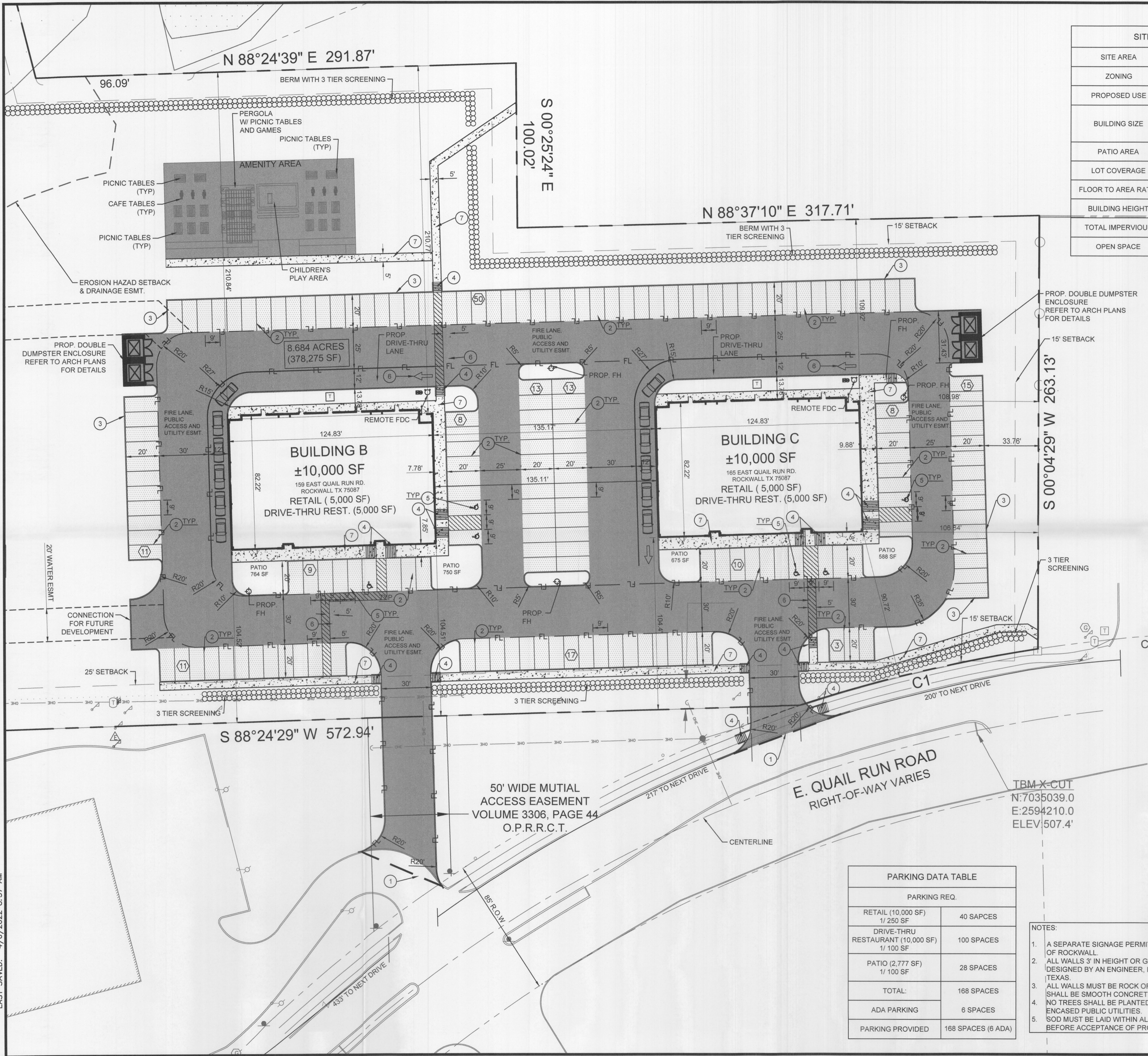
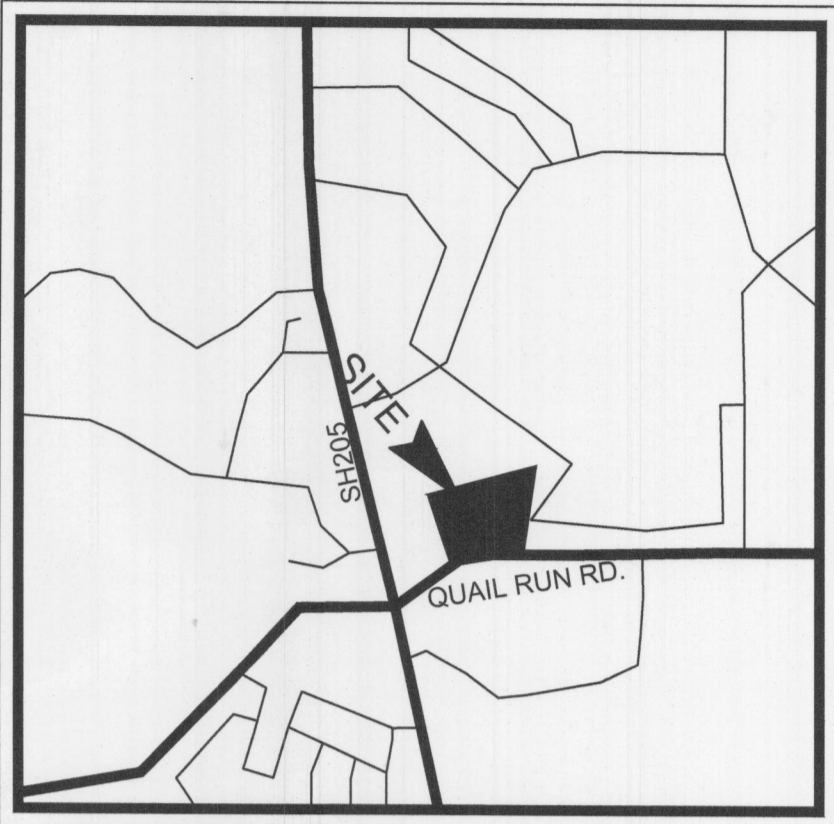
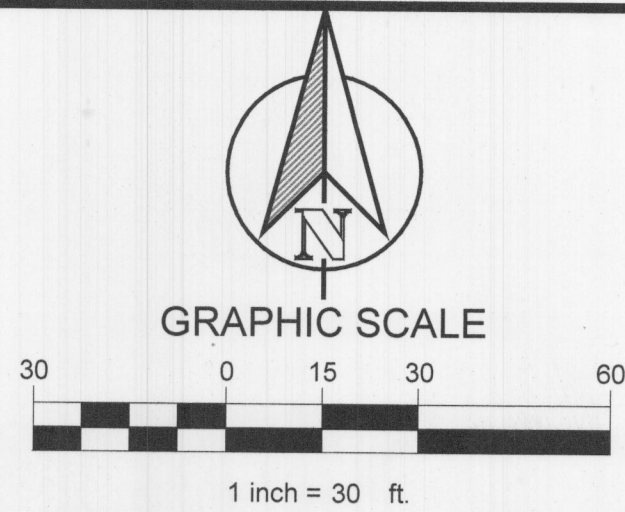


PLOTTED BY: L'VIN ROWLAND  
 PLOT DATE: 4/6/2022 8:57 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 4/6/2022 8:57 AM



SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,000 SF
	BUILDING C- 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)



VICINITY MAP  
N.T.S.

CONSTRUCTION SCHEDULE

	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

CONSTRUCTION SCHEDULE

①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT. NO 131  
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC  
4403 N.CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

CASE NUMBER

Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12 DAY OF May, 2022

WITNESS OUR HANDS THIS 12 DAY OF May, 2022

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

PARKING DATA TABLE

PARKING REQ.	
RETAIL (10,000 SF) 1/ 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1/ 100 SF	100 SPACES
PATIO (2,777 SF) 1/ 100 SF	28 SPACES
TOTAL:	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	168 SPACES (6 ADA)

NOTES:

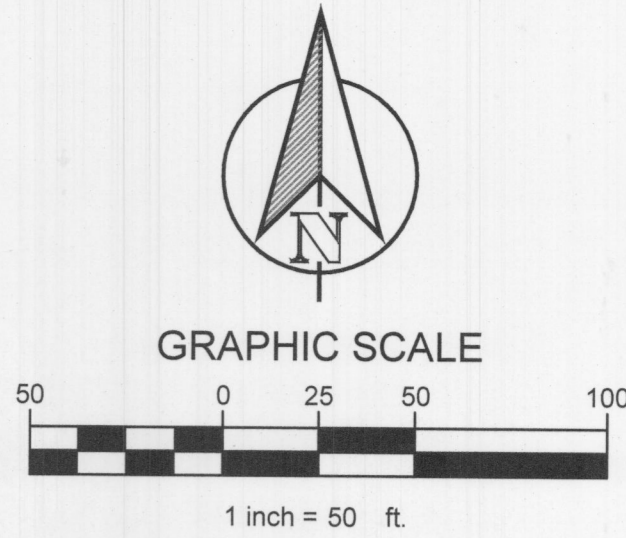
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
- ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
- ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
- NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
- SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

PLOTTED BY: LYN ROWLAND  
 PLOT DATE: 4/5/2022 6:14 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CAO\ SHEETS\PRELIMINARY UTILITY PLAN.DWG  
 LAST SAVED: 4/5/2022 6:11 PM

TBM X-CUT  
 N:7035413.6  
 E:2593216.9  
 ELEV:486.4'

TBM X-CUT  
 N:7035023.1  
 E:2593510.9  
 ELEV:489.6'

ONE STORY BRICK BUILDING  
 FINISHED FLOOR ELEV. = 492.1'  
 BUILDING HEIGHT = 35.1'  
 FROM FINISHED FLOOR ELEV.



