AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 26, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

(1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. 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 Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(IV) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(2) Approval of minutes for the *April 12, 2022* Planning and Zoning Commission meeting.

(3) P2022-013 (ANGELICA GAMEZ)
Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a *Replat* for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive, and take any action necessary.

(4) P2022-014 (ANGELICA GAMEZ)
Consider a request by Dub Douphrate of Douphrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a *Final Plat* for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

(5) P2022-019 (BETHANY ROSS)
Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a *Replat* for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

(6) P2022-021 (BETHANY ROSS)
Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a *Preliminary Plat* for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

(7) P2022-022 (BETHANY ROSS)
Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a *Replat* for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of

land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

(8) SP2022-021 (HENRY LEE)
Discuss and consider a request by Jeff Carroll Architects on behalf of Frank Fite of the Fite Agency, LLC for the approval of an *Amended Site Plan* and *Alternative Tree Mitigation Settlement Agreement* for an *Office Building* on a 0.392-acre parcel of land identified as Lot 1, Block A, Fite Office Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street [*SH-205*], and take any action necessary.

(V) ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(9) MIS2022-007 (RYAN MILLER)
Discuss and consider a request Clark Staggs of Foxtrot 46 Development on behalf of Neil Gandy of ADD Real Estates for the approval of a *Miscellaneous Case* for a *Tree Mitigation Plan* and an *Alternative Tree Mitigation Settlement Agreement* for a 6.60-acre tract of land being a portion of Tract 21 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the north side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

(10) MIS2022-009 (RYAN MILLER)
Discuss and consider a request by Stephen Geiger of Rayburn Electric Cooperative, Inc. for the approval of a *Miscellaneous Case* for a *Special Exception* to the fence standards on a 58.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

(11) MIS2022-010 (RYAN MILLER)
Discuss and consider a request by Michael Hampton of 549 Crossing, LP on behalf of Justin Webb and Russell Phillips of Rockwall 205 Investors, LLC for the approval of a *Miscellaneous Case* for a *Variance* to the *Utility Placement* requirements in the *General Overlay District Standards* to allow overhead utilities in conjunction with raw land and a *Retail Store with Gasoline Sales* on a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

(VI) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is May 10, 2022.

(12) Z2022-016 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by John and Rita Canavan for the approval of a *Zoning Change* from a Single-Family Estate 4.0 (SFE 4.0) District to a Single-Family 1 (SF-1) District for a five (5) acre tract of land identified as Lot 5 of the Mustang Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE 4.0) District, addressed as 714 Clem Road, and take any action necessary.

(13) Z2022-017 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Kim Lemmond of Dallas Towboys for the approval of a *Specific Use Permit (SUP)* for a *Towing and Impound Yard* on a 1.8040-acre tract of land identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

(14) Z2022-018 (ANGELICA GAMEZ)
Hold a public hearing to discuss and consider a request by Carlos and Crystal Solis for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549, and take any action necessary.

(15) Z2022-019 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Fred Gans of CDC Equities, LLC for the approval of a ***Zoning Change*** from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary.

(16) Z2022-020 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a ***Zoning Change*** from an Agricultural (AG) District to a Light Industrial (LI) District for a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

(17) Z2022-021 (ANGELICA GAMEZ)

Hold a public hearing to discuss and consider a request by Ruben Chapa for the approval of a ***Specific Use Permit (SUP)*** for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

(18) P2022-015 (HENRY LEE)

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a ***Preliminary Plat*** for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

(19) P2022-016 (HENRY LEE)

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a ***Master Plat*** for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

(20) P2022-017 (HENRY LEE)

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a ***Final Plat*** for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

(21) P2022-018 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Brian Jones for the approval of a ***Replat*** for Lots 1-3, Block A, North Alamo Addition being a 2.1325-acre tract of land identified as Block 15, 15B, 15C & 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 401, 405, 501 & 503 N. Alamo Road, and take any action necessary.

(22) P2022-020 (HENRY LEE)

Discuss and consider a request by Heather Cullins on behalf of Shirley Smith of Smith Family Acres, LLC for the approval of a ***Preliminary Plat*** for the Smith Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

(23) SP2022-015 (HENRY LEE)

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a ***Site Plan*** for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall

County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

(24) SP2022-016 (HENRY LEE)
Discuss and consider a request by Charles Smith of Incognito Winery on behalf of Charles Smith of Dynacap Holdings, LTD the approval of a *Site Plan* for a *Craft Winery* on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30, and take any action necessary.

(25) SP2022-017 (BETHANY ROSS)
Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Site Plan* for a *Public Secondary School* on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

(26) SP2022-018 (BETHANY ROSS)
Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Site Plan* for a *Public Secondary School* a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

(27) SP2022-019 (RYAN MILLER)
Discuss and consider a request by Richard Sullivan on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of an *Amended Site Plan* for *Outside Storage* on a 1.89-acre tract of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1910 Alpha Drive, and take any action necessary.

(28) SP2022-020 (HENRY LEE)
Discuss and consider a request by Mark Griffin of Linear Architecture, LLC on behalf of Roland C. Spongberg of WKS Frosty Corp. for the approval of an *Amended Site Plan* for an existing *Restaurant with Drive-Through* on a 0.964-acre parcel of land identified as Lot 3R, Block A, Rockwall Towne Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2545 Ridge Road, and take any action necessary.

(29) *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).

- Z2022-010: Zoning Change (AG to PD) for Vallis Greene (APPROVED; 2ND READING)
- Z2022-013: Specific Use Permit (SUP) for *Residential Infill* at 130 Chris Drive (APPROVED; 1ST READING)
- Z2022-014: Zoning Change (AG to PD) for the RISD (APPROVED; 1ST READING)
- Z2022-015: Zoning Change (AG to PD) for the RISD (APPROVED; 1ST READING)

(VII) 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 Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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, Angelica Gamez, 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 *April 22, 2022* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***APRIL 12, 2022* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES ABOUT PUBLIC PARTICIPATION = RED

NOTES: [*1*] ADDITIONAL CASE INFORMATION FOR THIS MEETING CAN BE FOUND AT HTTP://WWW.ROCKWALL.COM/MEETINGS.ASP, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, and Mark Moeller, Sedric Thomas, and Jerry Welch. Absent from the meeting was Commissioner Jean Conway. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Civil Engineer Sarah Johnston, and City Engineer Amy Williams. Absent from the meeting were Planning Coordinator Angelica Gamez and Assistant City Engineer Jeremy White.

II. APPOINTMENTS

1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.

III. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. 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 Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forward and expressed his concerns in regards to the floodplain for the DuWest project.

David Bunin
2561 Daybreak Drive
Rockwall, TX 75087

Mr. Bunin came forward and wanted to talk about the Runway Protection Zone and the size of the standard hangar doors.

Chairman Chodun asked if anyone wished to speak; there being no one indicating such, Chairman Chodun closed the open forum.

IV. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

2. Approval of minutes for the *March 29, 2022* Planning and Zoning Commission meeting.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Deckard seconded the motion which passed by a vote of 6-0 with Commissioner Conway present.

V. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

3. **Z2022-013** **(ANGELICA GAMEZ)**
Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of

Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home. According to the Unified Development Code (UDC), and established subdivision consists of 5 or more lots, is more than 90% developed, and has been in existence for more than 10 years. In residential infill cases, the Planning and Zoning Commission and City Council are asked to look at the architecture location and size of the proposed home compared to the existing housing in the area. The proposed home adheres to the SF-7 standards for the majority of the development with the exception of the garage door. Staff sent out 107 notices to property owners and occupants within 500-feet of the subject property. Staff has not received any notices back in regards to the case. Mr. Miller then advised that staff was available for questions.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Vice-Chairman Welch made a motion to approve Z2022-013 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the item will go before the City Council on April 18, 2022.

4. **Z2022-014** (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Zoning Change* from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. This property was annexed into the city in 1998 an in December 2016, the City Council approved an SUP for a public school in an Agricultural (AG) District. The Planning and Zoning Commission approved a site plan allowing the construction of a two-story, 150, 848 square-foot public school. The applicant is requesting a zoning change from AG to Planned Development (PD) District for limited Neighborhood Services District land uses and development standards such as allowing facilities for Rockwall ISD. The purpose of selecting Neighborhood Services District as the base zoning is because it is the lowest intensity non-residential zoning district. Additionally, if the request is approved and when the subject property is developed, the development will be required to conform to the three- tiered screening adjacent to all residential properties. In addition, the Development Standards of the PD District have specifically limited the rest of the property to larger setbacks in areas adjacent to all residential properties. The proposed zoning change is in conformance with the PD District standards and with the underlined zoning of NS District as defined by the UDC. Mrs. Ross advised that the zoning change was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Will Salee
1050 Williams Street
Rockwall, TX 75087

Mr. Salee came forward and provided additional details in regards to the request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Michael Ellis
2905 Panhandle Drive
Rockwall, TX 75087

Mr. Ellis came forward and expressed his concerns in regards to the stadium lighting. He also wanted a timeline on the construction of the public school.

Crystal Ordner
2161 Danbury Drive
Rockwall, TX 75087

Mrs. Warner came forward and expressed her concerns to the future stadium.

Tim Wilson
2858 Avery Drive
Rockwall, TX 75032

Mr. Wilson came forward and expressed his concerns in regards to the Neighborhood Services zoning change.

Renee Warren
2861 Haymaker Drive
Rockwall, TX 75032

Mrs. Warren came forward and wanted clarification as to why the zoning change was requested if there was already a public school built on AG land.

Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Mr. Salee came forward and answered the questions and concerns expressed by the public.

Commissioner Deckard made a motion to approve Z2022-014. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the item will go before the City Council on April 18, 2022.

5. **Z2022-015** **(BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Zoning Change* from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a zoning change from AG to PD District with limited NS District land uses and development standards. Specifically, limiting to allow Rockwall ISD facilities. Mrs. Ross stated that this is a similar case to the previous one that was presented. She advised that the zoning change is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission.

Director of Planning and Zoning Ryan Miller added that the residential adjacencies in this property are a bit different from the last. He stated that there were wrought iron fences backing up to the property. Also, the applicant will be abiding with the three-tiered screening and the residential adjacency standards even though this property is divided by a roadway.

Will Salee
1050 Williams Street
Rockwall, TX 75087

Mr. Salee came forward and provided additional details in regards to the request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward.

Michael Ellis
2905 Panhandle Drive
Rockwall, TX 75032

Mr. Ellis came forward and asked about the future 12-inch water line. He also had concerns regarding bus traffic.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forward and expressed that the schools will being value to their properties.

Crystal Ordner
2161 Danbury Drive
Rockwall, TX 75087

Mrs. Ordner came forward and expressed her concerns to the noise coming from the stadium.

Shawn Bennett
2396 Saddlebrook
Rockwall, TX 75087

Mr. Bennet came forward and had questions in regards to the expected impact on FM 1141, E. Quail Run, and N. Country Road.

Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Mr. Salee came forward and answered the questions and concerns made by the public.

Vice-Chairman Welch made a motion to approve Z2022-015 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the item will go before the City Council on April 18, 2022.

VI. ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

6. **SP2022-009** (BETHANY ROSS)

Discuss and consider a request by Jeff Kilburg of Apex Design Build for the approval of a *Site Plan* for a *Multi-Tenant Medical Office Building* on a 1.2531-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northeast corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting to construct an 11, 250 square foot medical office building adjacent to other medical office buildings and general retail establishments. The proposed facility conforms to the majority of the City's codes; however, the applicant is requesting two (2) exceptions. A request to exceptions of the general standards are a discretionary decision for the Planning and Zoning Commission. Staff should note that a super majority vote is required for the approval of an exemption.

Mr. Miller added that the Architectural Review Board proposed that the HVAC equipment on the top of the building be screened.

Jeff Kilburg
9550 W. Higgins Road
Rosemont, IL 60018

The applicant came forward and provided additional details in regard to the request.

Commissioner Thomas made a motion to approve SP2022-009 with the condition of the HVAC screening. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

7. **SP2022-010** (HENRY LEE)

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a *Site Plan* for an *Office Building* in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [*SH-205*], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose of enclosing an existing covered recreational structure (basketball court). They want to add an office building with the purpose of providing administrative services and file storage to support the other buildings on the property. The applicant's overall request does appear to bring the property closer to conformance with the City's code.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

The applicant came forward and provided additional details in regards to the request.

Commissioner Deckard made a motion to approve SP2022-011 with staff recommendations. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0.

8. **SP2022-012** (HENRY LEE)

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Site Plan* for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose of constructing two (2) restaurant retail buildings. As part of the development process for this case, the applicant was required to complete a PD Development Plan and the SUP for the drive-through restaurant. The proposed site plan meets all of these requirements from the PD Development Plan's concept plan. Staff wanted to note that ARB had made recommendations on the project. This request of the variance to the General Overlay District standards is a discretionary decision for the Planning and Zoning Commission and requires a super majority vote. As part of this request, the applicant is also requesting Alternative Tree Mitigation Settlement Agreement. Mr. Lee advised that the Planning and Zoning Commission can approve these two item together or separately.

Bowen Hendrix
4403 N. Central Expressway
Dallas, TX 75205

Drew Donosky
1903 Central Drive
Bedford, TX 76021

The applicants came forward and provided additional details in regards to the request.

Commissioner Thomas made a motion to approve both the site plan and tree mitigation for SP2022-012 with the condition that they make the changes requested by the ARB. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

9. **SP2022-013** (BETHANY ROSS)

Discuss and consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a *Site Plan* for eight (8) *Office Buildings* on a 2.768-acre parcel of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6535, 6545, 6595 & 6605 Alliance Drive and 182, 194, 202 & 214 Jeff Boyd Road, and take any action necessary.

Planner Bethany Lee provided a brief summary in regards to the request. The applicant is proposing to construct eight (8) office buildings on the subject property consisting of four (4) 4,855 square-foot buildings and four (4) 3,250 square-foot buildings adjacent to several other offices and retail establishments in the area which are similar in design. The request conforms to the majority of the City codes; however, staff has identified one exception to the primary and secondary building facades. Mrs. Ross advised that requests to exceptions made to the General Standards are a discretionary decision for the Planning and Zoning Commission and a super majority vote is required.

Cameron Slown
825 Watters Creek Blvd.
Allen, TX 75013

Mr. Slown came forward and provided additional details in regards to the request.

Commissioner Thomas made a motion to approve SP2022-013. Commissioner Womble seconded the motion which passed by a vote of 6-0.

10. **SP2022-014** (HENRY LEE)

Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Site Plan* for an *Office/Manufacturing Facility* on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose constructing a 100,000 square-foot office manufacturing facility on the subject property. The submitted site plan, landscape plan, treescape plan, and photometric plan generally conform to the requirements per the UDC for a property located within a Light Industrial (LI) District. However, the applicant is requesting four (4) variances and one (1) exception. Mr. Lee explained that the determination of exceptions and variances are a discretionary decision for the Planning and Zoning Commission and do require a super majority vote.

Matt Wavering
2610 Observation Trail, Suite 104
Rockwall, TX 75087

The applicant came forward and provided additional details in regards to the request.

Vice-Chairman Welch made a motion to approve SP2022-014 with staff and ARB recommendations. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

VII. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission.

11. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2022-011: Final Plat for Lot 1, Block A, Stream 549 Addition *[APPROVED]*
- Z2022-006: Zoning Change from Planned Development District 73 (PD-73) to Light Industrial (LI) District *[APPROVED; 2ND READING]*
- Z2022-007: SUP for *Residential Infill Adjacent to an Established Subdivision* for 514 Yvonne Drive *[APPROVED; 2ND READING]*
- Z2022-008: SUP for *Residential Infill Adjacent to an Established Subdivision* for 7106 Odell Avenue *[APPROVED; 2ND READING]*
- Z2022-009: SUP for *Restaurant Less Than 2,000 SF with Drive-Through or Drive-In* for 902 & 906 S. Goliad Street *[APPROVED TO WITHDRAW]*
- Z2022-010: Zoning Change from Agricultural (AG) District to Planned development District for Single-Family 10 (SF-10) District *[APPROVED; 1ST READING]*
- Z2022-011: Zoning Change from Agricultural (AG) District to General Retail (GR) District for the Boys and Girls Club *[APPROVED; 2ND READING]*
- Z2022-012: Text Amendment for the Airport Overlay (AP OV) District *[APPROVED; 2ND READING]*

Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:13 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this ____ day of _____ ____, 2022.

Chairman Chodun, Chairman

Attest:

Angelica Gamez, Planning and Zoning Coordinator

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
DATE:	April 26, 2022
APPLICANT:	Christopher Zamord; *Jones Carter on behalf of Metroplex Acquisition Fund, LP*
CASE NUMBER:	P2022-013; *Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition*

SUMMARY

Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a *Replat* for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* for a 5.96-acre parcel of land (*i.e. Lot 11, Block A, Stone Creek Retail Addition*) for the purpose of creating two (2) lots (*i.e. Lots 12 & 13, Block A, Stone Creek Retail Addition*) to facilitate the development of a *Restaurant with less than 2,000 SF, with Drive-Through or Drive-In* (*i.e. Salads and Go*) on *Lot 12*.

- ☑ The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*Case No. P2020-038*] that platted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On November 1, 2021, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2021-041; Ordinance No. 21-53, S-260*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. On December 28, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-033*] for the *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* (*i.e. Salads and Go*).

