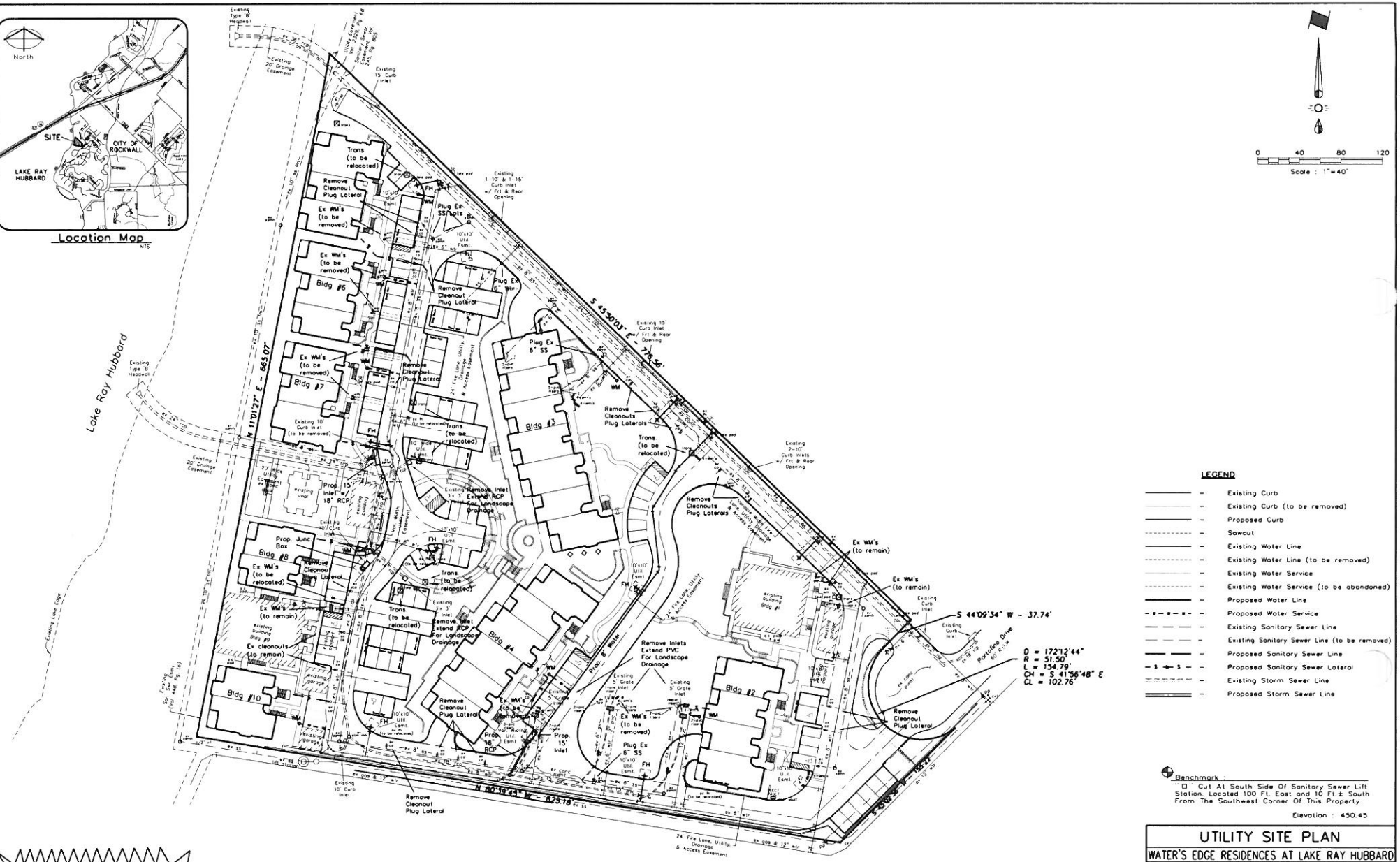
SITE PLAN

WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
CITY OF ROCKWALL, TEXAS

BROCKETTE • DAVIS • DRAKE, INC.
consulting engineers
Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 · Dallas, Texas 75204
(214) 824-3647 · fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	STL	09/04	1"=40'	BDD	C04207	1

Location Map
NTS



0 40 80 120
Scale : 1"=40'

LEGEND

- Existing Curb
- Existing Curb (to be removed)
- Proposed Curb
- Sawcut
- Existing Water Line
- Existing Water Line (to be removed)
- Existing Water Service
- Existing Water Service (to be abandoned)
- Proposed Water Line
- Proposed Water Service
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Line (to be removed)
- Proposed Sanitary Sewer Line
- Proposed Sanitary Sewer Lateral
- Existing Storm Sewer Line
- Proposed Storm Sewer Line

Benchmark :
"□" Cut At South Side Of Sanitary Sewer Lift Station. Located 100 Ft. East and 10 Ft.± South From The Southwest Corner Of This Property

Elevation : 450.45

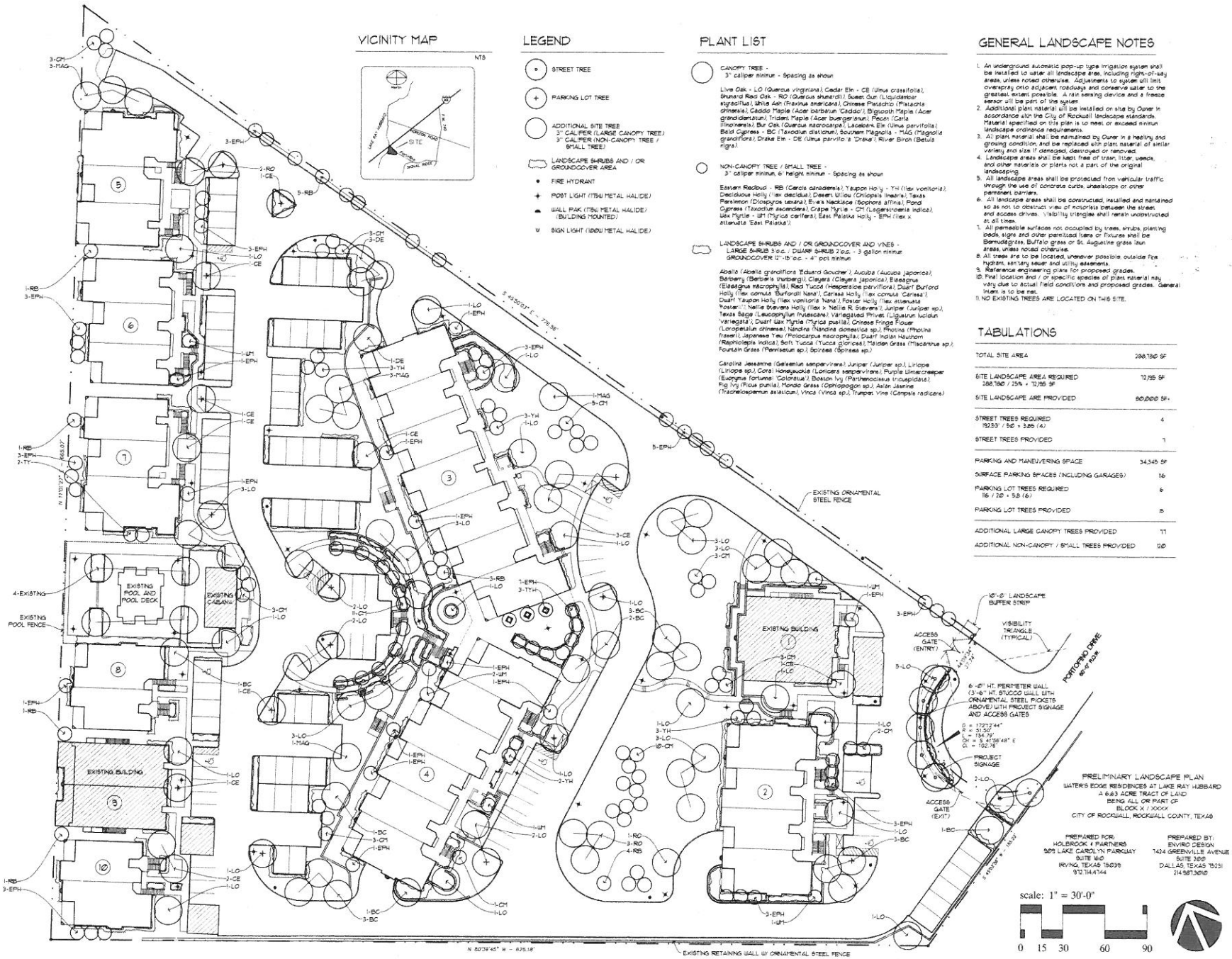
CAUTION!!!
EXISTING PHONE, GAS, ELECTRICAL & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
TEXAS ONE CALL: 1-800-245-4545

UTILITY SITE PLAN

WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
CITY OF ROCKWALL, TEXAS

BROCKETTE • DAVIS • DRAKE, INC.
consulting engineers
Civil & Structural Engineering • Surveying
4144 North Central Expressway, Suite 1100 • Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	STL	09/04	1"=40'	BDD	C04207	2



VICINITY MAP

NTS

LEGEND

- STREET TREE
- PARKING LOT TREE
- ADDITIONAL SITE TREE
  3" CALIPER (LARGE CANOPY TREE)
  3" CALIPER (NON-CANOPY TREE / SMALL TREE)
- LANDSCAPE SHRUBS AND / OR GROUNDCOVER AREA
- FIRE HYDRANT
- POST LIGHT (175W METAL HALIDE)
- WALL PAK (175W METAL HALIDE) (BUILDING MOUNTED)
- SIGN LIGHT (100W METAL HALIDE)

PLANT LIST

CANOPY TREE -
3" caliper minimum - Spacing as shown

Live Oak - LO (*Quercus virginiana*), Cedar Elm - CE (*Ulmus crassifolia*), Shumard Red Oak - RO (*Quercus shumardii*), Sweet Gum (*Liquidambar styraciflua*), White Ash (*Fraxinus americana*), Chinese Pistachio (*Pistachia chinensis*), Caddo Maple (*Acer barbatum 'Caddo'*), Bigtooth Maple (*Acer grandidentatum*), Trident Maple (*Acer buergerianum*), Pecan (*Carla illinoinensis*), Bur Oak (*Quercus macrocarpa*), Lacebark Elm (*Ulmus parvifolia*), Bald Cypress - BC (*Taxodium distichum*), Southern Magnolia - MAG (*Magnolia grandiflora*), Drake Elm - DE (*Ulmus parvifo a 'Drake'*), River Birch (*Betula nigra*).

NON-CANOPY TREE / SMALL TREE -
3" caliper minimum, 6' height minimum - Spacing as shown

Eastern Redbud - RB (*Cercis canadensis*), Yaupon Holly - YH (*Ilex vomitoria*), Deciduous Holly (*Ilex deciduo*), Desert Willow (*Chilopsis linearis*), Texas Persimmon (*Diospyros texana*), Elaeagnus Necklace (*Sophora affinis*), Pond Cypress (*Taxodium ascendens*), Crape Myrtle - CM (*Lagerstroemia indica*), Wax Myrtle - WM (*Myrica cerifera*), East Palatka Holly - EPH (*Ilex x attenuata 'East Palatka'*).

LANDSCAPE SHRUBS AND / OR GROUNDCOVER AND VINES -
LARGE SHRUB 3 o.c. / DWARF SHRUB 2 o.c. - 3 gallon minimum
GROUNDCOVER 12"-18" o.c. - 4" pot minimum

Abelia (*Abelia grandiflora 'Edward Goucher'*), Aucuba (*Aucuba japonica*), Barberry (*Berberis thunbergii*), Cleyera (*Cleyera japonica*), Elaeagnus (*Elaeagnus macrophylla*), Red Yucca (*Hesperaloe parviflora*), Dwarf Burford Holly (*Ilex cornuta 'Burfordii Nana'*), Carissa Holly (*Ilex cornuta 'Carissa'*), Dwarf Yaupon Holly (*Ilex vomitoria 'Nana'*), Foster Holly (*Ilex attenuata 'Fosteri'*), Nellie Stevens Holly (*Ilex x Nellie R. Stevens*), Juniper (*Juniper sp.*), Texas Sage (*Leucophyllum frutescens*), Variegated Privet (*Ligustrum lucidum 'Variegata'*), Dwarf Wax Myrtle (*Myrica pusilla*), Chinese Fringe Flower (*Loropetalum chinense*), Nandina (*Nandina domestica sp.*), Photina (*Photina fraseri*), Japanese Yew (*Podocarpus macrophylla*), Dwarf Indian Hawthorn (*Raphiolepis indica*), Soft Yucca (*Yucca gloriosa*), Maiden Grass (*Miscanthus sp.*), Fountain Grass (*Pennisetum sp.*), Spiraea (*Spiraea sp.*).

Carolina Jessamine (*Gelsemium sempervirens*) Juniper (*Juniper sp.*), Liriope (*Liriope sp.*), Coral Honeysuckle (*Lonicera sempervirens*), Purple Wintercreeper (*Euonyma fortunei 'Coloratus'*), Boston Ivy (*Parthenocissus tricuspidata*), Fig Ivy (*Ficus pumila*), Mondo Grass (*Ophiopogon sp.*), Asian Jasmine (*Trachelospermum asiaticum*), Vinca (*Vinca sp.*), Trumpet Vine (*Campsis radicans*)

GENERAL LANDSCAPE NOTES

1. An underground automatic pop-up type irrigation system shall be installed to water all landscape area, including right-of-way areas, unless noted otherwise. Adjustments to system will limit overspray onto adjacent roadways and conserve water to the greatest extent possible. A rain sensing device and a freeze sensor will be part of the system.
2. Additional plant material will be installed on site by Owner in accordance with the City of Rockwall landscape standards. Material specified on this plan is to meet or exceed minimum landscape ordinance requirements.
3. All plant material shall be maintained by Owner in a healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed.
4. Landscape areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the original landscaping.
5. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheelstops or other permanent barriers.
6. All landscape areas shall be constructed, installed and maintained so as not to obstruct view of motorists between the street and access drives. Visibility triangles shall remain unobstructed at all times.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be Bermudagrass, Buffalo grass or St. Augustine grass (sun areas, unless noted otherwise.
8. All trees are to be located, wherever possible, outside fire hydrant, sanitary sewer and utility easements.
9. Reference engineering plans for proposed grades.
10. Final location and / or specific species of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
11. NO EXISTING TREES ARE LOCATED ON THIS SITE.

TABULATIONS

TOTAL SITE AREA	288,780 SF
SITE LANDSCAPE AREA REQUIRED 288,780 / 25% = 72,195 SF	72,195 SF
SITE LANDSCAPE AREA PROVIDED	80,000 SF+
STREET TREES REQUIRED 1923.5' / 50' = 3.85 (4)	4
STREET TREES PROVIDED	7
PARKING AND MANEUVERING SPACE	34,345 SF
SURFACE PARKING SPACES (INCLUDING GARAGES)	116
PARKING LOT TREES REQUIRED 116 / 20 = 5.8 (6)	6
PARKING LOT TREES PROVIDED	8
ADDITIONAL LARGE CANOPY TREES PROVIDED	11
ADDITIONAL NON-CANOPY / SMALL TREES PROVIDED	20

PRELIMINARY LANDSCAPE PLAN
WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
A 6.63 ACRE TRACT OF LAND
BEING ALL OR PART OF
BLOCK X / XXXXX
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED FOR:
HOLBROOK & PARTNERS
909 LAKE CAROLYN PARKWAY
SUITE 1610
IRVING, TEXAS 75039
972.714.4744

PREPARED BY:
ENVIRO DESIGN
1424 GREENVILLE AVENUE
SUITE 209
DALLAS, TEXAS 75231
214.987.3010

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
1424 Greenville Ave. Suite 209 Dallas, TX 75231 (214) 987-3010

REGISTERED LANDSCAPE ARCHITECT
RICHARD D. BRZOZOWSKI
1776
STATE OF TEXAS

REVISIONS
8 SEPT 04 CITY COMMENTS

Water's Edge Residences
At Lake Ray Hubbard
HOLBROOK & PARTNERS
ROCKWALL, TEXAS

SCALE
1" = 30'-0"

DATE
20 AUG 04

TITLE
LANDSCAPE SUBMITTAL

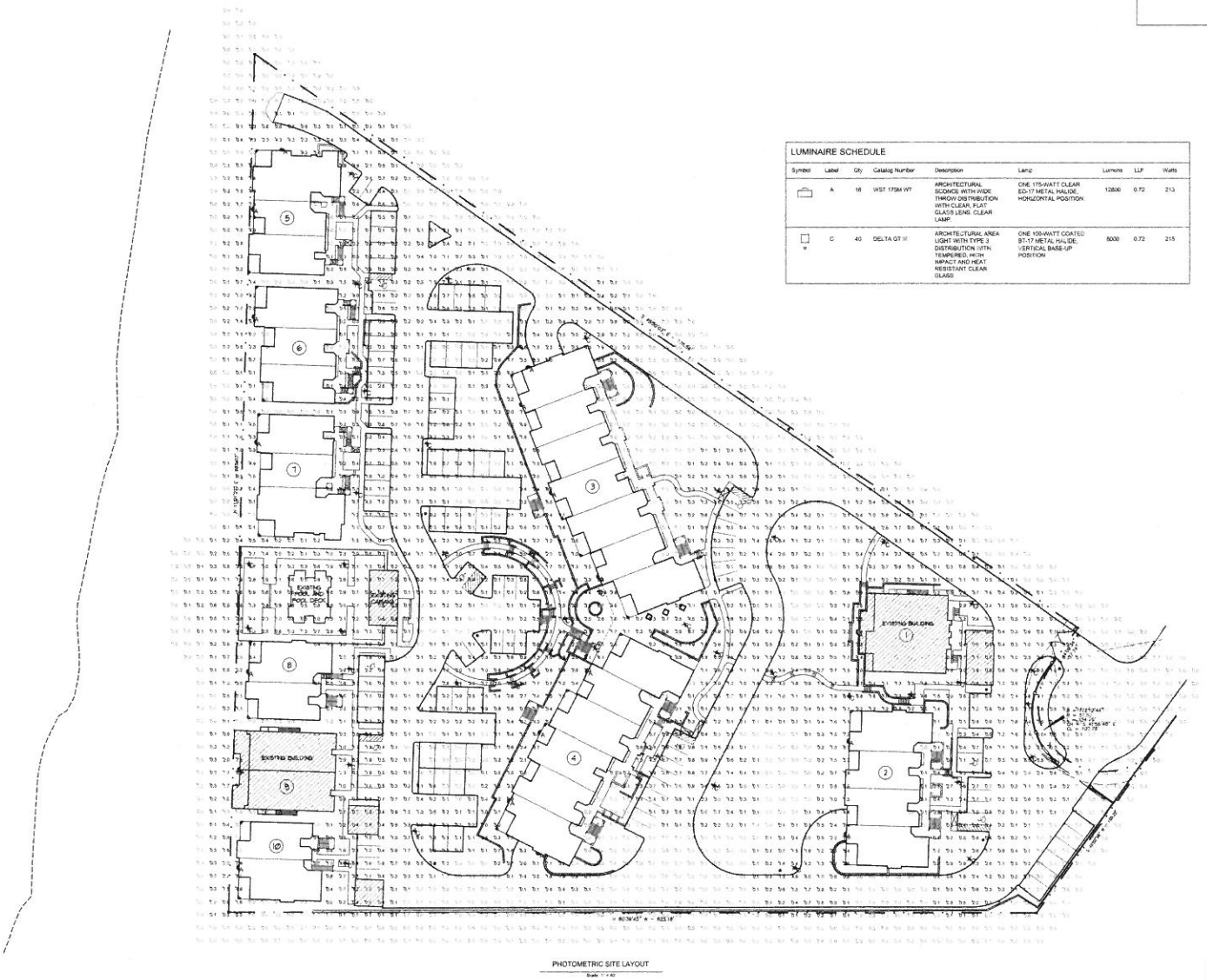
SHEET
1LS OF 1

Plot Date: 09/07/2004 - 05:16pm

PHOTOMETRIC SITE LAYOUT
PREPARED BY:
THE LIGHTING ALLIANCE
DALLAS, TEXAS (972) 456-9800

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	18	WST 175M WT	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION	12800	0.72	213
	C	40	DELTA GT W	ARCHITECTURAL AREA LIGHT WITH TYPE 3 DISTRIBUTION WITH TEMPERED, HIGH IMPACT AND HEAT RESISTANT CLEAR GLASS	ONE 100-WATT COATED BT-17 METAL HALIDE, VERTICAL BASE-UP POSITION	8000	0.72	215



PHOTOMETRIC SITE LAYOUT

scale: 1" = 40'-0"