LEGEND	
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE AND MANHOLE
	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
	PROPOSED COMMUNICATION LINE
	PROPOSED UNDERGROUND ELECTRICAL LINE
	EXISTING OVERHEAD POWER LINE

LEGEND	
	EX. CONTOURS
	STORM DRAIN
	CURB INLET

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 DREW DONOSKY  
 Engineer  
 P.E. No. 125651 Date 4/5/2022

DUWEST ROCKWALL  
 SH 205 & QUAIL RUN RD  
 ROCKWALL, TX

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
 ABSTRACT. NO 131  
 8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC  
 4403 N CENTRAL EXWAY SUITE #200  
 DALLAS, TX 75025  
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 PH: 214.918.1804

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PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 4/5/2022

SHEET

C-1

File No. 2022-002

CASE # SP2022-012

PLOTTED BY: DARC Y BRANDON  
 PLOT DATE: 4/6/2022 9:29 AM  
 LOCATION: C:\USERS\DARC Y\DOCUMENTS\DLA \_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL\_LP\_2022-04-05.DWG  
 LAST SAVED: 4/6/2022 9:27 AM

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
E. QUAIL RUN RD.: ±149' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING: PROVIDED 10' BUFFER:	3 CANOPY TREES, 3 ACCENT TREES, BERM W/ SHRUBS 2 EXIST. CANOPY TREES + 1 NEW CANOPY TREE (CEDAR ELM); 3 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS
SOUTH PROPERTY LINE BUFFER:	3-TIERED BUFFER REQ. 10 REDBUDS
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	TEXAS SAGE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
SCREENING FROM RESIDENTIAL	WROUGHT IRON FENCE W/ 3-TIERED SCREEN OF CANOPY TREES & 2 ROWS OF EVERGREEN ACCENT TREES
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	±192,080 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	38,416 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	± 76,804 SF (40%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	22,593 SF (58.8%)
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±5,011 SF
PROPOSED PARKING LOT LANDSCAPING:	±9,968 SF (9.9%) REQ. PARKING SPACES MUST BE WITHIN 80' OF A

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	854"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (107) TO BE PLANTED ONSITE:	428"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (170.8" x \$200 = \$34,160 PAYMENT INTO THE CITY'S TREE FUND)	170.8"
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (255.2" x \$100 / IN = \$25,520):	255.2"
TOTAL MITIGATION PROVIDED:	854"

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	24	ACER SACCHARUM 'CADD0' CADD0 MAPLE	4" CAL.	16'-18" HT
	30	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14'-16" HT
	29	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14'-16" HT
	24	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16'-18" HT
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	6	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8' -10' HT
	70	ILEX VOMITORIA YAUPOH HOLLY	2" CAL MIN	8' -10' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	80	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	60	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL	
	26	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	3 GAL	
	113	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	
	59,510 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD	



(800) 680-6630  
 15455 Dallas Pkwy., Ste 600  
 Addison, TX 75001  
 www.EvergreenDesignGroup.com



03/17/2022

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

SITE DATA TABLE

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 10,000 SF BLDG. C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

PARKING DATA TABLE

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
 ABSTRACT. NO 131  
 8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC  
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 DALLAS, TX 75025  
 CONTACT: BOWEN HENDRIX  
 PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 CONTACT: DREW DONOSKY  
 PH: 817.281.0572

CASE NUMBER

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WITNESS OUR HANDS THIS 12 DAY OF May, 2022

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

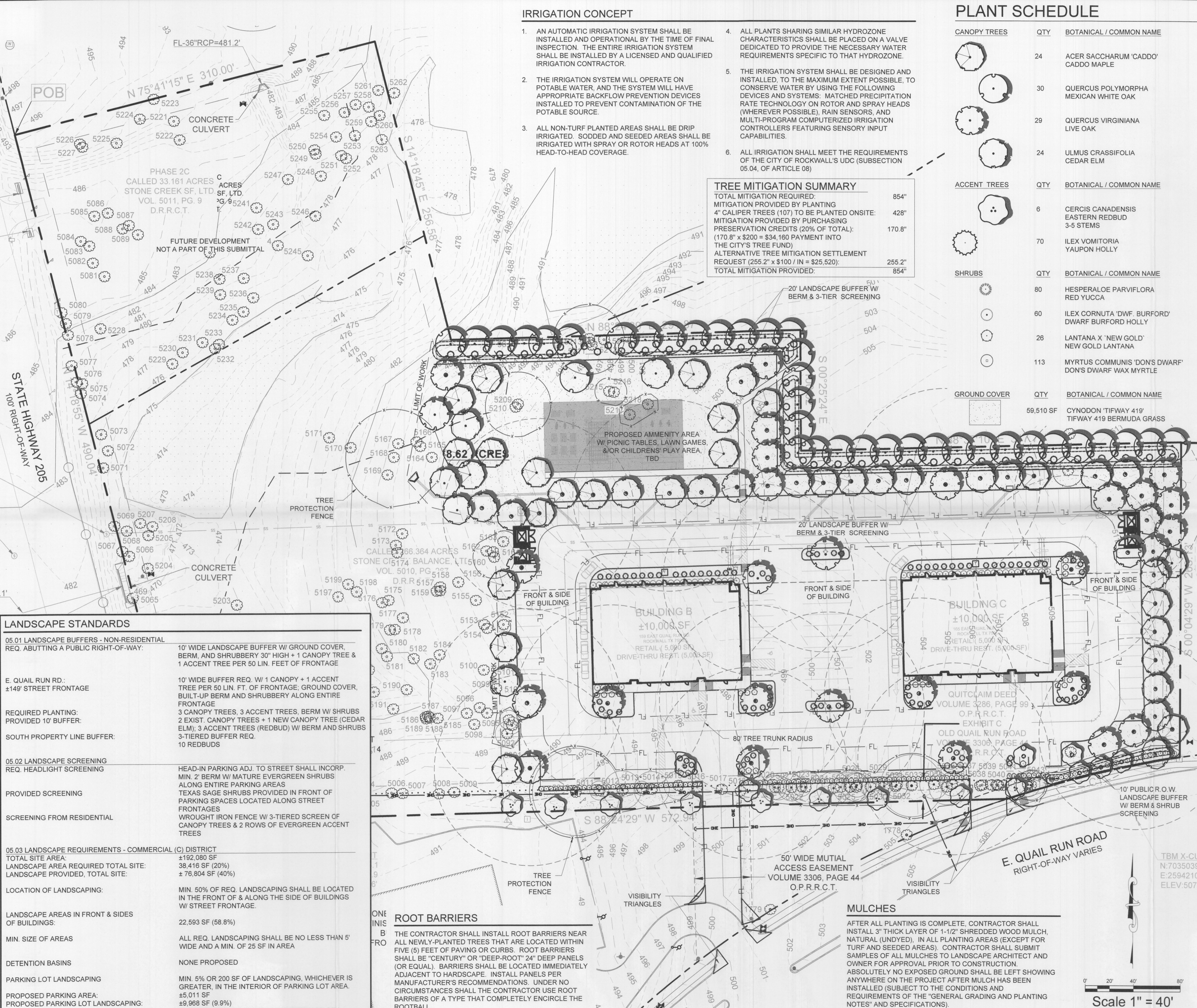
Scale 1" = 40'

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY

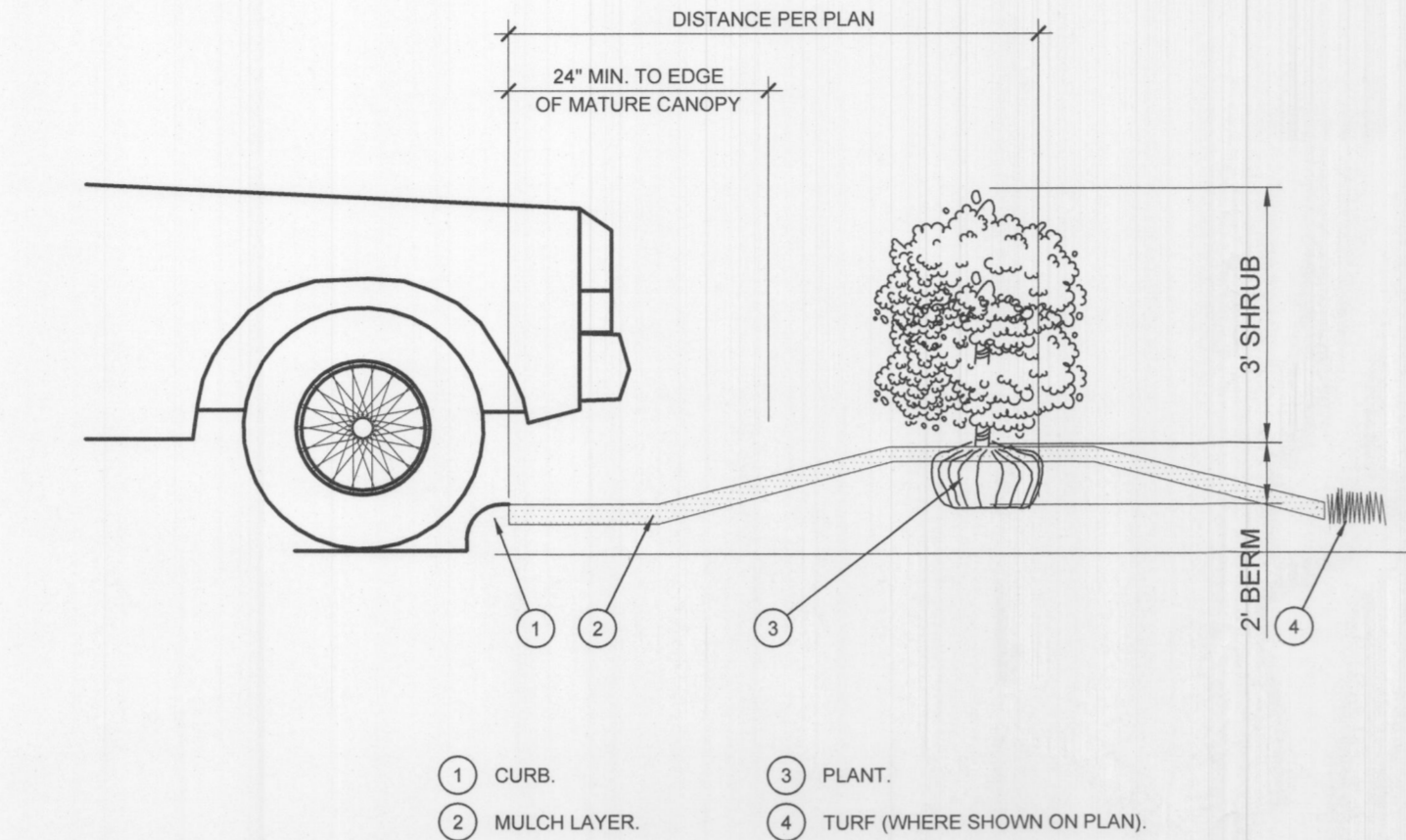
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**CLAYMOORE ENGINEERING**  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 DREW DONOSKY  
 Engineer No. 12565  
 Date: 4/6/2022

