

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

AUGUST 27, 2024 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION AGENDA

(1) **SP2024-038 (ANGELICA GUEVARA)**

Discuss and consider a request by Eric Williams of Teague, Nall & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District for the approval of a Site Plan for a Municipally Controlled Utility Substation on a 0.40-acre portion of a larger 44.557-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located north of the intersection of John King Boulevard and FM-552, and take any action necessary.

(2) **SP2024-039 (HENRY LEE)**

Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Kyle Tressler of Qualico Development, Inc. for the approval of a Site Plan for an Amenity Center for the Peachtree Meadows Subdivision situated on a 1.06-acre portion of a larger 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 23, 2024 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Angelica Guevara, *Planning Technician*
DATE: August 27, 2024
SUBJECT: SP2024-038; *Site Plan for a Municipally Controlled Utility Substation (NTMWD)*

The applicant, Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District, is requesting the approval of a *Site Plan for a Municipally Controlled Utility Substation (NTMWD)*. The subject property is a 0.40-acre portion of a larger 44.557-acre tract of land located north of the intersection of John King Boulevard and FM-552, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses. In accordance with the *Development Application Schedule* the applicant submitted an application, site plan, landscape plan, and building elevations..

The applicant's site plan indicates a six (6) foot wrought iron perimeter fence, a double swing gate, an access driveway off N. John King Boulevard, two (2) parking spaces, one (1) utility vault, and a 30-foot antenna tower. Based on the landscape plan provided by the applicant, they are providing all the required landscape screening required by Article 05, *District Development Standards*, of the Unified Development Code (UDC). According to the Planned Development District 80 (PD-80) Ordinance (*i.e. Ordinance No. 16-08*) all buildings shall be 90% masonry, being composed of full width brick, natural stone, or cast stone. In this case, the proposed building elevations indicate the utility vault building will be constructed using light grey, split face, concrete masonry units (*i.e. CMU's*). In accordance with PD-80, the applicant is requesting a variance to the building material requirements. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the August 27, 2024 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 8/23/2024

PROJECT NUMBER: SP2024-038
PROJECT NAME: Site Plan for Mt. Zion Meter Vault
SITE ADDRESS/LOCATIONS: 3275 N JOHN KING BLVD, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Eric Williams of Teague, Nall & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District for the approval of a Site Plan for a Municipally Controlled Utility Substation on a 0.40-acre portion of a larger 44.557-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located north of the intersection of John King Boulevard and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/23/2024	Approved w/ Comments

08/23/2024: SP2024-038: Site Plan for a Municipally Controlled Utility Substation
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Municipally Controlled Utility Substation on a 0.40-acre portion of a larger 44.557-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located north of the intersection of John King Boulevard and FM-552.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2024-038) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide a corrected signature block as shown below with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Specifically, the Photometric Plan and the Treescape Plan are missing this. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.5 Site Plan

(1) The PD ordinance calls for a minimum masonry requirement of 90% on the exterior façades of all building. Masonry allowed shall be full width brick, natural stone, and cast stone only. In this case, the applicant is requesting to construct using CMU's. This will require a variance from the Planning and Zoning Commission. (PD-80; Ordinance No. 16-

08)

- (2) The site plan indicates a 30-foot antenna tower. Please provide elevations for this and for the screening required on any equipment associated with the tower. Please note that ice bridges are not permitted. (Subsection 03.03, Article 04, UDC)
- (3) The proposed swing metal gates and proposed fence shall be wrought iron. Please provide a detail of each. (PD-80; Ordinance No. 16-08)
- (4) Please provide a vicinity map as a reference for the subject property location. (Subsection 03.04 A, of Article 11, UDC)
- (5) Please indicate the dimensions of the parking spacing. The minimum is 9'x20'. (Engineering Standards of Design and Construction)
- (6) The applicant will be required to plat the plat prior to the issuance of a Building Permit.

M.6 Landscape Plan

- (1) The landscape plan indicates Dwarf Southern Magnolias will be used. Please switch these out to the approved canopy/shade trees such as "Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak." (PD-80; Ordinance No. 16-08)
- (2) Please indicate that all canopy trees will be a minimum of four (4) caliper inches in size and shrubs shall be five (5) gallon. (PD-80; Ordinance No. 16-08)

I.7 Please note that failure to address all comments provided by staff will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 27, 2024 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Meeting will be held on August 27, 2024.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires a representative(s) to be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

I.11 If the Planning and Zoning Commission approves this site plan case, the applicant will be responsible for submitting hard copies of the final site plan submittal package -- with all comments addressed -- for signatures from the Planning and Zoning Commission Chairman and Director of Planning and Zoning. Please note that this will be required to be completed prior to the acceptance of civil engineering plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2024	Approved w/ Comments

08/22/2024: 1. Is this the detention area?

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees for any public improvements
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- All utilities must be underground.

- Additional comments may be provided at the time of Engineering site/civil plan review.

Drainage Items:

- Detention will be required if increasing impervious area.
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems and flow path.

Water and Wastewater Items:

- Commercial sanitary sewer service line (if needed) size is minimum 6" and must connect to an existing or proposed manhole. If sewer is needed, sewer impact fee will need to be paid.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed. Crossings of John King must be steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Pavement Specs will be reviewed with Engineering plans.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2024	Approved w/ Comments

08/23/2024: * SEPARATE BUILDING PERMITS REQUIRED FOR THE STRUCTURES, FENCING AND IRRIGATION

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/19/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/20/2024	Approved w/ Comments

08/20/2024: Assigned address will be 3275 N JOHN KING BLVD, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/15/2024	Approved

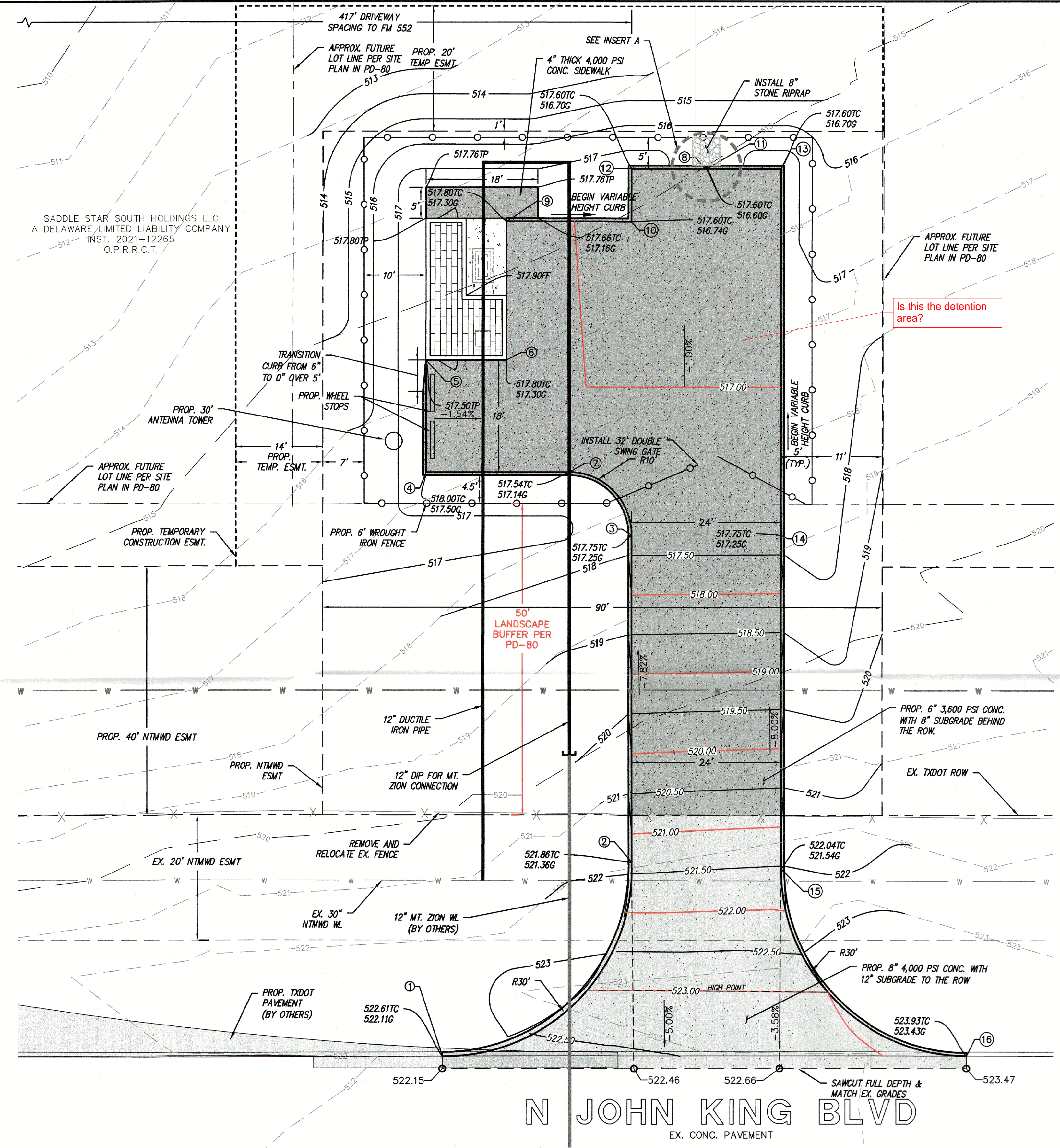
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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08/19/2024: 1. Tif Tuf, Tahoma 31 or Northbridge are much better varieties vs. Tifway 419 due to their drought, cold, wear and shade tolerances.
2. Teddy Bear or Little Gem Magnolia would be a better fit for this project.

1 and 2 or recommendation and not required.

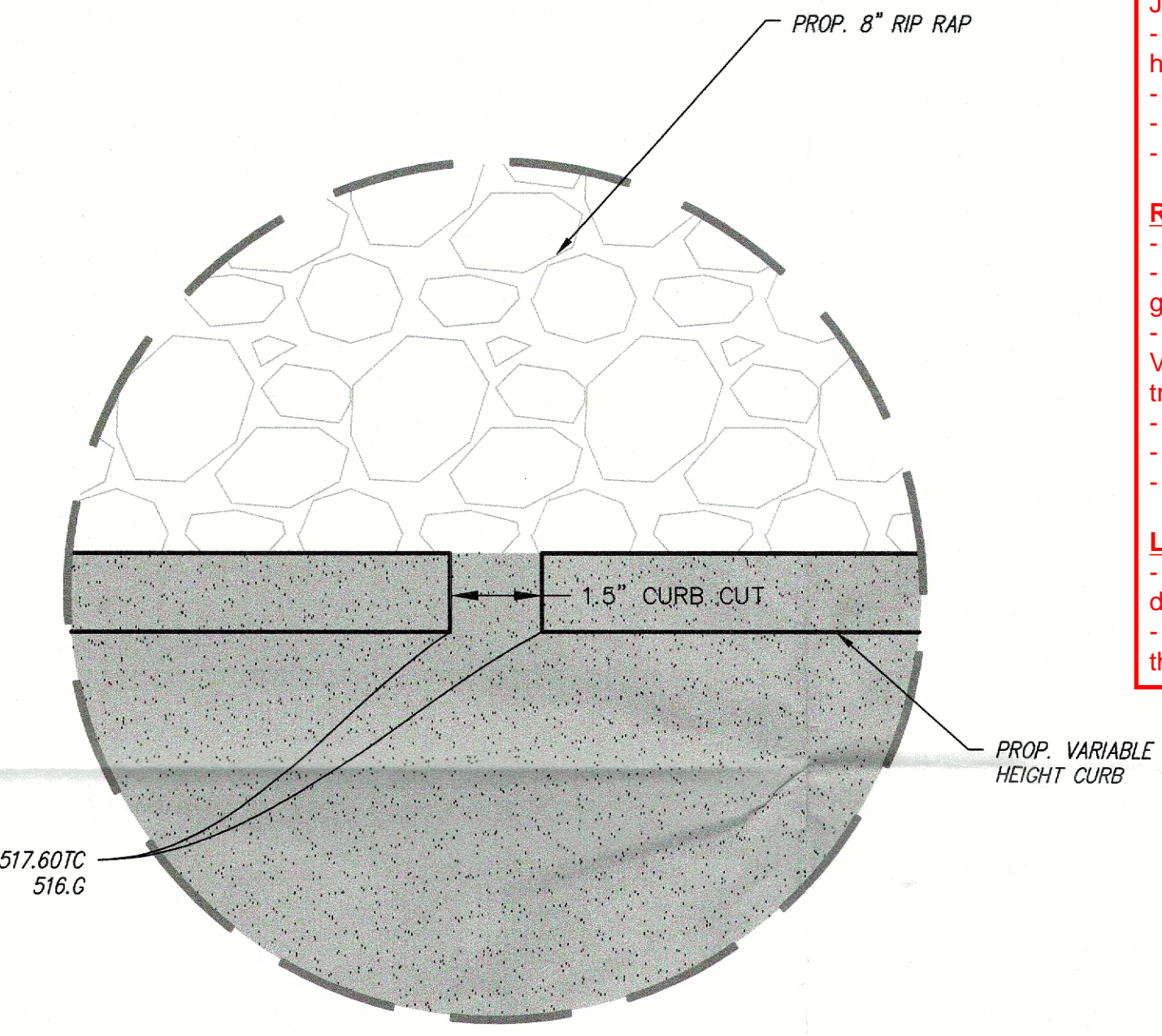
Drawing: T:\Projects\NTW22113\Eng-CSD\CAD\SHEETS\Site Plan.dwg at Aug 07, 2024 - 3:44pm by ewilliams
 Layout: MT. ZION METER VAULT SITE PLAN (2) Xrefs: XREF-BORDER.dwg - ZP-LAYOUT.dwg - ZP-BASE.dwg - DIS-ULM.LA.dwg



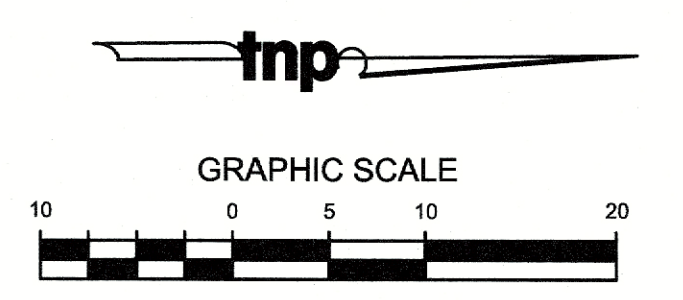
Point #	Northing	Easting	DESCRIPTION
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11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041905.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

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 TC= TOP OF CURB ELEVATION
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- General Items:**
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- Landscaping:**
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 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



INSERT A
N.T.S.



no.	revision	by	date



teague nall and perkins, inc
 825 Waters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnpsc.com
 TRPELS: ENGR F-230; SURV 10011600, 10011601, 1019438
 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.
 JUSTIN N. WALTON, P.E. Date: 8/7/2024
 Tx. Reg. # 97267

scale when bar is 1 inch long
 1" = 10'
 vert N/A
 AUG 2024



WYLIE TO ROCKWALL 20" WATERLINE, WYLIE ROCKWALL FARMERSVILLE 30" WATERLINE, ROYCE CITY 36" WATERLINE, AND MT. ZION WSC WATER METER RELOCATIONS ALONG FM 552 IN DALLAS COUNTY

MT. ZION METER VAULT SITE PLAN

Inp project NTW22113
 sheet 32



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF-8.4**

CURRENT USE **AGRICULTURAL**

PROPOSED ZONING **SF-8.4**

PROPOSED USE **MUNICIPALLY CONTROLLED UTILITY**

ACREAGE **0.4**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **N/A**

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **NORTH TEXAS MUNICIPAL WATER DISTRICT**

APPLICANT **TEAGUE, NALL, & PERKINS**

CONTACT PERSON **ELISA CARDONA**

CONTACT PERSON **ERIC WILLIAMS**

ADDRESS **505 E. Brown Street**

ADDRESS **825 WATTERS CREEK BOULEVARD
SUITE M300**

CITY, STATE & ZIP **WYLIE, TX 75098**

CITY, STATE & ZIP **ALLEN, TX 75013**

PHONE **469-626-4736**

PHONE **214-396-9560**

E-MAIL **ECARDONA@NTMWD.COM**

E-MAIL **EWILLIAMS@TNPINC.COM**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark A. Simon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

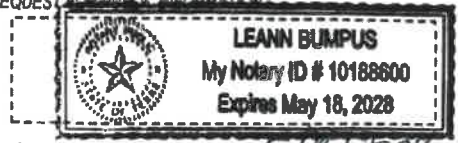
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE Eighth, 8th DAY OF August 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF August 2024

OWNER'S SIGNATURE

Mark A. Simon
Leann Bumpus

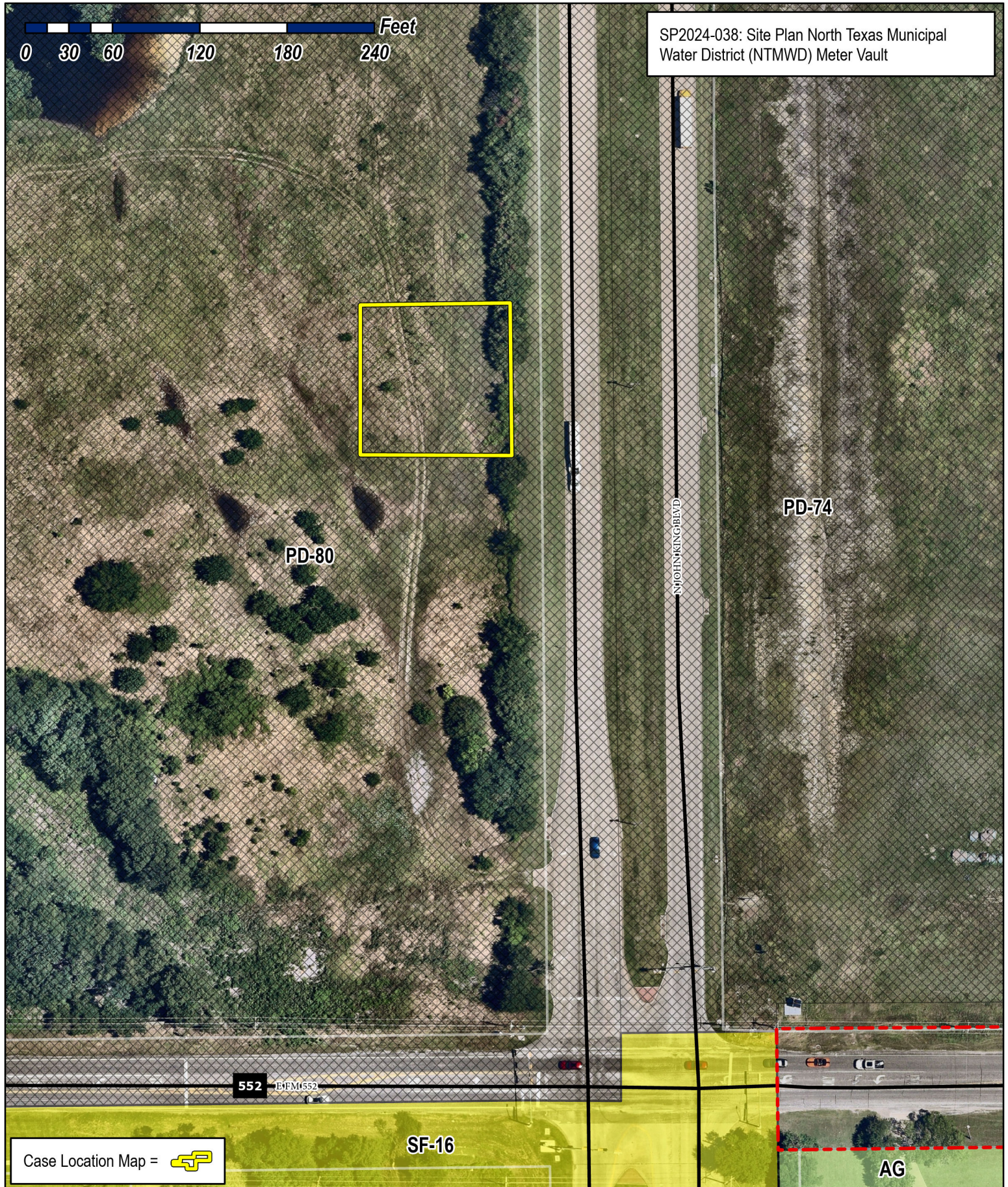
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES 5/18/2028



SP2024-038: Site Plan North Texas Municipal Water District (NTMWD) Meter Vault



Case Location Map = 

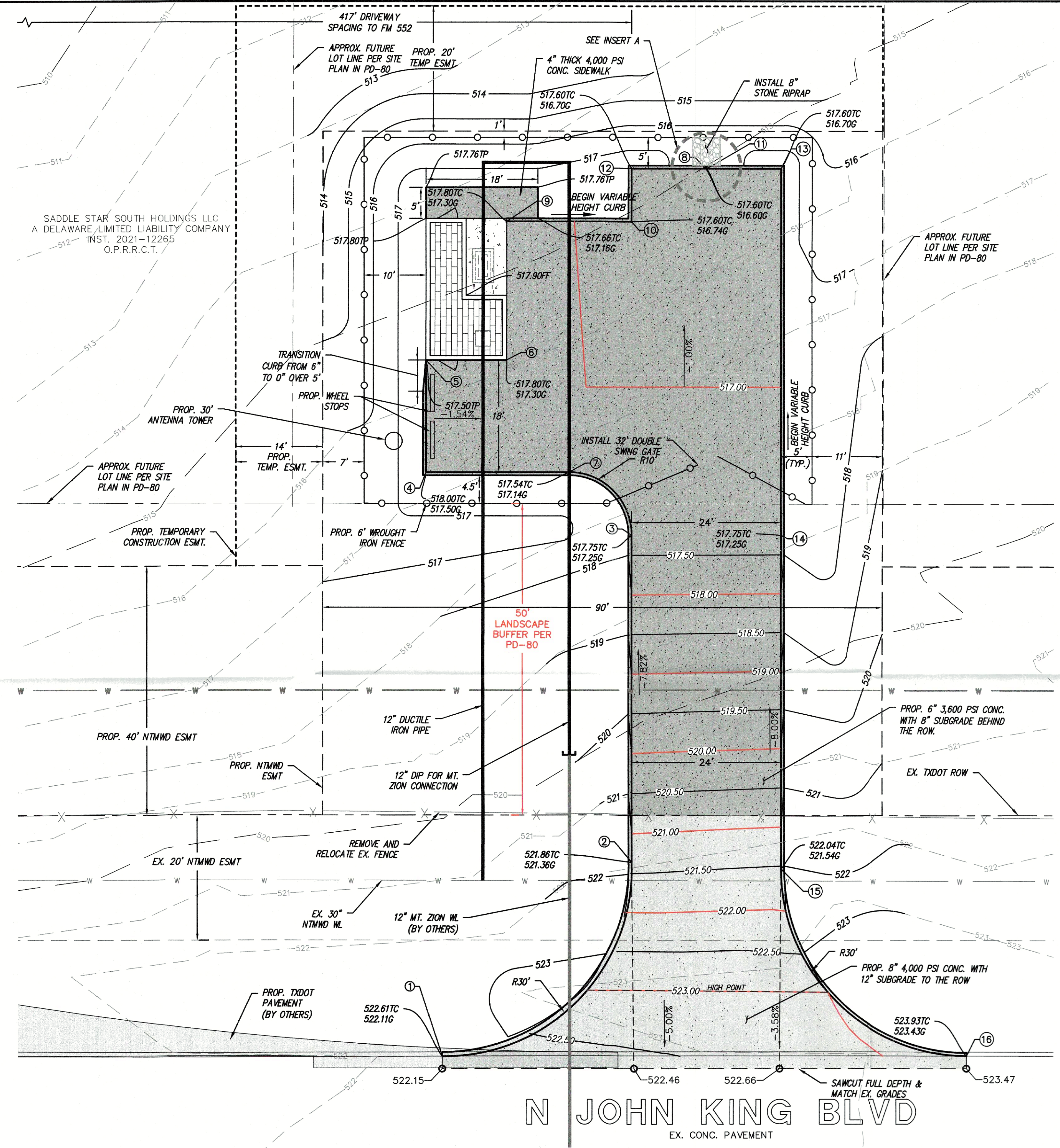


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

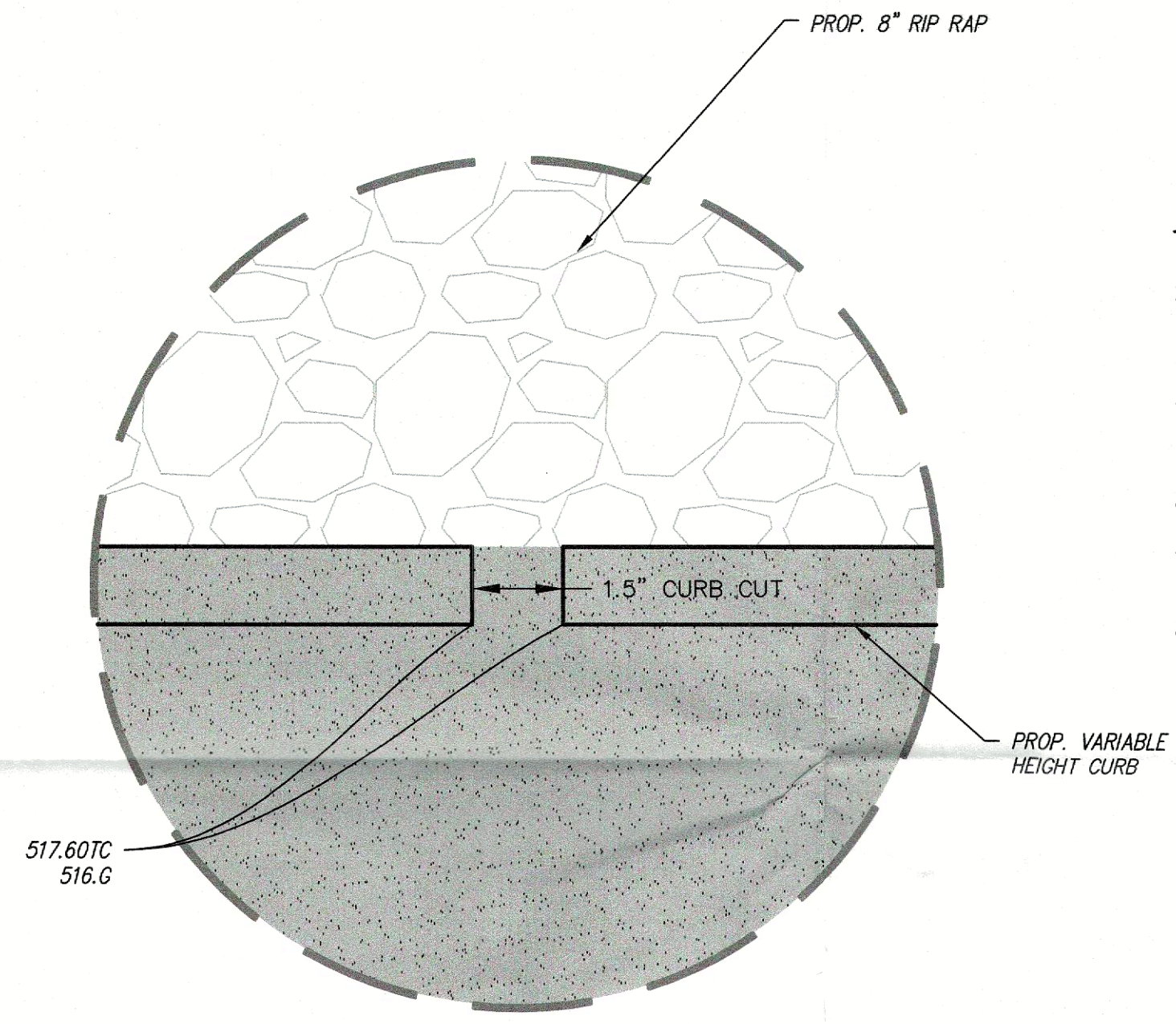
G=GUTTER ELEVATION
 TC=TOP OF CURB ELEVATION
 TP=TOP OF PAVEMENT ELEVATION
 FF= FINISHED FLOOR ELEVATION

UTILITY NOTE:
 THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-8377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

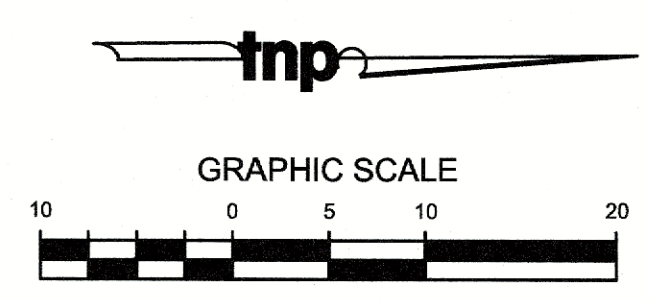
LEGEND

- PROP WATER LINE
- PROP TEMPORARY ESMT.
- PROP PERMANENT NTMWD ESMT.
- EX TXDOT ROW
- EX WATER LINE
- PROP. 6" WROUGHT IRON FENCE
- 8" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- PROP. TXDOT PAVEMENT (BY OTHERS)

- NOTES:**
- CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
 - CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
 - REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
 - SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
 - WROUGHT IRON FENCE SHALL BE 6" TALL, WITH 8" C-C POST SPACING AND 4" C-C PICKET SPACING.