0 20 40 80 120

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3019

REVISIONS
1 8 SEPT 04
CITY COMMENTS

V r's Edge Residences
At Lake Ray Hubbard
HOLBROOK & PARTNERS ROCKWALL, TEXAS

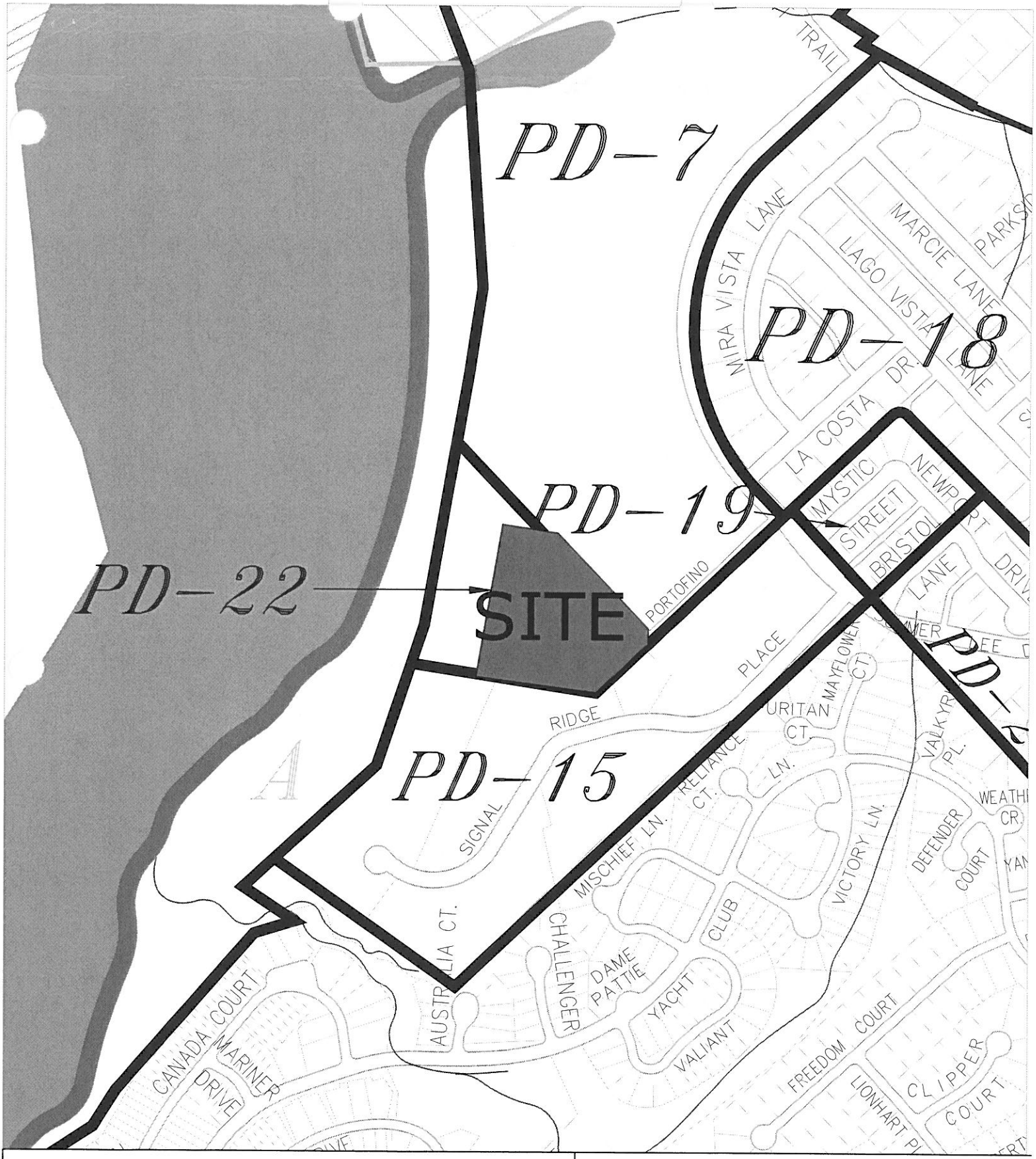
SCALE
1" = 40'-0"

DATE
20 AUG 04

TITLE
PHOTOMETRICS

SHEET
1PH OF 1

File Name: ray hubbard submittal.dwg
Plot Date: 09/07/2004 - 05:18pm



SP2004-017

Villa De Portofino

N

1" = 400'

AGENDA
ROCKWALL CITY COUNCIL
October 4, 2004
6:00 p.m. Regular Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

6. Site Plans/Plats

b. **SP2004-017 --** Discuss and consider a request by Ron Prather of Holbrook & Partners for approval of a site plan on Lot 1, Block A, Villa De Portofino Addition, being a 6.5995-acre tract zoned (PD-22) Planned Development and located along the east shore of Lake Ray Hubbard at Portofino Drive and take any action necessary.

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 10/4/2004

APPLICANT: Ron Prather

AGENDA ITEM: **SP2004-017**; Villas De Portofino

Discuss and consider a request by Ron Prather of Holbrook & Partners for approval of a site plan on Lot 1, Block A, Villa De Portofino Addition, being a 6.5995-acre tract zoned (PD-22) Planned Development and located along the east shore of Lake Ray Hubbard at Portofino Drive.

BACKGROUND INFORMATION:

The amended site plan for the Villas de Portofino (aka Water's Edge Residences at Lake Ray Hubbard) indicates an 85-unit condominium development featuring 10 buildings varying between two and three stories in height. Eight (8) of the units are already developed on the site in two existing buildings. Required parking for this development is 2 spaces per unit, or 170 spaces, and the developer is proposing 210 total spaces. The proposed parking includes 68 enclosed surface garage spaces (EG), 8 existing carport spaces (CP), 94 under-building garage spaces and 40 surface, uncovered spaces. Gated access to this property is from Portofino Drive which connects to Summer Lee Drive.

The landscape plan presented at the worksession lacked a proportionate amount of landscaping approved on the original Portofino plans. However, the revised submittal reflects many more trees and landscaping material. Around 28% of the site (80,000-sf +/-) is open space, which exceeds the minimum 25% requirement as per the zoning ordinance. The landscape plan indicates 77 canopy trees and 120 accent trees in addition to the basic landscaping requirements are proposed; however, it should be noted that the original landscape plan also included mitigation for approximately 373-inches of trees removed on the site. An existing pool and cabana area near the west property line are maintained on this site plan and integrated into the layout. Also shown on the landscape plan are existing ornamental steel fences along the north and south property lines.

The building elevations propose structures consisting of a combination of stucco and stone veneer, with concrete tile roofs. At the 9/14/04 P&Z meeting, both the Commission and representatives of the Architectural Review Board expressed concerns about the original elevations, stating that the "Mediterranean" theme and overall aesthetic quality had been diminished from previous plans. The applicant has submitted revised color elevations that incorporate many of the ideas noted at that meeting. Staff feels the revised elevations are a vast improvement from earlier submittals. The

applicant has stated that the two existing stucco buildings would be painted to match the color scheme of the proposed structures with this plan.

Finally, the applicant has submitted a photometric plan for the project. The light levels on the plan are acceptable at the property lines. All fixtures used must be full cut-off type fixtures as per the lighting ordinance, and during the construction and installation of lighting on the project, any noticeable glare can be addressed with additional shielding so that they fixtures are not visible from surrounding properties.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. Approval of engineering plans.
2. Adherence to fire department requirements.
3. Adherence to Architectural Review Board recommendations.
4. All lighting to be full cut-off type fixtures and no glare shall be visible from surrounding properties and/or public right-of-way.

On 9/14/04 the Planning and Zoning Commission tabled the site plan to allow time for the applicant and staff to consider changes to the elevations as recommended by the Architectural Review Board and the P&Z Commission.

On 9/28/04 the Planning and Zoning Commission recommended approval of the amended site plan with staff conditions, by a vote of 5 to 0 (Carroll and Langdon absent).

WHITTLE DEVELOPMENT, INC.

August 31, 2004

Charles Holbrook
909 Lake Carolyn Parkway, Suite 160
Irving, TX 75039

Dear Charles:

As we discussed, we were certainly against the idea of replacing the tile roof with composition roofs on Portofino. One of the considerations in the design of The Harbor was blending with the architectural style of Portofino. To have taken a Mediterranean style and put on composition shingles on such a high profile project would have been a huge mistake.

Obviously, we would prefer that you stay with the tile that is currently on the existing buildings. However, I understand your cost concerns. Therefore, your suggestion to go with the roofing material that has been installed on the most recent phases of Lakeside Village is a reasonable compromise. It will probably not detract from the look that we are trying to achieve.

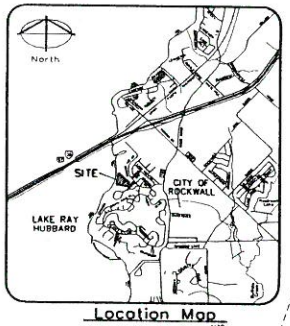
We wish you the very best on your project. Welcome to Rockwall.

Remember, in Rockwall, quality will sell and earn you a profit. A "stripped down" model of anything will be difficult to sell and will cost you money in the long run. It is truly a unique market.

Sincerely,

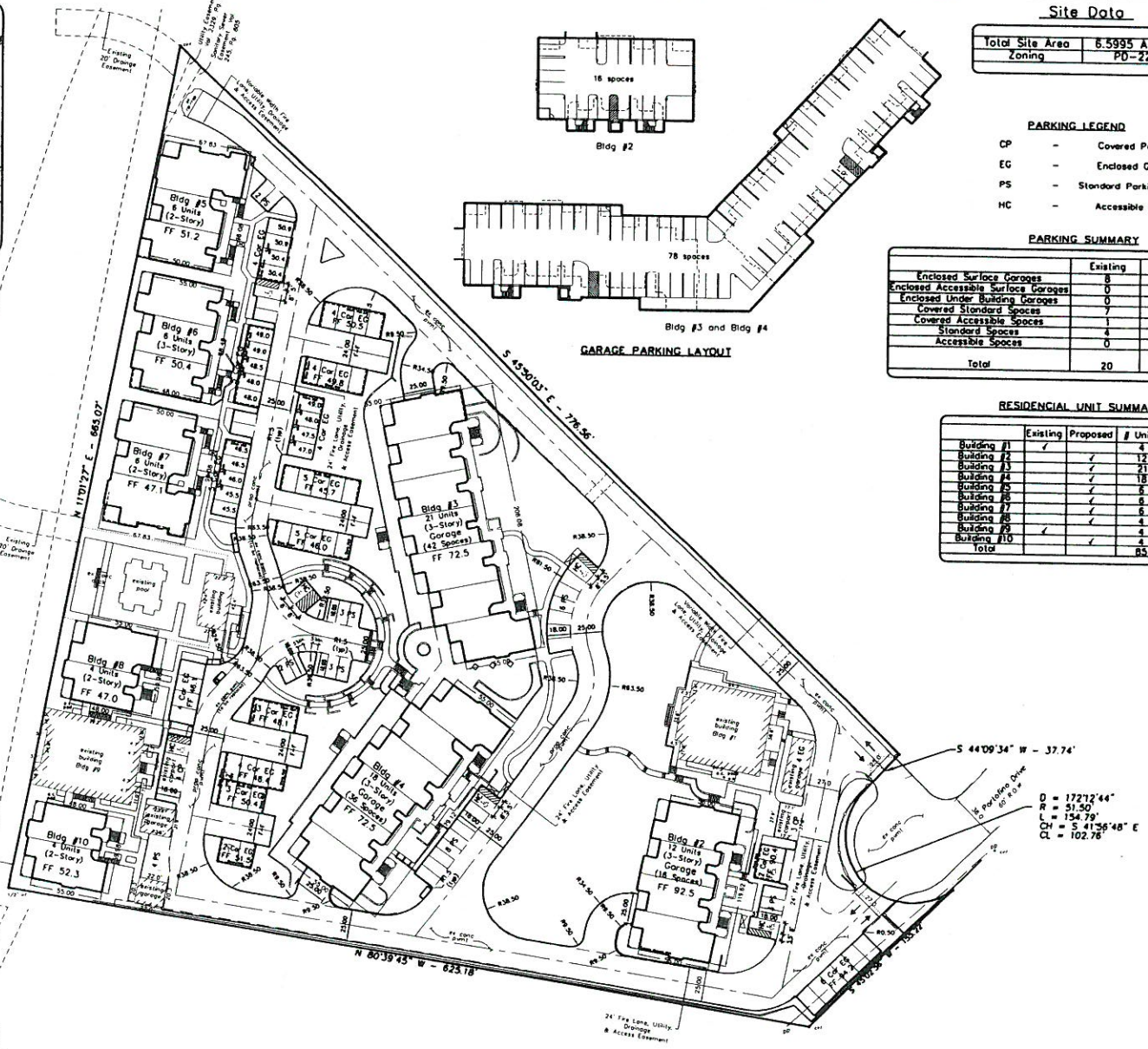
Robert S. Whittle
President
Whittle Development, Inc.

cc: City of Rockwall



Location Map
NTS

GARAGE PARKING LAYOUT



Site Data

Total Site Area	6.5995 Acres
Zoning	PD-22

PARKING LEGEND

CP	-	Covered Parking
EG	-	Enclosed Garage
PS	-	Standard Parking Space
HC	-	Accessible Space

0 40 80 120
Scale : 1"=40'

PARKING SUMMARY

	Existing	Proposed	Total
Enclosed Surface Garages	8	58	66
Enclosed Accessible Surface Garages	0	2	2
Enclosed Under Building Garages	0	94	94
Covered Standard Spaces	7	0	7
Covered Accessible Spaces	1	0	1
Standard Spaces	4	31	35
Accessible Spaces	0	5	5
Total	20	190	210

RESIDENCIAL UNIT SUMMARY

	Existing	Proposed	# Units	Height
Building #1	✓		4	3-Story
Building #2		✓	12	3-Story
Building #3		✓	21	3-Story
Building #4		✓	18	3-Story
Building #5		✓	6	2-Story
Building #6		✓	6	3-Story
Building #7		✓	6	2-Story
Building #8		✓	4	2-Story
Building #9	✓		4	3-Story
Building #10		✓	4	2-Story
Total			85	

LEGEND

- Existing Curb
- Existing Curb (to be removed)
- Proposed Curb
- Sawcut

Benchmark :
"O" Cut At South Side Of Sanitary Sewer Lift Station. Located 100 Ft. East and 10 Ft.± South From The Southwest Corner Of This Property

Elevation : 450.45

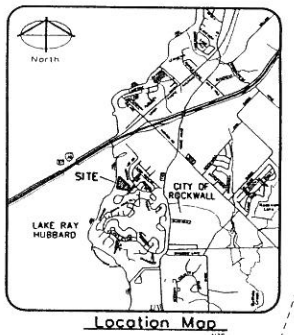
CAUTION!!!
EXISTING PHONE, GAS, ELECTRICAL & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
TEXAS ONE CALL: 1-800-245-4545

SITE PLAN

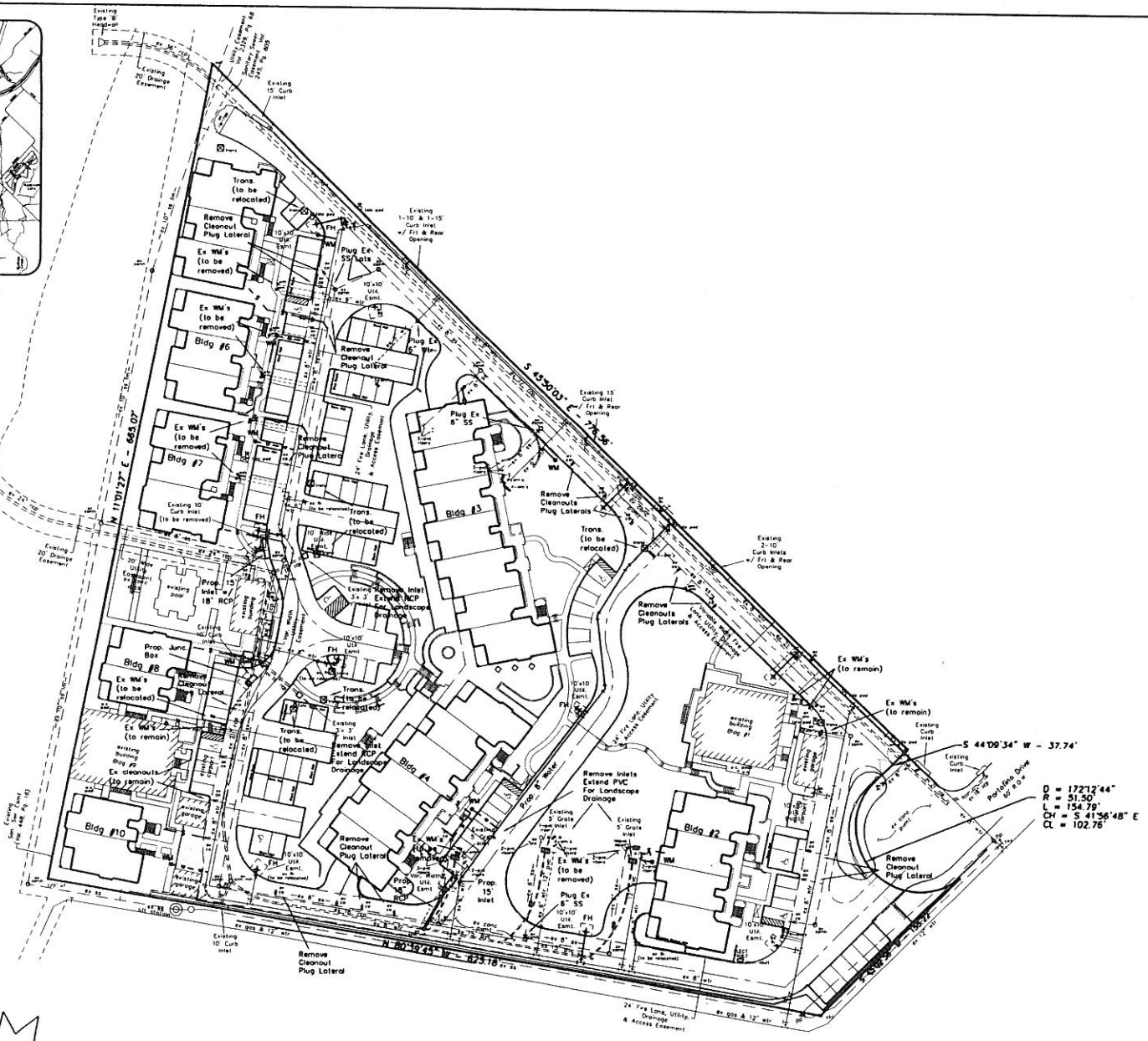
WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
CITY OF ROCKWALL, TEXAS

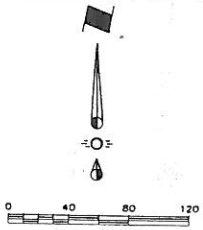
BROCKETTE • DAVIS • DRAKE, INC.
consulting engineers
Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 · Dallas, Texas 75204
(214) 824-3647 · fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	STL	09/04	1"=40'	BDD	C04207	1



Location Map





LEGEND

- Existing Curb
- Existing Curb (to be removed)
- Proposed Curb
- Sawcut
- Existing Water Line
- Existing Water Line (to be removed)
- Existing Water Service
- Existing Water Service (to be abandoned)
- Proposed Water Line
- Proposed Water Service
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Line (to be removed)
- Proposed Sanitary Sewer Line
- Proposed Sanitary Sewer Lateral
- Existing Storm Sewer Line
- Proposed Storm Sewer Line

Benchmark :
"D" Cut At South Side Of Sanitary Sewer Lift Station, Located 100 Ft. East and 10 Ft.± South From The Southwest Corner Of This Property

Elevation : 450.45

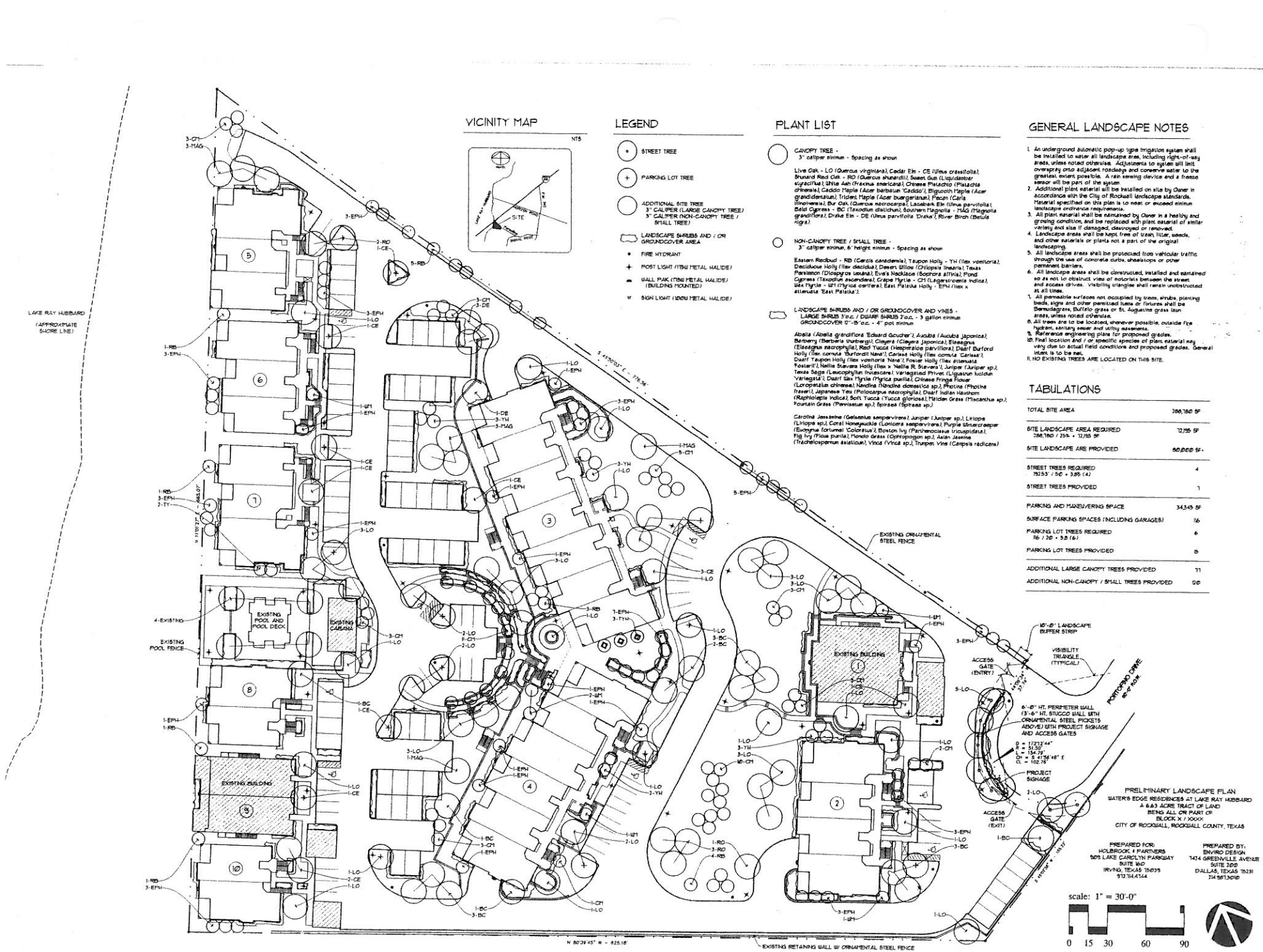
CAUTION!!!
EXISTING PHONE, GAS, ELECTRICAL & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
TEXAS ONE CALL: 1-800-245-4545