DUWEST ROCKWALL  
 SH 205 & QUAIL RUN RD  
 ROCKWALL, TX

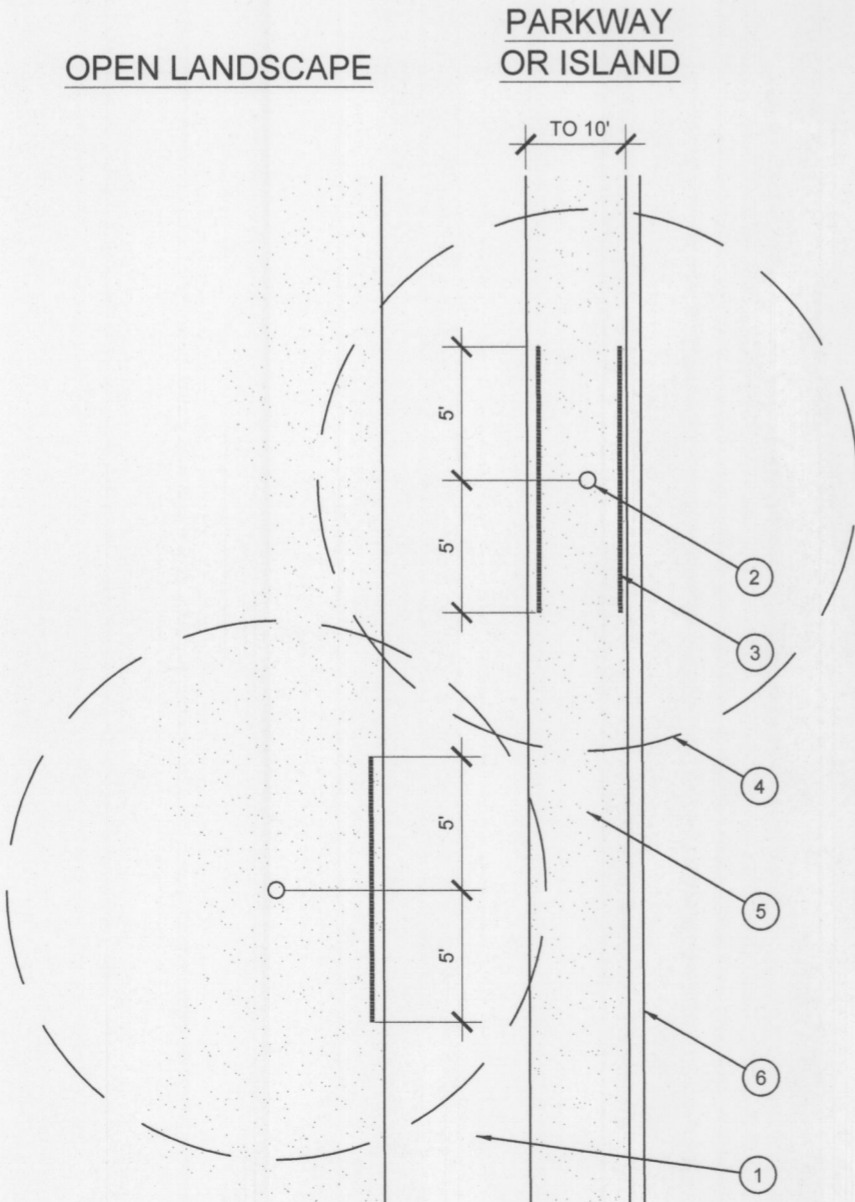
LANDSCAPE PLANTING PLAN

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 04/05/2022  
 SHEET  
**LP-1**  
 File No. 2022-002  
 CASE # SP2022-012

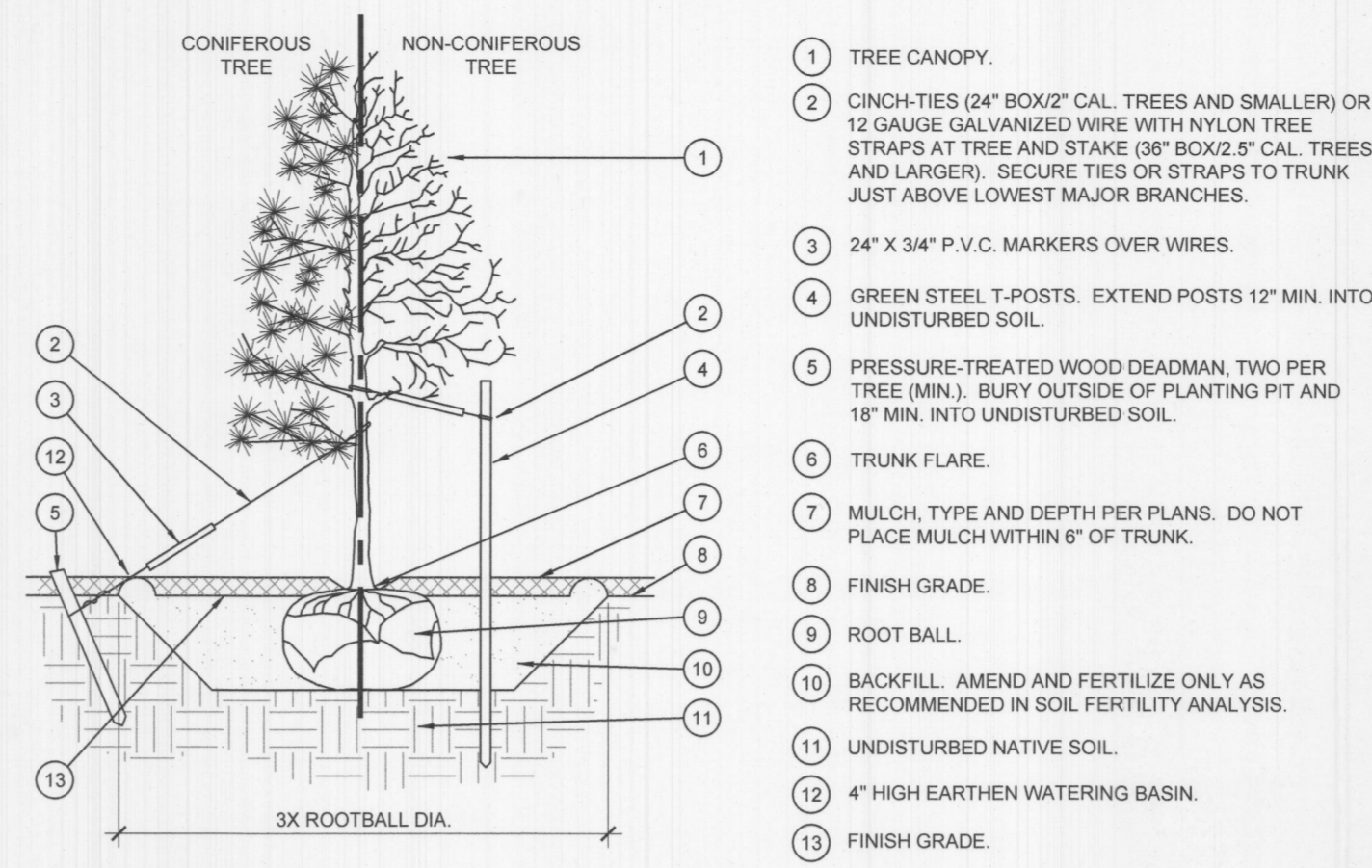
PLOTTED BY: DARC Y BRANDON  
 4/6/2022 9:33 AM  
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 LOCATION: C:\USERS\DARC Y\DOCUMENTS\DLA\PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL\_LP\_2022-04-05.DWG  
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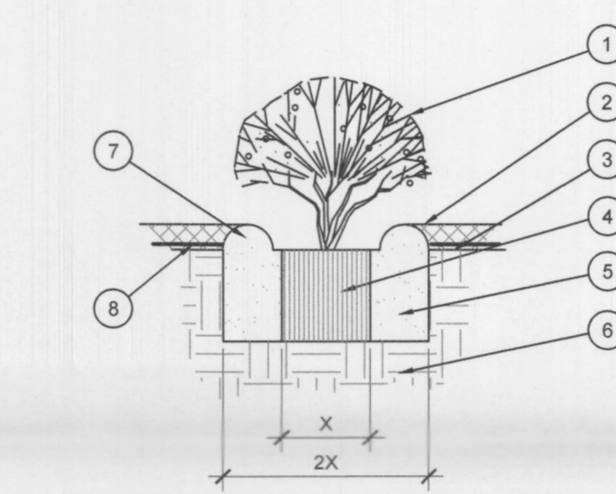
D PLANTING AT PARKING AREA  
 SCALE: NOT TO SCALE



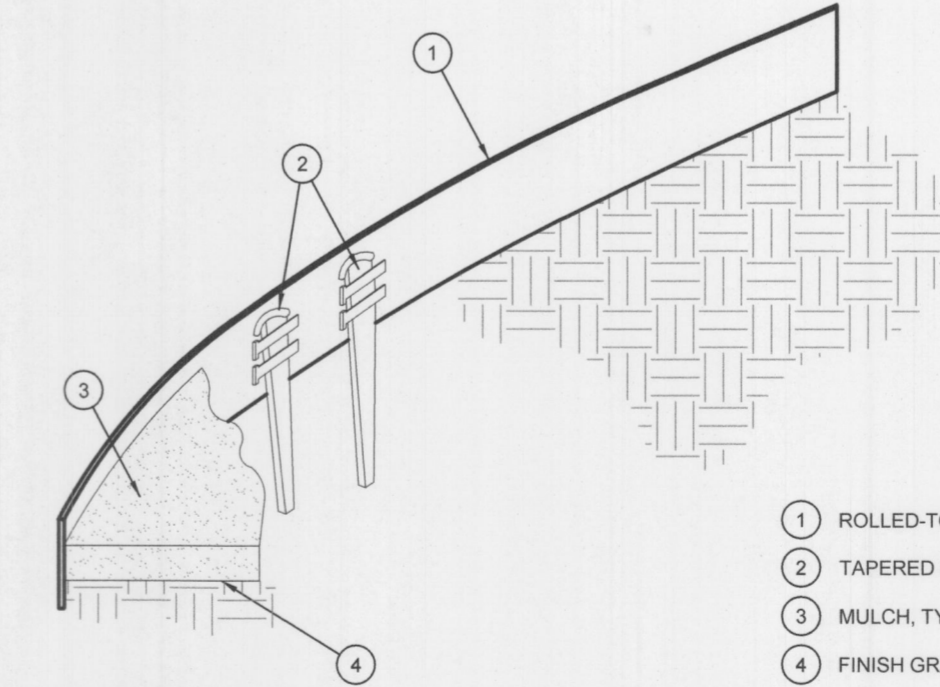
F ROOT BARRIER - PLAN VIEW  
 SCALE: NOT TO SCALE



A TREE PLANTING  
 SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING  
 SCALE: NTS



D STEEL EDGING  
 SCALE: NOT TO SCALE

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

DUWEST ROCKWALL, TX	
LEGAL DESCRIPTION AND OR ADDRESS: STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF)	
OWNER: DuWEST REALTY, LLC 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
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TEXAS REGISTRATION #14199  
  
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 15455 Dallas Pkwy., Ste 600  
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 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 DREW DONOSKY  
 Engineer: 125651  
 P.E. No. 125651 Date 2/6/2022