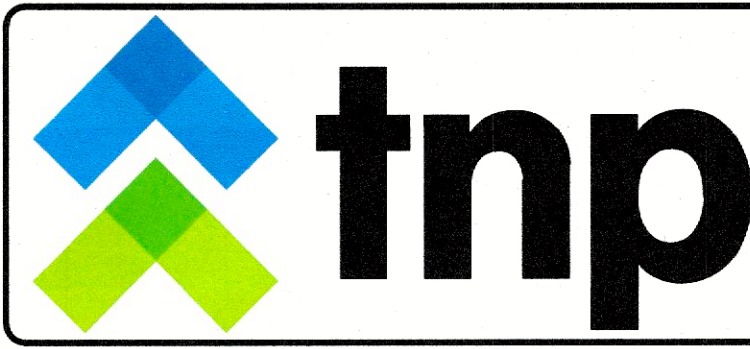


INSERT A
N.T.S.



Drawing: T:\Projects\NTW22113\Eng-CSD\CAD\SHEETS\Site Plan.dwg at Aug 07, 2024--3:44pm by ewilliams
 Layout: MT. ZION METER VAULT SITE PLAN (2) Xrefs: XREF-BORDER.dwg - ZP-LAYOUT.dwg - ZP-BASE.dwg - DIS-ULM.LA.dwg

no.	revision	by	date



teague nall and perkins, inc
 825 Waters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TRPELS: ENGR F-230; SURV 10011600, 10011601, 1019438
 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.
 JUSTIN N. WALTON, P.E. Date: 8/7/2024
 Tx. Reg. # 97267

scale when bar is 1 inch long
 horiz 1" = 10'
 vert N/A
 AUG 2024

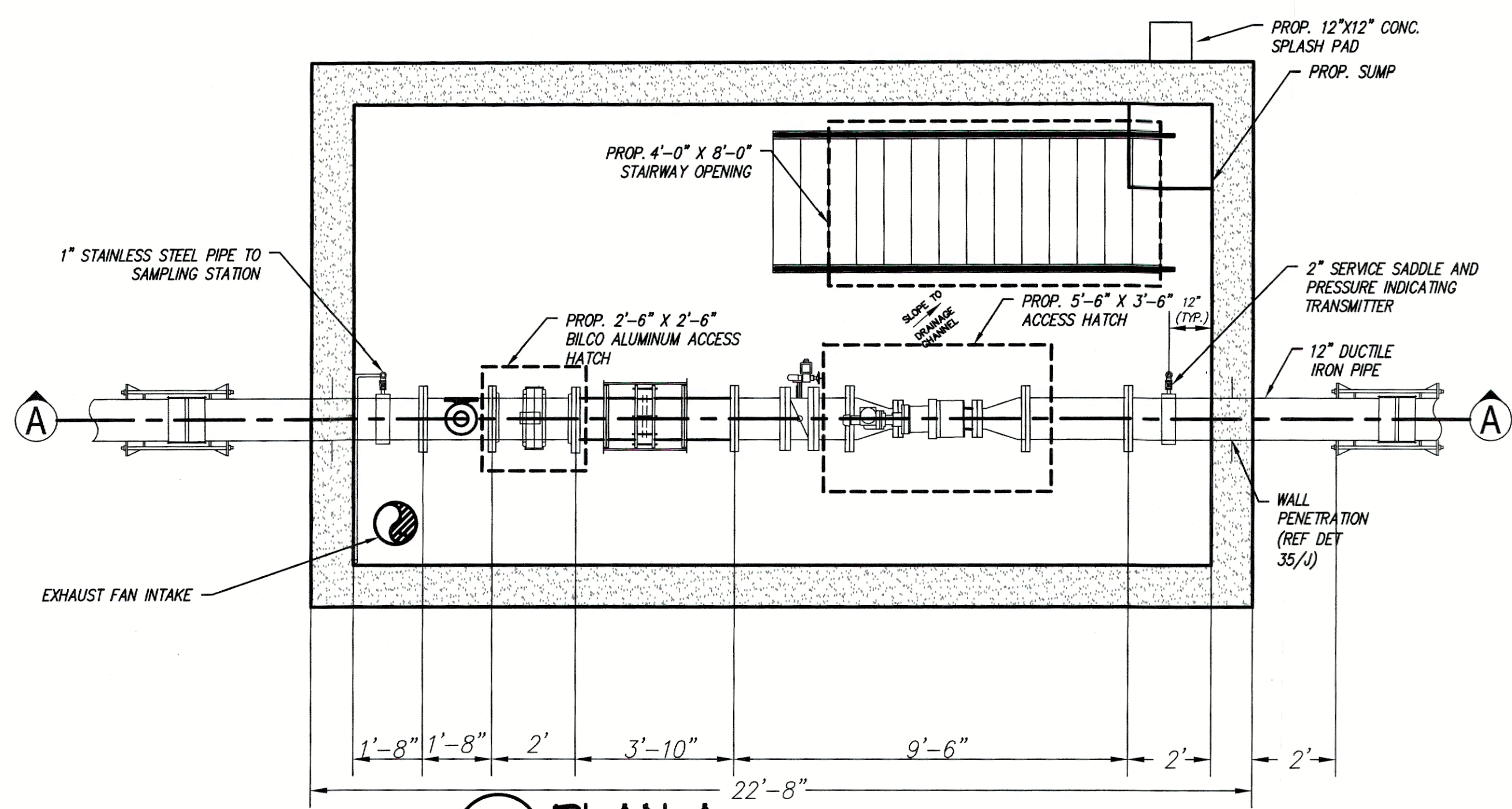


WYLIE TO ROCKWALL 20" WATERLINE, WYLIE ROCKWALL FARMERSVILLE 30" WATERLINE, ROYCE CITY 36" WATERLINE, AND MT. ZION WSC WATER METER RELOCATIONS ALONG FM 552 IN DALLAS COUNTY

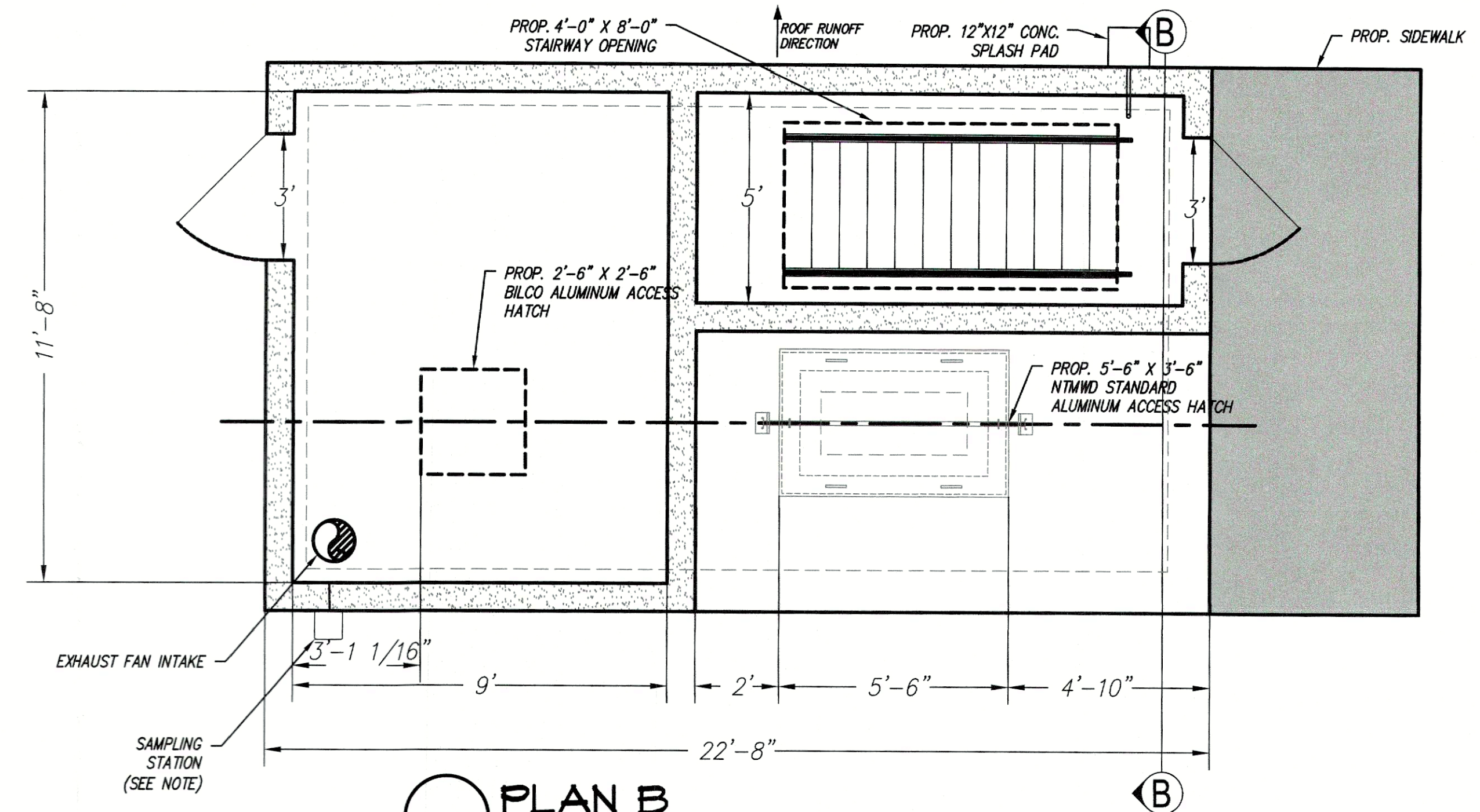
MT. ZION METER VAULT SITE PLAN

tnp project NTW22113 sheet

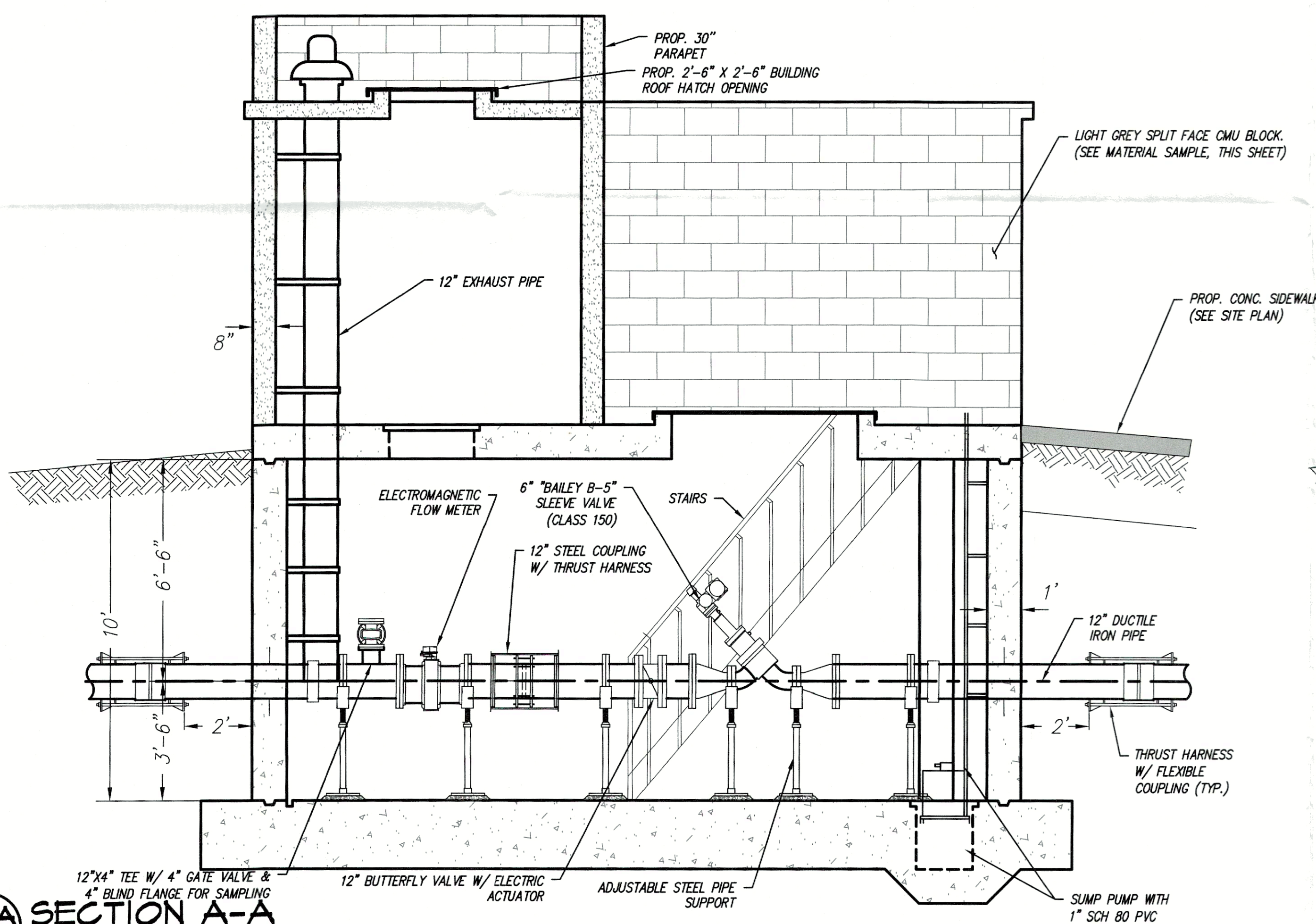
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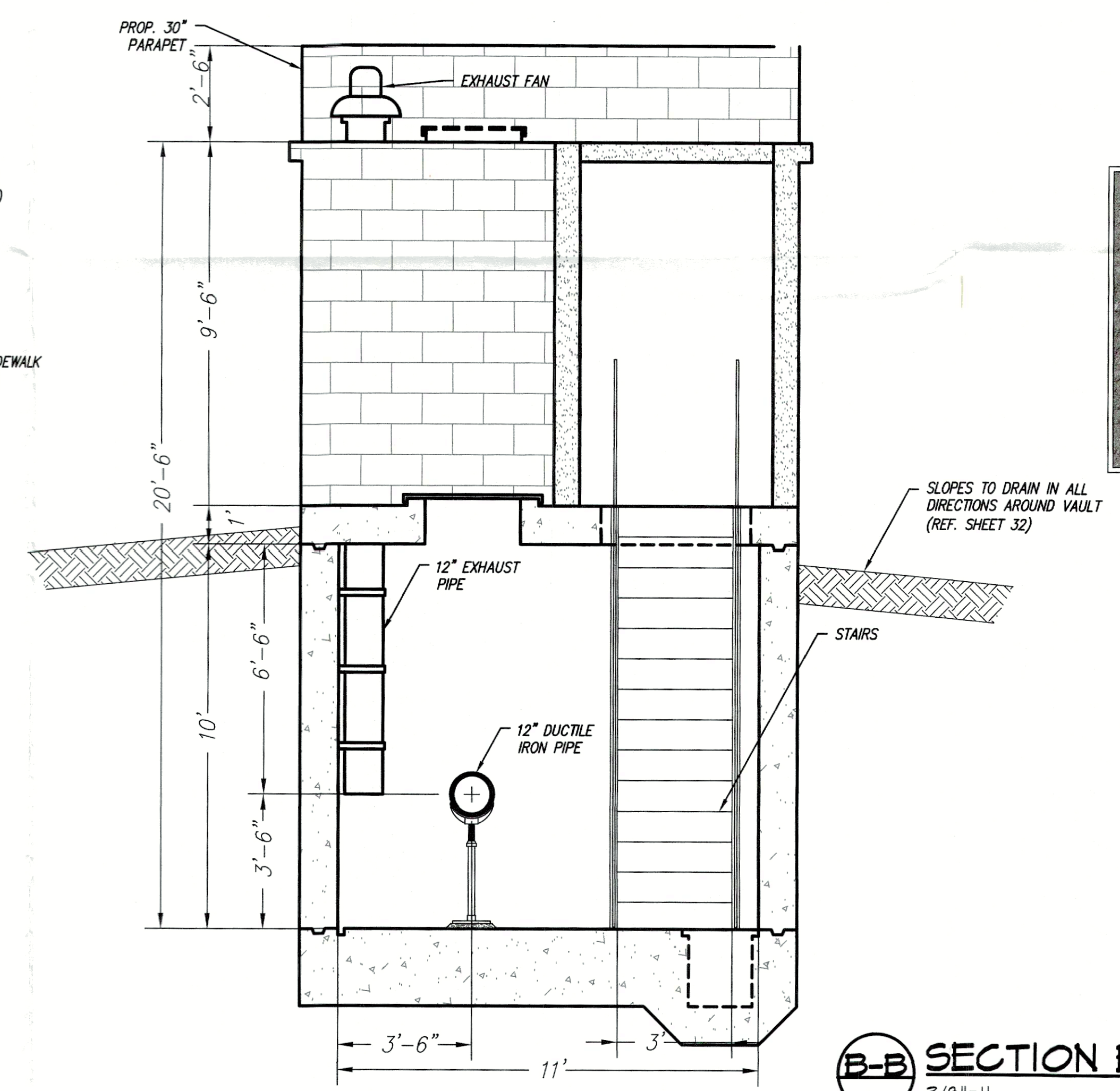
PLAN A
3/8"=1'



PLAN B
3/8"=1'

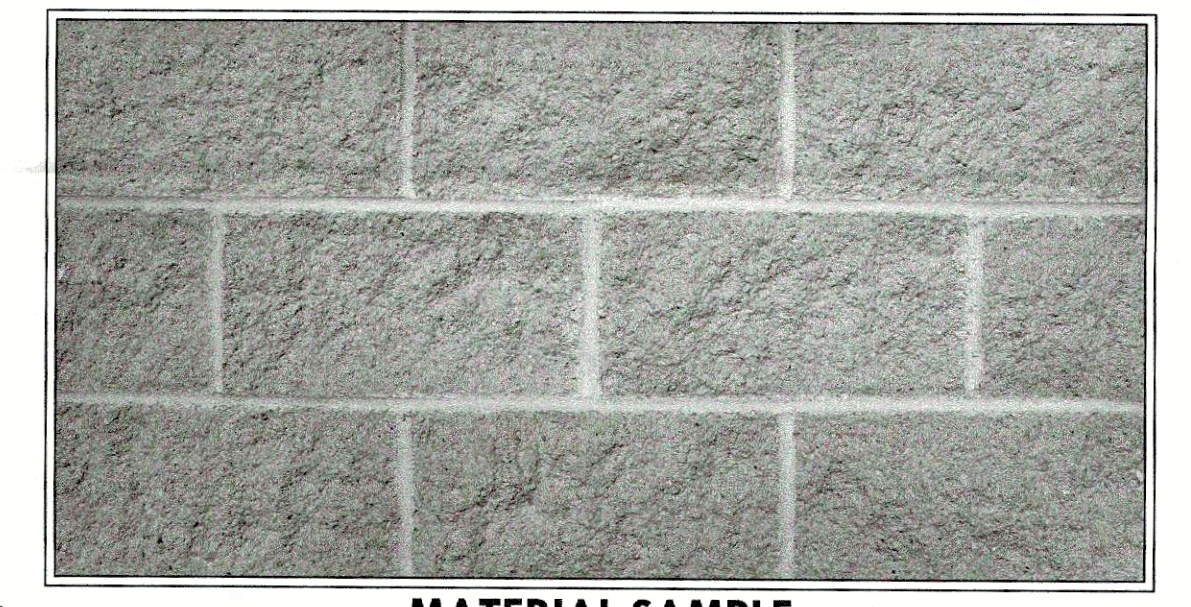


A-A SECTION A-A
3/8"=1'



B-B SECTION B-B
3/8"=1'

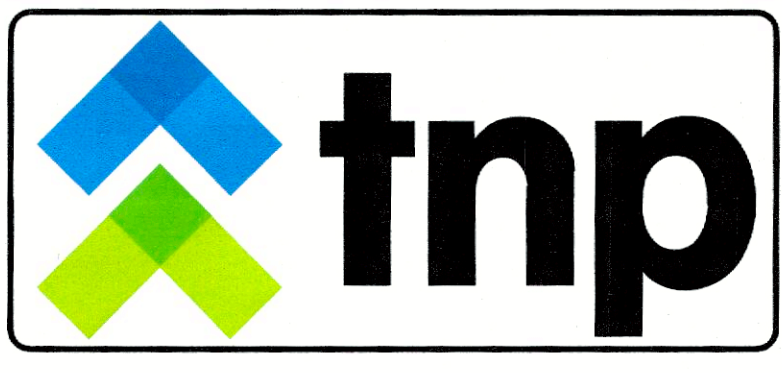
- NOTES:**
1. FINAL LOCATION OF SAMPLING STATION AND VAULT/WALL PENETRATION SHALL BE COORDINATED IN THE FIELD WITH THE DISTRICT INSPECTOR



MATERIAL SAMPLE

Drawing: T:\Projects\NTW22113\Eng-CED\CAD\SHEETS\Meter Vault Civil Drawings.dwg of Aug 05, 2024-2:44pm by williams
Layout: METER VAULT PLANS & SECTIONS - A&B

no.	revision	by	date



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TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

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JUSTIN N. WALTON, P.E. Date: JULY 14, 2023
Tx. Reg. # 97267

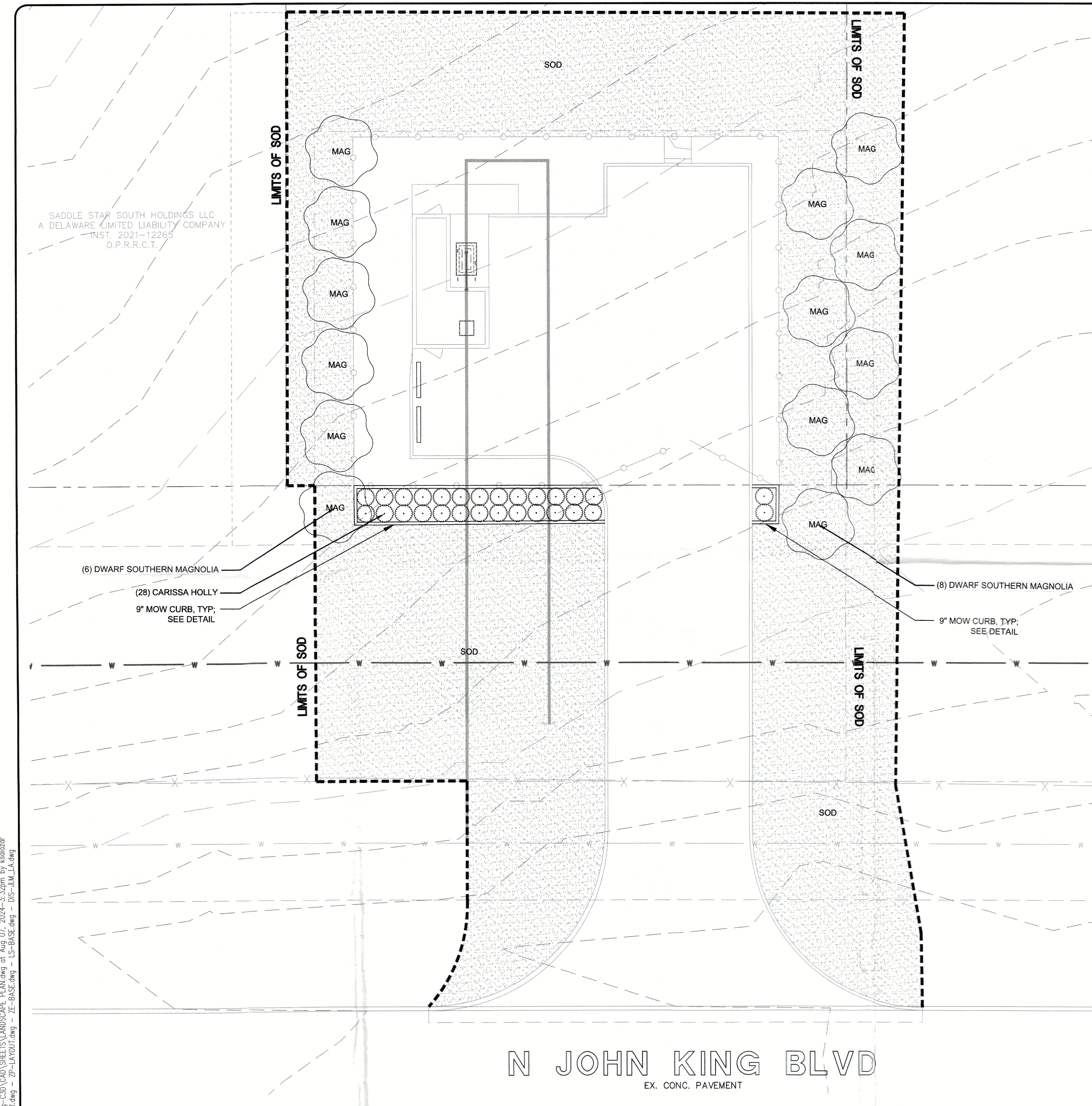
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horiz 3/8"=1'
vert N/A
AUG 2024



WYLIE TO ROCKWALL 20" WATERLINE, WYLIE ROCKWALL FARMERSVILLE 30" WATERLINE, ROYCE CITY 36" WATERLINE, AND MT. ZION WSC WATER METER RELOCATIONS ALONG FM 552 IN DALLAS COUNTY

METER VAULT PLANS & SECTIONS

tnp project NTW22113
sheet
33

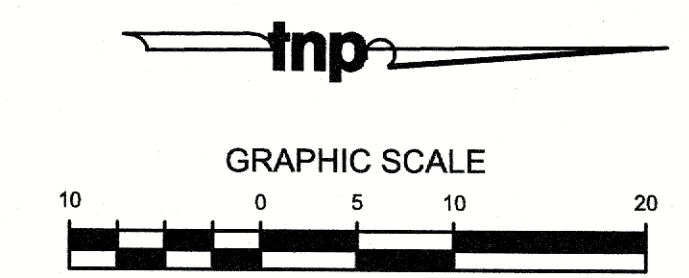


SADDLE STAR SOUTH HOLDINGS LLC
A DELAWARE LIMITED LIABILITY COMPANY
INST. 2021-12265
O.P.R.R.C.T.