UTILITY SITE PLAN

WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
CITY OF ROCKWALL, TEXAS

BROCKETTE • DAVIS • DRAKE, INC.
consulting engineers
Civil & Structural Engineering - Surveying
4144 North Central Expressway, Suite 1100 - Dallas, Texas 75204
(214) 824-3647 - fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	STL	09/04	1"=40'	BDD	C04207	2



PRELIMINARY LANDSCAPE PLAN
WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
A 6.63 ACRE TRACT OF LAND
BEING ALL OR PART OF
BLOCK X / XXXX
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED FOR:
HOLBROOK + PARTNERS
909 LAKE CAROLYN PARKWAY
SUITE 160
IRVING, TEXAS 75039
972.714.7144

PREPARED BY:
ENVIRO DESIGN
1424 GREENVILLE AVENUE
SUITE 202
DALLAS, TEXAS 75231
214.987.3098

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
1424 Greenville Ave. Suite 202 Dallas, TX 75231 (214) 987-3098

REVISIONS
8 SEPT 0 CITY COMMENT

Water's Edge Residences
At Lake Ray Hubbard

SCALE
1" = 30'-0"

DATE
20 AUG 04

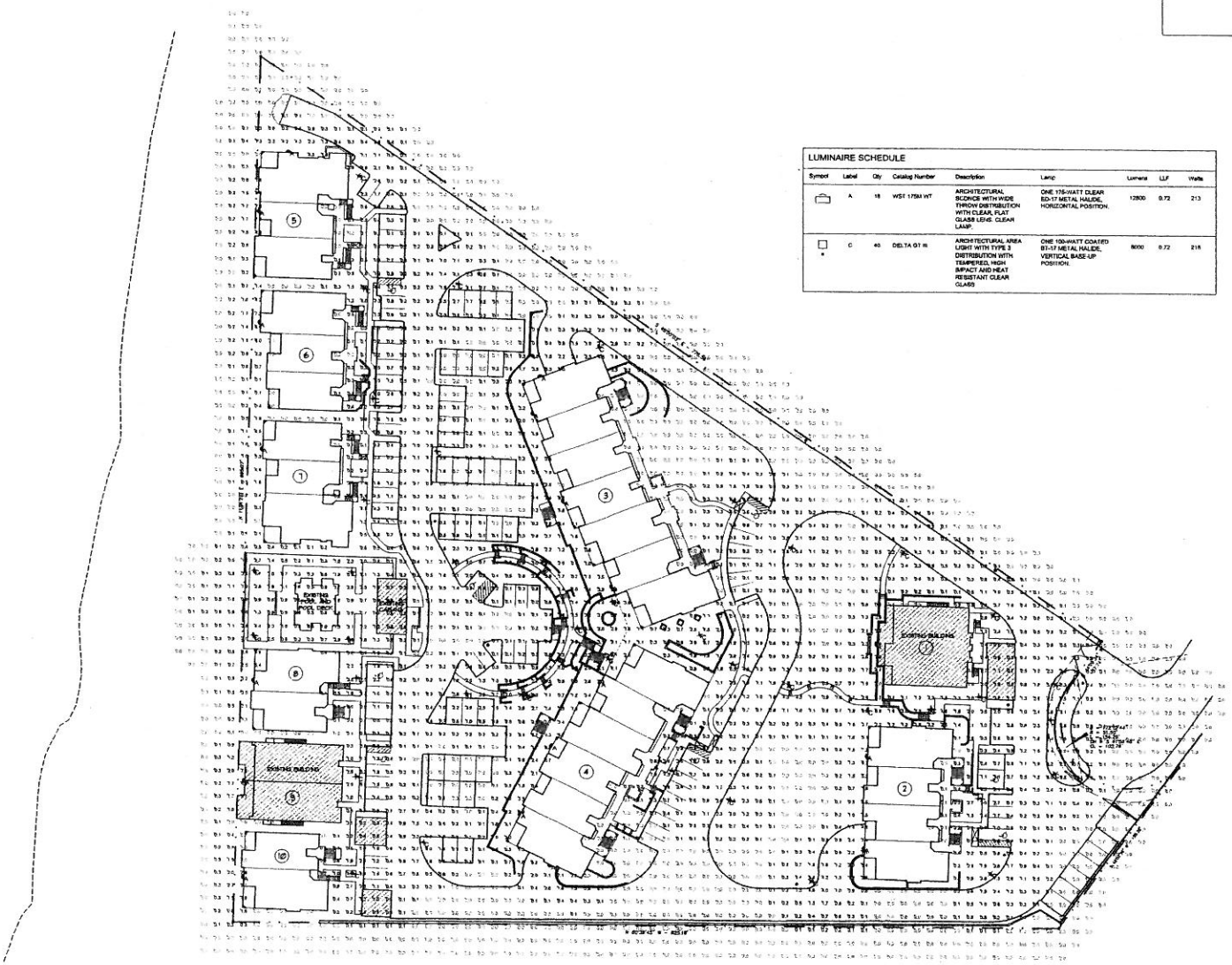
TITLE
LANDSCAPE SUBMITTAL

SHEET
1LS OF

PHOTOMETRIC SITE LAYOUT
PREPARED BY:
THE LIGHTING ALLIANCE
DALLAS, TEXAS (972) 456-9800

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	18	WST 17SM WT	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	12800	0.72	213
	C	40	DELTA 07 IR	ARCHITECTURAL AREA LIGHT WITH TYPE 3 DISTRIBUTION WITH TEMPERED, HIGH IMPACT AND HEAT RESISTANT CLEAR GLASS	ONE 100-WATT COATED BT-17 METAL HALIDE, VERTICAL BASE-UP POSITION.	8000	0.72	118



PHOTOMETRIC SITE LAYOUT

scale: 1" = 40'-0"

0 20 40 80 120

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave, Suite 200 Dallas, TX 75231 (214) 987-3010

REVISIONS
1 8 SEPT 0
CITY COMMENT

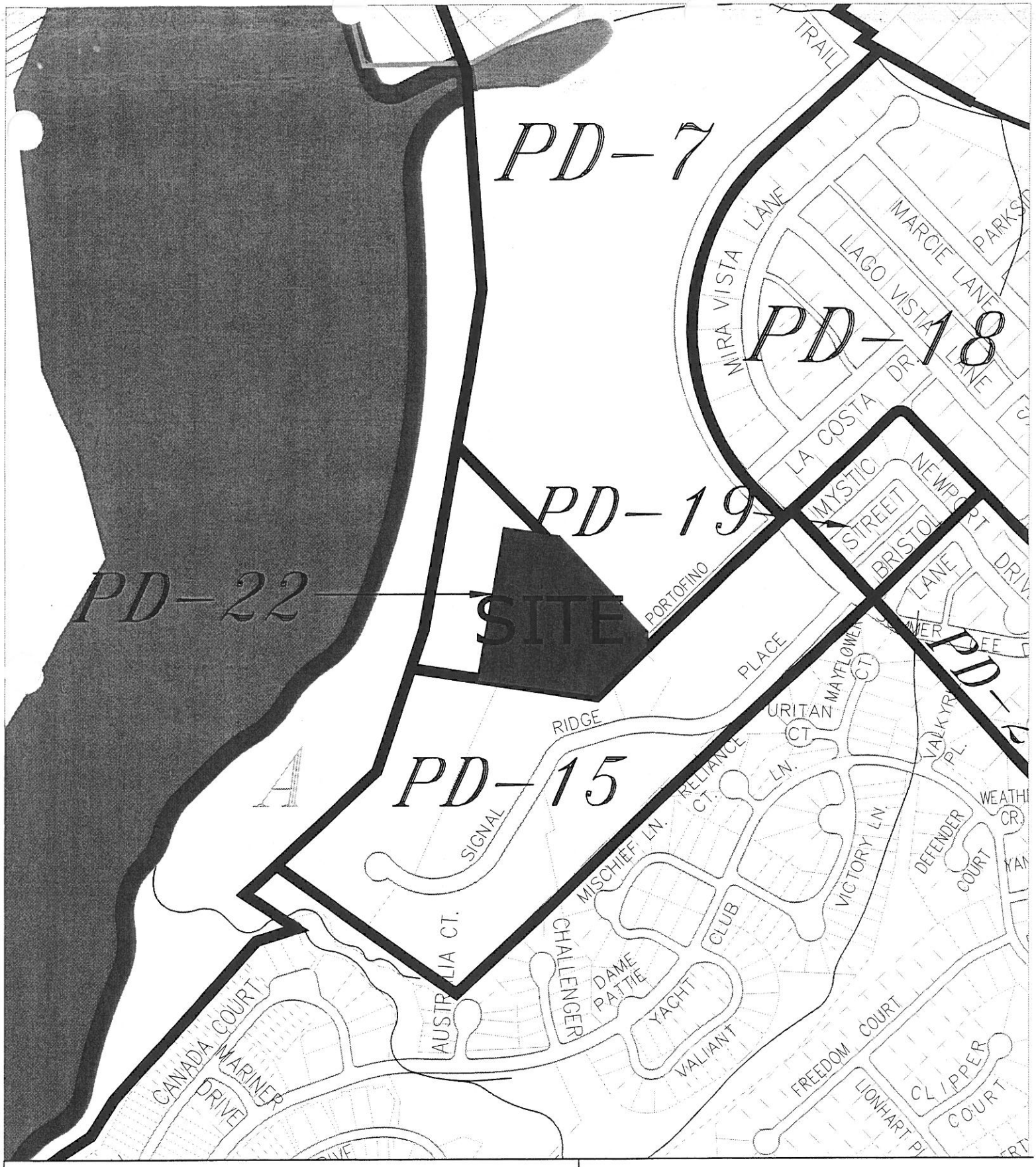
r's Edge Residences
At Lake Ray Hubbard
ROCKWALL TEXAS
HOLBROOK & PARTNERS

SCALE
1" = 40'-0"

DATE
20 AUG 04

TITLE
PHOTOMETRIC

SHEET
1PH OF 1



SP2004-017

Villa De Portofino

N

1" = 400'

CITY OF ROCKWALL

at Rockwall CityPlace

10/5/2004

Ron Prather
Holbrook & Partners, LP
909 Lake Carolyn Pkwy
Irving, TX 75039

RE: SP2004-017, Villas De Portofino (SITE PLAN)

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 10/4/2004. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommends approval of the request with the following conditions:

1. *Approval of engineering plans.*
2. *Adherence to fire department requirements.*
3. *Adherence to Architectural Review Board recommendations.*
4. *All lighting to be full cut-off type fixtures and no glare shall be visible from surrounding properties and/or public right-of-way.*

On 9/14/04 the Planning and Zoning Commission tabled the site plan to allow time for the applicant and staff to consider changes to the elevations as recommended by the Architectural Review Board and the P&Z Commission.

On 9/28/04 the Planning and Zoning Commission recommended approval of the amended site plan with staff conditions, by a vote of 5 to 0 (Carroll and Langdon absent).

On 10/4/04 the City Council approved the site plan with staff and P&Z recommendations by a vote of 7 to 0.

Please contact the City of Rockwall Planning Staff at (972) 771-7745 with any questions regarding this matter.

Sincerely yours,

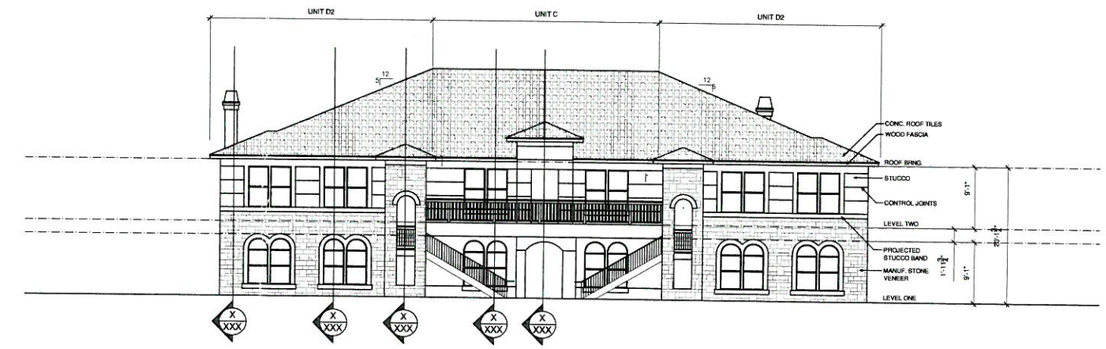
Michael Hampton
Senior Planner



03 BUILDING 5 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



03 BUILDING 5 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING 5 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING 5 LAKESIDE ELEVATION
SCALE: 1/8" = 1'-0"

DRAWN
REVISED

WATER'S EDGE AT LAKE RAY HUBBARD
ROCKWALL, TX

BG
GUEST
BEELER
4245 N. CENTRAL EXPY. SUITE 300
OWENS
ARCHITECTS
DALLAS, TEXAS 75206 (214) 520-8878

DATE
16NOV06

PROJECT
06712

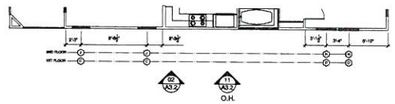
SHEET NUMBER
A3.1

BLDG. 5 EXTERIOR ELEVATIONS

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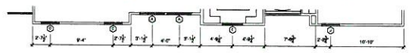
6B BUILDING 10 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

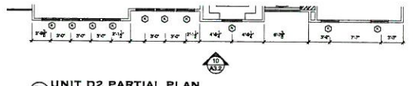


6A UNIT B PARTIAL PLAN
SCALE: 1/8" = 1'-0"



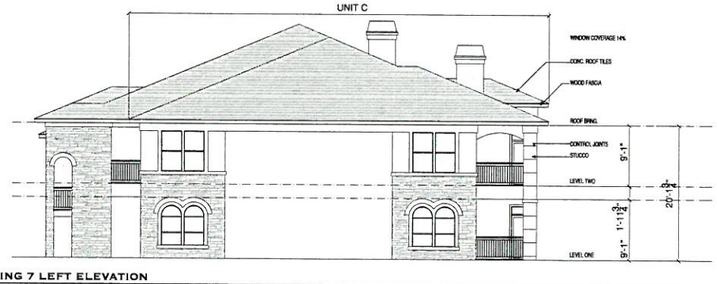
5B BUILDING 10 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



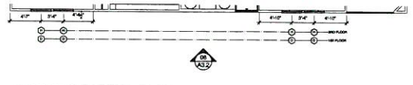


NOTE: REFERENCE 'WATER'S EDGE AT LAKE RAY HUBBARD' BGO ARCHITECTS PROJECT # 6712 DATED XXDEC06, FOR D2 UNIT TYPE PLAN, INTERIOR ELEVATIONS, AND DETAILS.

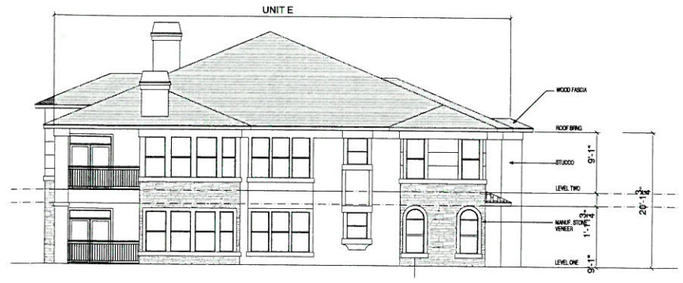
5A UNIT D2 PARTIAL PLAN
SCALE: 1/8" = 1'-0"



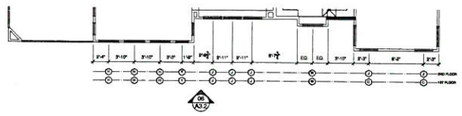
4B BUILDING 7 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4A UNIT C PARTIAL PLAN
SCALE: 1/8" = 1'-0"



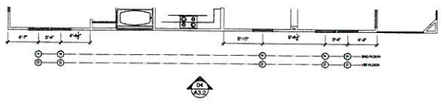
3B BUILDING 7 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



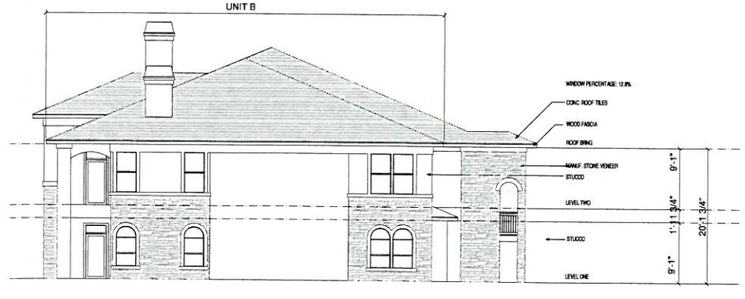
3A UNIT E PARTIAL PLAN
SCALE: 1/8" = 1'-0"



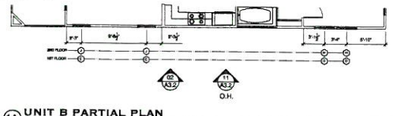
2B BUILDING 6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2A UNIT D PARTIAL PLAN
SCALE: 1/8" = 1'-0"



1B BUILDING 6 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1A UNIT B PARTIAL PLAN
SCALE: 1/8" = 1'-0"

NOTE: REFERENCE 'WATER'S EDGE RESIDENCE AT LAKE RAY HUBBARD' ARCHON PROJECT # 2408 DATED 19JAN05, FOR UNIT TYPE PLANS, INTERIOR ELEVATIONS, AND DETAILS. MODIFY EXTERIOR ELEVATIONS PER PARTIAL PLANS SHOWN ON THIS SHEET.

DRAWN
REVISED

WATER'S EDGE AT LAKE RAY HUBBARD
ROCKWALL, TX

BGO BEELER GUEST OWENS ARCHITECTS
4245 N. CENTRAL EXPY. SUITE 300 DALLAS, TEXAS 75205 (214) 520-8878

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DATE
16NOV06

PROJECT
06712

SHEET NUMBER
A3.2

BLDG. 6, 7, 10
EXTERIOR
ELEVATIONS

CITY OF ROCKWALL

at Rockwall CityPlace

SP2004-017

Friday, July 16, 2004

Holbrook & Partners, LP and/or assigns
c/o Andrews Barth Harrison, PC
Attn: Teri Wingler
8235 Douglas Avenue, Suite 1120
Dallas, TX 75225

RE: Zoning Verification Letter for **Villas de Portofino**

Dear Ms. Wingler:

This letter will confirm, according to the current zoning records that the above described property, located in the City of Rockwall, Rockwall County, Texas, is zoned **(PD-22) Planned Development No. 22** district. Attached are two related PD-22 ordinances for your review: Ordinance No. 83-18 and Ordinance No. 84-52. Additionally, you will find enclosed a copy of the amended concept plan which was approved by City Council in 1999, as well as the approved site plan for the Villas de Portofino project approved in June, 2001.

Finally, to answer your particular concern, please note that the approved site plan illustrates a zero (0) foot setback for buildings along the west property line which is also the Lake Ray Hubbard Takeline boundary. Any future development within the Takeline area will be subject to City of Rockwall and City of Dallas approval.

If you have any further questions or concerns regarding the utilization of the proposed tenant space, do not hesitate to contact me at 972-771-7745.

Sincerely,

Michael Hampton,
Senior Planner

Hampton, Michael

From: Teri H. Wingler [twingler@andrews-barth.com]

Sent: Thursday, July 15, 2004 9:32 AM

To: Hampton, Michael

Subject: Lot 1, Block A of Villas de Portofino, an addition to the City of Rockwall as recorded in Cabinet E, Slide 114 of the Plat Records of Rockwall County, Texas (the "Property")

Dear Mr. Hampton,

This email is to follow up on our telephone conversation earlier this morning concerning the above captioned Property. As we discussed, our firm represents a prospective purchaser of the Property.

Please accept this email as our request for a zoning verification letter on the Property. Of particular concern is the issue of any setback line on the western boundary line of the Property that fronts Lake Ray Hubbard. It is my understanding that the Property may lie within PD 22. If such is the case, I would appreciate it if you would provide all pertinent information concerning this planned development. Please address the letter as follows:

Holbrook & Partners, LP and/or assigns

c/o Andrews Barth Harrison, PC

8235 Douglas Avenue, Suite 1120

Dallas, Texas 75225

Attention: Teri Wingler

In addition, I ask that you please forward to me copies of any applicable ordinances, special use permits, variances, parking requirements, density, special restrictions or agreements with the City, and handicapped (architectural barriers) requirements applicable to the Property.

I really enjoyed talking with you this morning and I thank you in advance for your kind assistance with this matter.