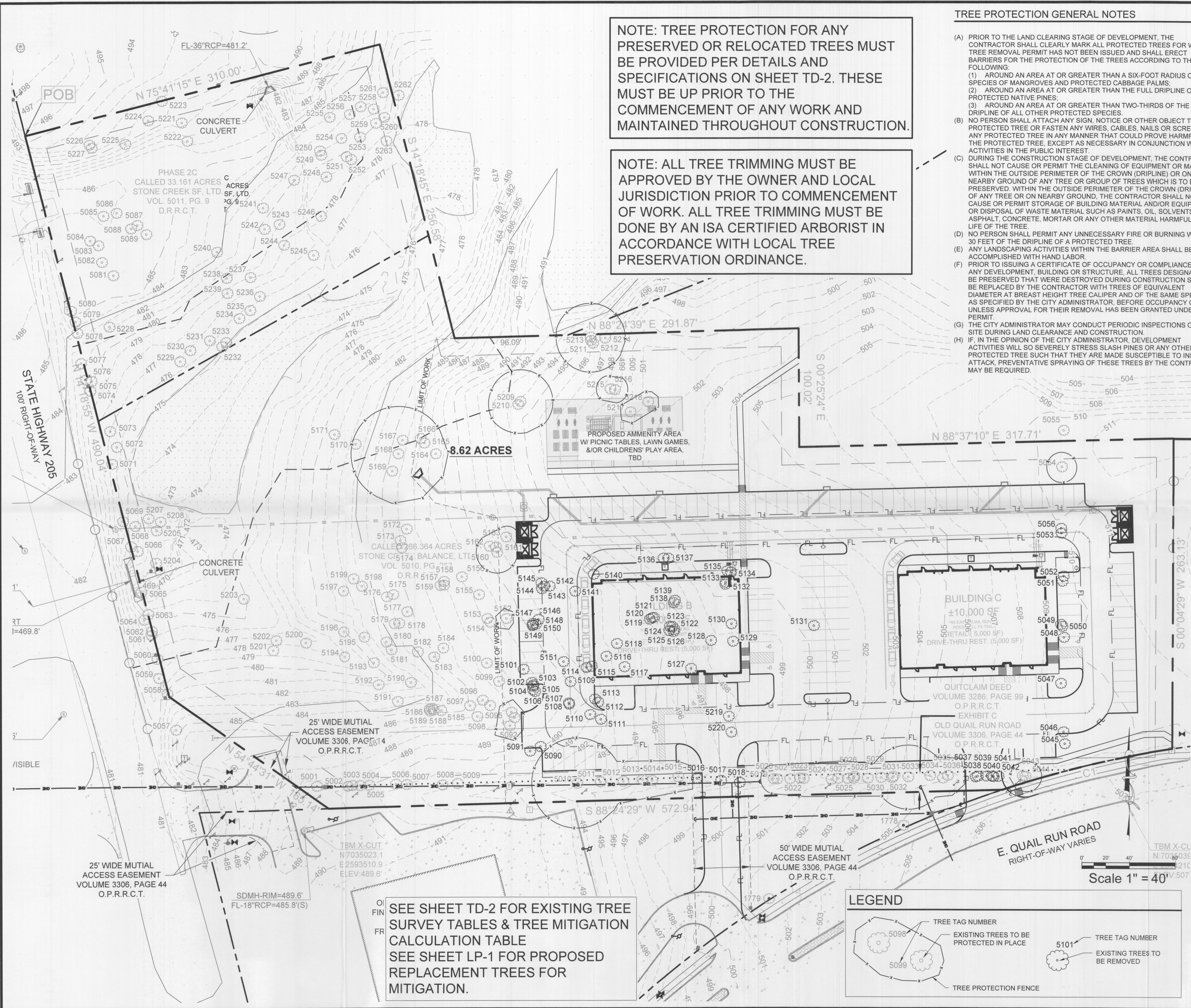
DUWEST ROCKWALL  
 SH 205 & QUAIL RUN RD  
 ROCKWALL, TX

LANDSCAPE PLANTING  
 DETAILS & NOTES

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 04/05/2022  
 SHEET  
 LP-2  
 File No. 2022-002  
 CASE # SP2022-012



PLOTTED BY: DARCY BRANDON  
PLOT DATE: 4/6/2022 9:31 AM  
LOCATION: C:\USERS\DARCY\DOCUMENTS\VBALA\_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL.TD-2022-04-05.DWG  
LAST SAVED: 4/6/2022 9:30 AM



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS.
- (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES.
- (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

SITE DATA TABLE

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) OR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 10,000 SF BLDG. C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

PARKING DATA TABLE

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	854"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (107) TO BE PLANTED ONSITE:	428"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (170.8" x \$200 = \$34,160 PAYMENT INTO THE CITY'S TREE FUND)	170.8"
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (255.2" x \$100 / IN = \$25,520):	255.2"
TOTAL MITIGATION PROVIDED:	854"

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT NO 131  
8.684 AC (378,275 SF)

OWNER:

DuWest Realty, LLC  
4403 N. CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

CASE NUMBER

Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12 DAY OF May, 2022

WITNESS OUR HANDS THIS 12 DAY OF May, 2022

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199



04/05/2022

CLAYMOORE ENGINEERING  
1903 CENTRAL DR. SUITE 406  
BEDFORD, TX 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.

CLAYMOORE ENGINEERING

ENGINEERING AND PLANNING CONSULTANTS

Engineer: DREW DONOSKY

P.E. No. 125651 Date: 4/6/2022

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

TREESCAPE PLAN

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 04/05/2022

SHEET

TD-1

File No. 2022-002  
CASE # SP2022-012

PLOTTED BY: DARCY BRANDON  
 PLOT DATE: 4/6/2022 9:31 AM  
 LOCATION: C:\USERS\DARC\DOCUMENTS\DLA\PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL\_ID-2022-04-05.DWG  
 LAST SAVED: 4/6/2022 9:30 AM

EXISTING TREE SURVEY

TREE TABLE		
TAG	COMMON NAME	DBH (INCHES)
5001	CEDAR ELM	22
5002	CEDAR ELM	10
5003	CEDAR ELM	10
5004	CEDAR ELM	10
5005	HACKBERRY	24
5006	CEDAR ELM	14
5007	HACKBERRY	12
5008	HACKBERRY	16
5009	HACKBERRY	14
5010	CEDAR ELM	36
5011	HACKBERRY	8
5012	HACKBERRY	16
5013	CEDAR ELM	6
5014	HACKBERRY	15
5015	BOIS D'ARC**	12
5016	BOIS D'ARC**	10
5017	HACKBERRY	16
5018	HACKBERRY	34
5019	HACKBERRY	10
5020	HACKBERRY	10
5021	HACKBERRY	11
5022	HACKBERRY	8
5023	HACKBERRY	14
5024	HACKBERRY	14
5025	HACKBERRY	8
5026	HACKBERRY	14
5027	HACKBERRY	10
5028	BOIS D'ARC**	12
5029	HACKBERRY	8
5030	HACKBERRY	7
5031	HACKBERRY	10
5032	HERCULES CLUB	10
5033	HACKBERRY	26
5034	HACKBERRY	12
5035	HACKBERRY	15
5036	BOIS D'ARC**	14
5037	CEDAR ELM	8
5038	HACKBERRY	10
5039	BOIS D'ARC**	14
5040	HACKBERRY	10
5041	HACKBERRY	10
5042	HACKBERRY	10
5043	HACKBERRY	10
5044	HACKBERRY	12
5045	CEDAR ELM	36
5046	CEDAR ELM	36
5047	HACKBERRY	16
5048	HACKBERRY	26
5049	HACKBERRY	12
5050	CEDAR ELM	14
5051	CEDAR ELM	30
5052	HACKBERRY	24
5053	HACKBERRY	10
5054	HACKBERRY	12
5055	HACKBERRY	38
5056	HACKBERRY	18
5057	CEDAR	24
5058	HACKBERRY	12
5059	HACKBERRY	24
5060	ELM	30
5061	ELM	23
5062	HACKBERRY	8
5063	ELM	7
5064	ELM	25
5065	HACKBERRY	13
5066	PECAN	50
5067	PECAN	20
5068	WILLOW**	13
5069	ELM	13
5071	ELM	15
5072	PECAN	39
5073	PECAN	23
5074	ELM	14
5075	HACKBERRY	6
5076	HACKBERRY	12
5077	HACKBERRY	17
5078	HACKBERRY	12
5079	HERCULES CLUB	8
5080	HACKBERRY	13
5081	BOIS D'ARC**	22
5082	BOIS D'ARC**	23
5083	BOIS D'ARC**	19
5084	BOIS D'ARC	26
5085	BOIS D'ARC	38
5086	BOIS D'ARC**	22
5087	BOIS D'ARC**	12
5088	BOIS D'ARC**	20
TOTAL CALIPER INCHES		1,457
CALIPER INCHES NON-PROTECTED		390
TOTAL CALIPER INCHES PROTECTED		1,067
TOTAL CALIPER INCHES REMOVED*		262
TOTAL CALIPER INCHES PRESERVED		805
SHADED ROWS INDICATE TREES TO BE REMOVED		
* DOES NOT INCLUDE NON-PROTECTED TREES, INCLUDES FEATURE TREES, PRIMARY & SECONDARY PROTECTED TREES		
**NON-PROTECTED TREES		

TREE TABLE		
TAG	COMMON NAME	DBH (INCHES)
5089	BOIS D'ARC**	23
5090	BOIS D'ARC	30
5091	PECAN	12
5092	ELM	10
5093	ELM	7
5094	HACKBERRY	8
5095	HACKBERRY	9
5096	ELM	6
5097	ELM	12
5098	HACKBERRY	11
5099	BOIS D'ARC	26
5100	CEDAR	9
5101	WILLOW**	13
5102	HACKBERRY	13
5103	HACKBERRY	10
5104	HACKBERRY	6
5105	HACKBERRY	12
5106	HACKBERRY	9
5107	BOIS D'ARC	30
5108	HACKBERRY	19
5109	HACKBERRY	10
5110	ELM	8
5111	ELM	7
5112	HACKBERRY	13
5113	HACKBERRY	6
5114	HACKBERRY	9
5115	HERCULES CLUB	6
5116	HACKBERRY	8
5117	BOIS D'ARC	36
5118	LOCUST**	12
5119	HACKBERRY	12
5120	BOIS D'ARC**	18
5121	HACKBERRY	14
5122	HACKBERRY	8
5123	HACKBERRY	6
5124	BOIS D'ARC**	18
5125	HACKBERRY	10
5126	HACKBERRY	10
5127	HACKBERRY	10
5128	HACKBERRY	6
5129	HACKBERRY	12
5130	HACKBERRY	6
5131	HACKBERRY	14
5132	HACKBERRY	12
5133	HACKBERRY	8
5134	CEDAR	12
5135	CEDAR	12
5136	HACKBERRY	17
5137	BOIS D'ARC	26
5138	HACKBERRY	14
5139	BOIS D'ARC**	20
5140	CEDAR	14
5141	BOIS D'ARC	38
5142	HACKBERRY	18
5143	BOIS D'ARC**	14
5144	HACKBERRY	19
5145	BOIS D'ARC**	12
5146	CEDAR	7
5147	BOIS D'ARC**	10
5148	HACKBERRY	10
5149	BOIS D'ARC**	10
5150	HACKBERRY	7
5151	ELM	10
5152	HACKBERRY	7
5153	CEDAR	6
5154	BOIS D'ARC	34
5155	BOIS D'ARC	36
5156	CEDAR	10
5157	HACKBERRY	20
5158	BOIS D'ARC**	8
5159	HACKBERRY	13
5160	HACKBERRY	16
5161	HACKBERRY	12
5162	CEDAR	8
5163	HERCULES CLUB	8
5164	CEDAR	10
5165	CEDAR	8
5166	CEDAR	10
5167	CEDAR	12
5168	BOIS D'ARC	39
5169	CEDAR	9
5170	CEDAR	10
5171	BOIS D'ARC	40
5172	CEDAR	12
5173	CEDAR	7
5174	BOIS D'ARC	31
5175	CEDAR	8
TOTAL CALIPER INCHES		1,198
CALIPER INCHES NON-PROTECTED		509
TOTAL CALIPER INCHES PROTECTED		689
TOTAL CALIPER INCHES REMOVED*		407
TOTAL CALIPER INCHES PRESERVED		282
SHADED ROWS INDICATE TREES TO BE REMOVED		
* DOES NOT INCLUDE NON-PROTECTED TREES, INCLUDES FEATURE TREES, PRIMARY & SECONDARY PROTECTED TREES		
**NON-PROTECTED TREES		