PLANT KEY

SYMBOL	COMMON NAME
ORNAMENTAL TREES	
	DWARF SOUTHERN MAGNOLIA
SHRUBS	
	CARISSA HOLLY
SOD/SEED	
	TIF 419 BERMUDA SOD

ALL PROPOSED LANDSCAPE SHALL BE TEMPORARILY IRRIGATED UNTIL PLANT ESTABLISHMENT



Drawing: T:\Projects\NTW22113\Eng-CAD\Drawings\LANDSCAPE PLAN.dwg at Aug 07, 2024 - 3:32pm by isalazar
 Layout: 52
 Xrefs: REF-BURIED.dwg - ZP-LAYOUT.dwg - ZL-BASE.dwg - LS-BASE.dwg - US-MA.dwg

no.	revision	by	date



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 JOE L. MADRID, L.A. Date: AUG 2024
 Tx. Reg. # 3207

scale when bar is 1 inch long
 horiz 1" = 10'
 vert N/A
 AUG 2024



WYLIE TO ROCKWALL 20" WATERLINE, WYLIE ROCKWALL FARMERSVILLE 30" WATERLINE, ROYCE CITY 36" WATERLINE, AND MT. ZION WSC WATER METER RELOCATIONS ALONG FM 552 IN DALLAS COUNTY

LANDSCAPE PLAN

tnp project NTW22113 sheet **53**

PLANTING NOTES

SECTION 1 - GENERAL

- These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and the drawings prior to start of any work. The Contractor shall visit the site prior to submitting his bid and prior to start of work to become completely familiar with site conditions.
- It is the responsibility of the contractor to advise the Landscape Architect (hereinafter, LA) of any condition found on the site which prohibits installation as shown on these drawings.
- Prior to submitting a bid, the Contractor shall verify any discrepancies between the notes, specifications, or the drawings with the LA for clarification. If there is a discrepancy between the quantity of materials shown on the plans and the quantity of materials shown in the materials legends, the greater quantity will take precedence for bidding purposes. All quantities listed are for information only. It is the contractor's responsibility to provide full coverage of materials in all areas.
- Written dimensions prevail over scaled dimensions. Notify landscape architect of any discrepancies
- The Contractor bears all responsibility for obtaining all licenses and permits required by federal, state, and local agencies to accomplish the work of this project.
- Contractor shall complete soil test in all planting areas to determine soil amendment requirements and submit test results to LA for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to initial soil test report approval. Testing shall be done by LA approved laboratory. No planting shall begin until results and proper adjustment have been made. It is the Contractor's responsibility to ensure proper drainage and fertility of all planting areas.
- Coordinate all work with the project's building contractor or owner.
- Warning! Call toll-free 811 before you dig! The contractor bears all responsibility for verifying all underground utilities, pipes, and structures in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. The Contractor shall contact the building contractor and all utility authorities to mark location of site utilities. Install flags or stakes and maintain them in place throughout the project. Damage to utilities or other work shall be repaired at the expense of the contractor responsible for the damage. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown. Landscape Architect and/or Engineer assumes no responsibility for any utilities not shown on plans.
- Due to existing vegetation and other site conditions, the Contractor should anticipate field adjustments by the LA and should understand such adjustments are not a change order.
- The Contractor shall give the LA 48 hours' notice of required inspections upon completion of each of the following phases:
 - Pre-Construction Conference after award of bid (on-site)
 - Construction debris/ weed clean-up (before any grading, fill, or irrigation)
 - Rough Grading (within 2" of finish grade), Utility Marking, and Tree Staking
 - Fine Grading and Tree Staking (before any tree pits are dug)
 - Tree Planting
 - Staking of Bedlines and/or Edging
 - Shrub Planting
 - Substantial Completion
 - Final Acceptance
- Contractor shall guarantee all plant material for one (1) full year from date of final acceptance. The cutting off of water or electricity by other trades or persons shall not void the warranty.
- It is the contractor's responsibility to insure the availability of water to the plants at all times until final acceptance. The contractor shall reject and replace all trees with tip-dieback of more than one (1) inch over the entire canopy of the tree and replace all shrubs or plants with any dieback. All rejected plant material shall be replaced with specified plant material within 14 calendar days at the contractor's expense.
- LA assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of LA.
- All materials, locations, and workmanship are subject to approval or refusal by the LA. All materials, locations, and workmanship rejected by the LA shall be remedied at the Contractor's expense.

SECTION 2 - MATERIALS

- The Contractor shall check all material for specified requirements, shipping damage, pests, and diseases and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the root ball, not the trunk, branches, and/or foliage of the plant. Mishandled material will be rejected. B&B material shall be "hardened off" after digging for at least 90 days and have at least 10" of rootball for every caliper inch. All material rejected by the LA shall be removed from the site and replaced with acceptable material at the Contractor's expense
- Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects, and diseases. All plant material is to be well rooted, not root bound, such that the root ball remains intact throughout the planting process. The Contractor shall reject all cracked root balls. All plant material shall conform to the specifications and sizes shown in the plant list and shall be nursery grown in accordance with the latest edition (ANSI Z60.1) of "American Standard for Nursery Stock." Any plant substitution shall be approved by landscape architect prior to purchase. Trees with co-dominant stems shall be rejected.
- Do not make substitutions. If specified material is not available, submit proof of non-availability to LA.
- All planting areas shall have organic topsoil that is natural, well-drained, friable, fertile, sandy-loam. Sandy-loam is to be pH 6.5-7.5. Heavy clays, limestone, poorly drained bottomland soil, silt, or alluvial soils are not allowed in any planting areas. Topsoil shall be free of harmful insects or nematodes, soil-borne diseases, toxins, select fill, inorganic subsoils, heavy metals, trash, petroleum by-products, rocks over 1/2" in diameter, rubble, roots, and weeds or weed seeds. Contractor shall submit a 2-cup sample in a gallon-size baggie to Landscape Architect before delivery of any soil to the site or placement of any soil in planting areas.
- Sod shall consist of live growing plants secured from sources which have dense, thickly matted root system throughout the soil of the sod for a minimum of one inch. Sod shall be free of weeds or other varieties of grasses.

20. Sod shall consist of live growing plants secured from sources which have dense, thickly matted root system throughout the soil of the sod for a minimum of one inch. Sod shall be free of weeds or other varieties of grasses.

21. Sod shall not be used where the roots are dried because of sun or wind. The landscape architect has the right to reject any or all of sod due to lack of care, improper cutting, or other agronomic problems.

SECTION 3 - EXECUTION

- The Contractor shall thoroughly remove from the construction site all limestone larger than 1/2" in diameter and all heavy clay to these depths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall verify that this is complete before the Contractor is authorized to proceed with fill of specified topsoil or grading. Scarify subsoil after removal of rock or heavy clay before adding topsoil so as to break up any surface tension.
- The Contractor shall thoroughly remove from the construction site all the following particles that are larger than 3/4" in diameter: inorganic select fill, heavy clay, limestone, and construction debris, mortar, concrete, paint, chemicals, weeds, plastic, paper, steel, mortar, masonry, construction debris, and other substances that are harmful to plant growth. Remove the above items to these depths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall verify that the above items are removed before the Contractor is authorized to proceed with fill with specified topsoil or grading. DO NOT PLACE ANY FILL ON CONSTRUCTION DEBRIS.
- Mow curbs shall be used at all planting bed edges when they are adjacent to lawn (see detail). Unless otherwise shown on plans, mow curbs shall intersect curbs, sidewalks, and buildings at 90 degrees (square). Mow curbs shall have expansion joints every 50' and at all abutments to other hardscape elements. Construction joints shall be saw cut at 10' on center. Mow curbs shall have curves that are smooth, flowing, and consistent in nature. Mow curbs with straight lines shall be straight. All formwork shall be within a 1/4" tolerance of drawings. No mow curb shall have a radius smaller than 72" unless specifically called out on drawings.
- Contractor shall fine grade all areas for approval by LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. No planting or mulching will take place until all construction, clean-up, fine grading, and irrigation is complete in the immediate area. Final finish grading shall be reviewed by the LA before any planting takes place. Contractor shall be responsible for any additional topsoil required to create a smooth condition prior to planting.
- All planting beds shall be amended as per plans details and specs. Submit trip tickets to L.A. for approval of quantity and type of materials.
- All sod and seed areas shall be amended as per plans and specifications.
- Scarify all rootballs (#1 and larger) to prevent plants from remaining pot-bound. This is to be done by hand or with a 3-prong cultivator but never with a shovel or machete.
- Place shrubs and groundcovers so that the top of the rootball is 1/4" to 3/4" above finish grade. Trees shall be set 1" above finish grade for each caliper inch of trunk. Example: A 3" tree shall be set 3" above finish grade.
- Water in and compact planting backfill to prevent formation of air pockets.
- Plants shall be set plumb, unless otherwise directed by LA.
- Back row of shrubs shall be planted 36" from face of building wall, groundcovers shall be 12" from building or as required by conditions. Front row of shrubs shall be planted a minimum of 24" behind (12" for ground cover) bed lines at lawns or walks and minimum 36" back from curbs, driveways, and parking areas.
- After planting, remove strapping, wire "ears" and string, cords, burlap, etc. from top of B&B rootballs.
- All planting beds and trees shall be mulched with 3" of mulch (2.5" after settlement).
- All trees are to be stabilized per detail and specs immediately after planting.
- All sod areas shall be thoroughly graded and smoothed with at least 8 passes in different directions using a drag-behind system such as a bunker rake or other device until very smooth and with 1/4" of specified grade (see civil sheets for grading plans).
- Prior to sod installation, a fertilizer shall be applied and tilled into the prepared soil. Application must be done no longer than 24 hours prior to installation of sod. Do not apply fertilizer when a possibility of rain might occur before sod is installed. Reference specifications for specific type of fertilizer to be used.
- Lay sod in parallel rows with tight joints. All sod must be placed perpendicular to slopes and staggered no less than 12" on each row. Slopes greater than 4:1 must be held in place with galvanized sod pins, wood pegs, or other method approved by LA. All sod shall be rolled with a 5-ton mechanical roller in at least two directions within 24 hours of laying. All sod areas shall be barricaded with wood stakes and ribbon for no less than 7 days.
- Plant material shall be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.
- All plant material shall be fully-maintained in a healthy and growing condition until final acceptance, and must be replaced with plant material of same variety and size if damaged, destroyed, or removed. This includes mowing, pruning, watering, and weeding.
- Landscape areas shall be kept free of trash, weeds, debris, and dead plant material until final acceptance. Any damage to landscape areas shall be repaired at no cost to owner.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
CANOPY TREES								
	CEDAR ELM	Ulmus crassifolia	3	4" Cal.	12'-14'	5'-6"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
ORNAMENTAL TREES								
	TEXAS REDBUD	Cercis canadensis texensis	4	45 Gal.	10'-12'	5'-6"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK, GLOSSY LEAF VARIETY.
SHRUBS								
	CARISSA HOLLY	Ilex cornuta 'Carissa'	28	5 Gal.	18"-22"	20"-24"	32" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP.
SOD/SEED								
	TIF 419 BERMUDA SOD	Cynodon dactylon 'TIF 419'	7,845 sf	Rollod sod	n/a	n/a	n/a	REF PLANTING NOTES AND SPECIFICATIONS

Drawing: I:\Projects\NTW22113\Eng-CAD\01\LANDSCAPE SCHEDULE AND NOTES.dwg at Aug 07, 2024 3:33pm by ksalazar
 Layout: LANDSCAPE SCHEDULE AND NOTES - XREF-BORDER.dwg - ZP-LAYOUT.dwg - ZP-BA-SE.dwg - LS-BA-SE.dwg - DIS-ALL.dwg

no.	revision	by	date



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 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.
 JOE L. MADRID, L.A. Date: AUG 2024
 Tx. Reg. # 3207

scale when bar is 1 inch long
 horiz N/A
 vert N/A
 AUG 2024



WYLIE TO ROCKWALL 20" WATERLINE, WYLIE ROCKWALL FARMERSVILLE 30" WATERLINE, ROYCE CITY 36" WATERLINE, AND MT. ZION WSC WATER METER RELOCATIONS ALONG FM 552 IN DALLAS COUNTY

LANDSCAPE SCHEDULE AND NOTES

tnp project NTW22113 sheet **54**

PROJECT COMMENTS



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

DATE: 8/23/2024

PROJECT NUMBER: SP2024-039
PROJECT NAME: Site Plan for Peachtree Meadows Amenity Center
SITE ADDRESS/LOCATIONS: 1400 CHASTAIN ST, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Kyle Tressler of Qualico Development, Inc. for the approval of a Site Plan for an Amenity Center for the Peachtree Meadows Subdivision situated on a 1.06-acre portion of a larger 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/23/2024	Needs Review

08/23/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an Amenity Center for the Peachtree Meadows Subdivision situated on a 1.06-acre portion of a larger 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2024-039) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 101 (PD-101).

M.5 Photometric Plan:

- (1) Light levels may not exceed 0.2 FC at all property lines. There are a few areas of non-conformance. (Article 07, UDC)
- (2) Please consider reducing the light levels that spill to the northwest. This will be the closest residence to the lighting and it appears light levels are higher in this area. (Article 07, UDC)
- (3) Please consider light fixtures that can be dimmed. Several properties have their rear yards face this property and the light levels are near maximum. (Article 07, UDC)

M.6 Building Elevations:

- (1) Please provide elevations of the smaller shade structures. (Ordinance No. 23-11; PD-101)
- (2) Please indicate the roof pitch on the larger shade structure; it must be 8:12. (Ordinance No. 23-11; PD-101)
- (3) The restroom building must have 90% masonry, which is defined as brick and stone in the PD Ordinance. The Ordinance only allows less on the homes. Please revise the building to reflect this. (Ordinance No. 23-11; PD-101)

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on September 4, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2024 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 27, 2024.
- 2) Planning & Zoning meeting/public hearing meeting will be held on September 10, 2024.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/23/2024	Approved w/ Comments

- 08/23/2024: 1. We never received these retaining wall plans. You will need to submit engineered wall plans to us for review and approval.
2. Does the fire hydrant need to be "flipped" out of the parking
 3. Open cutting will not be allowed. You will need to bore under this roadway to make this sewer connection.
 4. Must be min 6".
 5. Ensure all standard details are the latest details in the City's 2023 Standards of Design and Construction Manual.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees for any public improvements
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width (if needed) is 20' for new easements.
- No structures, including walls, are allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering site/civil plan review.

Drainage Items:

- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems and flow path.

Water and Wastewater Items:

- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole. If sewer is needed, sewer impact fee will need to be paid.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements (if needed).
- Water to be 10' separated from storm and sewer lines.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

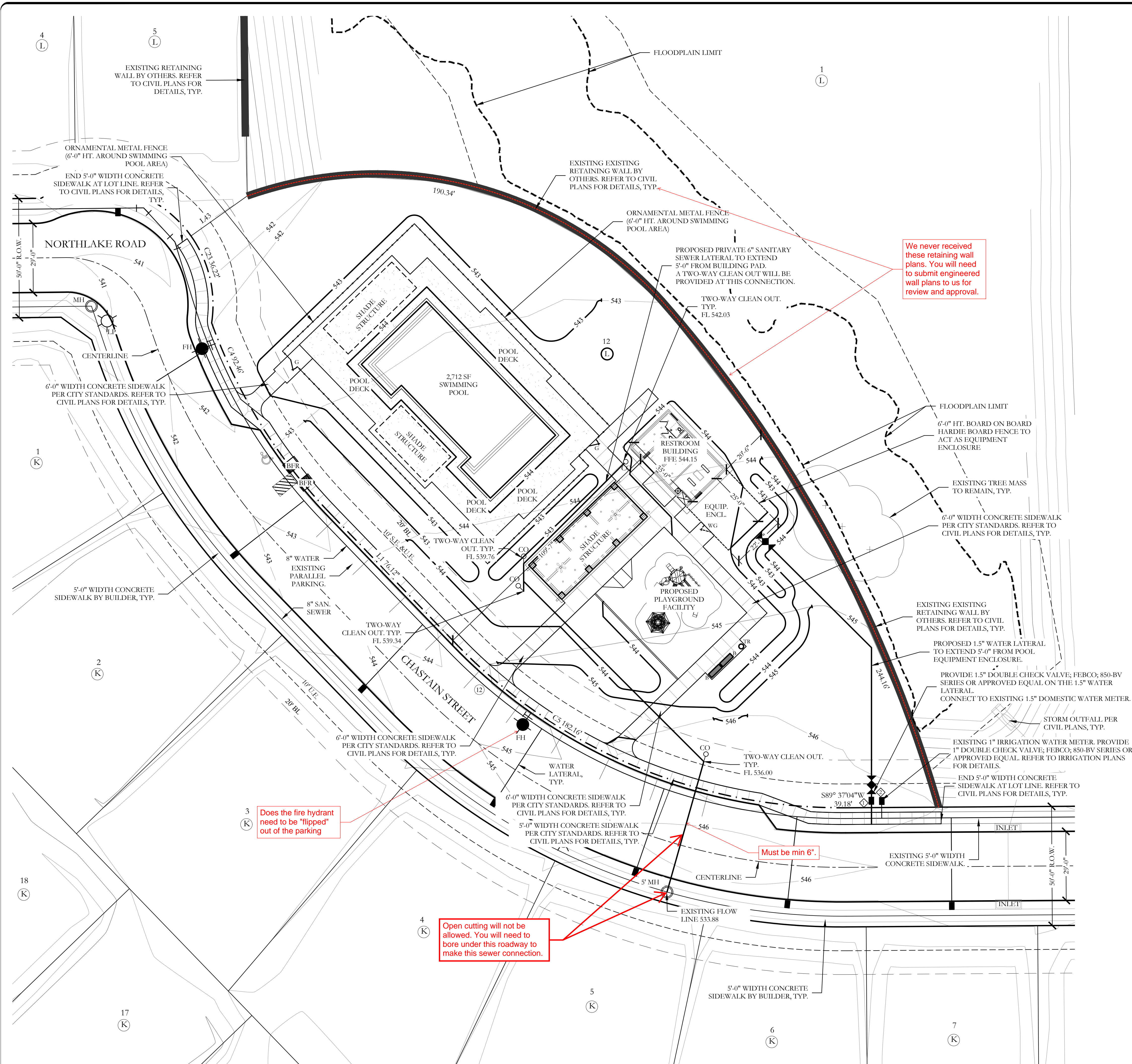
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	08/23/2024	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/20/2024	Approved w/ Comments
08/20/2024: Assigned address will be 1400 CHASTAIN ST, ROCKWALL, TX 75032			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/16/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	08/23/2024	N/A
No Comments			



12	EXISTING PARKING COUNT
BFR	BARRIER FREE RAMP
FH	EXISTING FIRE HYDRANT
MH	EXISTING SANITARY SEWER MANHOLE
— —	EXISTING WATER MAIN W/ VALVE
— —	EXISTING SANITARY SEWER
— —	EXISTING STORM
— —	EXISTING CURB INLET
— —	RIGHT-OF-WAY
LP	LIGHT POLE
— 544 —	EXISTING CONTOUR INTERVAL
FFE 544.15	FINISHED FLOOR ELEVATION

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees for any public improvements
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width (if needed) is 20' for new easements.
- No structures, including walls, are allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering site/civil plan review.

Drainage Items:

- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems and flow path.

Water and Wastewater Items:

- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole. If sewer is needed, sewer impact fee will need to be paid.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements (if needed).
- Water to be 10' separated from storm and sewer lines.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Commission of the City of Rockwall on the ___ day of ___, ___.

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN. SERVICE SIZE
			DOM.	IRR.	
◇	1.5"	1.5"	X		6"
◇	1"	1"		X	

SITE INFORMATION

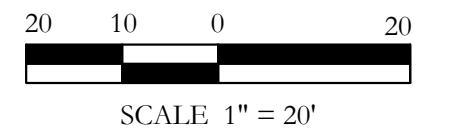
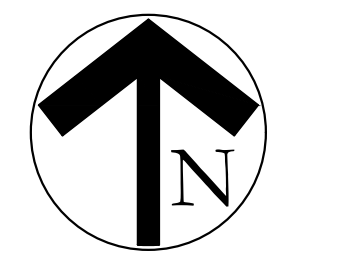
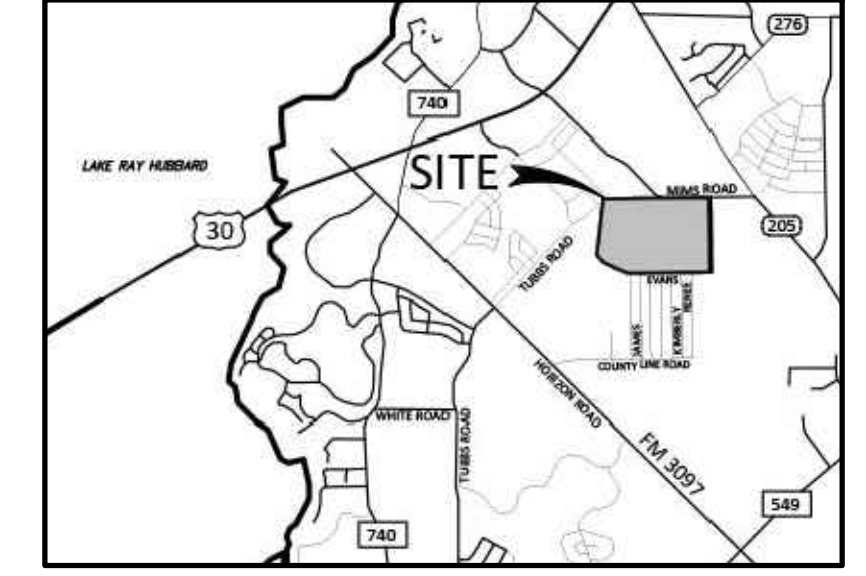
SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 1.06 ACRES
 46,211.00 SQ. FT.