Sincerely,

Teri

Teri H. Wingler

Paralegal

Andrews Barth & Harrison, PC

8235 Douglas Avenue, Suite 1120

Dallas, Texas 75225

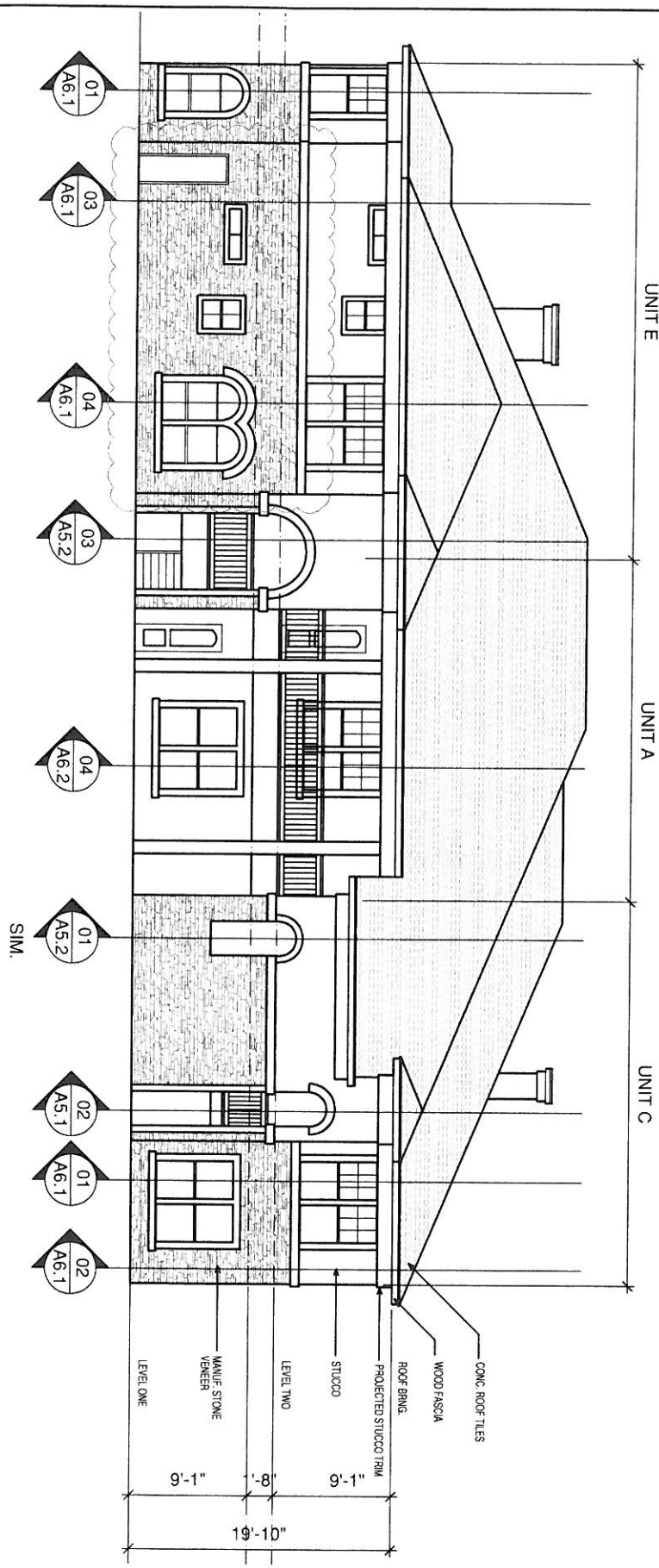
Direct Dial: 214-346-1191

Main: 214-369-2929

Fax: 214-691-3070

twingler@andrews-barth.com

ANDREWS BARTH & HARRISON, PC E-MAIL CONFIDENTIALITY NOTICE This transmission may be: (1) subject to the Attorney-Client Privilege, (2) an attorney work product, or (3) strictly confidential. If you are not the intended recipient of this message, you may not disclose, print, copy or disseminate this information. If you have received this in error, please reply and notify the sender (only) and delete the message.



01 BUILDING 7 FRONT ELEVATION- REVISED

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

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SHEET NUMBER ASI/06 | PROJECT 06712 | DATE 27FEB07

BEELER GUEST OWENS ARCHITECTS
4245 N. CENTRAL EXPY. SUITE 300 DALLAS, TEXAS 75205 (214) 520-8676

WATER'S EDGE AT LAKE RAY HUBBARD
ROCKWELL, TX

DRAWN NRC
BID/PERMIT 10/JAN/07
REVISED

TYPICAL 2 STORY ELEVATION

2004·017

FILE COPY

RECEIVED
SEP 22 2004
By

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

RELEASE AND HOLD HARMLESS
Landscaping during period of Mandatory Water Restrictions

THE UNDERSIGNED, Jim Pabich, of JTL Capital, LLC, representing the owner(s) of the Waters Edge at Lake Ray Hubbard condominium development located on Lot 1, Block A, Villas De Portofino Addition in the City of Rockwall, Texas, does hereby acknowledge that the City of Rockwall currently has mandatory water restrictions in place, which may be further restrictive in the future due to ongoing regional drought conditions. The City will not ease water restrictions or make exceptions to allow for additional irrigation or hand watering for any landscaping placed during these drought-related water restrictions. Any landscaping placed during this time will be placed at the developer/owner's own risk. The City of Rockwall will require full replacement of any landscaping, in accordance with the approved landscape plan on file with the City, which does not survive the drought conditions, including trees, shrubs and groundcover.

In that regard, the undersigned hereby releases and holds the City of Rockwall harmless from any claim, loss, or any other damage whatsoever that may be caused by the developer/owner's decision to install the landscaping material during the drought-related water restrictions.

The undersigned has been made aware of the current and potential water restrictions and have read and understand said restrictions.

The undersigned also agree that this Release and Hold Harmless agreement will be filed of record in the Deed Records, Rockwall County, and Texas.

Signed this 13TH **day of** NOVEMBER**, 2006.**

Jim Pabich

Jim Pabich
JTL Capital, LLC

ACKNOWLEDGEMENTS

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned Notary Public in and for said County and State, personally on this 13th **day of** November**, 2006, personally appeared Jim Pabich of JTL Capital, LLC, known to me to be the identical person who signed the above and foregoing document, and acknowledgement to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes set forth therein.**

GIVEN under my hand and seal the day and year last above written.

Elizabeth A Morgan

Notary Public in and for the State of Texas

My Commission Expires: 2-28-09

(SEAL)

ELIZABETH A. MORGAN
Notary Public, State of Texas
My Commission Expires
February 28, 2009

Copy for P&Z

City of Rockwall
Building Permit
385 S. Goliad St.
Rockwall, TX 75087
(972) 771-7709

Inspection Request:
Phone: (972) 771-7760
Fax: (972) 771-7748
E-mail: inspections@rockwall.com

Permit # BLD2006-0869

CONSTRUCTION ADDRESS	TYPE OF PERMIT			
Portofino Circle	Multi-Family New			
SUBDIVISION		ZONING	LOT	BLOCK
Water's Edge Residences				

	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #
BUILDING OWNER: LTRH Water's Edge, LP	8214 Westchester, #635	Dallas, TX 75225	214-692-5085, ext. 22
GENERAL CONTRACTOR: Centerpoint Builders	5339 Alpha, #250	Dallas, Tx 75240	972-220-0508
ELECTRICAL CONTRACTOR: McPherson Electric	848 Oates Rd.	Palmer, Tx 75152	972-845-2429
PLUMBING CONTRACTOR: Mechanical Partners	10217 Plano Rd.	Dallas, Tx 75238	214-343-1105
MECHANICAL CONTRACTOR: Blackall Mechanical	17120 N. Dallas Pkwy, #235	Dallas Tx 75248	972-380-0880

N/A

BUILDING INFORMATION

1st floor SF:	2nd floor SF	Garage	Covered Porch:	Covered Patio:	Total SF	Height	Lot Size	Plan #:

PERMIT DESCRIPTION: 64 Portofino Drive

CITY REMARKS/DESC: 4 CAR

NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDIANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.

SCOPE OF PERMIT: FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES ALL STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.

I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFIY THALL ALL ST ATEMENTS HERIN RECORDED BY ME ARE TRUE:

AGENT OR APPLICANT

05-11-06
(DATE)

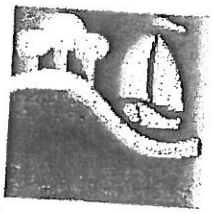
Subject property is _____ or is not _____ within the flood hazard area.
Required lowest floor elevation is _____.

CITY APPROVAL

(DATE)

ESTIMATED VALUE: 16,200.00

Building Permit	$
Water Meter Deposit	$
Meter Installation	$
Sewer Service	$
Water Impact Fees	$
Sewer Impact Fees	$
Siren Fee	$
Contractor Registration	$
Certificate of Occupancy	$
Total Fees	$



City of Rockwall
Building Permit
385 S. Goliad St.
Rockwall, TX 75087
(972) 771-7709

Inspection Request:
Phone: (972) 771-7760
Fax: (972) 771-7748
E-mail: inspections@rockwall.com

Permit # BLD2006-0870

CONSTRUCTION ADDRESS	TYPE OF PERMIT			
Portofino Circle	Multi-Family New			
SUBDIVISION		**ZONING**	**LOT**	**BLOCK**
Water's Edge Residences				

	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #
BUILDING OWNER: LRH Water's Edge, LP	8214 Westchester, #635	Dallas, TX 75225	214-692-5085, ext. 22
GENERAL CONTRACTOR: Centerpoint Builders	5339 Alpha, #250	Dallas, TX 75240	972-220-0508
ELECTRICAL CONTRACTOR: McPherson Electric	848 Oates Rd.	Palmer, TX 75152	972-845-2429
PLUMBING CONTRACTOR: ~~Mechanical~~ Partners (N/A)	10217 Plano Rd.	Dallas, TX 75238	214-343-1105
MECHANICAL CONTRACTOR: Blackall Mechanical (N/A)	11720 N. Dallas Pkwy, #235	Dallas, TX 75248	972-380-0880

BUILDING INFORMATION

1st floor SF:	2nd floor SF	Garage	Covered Porch:	Covered Patio:	Total SF	Height	Lot Size	Plan #:

PERMIT DESCRIPTION: G5 Portofino Drive

CITY REMARKS/DESC: 4 CAR

NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDIANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.

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I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFIY THALL ALL ST ATEMENTS HERIN RECORDED BY ME ARE TRUE:

AGENT OR APPLICANT

05-11-06
(DATE)

Subject property is _____ or is not _____ within the flood hazard area.
Required lowest floor elevation is _____.

CITY APPROVAL

(DATE)

ESTIMATED VALUE: 16,200 00

Building Permit	$
Water Meter Deposit	$
Meter Installation	$
Sewer Service	$
Water Impact Fees	$
Sewer Impact Fees	$
Siren Fee	$
Contractor Registration	$
Certificate of Occupancy	$
Total Fees	$



City of Rockwall
Building Permit
385 S. Goliad St.
Rockwall, TX 75087
(972) 771-7709

Inspection Request:
Phone: (972) 771-7760
Fax: (972) 771-7748
E-mail: inspections@rockwall.com

Permit # BL02006-0871

CONSTRUCTION ADDRESS		TYPE OF PERMIT			
Portofino Circle		Multi-Family New			
SUBDIVISION			ZONING	LOT	BLOCK
Water's Edge Residences					
BUILDING OWNER	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
LRH Water's Edge, LP	8214 Westchester #635	Dallas, Tx 75225	214-692-5085, ext. 22		
GENERAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
Centerpoint Builders	5339 Alpha, #250	Dallas, Tx 75240	972-220-0508		
ELECTRICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
Reg. McPherson Electric	848 Oates Rd.	Palmer, Tx 75152	972-845-2429		
PLUMBING CONTRACTOR	MAIL ADDRESS	CITY, STATE ZIP	PHONE #		
Mechanical Partners	10217 Plano Rd.	Dallas, Tx 75238	214-343-1105		
MECHANICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE	PHONE #		
Blackall Mechanical	11720 N. Dallas Pkwy, #235	Dallas, Tx 75248	972-380-0880		

BUILDING INFORMATION

1st floor SF:	2nd floor SF	Garage	Covered Porch:	Covered Patio:	Total SF	Height	Lot Size	Plan #:

PERMIT DESCRIPTION: G7 Portofino Drive

CITY REMARKS/DESC: 4 CAR

NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDIANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.

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I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFIY THALL ALL ST ATEMENTS HERIN RECORDED BY ME ARE TRUE:

Adam Hall
AGENT OR APPLICANT

05-11-06
(DATE)

Subject property is _____ or is not _____ within the flood hazard area.
Required lowest floor elevation is _____.

CITY APPROVAL

(DATE)

ESTIMATED VALUE: $16,200.00

Building Permit	$
Water Meter Deposit	$
Meter Installation	$
Sewer Service	$
Water Impact Fees	$
Sewer Impact Fees	$
Siren Fee	$
Contractor Registration	$
Certificate of Occupancy	$
Total Fees	$



City of Rockwall
Building Permit
385 S. Goliad St.
Rockwall, TX 75087
(972) 771-7709

Inspection Request:
Phone: (972) 771-7760
Fax: (972) 771-7748
E-mail: inspections@rockwall.com

Permit # BLD2006-0872

CONSTRUCTION ADDRESS		TYPE OF PERMIT			
Portofino Circle		Multi-Family New			
SUBDIVISION			ZONING	LOT	BLOCK
Water's Edge Residences					
BUILDING OWNER	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
LRH Water's Edge, LP	8214 Westchester #635	Dallas, TX 75225	214-692-5085, ext. 22		
GENERAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
Centerpoint Builders	5339 Alpha, #250	Dallas, Tx 75240	972-220-0508		
ELECTRICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
McPherson Electric	848 Oates Rd.	Palmer, TX 75152	972-845-2429		
PLUMBING CONTRACTOR	MAIL ADDRESS	CITY, STATE ZIP	PHONE #		
Mechanical Partners	10217 Plano Rd.	Dallas, TX 75238	214-343-1105		
MECHANICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE	PHONE #		
Blackall Mechanical	17320 N. Dallas Pkwy, #235	Dallas, TX 75248	972-380-0880		

N/A

BUILDING INFORMATION

1st floor SF:	2nd floor SF	Garage	Covered Porch:	Covered Patio:	Total SF	Height	Lot Size	Plan #:

PERMIT DESCRIPTION: 68 Portofino Drive SCar

CITY REMARKS/DESC:

NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDIANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.

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I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFIY THALL ALL ST ATEMENTS HERIN RECORDED BY ME ARE TRUE:

AGENT OR APPLICANT

05-11-06
(DATE)

Subject property is _____or is not_____within the flood hazard area.
Required lowest floor elevation is _____.

CITY APPROVAL

(DATE)

ESTIMATED VALUE: $16,200 CO

Building Permit	$
Water Meter Deposit	$
Meter Installation	$
Sewer Service	$
Water Impact Fees	$
Sewer Impact Fees	$
Siren Fee	$
Contractor Registration	$
Certificate of Occupancy	$
Total Fees	$



City of Rockwall
Building Permit
385 S. Goliad St.
Rockwall, TX 75087
(972) 771-7709

Inspection Request:
Phone: (972) 771-7760
Fax: (972) 771-7748
E-mail: inspections@rockwall.com

Permit # BLD2006-0873

CONSTRUCTION ADDRESS		TYPE OF PERMIT			
Portofino Circle		Multi-Family New			
SUBDIVISION			ZONING	LOT	BLOCK
Water's Edge Residences					
BUILDING OWNER	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
LRH Water's Edge, LP	8214 Westchester #635	Dallas, TX 75225	214-692-5085, ext. 22		
GENERAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
Centerpoint Builders	5339 Alpha, #250	Dallas, Tx 75240	972-220-0508		
ELECTRICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE #		
McPherson Electric	848 Oates Rd.	Palmer, TX 75152	972-845-2429		
PLUMBING CONTRACTOR	MAIL ADDRESS	CITY, STATE ZIP	PHONE #		
Mechanical Partners	10217 Plano Rd.	Dallas, TX 75238	214-343-1105		
MECHANICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE	PHONE #		
Blackall Mechanical	11720 N. Dallas Pkwy, #235	Dallas, Tx 75248	972-380-0880		

J/A

BUILDING INFORMATION

1st floor SF:	2nd floor SF	Garage	Covered Porch:	Covered Patio:	Total SF	Height	Lot Size	Plan #:

PERMIT DESCRIPTION: 610 Portofino Drive

CITY REMARKS/DESC: SCar

NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDIANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.

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I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFIY THALL ALL ST ATEMENTS HERIN RECORDED BY ME ARE TRUE:

AGENT OR APPLICANT

05-11-06
(DATE)

Subject property is _____ or is not _____ within the flood hazard area.
Required lowest floor elevation is _____.

CITY APPROVAL

(DATE)

ESTIMATED VALUE: $16,200.00

Building Permit	$
Water Meter Deposit	$
Meter Installation	$
Sewer Service	$
Water Impact Fees	$
Sewer Impact Fees	$
Siren Fee	$
Contractor Registration	$
Certificate of Occupancy	$
Total Fees	$

TYPICAL 3 STORY ELEVATION

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TYPICAL 3 STORY ELEVATION

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BY

TYPICAL 2 STORY ELEVATION

SP 2004·017

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RECEIVED
SEP 22 2004
By

Centerpoint

October 12, 2007

VIA FAX: 972.771.7748

Attn: John Shannon
Michael Hampton
Planning Inspector Office
City of Rockwall, TX

Re: Landscaping and Irrigation Completion Schedule
Lake Ray Hubbard Waters' Edge Condos
2214, 2396, & 2386, building #5, #6 & #7, respectively
Portofino Dr., Rockwall TX 75032

Dear Messrs. Shannon and Hampton:

This letter will confirm the information that was provided to you today by Centerpoint's on-site project superintendent, Taylor "T" Barnes, whereby he communicated that all landscaping and irrigation work for the above referenced properties will be completed within the next two (2) months in accordance with Building #7's scheduled completion date and before a Certificate of Occupancy has been received for Building #7.

If you have any questions concerning this matter please contact "T" Barnes at 214.289.7178 or me.

Sincerely,

Roger H. Heck, Partner
Centerpoint Builders, LTD

Cc: David Gunderson, Partner
Taylor "T" Barnes, Superintendent

5339 Alpha Road Suite 250 | Dallas, Texas 75240 | O:972.220.0500 | F:972.392.4185

FAX

Centerpoint
5339 Alpha Road, Suite 250
Dallas, Texas 75240
Direct: 972.220-0501
Fax: 972.392.4185

Date: October 12, 2007

Number of pages including cover sheet: 2

To:	City Planning Inspector J. Shannon/M. Hampton	From:	Roger Heck
Company:	City of Rockwall	Phone:	972.220.0501
Fax Phone:	972.771.7748	Fax Phone:	972.392.4185
Phone:		E-Mail:	roger@centerpoint-ltd.com

Remarks:

X Urgent ☐ For Your Review ☐ Reply ASAP ☐ Please Comment

The information contained in this facsimile message and documents accompanying same are legally privileged and confidential information intended only for the use of the individual or entity named herein. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this information is strictly prohibited. If you have received this transmission in error, please immediately notify us by calling us collect at the number listed above, do not copy this information, and return the original to us by regular mail. You will be reimbursed for postage. Thank you.

Planning Dept.



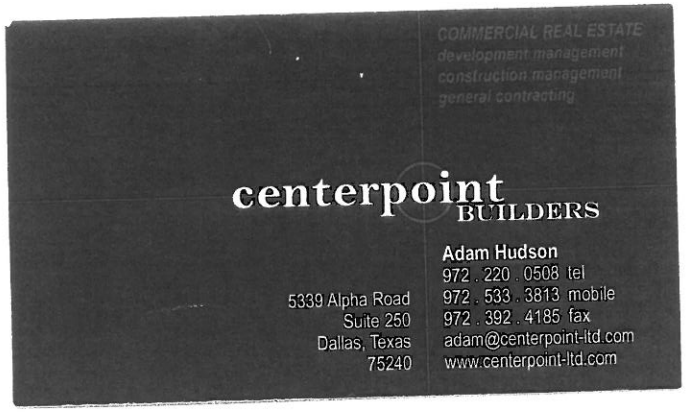
Michael,

Susan Ford called about the parking garage at Waters Edge. She said she spoke to you in December. She asked if you could call her back.

972-772-5234

Planning Dept.

Thanks - Kim


COMMERCIAL REAL ESTATE
development management
construction management
general contracting
centerpoint
BUILDERS
Adam Hudson
972 . 220 . 0508 tel
972 . 533 . 3813 mobile
972 . 392 . 4185 fax
adam@centerpoint-ltd.com
www.centerpoint-ltd.com
5339 Alpha Road
Suite 250
Dallas, Texas
75240

SP2004-017

MINUTES
ROCKWALL CITY COUNCIL
October 4, 2004
6:00 p.m. Regular Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

1. CALL TO ORDER

Mayor Jones called the meeting to order at 6:00 p.m. Present were Mayor Ken Jones and Councilmembers Bob Cotti, Stephen Straughan, Tim McCallum, Bill Cecil, John King and Terry Raulston. Also present were City Manager Julie Couch and City Attorney Pete Eckert.

2. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TERRY RAULSTON

3. OPEN FORUM

Mayor Jones opened the floor to persons wishing to address the Council about any matter not on tonight's agenda. The following persons came forward to address the Council:

Don Haley
210 Alta Vista
Rockwall, Texas
Mr. Haley stated he likes the new RV ordinance. He has a neighbor who owns an RV and it is parked inches from his fence and it blocks his view of the lake.

Jim Stehm
1101 Bishop
Rockwall, Texas
Stated he is speaking on behalf of motor home owners – not every case is an eyesore.

Bob Carroll
206 Alta Vista
Rockwall, Texas
Mr. Carroll strong supports the new RV ordinance. The alley pavement is broken down because of the RV, the RV drives in the open field and leaves ruts, and there is the diesel smell that is offensive to him.

Chief Mark Poindexter
Gave a status of the Open House held on October 2, 2004 at Fire Station #2. Chief Poindexter stated that 1500-2000 people attended. The Council stated that it was a job well done.

There being no one further to address the Council, Mayor Jones closed the open forum.

4. **CONSENT AGENDA**

a. **AM2004-001 --** Consider approval of an ***Ordinance*** for a city initiated amendment to the City of Rockwall Code of Ordinances – Subdivision Regulations – Chapter 24 – Amending Sections 24-6 Sketch Plan – Pre application Conference, Section 24-7 Concept Plan, Section 24-8 Preliminary Plat, Section 24-9 Final Plat, Section 24-10 Miscellaneous Requirements, and Section 24-12 Adequate water for personal use and fire protection required and take any action necessary. **(1st Reading)**

b. Consider authorizing the City Manager to execute an agreement with Fox, Byrd & Company for auditing services and take any action necessary.