TREE TABLE		
TAG	COMMON NAME	DBH (INCHES)
5176	HACKBERRY	8
5177	CEDAR	6
5178	BOIS D'ARC**	21
5179	HACKBERRY	8
5180	HACKBERRY	8
5181	CEDAR	10
5182	BOIS D'ARC**	14
5183	CEDAR	6
5184	BOIS D'ARC	26
5185	HACKBERRY	10
5186	BOIS D'ARC**	10
5187	HACKBERRY	9
5188	BOIS D'ARC**	10
5189	BOIS D'ARC**	14
5190	HACKBERRY	16
5191	ELM	10
5192	ELM	8
5193	ELM	6
5194	BOIS D'ARC**	20
5195	BOIS D'ARC**	11
5196	HERCULES CLUB	13
5197	BOIS D'ARC	33
5198	HACKBERRY	8
5199	HACKBERRY	6
5200	ELM	28
5201	CEDAR	12
5202	CEDAR	10
5203	ELM	25
5204	WILLOW	30
5205	WILLOW**	13
5207	WILLOW**	12
5208	WILLOW**	16
5209	BOIS D'ARC	25
5210	HACKBERRY	20
5211	HERCULES CLUB	10
5212	HACKBERRY	10
5213	BOIS D'ARC	28
5214	HACKBERRY	10
5215	HACKBERRY	10
5216	HACKBERRY	10
5217	HERCULES CLUB	8
5218	HERCULES CLUB	8
5219	HACKBERRY	12
5220	HACKBERRY	14
5221	BOIS D'ARC**	24
5222	BOIS D'ARC	30
5223	BOIS D'ARC	38
5224	BOIS D'ARC	39
5225	BOIS D'ARC	26
5226	HACKBERRY	6
5227	BOIS D'ARC**	6
5228	BOIS D'ARC	36
5229	PECAN	35
5230	PECAN	30
5231	PECAN	18
5232	PECAN	21
5233	PECAN	22
5234	PECAN	25
5235	PECAN	20
5236	PECAN	25
5237	PECAN	19
5238	PECAN	31
5239	PECAN	29
5240	PECAN	33
5241	PECAN	34
5242	CEDAR	12
5243	PECAN	21
5244	PECAN	23
5245	ELM	9
5246	PECAN	55
5247	PECAN	21
5248	PECAN	18
5249	PECAN	18
5250	PECAN	33
5251	PECAN	22
5252	PECAN	19
5253	PECAN	34
5254	PECAN	28
5255	CEDAR	10
5256	PECAN	11
5257	PECAN	20
5258	PECAN	30
5259	PECAN	25
5260	PECAN	15
5261	PECAN	22
5262	PECAN	30
5263	PECAN	20
TOTAL CALIPER INCHES		1,645
CALIPER INCHES NON-PROTECTED		316
TOTAL CALIPER INCHES PROTECTED		1,329
TOTAL CALIPER INCHES REMOVED*		0
TOTAL CALIPER INCHES PRESERVED		1,329
SHADED ROWS INDICATE TREES TO BE REMOVED		
* DOES NOT INCLUDE NON-PROTECTED TREES, INCLUDES FEATURE TREES, PRIMARY & SECONDARY PROTECTED TREES		
**NON-PROTECTED TREES		

TREE MITIGATION CALCULATION TABLE

DESCRIPTION	CALIPER INCHES	FEATURE TREES	FEATURE TREES REMOVED (2:1)	PRIMARY PROTECTED TREES	PRIMARY PROTECTED REMOVED (1:1)	SECONDARY PROTECTED TREES	SECONDARY PROTECTED REMOVED (0.5:1)	NON-PROTECTED TREES
TOTAL TREES ON SITE	4,300	1355		578		570		1,114
TOTAL PROTECTED TREES	3,186							
TREES REMOVED	699		322		43		334	
MITIGATION REQUIRED	854		644		43		167	
20% INTO TREE FUND (\$200 / INCH)	170.8							
BALANCE MITIGATION	683.2							
4" TREES REQ. TO MEET MITIGATION	170.8 (171)							

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
 ABSTRACT. NO 131  
 8.684 AC (378,275 SF)

DuWEST REALTY, LLC  
 4403 N.CENTRAL EXWAY SUITE #200  
 DALLAS, TX 75025  
 CONTACT: BOWEN HENDRIX  
 PH: 214.918.1804

CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 CONTACT: DREW DONOSKY  
 PH: 817.281.0572

CASE NUMBER  
 Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12 DAY OF May, 2022

WITNESS OUR HANDS THIS 12 DAY OF May, 2022

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199  
  
 (800) 680-6630  
 15455 Dallas Pkwy., Ste 600  
 Addison, TX 75001  
 www.EvergreenDesignGroup.com

1903 CENTRAL DR. SUITE 406  
 BEDFORD, TX 76021  
 PHONE 817.281.0572  
 WWW.CLAYMOOREENG.COM

PRELIMINARY  
 FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 Engineer: DREW DONOSKY  
 P.E. No. 12565 Date 4/6/2022

DUWEST ROCKWALL  
 SH 205 & QUAIL RUN RD  
 ROCKWALL, TX

TREESCAPE PLAN  
 EXISTING TREE INVENTORY

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 04/05/2022

SHEET  
 TD-2  
 File No. 2022-002  
 CASE # SP2022-012

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

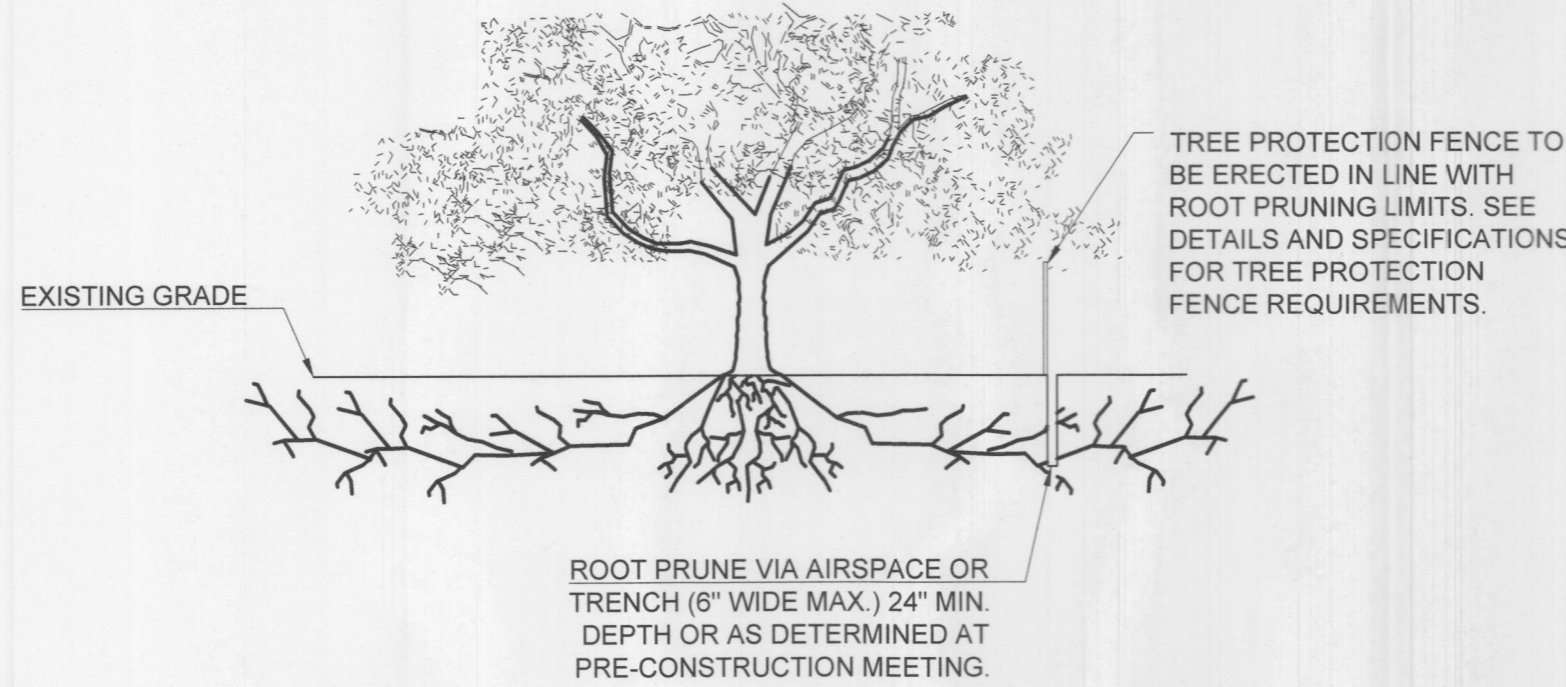
CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
  - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
  - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE. INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

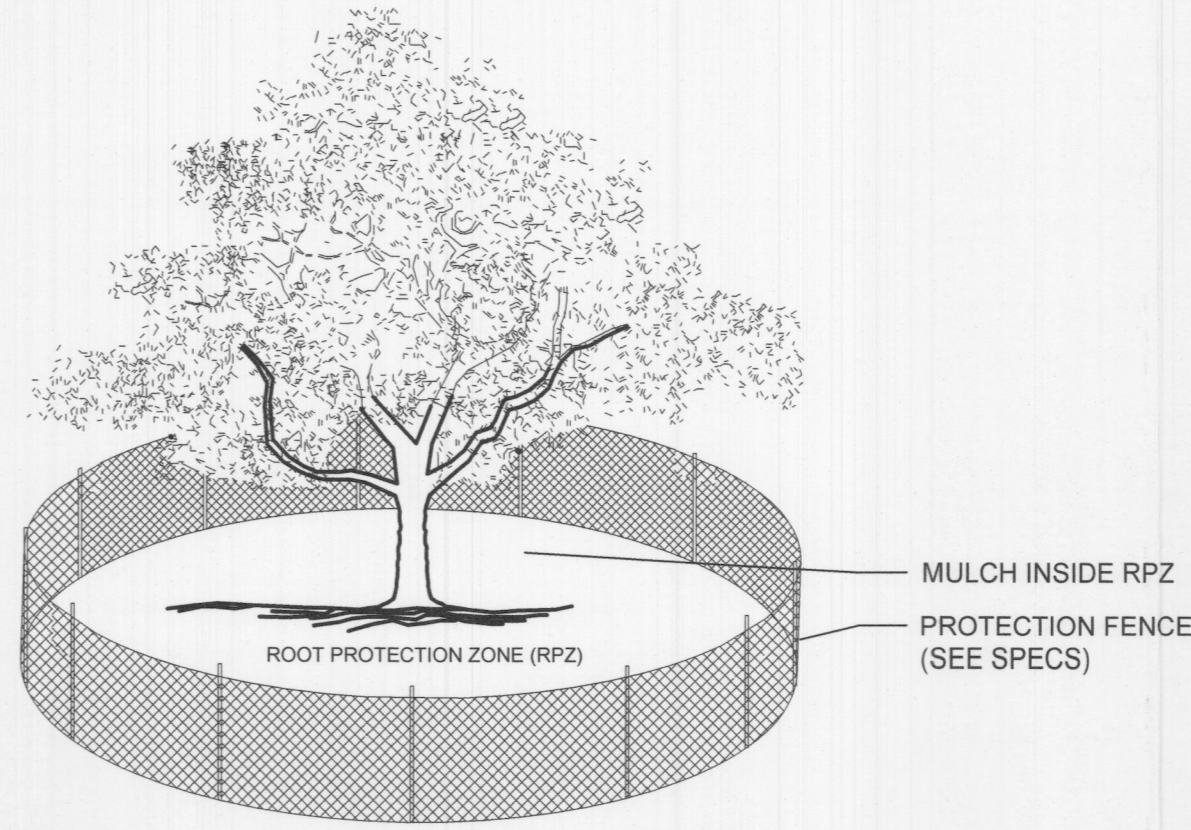
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