BUILDING AREA: 792.00 SQUARE FEET
 BUILDING HEIGHT: 20'-3" (1 STORY)

FLOOR TO AREA: 0.0173 [792/46,211]
 LOT COVERAGE: 1.71%

TOTAL IMPERVIOUS SURFACE: 15,147.08 SF
 PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77%
 INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF

POOL DECK SURFACE: 4,884.00 SF



**SITE PLAN
 PEACHTREE MEADOWS
 PHASE I
 LOT 12, BLOCK L
 ~AMENITY CENTER~**

1.06 ACRES SITUATED IN THE
 G. WELLS SURVEY,
 ABSTRACT NO. 219 AND
 J.R. JOHNSTON SURVEY, ABSTRACT NO.128
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

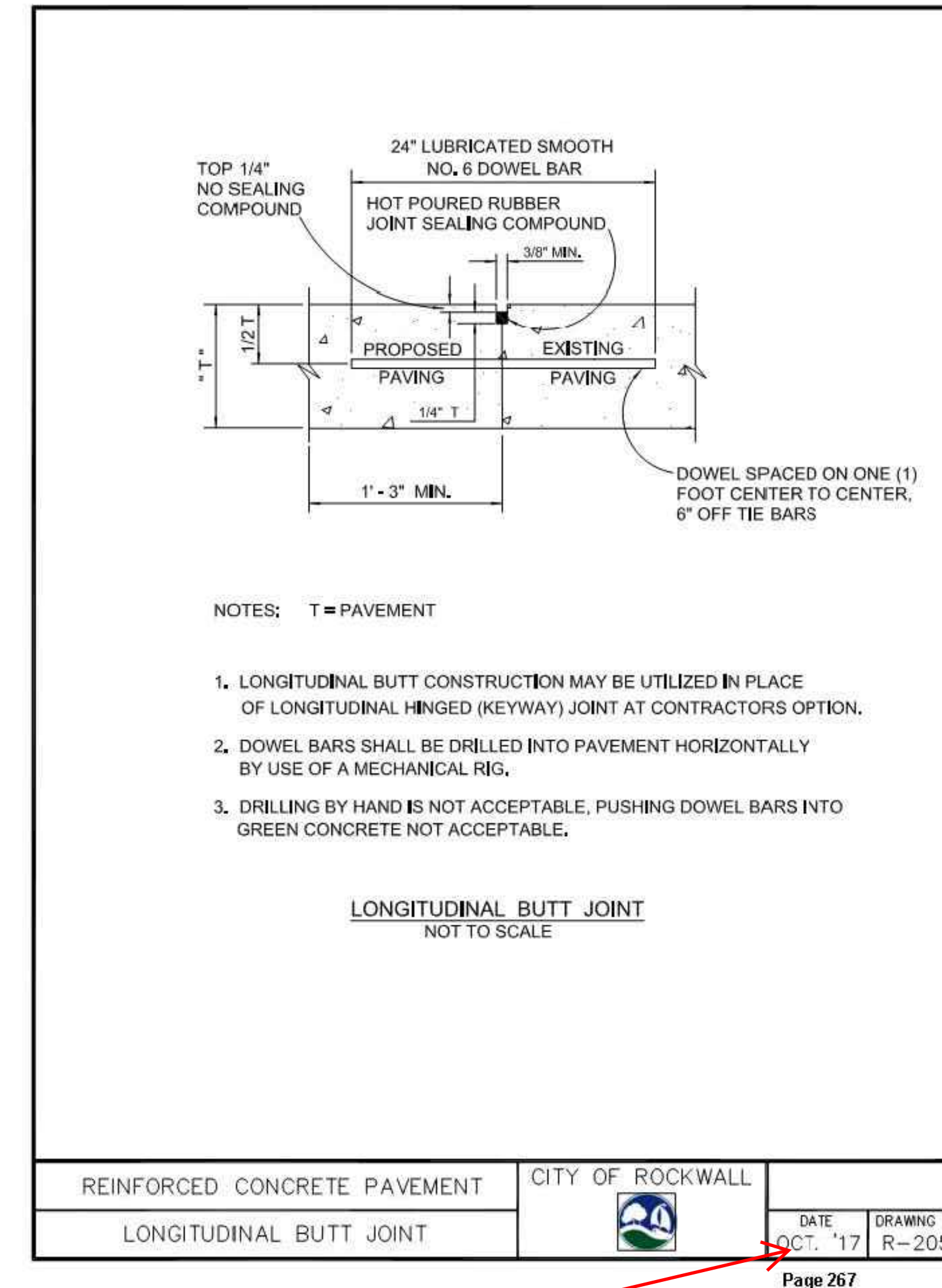
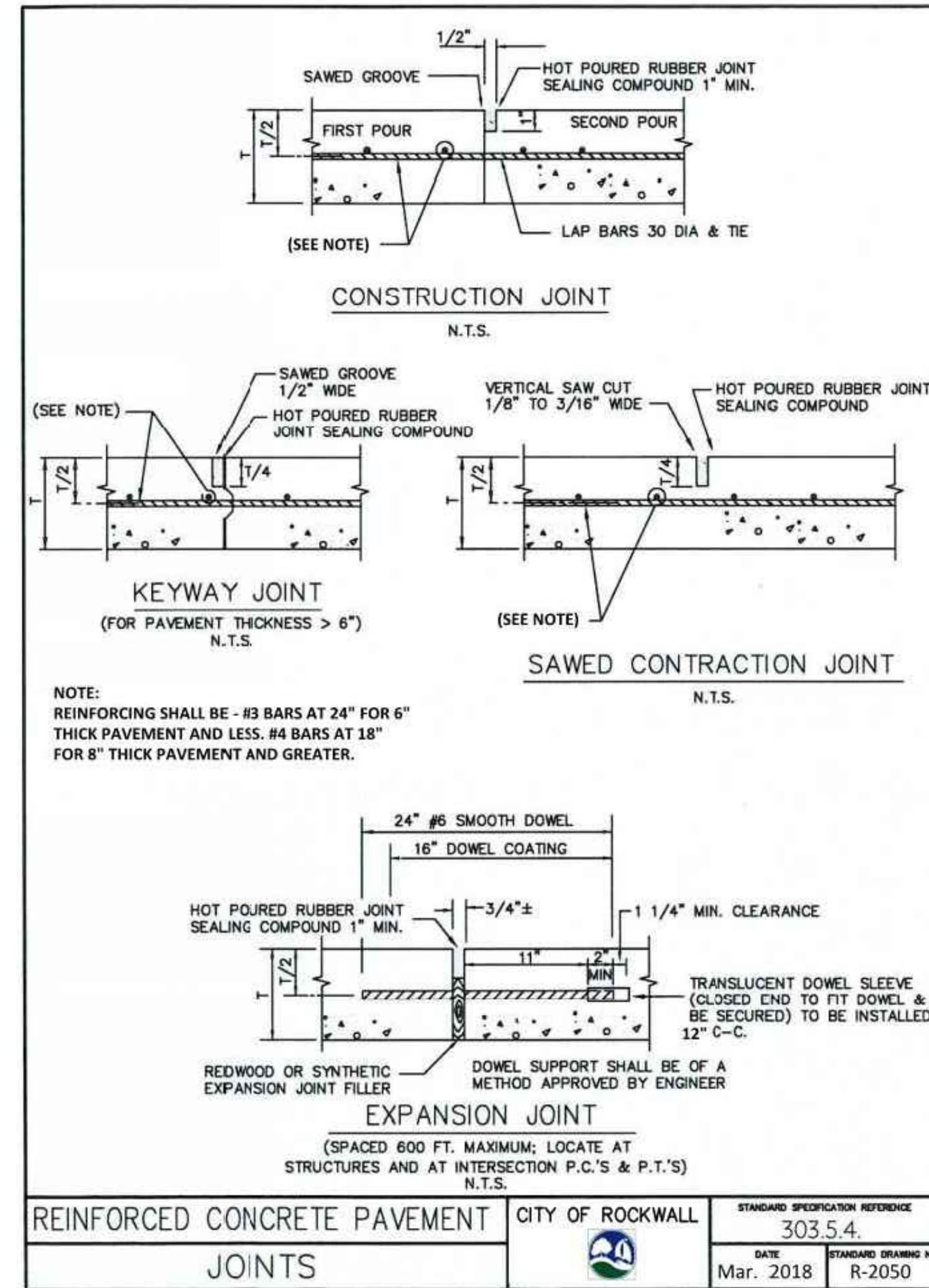
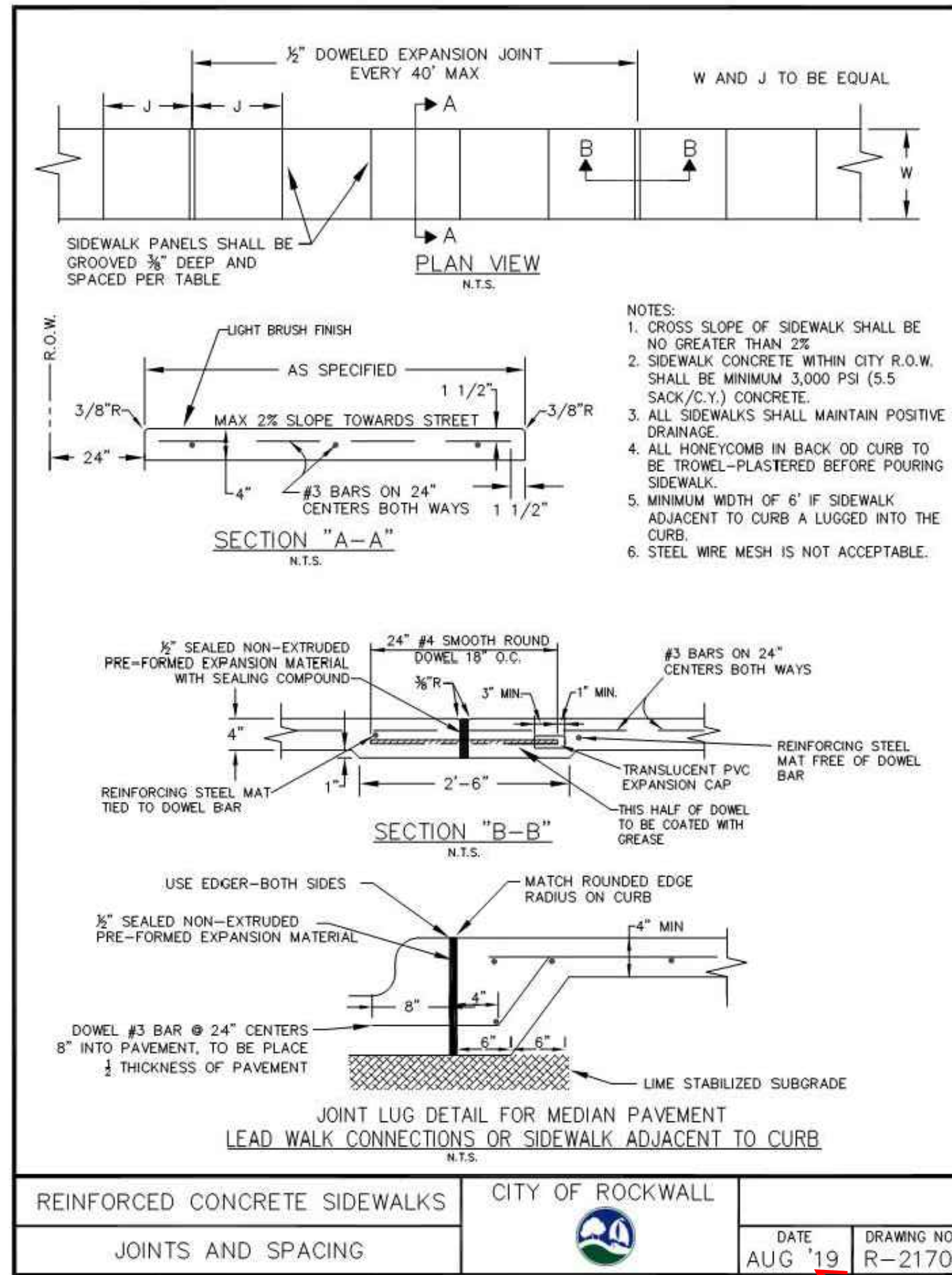
OWNER / DEVELOPER:
 QUALICO DEVELOPMENT (U.S.), INC
 6950 TPC DRIVE, SUITE 350
 MCKINNEY, TEXAS 75070
 CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
 JOHNSON VOLK CONSULTING
 704 CENTRAL PARKWAY EAST, SUITE 1200
 PLANO, TEXAS 75074
 PH. (972) 201-3100
 CONTACT: CODY JOHNSON, RLA, ASLA, LI



August 16, 2024

CITY CASE NUMBER TBD PEACHTREE MEADOWS AMENITY CENTER



Ensure all standard details are the latest details in the City's 2023 Standards of Design and Construction Manual.

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **Amenity Center within Peachtree Meadows**

SUBDIVISION **Peachtree Meadows**

LOT **12** BLOCK **L**

GENERAL LOCATION **Chastain Street adjacent to Northlake Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Single Family Residential**

CURRENT USE **Private Recreation Center**

PROPOSED ZONING **Single Family Residential**

PROPOSED USE **Private Recreational Center**

ACREAGE **1.06**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **Qualico Developement (U.S.), INC**

APPLICANT **Johnson Volk Consulting**

CONTACT PERSON **Kyle Tressler**

CONTACT PERSON **Cody Johnson**

ADDRESS **6950 TPC Drive, Suite 350**

ADDRESS **704 Central Parkway East, Suite 1200**

CITY, STATE & ZIP **McKinney, Texas 75070**

CITY, STATE & ZIP **Plano, TX 75074**

PHONE **469-659-6152**

PHONE **972-201-3100**

E-MAIL **kyle.tressler@qualico.com**

E-MAIL **cody.johnson@johnsonvolk.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Tressler [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$271.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6th DAY OF August, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

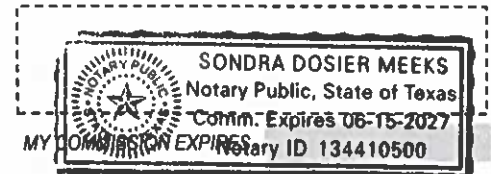
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th DAY OF August, 2024

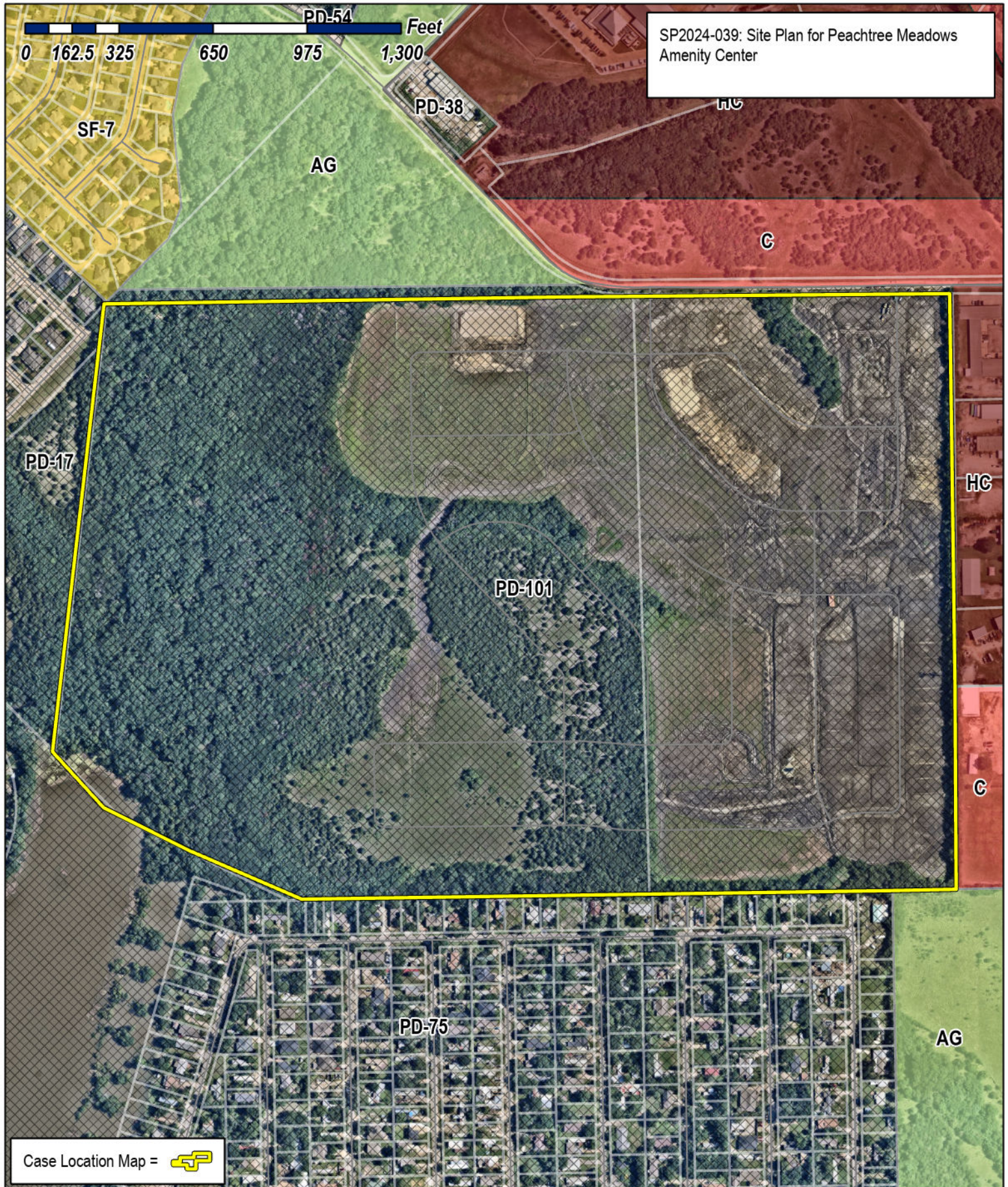
OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





SP2024-039: Site Plan for Peachtree Meadows Amenity Center

Case Location Map = 

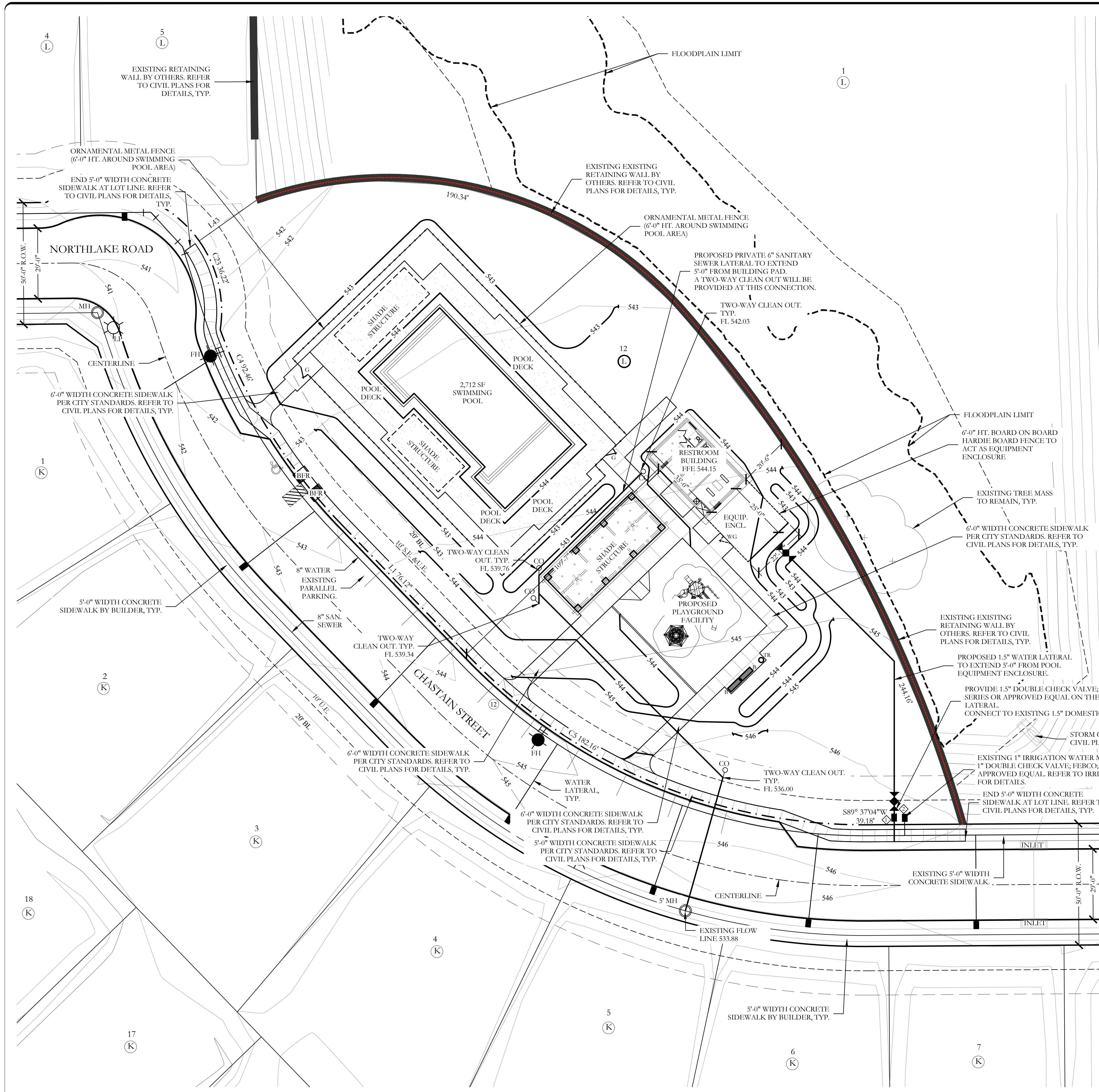


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LEGEND

12	EXISTING PARKING COUNT	◊	EXISTING 1.5" DOMESTIC WATER METER
BFR	BARRIER FREE RAMP	◊	EXISTING 1" IRRIGATION WATER METER
FH	EXISTING FIRE HYDRANT	—	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
MH	EXISTING SANITARY SEWER MANHOLE	—	1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING METAL-GATE
—	EXISTING WATER MAIN W/ VALVE	—	1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING WOODEN GATE
—	EXISTING SANITARY SEWER	—	6'-0" HT. HARDIE BOARD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
—	EXISTING STORM	—	EXISTING RETAINING WALL REFER TO CIVIL PLANS TYP.
—	EXISTING CURB INLET	—	6'-0" BENCH
—	RIGHT-OF-WAY	—	TRASH RECEPTACLE
LP	LIGHT POLE	—	PROPOSED CONTOUR INTERVAL
—	EXISTING CONTOUR INTERVAL	—	PROPOSED 42" HT. ORNAMENTAL METAL HANDRAIL AT OP. RETAINING WALL
FFE 544.15	FINISHED FLOOR ELEVATION		

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

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

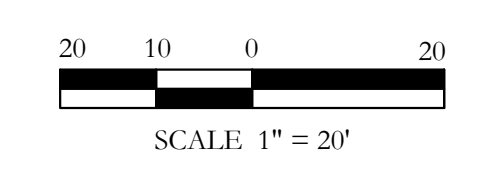
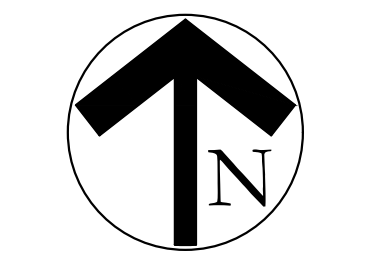
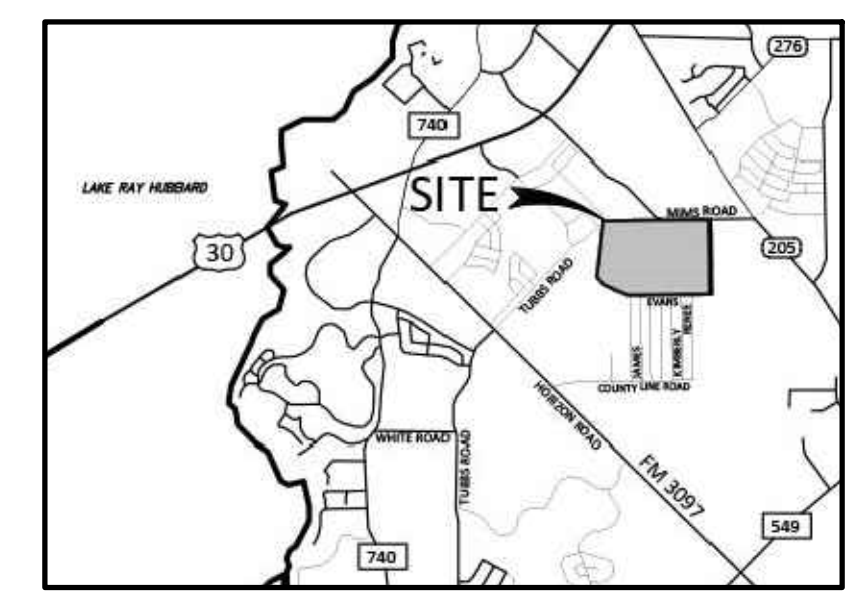
Planning & Zoning Commission, Chairman Director of Planning and Zoning

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	METER IRR	SAN. SERVICE SIZE
◊	1.5"	1.5"	X		6"
◊	1"	1"		X	

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL	PROPOSED USE:	PRIVATE RECREATION CENTER
LAND AREA:	1.06 ACRES	46,211.00 SQ. FT.
BUILDING AREA:	792.00 SQUARE FEET	
BUILDING HEIGHT:	20'-3" (1 STORY)	
FLOOR TO AREA:	0.0173 [792/46,211]	
LOT COVERAGE:	1.71%	
TOTAL IMPERVIOUS SURFACE:	15,147.08 SF	
PROPOSED IMPERVIOUS RATIO:	0.3277 OR 32.77%	
INTERIOR LANDSCAPE PROVIDED:	31,063.92 SF	
POOL DECK SURFACE:	4,884.00 SF	



**SITE PLAN
PEACHTREE MEADOWS
PHASE I
LOT 12, BLOCK L
~AMENITY CENTER~**

1.06 ACRES SITUATED IN THE
G. WELLS SURVEY,
ABSTRACT NO. 219 AND
J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- SITE PLAN NOTES:**
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
 - FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
 - ALL PARKING ON SITE IS EXISTING.
 - THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
 - THE POOL EQUIPMENT FENCING SHALL BE 6'-0" HT. BOARD ON BOARD HARDIE BOARD FENCE.
 - ALL SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