Councilmember Bob Cotti requested that Consent Item "4a" be pulled and then made a motion to approve Consent Item "b." Councilmember Bill Cecil seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

Councilmember Cotti made a motion to approve Consent Item "4a" with minor typographical changes and Councilmember Tim McCallum seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 04-58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE SUBDIVISION REGULATIONS, CHAPTER 24 OF THE CITY CODE OF ORDINANCES, SECTIONS 24-6 THROUGH 24-14; INCORPORATING UNIVERSAL PROCEDURES FOR ACCEPTANCE AND PROCESSING OF PLAT APPLICATIONS; ELIMINATING SKETCH PLANS AND CONCEPT PLANS; ESTABLISHING PROCEDURES AND STANDARDS FOR MASTER PLATS FOR THE PURPOSE OF PLATTING IN PHASES; AMENDING PROCEDURES FOR PRELIMINARY AND FINAL PLATS FOR CONSISTENCY; ADDING STANDARDS GOVERNING UTILITY CONNECTIONS FOR WATER AND WASTEWATER FACILITIES; ADDING STANDARDS FOR DETERMINING THE ADEQUACY OF WATER AND WASTEWATER FACILITIES FOR PLAT APPROVAL; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed unanimously by a vote of 7 ayes and 0 nays.

5. **APPOINTMENTS**

a. Appointment with Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any necessary action.

Planning and Zoning Chairman Phillip Herbst discussed action taken by the Planning and Commission regarding the items on tonight's agenda.

b. Appointment with Mary Koblitz regarding Takeline issues and take any action necessary.

Mary Koblitz , 915 Lexington Drive, Rockwall, Texas, requested that the Council grant a written easement to the Turtle Cove HOA for maintenance purposes and requested that they reconsider making her lot (Lot 4) eligible to lease the Takeline. The Council took no action on these requests.

c. Appointment with Lakeside Church of Christ regarding a temporary gravel parking lot and take any action necessary.

Milton Halbert, Lake Church of Christ representative, explained the Church's request for a temporary gravel parking area. Councilmember Bob Cotti stated that he thought it was a reasonable request and made a motion to approve the request. Councilmember King seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

d. Appointment with Cliff Savage regarding easement abandonment request and take any action necessary.

Cliff Savage, 761 Hunter's Glen (Foxchase), Rockwall, Texas, requested that the City abandon its easement or grant a waiver so that he could construct a swimming pool and build a fence. After discussion, Councilmember Cotti made a motion to allow Staff to work with the homeowners whose homes back up to Tubbs regarding the easement. Councilmember McCallum asked how many owners were in violation and was advised there were two (2) – their permits were issued in error. Assistant City Manager Rick Crowley stated that they will work to resolve the easement issue along all of Tubbs. McCallum then seconded the motion. Councilmember Cecil requested that a time limit be put on the motion. Councilmembers Cotti and McCallum amended their motion and second to require Staff to report back to the Council during the November 1, 2004 meeting. The motion passed unanimously by a vote of 7 ayes and 0 nays.

6. Site Plans/Plats

a. **P2004-042 --** Discuss and consider a request by Robert Jebary of Brockette Davis Drake for approval of a replat of Lot 1, Block A, Villa De Portofino Addition, being a 6.5995-acre tract zoned (PD-22) Planned Development District and located along the east shore of Lake Ray Hubbard at Portofino Drive and take any action necessary.

Robert LaCroix, Director of Planning, discussed the background of the replat request and stated that Staff recommended approval. Councilmember Straughan made a motion to approve the request and Councilmember Cotti seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

b. **SP2004-017 --** Discuss and consider a request by Ron Prather of Holbrook & Partners for approval of a site plan on Lot 1, Block A, Villa De Portofino Addition, being a 6.5995-acre tract zoned (PD-22) Planned Development and located along the east shore of Lake Ray Hubbard at **Portofino Drive and take any action necessary.**

Robert LaCroix discussed the background of the request and stated that the plan was consistent with The Harbor Mediterranean look and would have a red tile roof. LaCroix stated that the Planning and Zoning Commission and the Architectural Review Board both recommended approval. Councilmember Cotti made a motion to approve the request and Councilmember Straughan seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

7. **PUBLIC HEARING ITEMS**

a. **Z2004-034** -- Hold a public hearing and consider approval of an ***Ordinance*** for a request by Michael Johnston of Ramsay Ivy CO., L.C., for a zoning change from (SF-7) Single Family Residential district, (LI) Light Industrial district, (C) Commercial district, (HC) Heavy Commercial, and (PD-52) Planned Development district to (PD) Planned Development district, including a concept plan for the proposed Park Place West development consisting of single family residential, neighborhood service and residential-office uses on a 55.8-acre tract located south of Washington/Aluminum Plant Road, east of Renfro Street, and north of the M. K. & T. Railroad and take any action necessary. **(1st Reading)**

Robert LaCroix stated that this was a continuation of the public hearing from the September 20, 2004, meeting and discussed the background of the request. The following persons came forward to address the Council regarding this matter:

Bill Bricker, Applicant
505 Westway
Rockwall, Texas

Ross Ramsay, Architect
637 Stafford Circle
Rockwall, Texas

Tom Jones, Engineer
Dallas, Texas

Billy Morris
1102 Vail Court
Rockwall, Texas
Mr. Morris stated Bricker and Ramsay were men of honor. This is still high density. Urged them to do a proper buffer.

Peg Pannell Smith
602 Williams
Rockwall, Texas
Likes the project and stated Old Towne is in favor of the project.

Ron, Owens Illinois Owner
Stated that they ship 24/7 and this would restrict his plans for expansion.

Ray Schwertner – Whitmore Manufacturing
1915 Murifield
Rockwall, Texas
Stated the development is too close to Whitmore's. Feels there would start being a lot of complaints about noise and smell.

Mary Hanrahan
201 S. Clark
Rockwall, Texas
Is in support of this development.

Pam Clark
401 Renfro
Rockwall, Texas
Is in favor of this development. It will bring new life to the Old Towne area and will be good for downtown.

Kevin Caldwell
605 Renfro
Rockwall, Texas
Is in favor of the project.

Jansy Wentzel
306 N. Clark
Rockwall, Texas
Is in favor of the project.

Greg Nixon, CEO of the REDC
844 Ridge Road West
Rockwall, Texas
Is against the project and stated that it is a violation of Hometown 2000.

Sam Buffington
509 Bourne Avenue
Rockwall, Texas
Is in favor of the project.

Ross Wilcox
605 Westway
Rockwall, Texas
Stated that on behalf of the builders, they are excited about being involved in the project and it will require "thinking outside the box."

J. D. Sims
3013 Mulberry
Rockwall, Texas
Is working with Whitmore. He likes the project, but he is concerned about the proximity. Would like to see a larger set back.

Gary Martin, CEO of Whitmore
2301 Versailles Ct.
Heath, Texas
Stated they are a good neighbor. Feels there should be a buffer on the south side of the project to buffer the tank farm and the detainment pond.

Carol Crow
504 Williams
Rockwall, Texas
Is in favor of the project.

Christy Gates
504 Williams
Rockwall, Texas
Is in favor of the project.

John Wardell
510 Chapps
Heath, Texas
Owns two lots on Renfro – he is in favor of the project. Stated "plant safety is a business issue, not a zoning issue."

Bill Bricker – Applicant
Wanted to make it clear that this is not low-income housing.

There being no one further to address the Council, Mayor Jones closed the public hearing.

Councilmember Straughan made a motion to approve the request with the condition that there is plenty of security at the railroad tracks on the south side. Councilmember Cotti seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 04-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM (SF-7) SINGLE FAMILY RESIDENTIAL DISTRICT, (LI) LIGHT INDUSTRIAL DISTRICT, (C) COMMERCIAL DISTRICT, (HC) HEAVY COMMERCIAL, AND (PD-52) PLANNED DEVELOPMENT DISTRICT NO. 52 TO (PD-59) PLANNED DEVELOPMENT NO. 59 DISTRICT FOR A 55.8-ACRE TRACT OF LAND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed unanimously by a vote of 7 ayes and 0 nays.

8. ACTION ITEMS

a. Discuss and consider a petition for annexation from Joe D. and JoAnn Loftis to annex land of approximately 234.70 acres located along the south side of Hwy 276 east of Rochelle Road and contiguous to the existing City Limits line and take any action necessary.

Robert LaCroix discussed the background of the request. Chuck Todd advised that Blackland is the water provider and that this site is designed for service by the

Timbercreek Lift Station. Councilmember Cotti made a motion to instruct Staff to proceed with the annexation process and Councilmember Raulston seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

b. Discuss and consider approval of ***Resolution*** creating the Takeline Sublease Appeals Board and establishing the procedures for that board and take any action necessary.

Mayor Jones recused himself from this discussion and action. Mayor Pro Tem McCallum took control of the meeting. Councilmember Raulston made a motion to approve the resolution and Councilmember Cotti seconded the motion. The motion passed by a vote of 6 ayes and 1 abstain [Jones].

c. Discuss and consider rejecting the bids for the Clark Street improvements and take any action necessary.

Chuck Todd, City Engineer, discussed the background of this item. Councilmember Cecil made a motion to reject the bid with the understanding that we move forward with option 1 as expeditiously as possible. Councilmember Raulston seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

d. Discuss and consider the garbage survey and take any action necessary.

Mary Smith, Finance Director, came forward to discuss the matter and requested that the Council table this matter until the next regular meeting. Councilmember McCallum made a motion to table this matter until the next regular meeting and Councilmember Cotti seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

e. Discuss and consider an amendment to the Rockwall Code of Ordinances, Chapter 5 Animals, to establish rules for structure, management, and utilization of dog parks and similar facilities and take any action necessary.

Councilmember Cotti stated that he had requested this item be placed on the agenda so that the Council could direct Staff to prepare an ordinance regarding the regulation of dog parks. Brad Griggs stated that he had information on dog parks that he could provide the Council. Councilmember Cotti made a motion to instruct Staff to move forward with the preparation of an ordinance and Councilmember Straughan seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

f. Discuss and consider the Airport Council Subcommittee recommendations and take any action necessary.

Rick Crowley, Assistant City Manager, discussed the recommendations of the Airport Council Subcommittee to maintain and enhance the airport. The Subcommittee consisted of Bob Cotti, John King and Bill Cecil. Councilmember Straughan made a motion to approve the Subcommittee's recommendations and Councilmember Raulston seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

9. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

a. Departmental Reports

b. City Manager's Report

City Manager Julie Couch advised the Council that there would be a special meeting on October 11, 2004 and reminded them of the quarterly work session scheduled for November 8, 2004.

There being no further business to come before the Council in regular session, Mayor Jones adjourned the meeting into Executive Session at 10:36 p.m.

10. **HOLD EXECUTIVE SESSION UNDER SECTIONS 551.072, 551.074 AND 551.086 OF TEXAS GOVERNMENT CODE TO DISCUSS:**

a. Deliberation regarding the purchase, exchange, lease, or value of real property.

b. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters.

c. Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.

d. Consultation with attorney pursuant to §551.071(1) to discuss pending or contemplated litigation relating to annexation.

e. Pursuant to Section 551.071(2) of the Open Meetings Act: Consultation with attorney with regard to a matter that it is the duty of the attorney to consult with the Council and falls under the attorney-client privilege.

11. **TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

Councilmember Cotti made a motion to appoint James Crow, Greg Burgamy and Dale Morgan to the Takeline Sublease Appeals Board and Councilmember Raulston seconded the motion. The motion passed by a vote of 5 ayes and 2 absent [Jones and Cecil].

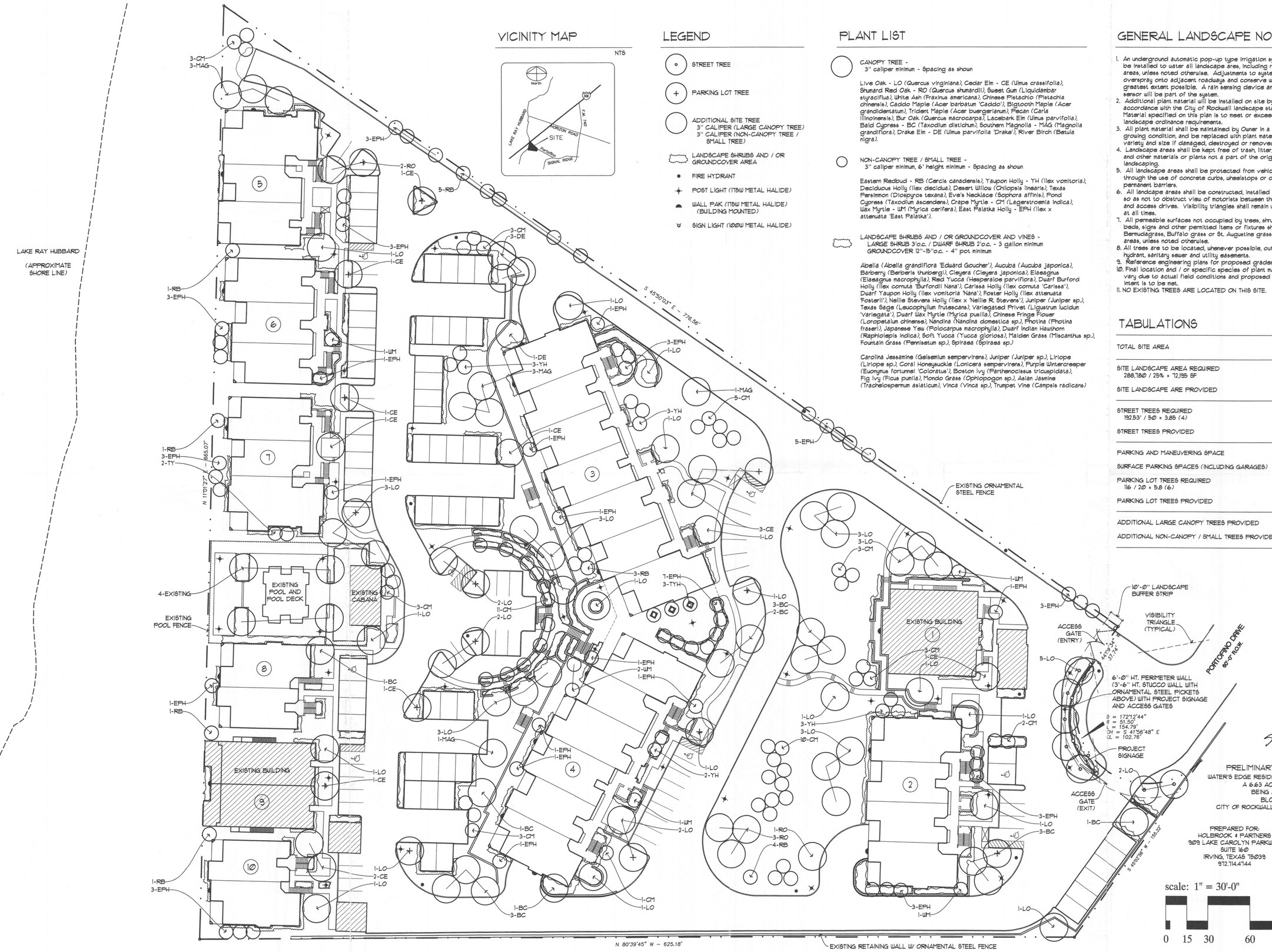
There being no further business to come before the Council, Mayor Jones adjourned the meeting at 11:30 p.m.

Approved by the City Council of the City of Rockwall, Texas, this _____ day of _____, 2004.

_____
Ken Jones, Mayor

ATTEST:

_____
Dorothy Brooks, City Secretary



VICINITY MAP

NTS

LEGEND

- STREET TREE
- PARKING LOT TREE
- ADDITIONAL SITE TREE
  3" CALIPER (LARGE CANOPY TREE)
  3" CALIPER (NON-CANOPY TREE / SMALL TREE)
- LANDSCAPE SHRUBS AND / OR GROUNDCOVER AREA
- FIRE HYDRANT
- POST LIGHT (175W METAL HALIDE)
- WALL PAK (175W METAL HALIDE) (BUILDING MOUNTED)
- SIGN LIGHT (100W METAL HALIDE)

PLANT LIST

CANOPY TREE -
3" caliper minimum - Spacing as shown

Live Oak - LO (Quercus virginiana), Cedar Elm - CE (Ulmus crassifolia), Shumard Red Oak - RO (Quercus shumardii), Sweet Gum (Liquidambar styraciflua), White Ash (Fraxinus americana), Chinese Pistachio (Pistachia chinensis), Caddo Maple (Acer barbatum 'Caddo'), Bigtooth Maple (Acer grandidentatum), Trident Maple (Acer buergerianum), Pecan (Carla illinoinensis), Bur Oak (Quercus macrocarpa), Lacebark Elm (Ulmus parvifolia), Bald Cypress - BC (Taxodium distichum), Southern Magnolia - MAG (Magnolia grandiflora), Drake Elm - DE (Ulmus parvifolia 'Drake'), River Birch (Betula nigra).

NON-CANOPY TREE / SMALL TREE -
3" caliper minimum, 6' height minimum - Spacing as shown

Eastern Redbud - RB (Cercis canadensis), Yaupon Holly - YH (Ilex vomitoria), Deciduous Holly (Ilex decidua), Desert Willow (Chilopsis linearis), Texas Persimmon (Diospyros texana), Eve's Necklace (Sophora affinis), Pond Cypress (Taxodium ascendens), Crape Myrtle - CM (Lagerstroemia indica), Wax Myrtle - WM (Myrica cerifera), East Palatka Holly - EPH (Ilex x attenuata 'East Palatka').

LANDSCAPE SHRUBS AND / OR GROUNDCOVER AND VINES -
LARGE SHRUB 3'o.c. / DWARF SHRUB 2'o.c. - 3 gallon minimum
GROUNDCOVER 12"-15"o.c. - 4" pot minimum

Abelia (Abelia grandiflora 'Edward Goucher'), Aucuba (Aucuba japonica), Barberry (Berberis thunbergi), Cleyera (Cleyera japonica), Elaeagnus (Elaeagnus macrophylla), Red Yucca (Hesperaloe parviflora), Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana'), Carissa Holly (Ilex cornuta 'Carissa'), Dwarf Yaupon Holly (Ilex vomitoria 'Nana'), Foster Holly (Ilex attenuata 'Fosterii'), Nellie Stevens Holly (Ilex x 'Nellie R. Stevens'), Juniper (Juniper sp.), Texas Sage (Leucophyllum frutescans), Variegated Privet (Ligustrum lucidum 'Variegata'), Dwarf Wax Myrtle (Myrica pusilla), Chinese Fringe Flower (Loropetalum chinense), Nandina (Nandina domestica sp.), Photina (Photina fraseri), Japanese Yew (Polocarpus macrophylla), Dwarf Indian Hawthorn (Raphiolepis indica), Soft Yucca (Yucca gloriosa), Maiden Grass (Miscanthus sp.), Fountain Grass (Pennisetum sp.), Spiraea (Spiraea sp.)

Carolina Jessamine (Gelsemium sempervirens), Juniper (Juniper sp.), Liriope (Liriope sp.), Coral Honeysuckle (Lonicera sempervirens), Purple Wintercreeper (Euonymus fortunei 'Coloratus'), Boston Ivy (Parthenocissus tricuspidata), Fig Ivy (Ficus pumila), Mondo Grass (Ophiopogon sp.), Asian Jasmine (Trachelospermum asiaticum), Vinca (Vinca sp.), Trumpet Vine (Campsis radicans)

GENERAL LANDSCAPE NOTES

1. An underground automatic pop-up type irrigation system shall be installed to water all landscape area, including right-of-way areas, unless noted otherwise. Adjustments to system will limit overspray onto adjacent roadways and conserve water to the greatest extent possible. A rain sensing device and a freeze sensor will be part of the system.
2. Additional plant material will be installed on site by Owner in accordance with the City of Rockwall landscape standards. Material specified on this plan is to meet or exceed minimum landscape ordinance requirements.
3. All plant material shall be maintained by Owner in a healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed.
4. Landscape areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the original landscaping.
5. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheelstops or other permanent barriers.
6. All landcape areas shall be constructed, installed and mantained so as not to obstruct view of motorists between the street and access drives. Visibility triangles shall remain unobstructed at all times.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be Bermudagrass, Buffalo grass or St. Augustine grass lawn areas, unless noted otherwise.
8. All trees are to be located, whenever possible, outside fire hydrant, sanitary sewer and utility easements.
9. Reference engineering plans for proposed grades.
10. Final location and / or specific species of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
11. NO EXISTING TREES ARE LOCATED ON THIS SITE.