NOTES:

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



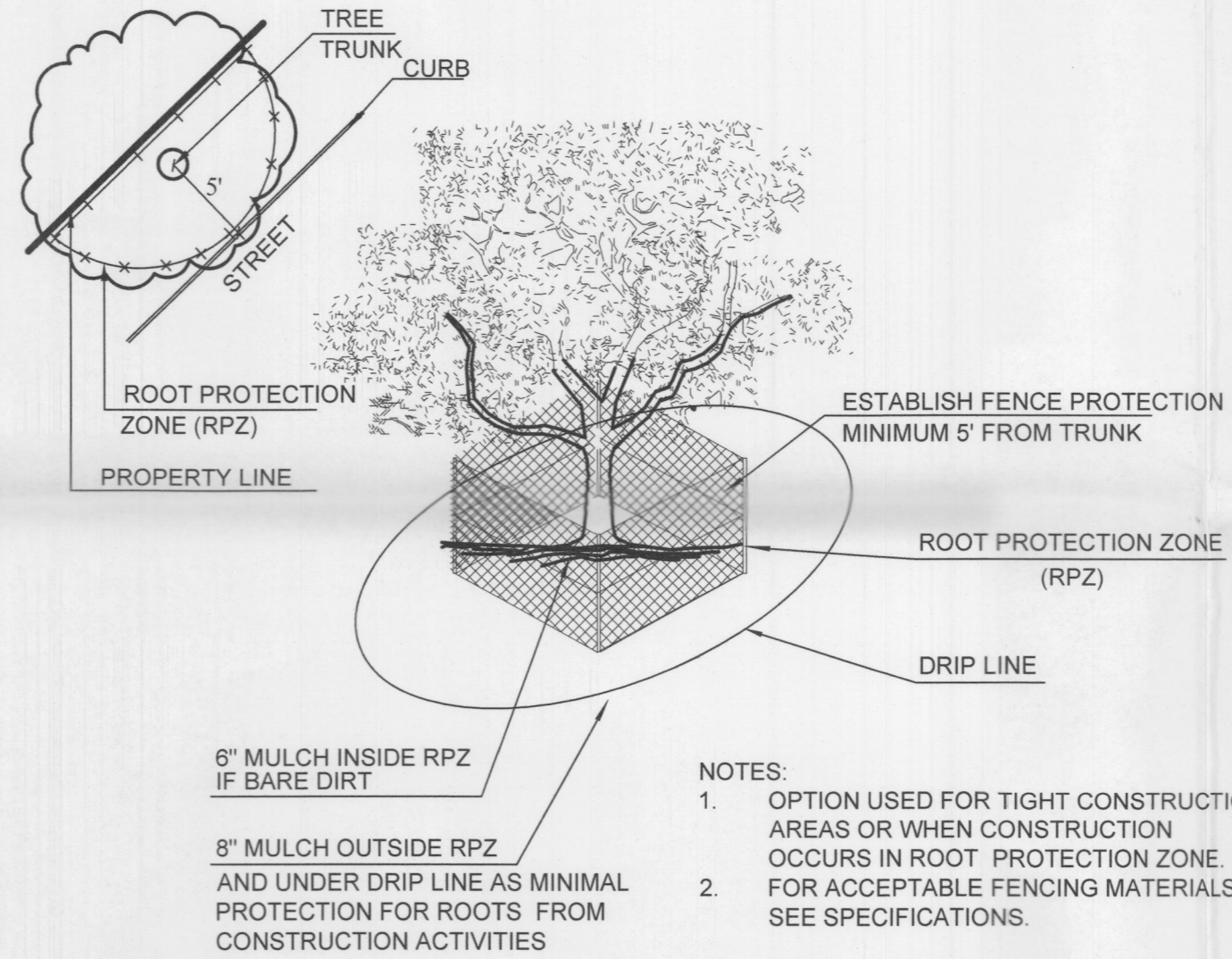
D ROOT PRUNING DETAIL  
SCALE: NOT TO SCALE



NOTES:

1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.
- 2.

A TREE PROTECTION FENCE  
SCALE: NOT TO SCALE



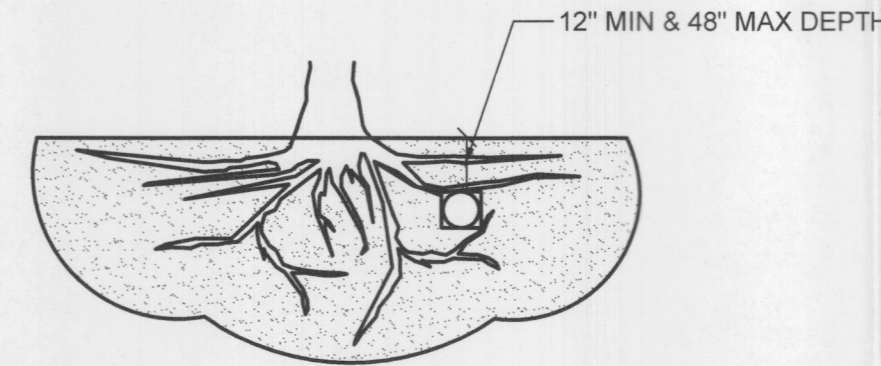
NOTES:

1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

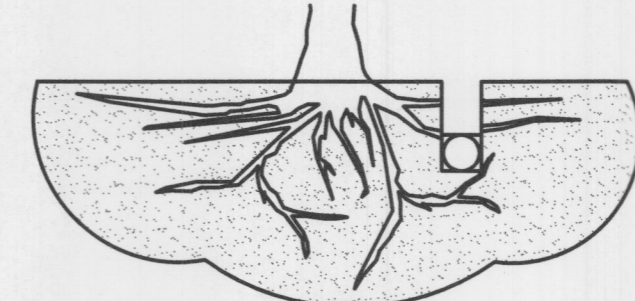
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION  
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3\"/>

C BORING THROUGH ROOT PROTECTION ZONE  
SCALE: NOT TO SCALE



TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT. NO 131  
8.684 AC (378,275 SF)

DuWEST REALTY, LLC  
4403 N.CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

CASE NUMBER  
Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12 DAY OF May, 2022

WITNESS OUR HANDS THIS 12 DAY OF May, 2022

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #1-1199

CLAYMOORE ENGINEERING  
1903 CENTRAL DR., SUITE 406  
BEDFORD, TX 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: DREW DONOSKY  
P.E. No. 12565 Date 5/6/2022