OWNER / DEVELOPER:
QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

August 16, 2024

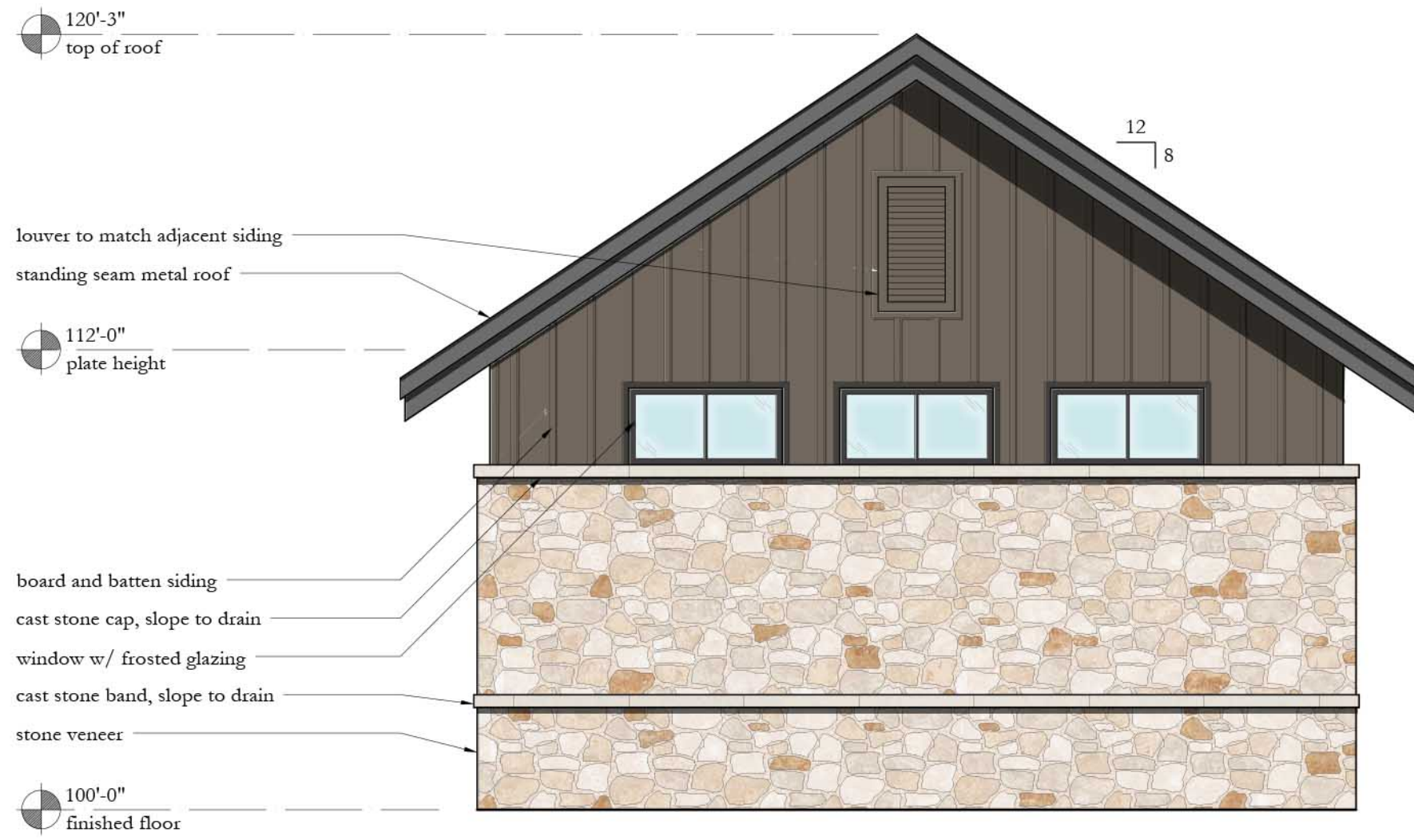
CITY CASE NUMBER TBD PEACHTREE MEADOWS AMENITY CENTER

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

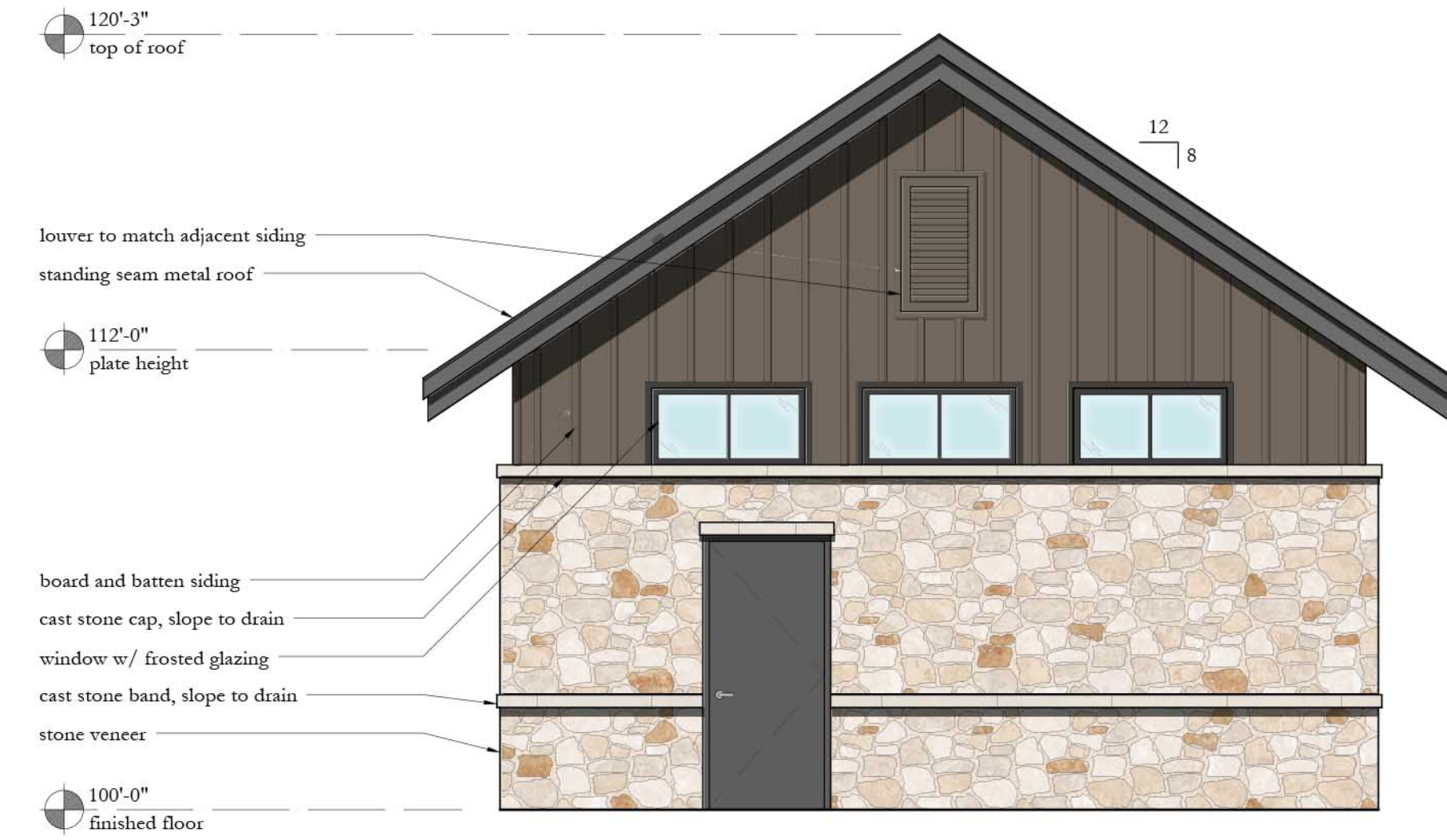
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



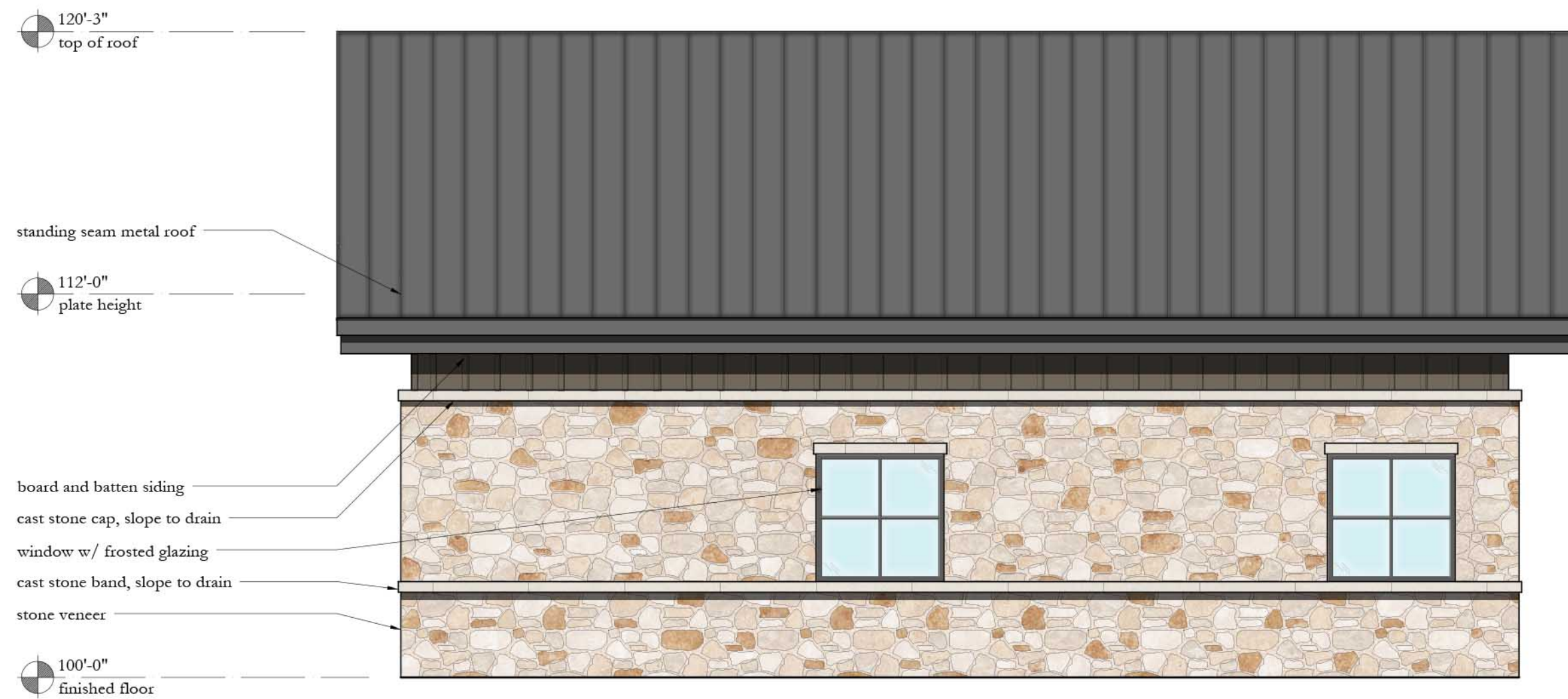
5 WEST ELEVATION
ELEVATION

SCALE: 1/4"=1'-0"



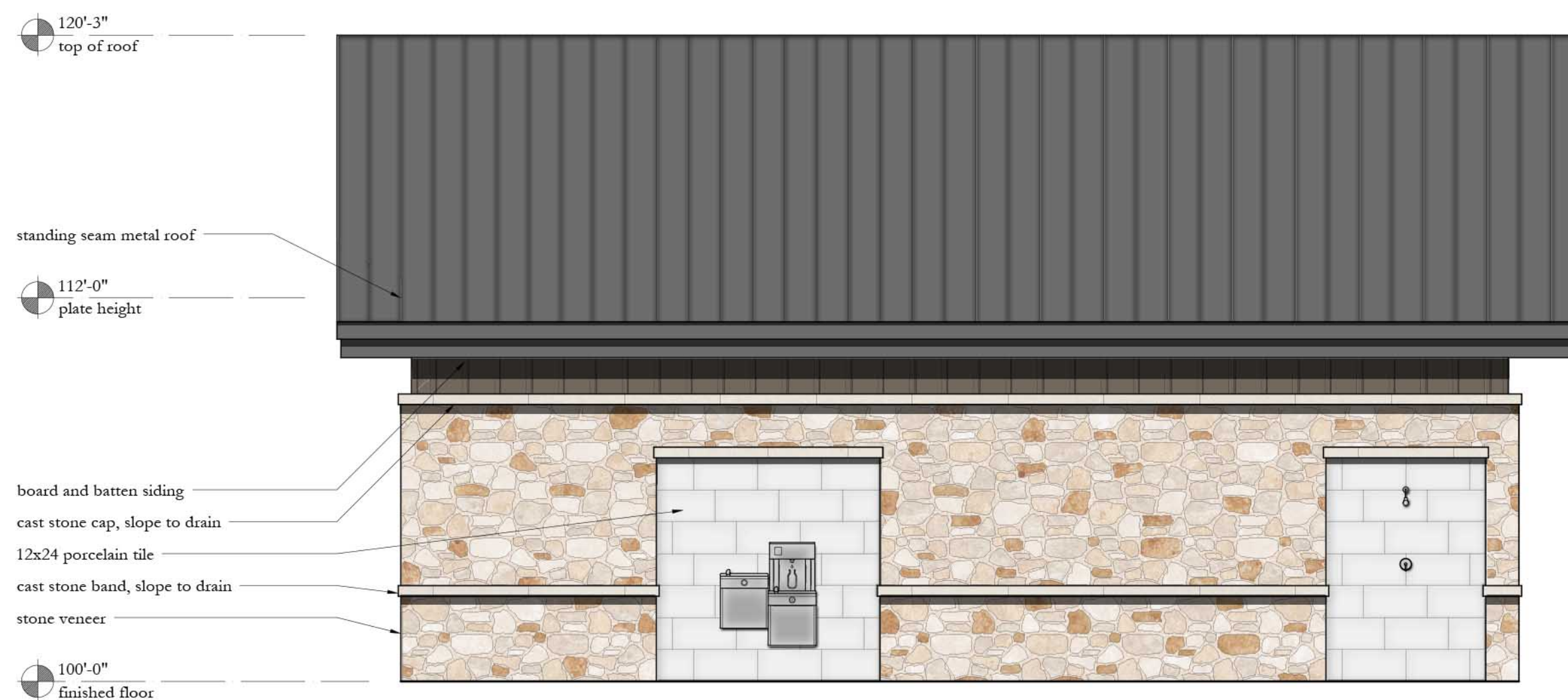
4 EAST ELEVATION
ELEVATION

SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
ELEVATION

SCALE: 1/4"=1'-0"



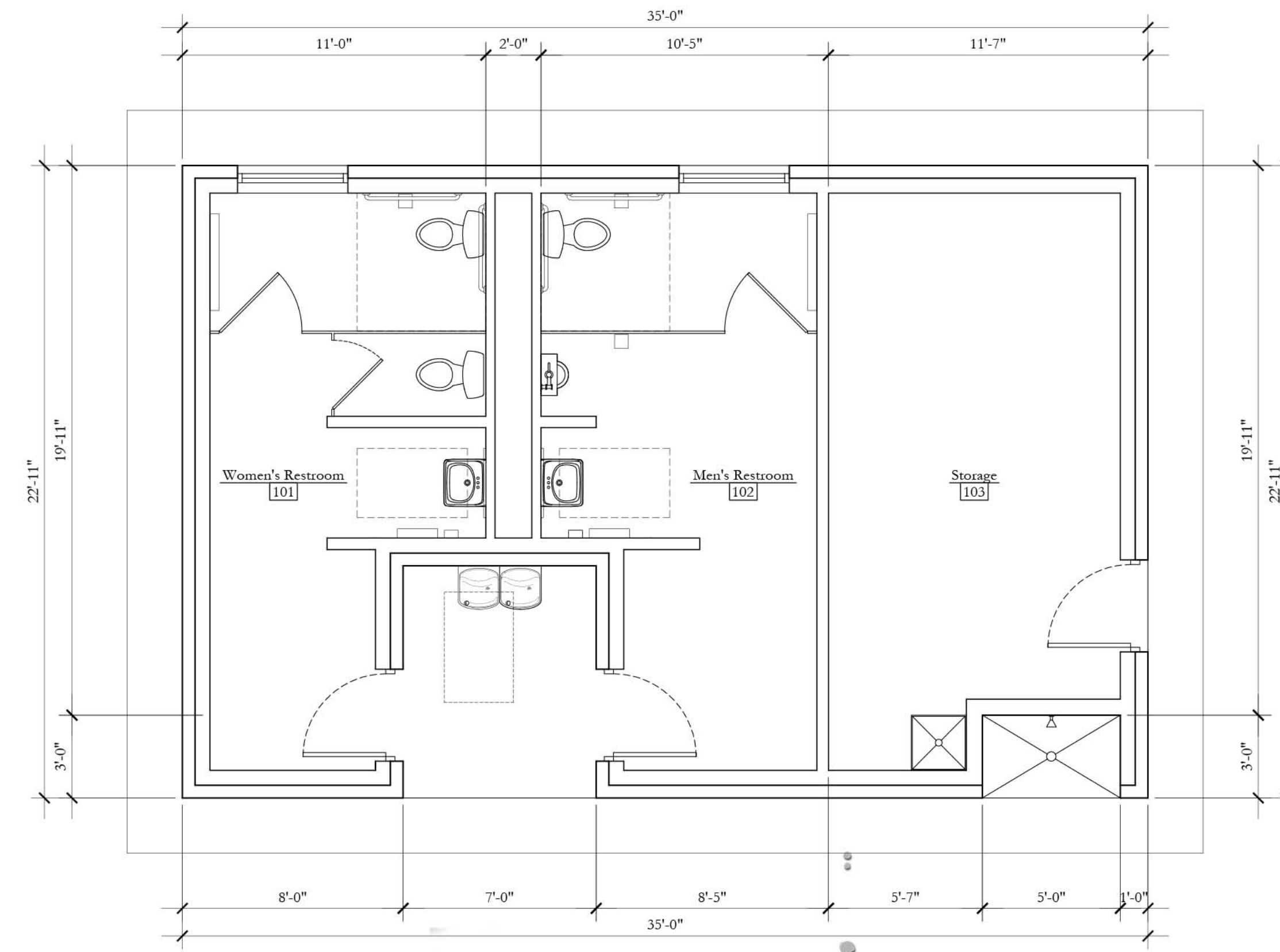
2 SOUTH ELEVATION
ELEVATION

SCALE: 1/4"=1'-0"

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	354 S.F.	-	354 S.F.	-	347 S.F.	-	347 S.F.	-
PRIMARY MATERIAL TOTALS	322 S.F.	100.00%	270 S.F.	76.27%	292 S.F.	100.00%	316 S.F.	100%
STONE VENEER	257 S.F.	79.81%	207 S.F.	58.47%	167 S.F.	57.19%	191 S.F.	60.44%
CAST STONE	26 S.F.	8.08%	24 S.F.	6.78%	15 S.F.	5.14%	15 S.F.	4.75%
BOARD AND BATTEN FIBER CEMENT SIDING	39 S.F.	12.11%	39 S.F.	11.02%	110 S.F.	37.67%	110 S.F.	34.81%
SECONDARY MATERIALS	-	-	-	-	-	-	-	-
TILE AT SHOWER/DRINKING FOUNTAINS	-	-	84 S.F.	23.73%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	32 S.F.	-	-	-	55 S.F.	-	31 S.F.	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



1 FLOOR PLAN
PLAN

SCALE: 1/4"=1'-0"

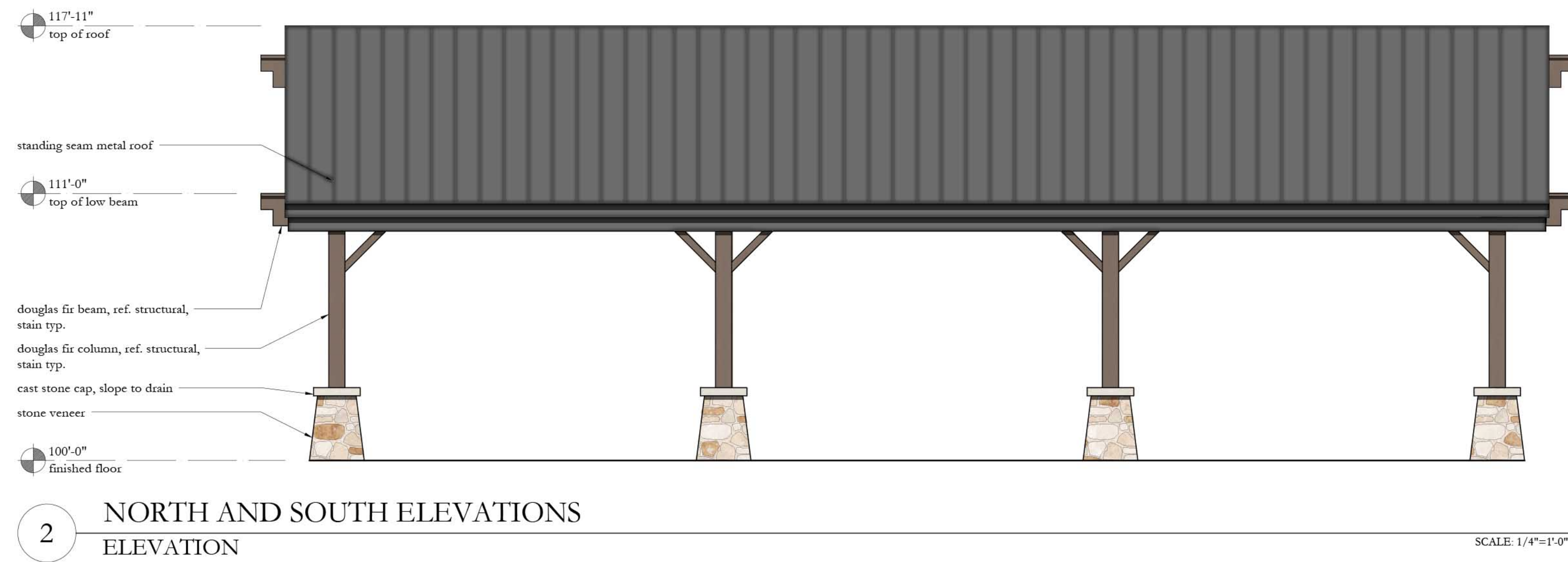
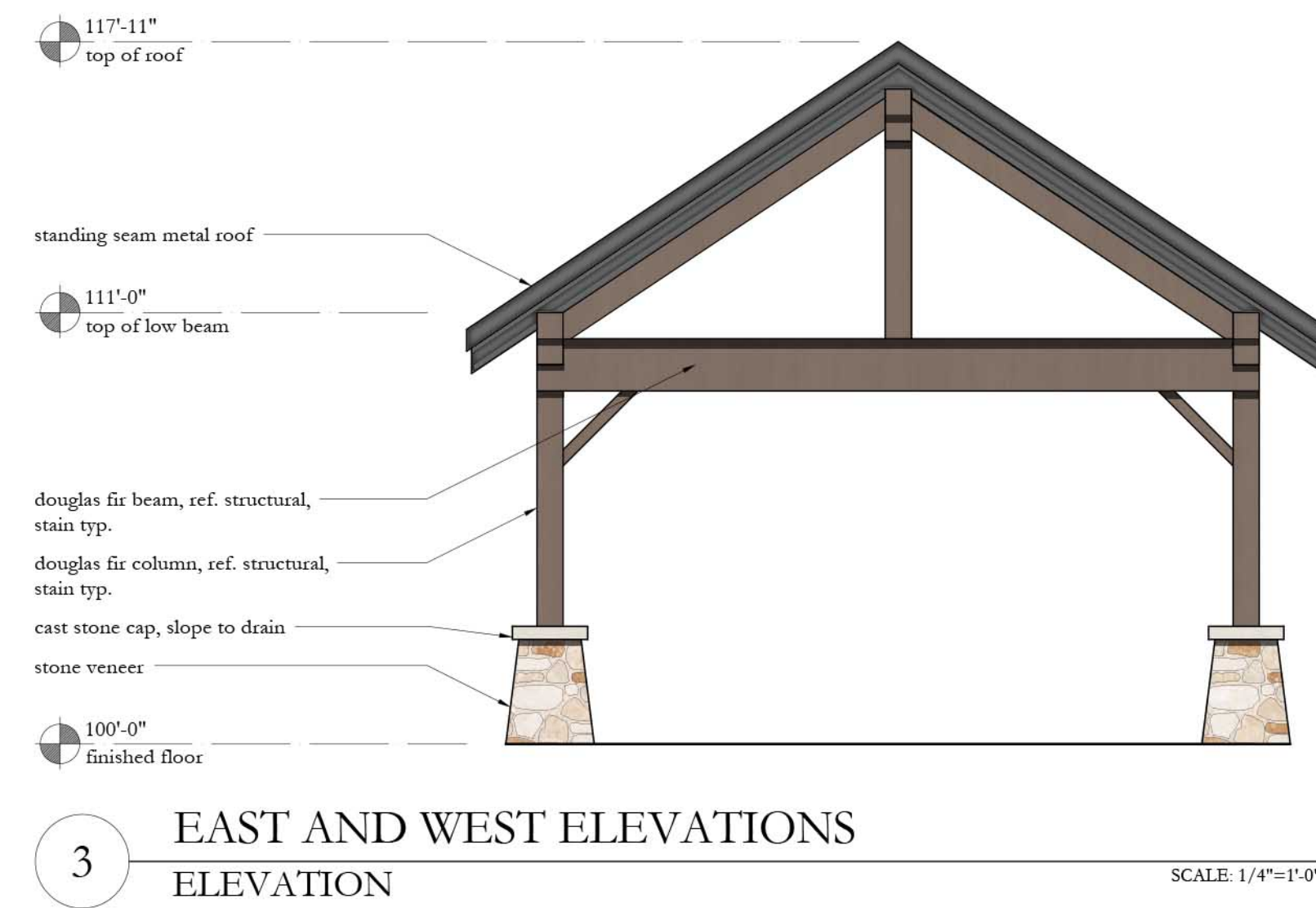
APPROVED:

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

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

 Planning & Zoning Commission, Chairman

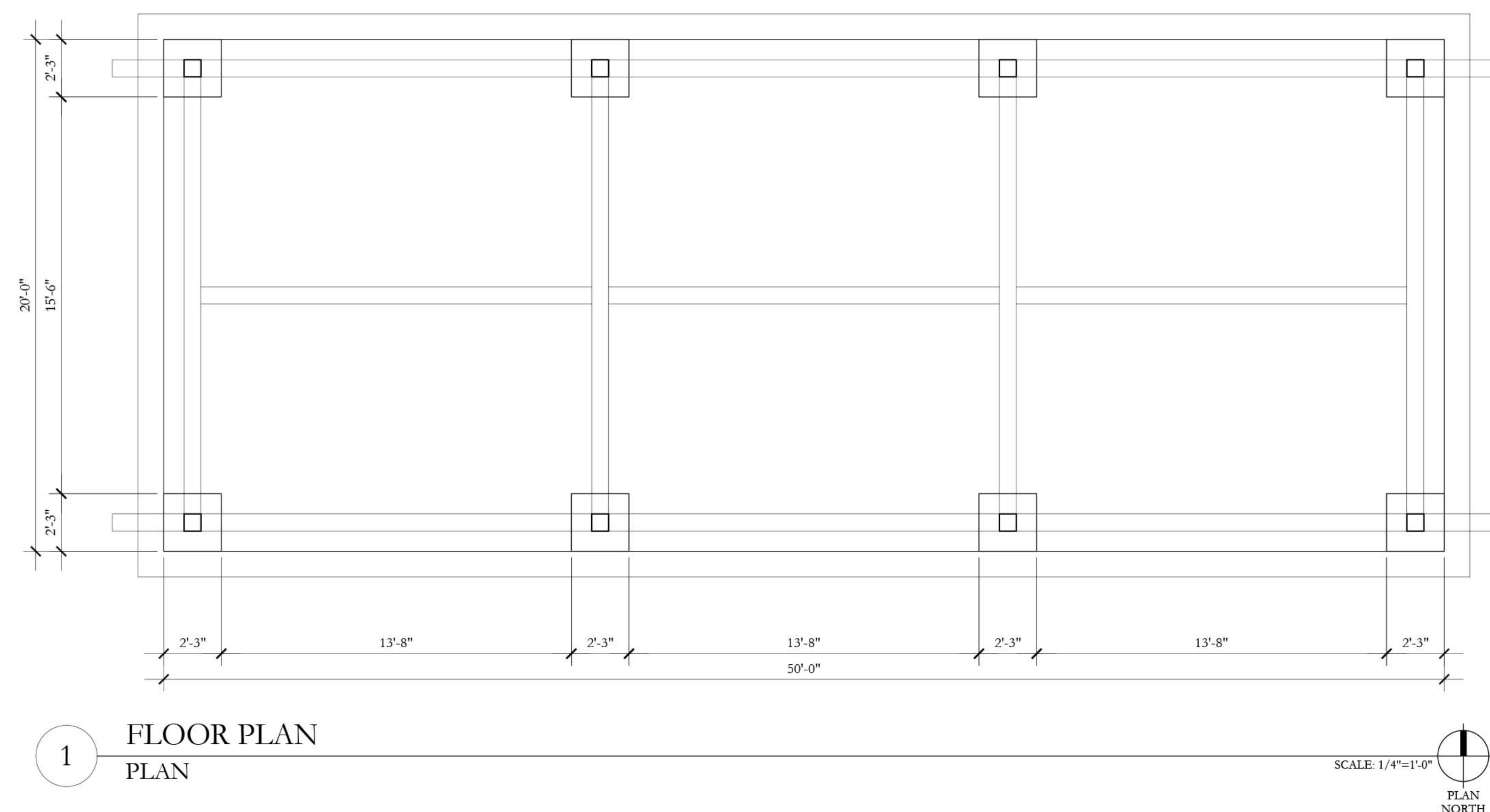
 Director of Planning and Zoning



BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ. FT.	24 S.F.	-	24 S.F.	-	12 S.F.	-	12 S.F.	-
PRIMARY MATERIAL TOTALS	24 S.F.	100.00%	24 S.F.	100.00%	12 S.F.	100.00%	12 S.F.	100.00%
STONE VENEER	22 S.F.	91.67%	22 S.F.	91.67%	11 S.F.	91.67%	11 S.F.	91.67%
CAST STONE	2 S.F.	8.33%	2 S.F.	8.33%	1 S.F.	8.33%	1 S.F.	8.33%
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	7	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	6	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	8	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	6	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	9	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	8	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	36	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	17	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	13	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	450	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	28,870	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

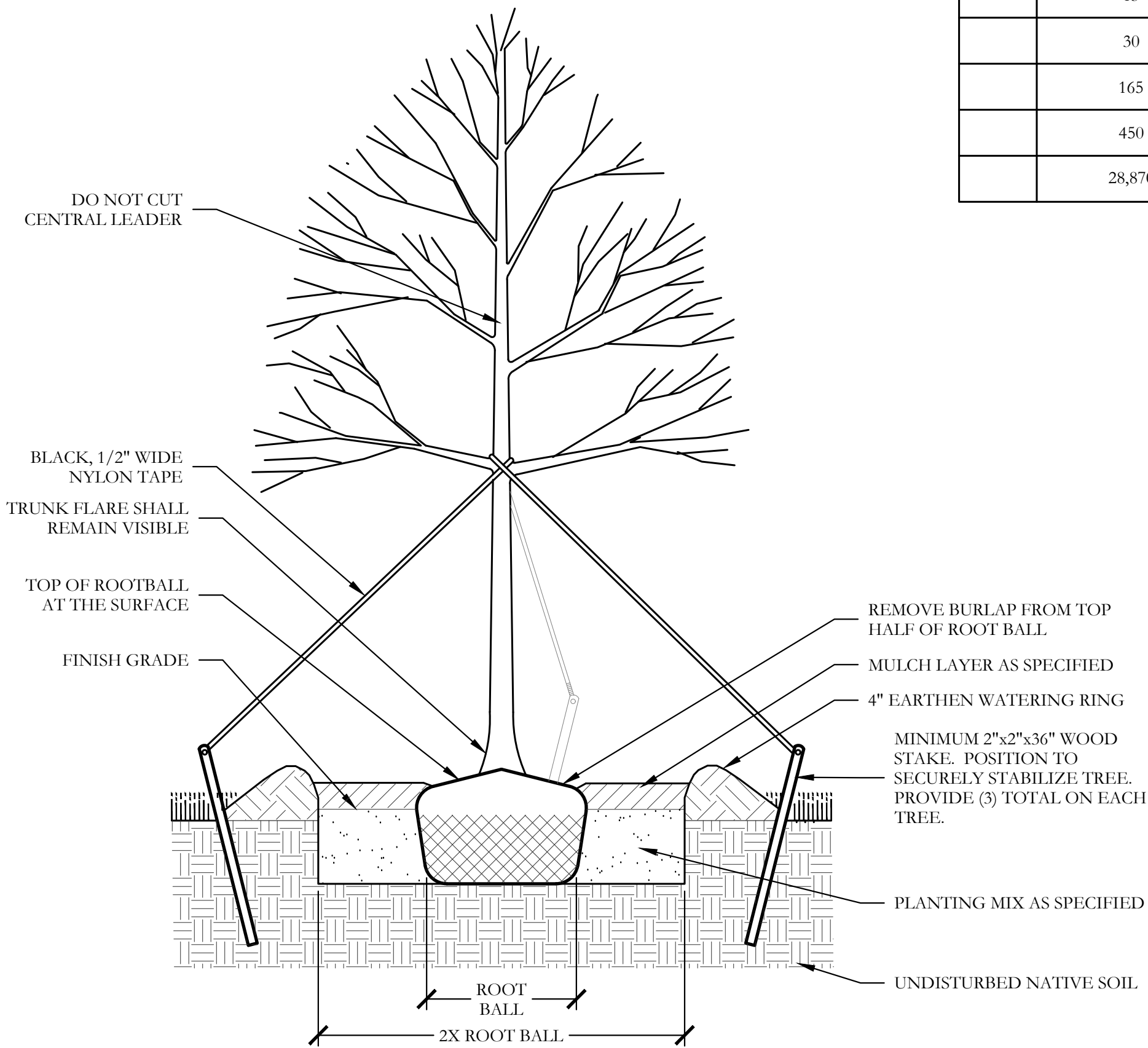
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

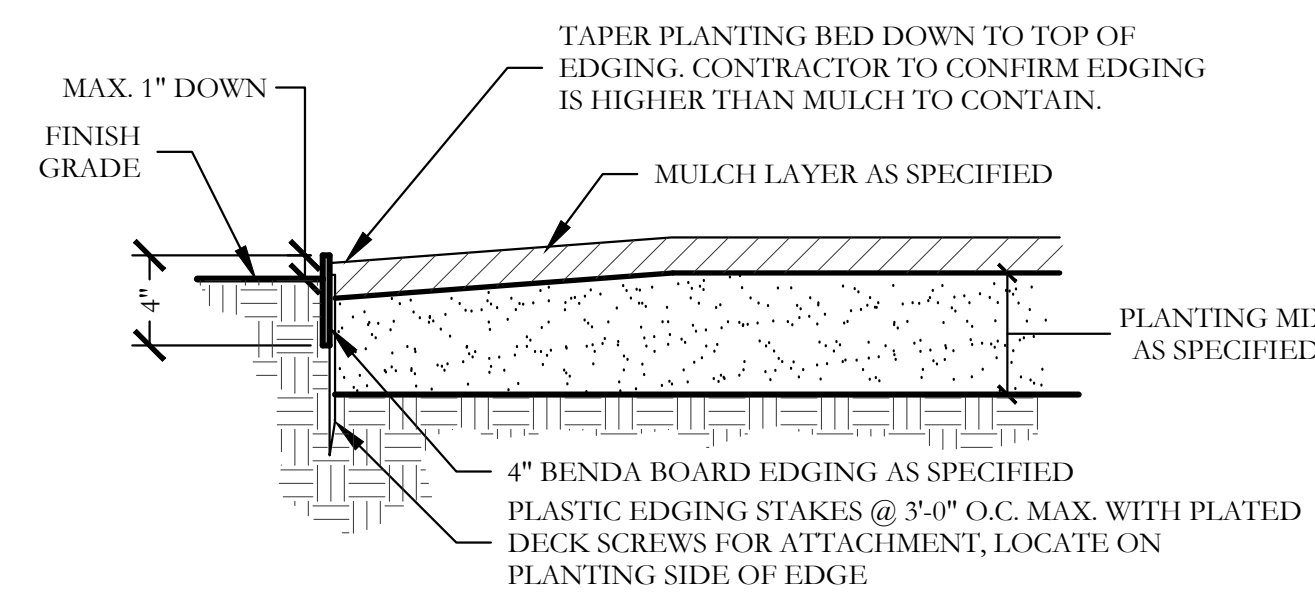
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

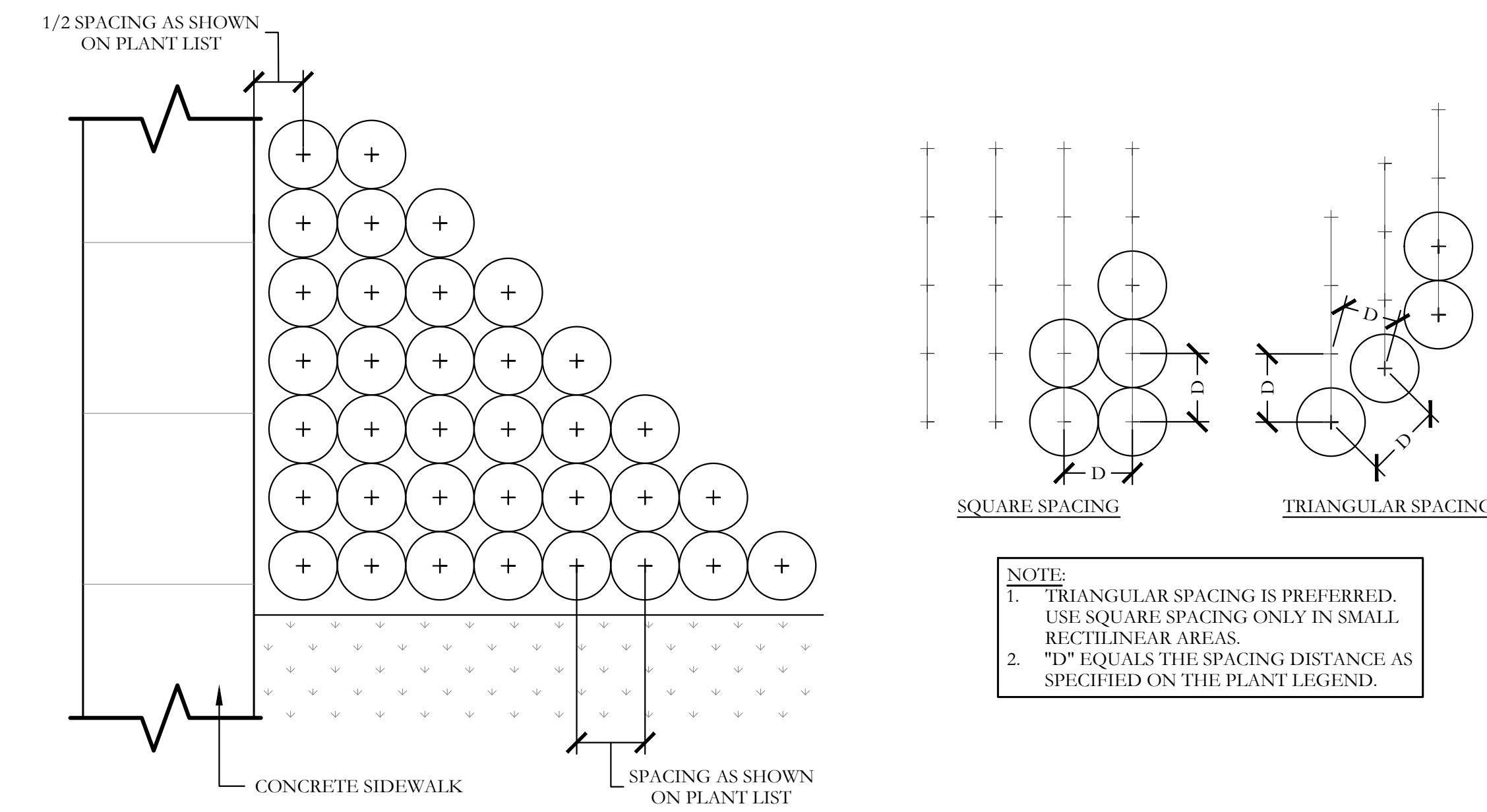
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



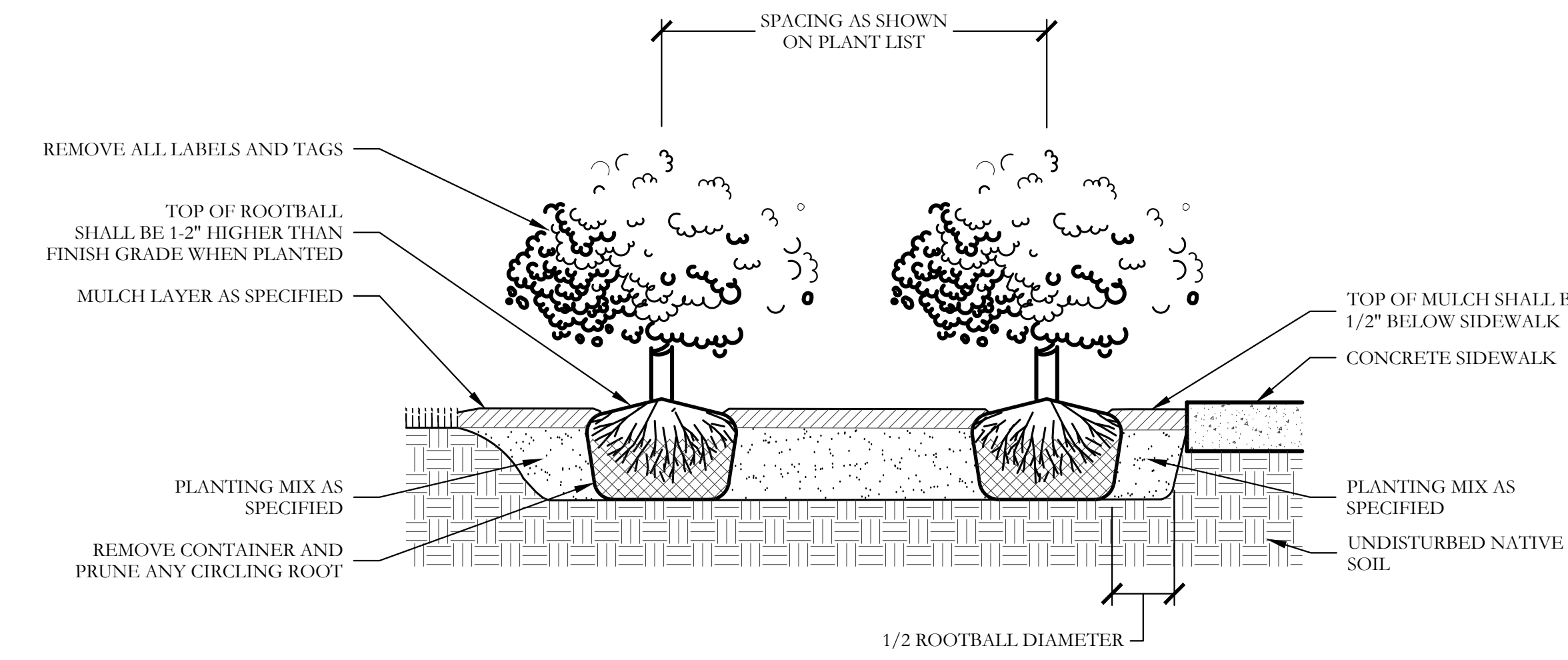
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE



4 TYPICAL SHRUB AND GROUND COVER PLANTING SECTION NOT TO SCALE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 20__.

WITNESS OUR HANDS, this ___ day of ___, 20__.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

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

August 16, 2024

Tree Survey Affidavit

Peachtree Meadows, Amenity Center
City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

Sincerely,

Cody Johnson, RLA, ASLA, LI
Johnson Volk Consulting
704 Central Parkway East
Suite 1200
Plano, Texas 75074

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 515 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.
 - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

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

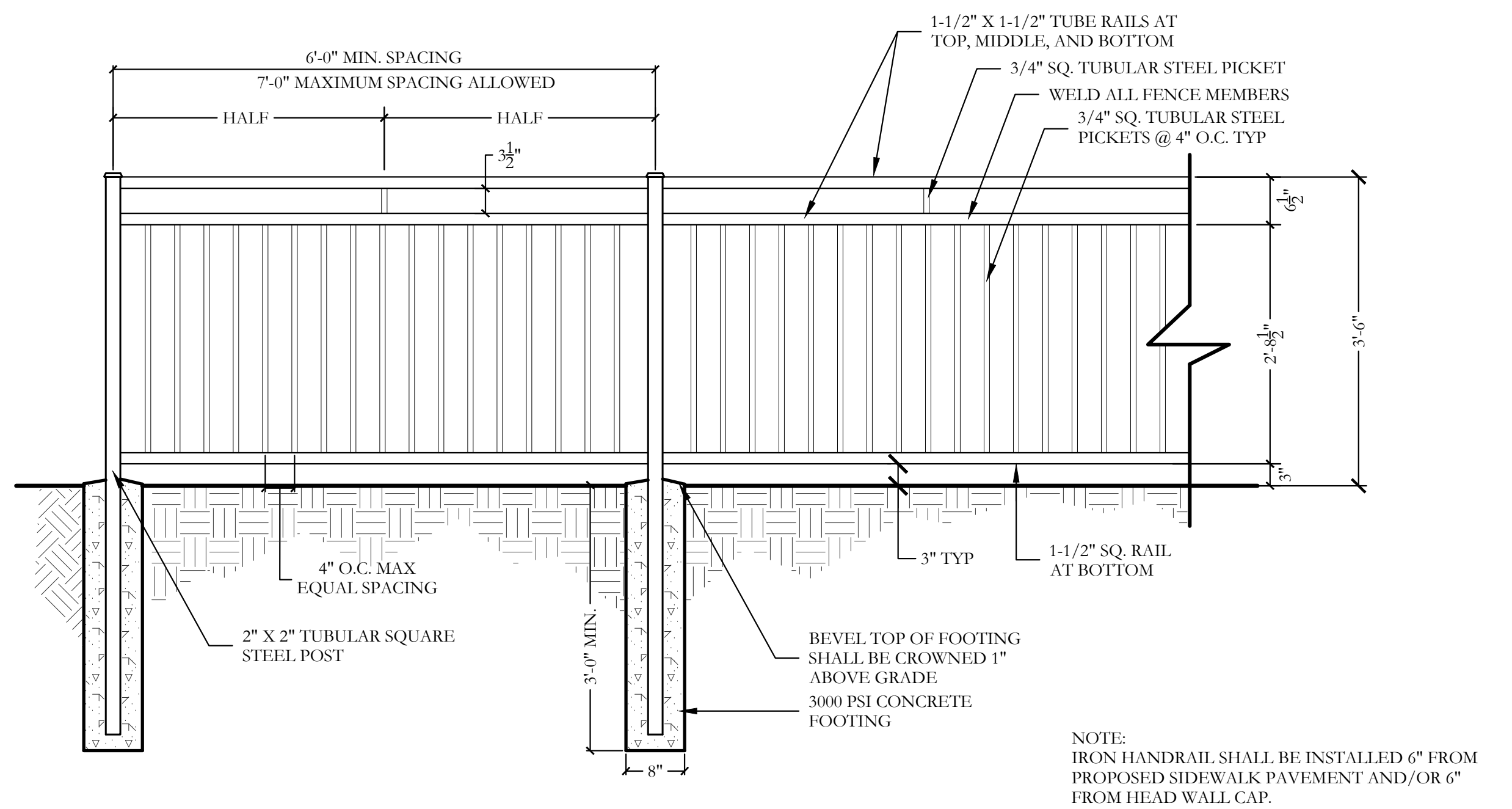
WITNESS OUR HANDS, this ___ day of ___, ____.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

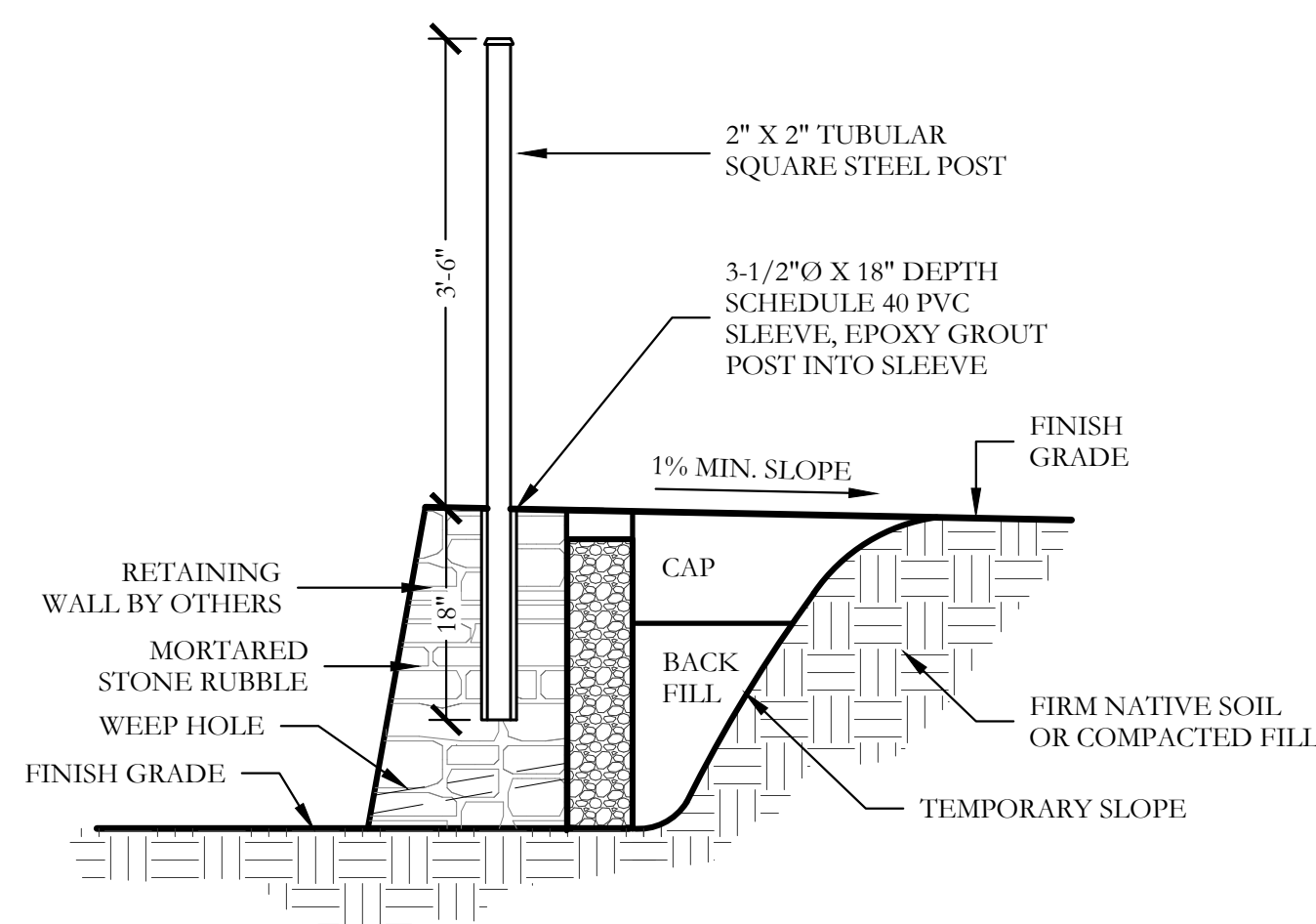
PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