TABULATIONS

TOTAL SITE AREA	288,180 SF
SITE LANDSCAPE AREA REQUIRED 288,180 / 25% = 72,195 SF	72,195 SF
SITE LANDSCAPE ARE PROVIDED	80,000 SF+
STREET TREES REQUIRED 1923.53' / 50 = 38.5 (4)	4
STREET TREES PROVIDED	7
PARKING AND MANEUVERING SPACE	34,345 SF
SURFACE PARKING SPACES (INCLUDING GARAGES)	116
PARKING LOT TREES REQUIRED 116 / 20 = 5.8 (6)	6
PARKING LOT TREES PROVIDED	15
ADDITIONAL LARGE CANOPY TREES PROVIDED	77
ADDITIONAL NON-CANOPY / SMALL TREES PROVIDED	120

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SEP 08 2004
By
SP2004-017

PRELIMINARY LANDSCAPE PLAN
WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
A 6.63 ACRE TRACT OF LAND
BEING ALL OR PART OF
BLOCK X / XXXX
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED FOR:
HOLBROOK & PARTNERS
909 LAKE CAROLYN PARKWAY
SUITE 160
IRVING, TEXAS 75039
972.714.4744

PREPARED BY:
ENVIRO DESIGN
7424 GREENVILLE AVENUE
SUITE 200
DALLAS, TEXAS 75231
214.987.3010

scale: 1" = 30'-0"
0 15 30 60 90

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REGISTERED LANDSCAPE ARCHITECT
RICHARD B. ARTHUR
176
STATE OF TEXAS

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF RICHARD B. ARTHUR, REGISTERED LANDSCAPE ARCHITECT, TEXAS. MAINTAINING THE ORIGINAL FILE OF THIS ELECTRONIC DRAWING FILE MAY BE USED AS A SUCCESSIVE WORKING DRAWING FOR THE PROJECT OR EXTENSIONS TO THE PROJECT. IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO THE USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE ABOVE REFERENCED RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY REMOVE THIS NOTICE FROM ANY ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

REVISIONS
1 8 SEPT 04
CITY COMMENTS

Water's Edge Residences
At Lake Ray Hubbard
HOLBROOK & PARTNERS
ROCKWALL, TEXAS

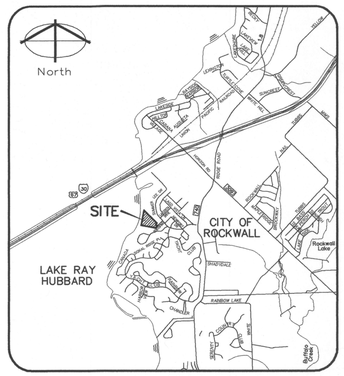
SCALE
1" = 30'-0"

DATE
20 AUG 04

TITLE
LANDSCAPE SUBMITTAL

SHEET
1LS OF 1

File Name: ray hubbard submittal.dwg
Plot Date: 09/07/2004 - 05:16pm



Location Map
NTS



LEGEND

- Existing Curb
- Existing Curb (to be removed)
- Proposed Curb
- Sawcut
- Existing Water Line
- Existing Water Line (to be removed)
- Existing Water Service
- Existing Water Service (to be abandoned)
- Proposed Water Line
- Proposed Water Service
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Line (to be removed)
- Proposed Sanitary Sewer Line
- Proposed Sanitary Sewer Lateral
- Existing Storm Sewer Line
- Proposed Storm Sewer Line

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By

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SP2004-017

Benchmark :
"□" Cut At South Side Of Sanitary Sewer Lift Station. Located 100 Ft. East and 10 Ft.± South From The Southwest Corner Of This Property

Elevation : 450.45

CAUTION!!!
EXISTING PHONE, GAS, ELECTRICAL & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

TEXAS ONE CALL: 1-800-245-4545

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UTILITY SITE PLAN

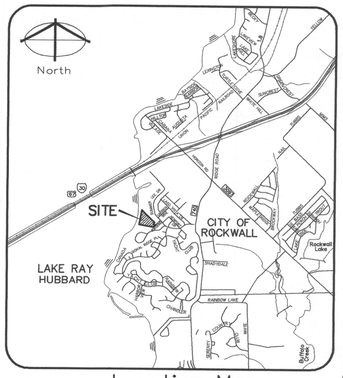
WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD

CITY OF ROCKWALL, TEXAS

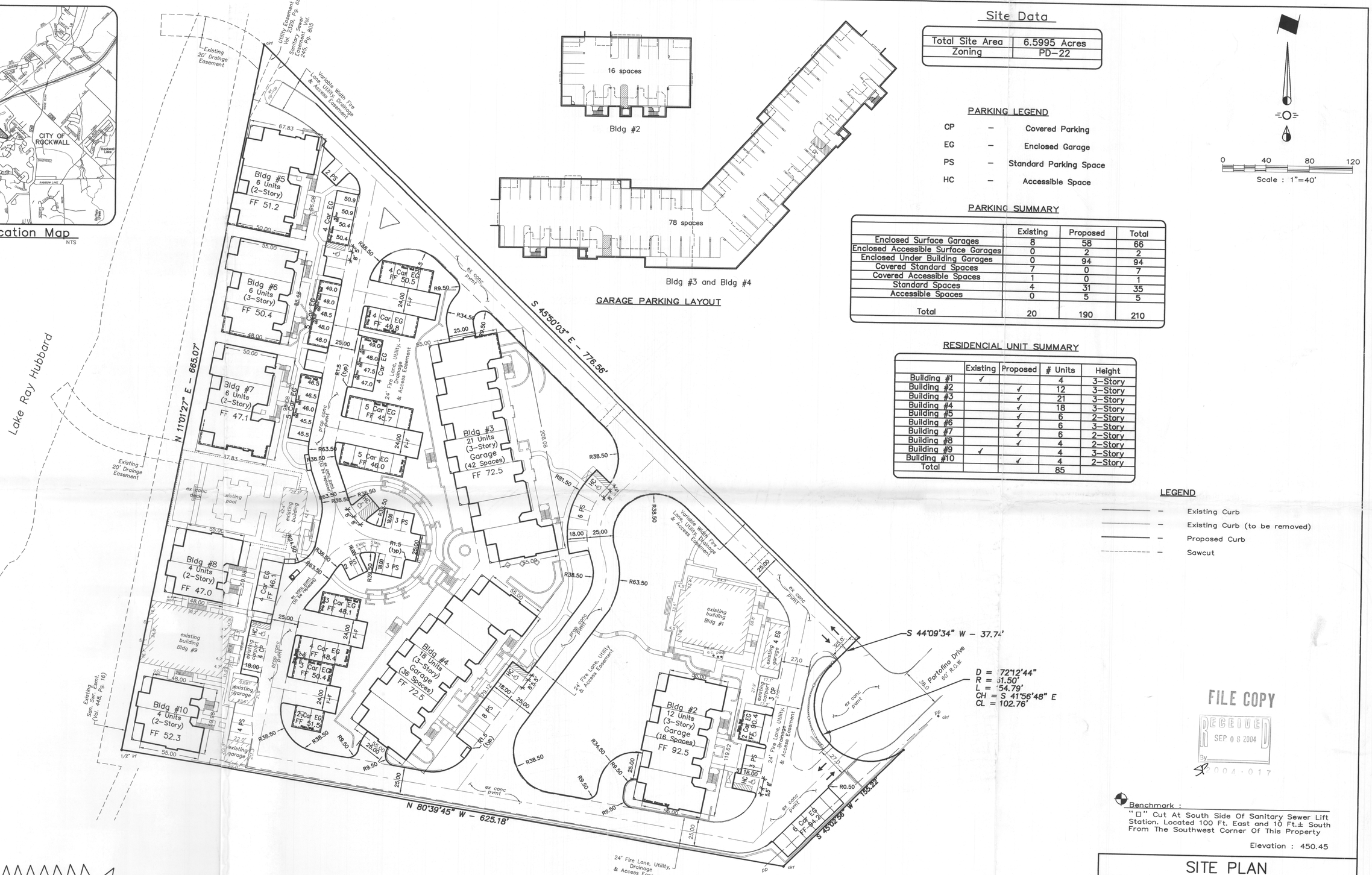
BROCKETTE • DAVIS • DRAKE, INC.
consulting engineers
Civil & Structural Engineering • Surveying
4144 North Central Expressway, Suite 1100 • Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	STL	09/04	1"=40'	BDD	C04207	2

SITE PLAN UTILITY-LDH.dwg



Location Map
NTS



GARAGE PARKING LAYOUT

Site Data

Total Site Area	6.5995 Acres
Zoning	PD-22

PARKING LEGEND

CP	–	Covered Parking
EG	–	Enclosed Garage
PS	–	Standard Parking Space
HC	–	Accessible Space

0 40 80 120
Scale : 1"=40'

PARKING SUMMARY

	Existing	Proposed	Total
Enclosed Surface Garages	8	58	66
Enclosed Accessible Surface Garages	0	2	2
Enclosed Under Building Garages	0	94	94
Covered Standard Spaces	7	0	7
Covered Accessible Spaces	1	0	1
Standard Spaces	4	31	35
Accessible Spaces	0	5	5
Total	20	190	210

RESIDENCIAL UNIT SUMMARY

	Existing	Proposed	# Units	Height
Building #1	✓		4	3-Story
Building #2		✓	12	3-Story
Building #3		✓	21	3-Story
Building #4		✓	18	3-Story
Building #5		✓	6	2-Story
Building #6		✓	6	3-Story
Building #7		✓	6	2-Story
Building #8		✓	4	2-Story
Building #9	✓		4	3-Story
Building #10		✓	4	2-Story
Total			85	

LEGEND

- Existing Curb
- Existing Curb (to be removed)
- Proposed Curb
- Sawcut

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SITE PLAN

WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
CITY OF ROCKWALL, TEXAS

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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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SITE PLAN-LRH.dwg

PHOTOMETRIC SITE LAYOUT
PREPARED BY:
THE LIGHTING ALLIANCE
DALLAS, TEXAS (972) 456-9800

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	18	WST 175M WT	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	12800	0.72	213
	C	40	DELTA GT III	ARCHITECTURAL AREA LIGHT WITH TYPE 3 DISTRIBUTION WITH TEMPERED, HIGH IMPACT AND HEAT RESISTANT CLEAR GLASS	ONE 100-WATT COATED BT-17 METAL HALIDE, VERTICAL BASE-UP POSITION.	8000	0.72	215

PHOTOMETRIC SITE LAYOUT
Scale 1" = 40'

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scale: 1" = 40'-0"
0 20 40 80 120

Plot Date: 09/07/2004 – 05:18pm

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REVISIONS
1 8 SEPT 04
CITY COMMENTS

Water's Edge Residences
At Lake Ray Hubbard
HOLBROOK & PARTNERS
ROCKWALL, TEXAS

SCALE
1" = 40'-0"

DATE
20 AUG 04

TITLE
PHOTOMETRICS

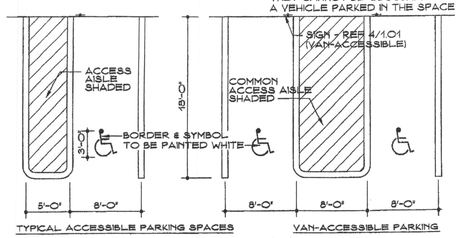
SHEET
1PH OF 1

GENERAL NOTES

1. LEGAL DESCRIPTION :
   BEING A PARCEL OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A, VILLAS DE PORTOFINO, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS RECORDED BY PLAT IN CABINET E, SLIDE 113, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.
2. DEVELOPER: LRH WATER'S EDGE, L.P.
   909 LAKE CAROLYN PARKWAY
   SUITE 1610
   IRVING, TEXAS 75039
   (972) 714-4744
   ATTN: MR. CHARLES HOLBROOK
3. ALL WORK TO CONFORM TO CODES, ORDINANCES AND REGULATIONS OF THE CITY OF ROCKWALL, TEXAS AND OTHER AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
4. EXISTING ZONING PD-22
   BUILDING CODE ..... 2000 INTERNATIONAL BUILDING CODE W/ CITY OF ROCKWALL AMENDMENTS
5. REFER TO GRADING PLAN PREPARED BY BROCKETTE DAVIS DRAKE, 4144 NORTH CENTRAL EXPRESSWAY, SUITE 1100, DALLAS, TEXAS, 75204; (214) 824-3647.
6. REFER TO SURVEY PREPARED BY BROCKETTE DAVIS DRAKE, 4144 NORTH CENTRAL EXPRESSWAY, SUITE 1100, DALLAS, TEXAS, 75204; (214) 824-3647.
7. REFER TO DIMENSIONAL CONTROL PLAN PREPARED BY BROCKETTE DAVIS DRAKE, 4144 NORTH CENTRAL EXPRESSWAY, SUITE 1100, DALLAS, TEXAS, 75204; (214) 824-3647.
8. REFER TO WATER, SANITARY AND STORM SEWER DRAWINGS PREPARED BY BROCKETTE DAVIS DRAKE, 4144 NORTH CENTRAL EXPRESSWAY, SUITE 1100, DALLAS, TEXAS, 75204; (214) 824-3647).
9. REFER TO STRUCTURAL - FOUNDATION, PARKING GARAGE, WOOD FRAMING DESIGN DRAWINGS PREPARED BY THE INTERFIELD GROUP, ENGINEERS, PROJECT CONSTRUCTION MANAGERS, 401 STUDEWOOD, SUITE 300, HOUSTON, TEXAS 77007; (713) 780-0909.
10. REFER TO LANDSCAPE DRAWINGS PREPARED BY ENVIRO DESIGN, 7424 GREENVILLE AVENUE, SUITE 200; DALLAS, TX 75231; (214) 987-3010
11. REFER TO PLUMBING, ELECTRICAL & HEATING, VENTILATING & AIR CONDITIONING DRAWINGS PREPARED BY RAYMOND ENGINEERING, INC.; 14405 WALTERS RD. SUITE 950; HOUSTON, TEXAS 77014; (281) 440-7211.
12. THE CONTRACTOR/S SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE.
13. THE CONTRACTOR/S SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK & EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
14. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWINGS DO NOT RELIEVE THE CONTRACTOR/S FROM EXECUTING WORK INTENDED IN THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.
15. VERIFY ALL DIMENSIONS, CONDITIONS, EXISTING CONSTRUCTION, GRADES AND UTILITIES ON PROJECT AND CONTRACT DOCUMENTS AT PROJECT SITE PRIOR TO BEGINNING CONSTRUCTION; DISCREPANCIES TO BE REPORTED TO OWNER AND ARCHITECT FOR CLARIFICATION
16. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR/S SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL.
17. THE CONTRACTOR/S SHALL BEAR THE TOTAL EXPENSE FOR & SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.
18. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN OWNER APPROVED LOCATIONS ONLY.
19. ALL MATERIALS SHALL BE NEW AND OF DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS.
20. ALL EXTERIOR EXPOSED WORK TO BE INSTALLED IN WEATHER TIGHT MANNER; CAULK AND PROVIDE WEATHER BARRIER MATERIALS AS REQUIRED FOR WATERTIGHT CONSTRUCTION.
21. ALL EXPOSED METAL CONNECTORS, FASTENERS, COVERS AND RELATED APPURTENANCES TO BE NON-CORROSIVE.
22. FIRESTOPPING:
   A. ALL FIRESTOPPING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 23/32 INCH PLYWOOD WITH JOINTS BACKED BY 23/32 INCH PLYWOOD OR ONE THICKNESS OF 3/4 INCH TYPE 2-M PARTICLE BOARD WITH JOINTS BACKED BY 3/4 - INCH TYPE 2 -M PARTICLE BOARD.
   B. FIRE STOPS MAY ALSO BE OF GYPSUM BOARD OR OTHER CONFORMING AND OWNER APPROVED MATERIALS.
   C. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL SHALL HAVE FIRE STOPS OF MINERAL FIBER OF GLASS FIBER OR OTHER APPROVED NON RIGID MATERIALS.
   D. THE INTEGRITY OF ALL FIRESTOPPING SHALL BE CONTINUOUSLY MAINTAINED.
   E. FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
      1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
      2. AT ALL INTERCONNECTIONS BETWEEN VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND CEILINGS AND COVE CEILINGS.
      3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN & BETWEEN STUDS ALONG AND IN-LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
      4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
23. DRAFTSTOPPING:
   A. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH PLYWOOD, 3/8 INCH TYPE 2-M PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
   B. INTEGRITY OF ALL DRAFTSTOPPING SHALL BE CONTINUOUSLY MAINTAINED.
   C. DRAFTSTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS :
      1. IN FLOOR -CEILING ASSEMBLIES (FLOOR TRUSS SPACE OF BUILDINGS HAVING MORE THAN ONE DWELLING UNIT, DRAFTSTOPS SHALL BE IN LINE WITH WALLS SEPARATING TENANTS FROM EACH OTHER AND SEPARATING TENANTS FROM OTHER AREAS.
      2. IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES, SUCH AS DRAFTSTOPS WHERE REQUIRED SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES.
24. ALL SEPARATING WALLS & FLOOR-CEILING ASSEMBLIES, INCLUDING PENETRATIONS OR OPENINGS, SHALL PROVIDE AN AIRBORNE AND IMPACT SOUND INSULATION EQUAL TO SOUND TRANSMISSION CLASS & IMPACT INSULATION CLASS REQUIRED BY GOVERNING AUTHORITIES; CONTRACTOR SHALL PROVIDE CONSTRUCTION METHOD, ACCESSORIES, DEVICES AND APPURTENANCES AS REQUIRED FOR SAME. PROVIDE CONTINUOUS SEALANT BEAD AT PERIMETER OF GYPSUM BOARD AT ALL PARTY WALLS, BOTH SIDES AIR TIGHT; PROVIDE SEALANT AT ALL OPENINGS MADE IN WALL AND FLOOR SURFACES AND FRAMING FOR SUPPLY AND DRAIN LINES; PROVIDE SEALANT, AIR TIGHT, AROUND ELECTRICAL OUTLETS AND JUNCTION BOXES.
25. STRUCTURAL, FIRE RESISTIVE AND SOUND RESISTIVE INTEGRITY IS TO BE MAINTAINED AT PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND CONDUITS, PIPES AND SIMILAR SYSTEMS & IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES AND AUTHORITIES AND PROVIDED BY EACH RESPECTIVE CONTRACTOR.

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1.03	GARAGE PLANS / ELEVATIONS	4.02	BUILDING 3 - EXTERIOR ELEVATIONS
		4.03	BUILDING 3, 4 - EXTERIOR ELEVATIONS
2.01	TYPICAL UNIT PLAN - TYPE 'A' / INTERIOR ELEVATIONS	4.04	BUILDING 4 - EXTERIOR ELEVATIONS
2.02	TYPICAL UNIT PLAN - TYPE 'B' / INTERIOR ELEVATIONS	4.05	BUILDING 5 - EXTERIOR ELEVATIONS
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2.04	TYPICAL UNIT PLAN - TYPE 'C' / INTERIOR ELEVATIONS	4.07	BUILDING 7 - EXTERIOR ELEVATIONS
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2.07	TYPICAL UNIT PLAN - TYPE 'E' / INTERIOR ELEVATIONS	5.01	2-STORY WALL SECTIONS / DETAILS
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		6.07	ELEVATOR SECTIONS / PLANS
		7.01	DOOR & WINDOW DETAILS

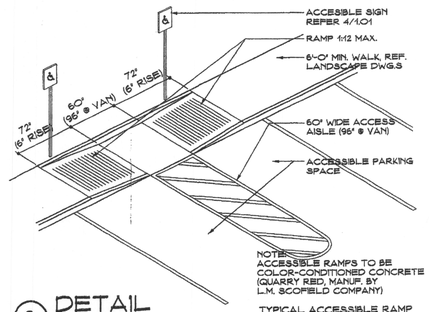


TYPICAL ACCESSIBLE PARKING SPACES — VAN-ACCESSIBLE PARKING

NOTE: PARKING SPACE & ACCESS ISLE SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS

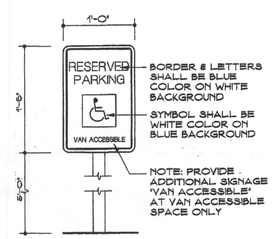
2 DETAIL — ACCESSIBLE PARKING

1/8" = 1'-0"



3 DETAIL — TYPICAL ACCESSIBLE RAMP

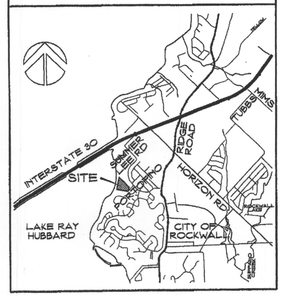
N.T.S.



4 DETAIL — SIGNAGE

1" = 1'-0"

VICINITY MAP



PROJECT TABULATIONS (BLDG 8)

TYPICAL UNIT DATA

UNIT	A	B	C	D1	D2	E
TYPE	2 BR/2 B	2 BR/2 B/D	3 BR/2 B	3 BR/2 B	3 BR/2 B	3 BR/3/2 B
NUMBER	10	21	10	8	20	4
SQ.FT./UNIT	1,248	1,450	1,586	1,772	1,748	2,180
BALCONY	112	121	124	139	139	148

TYPICAL BLDG. DATA

BLDG. NO.	A	B	C	D1	D2	E	TOTAL UNITS/ BLDG
2		6			6		12
3	3	6	3	3	6		21
4	3	3	3	3	6		18
5	2		2			2	6
6		4		2			6
7	2		2			2	6
10		2			2		4
TOTALS	10	21	10	8	20	4	73

TYPICAL BUILDING DATA

	SQ. FT. UNIT/BLDG				PRIVATE BALC / BLDG				
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNIT AREA/ BLDG	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNIT BALC/ AREA	TOTAL BLDG AREA/ BLDG
2	5,396	6,396	6,396	19,188	520	520	520	1,560	20,748
3	11,002	11,002	11,002	33,006	895	895	895	2,685	35,691
4	9,552	9,552	9,552	28,656	774	774	774	2,322	30,978
5	5,014	5,014		10,028	384	384		768	10,796
6	4,672	4,672		9,344	381	381		762	10,106
7	5,014	5,014		10,028	384	384		768	10,796
10	3,198	3,198		6,396	260	260		520	6,916
TOTALS	44,848	44,848	26,950	116,646	3,598	3,598	2,189	9,385	126,031

ACCESSORY BUILDING DATA

GARAGE	(BLDG 2)	8,170	SF
GARAGE	(BLDG 3; BLDG4)	28,601	SF
GARAGE	(G1 @ 1,448; G2 @ 558; G3, G4, G5, G7 @ 992; G6, G8, G9, G10 @ 1,240)	10,934	SF
TOTAL BLDG. CONST. AREA		173,736	SF

SITE DATA

LAND AREA	(185,217 SF)	6.5995	A
DENSITY		N/A	U/A
PARKING REQUIRED	(2 SP / 2BDR; 2.5 SP / 3 BDR)	157	SP
PARKING PROVIDED	(GARAGES 136 / 6 HC; OPEN 23 / 4 HC)	169	SP



SITE PLAN NOTES

1. SITE PLAN FOR GENERAL BLDG. PARKING LAYOUT & INFORMATION PURPOSES ONLY - REFER CIVIL ENGINEERING DRAWINGS FOR DIMENSIONS & DETAILED LOCATIONS OF BUILDINGS, PARKING, UTILITIES & OTHER INFORMATION.
2. REFER LANDSCAPE DRAWINGS FOR SIDEWALK LOCATIONS WITH ACCESSIBLE ROUTES INDICATED.
3. REFER CIVIL / LANDSCAPE DRAWINGS FOR RETAINING WALLS, LANDSCAPE WALLS & EXTERIOR STAIRS / STEP LOCATIONS.
4. ALL UNITS TO BE ACCESSIBLE / ADAPTABLE PER FAIR HOUSING REQUIREMENTS.
5. SALES OFFICE IF PROVIDED TO BE ACCESSIBLE PER ADA REQUIREMENTS.