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lots 12 & 13, Block A, Stone Creek Retail Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 4/21/2022

PROJECT NUMBER:	P2022-013	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lots 12 & 13, Block A, Stone Creek Retail Addition	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	3068 N GOLIAD ST, ROCKWALL, 75087	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a Replat for Lot 12, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	04/19/2022	Approved w/ Comments

04/21/2022: P2022-013: Replat for Lot 12 & 13, Block A, Stone Creek Retail Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
M.3 For reference, include the case number (P2022-013) in the lower right-hand corner of all pages on future submittals.
M.4 Please correct the Title Block to the following:

Replat
Lots 12 & 13, Block A, Stone Creek Retail Addition
Being a Replat of Lot 11, Block A, Stone Creek Retail Addition
Creating 2 Lots
Containing a Total of 5.96 Acres
Situated in the William G. Dewees Survey, Abstract No. 71,
City of Rockwall, Rockwall County, Texas

M.5 Please correct the lot numbers from Lots 11R-1 & 11R-2 to Lots 12 & 13 on all areas of the plat.
M.6 Please remove the “Storm Drainage Improvements Statement” (#7 in Owners Dedication) but keep it on the “General Notes” section on the plat.
M.7 Please remove statement #8 from the Owners Dedication and add it to the “General Notes” section on the plat.
I.8 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
M.9 Please review and correct all items listed by the Engineering Department.
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible

for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on April 26, 2022.
I.11 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.
I.12 The projected City Council Meeting date for this case will be May 2, 2022.
I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

04/20/2022: - Label the Detention easement along the street frontage.
- Label the Sidewalk and Landscape easement along the street frontage.
- Update Note 7 of the General Notes "Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- Update Note 1 to state, "No buildings, structure, wall, fence, etc., shall be constructed or placed upon, over, or across the easements on-site.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

DocuSign Envelope ID: 5439A7D0-5C94-484B-A12A-A64FFD0BEBF8

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-013

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	3028 N Goliad St Rockwall, TX 75087
SUBDIVISION	Stone Creek Retail Addition — LOT IIR-1 & IIR-2 — BLOCK A
GENERAL LOCATION	South of Existing McDonald's

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Planned Development	CURRENT USE	Vacant
PROPOSED ZONING	Planned Development	PROPOSED USE	Drive through restaurant with no dine in
ACREAGE	0.81	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

☐ ***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	Metroplex Acquisition Fund, L.P.	☑ APPLICANT	Jones Carter
CONTACT PERSON		CONTACT PERSON	Christopher Zamora
ADDRESS	1717 Woodstead Court Suite 207	ADDRESS	4500 Mercantile Plaza Dr Suite 210
CITY, STATE & ZIP	The Woodlands, TX 77380	CITY, STATE & ZIP	Fort Worth, TX 76137
PHONE	(855) 408-3390	PHONE	(682) 268-2214
E-MAIL		E-MAIL	CZamora@JonesCarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Billy T. Brice, III [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 $ 320.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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."

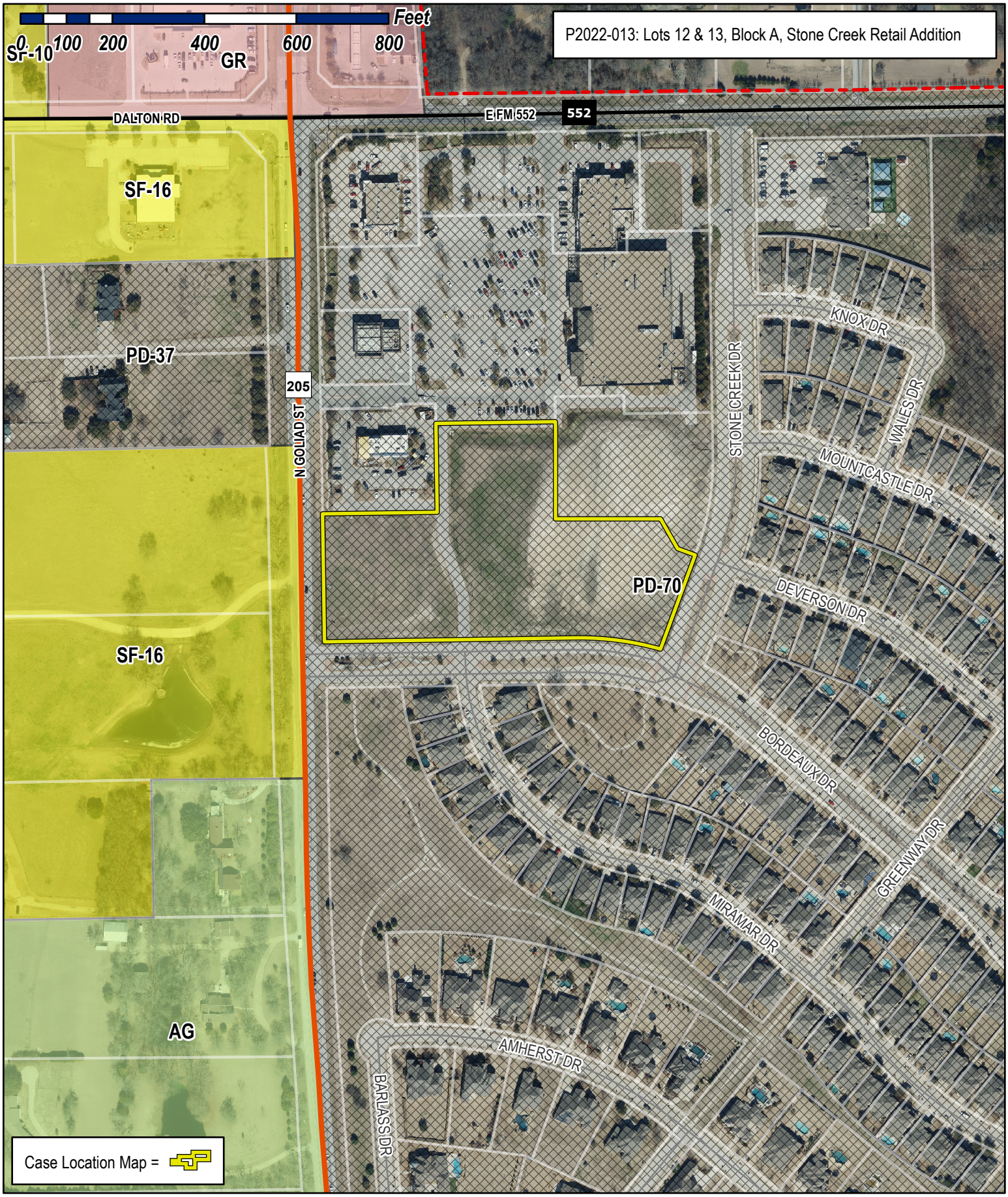
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* March, 2022

OWNER'S SIGNATURE Billy T. Brice, III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Angelica Bowden

ANGELICA BOWDEN
Notary Public, State of Texas
Comm. Expires 03-03-2025
Notary ID 12879625-8

MY COMMISSION EXPIRES 03.03.25



City of Rockwall

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

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

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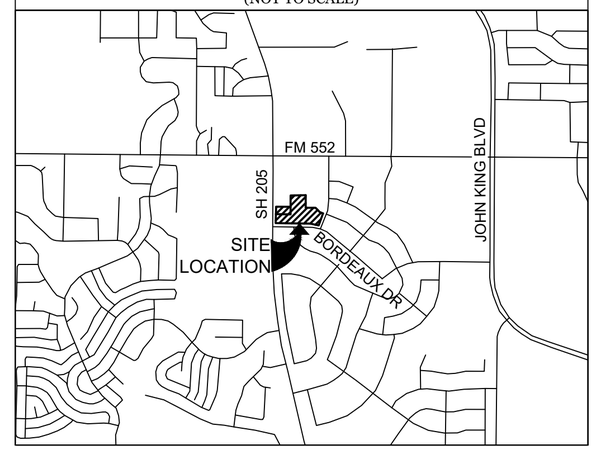
1" = 60'

0 30 60

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°27'38" E	12.00'
L2	S 30°00'00" E	74.41'
L3	S 69°46'45" E	40.60'
L4	S 62°21'14" W	44.50'
L5	S 00°49'55" E	52.41'
L6	S 19°02'20" E	74.57'
L7	S 00°56'17" E	137.00'
L8	S 00°56'17" E	137.00'
L9	N 00°56'17" W	19.81'
L10	N 81°51'31" E	49.39'
L11	N 00°49'55" W	13.53'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C2	13.98'	44.00'	18°12'26"	S 09°56'08" E	13.92'

VICINITY MAP
(NOT TO SCALE)



LOT 1A,
DIRKWOOD
ESTATES

OWNER: LIU JOHN Q
AND CONNIE Q

LOT 2
BLOCK A
STONE CREEK RETAIL ADDITION
CABINET H, PAGE 15
P.R.R.C.T.

OWNER: METROPLEX
ACQUISITION FUND, LP

24' FIRE LANE, ACCESS DRAINAGE &
UTILITY EASEMENT
CABINET H, PAGE 15
P.R.R.C.T.

10' UTILITY EASEMENT,
CABINET H, PAGE 157
P.R.R.C.T.

"X" CUT
FOUND

15' DRAINAGE EASEMENT
CABINET H, PAGE 15
P.R.R.C.T.

N 89°10'05" E 259.83'

N 00°49'55" W
54.37'

L1

X-CUT
SET

15' UTILITY EASEMENT
CABINET H, PAGE 15
P.R.R.C.T.

12' ACCESS DRAINAGE,
& UTILITY EASEMENT
CABINET H, PAGE 157
P.R.R.C.T.

20' DRAINAGE EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

15' UTILITY EASEMENT
CABINET H, PAGE 15
P.R.R.C.T.

LOT 10
BLOCK A
STONE CREEK RETAIL ADDITION
DOC. NO. 20200000028484
O.P.R.R.C.T.

20' UTILITY EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

OWNER: NORTH ROCKWALL
REAL-ESTATE, LLC

20' BUILDING LINE
DOC. NO. 20200000028484
O.P.R.R.C.T.

20' WATER EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

30' FIRE LANE, PUBLIC
ACCESS, DRAINAGE, &
UTILITY EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

SOUTH 199.35'

LOT 7
BLOCK A
STONE CREEK RETAIL ADDITION
LOTS 7 & 8, BLOCK A
CABINET H, PAGE 157
P.R.R.C.T.

OWNER:METROPLEX
ACQUISITION FUND LP

10' X 15'
DRAINAGE
EASEMENT
CABINET H, PAGE 157
P.R.R.C.T.

N 00°49'55" W 193.03'

30' FIRE LANE, PUBLIC ACCESS,
DRAINAGE, & UTILITY EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

N:7039441.13
E:2592699.83
5/8" CIRF
"POGUE"

N 89°10'05" E 249.46'

"X" CUT
FOUND

X-CUT
SET

EAST 228.20'

X-CUT
SET

LOT 1, BLOCK A,
MASON-STEED
ADDITION,

OWNER: JOHN
AND CONNIE Q LIU

50.0'

15' DRAINAGE EASEMENT
CABINET H, PAGE 157
P.R.R.C.T.

DRAINAGE
EASEMENT
(SEE DETAIL)

FIRE LANE, ACCESS DRAINAGE,
& UTILITY EASEMENT
CABINET H, PAGE 157
P.R.R.C.T.

24' CROSS-ACCESS
EASEMENT
(SEE DETAIL)

L5

C2

L7

L8

L6

137.00'

STONE CREEK RETAIL ADDITION

LOT 11R-2

0.81 ACRES
35,150 SQ. FEET

43.57'

24.00'

207.13'

N 89°10'05" E 274.71'

B L O C K A

LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
LOTS 10 & 11, BLOCK A
DOC. NO. 20200000028484
O.P.R.R.C.T.

VARIABLE WIDTH
UTILITY EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

L2

L3

X-CUT
SET

30' X 30'
VISIBILITY EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

24' FIRE LANE,
ACCESS, DRAINAGE &
UTILITY EASEMENT
CABINET H, PAGE 15
P.R.R.C.T.

STONE CREEK RETAIL ADDITION

LOT 11R-1

5.16 ACRES
224,598 SQ. FEET

WILLIAM G. DEWEES SURVEY
ABSTRACT NO. 71

30' X 30'
VISIBILITY EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

20' BUILDING LINE
DOC. NO. 20200000028484
O.P.R.R.C.T.

187.86'

S 20°13'15" W 187.86'

STONE CREEK DRIVE
100' RIGHT-OF-WAY

LOT 1,
BLOCK P
STONE CREEK
PHASE IIB

OWNER: MICHAEL
JACKSON AND
CARISSA JACKSON

DEVERSION DRIVE
50' RIGHT-OF-WAY

STATE HIGHWAY 205
100' RIGHT-OF-WAY

N 00°56'17" W 278.27'

141.27'

20' BUILDING LINE
DOC. NO. 20200000028484
O.P.R.R.C.T.

20' NORTH TEXAS
MUNICIPAL WATER
DISTRICT EASEMENT
VOL. 91, PG. 171
P.R.R.C.T.

30' X 30' VISIBILITY
EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

DRAINAGE &
UTILITY EASEMENT
CABINET H, PAGE 15
P.R.R.C.T.

15' UTILITY EASEMENT
CABINET H, PAGE 15
P.R.R.C.T.

DRAINAGE EASEMENT
CABINET H, PAGE 15
P.R.R.C.T.

SANITARY SEWER EASEMENT
DOC. NO. 20200000028484
P.R.R.C.T.

SANITARY SEWER EASEMENT
DOC. NO. 20170000132612
P.R.R.C.T.

20' BUILDING LINE
DOC. NO. 20200000028484
O.P.R.R.C.T.

10' UTILITY EASEMENT
DOC. NO. 20200000028484
O.P.R.R.C.T.

50.0'

5/8" IRF

S 89°03'43" W 542.74'

CIRS

C1

L4

CIRS

CIRS

50.0'

50.0'

POB
N:7039162.89
E:2592704.38

BORDEAUX DRIVE
100' RIGHT-OF-WAY

LOT 22, BLOCK O
STONE CREEK PHASE V

OWNER: ROCKWALL STONE
CREEK ESTATES HOMEOWNERS
ASSOCIATION INC

LOT 1,
BLOCK O
STONE CREEK PHASE IIB

OWNER: JAMES CRUSE

LOT 71, BLOCK A
STONE CREEK PHASE V

OWNER: ROCKWALL STONE
CREEK ESTATES HOMEOWNERS
ASSOCIATION INC

LOT 1, BLOCK A
STONE CREEK PHASE 1

OWNER: SANJAY KUMAR
RAJBHANDARI

MIRAMAR DRIVE
50' RIGHT-OF-WAY

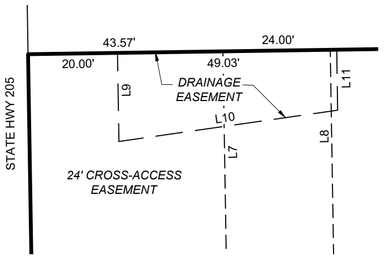
LOT 17, BLOCK N
STONE CREEK PHASE 1

OWNER: RICHARD L. SHING &
IVEY D. SHING

LOT 18, BLOCK N
STONE CREEK PHASE V

OWNER: ROCKWALL STONE
CREEK ESTATES HOMEOWNERS
ASSOCIATION INC

DETAIL (NOT TO SCALE)



LEGEND

POB	POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS

Project	1910.030-14
Date	03/15/2022
Drafter	TAR/CF/BE

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

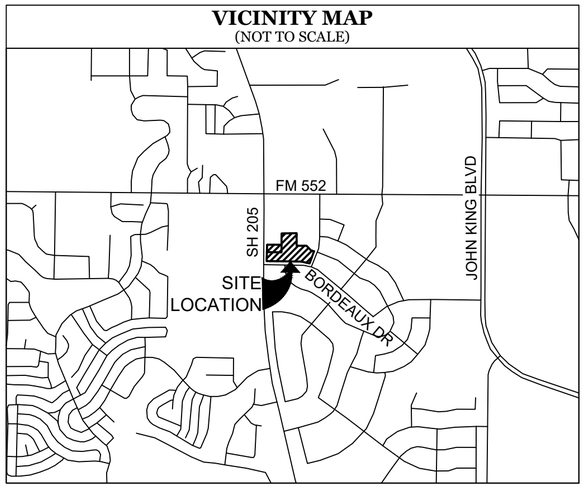
OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 11R-1 & 11R-2, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)
CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
*P*_____

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.

2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).

7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.

8.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.,** is the owner of a 5.96 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 20200000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 11;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 11, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 11, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7**;**
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records, being the most northerly Northwest corner of said Lot 11;

THENCE, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

THENCE, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

THENCE, S 20°13'15" W, along the Nortwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

THENCE, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 5.96 acres (259,747 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Metroplex Acquisition Fund, L.P.,** the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNER: Metroplex Acquisition Fund, L.P.

BY: _____ _____
Billy J. Brice, III — Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____ _____
Matthew Raabe — Date
Registered Professional Land Surveyor #6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

_____ _____
Chairman, Planning & Zoning Commission — Date

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

_____ _____
Mayor, City of Rockwall — City Secretary, City of Rockwall

_____
City Engineer

Project	1910.030-14
Date	03/15/2022
Drafter	TAR/CF/BE

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 11R-1 & 11R-2, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)
CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
*P*_____

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
DATE:	April 26, 2022
APPLICANT:	Dub Douphrate; *Douphrate & Associates*
CASE NUMBER:	P2022-014; *Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a *Final Plat* for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* of a 7.424-acre tract of land (*i.e. Tracts 3 & 10 of the W. B. Bowles Survey)* for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, St. Benedict's Anglican Church Addition*) to facilitate the conversion of the existing residential structure into a *House of Worship*. This *Final Plat* also establishes the necessary drainage, firelane, and access easements for the proposed *House of Worship*.