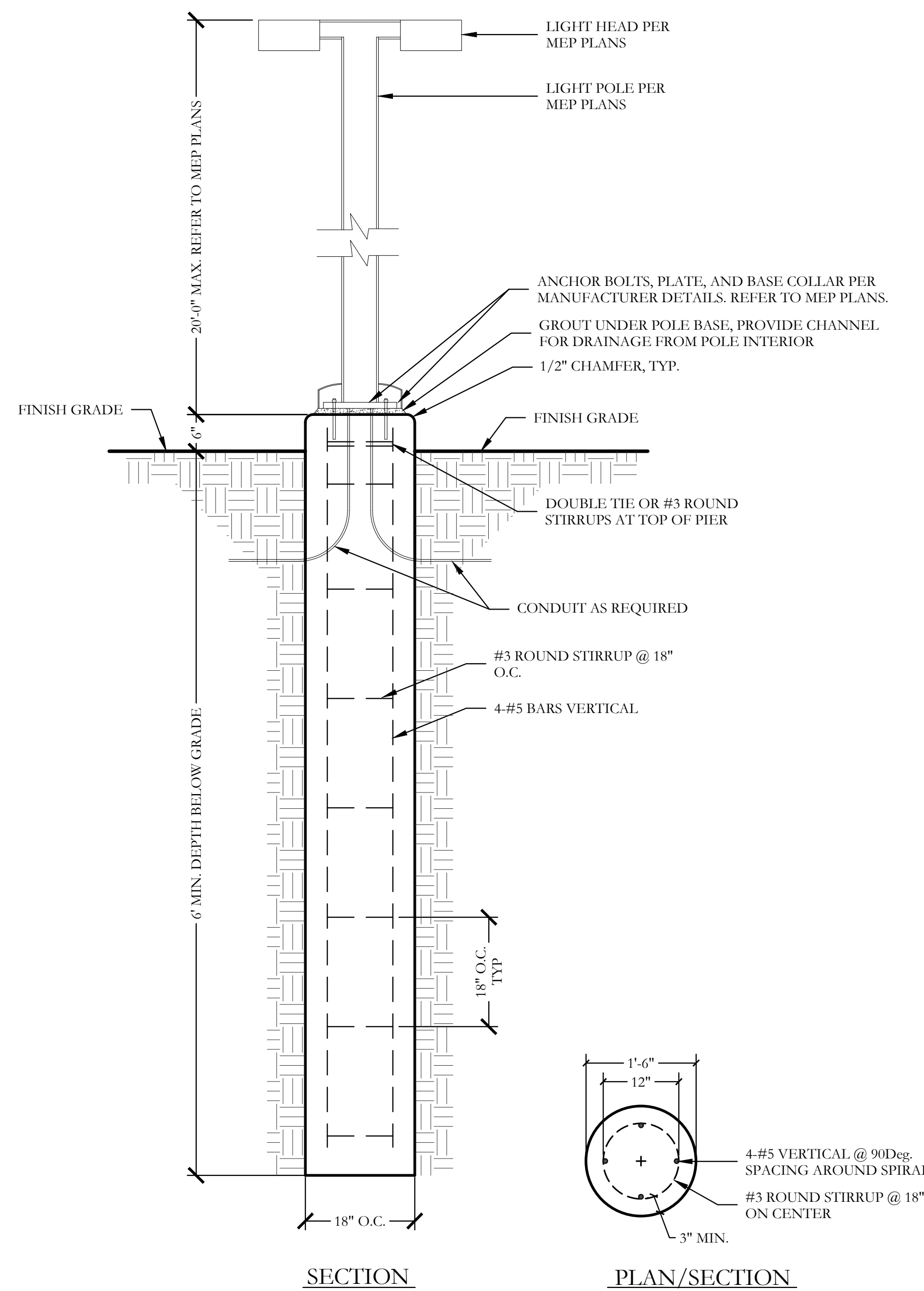
1 42" HT. ORNAMENTAL METAL HANDRAIL ELEVATION

SCALE: 3/4" = 1'-0"



2 42" HT. ORNAMENTAL METAL HANDRAIL ON TOP RETAINING WALL SECTION

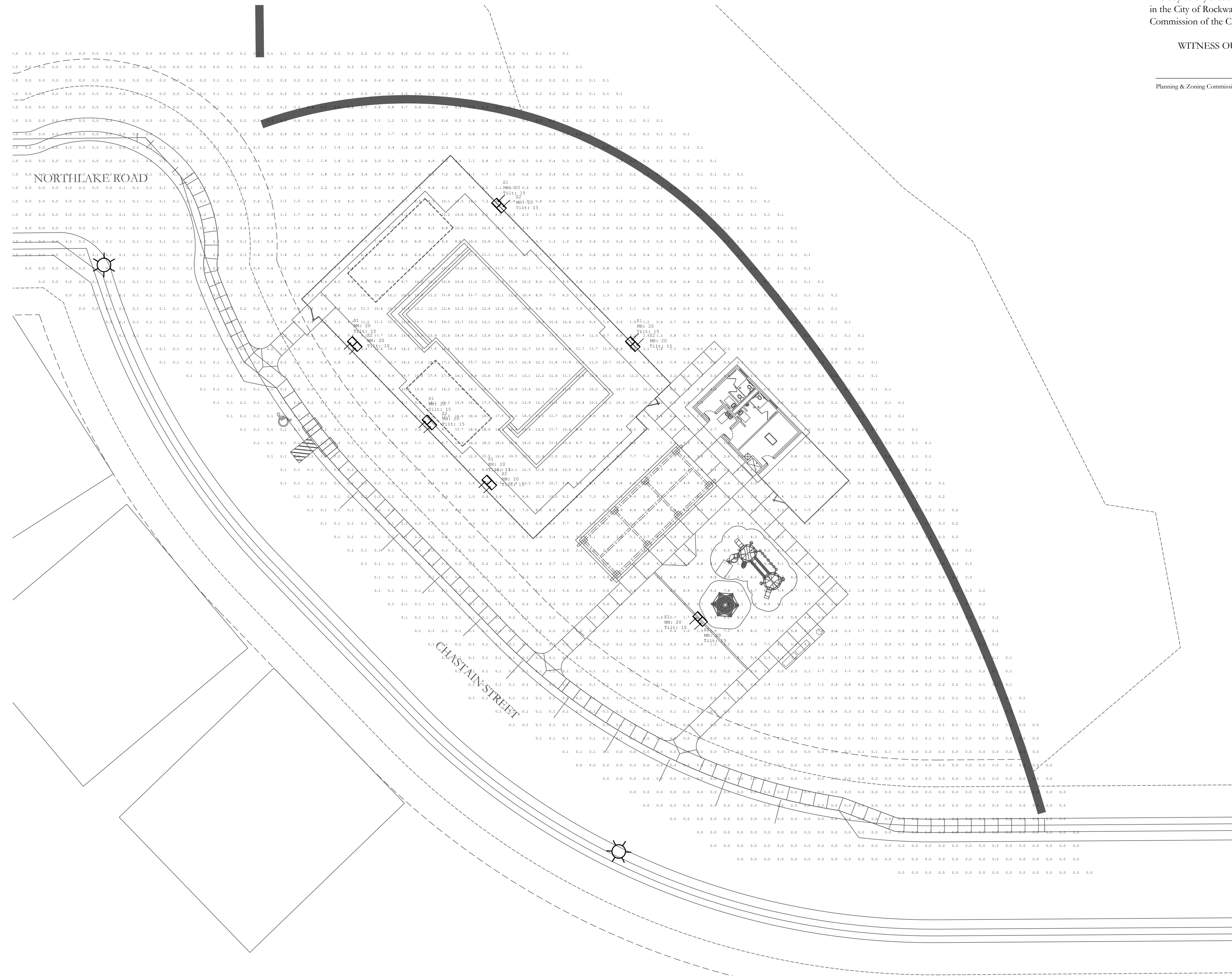
SCALE: 3/4" = 1'-0"



3 LIGHT POLE WITHIN POOL AREA PLAN/SECTION

SCALE: 3/4" = 1'-0"

I:\GIS\advice\projects\mpj008\dwg\mpj008_spl.dwg



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

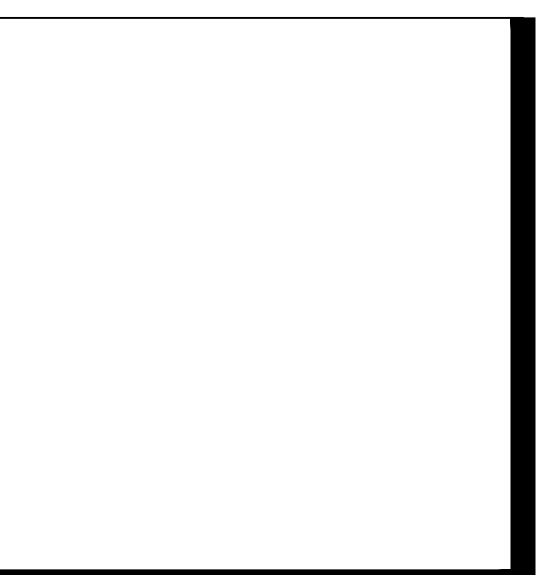
Luminaire Schedule		Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
☐	6	S1	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S2	0.900	15300	196	1176	20
☐	6	S2	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S1	0.900	15300	196	1176	20

APPROVED:
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



**PEACHTREE MEADOWS -
AMENITY CENTER
ROCKWALL, TEXAS**

Issue:	XX-XX-XXXX
Revisions:	

Drawing Title:
**PHOTOMETRICS -
SITE PLAN**

Sheet
E1.02

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

AOS JOB #: 4444-001-24

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

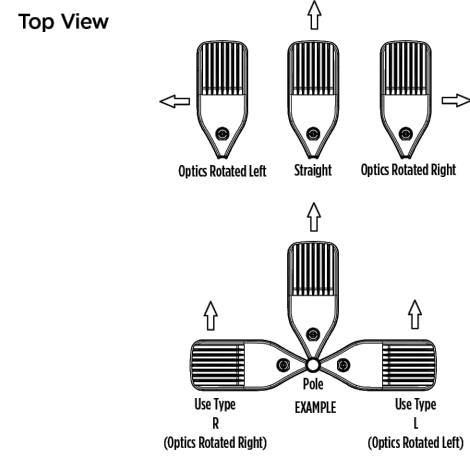
Type: _____

ACCESSORIES

Back to Quick Links

Mounting Accessories	Shielding, Poles & Misc. Accessories
Universal Mounting Bracket Mounts into 7" square or round (square/straight) poles with (2) mounting hole spaces between 1.5" to 5" Part Number: SMA UMB CLR	Integral Louver Field install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: IS3445
Half Mount Pole Use one person installation to existing/new construction poles with hole spaces between 2.4 to 4.1" Part Number: HNS PDM B3B5 IX CLR	Integral Half Louver Field install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: IS3446
3" Pin Lock Mount Pole Use one person installation to existing/new construction poles with hole spaces between 2.4 to 4.1" Part Number: HNS PDS B3B5 IX CLR	External Shield General shield blocks view of light source from any side of luminaire, additional shielding configurations available Part Number: IS3520BLK (P) / IS3520BLK (S)*
Adjustable Spherule Mounts into 2" (Clear) (P, 2.35") (Silver) O.D. beam and provides 180° of tilt (max 45° above horizontal) Part Number: SMA AS1 CLR	Spacer Pole 10-35" steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 620/520/620
Spacer Beam Top Mounts into 2" (Clear) (P, 2.35") (Silver) O.D. beam and allows for mounting up to 4 luminaires Part Number: SMA STM*	Recess Pole 10-35" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 489/589
Spacer Internal Splitter Mounts into 4" to 5" square pole and allows for mounting up to 4 luminaires Part Number: SMA IS1 CLR*	Tapered Pole 20-35" steel and aluminum poles for retrofit and new construction Part Number: 81P
Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: HNS 330 WY CLR	Best Splices 10-35" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 730/735
Wood Pole Bracket Mounts onto wooden poles (3" minimum O.D., hardware/anchors not included) Part Number: HNS 330 WP CLR	

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (HS) Integral Louver (IL) and half louver (HL) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (HS) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution. Luminaire Shown with Integral Louver (IL)	Luminaire Shown with HS/SHL Option
7 Pin Photoelectric Control 7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring). Luminaire Shown with CR7P	

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Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 4L SIL FT 1 UNV DIM AMT ALBBSX BLK IH							
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	ZL - 2,000 lms 4L - 4,000 lms Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 S - Type 3 SW - Type 5 Wide FT - Forward Throw	(Blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HW - High Voltage (347-480V)	DM - 0-10V Dimming (0-10V)
Color Temp	Controls (Choose One)	Finish	Options				
AMT - Narrow Band Amber	(Blank) - None Wireless Controls System ALSC - AirLink Symapex Control System ALSCSX - AirLink Symapex Control System with 12-30° Mt Motion Sensor ALSCSX4 - AirLink Symapex Control System with 20-40° Mt Motion Sensor ALBSX - AirLink Blue Wireless Motion & Photo Sensor Controller (0-24 MHz) ALBSX4 - AirLink Blue Wireless Motion & Photo Sensor Controller (0-24 MHz) Stand-Alone Controls EXT - 0-10V dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle (ANSI C136.41) MSBTL - Integral Bluetooth™ Motion and Photocell Sensor (0-24 MHz) MSBTL2 - Integral Bluetooth™ Motion and Photocell Sensor (0-24 MHz)	BLK - Black BRZ - Dark Bronze GMS - Gun Metal Gray GFP - Graphite MSV - Metallic Silver PLP - Platinum Plus SWG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Control) ³ IL - Integral Louver (Sharp Spill Light Control) ³				
	Need more information? Click here for our glossary	Have additional questions? Call us at (800) 436-7800					

Accessory Ordering Information⁴

CONTROLS ACCESSORIES	Order Number	SHIELDING OPTIONS	Order Number
Twist Lock PhotoCell (120V) for use with CR7P	12254	Mirada Small	
Twist Lock PhotoCell (208-277) for use with CR7P	12255	Mirada Medium	
Twist Lock PhotoCell (347V) for use with CR7P	12256	Mirada Large	See Shielding Guide
Twist Lock PhotoCell (480V) for use with CR7P	12258	Zone Medium	
AirLink 5 Pin Twist Lock Controller	66149	Zone Large	
AirLink 7 Pin Twist Lock Controller	66140	Size Medium	
Shorting Cap for use with CR7P	14932B		

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not IES listed.
 2. Not available on "True TM" distribution.
 3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
 4. MSBTL is field configurable via the iOS app that can be downloaded from your smartphone's native app store.
 5. Accessories are shipped separately and field installed.
 6. "UL" denotes finish. See finish options.

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Mirada Small Area Light (MRS)

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Type: _____

CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTLX)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F)¹. Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.
 Click here to learn more details about IMSBT.



AirLink Blue (ALBSCX)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components: Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.
 Click here to learn more details about AirLink Blue.



Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTL/MSBTL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
ONS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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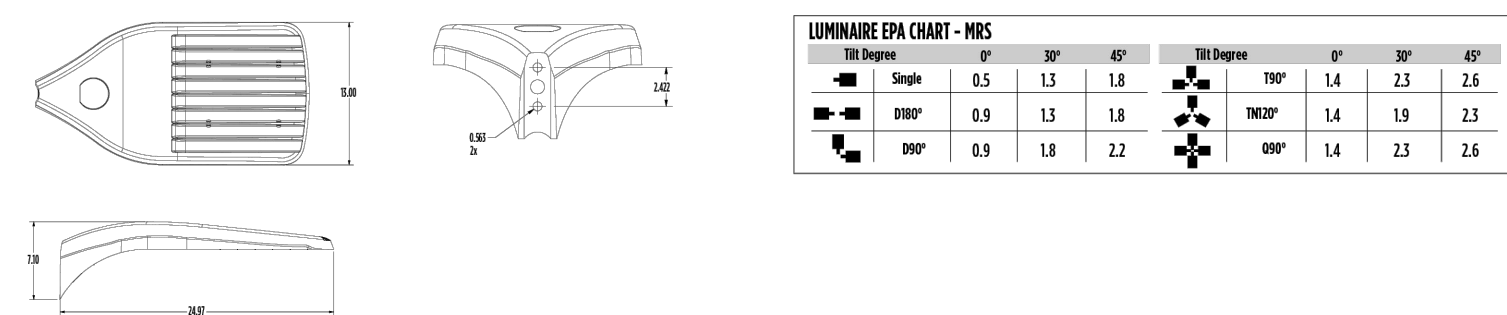
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PRODUCT DIMENSIONS

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Catalog #: _____ Project: _____
 Prepared By: _____ Date: _____

Mirada Small Area (MRS)

Turtle friendly LED Area Light



OVERVIEW	
Lumen Package	2,000 - 4,000
Wattage Range	36 - 93
Efficacy Range (LPW)	39 - 73
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions

FEATURES & SPECIFICATIONS

- Construction**
 - Rugged die-cast aluminum housing contains factory wired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight: 27 lbs in carton.
- Optical System**
 - State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
 - Proprietary silicone refractor optics provide excellent coverage and uniformity in distribution types 2, 3, 5W, and FT.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplift.
 - Available in narrow band amber with peak intensity at 596nm.
 - Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.
 - External shielding available for blocking visibility from any side of the luminaire.

- Electrical**
 - High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +112°F).
 - Power factor: > 90
 - Input power stays constant over life.
 - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - LEDs mounted to metal-core circuit board to maximize heat dissipation.
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Warranty**
 - LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- Listings**
 - Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant.
 - Suitable for wet locations.
 - IP66 rated Luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.
 - IK08 rated luminaire per IEC 66262 mechanical impact code.

Installation

- Designed to mount to square or round

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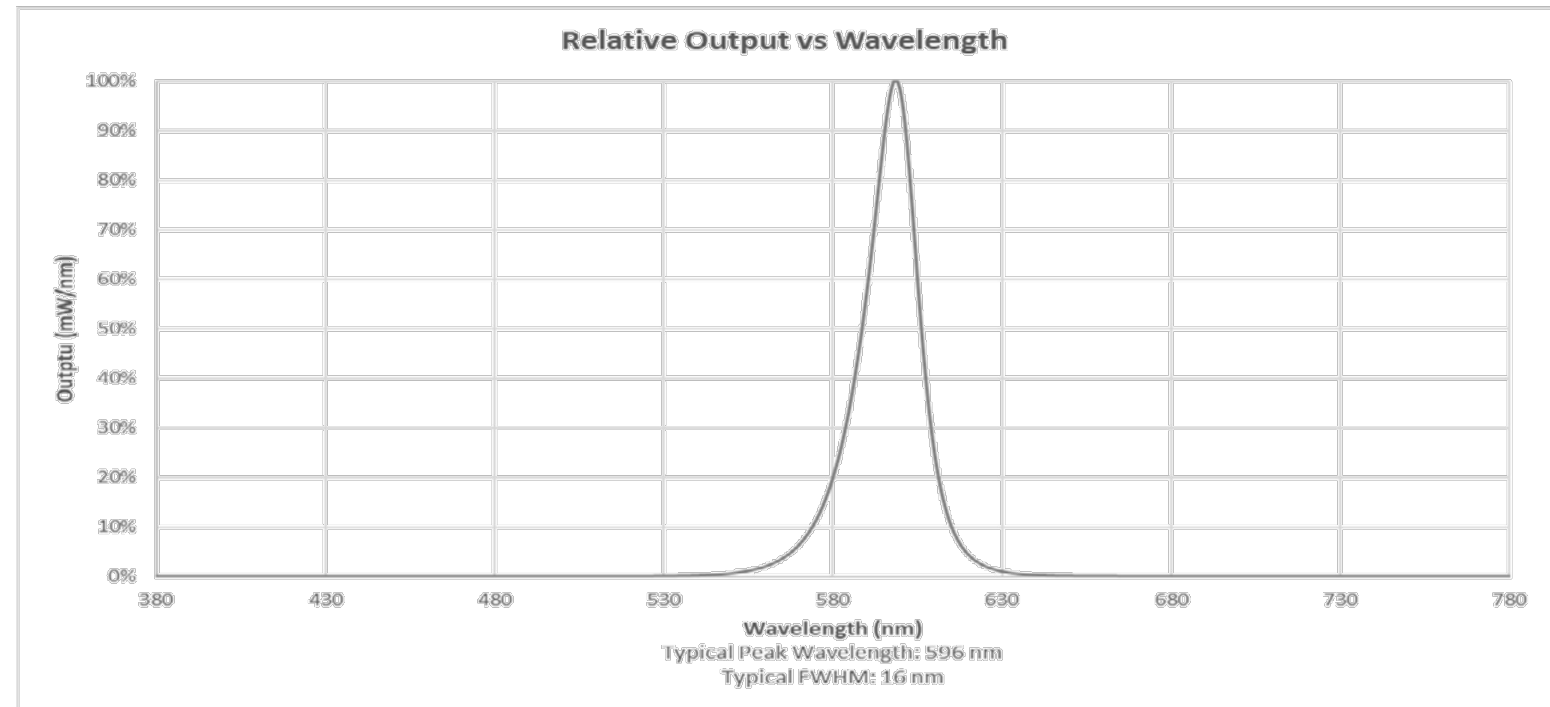
Type: _____

PERFORMANCE

Back to Quick Links

DELIVERED LUMENS ¹					ELECTRICAL DATA (AMPS) ²								
Lumen Package	Distribution	Narrow Band Amber			Wattage	Lumens	Wattage	120V	208V	240V	277V	347V	480V
		Delivered Lumens	Efficacy	BIG Rating									
ZL	2	2557	72	81-U0-G1	36	36	0.30	0.17	0.15	0.13	0.10	0.07	
	3	2599	73	81-U0-G1									
	SW	2659	69	81-U0-G1									
	FT	2516	70	81-U0-G1									
4L	2	5761	40	81-U0-G1	93	93	0.78	0.45	0.39	0.34	0.27	0.19	
	3	5822	41	81-U0-G1									
	SW	5616	39	81-U0-G1									
	FT	5699	40	81-U0-G1									

¹10% are frequently updated therefore values are rounded.



1. Lumen maintenance values at 20% are calculated per TM-21 based on TM-09 data and in-situ luminaire testing.
 2. In accordance with IESNA TM-0-16, Projected Values represent interpolated values based on time duration that are within six times (6X) the E3NA TM-0-16 total test duration (in hours) for the device under testing (DUT) in the packaged (ED) state.
 3. In accordance with IESNA TM-0-16, Calculated Values represent time durations that exceed six times (6X) the total test duration (in hours) for the device under testing (DUT) in the packaged (ED) state.

LSI Industries Inc. 10000 Alliance Rd., Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
 LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.
 Page 4/6 Rev. 09/26/23 SPEC.1046.B.1122

APPROVED:

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

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

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



Texas Registered Engineering Firm F-50218
 5020 Tempony Parkway - Plano, TX 75024
 Dallas / Fort Worth 214.432.9030
 Houston 832.532.2007