1 SITE PLAN

1" = 50'-0"

CODE ANALYSIS

BLDG. CODE: INTERNATIONAL BUILDING CODE 2000

OCCUPANCY: APARTMENTS - R-2
GARAGE - S-2

FIRE PROTECTION:
TYPE
1. R-2 TYPE V A (SPRINKLERED) - BLDG 2, 3, 4, 5, 6, 7, 10
2. S-2 TYPE V B (UNPROTECTED) - GARAGE G1, G2, G3, G4 G5, G6, G7, G8, G9, G10
3. S-2 TYPE 1 A (SPRINKLERED) - GARAGE UNDER BLDG 2, 3, 4

ALLOWABLE FLOOR AREA:

	BASE	SPRINKLER INCREASE (200%)	MULTI-STORY
1. R2	12,000 SF	24,000 SF	72,000 SF
2. S-2	13,500 SF	N/A	NA
3. S-2	UNLIMITED	N/A	NA

BUILDING	TOTAL FLOOR AREA	FIRE WALL REQUIRED
BLDG 2	20,748 SF	NO
BLDG 2 GARAGE	8,170 SF	NO
BLDG 3	35,691 SF	NO
BLDG 4	30,978 SF	NO
BLDG 3, 4 GARAGE	28,601 SF	NO
BLDG 5	10,796 SF	NO
BLDG 6	10,106 SF	NO
BLDG 7	10,796 SF	NO
BLDG 10	6,916 SF	NO
GARAGE - G9 (LARGEST)	1,240 SF	NO

NOTE: TOTAL BLDG. FLOOR AREA INCLUDES UNITS, AND PRIVATE BALCONIES AND STORAGES.

NO	ITEM	DATE
1	UNIT NUMBERS	11 FEB 05
2	ADD DUMPSTERS	1 JUN 05

REGISTERED ARCHITECT — BRAD E. KITTLESON — 7082 — STATE OF TEXAS

FILE COPY

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RECEIVED MAY 12 2006 By

WATER'S EDGE Residences

AT LAKE RAY HUBBARD

BLDGS 2, 3, 4, 5, 6, 7, 10

ROCKWALL TEXAS

ARCHON CORPORATION
ARCHITECTS / PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204 214/526-0731

DATE 19 JAN 05

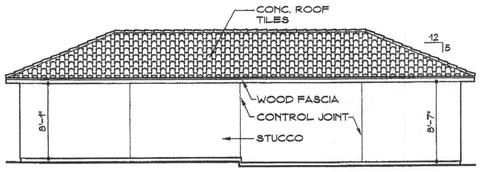
PROJECT 2408

SHEET 1.01

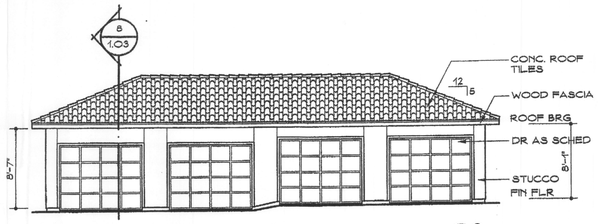
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C:\Program Files\Gcadd01\2408\2408101.dwg Wed Jun 01 09:15:56 2005

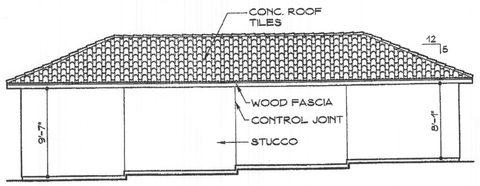
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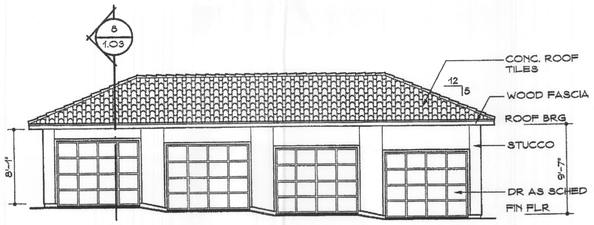
16 REAR ELEV G3
1/8" = 1'-0" 4 CAR GARAGE



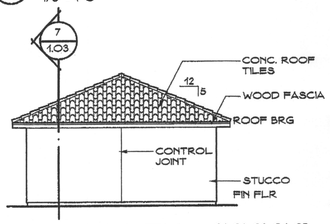
15 FRONT ELEV G3
1/8" = 1'-0" 4 CAR GARAGE



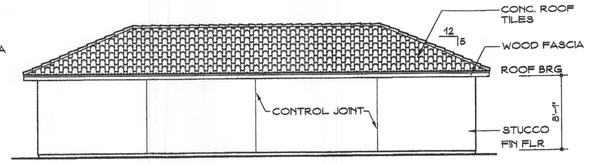
14 REAR ELEV G7
1/8" = 1'-0" 4 CAR GARAGE



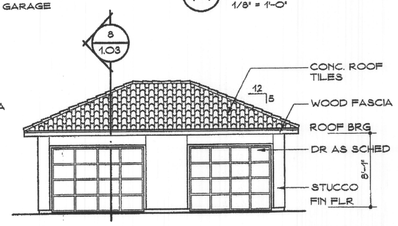
13 FRONT ELEV G7
1/8" = 1'-0" 4 CAR GARAGE



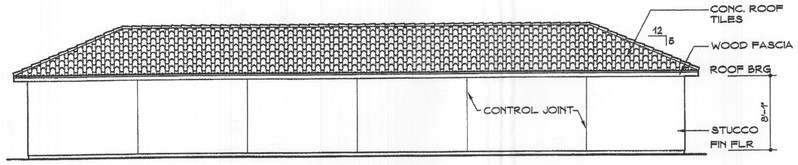
17 SIDE ELEV G1, G2, G3, G4, G5 G6, G7, G8, G9, G10
1/8" = 1'-0" 2, 4, 5, 6 CAR GARAGE



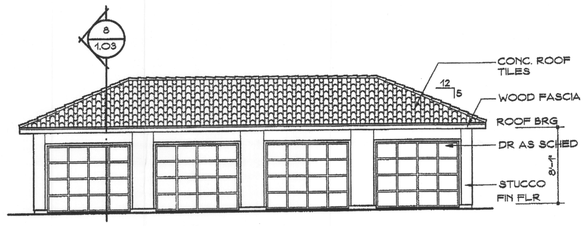
12 REAR ELEV G4, G5
1/8" = 1'-0" 4 CAR GARAGE



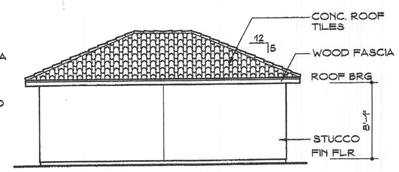
8 FRONT ELEV G2
1/8" = 1'-0" 2 CAR GARAGE



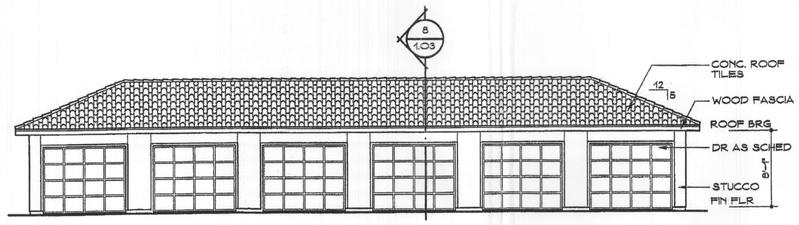
4 REAR ELEV G1
1/8" = 1'-0" 5 CAR GARAGE



11 FRONT ELEV G4, G5
1/8" = 1'-0" 4 CAR GARAGE

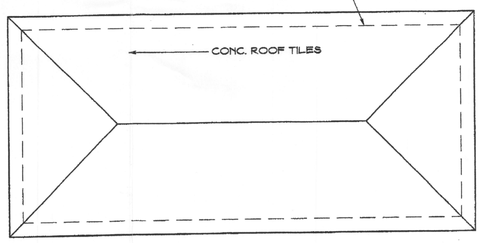


7 REAR ELEV G2
1/8" = 1'-0" 2 CAR GARAGE

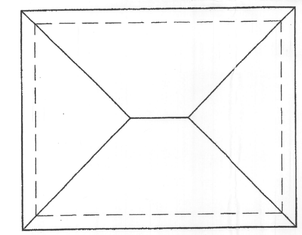


3 FRONT ELEV G1
1/8" = 1'-0" 5 CAR GARAGE

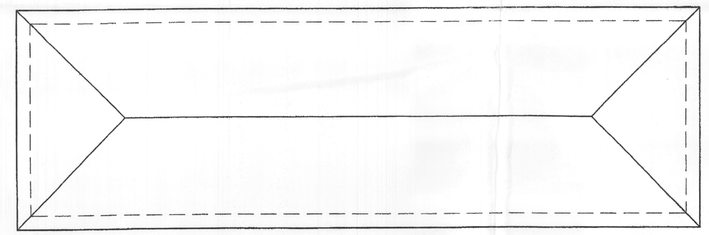
BUILDING LINE BELOW SHOWN DASHED



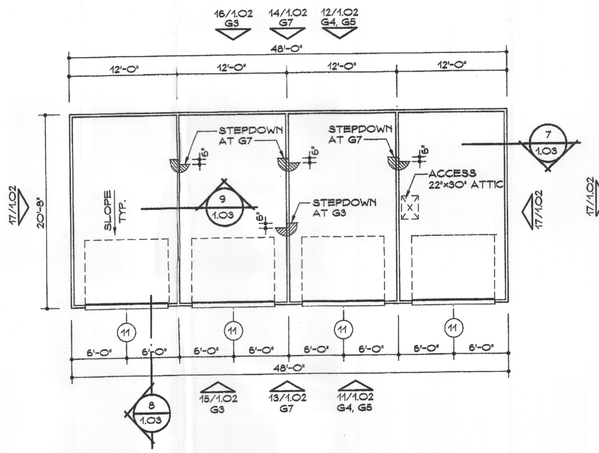
10 ROOF PLAN G3, G4, G5, G7
1/8" = 1'-0" 4 CAR GARAGE



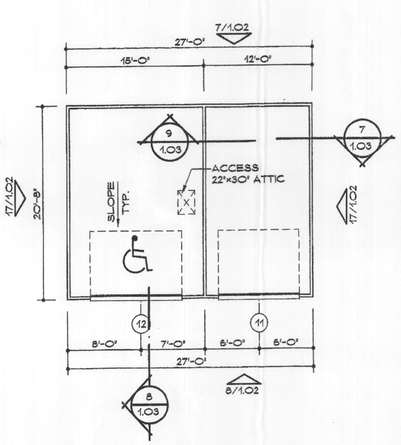
6 ROOF PLAN G2
1/8" = 1'-0" 2 CAR GARAGE



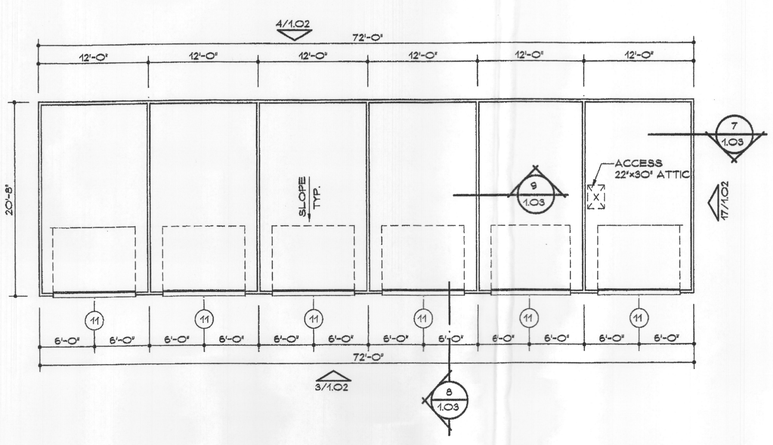
2 ROOF PLAN G1
1/8" = 1'-0" 5 CAR GARAGE



9 FLOOR PLAN G3, G4, G5, G7
1/8" = 1'-0" 4 CAR GARAGE - 992 SF



5 FLOOR PLAN G2
1/8" = 1'-0" 2 CAR GARAGE - 558 SF



1 FLOOR PLAN G1
1/8" = 1'-0" 5 CAR GARAGE - 1,448 SF

NOTE:

ALL ROOF SLOPES TO BE 5:12 UNLESS NOTED OTHERWISE - REF. ROOF PLANS

SOFFIT VENTS TO BE 'AIRVENT' UNDEREAVE CONT. VENT W/ NET FREE VENTILATING AREA OF 9 SQ. IN / L.F. OR EQUAL.

ROOF VENTS TO BE 'O'HAGIN' MODEL 'M' WITH NET FREE VENTILATING AREA OF 100 SQ. IN. OR EQUAL.

PROVIDE GUTTERS W/ REQ'D. DOWNSPOUTS AT ALL HORIZ. FASCIAS.

NO	ITEM	DATE

REGISTERED ARCHITECT
RICK E. KITTLESON
7022
STATE OF TEXAS
1-19-05

RECEIVED
MAY 12 2006
By

WATER'S EDGE Residences
AT LAKE RAY HUBBARD
BLDGS 2, 3, 4, 5, 6, 7, 10
ROCKWALL TEXAS

ARCHON CORPORATION
ARCHITECTS / PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204 214/526-0731

DATE 19 JAN 05

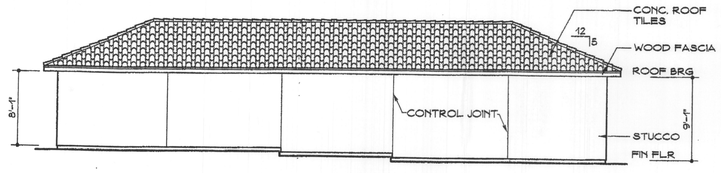
PROJECT 2408

SHEET 1.02

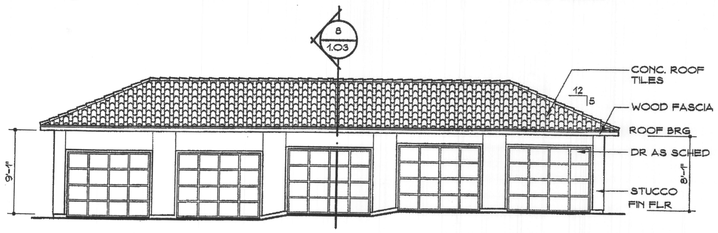
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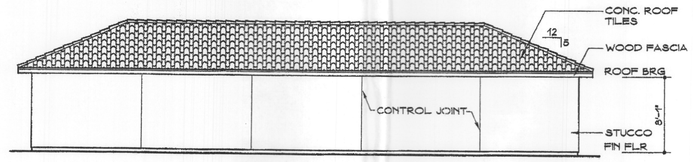
C:\Program Files\Acad\2408\2408102.dwg Wed Jan 19 11:37:37 2005



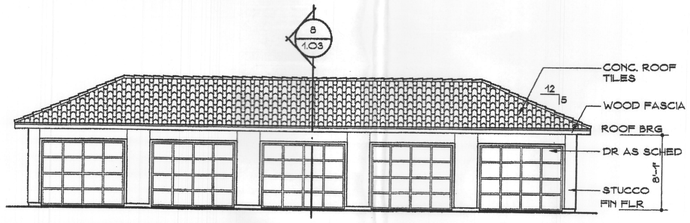
6 REAR ELEV G6, G9
1/8" = 1'-0" 5 CAR GARAGE



5 FRONT ELEV G6, G9
1/8" = 1'-0" 5 CAR GARAGE



4 REAR ELEV G8, G10
1/8" = 1'-0" 5 CAR GARAGE



3 FRONT ELEV G8, G10
1/8" = 1'-0" 5 CAR GARAGE

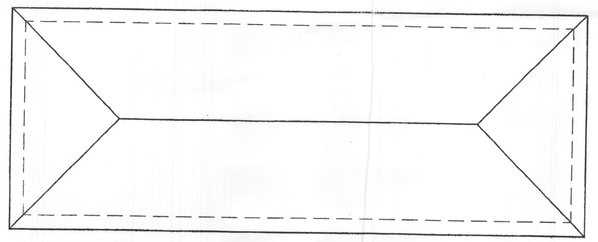
NOTE:

ALL ROOF SLOPES TO BE 5:12 UNLESS NOTED OTHERWISE - REF. ROOF PLANS

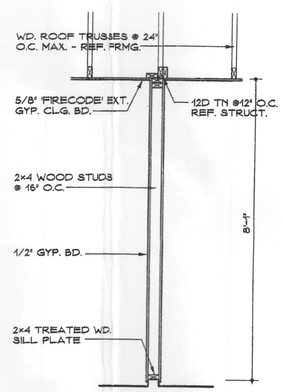
SOFFIT VENTS TO BE 'AIRVENT' UNDEREAVE CONT. VENT W/ NET FREE VENTILATING AREA OF 9 SQ. IN / L.F. OR EQUAL.

ROOF VENTS TO BE 'O'HAGIN' MODEL 'M' WITH NET FREE VENTILATING AREA OF 100 SQ. IN. OR EQUAL.

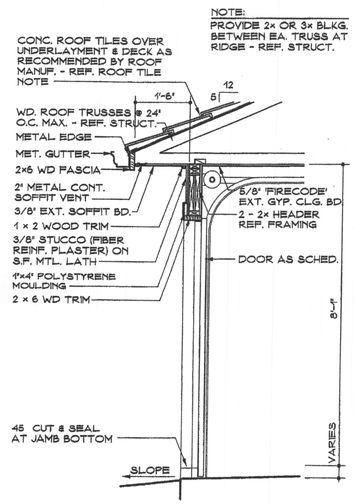
PROVIDE GUTTERS W/ REQ'D. DOWNSPOUTS AT ALL HORIZ. FASCIAS.



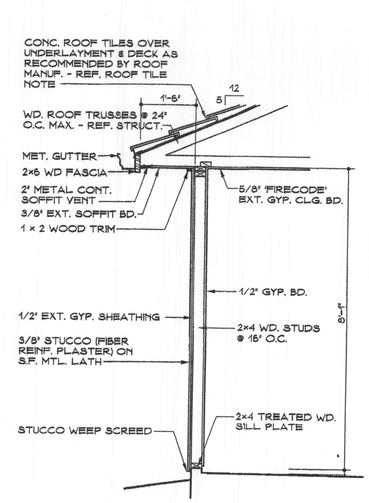
2 ROOF PLAN G1
1/8" = 1'-0" 5 CAR GARAGE



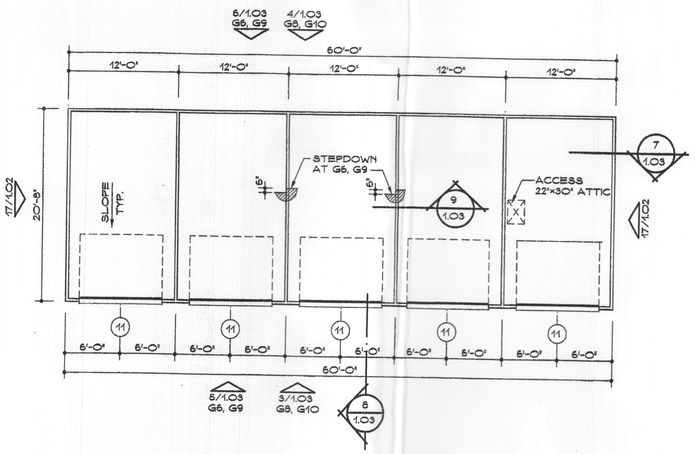
9 SECTION GARAGE
1/2" = 1'-0"



8 SECTION GARAGE
1/2" = 1'-0"



7 SECTION GARAGE
1/2" = 1'-0"



1 FLOOR PLAN G6, G8, G9, G10
1/8" = 1'-0" 5 CAR GARAGE - 1,240 SF

NO	ITEM	DAT

REGISTERED ARCHITECT
RICK E. KITTLESON
7022
STATE OF TEXAS

Rick Kittleson 1-19-05

RECEIVED
MAY 12 2006
By

WATER'S EDGE Residences
AT LAKE RAY HUBBARD
BLDGS 2, 3, 4, 5, 6, 7, 1
ROCKWALL TEXAS

ARCHON CORPORATIC
ARCHITECTS / PLANNER
2929 CARLISLE STREE
SUITE 130 - DALLAS, T
75204 214/526-07

DATE 19 JAN

PROJECT 240

SHEET 1.0

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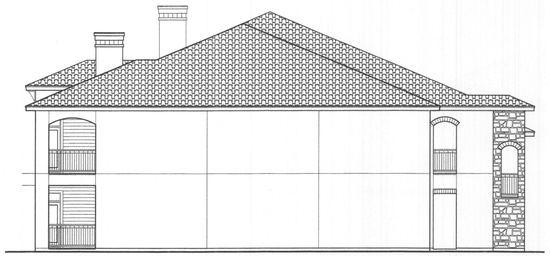
TYPICAL SIDE ELEVATION - 2 STORY

3/32" = 1'-0"



TYPICAL REAR ELEVATION - 2 STORY

3/32" = 1'-0"



TYPICAL SIDE ELEVATION - 2 STORY

3/32" = 1'-0"



TYPICAL FRONT ELEVATION - 2 STORY

3/32" = 1'-0"



TYPICAL SIDE ELEVATION
3 STORY W/ 1 LEVEL PARKING GARAGE

3/32" = 1'-0"



TYPICAL REAR ELEVATION
3 STORY W/ 1 LEVEL PARKING GARAGE

3/32" = 1'-0"

SUPERCEDED



TYPICAL SIDE ELEVATION
3 STORY W/ 1 LEVEL PARKING GARAGE

3/32" = 1'-0"