☑ The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. Based on the City's historic zoning maps the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District at some point between January 3, 1972 and May 16, 1983. According to the Rockwall Central Appraisal District (RCAD), the existing single-family home was constructed in 1955, with the addition of a detached garage, carport, and balcony in 1969. On August 2, 2021, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 21-29; S-250*] to allow for a *Church/House of Worship* on the subject property. On October 12, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case Number SP2021-025*] showing the parking areas and landscaping necessary for the future establishment of a *House of Worship* on the subject property.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lot 1, Block A, St. Benedict's Anglican Church Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 4/21/2022

PROJECT NUMBER:	P2022-014	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lot 1, St. Benedict's Anglican Church Addition	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	1500 SUNSET HILL DR, ROCKWALL, 75087	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Consider a request by Dub Douphrate of Douphrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	04/19/2022	Approved w/ Comments

04/21/2022: P2022-014: Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

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

M.3 For reference, include the case number (P2022-014) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat
Lot 1, Block A, St. Benedict's Anglican Church Addition
Being 1 Lot
Containing a Total of 7.424 Acres
A Hanna Survey, Abstract No. 98 & W, Bowles Survey, Abstract No. 12
City of Rockwall, Rockwall County, Texas

M.5 Please ensure all setbacks adjacent to public right-of-was are shown and labeled on the plat.

M.6 Please correct the following metes and bounds on the Sheet 1:

Owners Certificate states: SOUTH 89º24'27" WEST
Plat states: N 89º24'27" W

Owners Certificate states: NORTH 89º29'00" EAST
Plat states: S 89º29'00" E

Owners Certificate states: SOUTH 00º20’43” EAST
Plat states: S 00º20’43” W

I.7 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
M.8 Please review and correct all items listed by the Engineering Department.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on April 26, 2022.
I.10 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.
I.11 The projected City Council Meeting date for this case will be May 2, 2022.
I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff’s comments from all City Departments and any applicable conditions of approval contained in staff’s case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

04/20/2022: Need to provide a distance from corner to easement line so easement can be located properly.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

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	1500 Sunset Hill				
SUBDIVISION	St. Benedicts Anglican Church Addn	LOT	1	BLOCK	
GENERAL LOCATION	1500 Sunset Hill				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE		LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	St. Benedicts Anglican Church	☑ APPLICANT	Dub Doughtrate w/
CONTACT PERSON	Father Michael Vinson	CONTACT PERSON	Doughtrate & Assoc.
ADDRESS	1500 Sunset Hill	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, Tx	CITY, STATE & ZIP	Rockwall, Tx 75087
PHONE	2146000779	PHONE	9727422210
E-MAIL	michael@stbenedictanglican.com	E-MAIL	wldoughtrate@doughtrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM (DUB) DOUGHTRATE [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 $ 448.48 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* APRIL *, 20* 22 *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."*

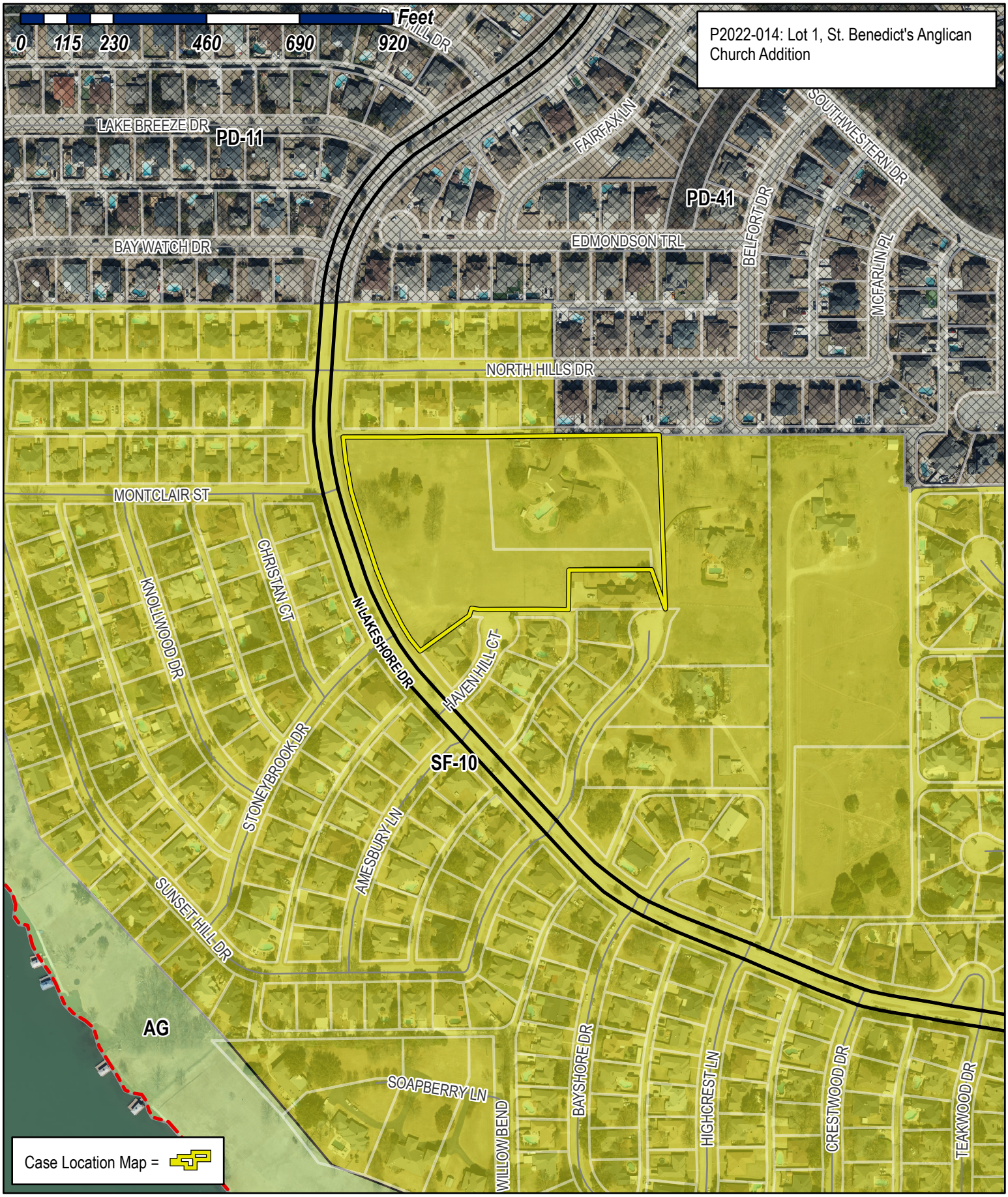
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* APRIL *, 20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TANYA BUEHLER
Notary Public
STATE OF TEXAS
ID# 13099192-5
Exp. MAR. 10, 2025

MY COMMISSION EXPIRES



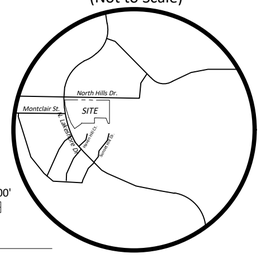
City of Rockwall

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

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

N

Vicinity Map
(Not to Scale)



0' 50' 100' 200'

Scale: 1" = 100'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

GENERAL NOTES:

The purpose of this plat is to create 1 lot.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Basis of Bearings: Bearings are based on Warranty Deed recorded in Ins. No. 20210000016816, Official Public Records, Rockwall County, Texas.

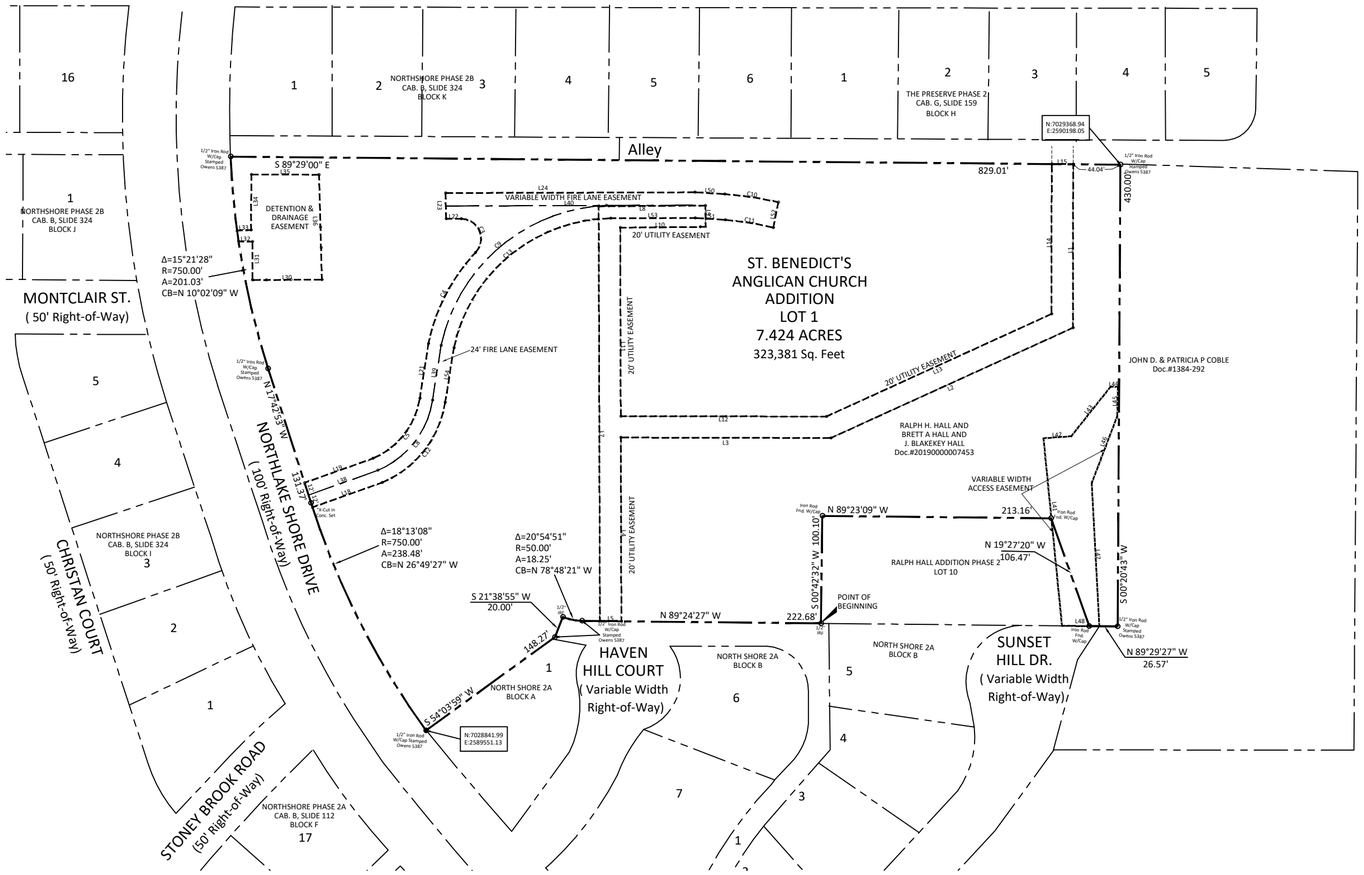
FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Property owner is responsible for maintenance, repairing, and replaceing all drainage and detention systems on site.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.


16
1
2
3
4
5
6
1
2
3
4
5
NORTHSHORE PHASE 2B
CAB. B, SLIDE 324
BLOCK K
THE PRESERVE PHASE 2
CAB. G, SLIDE 159
BLOCK H
Alley
S 89°29'00" E
829.01'
N 89°29'00" W
430.00'
N:7029368.94
E:2590198.05
1/2" Iron Rod W/Cap Stamped Owens 5387
1
NORTHSHORE PHASE 2B
CAB. B, SLIDE 324
BLOCK J
DETENTION & DRAINAGE EASEMENT
VARIABLE WIDTH FIRE LANE EASEMENT
20' UTILITY EASEMENT
ST. BENEDICT'S
ANGLICAN CHURCH
ADDITION
LOT 1
7.424 ACRES
323,381 Sq. Feet
Δ=15°21'28"
R=750.00'
A=201.03'
CB=N 10°02'09" W
MONTCLAIR ST.
(50' Right-of-Way)
24' FIRE LANE EASEMENT
N 17°42'53" W
73.37'
NORTHLAKE SHORE DRIVE
(100' Right-of-Way)
5
4
NORTHSHORE PHASE 2B
CAB. B, SLIDE 324
BLOCK I
3
2
1
CHRISTAN COURT
(50' Right-of-Way)
STONEY BROOK ROAD
(50' Right-of-Way)
NORTHSHORE PHASE 2A
CAB. B, SLIDE 112
BLOCK F
17
JOHN D. & PATRICIA P COBLE
Doc.#1384-292
RALPH H. HALL AND
BRETT A HALL AND
J. BLAKEKEY HALL
Doc.#20190000007453
VARIABLE WIDTH
ACCESS EASEMENT
RALPH HALL ADDITION PHASE 2
LOT 10
N 89°23'09" W
213.16'
N 19°27'20" W
106.47'
S 00°20'43" W
100.10'
POINT OF
BEGINNING
N 89°24'27" W
222.68'
S 21°38'55" W
20.00'
148.27'
S 54°03'59" W
N:7028841.99
E:2589551.13
HAVEN
HILL COURT
(Variable Width
Right-of-Way)
NORTH SHORE 2A
BLOCK A
NORTH SHORE 2A
BLOCK B
SUNSET
HILL DR.
(Variable Width
Right-of-Way)
N 89°29'27" W
26.57'
Δ=18°13'08"
R=750.00'
A=238.48'
CB=N 26°49'27" W
Δ=20°54'51"
R=50.00'
A=18.25'
CB=N 78°48'21" W
1/2" Iron Rod Found
1/2" Iron Rod Set
1/2" Iron Rod W/Cap Stamped Owens 5387
1/2" Iron Rod W/Cap Stamped Owens 5387
1/2" Iron Rod Found W/Cap
1/2" Iron Rod W/Cap Stamped Owens 5387
1/2" Iron Rod W/Cap Stamped Owens 5387
1/2" Iron Rod W/Cap Stamped Owens 5387

Polyline Report

Wed Apr 13 17:27:03 2022

Northing	Easting	Bearing	Distance
7005056.575	2654714.604		
		N 19°27'20" W	106.466
7005156.962	2654679.143		
		N 89°23'09" W	213.162
7005159.247	2654465.993		
		S 00°42'32" W	100.104
7005059.150	2654464.754		
		N 89°24'27" W	222.680
7005061.454	2654242.086		

Radius: 50.000 Chord: 18.150 Degree: 114°35'30" Dir: Right
Length: 18.251 Delta: 20°54'51" Tangent: 9.228
Chord BRG: N 78°48'21" W Rad-In: N 00°44'13" E Rad-Out: N 21°39'04" E
Radius Point: 7005111.449,2654242.729

7005064.977	2654224.281		
		S 21°38'55" W	20.000
7005046.388	2654216.903		
		S 54°03'59" W	148.270
7004959.376	2654096.849		

Radius: 750.000 Chord: 237.480 Degree: 7°38'22" Dir: Right
Length: 238.483 Delta: 18°13'08" Tangent: 120.257
Chord BRG: N 26°49'27" W Rad-In: N 54°03'59" E Rad-Out: N 72°17'06" E
Radius Point: 7005399.512,2654704.122

7005171.302	2653989.685		
		N 17°42'53" W	131.370
7005296.442	2653949.712		

Radius: 750.000 Chord: 200.430 Degree: 7°38'22" Dir: Right
Length: 201.031 Delta: 15°21'28" Tangent: 101.122
Chord BRG: N 10°02'09" W Rad-In: N 72°17'07" E Rad-Out: N 87°38'34" E
Radius Point: 7005524.651,2654664.149

7005493.806	2653914.784		
		S 89°29'00" E	829.014
7005486.331	2654743.764		
		S 00°20'43" W	430.000
7005056.339	2654741.174		
		N 89°29'27" W	26.571
7005056.575	2654714.604		

Closure Error Distance> 0.00000
Total Distance> 2685.403
Polyline Area: 323381 sq ft, 7.4238 acres

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION WORK SESSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 26, 2022
APPLICANT:	Justin Lansdown; *McAdams Co.*
CASE NUMBER:	P2022-019; *Replat for Lots 2 & 3, Block A, Ladera Rockwall*

SUMMARY

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a *Replat* for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Replat* of a 37.8-acre tract of land *(i.e. Lot 1, Block A, Ladera Rockwall Addition)* for the purpose of creating two (2) lots (*i.e Lots 2 & 3, Block A, Ladera Rockwall Addition*) to facilitate the construction of Phase 2 of the Ladera at Rockwall Subdivision. This subdivision will consist of 117 single-family residential units on one (1) lot (*i.e. Lot 2, Block A, Ladera Rockwall Addition*). The remaining lot (*i.e. Lot 3, Block A, Ladera Rockwall Addition*) will delineate the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.