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

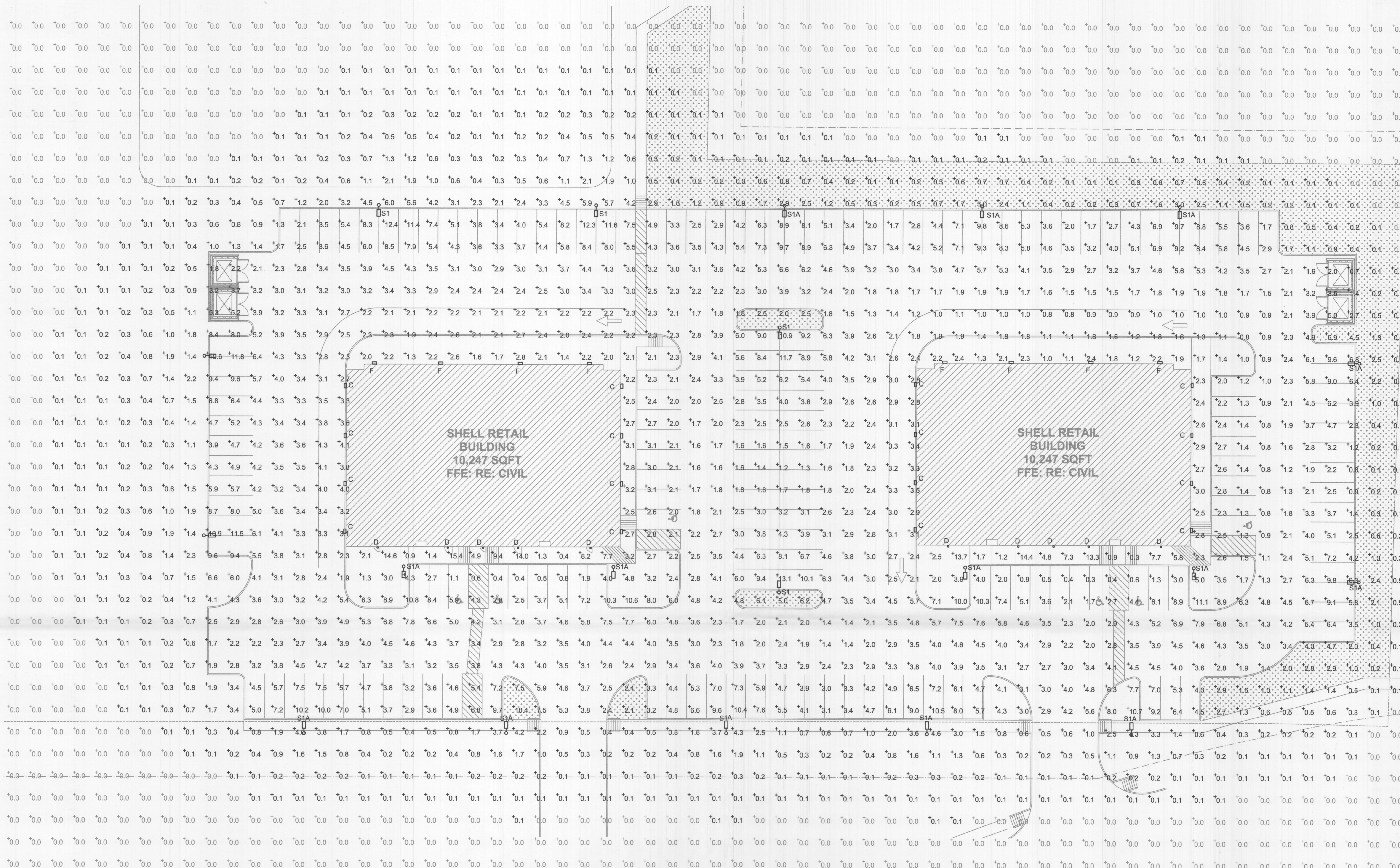
TREESCAPE PLAN  
DETAILS & SPECIFICATIONS

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 04/05/2022

SHEET

TD-3

File No. 2022-002  
CASE # SP2022-012



1 SITE PLAN - PHOTOMETRICS  
SCALE: 1"=20'-0"

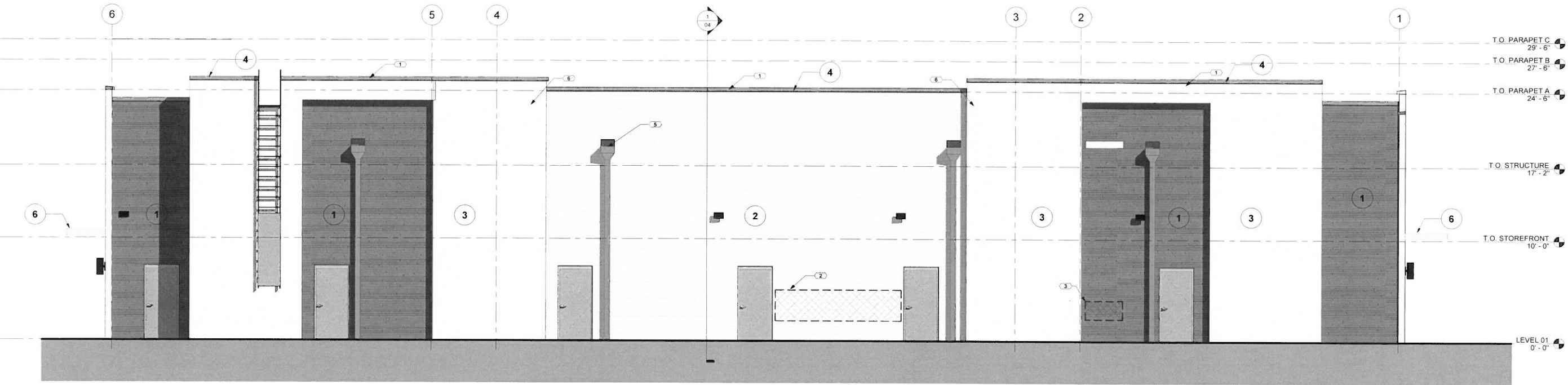
LIGHTING SCHEDULE						
TYPE	DESCRIPTION	VOLTAGE	LAMP		FIXTURE	
			NO.	TYPE	MOUNTING	MANUFACTURER/ CAT. #
A	LED STRIP LIGHT	120V	1	35W	SURFACE/	MAXLITE
	WITH EMERGENCY PER PLAN			LED	CHAIN	LS-4835U-40
B	WALL MOUNTED LED SCONCE	120V	1	10.9W	SURFACE	Y LIGHTING
	WITH EMERGENCY PER PLAN			LED		DWERP154761
C	LED WALL PACK	120V	1	20W	SURFACE	LITHONIA
	WITH EMERGENCY PER PLAN			LED	15' AFG	WSRLED-P1-40K-SR3-MVOLT-E10WH
D	LED CANOPY LIGHT	120V	1	17.5W	RECESSED	LITHONIA
	WITH EMERGENCY PER PLAN			LED		LDN4-40/15-L04-AR-LSS-MVOLT-G210
F	LED WALL PACK	120V	1	20W	SURFACE	LITHONIA
	WITH EMERGENCY PER PLAN			LED	15' AFG	WSRLED-P1-40K-SR3-MVOLT-E10WH
SITE LIGHTING						
S1	LED SITE POLE LIGHT	120V	1	187W	POLE	LITHONIA
				LED	20'AFG	RSX2LED-P4-40K-R4-MVOLT
S1A	LED SITE POLE LIGHT	120V	1	187W	SURFACE	LITHONIA
				LED	20'AFG	RSX2LED-P4-40K-R4-MVOLT
GENERAL NOTES						
1.) ALL REQUESTS FOR SUBSTITUTIONS/ALTERNATES MUST BE SUBMITTED TO ENGINEER 7 DAYS PRIOR TO BID FOR APPROVAL.						
ALL SUBMISSION SHALL INCLUDE DETAILED CUT SHEETS AND PERFORMANCE DATA FOR CONSIDERATION.						
2.) CONTRACTOR MUST SUBMIT LAMPS AND BALLAST WITH FIXTURE SUBMITTALS.						
3.) COORDINATE ALL FINISH SELECTIONS WITH ARCHITECT.						
4.) CONTRACTOR TO PROVIDE BATTERY PACKS OR CENTRAL INVERTERS FOR ALL EMERGENCY FIXTURES.						

APPROVED:  
I hereby certify that the above development in the City of Rockwall, Texas is in accordance with the Planning and Zoning Commission's decision.

*[Signature]*  
Planning and Zoning Commission  
Chairman

SITE DATA
SITE AREA
ZONING
PROPOSED USE
BUILDING SIZE
PATIO AREA
LOT COVERAGE
FLOOR TO AREA RATIO
BUILDING HEIGHT
TOTAL IMPERVIOUS
OPEN SPACE

ELEVATIONS



3 DESIGN SIGN OFF - NORTH ELEVATION  
1/4" = 1'-0"

NOTES BY NUMBER - MATERIAL ELEVATIONS

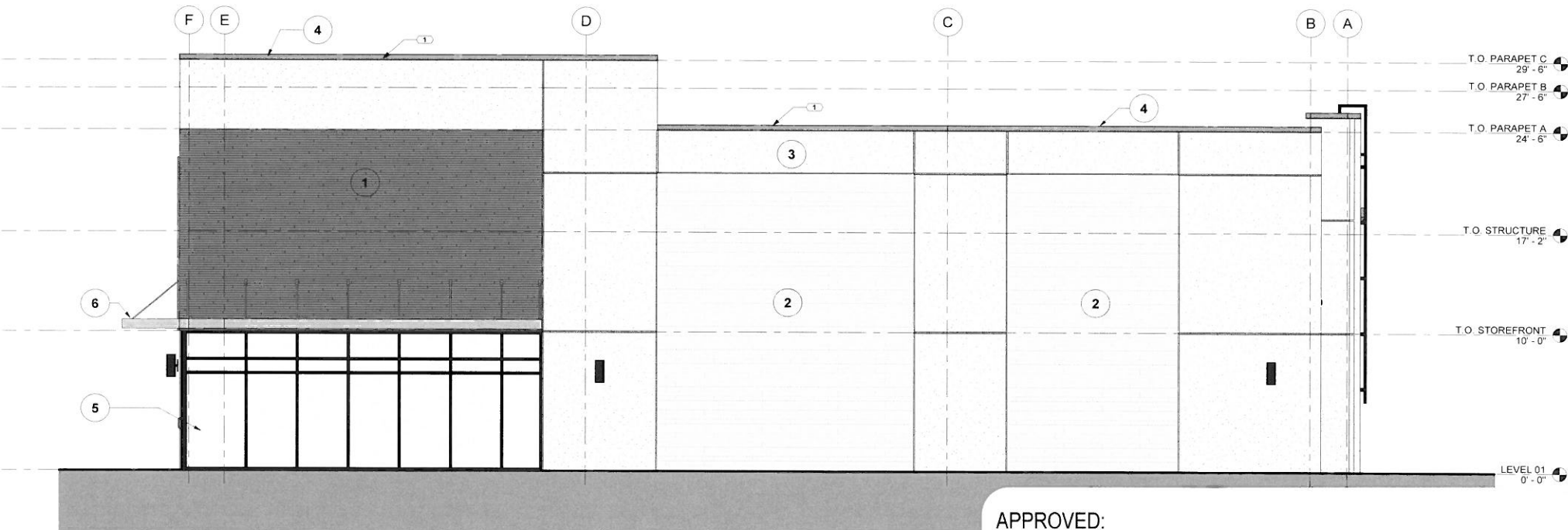
- 1 PARAPET WILL BE FINISHED ON BOTH SIDES
- 2 ELECTRICAL WIREWAY. PAINT TO MATCH ADJACENT FINISH
- 3 GAS MANIFOLD. PAINT TO MATCH ADJACENT FINISH
- 4 FUTURE DRIVE-THRU WINDOW BY TENANT
- 5 PREFINISHED METAL DOWNSPOUT. COLOR BLACK
- 6 STUCCO PLANE 8" PROUD OF STONE AND BRICK STUD

EXTERIOR ELEVATION MATERIAL CALCULATION

ELEVATION	STONE	BRICK	STUCCO	TOTAL
NORTH	952 SF = 32%	923 SF = 30%	1192 SF = 38%	3107 SF
SOUTH	540 SF = 21%	1048 SF = 41%	948 SF = 35%	2536 SF
EAST	642 SF = 33%	368 SF = 19%	929 SF = 48%	1939 SF
WEST	632 SF = 33%	368 SF = 19%	924 SF = 48%	1924 SF
TOTAL	2816 SF = 30%	2707 SF = 28%	3993 SF = 42%	9506 SF


FINISH LEGEND


- 1 ENDICOTT THINSET BRICK - MANGANESE IRONSPOT
- 2 SMOOTH DIMENSIONALLY CUT 12", 8", 6" TALL BANDS OF BBDO THINSET LIMESTONE VENEER - NORTHWOOD LIGHT
- 3 3 COAT PORTLAND CEMENT PLASTER BOD: CREAM
- 4 PREFINISHED COPING CAPS
- 5 STOREFRONT SYSTEM, BLACK ANODIZED
- 6 PREFINISHED METAL CANOPY



4 DESIGN SIGN OFF - EAST ELEVATION  
1/4" = 1'-0"

APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of May, 2022.