TYPICAL FRONT ELEVATION
3 STORY W/ 1 LEVEL PARKING GARAGE

3/32" = 1'-0"

REVISIONS

NO	ITEM	DATE
1	REDESIGN 3-STORY END / ADD STONE	3 SEP 04

ARCHITECT:
RICK E. KITTELSON #7022

PRELIMINARY - NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE: 20 AUG 04

FILE COPY

RECEIVED
SEP 08 2004
By

2004-017

WATER'S EDGE Residences

AT LAKE RAY HUBBARD
77 UNITS
ROCKWALL TEXAS

ARCHON CORPORATION
ARCHITECTS / PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204 214/526-0731

DATE 20 AUG 04

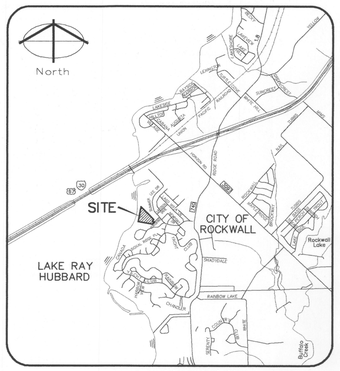
PROJECT 2408

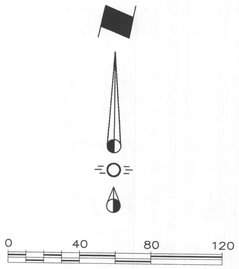
SHEET 1 OF 1

C:\Program Files\Cad\2408\2408A01.dwg Thu Sep 02 15:18:58 2004

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Existing Type 'B' Headwall
ex 36" rcp
Existing 20' Drainage Easement
Utility Easement Vol. 2328, Pg. 68
Sanitary Sewer Easement Vol. 2454, Pg. 805
Existing 15' Curb Inlet
20' Wide Drainage Easement
Trans. (to be relocated)
Remove Cleanout Plug Lateral
Ex WM's (to be removed)
Bldg #6
Bldg #7
Bldg #8
Bldg #10
Bldg #3
Bldg #4
Bldg #2
Existing 10' Curb Inlet (to be removed)
Prop. Junc. Box
Ex WM's (to be relocated)
Ex WM's (to remain)
Ex cleanouts (to remain)
Prop. 15' Inlet w/ 18" RCP
Existing 3'x 3' Inlet
Remove Inlet Extend RCP For Landscape Drainage
Remove Inlets Extend PVC For Landscape Drainage
Prop. 18" RCP
Prop. 15' Inlet
Existing 5' Grate Inlet
Plug Ex SS Lats
Plug Ex 6" Wtr
Plug Ex 6" SS
Remove Cleanouts Plug Laterals
Existing 1-10' & 1-15' Curb Inlet w/ Frt & Rear Opening
Existing 15' Curb Inlet Frt & Rear Opening
Existing 2-10' Curb Inlets w/ Frt & Rear Opening
Existing Curb Inlet
24' Fire Lane, Utility, Drainage & Access Easement
Variable Width Fire Lane, Utility, Drainage & Access Easement
10'x10' Util. Esmt.
Existing Type 'B' Headwall
Lake Ray Hubbard
Existing Lake Edge
Existing 20' Drainage Easement
20' Wide Utility Easement ex. conc deck
existing pool
existing building
existing garage
existing carport
existing building Bldg #9
existing building Bldg #1
a.c. pads
existing concrete pads
Existing Sanitary Sewer Easement (Vol. 464, Pg. 16)
ex 10" ss fm
ex 8" ss
ex 6" wtr
ex 24" rcp
ex 21" rcp
ex 12" wtr
ex gas & 12" wtr
ex 8" wtr
ex 12" con
ex 8" ss
ex 15" pvc
ex conc pvmt
1/2" irf
ex ss lift station
Existing 10' Curb Inlet
Remove Cleanout Plug Lateral
N 11°01'27" E - 665.07'
S 45°50'03" E - 776.56'
N 80°39'45" W - 625.18'
S 44°09'34" W - 37.74'
S 45°02'56" W - 185.22'
D = 172°12'44"
R = 51.50'
L = 154.79'
CH = S 41°56'48" E
CL = 102.76'
Portofino Drive 60' R.O.W.
ex 16" rcp
ex conc pvmt
ex 6" wtr
ex 8" ss
ex 12" wtr
ex gas & 12" wtr
24' Fire Lane, Utility, Drainage & Access Easement
ELECT. VAULT
elect. vault
ex fh (to be relocated)
ex fh
ex cleanout
ex wm
ex sanmh
ex co
pp
tele ped
trans
FH
WM
DS

LEGEND

- Existing Curb
- Existing Curb (to be removed)
- Proposed Curb
- Sawcut
- Existing Water Line
- Existing Water Line (to be removed)
- Existing Water Service
- Existing Water Service (to be abandoned)
- Proposed Water Line
- Proposed Water Service
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Line (to be removed)
- Proposed Sanitary Sewer Line
- Proposed Sanitary Sewer Lateral
- Existing Storm Sewer Line
- Proposed Storm Sewer Line

See Eng. Grounds
See Plan Wtr. Grounds

SURVEYED

Benchmark :
"□" Cut At South Side Of Sanitary Sewer Lift Station. Located 100 Ft. East and 10 Ft.± South From The Southwest Corner Of This Property

Elevation : 450.45

CAUTION!!!
EXISTING PHONE, GAS, ELECTRICAL & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
TEXAS ONE CALL: 1-800-245-4545

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M:\Data\Civil\C04207 - Lake Ray Hubbard\Plans\Site Plan Utility\ J.RH.dwg, 8/20/2004 8:37:48 AM, BDD, stl

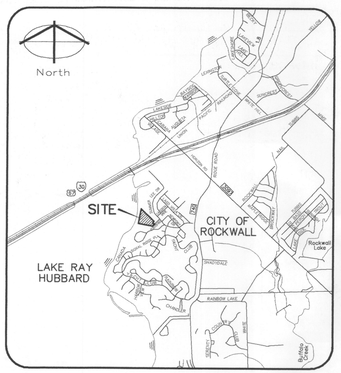
UTILITY SITE PLAN

WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
CITY OF ROCKWALL, TEXAS

BROCKETTE • DAVIS • DRAKE, INC.
consulting engineers
Civil & Structural Engineering • Surveying
4144 North Central Expressway, Suite 1100 • Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	STL	08/04	1"=40'	BDD	C04207	2

SITE PLAN UTILITY-LSH.dwg



Location Map
NTS

Site Data

Total Site Area	6.5995 Acres
Zoning	PD-22

PARKING LEGEND

CP	–	Covered Parking
EG	–	Enclosed Garage
PS	–	Standard Parking Space
HC	–	Accessible Space

PARKING SUMMARY

	Existing	Proposed	Total
Enclosed Surface Garages	8	58	66
Enclosed Accessible Surface Garages	0	2	2
Enclosed Under Building Garages	0	94	94
Covered Standard Spaces	7	0	7
Covered Accessible Spaces	1	0	1
Standard Spaces	4	31	35
Accessible Spaces	0	5	5
Total	20	190	210

RESIDENCIAL UNIT SUMMARY

	Existing	Proposed	# Units	Height
Building #1	✓		2	3-Story
Building #2		✓	12	3-Story
Building #3		✓	21	3-Story
Building #4		✓	18	3-Story
Building #5		✓	6	2-Story
Building #6		✓	6	3-Story
Building #7		✓	6	2-Story
Building #8		✓	4	2-Story
Building #9	✓		2	3-Story
Building #10		✓	4	2-Story
Total			81	

0 40 80 120
Scale : 1"=40'

LEGEND

- Existing Curb
- Existing Curb (to be removed)
- Proposed Curb
- Sawcut

SUPERCEDED

RECEIVED
AUG 20 2004
BY

SP 2004-017

FILE COPY

Benchmark :
"□" Cut At South Side Of Sanitary Sewer Lift Station. Located 100 Ft. East and 10 Ft.± South From The Southwest Corner Of This Property

Elevation : 450.45

CAUTION!!!
EXISTING PHONE, GAS, ELECTRICAL & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
TEXAS ONE CALL: 1-800-245-4545

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SITE PLAN

WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD

CITY OF ROCKWALL, TEXAS

BROCKETTE • DAVIS • DRAKE, INC.
consulting engineers
Civil & Structural Engineering • Surveying
4144 North Central Expressway, Suite 1100 • Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

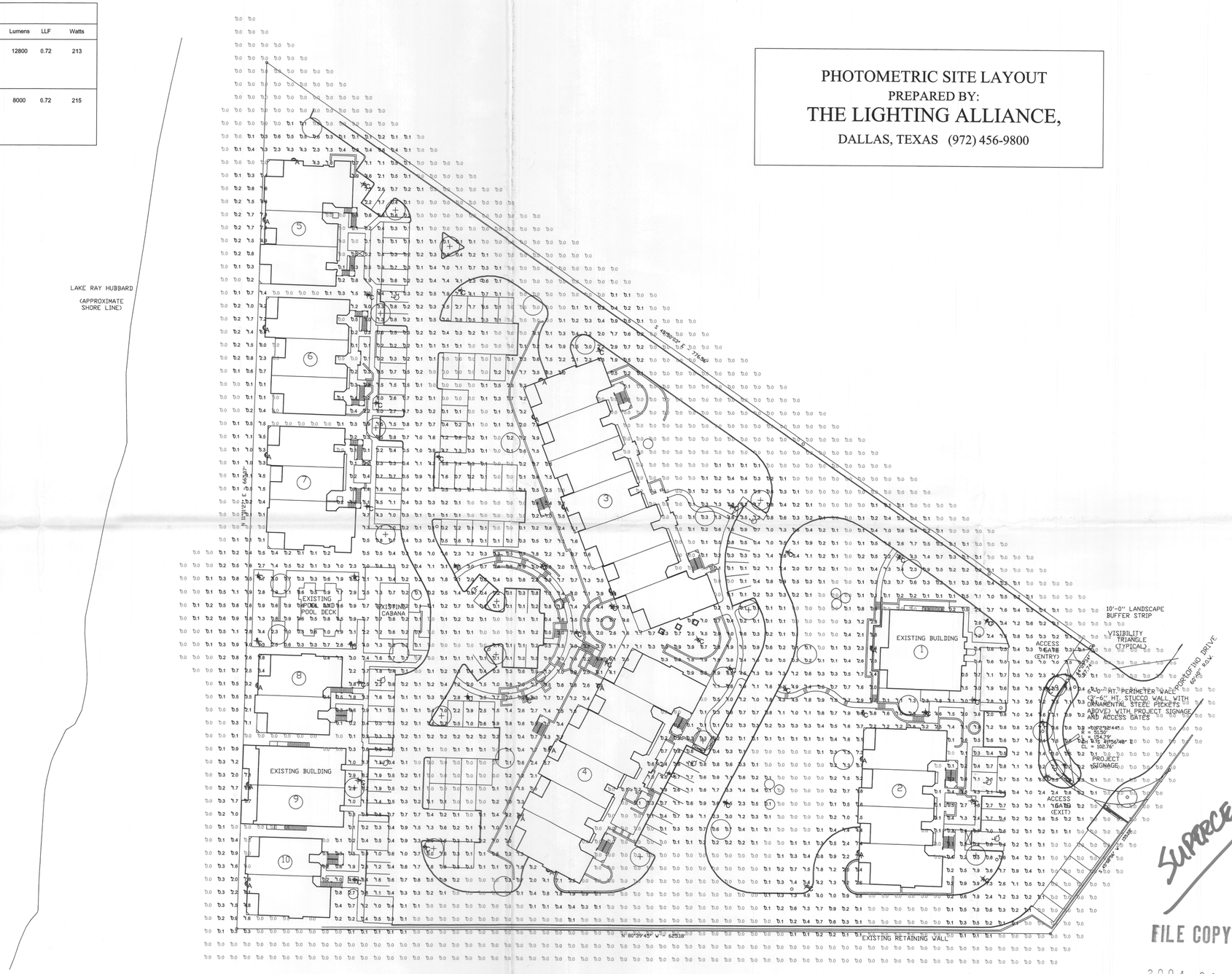
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	STL	08/04	1"=40'	BDD	C04207	1

N:\Data\Civil\2004\C04207 - Lake Ray Hubbard\Plan\Site Plan-LRH.dwg, 8/20/2004 8:27:04 AM, BDD, stl

SITE PLAN-LRH.dwg

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
⌓	A	18	WST 175M WT	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	12800	0.72	213
□ ¤	C	40	DELTA GT III	ARCHITECTURAL AREA LIGHT WITH TYPE 3 DISTRIBUTION WITH TEMPERED, HIGH IMPACT AND HEAT RESISTANT CLEAR GLASS	ONE 100-WATT COATED BT-17 METAL HALIDE, VERTICAL BASE-UP POSITION.	8000	0.72	215



PHOTOMETRIC SITE LAYOUT
Scale 1" = 40'

PHOTOMETRIC SITE LAYOUT
PREPARED BY:
THE LIGHTING ALLIANCE,
DALLAS, TEXAS (972) 456-9800

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2004-017

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By

File Name: roy hubbard photometrics.dwg
Plot Date: 08/31/2004 - 09:14am

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REVISIONS

Water's Edge Residences
At Lake Ray Hubbard
HOLBROOK & PARTNERS ROCKWALL, TEXAS

SCALE
1" = 40'-0"

DATE
26 AUG 04

TITLE
PHOTOMETRICS

SHEET
1PH OF 1

LAKE RAY HUBBARD

(APPROXIMATE SHORE LINE)

S 45°50'03" E – 776.56'

N 11°01'27" E – 665.07'

N 80°39'45" W – 625.18'

EXISTING RETAINING WALL

EXISTING POOL AND POOL DECK

EXISTING CABANA

EXISTING BUILDING

EXISTING BUILDING

• ADD ADDITIONAL TREES NEEDED @ LANDSCAPING.

File Name: ray hubbard submittal.dwg
Plot Date: 08/19/2004 – 05:05pm

PLANT LIST

CANOPY TREE -
3" caliper minimum

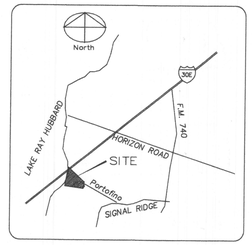
Live Oak (Quercus virginiana), Cedar Elm (Ulmus crassifolia), Shumard Red Oak (Quercus shumardii), Sweet Gum (Liquidambar styraciflua), White Ash (Fraxinus americana), Chinese Pistachio (Pistachia chinensis), Caddo Maple (Acer barbatum 'Caddo'), Bigtooth Maple (Acer grandidentatum), Trident Maple (Acer buergerianum), Pecan (Carla illinoinensis), Bur Oak (Quercus macrocarpa), Lacebark Elm (Ulmus parvifolia), Bald Cypress (Taxodium distichum), Southern Magnolia (Magnolia grandiflora), Drake Elm (Ulmus parvifolia 'Drake'), River Birch (Betula nigra).

NON-CANOPY TREE / SMALL TREE -
3" caliper minimum, 6' height minimum

Eastern Redbud (Cercis canadensis), Yaupon Holly (Ilex vomitoria), Deciduous Holly (Ilex decidua), Desert Willow (Chilopsis linearis), Texas Persimmon (Diospyros texana), Eve's Necklace (Sophora affinis), Pond Cypress (Taxodium ascendens), Crape Myrtle (Lagerstroemia indica), Wax Myrtle (Myrica cerifera), East Palatka Holly (Ilex x attenuata 'East Palatka').

LEGEND

- STREET TREE
- PARKING LOT TREE
- ADDITIONAL SITE TREE
  3" CALIPER (LARGE CANOPY TREE)
  3" CALIPER (NON-CANOPY TREE / SMALL TREE)
- FIRE HYDRANT
- POST LIGHT (175W METAL HALIDE)
- WALL PAK (175W METAL HALIDE) (BUILDING MOUNTED)
- SIGN LIGHT (100W METAL HALIDE)



VICINITY MAP

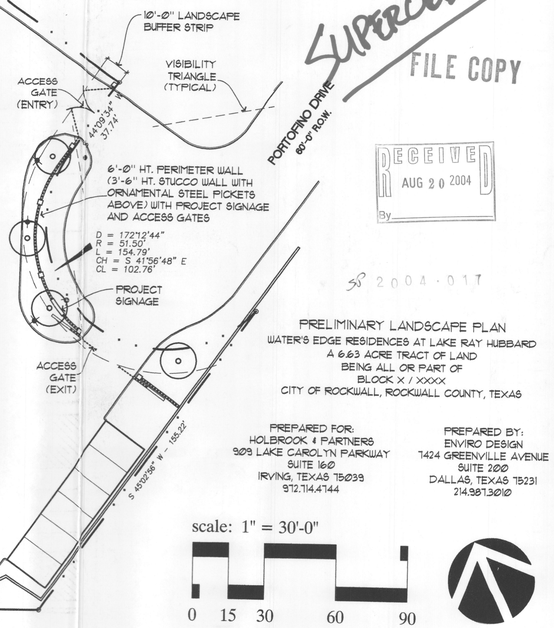
NTS

GENERAL LANDSCAPE NOTES

1. An underground automatic pop-up type irrigation system shall be installed to water all landscape area, including right-of-way areas, unless noted otherwise. Adjustments to system will limit overspray onto adjacent roadways and conserve water to the greatest extent possible. A rain sensing device and a freeze sensor will be part of the system.
2. Additional plant material will be installed on site by Owner in accordance with the City of Rockwall landscape standards. Material specified on this plan is to meet minimum landscape ordinance requirements.
3. All plant material shall be maintained by Owner in a healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed.
4. Landscape areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the original landscaping.
5. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheelstops or other permanent barriers.
6. All landcape areas shall be constructed, installed and mantained so as not to obstruct view of motorists between the street and access drives. Visibility triangles shall remain unobstructed at all times.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be Bermudagrass, Buffalo grass or St. Augustine grass lawn areas, unless noted otherwise.
8. All trees are to be located, whenever possible, outside fire hydrant, sanitary sewer and utility easements.
9. Reference engineering plans for proposed grades.
10. Final location of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
11. NO EXISTING TREES ARE LOCATED ON THIS SITE.

TABULATIONS

TOTAL SITE AREA	288,180 SF
SITE LANDSCAPE AREA REQUIRED 288,180 / 25% = 72,195 SF	72,195 SF
SITE LANDSCAPE ARE PROVIDED	80,000 SF+
STREET TREES REQUIRED 192.53' / 50 = 3.85 (4)	4
STREET TREES PROVIDED	4
PARKING AND MANEUVERING SPACE	34,345 SF
SURFACE PARKING SPACES (INCLUDING GARAGES)	116
PARKING LOT TREES REQUIRED 116 / 20 = 5.8 (6)	6
PARKING LOT TREES PROVIDED	15
ADDITIONAL LARGE CANOPY TREES PROVIDED	16
ADDITIONAL NON-CANOPY / SMALL TREES PROVIDED	13



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PRELIMINARY LANDSCAPE PLAN
WATER'S EDGE RESIDENCES AT LAKE RAY HUBBARD
A 6.63 ACRE TRACT OF LAND
BEING ALL OR PART OF
BLOCK X / XXXX
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED FOR:
HOLBROOK & PARTNERS
909 LAKE CAROLYN PARKWAY
SUITE 1600
IRVING, TEXAS 75039
972.714.4744

PREPARED BY:
ENVIRO DESIGN
7424 GREENVILLE AVENUE
SUITE 200
DALLAS, TEXAS 75231
214.987.3010

scale: 1" = 30'-0"

0 15 30 60 90

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REGISTERED LANDSCAPE ARCHITECT
RICHARD B. ARTHUR
176
STATE OF TEXAS
8.20.04

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF RICHARD B. ARTHUR, REGISTERED LANDSCAPE ARCHITECT. BY WARRANTING THE ORIGINAL .DWG FILE, THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND FOR ADDITIONAL WORK. IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES THAT HE/SHE WILL ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MODIFY THIS DRAWING FILE WITHOUT REMOVING THIS DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

REVISIONS

Water's Edge Residences
At Lake Ray Hubbard
HOLBROOK & PARTNERS
ROCKWALL, TEXAS

SCALE
1" = 30'-0"

DATE
20 AUG 04

TITLE
LANDSCAPE SUBMITTAL

SHEET
1LS OF 1



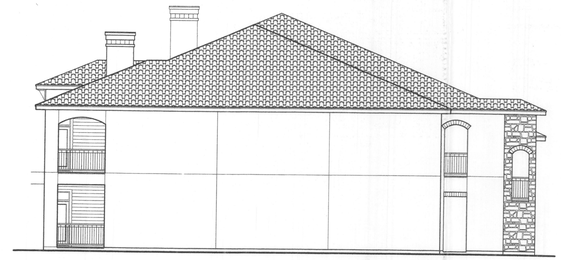
TYPICAL SIDE ELEVATION - 2 STORY

3/32" = 1'-0"



TYPICAL REAR ELEVATION - 2 STORY

3/32" = 1'-0"



TYPICAL SIDE ELEVATION - 2 STORY

3/32" = 1'-0"



TYPICAL FRONT ELEVATION - 2 STORY

3/32" = 1'-0"



TYPICAL SIDE ELEVATION
3 STORY W/ 1 LEVEL PARKING GARAGE

3/32" = 1'-0"



TYPICAL REAR ELEVATION
3 STORY W/ 1 LEVEL PARKING GARAGE

3/32" = 1'-0"



TYPICAL SIDE ELEVATION
3 STORY W/ 1 LEVEL PARKING GARAGE

3/32" = 1'-0"



TYPICAL FRONT ELEVATION
3 STORY W/ 1 LEVEL PARKING GARAGE

3/32" = 1'-0"

SUPERCEDED

REVISIONS

NO	ITEM	DATE

ARCHITECT:
RICK E. KITTELSON #7022

PRELIMINARY - NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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WATER'S EDGE Residences
AT LAKE RAY HUBBARD
77 UNITS
ROCKWALL TEXAS

ARCHON CORPORATION
ARCHITECTS / PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204 214/526-0731

DATE 20 AUG 04

PROJECT 2408

SHEET 1 OF 1

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