☑ The majority of the subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001* (*Ordinance No. 98-10*). The remainder of the property was annexed on March 2, 1960 by *Case No. A1960-001* (*Ordinance No. 60-01*). In 2007-2008, the City of Rockwall acquired a portion of the property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2*). On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] establishing limited General Retail (GR) District land uses on *Tract 1*, and Single-Family 7 (SF-7) District land uses on *Tract 2*. As part of this approval, *Tract 2* was approved for an age restricted, senior living community that consisted of 84-89 single-family homes setup in a condominium regime (*i.e. the single-family homes were individually owned but were situated on a single lot owned and maintained by the homeowner's association*). This plan also laid out 12.80-acres of open space, and provided for a ten (10) foot hike/bike trail along John King Boulevard and an intersection enhancement at the corner of John King Boulevard and SH-66 in accordance with the *John King Boulevard Design Concept Plan*. After receiving approval for the Planned Development District, the applicant -- *John Delin of Integrity Group, LLC* -- contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This inhibited the applicant's ability to provide the required landscape and hardscape elements required by *Ordinance No. 17-55*. In response to this, the applicant filed an application requesting a variance to these requirements and proposing an alternative landscape plan. This was approved by the City Council on February 19, 2018. On June 15, 2018, the applicant submitted an application proposing to amend Planned Development District 85 (PD-85) for the purpose of incorporating an additional 9.789-acre tract of land into *Tract 2* and expanding the total single-family lot count to a maximum of 122 single-family homes. This was approved by the City Council on August 6, 2018 through the adoption of *Ordinance No. 18-32*. In November of 2021, staff contacted the applicant to inform him that a portion of the lots proposed for Phase 2 of the Ladera Subdivision were situated within the Runway Protection Zone of the Ralph Hall Municipal Airport. This was discovered by staff when working with Aviation Division of the Texas Department of Transportation (TXDOT) on a proposed project in the southern RPZ. To remedy this issue, staff and the applicant worked with the TXDOT Aviation Division to revise the concept plan to conform to the Federal Aviation Administration's (FAA's) guidelines. On February 7, 2022, the City Council approved *Ordinance No. 22-08* [*Case No.*

Z2021-056] amending Planned Development District 85 (PD-85) to reduce the number of homes permitted in the subdivision from 122 to 117. This amendment was adopted to insure the protection of the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this ***Replat*** -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this ***Replat*** by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a ***Replat*** for *Lots 2 & 3, Block A, Ladera Rockwall Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-019	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Ladera Rockwall Phase III	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/21/2022	Approved w/ Comments

04/21/2022: P2022-019; Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for lots 2 & 3, Block A, Ladera Rockwall Adddition being a 37.8-acre parcel of land identified as Lot 1, Block A, Ladera Rockwall Addition, Rockwall County, Texas, zoned Planned Dvelopment 85 (PD-85) District, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-019) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Planned Development 85 (PD-85) District, the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 Please change the title block as follows:

Final Plat
Lots 2 & 3, Block A
Ladera Rockwall
Being a Replat of
Lot 1, Block A, Ladera Rockwall
Creating 2 Lots
On 37.8-Acres
In the M. Jones Survey, Abstract No. 122
City of Rockwall, Rockwall County, Texas

M.6 Please change Lot 3X to Lot 3.
M.7 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on Mylar for filing.
I.8 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on April 26, 2022.
(2) City Council meeting will be held on May 10, 2022.

I.9 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Need legend to show what the cross hatch and the shading indicates.
- Need to show only areas that are abandoned. May need to show with different hatch patterns to indicate abandonment compared to dedication.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

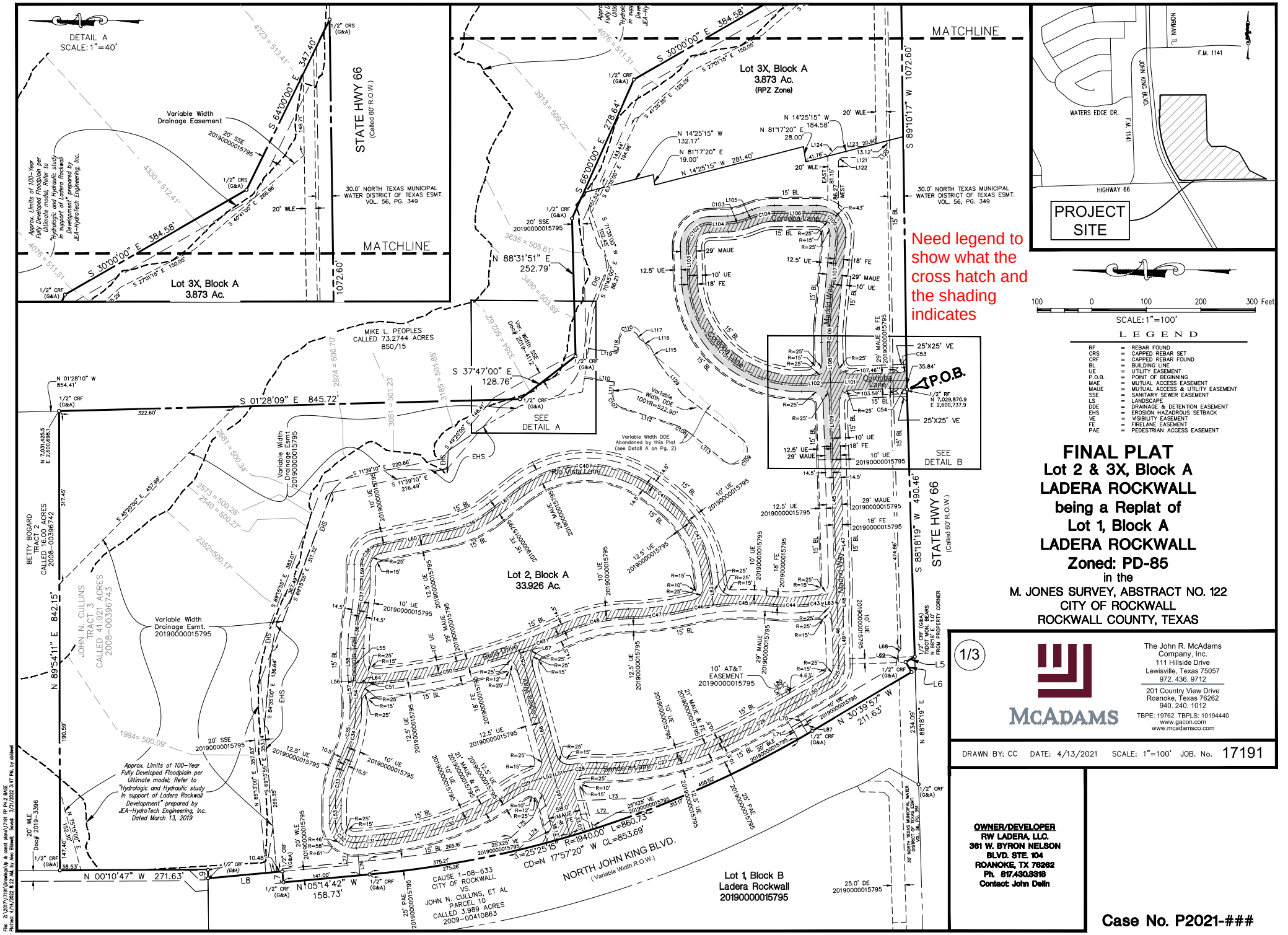
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



FINAL PLAT

Lot 2 & 3X, Block A
LADERA ROCKWALL
being a Replat of
Lot 1, Block A
LADERA ROCKWALL
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/3

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

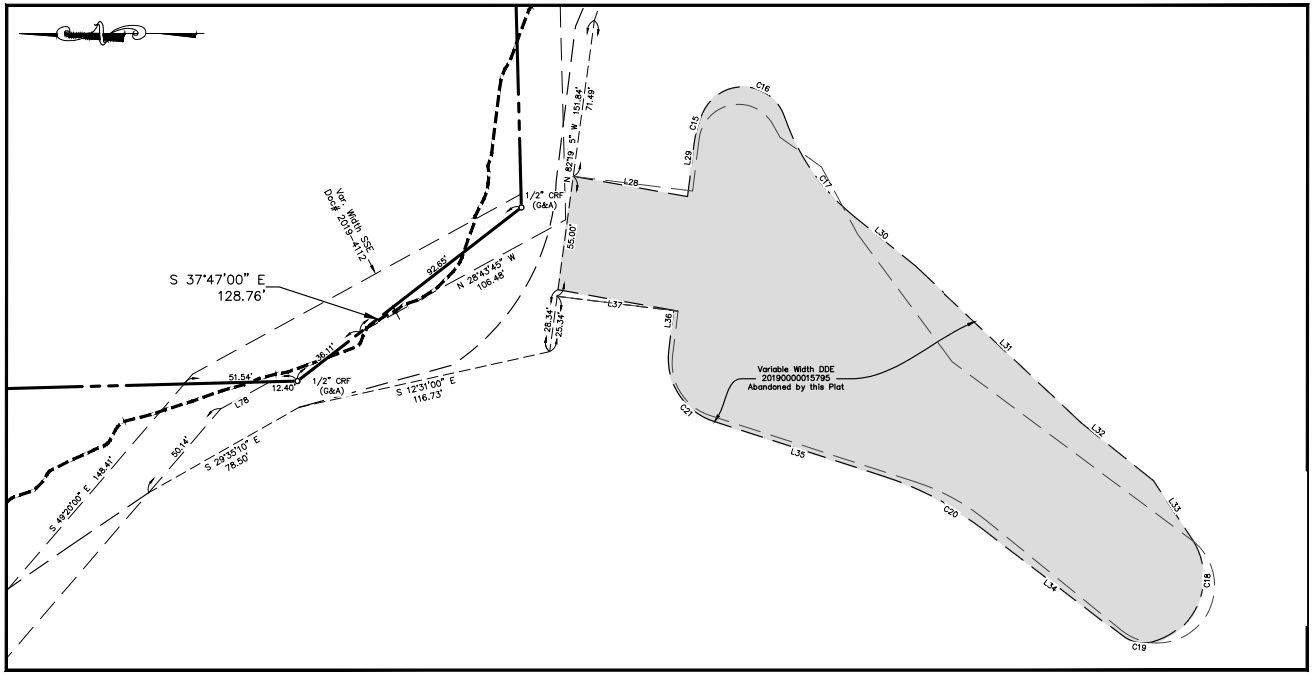
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

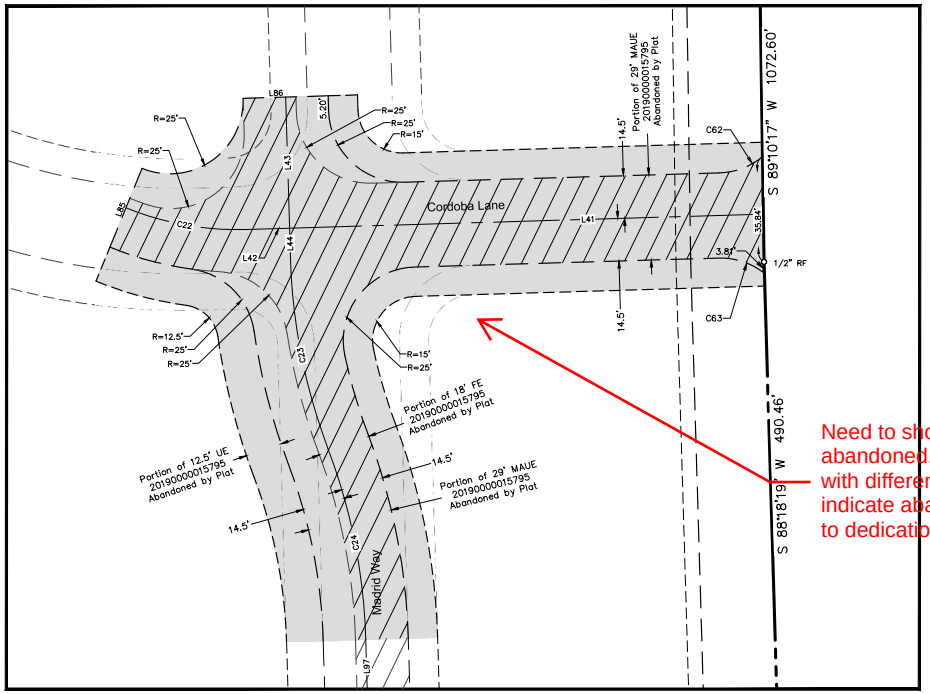
OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2021-###

File: Z:\2021\21191\Drawing\fp & const plans\21191 FP PH 2.BASE
Plotted: 4/12/2021 8:22 AM, by Alec Bowles, Saved: 3/25/2021 10:47 PM, by dbowl



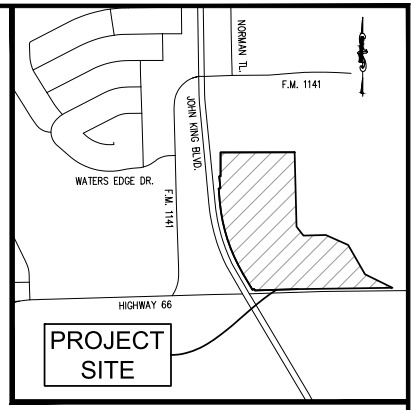
DETAIL A
SCALE: 1"=40'



DETAIL B
Phase 1 Easement Abandonments
SCALE: 1"=30'

Need legend to show what the cross hatch and the shading indicates

Need to show only areas that are abandoned. May need to show with different hatch patterns to indicate abandonment compared to dedication.



100 0 100 200 300 Feet
SCALE: 1"=100'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
EHS	=	EROSION HAZADROUS SETBACK
VE	=	VISIBILITY EASEMENT
FE	=	FIRELANE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT

FINAL PLAT

Lot 2 & 3X, Block A
LADERA ROCKWALL
being a Replat of
Lot 1, Block A
LADERA ROCKWALL
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

2/3

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2021-###

File: Z:\2017\17191\Drawing\Ph & const plans\17191 FP PH 2.BASE
Plotted: 4/13/2021 9:22 AM, by Alec Blasdel, Saved: 3/25/2021 9:47 PM, by dblasdel

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. Peaple, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83..
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3X, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering,Inc. dated March 13, 2019.

STATE OF TEXAS :
COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator,computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS OUR HAND this _____ day of _____, 2022.

_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF _____ : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public

My commission expires the _____ day of _____, 2022.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of_____, _____.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 4/14/22

W. Thad Murley III, RPLS
Texas Registration No. 5802

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L45	N 88°18'20" E	262.85'
L46	N 88°18'20" E	114.67'
L47	S 88°18'20" W	236.64'
L48	S 87°14'00" E	51.43'
L49	S 88°18'20" W	89.61'
L50	S 30°39'55" E	72.41'
L51	S 15°04'30" E	20.00'
L52	S 15°04'30" E	20.00'
L53	N 90°00'00" W	32.61'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L54	N 90°00'00" W	45.27'
L55	N 90°00'00" W	62.99'
L56	N 81°52'00" W	50.52'
L57	N 85°35'40" E	50.16'
L58	N 90°00'00" E	49.86'
L59	N 90°00'00" W	26.24'
L60	N 11°39'10" W	129.43'
L61	N 37°59'40" W	64.63'
L62	N 83°05'06" E	58.72'
L63	N 01°41'40" W	27.92'
L64	N 00°00'00" E	16.98'
L65	N 74°55'30" E	116.59'
L66	N 74°55'30" E	207.70'
L67	N 69°46'00" E	10.99'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L68	S 57°15'50" E	8.84'
L69	N 79°45'20" W	24.17'
L70	N 59°37'10" E	37.50'
L71	N 59°37'10" E	37.42'
L72	N 02°20'15" W	115.92'
L73	N 02°20'15" W	117.56'
L74	S 42°49'10" E	80.16'
L75	S 42°49'10" E	86.72'
L76	S 84°45'18" W	37.58'
L77	N 84°45'18" E	20.70'
L79	S 59°20'05" W	22.00'
L80	N 30°39'55" W	10.00'
L81	S 59°20'05" W	21.95'
L87	N 59°37'10" E	37.50'

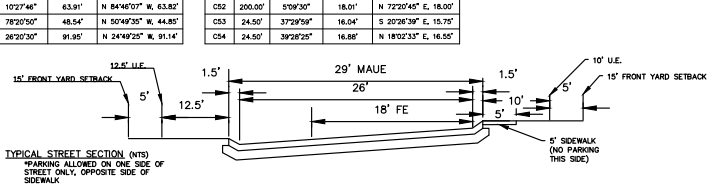
PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L101	S 01°41'40" E	139.75'
L102	S 01°41'40" E	53.33'
L103	S 88°18'20" W	57.17'
L104	N 01°41'40" W	34.59'
L105	N 20°55'25" W	17.73'
L106	N 00°00'00" E	77.00'
L107	S 84°50'55" E	164.06'
L108	N 88°18'20" E	74.47'
L109	N 88°18'20" E	140.73'
L110	S 06°57'45" W	53.36'
L111	N 83°02'15" W	18.32'
L112	S 17°53'30" W	80.83'
L113	S 37°33'50" W	79.21'
L114	N 35°22'45" E	130.33'

PHASE 2 LINE TABLE		
LINE	BEARING	DISTANCE
L115	N 52°22'15" E	52.16'
L116	N 61°34'05" E	32.44'
L117	N 56°10'00" E	33.80'
L118	N 83°02'15" W	25.53'
L119	N 06°57'45" E	52.68'
L120	S 45°49'45" E	23.51'
L121	N 00°49'45" W	67.03'
L122	S 45°00'00" E	7.72'
L123	N 00°49'45" W	51.45'
L124	S 45°00'00" E	23.77'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C25	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C26	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C27	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C28	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C29	200.00'	19°31'14"	68.14'	S 24°50'07" E, 67.81'
C30	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C31	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C32	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C33	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C34	250.00'	23°36'06"	102.98'	N 78°11'57" W, 102.25'
C35	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C36	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C37	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C38	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C39	200.00'	26°20'30"	91.95'	N 24°49'25" W, 91.14'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C40	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C41	514.50'	6°07'37"	55.02'	N 38°37'09" E, 54.99'
C42	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C43	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C44	300.00'	12°13'03"	63.97'	N 00°21'06" W, 63.85'
C45	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C46	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C47	500.00'	11°53'17"	103.74'	N 07°04'43" W, 103.56'
C48	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C49	1000.00'	4°55'30"	85.96'	N 22°41'45" W, 85.93'
C50	1000.00'	15°41'26"	273.85'	N 12°23'17" W, 273.00'
C51	200.00'	4°32'34"	15.86'	N 02°16'17" W, 15.85'
C52	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C53	24.50'	37°29'59"	16.04'	S 20°26'39" E, 15.75'
C54	24.50'	39°28'25"	16.88'	N 18°02'33" E, 16.55'

PHASE 2 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C101	200.00'	90°00'00"	314.16'	S 43°18'20" W, 282.84'
C102	39.50'	90°00'00"	62.05'	N 46°41'40" W, 55.86'
C103	100.00'	191°3'45"	33.56'	N 11°18'33" W, 33.40'
C104	100.00'	20°55'25"	36.52'	N 10°27'43" W, 36.32'
C105	39.50'	95°09'05"	65.60'	N 47°34'33" E, 58.32'
C106	250.00'	6°50'45"	29.87'	S 88°16'17" E, 29.85'
C107	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C108	150.00'	19°40'20"	51.50'	S 27°43'40" W, 51.25'
C109	28.00'	182°11'08"	89.03'	S 53°31'42" E, 55.99'
C110	20.00'	139°12'15"	48.59'	N 13°26'07" W, 37.49'



TYPICAL STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

FINAL PLAT
Lot 2 & 3X, Block A
LADERA ROCKWALL
being a Replat of
Lot 1, Block A
LADERA ROCKWALL
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/3

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2021-###

File: Z:\2017\17191\Drawing\Ph & const plans\17191 FP PH 2 BASE
Printed: 4/13/2022 9:22:44, by Mac Steele; Saved: 3/25/2022 3:47 PM, by dldeel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-019

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	NE corner of SH66 and North John King Boulevard				
SUBDIVISION	Ladera Rockwall	LOT	1	BLOCK	A
GENERAL LOCATION	NE corner of SH66 and North John King Boulevard				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-85	CURRENT USE	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING	PD-85	PROPOSED USE	SINGLE FAMILY RESIDENTIAL
ACREAGE	37.800	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

☑ ***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	RW Ladera, LLC	☐ APPLICANT	McAdams
CONTACT PERSON	John Delin	CONTACT PERSON	Alec Bidwell
ADDRESS	361 W. BYRON NELSON BLVD. STE. 104	ADDRESS	201 COUNTRY VIEW DR.
CITY, STATE & ZIP	ROANOKE, TX 76262	CITY, STATE & ZIP	ROANOKE, TX 76262
PHONE	817-430-3318	PHONE	972-804-5762
E-MAIL	JOHN@INTEGRITYGROUPS.COM	E-MAIL	ABIDWELL@MCADAMSCO.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [*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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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."