  
Planning & Zoning Commission, Chairman

  
Director of Planning & Zoning

DUWEST ROCKWALL - DESIGN SIGN-OFF

ROCKWALL, TX

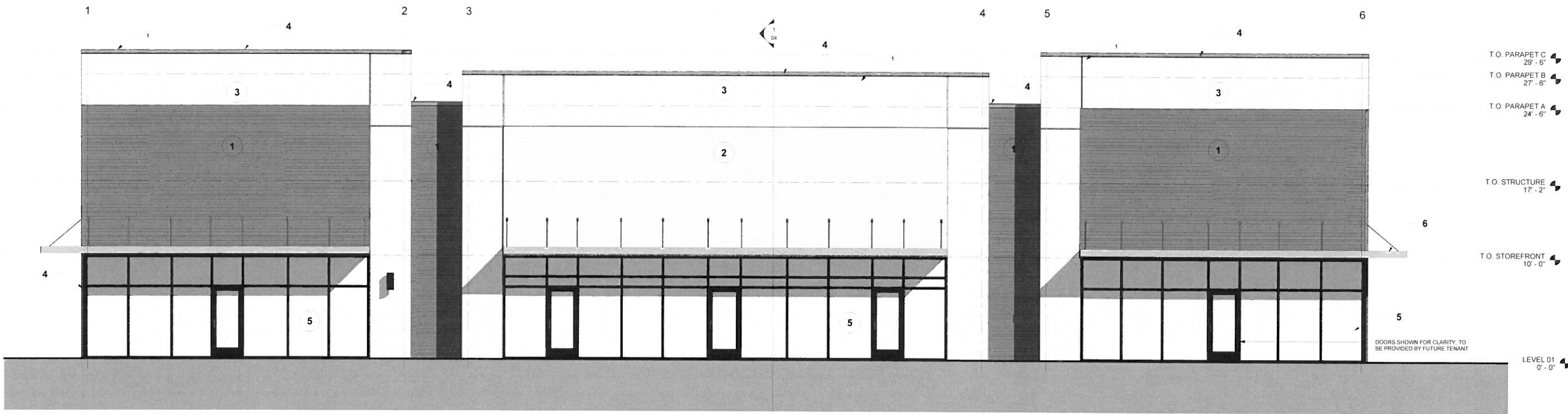
modus architecture

THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. ALL DIMENSIONS, UTILITY EASEMENTS, SETBACKS, LOT OWNER AND/OR OWNER'S SURVEYOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT, AND OTHER SITE-SPECIFIC CONDITIONS.

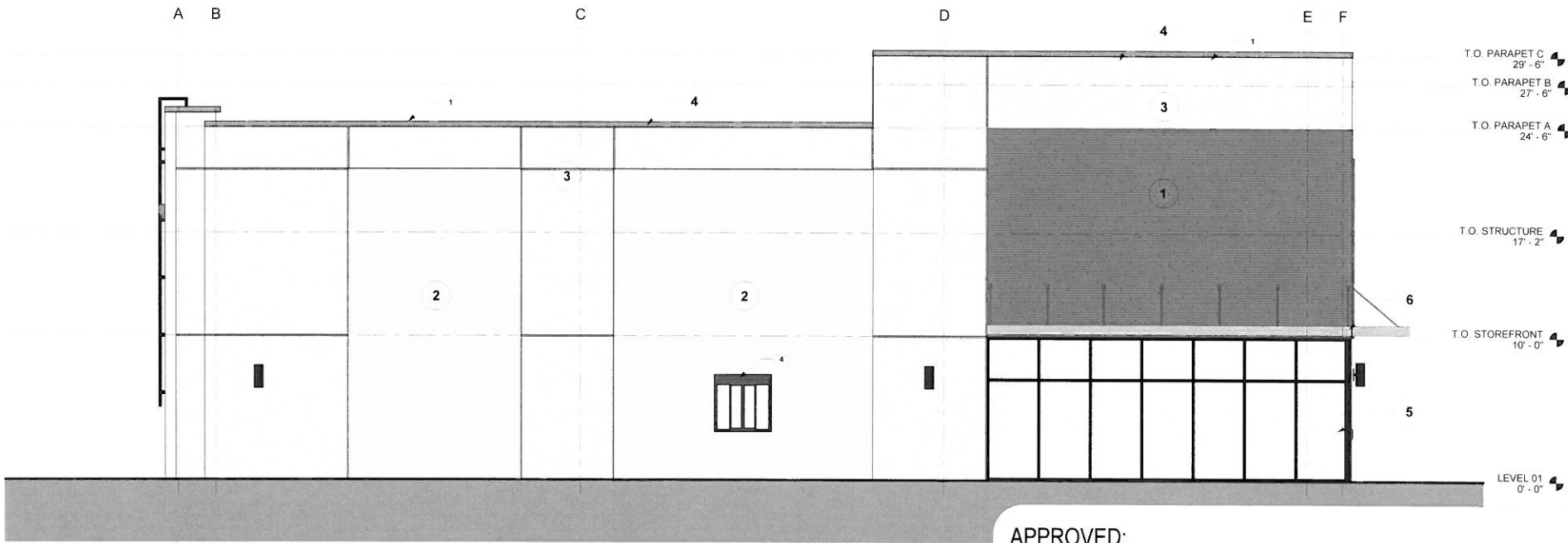
ACCURACY BY

DATE:04/15/2022

ELEVATIONS



3 DESIGN SIGN OFF - SOUTH ELEVATION  
1/4" = 1'-0"



4 DESIGN SIGN OFF - WEST ELEVATION  
1/4" = 1'-0"

NOTES BY NUMBER - MATERIAL ELEVATIONS

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- 2 ELECTRICAL WIREWAY. PAINT TO MATCH ADJACENT FINISH
- 3 GAS MANIFOLD. PAINT TO MATCH ADJACENT FINISH
- 4 FUTURE DRIVE-THRU WINDOW BY TENANT
- 5 PREFINISHED METAL DOWNSPOUT. COLOR BLACK
- 6 STUCCO PLANE 8" PROUD OF STONE AND BRICK STUD

EXTERIOR ELEVATION MATERIAL CALCULATION				
ELEVATION	STONE	BRICK	STUCCO	TOTAL
NORTH	992 SF = 32%	923 SF = 30%	1192 SF = 38%	3107 SF
SOUTH	540 SF = 21%	1048 SF = 41%	948 SF = 38%	2536 SF
EAST	642 SF = 33%	368 SF = 19%	929 SF = 48%	1939 SF
WEST	632 SF = 33%	368 SF = 19%	924 SF = 48%	1924 SF
TOTAL	2816 SF = 30%	2707 SF = 28%	3993 SF = 42%	9506 SF

FINISH LEGEND

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- 2 SMOOTH DIMENSIONALLY CUT 12", 8", 6" TALL BANDS OF BBDO THINSET Limestone VENEER - NORTHWOOD LIGHT
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- 4 PREFINISHED COPING CAPS
- 5 STOREFRONT SYSTEM, BLACK ANODIZED
- 6 PREFINISHED METAL CANOPY

APPROVED:

I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of May, 2022.

Planning & Zoning Commission,  
Chairman

Director of Planning & Zoning

DUWEST ROCKWALL - DESIGN SIGN-OFF

ROCKWALL, TX

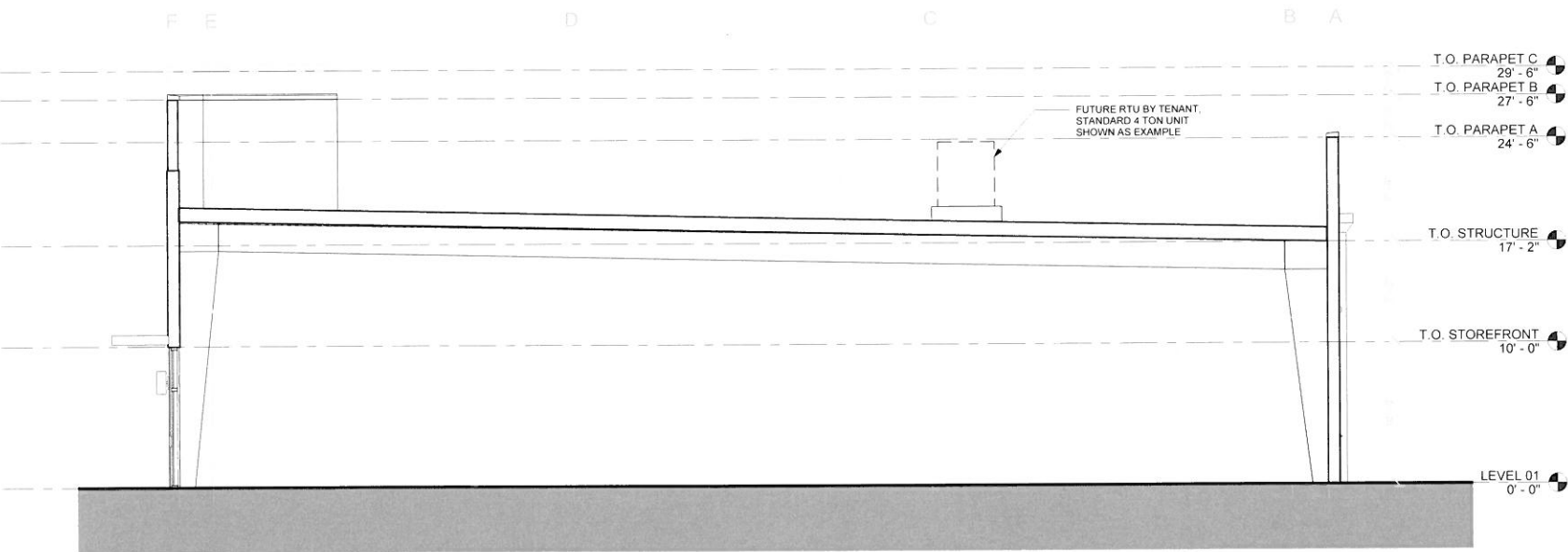
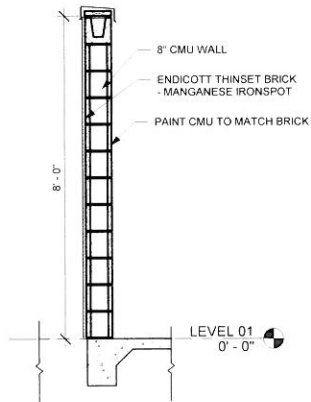
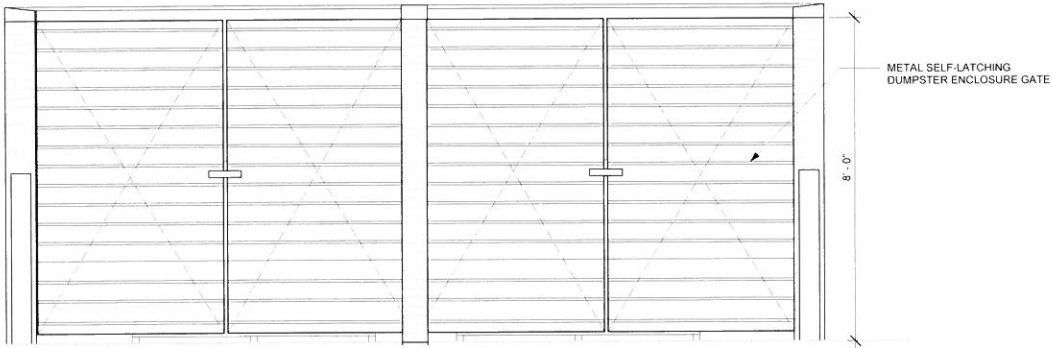
modus architecture

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OR ACCURACY BY

DATE:04/19/2022

BUILDING SECTION AND DUMPSTER ENCLOSURE DETAILS





3 ELEVATION - DUMPSTER ENCLOSURE  
1/2" = 1'-0"

2 SECTION - DUMPSTER ENCLOSURE  
1/2" = 1'-0"

1 BUILDING SECTION  
3/16" = 1'-0"

APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of May, 2022.

  
Planning & Zoning Commission,  
Chairman

  
Director of Planning & Zoning

DUWEST ROCKWALL - DESIGN SIGN-OFF

ROCKWALL, TX

modus architecture

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DATE:04/19/2022