PEACHTREE MEADOWS -
 AMENITY CENTER
 ROCKWALL, TEXAS

AOS JOB #: 4444-001-24

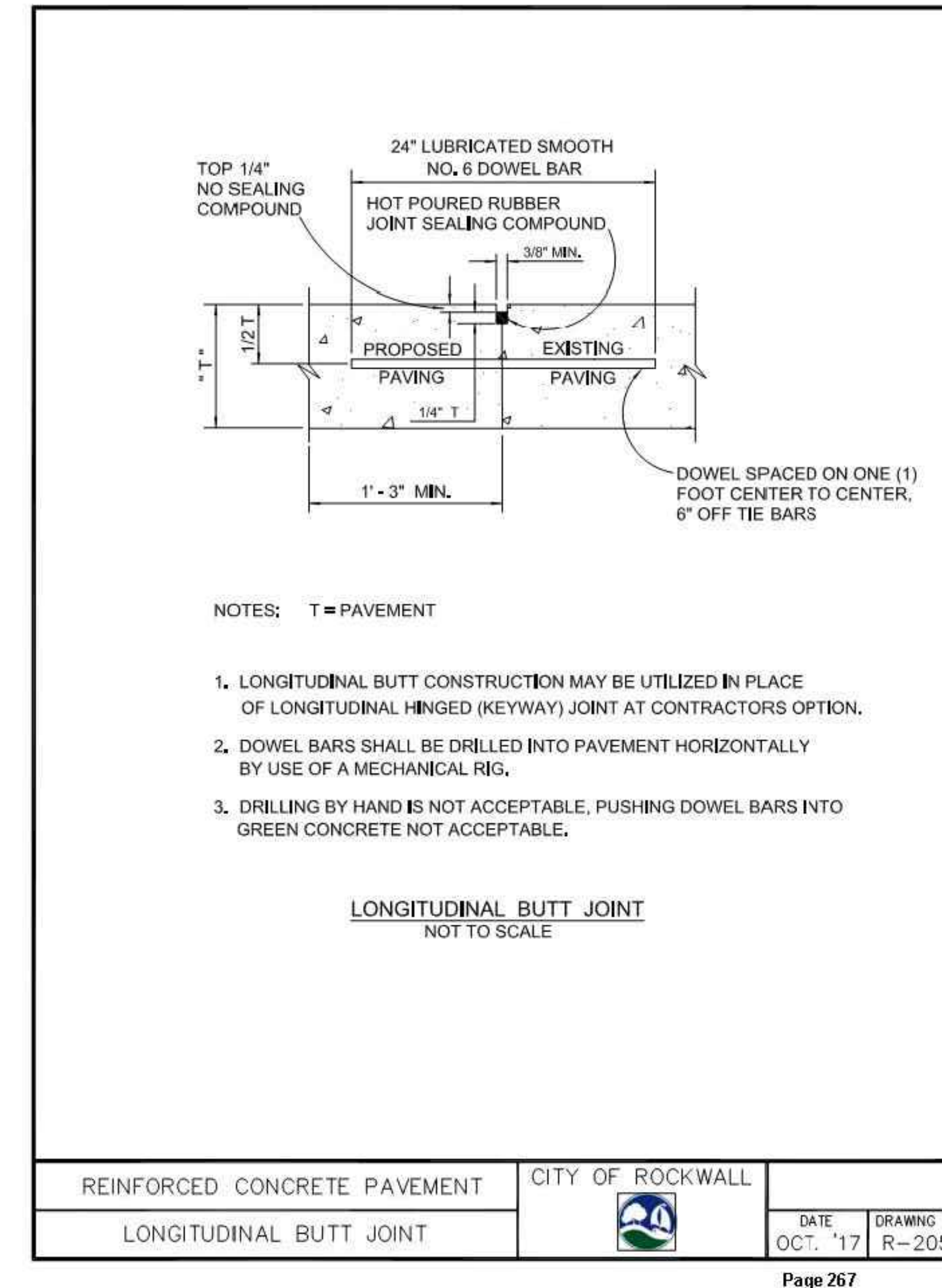
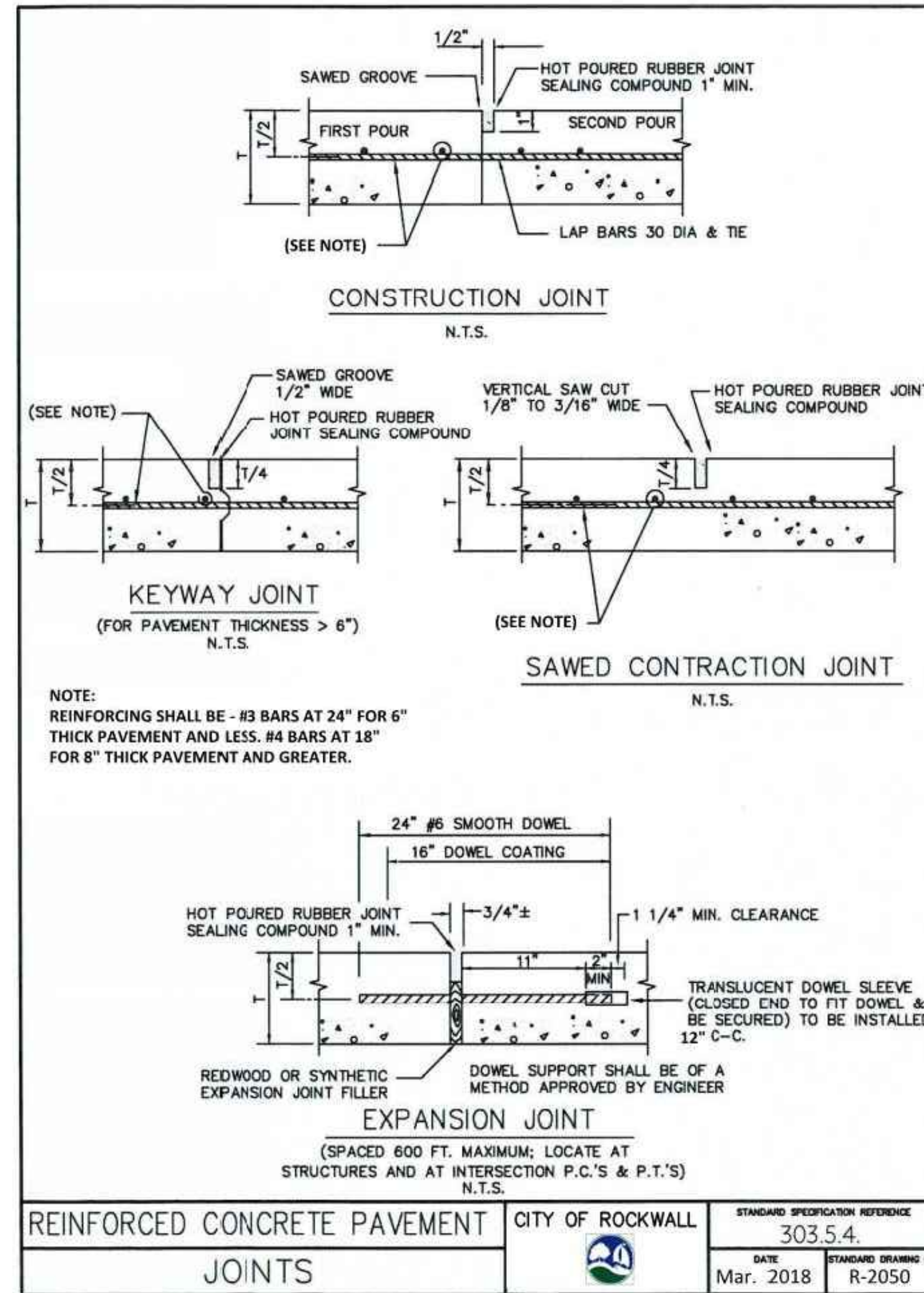
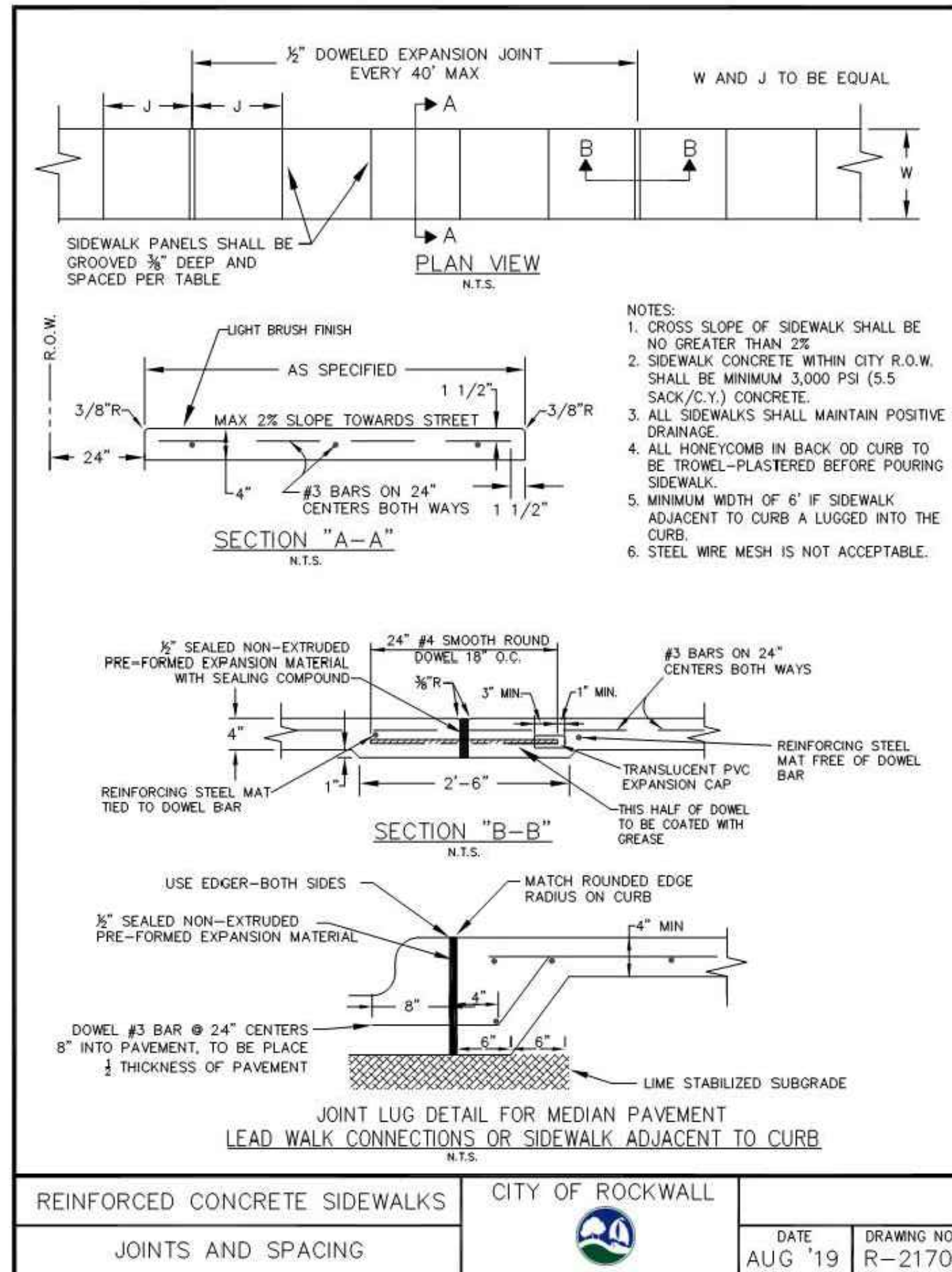
Drawing Title:

ELECTRICAL -
 CUTSHEETS

Sheet

E5.01

CONTRACTOR SHALL COORDINATE
 MEP DRAWINGS WITH ALL OTHER
 DISCIPLINES

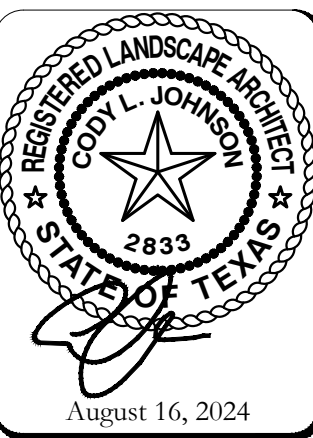


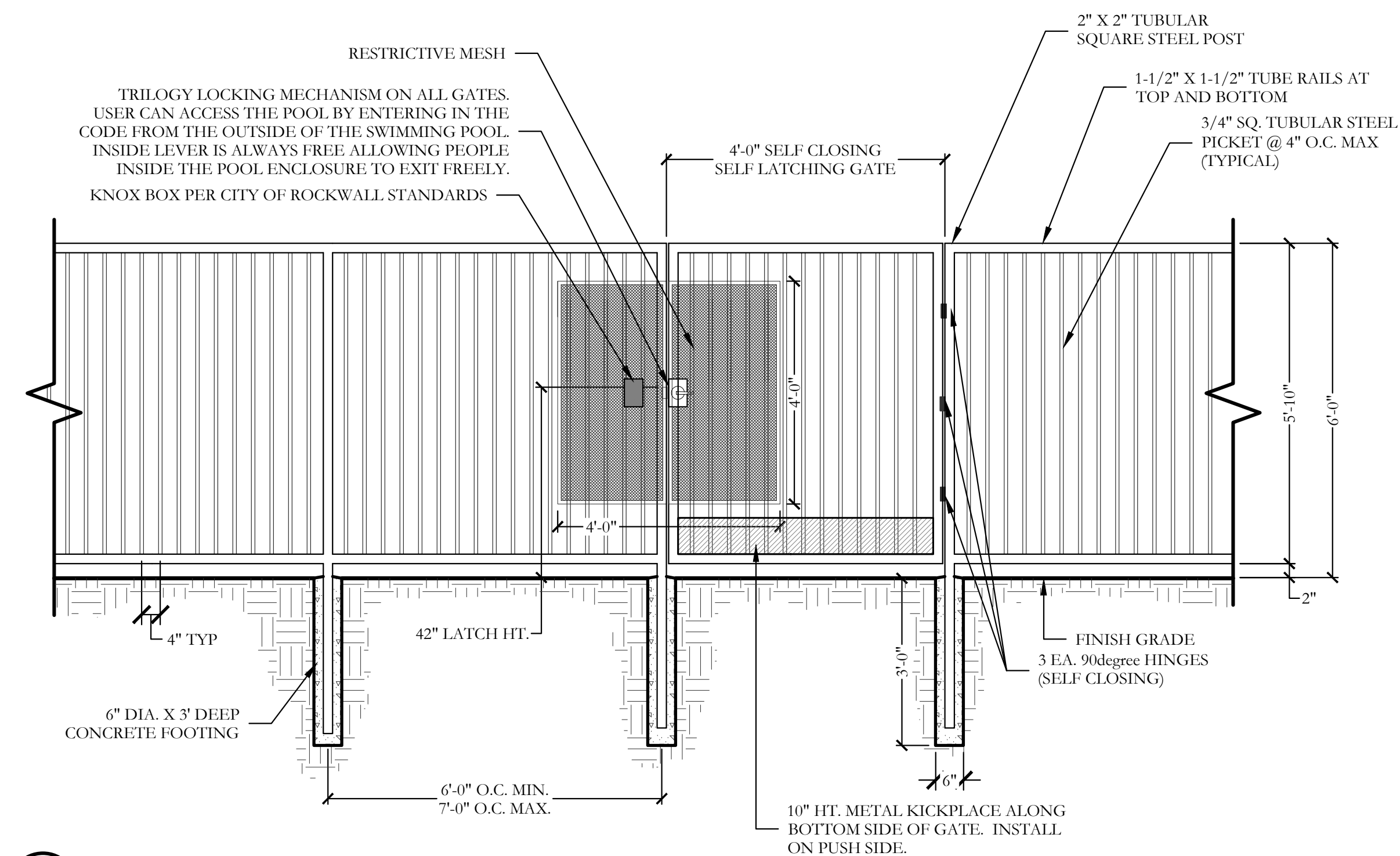
APPROVED:
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WITNESS OUR HANDS, this ___ day of ___, 201__.

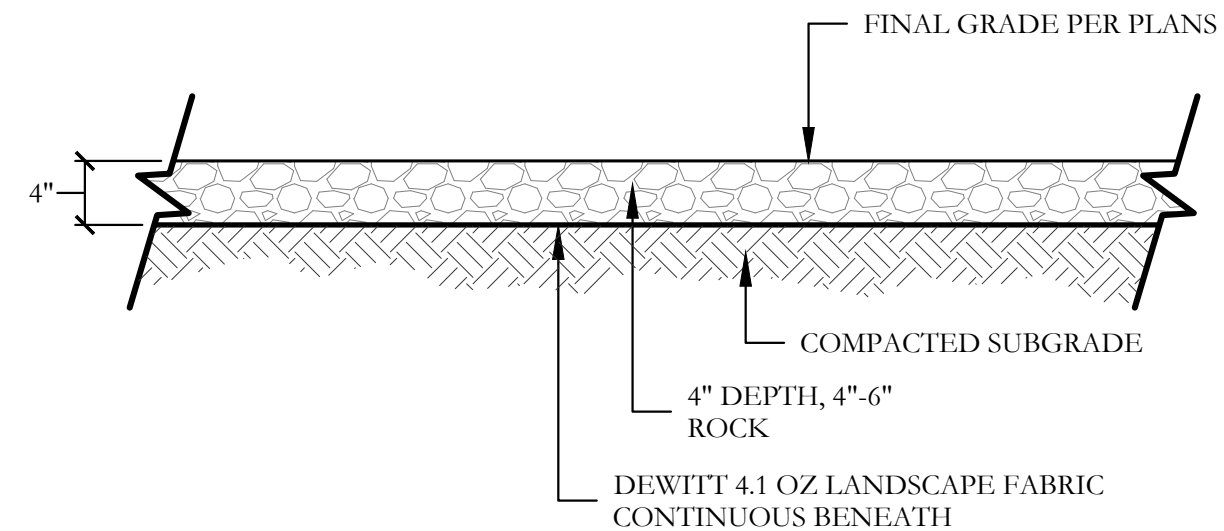
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

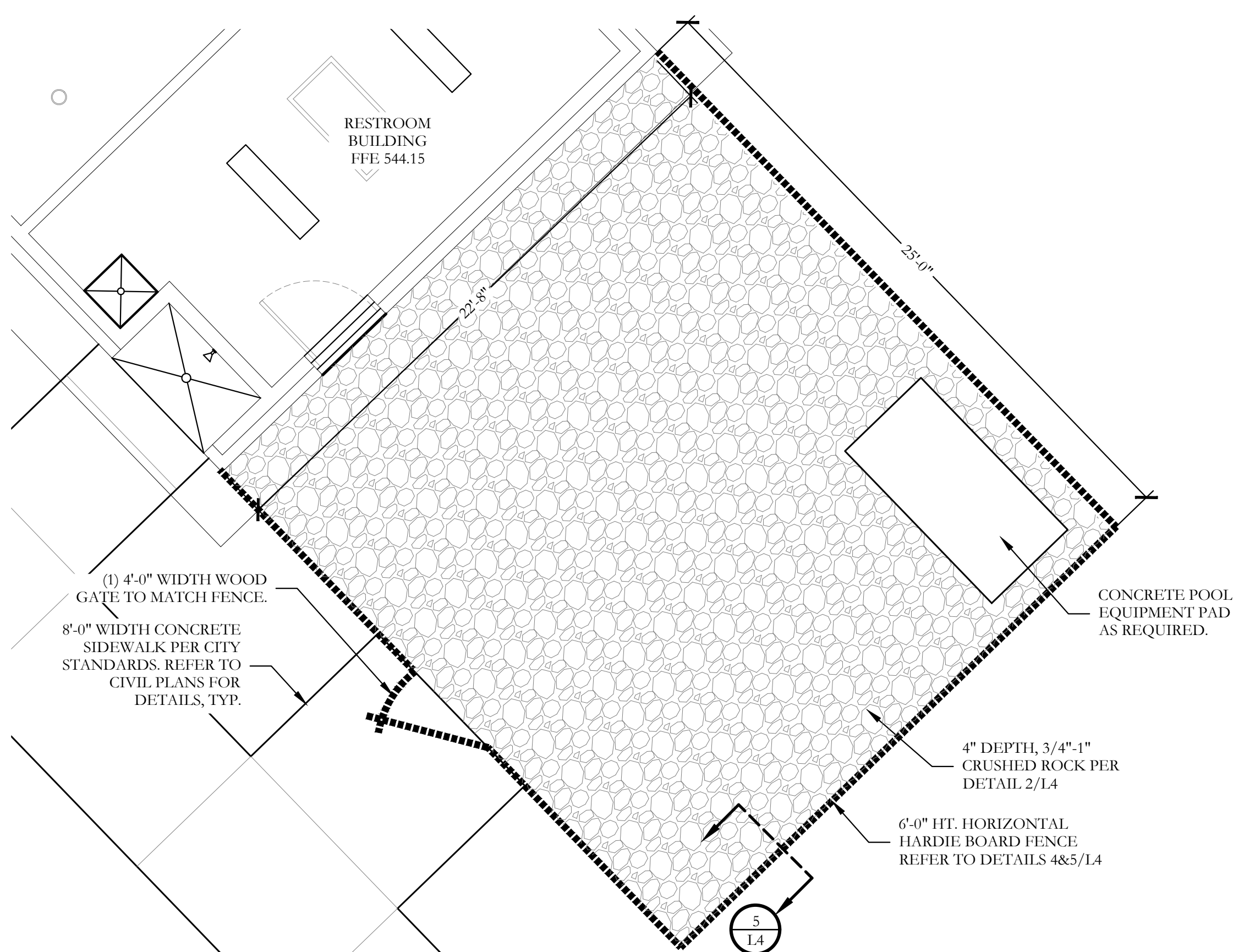




1 ORNAMENTAL METAL FENCE AND GATE ELEVATION SCALE: 1/2" = 1'-0"



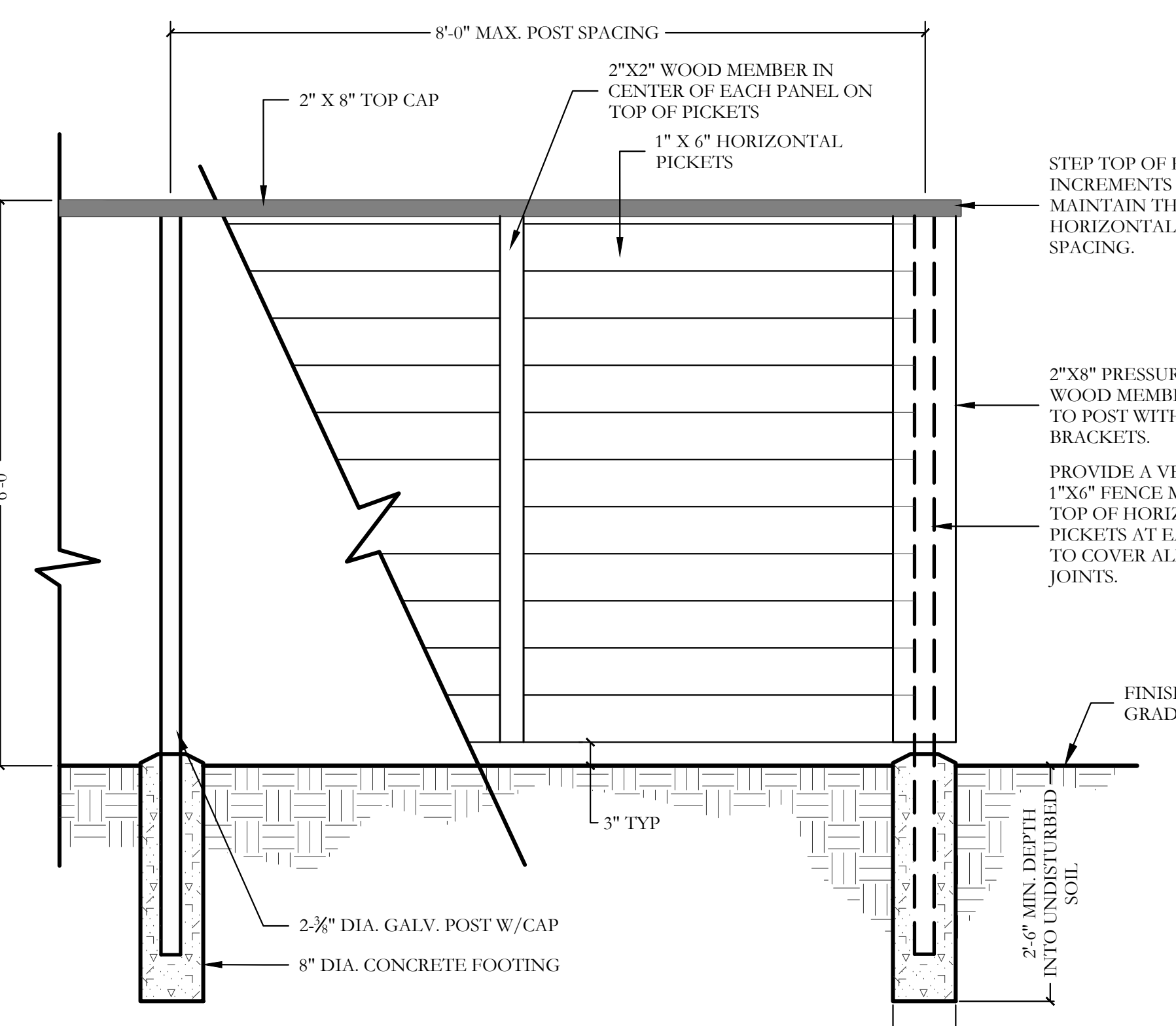
2 CRUSHED ROCK BASE SECTION SCALE: 1" = 1'-0"



3 POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN SCALE: 1/4" = 1'-0"

HARDIE BOARD FENCE NOTES

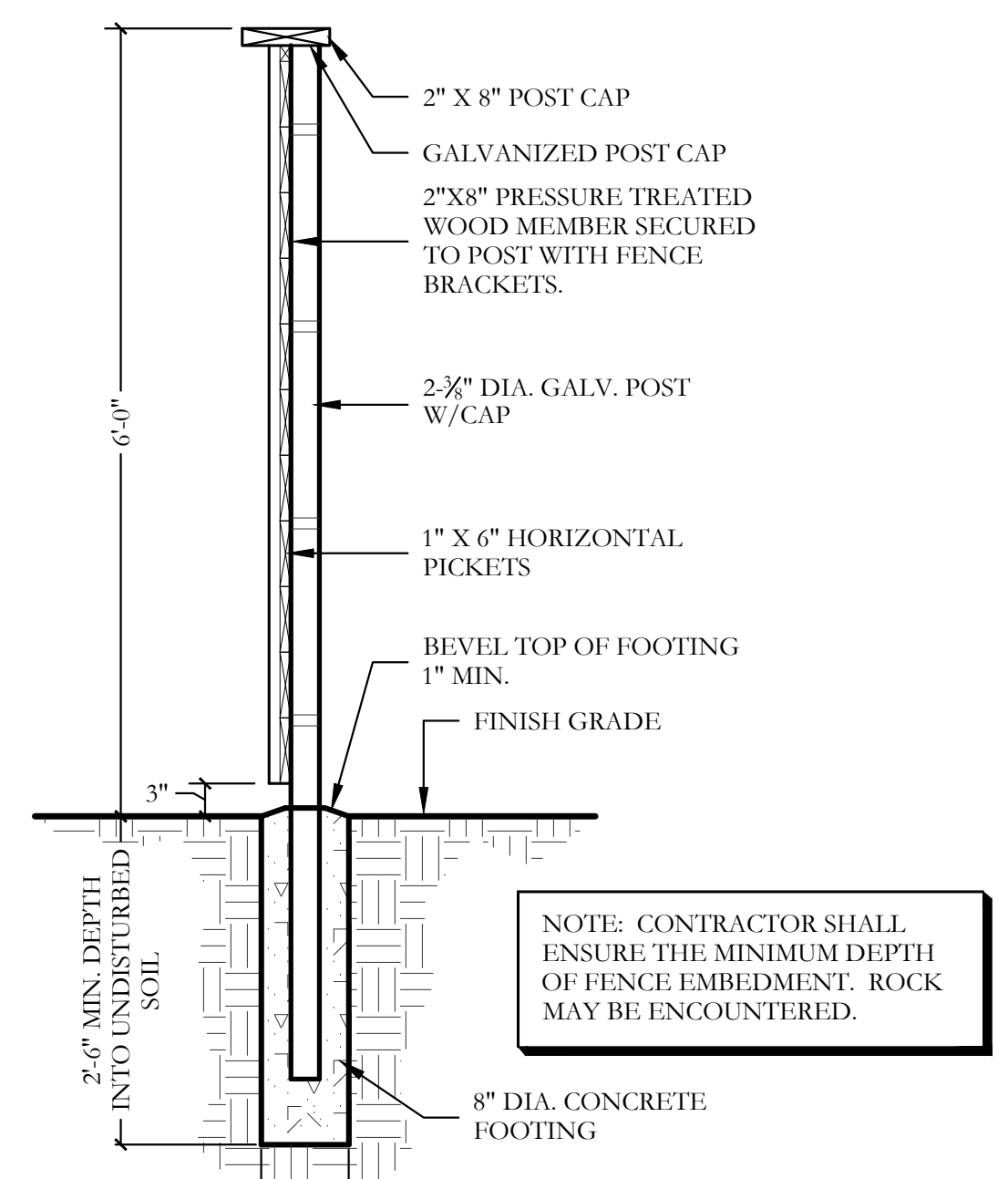
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.



4 PARTIAL 6'-0" HT. HARDIE BOARD FENCE ELEVATION SCALE: 3/4" = 1'-0"

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513
9. HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- 9.1. PICKETS, 3/4" SQUARE 16 GA.
- 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
- 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF-CLOSING. FALCON B561DBD626 SATIN CHROME DANE SFC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL



5 6'-0" HT. HARDIE BOARD FENCE SECTION SCALE: 3/4" = 1'-0"

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.