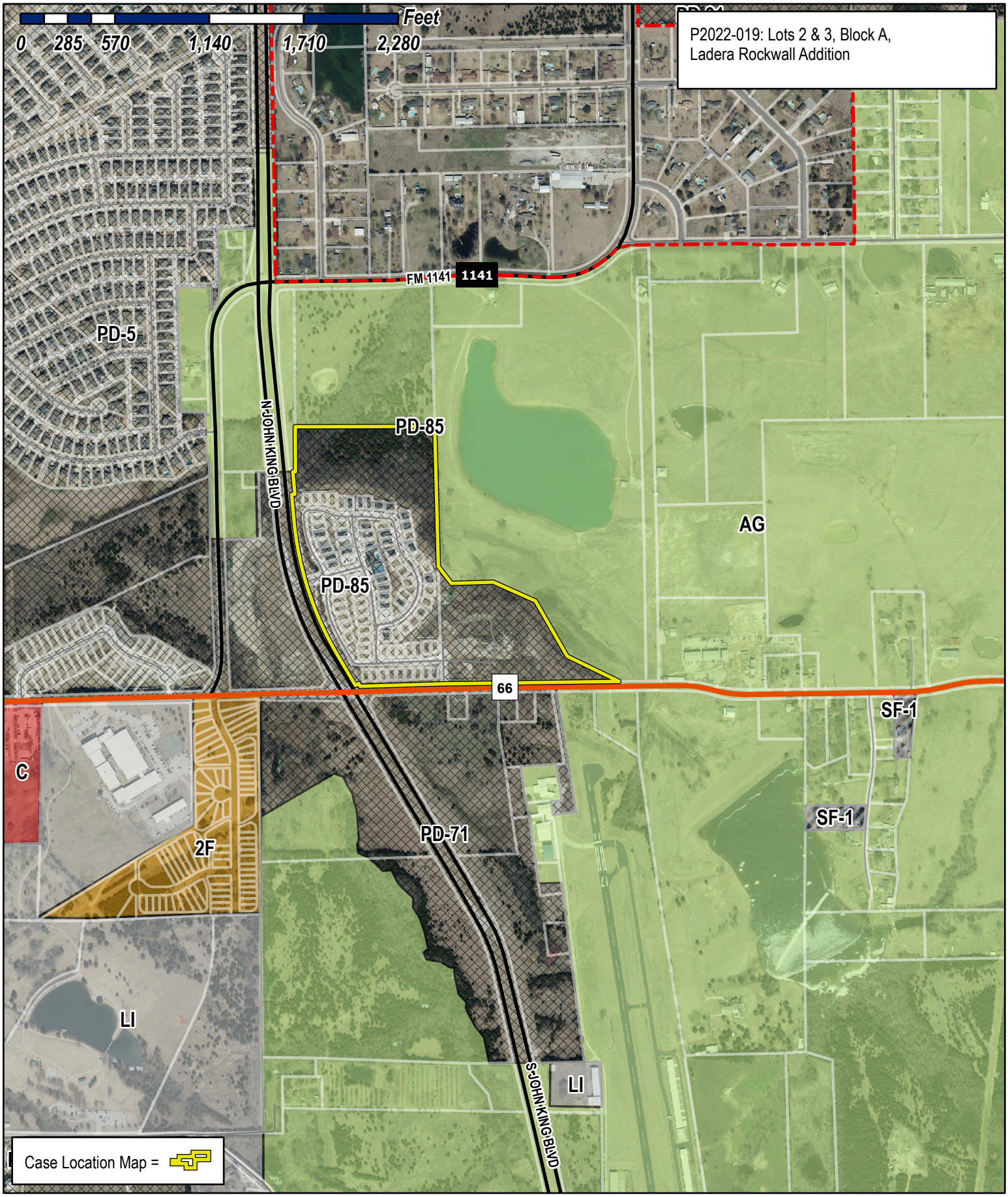
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th *DAY OF* April, 20 22

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Patty Keller

PATTY KELLER
Notary Public, State of Texas
Comm. Expires 03-13-2023
Notary ID 124497883

MY COMMISSION EXPIRES Expires 03-13-2023

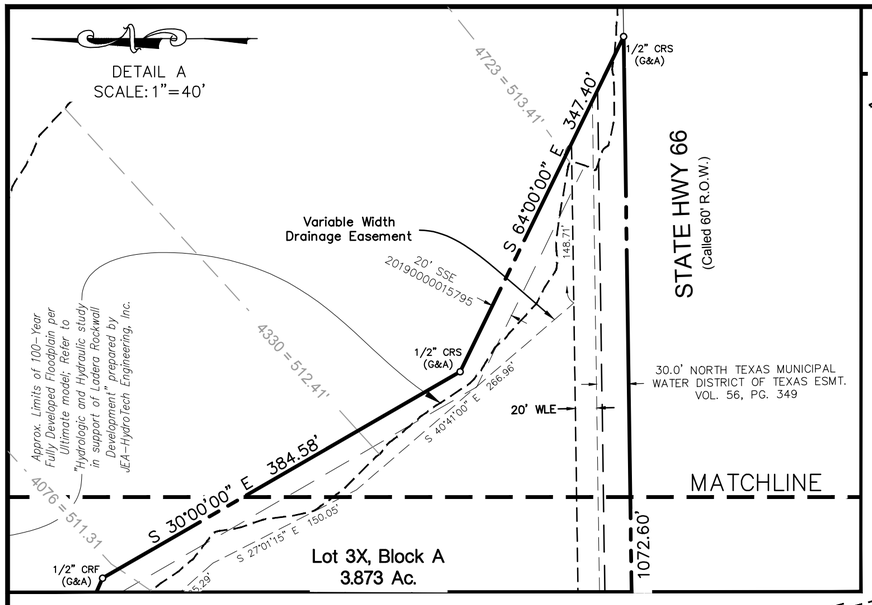


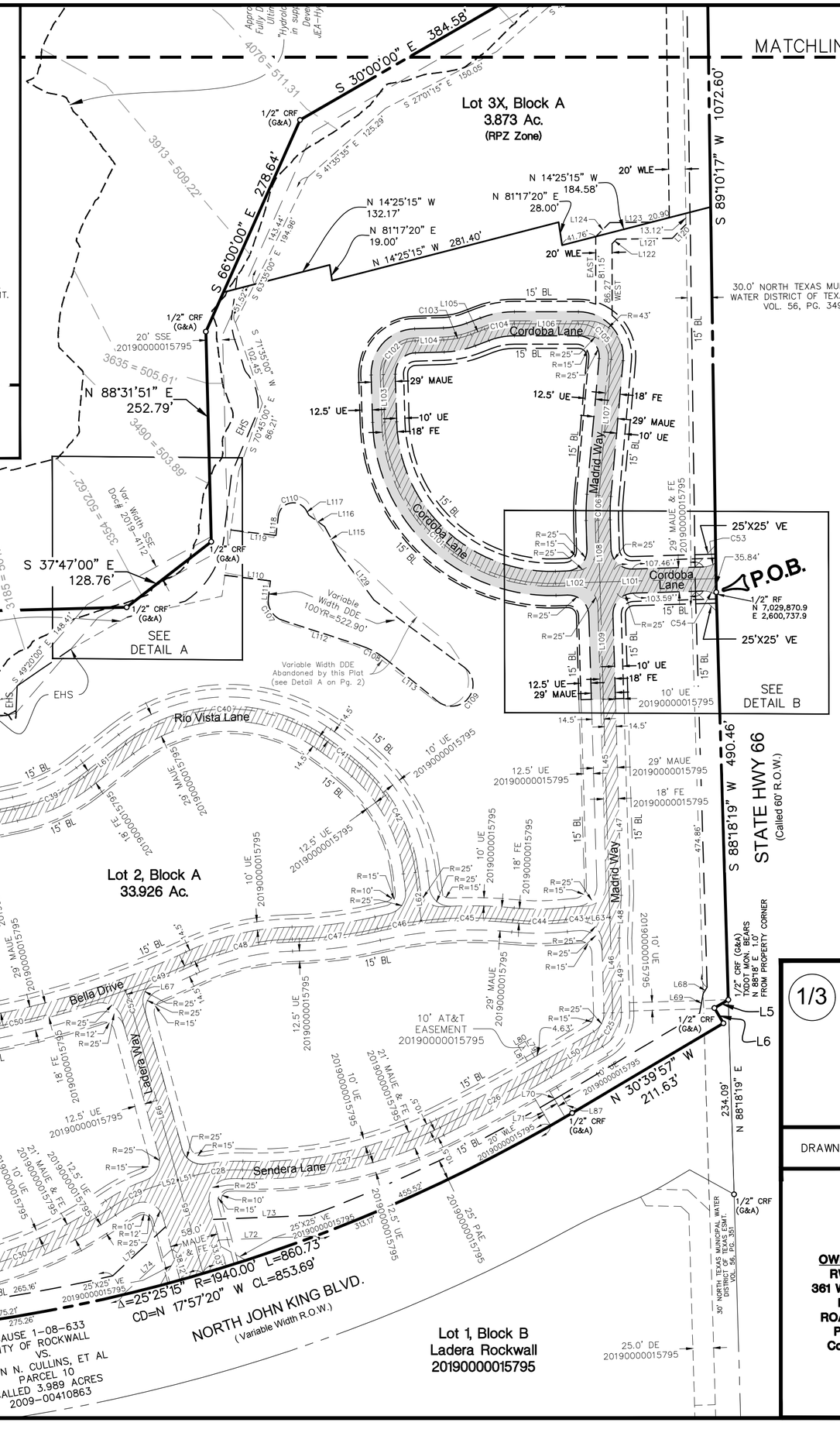
City of Rockwall

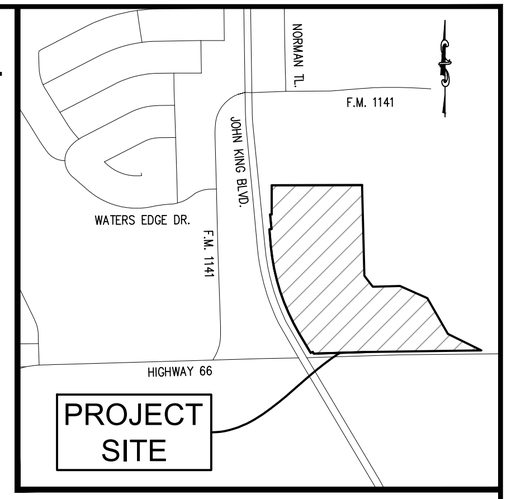
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

DETAIL A
SCALE: 1"=40'







100 0 100 200 300 Feet
SCALE: 1"=100'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
EHS	=	EROSION HAZADROUS SETBACK
VE	=	VISIBILITY EASEMENT
FE	=	FIRELANE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
Lot 2 & 3X, Block A
LADERA ROCKWALL
being a Replat of
Lot 1, Block A
LADERA ROCKWALL
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/3

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

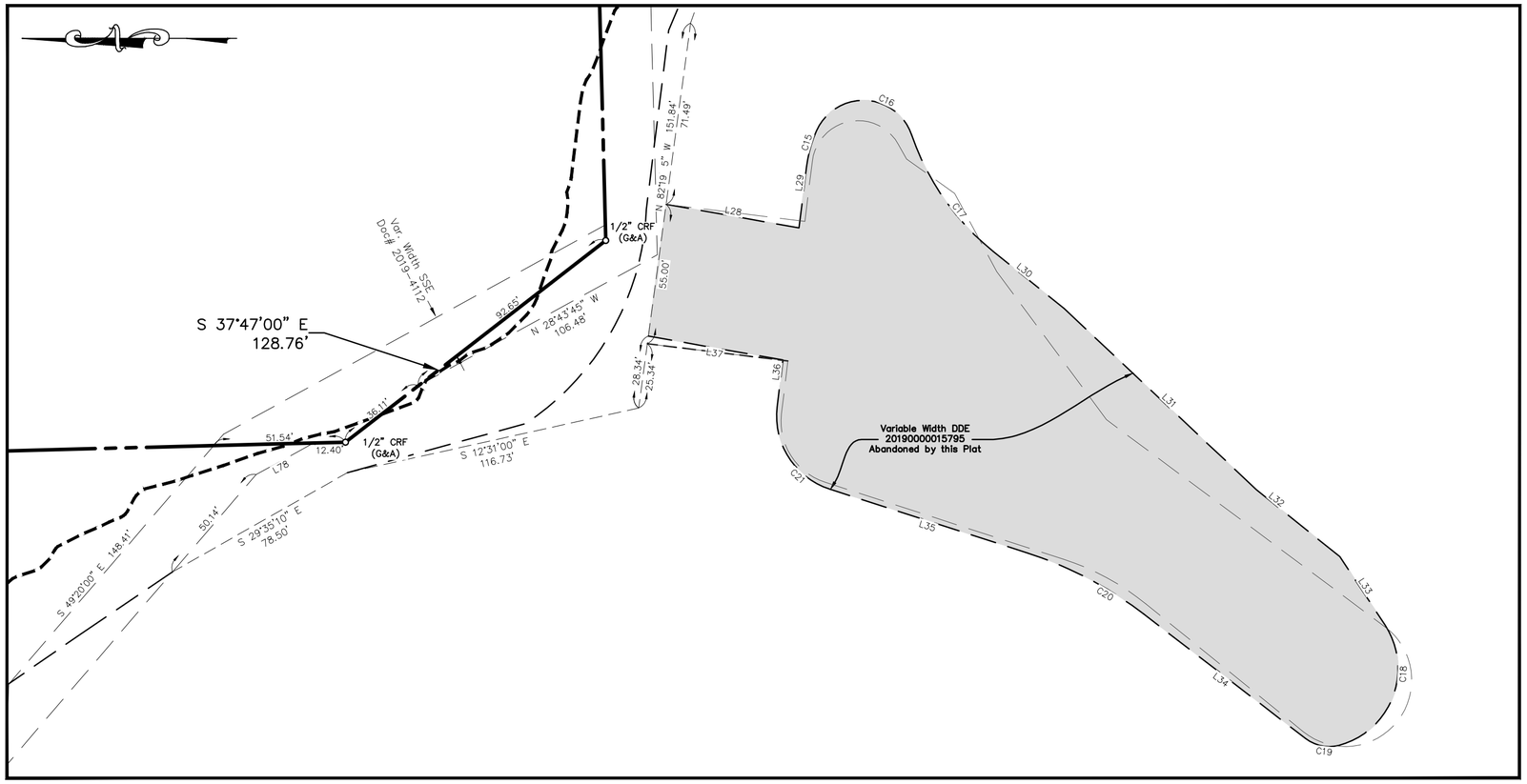
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

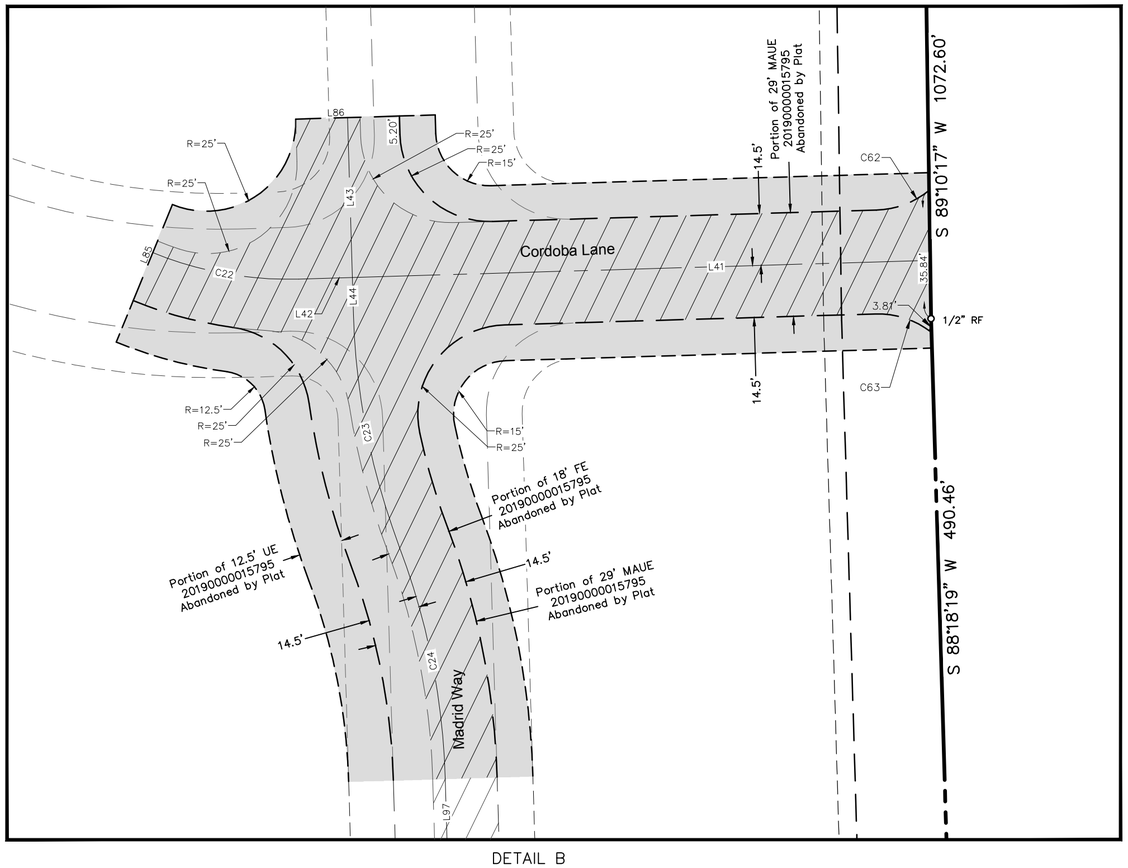
OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2021-###

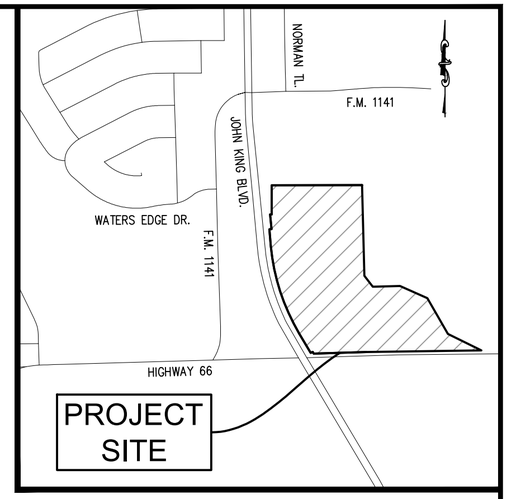
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Plotted: 4/14/2022 8:22 AM, by Alec Bidwell; Saved: 3/31/2022 3:47 PM, by abidwell



DETAIL A
SCALE: 1"=40'



DETAIL B
Phase 1 Easement Abandonments
SCALE: 1"=30'



100 0 100 200 300 Feet

SCALE: 1"=100'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
P.O.B.	=	POINT OF BEGINNING
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FINAL PLAT

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LADERA ROCKWALL
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in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

2/3

MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
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972. 436. 9712

201 Country View Drive
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TBPE: 19762 TBPLS: 10194440
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DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2021-###

File: Z:\2017\17191\Drawings\Vp & const plans\17191 FP PH.2 BASE
Plotted: 4/14/2022 8:22 AM, by Alec Bidwell Saved: 3/31/2022 3:47 PM, by abidwell

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008–00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180–633, recorded in Instrument No. 2009–00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007–00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008–00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83..
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3X, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA–Hydro Tech Engineering,Inc. dated March 13, 2019.

STATE OF TEXAS :
COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator,computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS OUR HAND this _____ day of _____, 2022.

_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF _____ : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public

My commission expires the _____ day of _____, 2022.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of_____, _____.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 4/14/22

_____
W. Thad Murley III, RPLS
Texas Registration No. 5802

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L45	N 88°18'20" E	262.85'
L46	N 88°18'20" E	114.67'
L47	S 88°18'20" W	236.64'
L48	S 87°14'00" E	51.43'
L49	S 88°18'20" W	89.61'
L50	S 30°39'55" E	72.41'
L51	S 15°04'30" E	20.00'
L52	S 15°04'30" E	20.00'
L53	N 90°00'00" W	32.61'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L54	N 90°00'00" W	45.27'
L55	N 90°00'00" W	62.99'
L56	N 81°52'00" W	50.52'
L57	N 85°35'40" E	50.16'
L58	N 90°00'00" E	49.86'
L59	N 90°00'00" W	26.24'
L60	N 11°39'10" W	129.43'
L61	N 37°59'40" W	64.63'
L62	N 83°05'06" E	58.72'
L63	N 01°41'40" W	27.92'
L64	N 00°00'00" E	16.98'
L65	N 74°55'30" E	116.59'
L66	N 74°55'30" E	207.70'
L67	N 69°46'00" E	10.99'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L68	S 57°15'50" E	8.84'
L69	N 79°45'20" W	24.17'
L70	N 59°37'10" E	37.50'
L71	N 59°37'10" E	37.42'
L72	N 02°20'15" W	115.92'
L73	N 02°20'15" W	117.56'
L74	S 42°49'10" E	80.16'
L75	S 42°49'10" E	86.72'
L76	S 84°45'18" W	37.58'
L77	N 84°45'18" E	20.70'
L79	S 59°20'05" W	22.00'
L80	N 30°39'55" W	10.00'
L81	S 59°20'05" W	21.95'
L87	N 59°37'10" E	37.50'

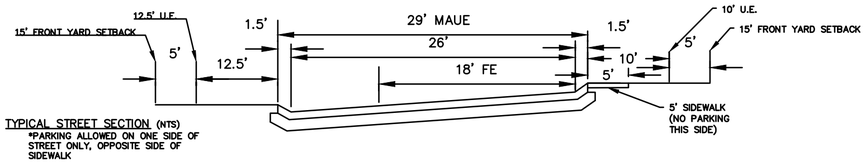
PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L101	S 01°41'40" E	139.75'
L102	S 01°41'40" E	53.33'
L103	S 88°18'20" W	57.17'
L104	N 01°41'40" W	34.59'
L105	N 20°55'25" W	17.73'
L106	N 00°00'00" E	77.00'
L107	S 84°50'55" E	164.06'
L108	N 88°18'20" E	74.47'
L109	N 88°18'20" E	140.73'
L110	S 06°57'45" W	53.36'
L111	N 83°02'15" W	18.32'
L112	S 17°53'30" W	80.83'
L113	S 37°33'50" W	79.21'
L114	N 35°22'45" E	130.33'

PHASE 2 LINE TABLE		
LINE	BEARING	DISTANCE
L115	N 52°22'15" E	52.16'
L116	N 61°34'05" E	32.44'
L117	N 56°10'00" E	33.80'
L118	N 83°02'15" W	25.53'
L119	N 06°57'45" E	52.68'
L120	S 45°49'45" E	23.51'
L121	N 00°49'45" W	67.03'
L122	S 45°00'00" E	7.72'
L123	N 00°49'45" W	51.45'
L124	S 45°00'00" E	23.77'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C25	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C26	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C27	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C28	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C29	200.00'	19°31'14"	68.14'	S 24°50'07" E, 67.81'
C30	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C31	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C32	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C33	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C34	250.00'	23°36'06"	102.98'	N 78°11'57" W, 102.25'
C35	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C36	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C37	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C38	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C39	200.00'	26°20'30"	91.95'	N 24°49'25" W, 91.14'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C40	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C41	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C42	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C43	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C44	300.00'	12°13'03"	63.97'	N 00°21'06" W, 63.85'
C45	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C46	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C47	500.00'	11°53'17"	103.74'	N 07°04'43" W, 103.56'
C48	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C49	1000.00'	4°55'30"	85.96'	N 22°41'45" W, 85.93'
C50	1000.00'	15°41'26"	273.85'	N 12°23'17" W, 273.00'
C51	200.00'	4°32'34"	15.86'	N 02°16'17" W, 15.85'
C52	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C53	24.50'	37°29'59"	16.04'	S 20°26'39" E, 15.75'
C54	24.50'	39°28'25"	16.88'	N 18°02'33" E, 16.55'

PHASE 2 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C101	200.00'	90°00'00"	314.16'	S 43°18'20" W, 282.84'
C102	39.50'	90°00'00"	62.05'	N 46°41'40" W, 55.86'
C103	100.00'	19°13'45"	33.56'	N 11°18'33" W, 33.40'
C104	100.00'	20°55'25"	36.52'	N 10°27'43" W, 36.32'
C105	39.50'	95°09'05"	65.60'	N 47°34'33" E, 58.32'
C106	250.00'	6°50'45"	29.87'	S 88°16'17" E, 29.85'
C107	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C108	150.00'	19°40'20"	51.50'	S 27°43'40" W, 51.25'
C109	28.00'	182°11'08"	89.03'	S 53°31'42" E, 55.99'
C110	20.00'	139°12'15"	48.59'	N 13°26'07" W, 37.49'



TYPICAL STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

FINAL PLAT
Lot 2 & 3X, Block A
LADERA ROCKWALL
being a Replat of
Lot 1, Block A
LADERA ROCKWALL
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/3

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2021-###

File: Z:\2017\17191\Drawings\Pp & const plans\17191 FP PH.2 BASE
Plotted: 4/14/2022 8:22 AM, by Alec Bidwell; Saved: 3/31/2022 3:47 PM, by abidwell

LADERA ROCKWALL: McAdams Job # 17191
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area Thu Jul 15 07:54:28 2021

PntNo	Bearing	Distance	Northing	Easting	Description
			7030909.85	2601122.28	
	S 88°18'19" W	490.46			
			7030895.34	2600632.03	
	N 30°39'57" W	19.44			
			7030912.06	2600622.12	
	S 59°20'03" W	21.30			
			7030901.20	2600603.79	
	N 30°39'57" W	211.63			
			7031083.23	2600495.86	

Radius: 1940.00 Chord: 853.69 Degree: 2°57'12" Dir: Right
Length: 860.73 Delta: 25°25'15" Tangent: 437.57
Chord BRG: N 17°57'20" W Rad-In: N 59°20'03" E Rad-Out: N 84°45'18" E
Radius PntNo: N: 7032072.69 E: 2602164.56

			7031895.35	2600232.68	
	N 05°14'42" W	158.73			
			7032053.41	2600218.17	
	N 84°45'18" E	20.00			
			7032055.24	2600238.09	
	N 05°14'42" W	136.88			
			7032191.55	2600225.58	
	N 89°26'01" E	15.52			
			7032191.70	2600241.10	
	N 00°10'47" W	271.63			
			7032463.33	2600240.24	
	N 89°54'11" E	842.15			
			7032464.75	2601082.40	
	S 01°28'09" E	845.72			
			7031619.31	2601104.08	
	S 37°47'00" E	128.76			
			7031517.55	2601182.97	
	N 88°31'51" E	252.79			
			7031524.03	2601435.68	
	S 66°00'00" E	278.64			
			7031410.70	2601690.23	
	S 30°00'00" E	384.58			
			7031077.65	2601882.52	
	S 64°00'00" E	347.40			
			7030925.36	2602194.76	
	S 89°10'17" W	1072.60			
			7030909.85	2601122.28	

Closure Error Distance> 0.0000
Total Distance Inversed> 6358.96

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION WORK SESSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 26, 2022
APPLICANT:	David Shipman; *Triten Real Estate Partners*
CASE NUMBER:	P2022-021; *Preliminary Plat for Lot 1, Block A, Revelation Addition*

SUMMARY

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a *Preliminary Plat* for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

PLAT INFORMATION

☑ The purpose of the applicant's request is to *Preliminary Plat* an 18.480-acre tract of land (*i.e. Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Revelation Addition*) to establish the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of two (2) warehouse/distribution buildings.

☑ The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [*Case No. PZ2000-097-01*] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [*Case No. P2010-013*] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through *Resolution No. 16-11*. A subsequent preliminary plat [*Case No. P2017- 051*] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018.

☑ The purpose of a *Preliminary Plat* is to provide sufficient information to evaluate and review the general design of the development to ensure compliance with the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), and the *Subdivision Ordinance* contained in the Municipal Code of Ordinances. The proposed *Preliminary Plat* appear to meet this intent.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a ***Preliminary Plat*** for *Lot 1, Block A, Revelation Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-021	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Preliminary Plat for Triten Rockwall	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1725 STATE HIGHWAY 276	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Preliminary Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tract 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/21/2022	Approved w/ Comments

04/21/2022: P2022-021; Lot 1, Block A, Revelation Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tract 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-021) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
I.5 Please note that this property is situated within an established overlay district and will be subject to meeting the General Overlay District Standards of the Unified Development Code (UDC).
M.6 Please indicate the right-of-way widths and centerlines of all roadways. For variable width roadways indicate the right-of-way width at all property corners of the subject property.
I.7 The Landscape Plan and Treescape Plan will be reviewed for conformance with the codes at the time of site plan.
I.8 Please note a minimum of a 20-foot landscape buffer is required along SH-276, and a minimum of a ten (10) foot landscape buffer is required along Discovery Boulevard. Please also note that no parking is permitted within an established landscape buffer.
I.9 Wing walls connected to the building will need to be incorporated adjacent to the loading docks in accordance with Article 05, District Development Standards, of the Unified Development Code (UDC).
I.10 Please remove the side yard setbacks from the preliminary plat. The Light Industrial (LI) District has a scaled side yard setback.
M.10 Please note that once the preliminary plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the preliminary plat being submitted for signatures.
I.11 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on April 26, 2022.
(2) City Council meeting will be held on May 10, 2022.

I.12 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Driveway spacing to be 425' per TxDOT Requirements. Label removal "excess" driveways. Must build a left turn lane into the property.
- Remove all grate inlets. Only curb or wye/drop inlets allowed.
- Existing sewer to be abandoned.
- Need to show and label ex. water and sewer including lines in SH 276.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Roadway Paving Items:
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum.
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must install a 5' wide sidewalk along Discovery.
- No dead-end parking
- Traffic Impact Analysis required. Review fees apply.
- Driveway spacing to meet TXDOT Spacing requirements on SH 276.
- Install left turn lane in SH 276 to City and TXDOT standards

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Loop in water two location into existing waterline in SH 276.
- There is an existing 8" sewer line running in the ROW for Carrier Dr. This sewer will need to be relocated if the ROW is abandoned.
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.

Drainage Items:
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Detention is required. No vertical walls in detention easement.
- Rational Method C-value is per zoning type.
- Remove all grate inlets from plans. Grate inlets are not allowed. Show curb inlets.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Flood study required if you pipe the creek system. Review fees apply.
- Recommend piping as two separate systems to reduce size of pond. One for off-site water/passthrough and one for on-site to the pond.
- Detention Pond to have Trash Rack.
Detention pond to have emergency overflow that is sized for 100-yr storm event. overflow can't go across firelane or access accross/into site.

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	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved w/ Comments

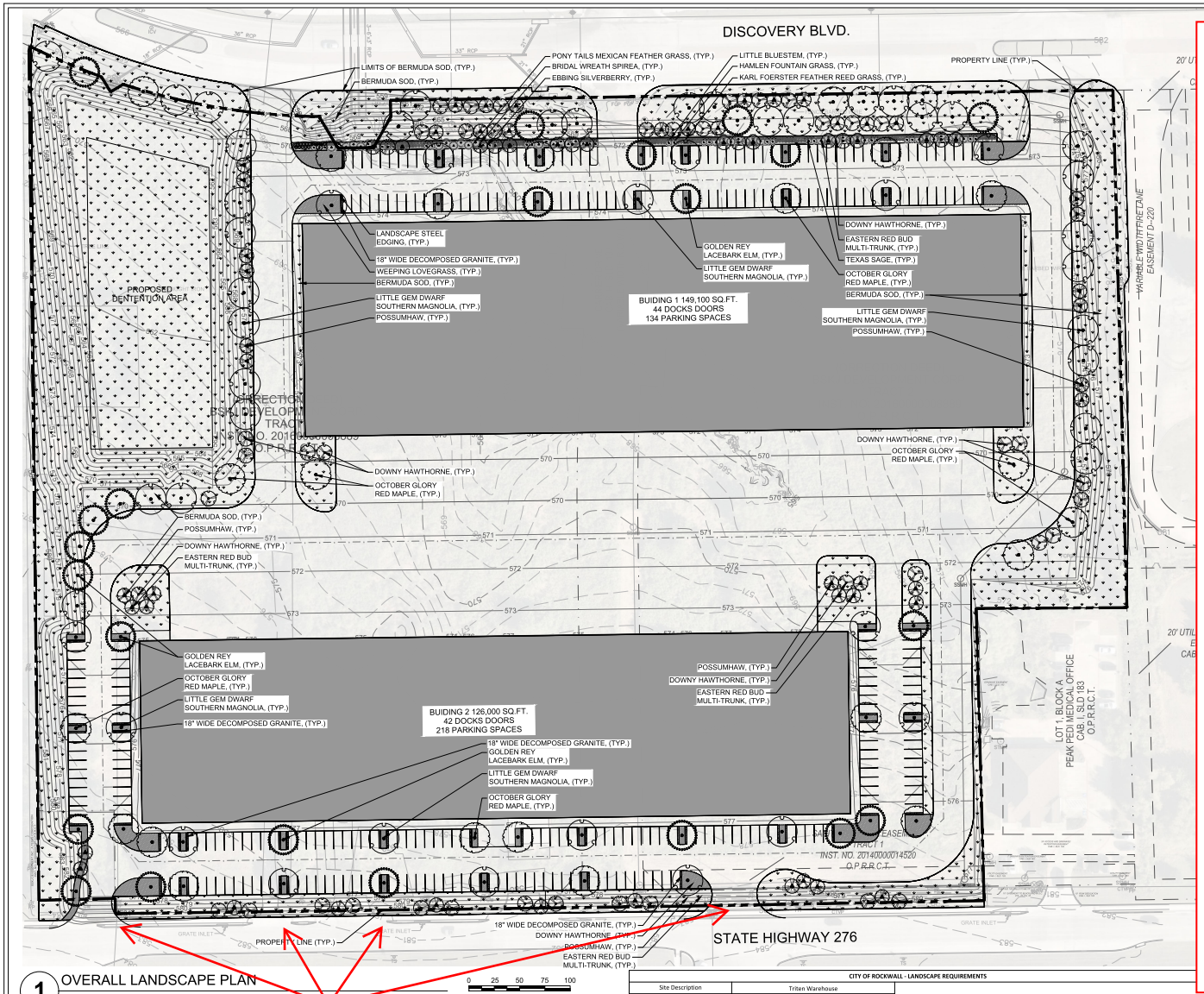
04/19/2022: Tie two corners to the State Plane Coordinate System (SPC - TX NAD83 North Central 4202 Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

Driveway spacing to be 425' per TxDOT Requirements. Label removal "excess" driveways. Must build a left turn lane into the property.

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse
Zoning	Light Industrial
Total Site Area	816,195 S.F.
Building Area	275,000 S.F.
Vehicular Paving Area	327,915 S.F.
Total Landscape Area	224,267 S.F.

REQUIREMENTS		Required	Provided	Comments
Required Landscape Areas:	Minumum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F (15%)	224,267 S.F. (27.5%)	
Landscape Buffers:	10' wide min. Discovery Blvd. (832 LF.) 10' wide min. SH 276 (934 LF.)	10' min.	10'	
Buffer Requirements:	(1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,766 LF / 50 = 36 TREES)	36 Canopy Trees 36 Accent Trees	36 Canopy Trees 69 Accent Trees	Sunken grade of site creates natural screening berm: Some canopy trees planted internal to site due to overhead utility conflicts
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (309 Spaces / 10 = 33 TREES)	31 Canopy Trees	45 Canopy Trees	No space to be more than 80' from the trunk of Canopy Tree

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

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

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Weeping Lovegrass / Eragrostis curvula
MISCELLANEOUS	COMMON / BOTANICAL NAME
	Decomposed Granite / -Native decompsed granite
	Landscape Steel Edging

N NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF

JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 4/13/2022

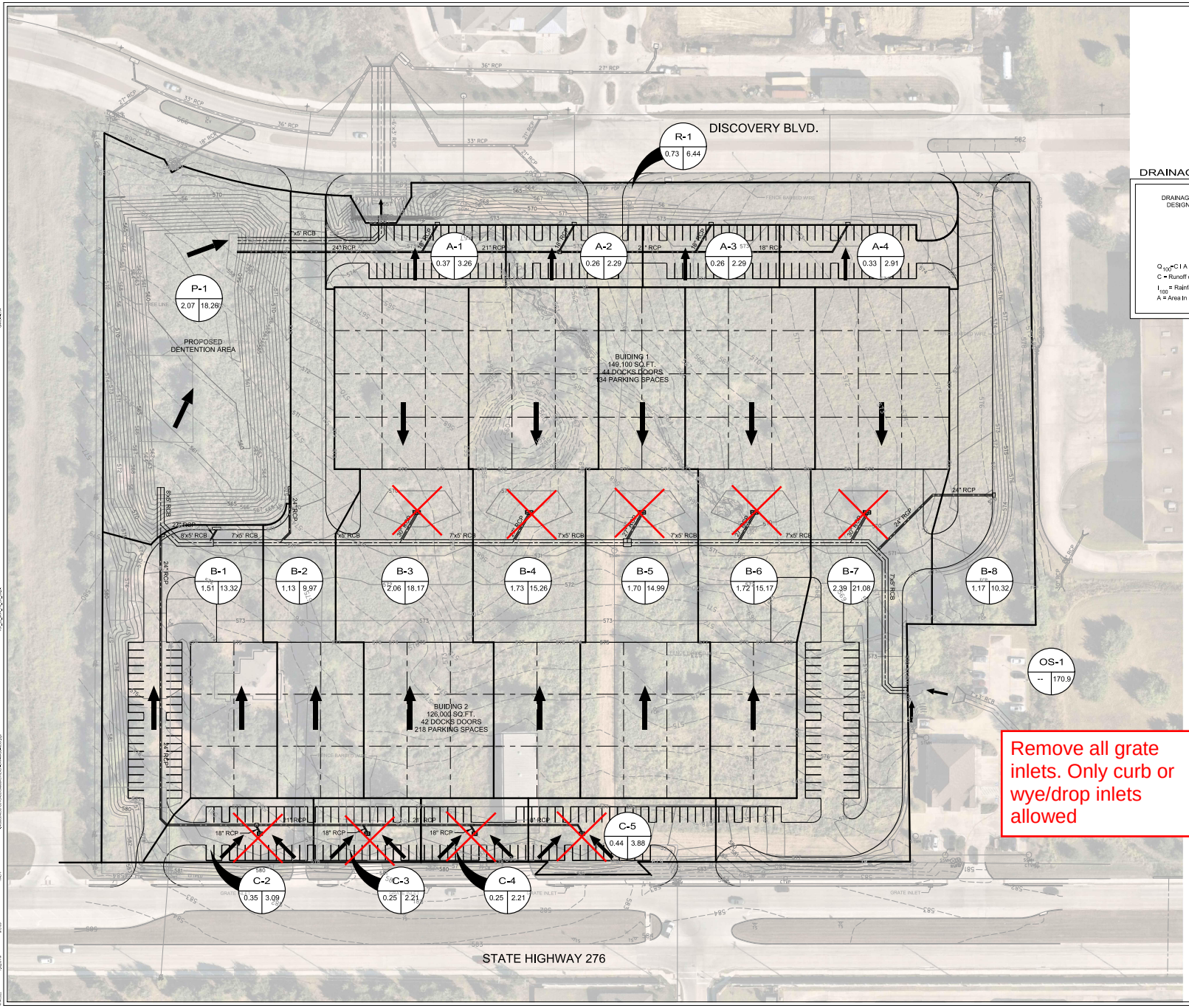
Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L1.00

Sheet Number

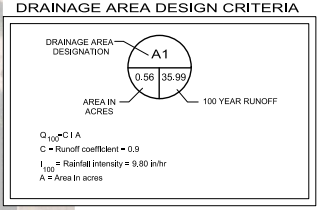


N

0 25 50 75 100

SCALE: 1"=50'

DRAINAGE AREA DESIGN CRITERIA



Remove all grate inlets. Only curb or wye/drop inlets allowed

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

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ROBERT E. GOSSETT — 107349
NAME — P.E. NO.
DATE — 4/14/2022
TBPE FIRM # F-312

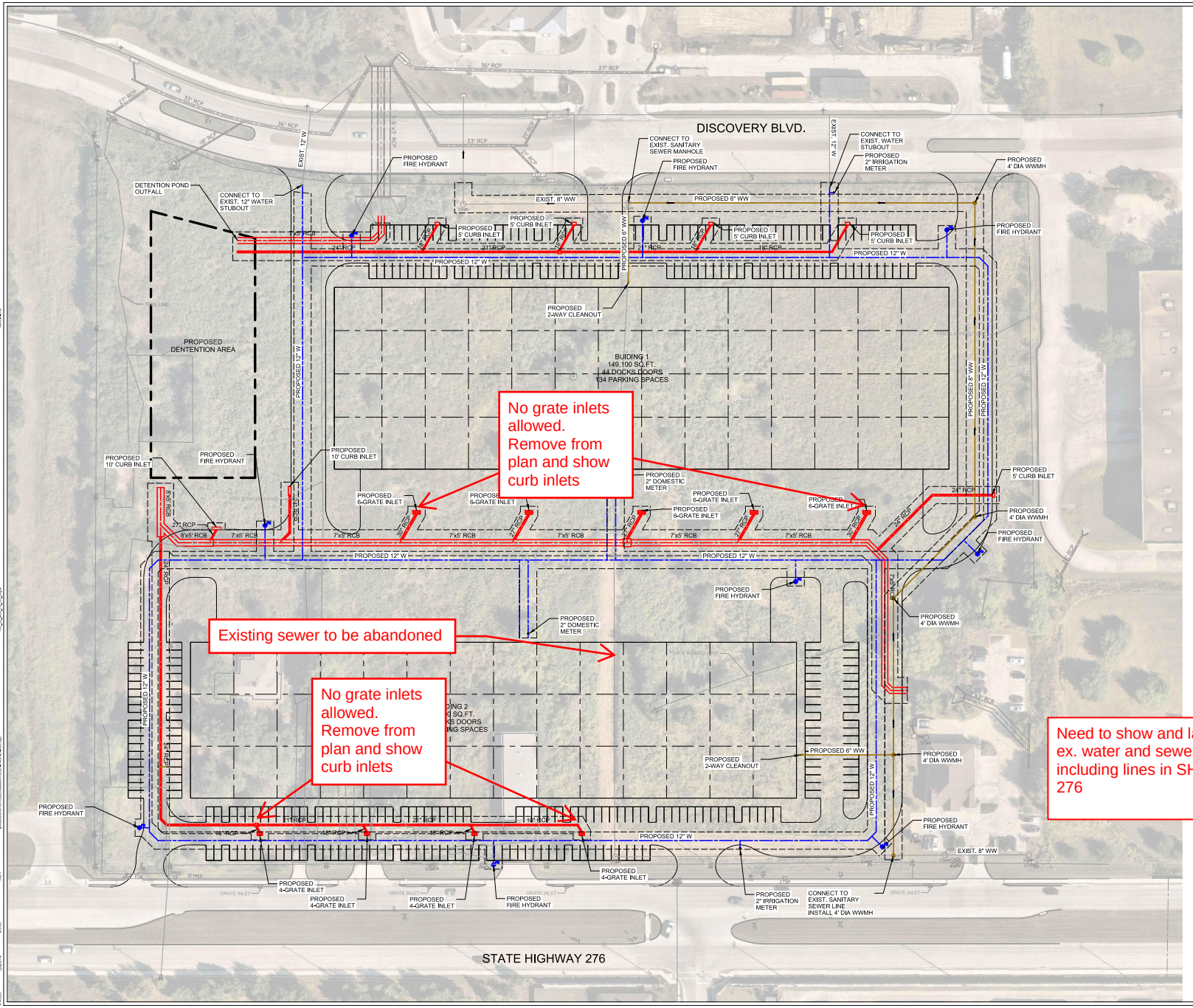
Project No.:	48587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
DRAINAGE AREAS

1

Sheet Number



DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY

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ROBERT E. GOSSETT — 107349
NAME — P.E. NO.
DATE — 4/14/2022
TBPE FIRM # F-312

Project No.:	48587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
UTILITIES

1

Sheet Number

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-024

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	1725 TX-276, Rockwall, TX 75032		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	Lamberth Tract E. of John King between Discovery Blvd. & TX-276		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Land/AG
PROPOSED ZONING	Light Industrial	PROPOSED USE	Light Industrial
ACREAGE	18.48	LOTS [CURRENT]	LOTS [PROPOSED]

☑ ***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	BSKJ Development Corp.	☑ APPLICANT	Triten Real Estate Partners
CONTACT PERSON	Robert E. LAMBERTH	CONTACT PERSON	David Shipman
ADDRESS	714 Sanctuary Way	ADDRESS	15110 N. Dallas Parkway Suite 550
CITY, STATE & ZIP	Heath, Tx, 75032	CITY, STATE & ZIP	Dallas, TX 75248
PHONE	972-345-1498	PHONE	817-891-4123
E-MAIL	rglamberth@aol.com	E-MAIL	dshipman@triten.com

NOTARY VERIFICATION [REQUIRED]

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

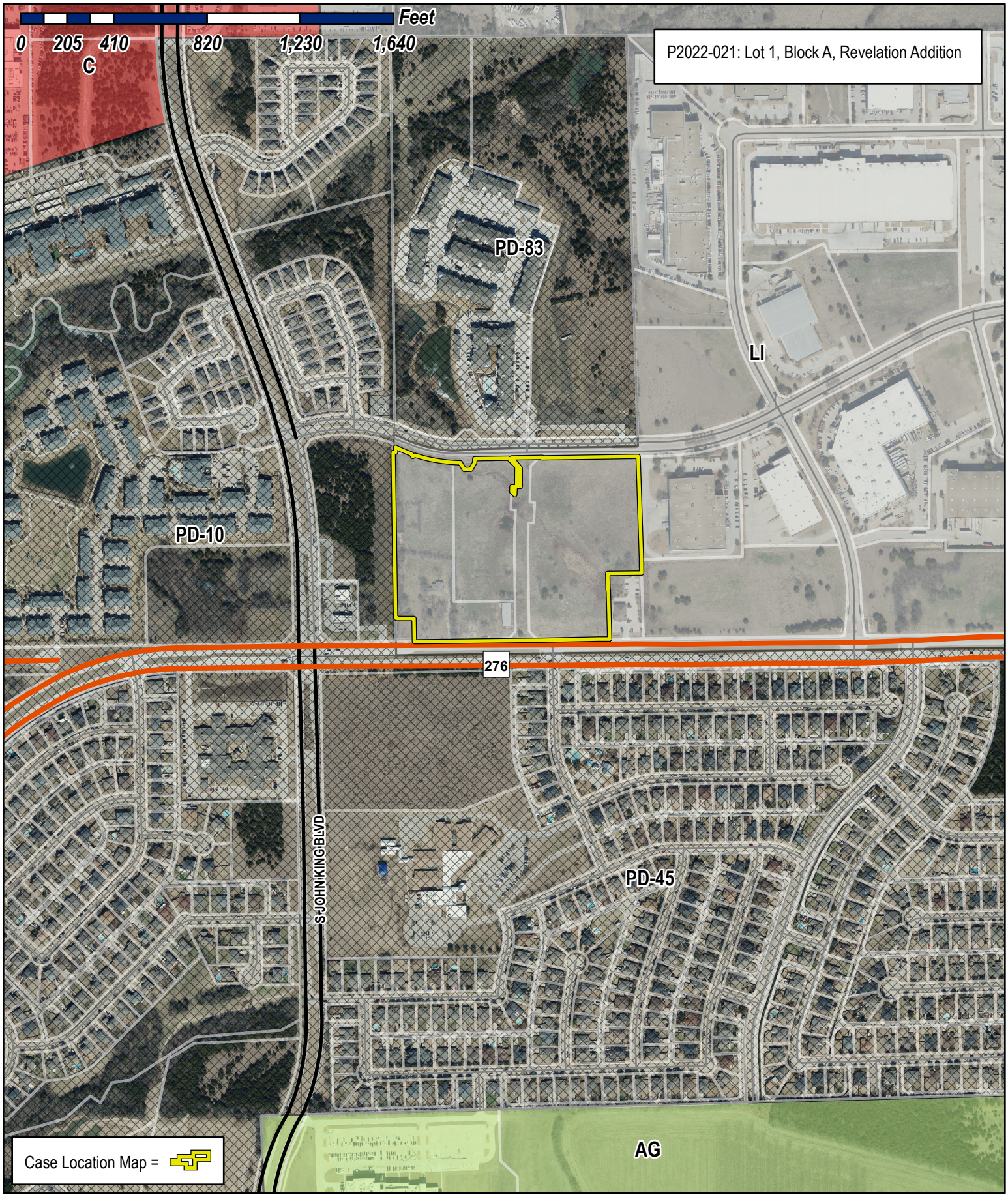
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 477.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* _____ *DAY OF* April, 2022. *BY SIGNING THIS 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 14 *DAY OF* April, 2022.

OWNER'S SIGNATURE Robert E. Lamberth

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English *MY COMMISSION EXPIRES* 6-2-24

KATHRYN DIANE ENGLISH
Notary Public, State of Texas
Comm. Expires 06-02-2024
Notary ID 6276665



City of Rockwall

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

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

DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)
VOL. 6169, PG. 198
O.P.R.R.C.T.

POINT OF BEGINNING

5/8" FIR W/ "MS" CAP (C.M.)

N 89° 12' 06" E 714.07'

5/8" FIR W/ "MS" CAP

SANITARY SEWER EASEMENT
INST. NO. 20140000014521
O.P.R.R.C.T.

TRAFFIC GUARD RAIL

DRAINAGE STRUCTURE

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

C1 L1 L2 L3 C2 L4 L5 L6 L7 L8 L9

842.47'
N 00° 31' 37" W

511.33'
S 01° 32' 40" E

25' BUILDING SETBACK
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

15' BUILDING SETBACK
(BY THIS PLAT)

LOT 1, BLOCK 1
GROSS AREA
18.480 ACRES
(804,976 SQ. FT.)

15' BUILDING SETBACK
(BY THIS PLAT)

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 1
INST. NO. 20160000008889
O.P.R.R.C.T.

ZONE "X"
(UNSHADED)

POND

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 2
INST. NO. 20160000008889
O.P.R.R.C.T.

BARN

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

VARIABLE WIDTH FIRE LANE
EASEMENT D--220

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' DRAINAGE EASEMNT
CAB. D, SLD. 221
P.R.R.C.T.

LOT 2
BLOCK B
ROCKWALL TECHNOLOGY PARK
CAB H, SLD 221
P.R.R.C.T.

1/2" FIR

S 89° 42' 05" W
148.89'

1/2" FIR

DRAINAGE EASEMENT
CAB. I, SLD. 183

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

274.54'
S 01° 32' 38" E

DRAINAGE STRUCTURE

LOT 1, BLOCK A
PEAK PEDI MEDICAL OFFICE
CAB. I, SLD 183
O.P.R.R.C.T.

GRATE INLET

24' ACCESS AND DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD. 183

7' DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD 183

BARN

1-STORY
BRICK AND FRAME

BASKETBALL-GOAL

JAMES M. ALLEN SURVEY,
ABSTRACT NUMBER 2

GENE LAMBRETH,
(PRINCIPAL, BSKJ DEVELOPMENT)
INST. NO. 20220000006659
O.P.R.R.C.T.

BSKJ DEVELOPMENT INC.,
A TEXAS CORPORATION
INST. NO. 20180000007191
O.P.R.R.C.T.

GRAVEL DRIVE

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

50' BUILDING SETBACK
(BY THIS PLAT)

BARN

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

SANITARY SEWER EASEMENT
TRACT 1
INST. NO. 20140000014520
O.P.R.R.C.T.

UTILITY EASMENET
CAB. I, SLD. 183

S 89° 10' 54" W **515.20'**

S 89° 10' 54" W **314.25'**

S 45° 48' 51" E **20.54'**

S 89° 09' 21" W **133.46'**

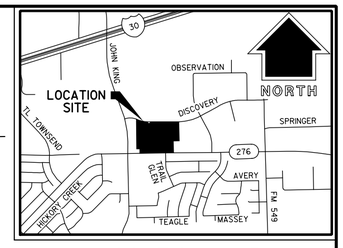
N 44° 11' 09" E **20.63'**

APPROXIMATE
ABSTRACT LINE

STATE HIGHWAY 276

(VARIABLE WIDTH R.O.W.)

WILLIAM H. BAIRD SURVEY,
ABSTRACT NUMBER 25



LOCATION MAP
(NOT TO SCALE)

N

0 30 60 90 120

SCALE: 1"=60'

LOT 1
BLOCK B
ROCKWALL TECHNOLOGY PARK
CAB D, SLD 221
P.R.R.C.T.

FALCON FINE WIRE & WIRE PRODUCTS
VOL. 1714, PG. 63

LINE TABLE		
LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L8	N 00°55'38" W	16.68'

CURVE TABLE					
CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	05°23'06"(LT)	657.50'	61.79'	S67°22'29"E	61.77'
C2	16°36'36"(LT)	657.50'	190.61'	S80°21'07"E	189.94'

PRELIMINARY PLAT
OF
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2
BY
HALFF

LEGEND

○	1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
FIR	FOUND IRON ROD
1/2" FIR W/ "MS" CAP	5/8" FIR W/ "MADDOX SURVEYING RPLS 5430" CAP
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

DEVELOPER

TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ADAM JOHNSON
PHONE: (214)-346-6200

1/2

HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=60' (214)346-6200 AVO. 46587 APRIL, 2022

PDF_2D_MON_FW_MR_600.plt I:\46000s\46587\001\CADD\Sheets\RCHV-PP-01-46587-001.dgn Sheet
4/14/2022 1:26:34 PM ah3835 HALFF

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BSKJ DEVELOPMENT INC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all or part of those tracts of land situated in the J.M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas described as Tract 1 and Tract 2 in Correction Deed to BSKJ Development Corp recorded in Instrument Number 20160000008889, in Warranty Deed to BSKJ Development Inc., recorded in Instrument Number 20180000007191 and that called 1.2654 acre tract described in Quitclaim Deed to Gene Lambreth, (Principal, BSKJ Development) recorded in Instrument number 20220000006659, all of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 2, the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 O.P.R.R.C.T.;

THENCE South 01 degrees 32 minutes 40 seconds East, departing said south right-of-way line, with the west line of said Rockwall Technology Park, passing at a distance of 191.21 feet, a found 1/2-inch iron rod with plastic cap stamped Weir & Associ. Inc." at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, continuing a total distance of 511.33 feet, to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block A, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

THENCE South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

THENCE South 01 degrees 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet, to a set 1/2-inch iron rod with plastic cap stamped "HALFF" (hereinafter referred to as "with Halff cap") set for the southwest corner of said Lot 1, Block A, being in the northeast corner of Right-of-Way dedication for FM 276 (a variable width right-of-way) recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

THENCE with the north right-of-way line of said FM 276 the following courses and distance:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet, to a point for corner in the east line of said 1.2654 acre tract being the northwest corner of said right-of-way dedication;

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said right-of-way dedication, a distance of 20.54 feet to a point for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet, to a point for corner at the southeast corner of that tract of land describe din Right-of-Way dedication recorded in Instrument Number 20160000015091 O.P.R.R.C.T. and the southwest corner of said 1.2654 acre tract;

North 44 degrees 11 minutes 09 seconds East, with the east line of said right-of-way dedication and said west line, a distance of 20.63 feet, to a point for corner at the northeast corner of said right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said right-of-way dedication, passing at a distance of 439.88 feet the northwest corner of said right-of-way dedication, being the southeast corner of said 0.15 acre tract and the southwest corner of that tract of land described as Tract 1 in said Instrument Number 20160000008889, continuing a total distance of 515.20 feet, to a set 1/2-inch iron rod with Halff cap for the southwest corner of said 0.15 acre tract being in the west line of that tract of land described in General Warranty Deed to The Cambridge Companies Inc., recorded in Volume 99, Page 1022 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.);

THENCE North 00 degrees 31 minutes 37 seconds West, with said east line, a distance of 842.47 feet, to a found 5/8-inch iron rod with Maddox cap for the northwest corner of said Tract 1 and being in the south right-of-way line of said Discovery Boulevard;

THENCE with the south right-of-way line of said Discovery Boulevard the following courses and distances:

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap;

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet, to a found 5/8-inch iron rod with Maddox cap;

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a set 1/2-inch iron rod with cap;

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet, to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet, to a found 5/8-inch iron rod with Maddox cap;

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet, to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 12 minutes 06 seconds East, passing at a found 5/8-inch iron rod with plastic cap stamped "Burns-Surveying" for the northwest corner of said 1.2654 acre tract, and continuing with the north line of said 1.2654 acre tract and said Tract 2 a total distance of 714.07 feet, to the **POINT OF BEGINNING** and containing 804,976 square feet or 18.480 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REVELATION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REVELATION subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

_____ _____
Notary Public in and for the State of Texas **My Commission Expires**

_____
Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

_____ _____
Notary Public in and for the State of Texas **My Commission Expires**

GENERAL NOTES:

1. This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
2. Reference is made to the description of even date accompanying this sketch
3. A metes and bounds description of even date accompanies this exhibit.
4. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances.
5. By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
6. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. The property is currently zoned L.I. (Light Industrial)

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Adam Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____ _____
Surveyor Signature **Registered Public Surveyor No.**

STANDARD CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman **Date**

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

_____ _____ _____
Mayor, City of Rockwall **City Secretary** **City Engineer**

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

DEVELOPER

TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

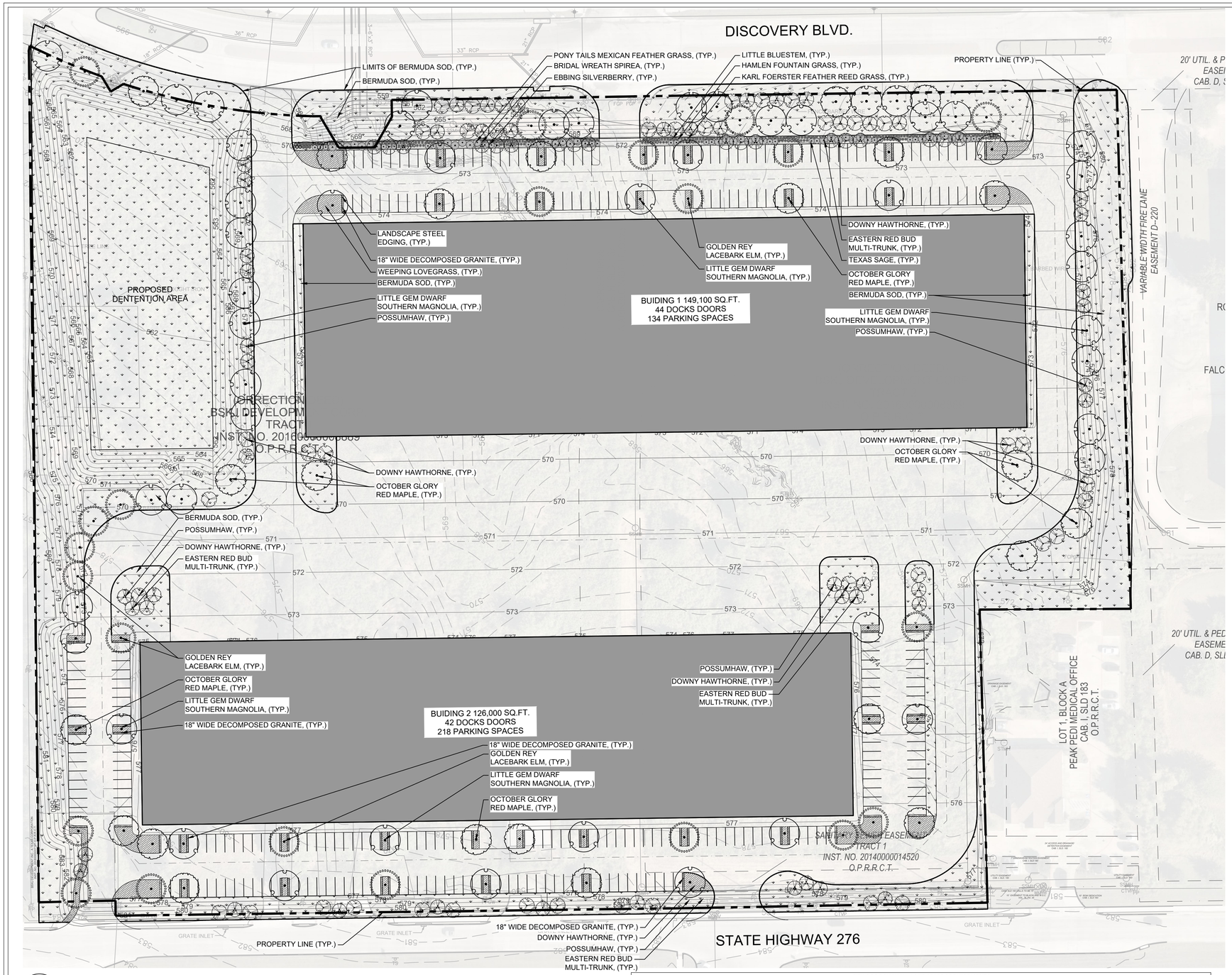
SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ADAM JOHNSON
PHONE: (214)-346-6200

PRELIMINARY PLAT
OF
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2
BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=60' (214)346-6200 AVO. 46587 APRIL, 2022

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4/13/2022 3:39:52 PM ah3835 HALFF I:\46000s\46587\001\CADD\Sheets\RCHV-PP-02-46587-001.dgn Sheet



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS				
Site Description	Triten Warehouse			
Zoning	Light Industrial			
Total Site Area	816,195 S.F.			
Building Area	275,000 S.F.			
Vehicular Paving Area	327,915 S.F.			
Total Landscape Area	224,267 S.F.			
REQUIREMENTS		**Required**	**Provided**	**Comments**
Required Landscape Areas:	Minumum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F (15%)	**224,267 S.F. (27.5%)**	
Landscape Buffers:	10' wide min. Discovery Blvd. (832 LF.) 10' wide min. SH 276 (934 LF.)	10' min.	**10'**	
Buffer Requirements:	(1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,766 LF / 50 = 36 TREES)	36 Canopy Trees 36 Accent Trees	**36 Canopy Trees** **69 Accent Trees**	Sunken grade of site creates natural screening berm: Some canopy trees planted internal to site due to overhead utility conflicts
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (309 Spaces / 10 = 33 TREES)	31 Canopy Trees	**45 Canopy Trees**	No space to be more than 80' from the trunk of Canopy Tree

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) *Non-Residential Landscape Buffers.* (see Figure 3: Commercial Landscape Buffers Example)
(1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

(A) *Loading Docks and Outside Storage Areas.* Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).

(C) *Headlight Screening.* Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:

(1) *Alternative #1.* A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.

(2) *Alternative #2.* A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

(A) *Amount of Landscaping.* The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%.**

(B) *Location of Landscaping.* A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(E) *Parking Lot Landscaping.* The following landscape requirements will apply to parking lots:

(1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.
(3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.
(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

(G) *Landscaping in Landscape Buffers and Public Right-of-Way.* All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (*i.e. sod -- hydro mulch shall be prohibited in these areas*) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

LEGEND

ORNAMENTAL TREES	COMMON / BOTANICAL NAME
	Eastern Redbud Multi-trunk / Cercis canadensis
	Downy Hawthorne / Crataegus mollis
	Possumhaw / Ilex decidua
SHADE TREE	**COMMON / BOTANICAL NAME**
	October Glory Red Maple / Acer rubrum 'October Glory'
	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'
	Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'
SHRUBS	**COMMON / BOTANICAL NAME**
	Ebbing Silverberry / Elaeagnus x ebbingei
	Texas Sage / Leucophyllum frutescens
	Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'
ORNAMENTAL GRASSES	**COMMON / BOTANICAL NAME**
	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'
	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'
	Little Bluestem / Schizachyrium scoparium
	Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Weeping Lovegrass / Eragrostis curvula
MISCELLANEOUS	**COMMON / BOTANICAL NAME**
	Decomposed Granite / -Native decompsed granite
	Landscape Steel Edging

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY

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JAMES R. KINDRED 2255
NAME R.L.A. NO.

DATE 4/13/2022

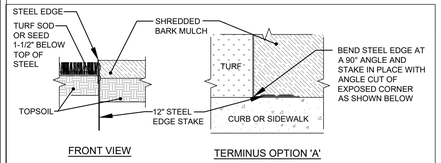
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Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

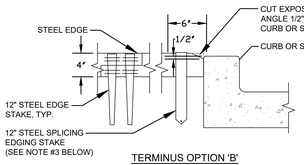
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FRONT VIEW

TERMINUS OPTION 'A'
TOP VIEW

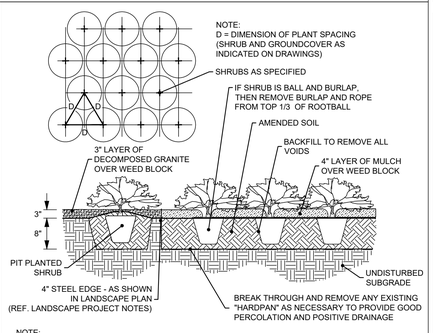


TERMINUS OPTION 'B'
SIDE VIEW

NOTES:

1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.

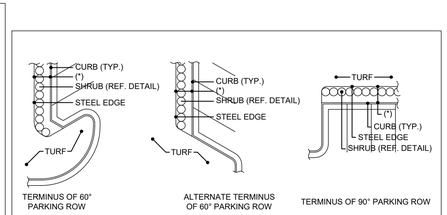


NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.

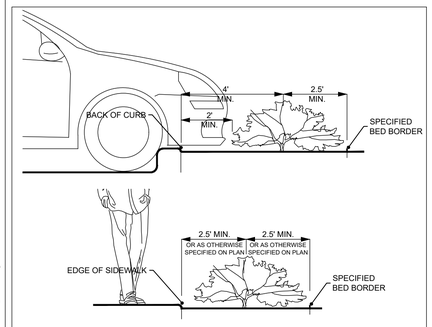
NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



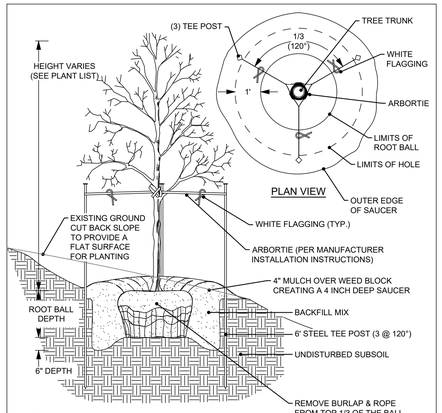
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



NOTE:
SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) *General Irrigation Requirements.* The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.

(B) *Irrigation Methods.*

(1) *Landscaped Areas.* One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
(a) *Conventional System.* An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
(b) *Drip or Leaky-Pipe System.* An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
(c) *Temporary and Aboveground Watering.* Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.

(2) *Natural and Undisturbed Areas.* No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law.* All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	30	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	23	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	50	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	22	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4`-8` HT 6`-8` SPD	
	28	Leucophyllum frutescens / Texas Sage	5 gal	4`-8` HT 4`-6` SPD	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2`-6` HT 36" O.C.	
	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2`-3` 1`-3` Spd	
	77	Schizachyrium scoparium / Little Bluestem	5 gal	3`-4` 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1`-2` Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	224,712 sf	Cynodon dactylon / Bermuda Grass	Sod		
	10,236 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	1,824 sf	-Native decompsed granite / Decomposed Granite	flat		
	1,986 LF	Landscape Steel Edging			

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. **Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

SOIL PREPARATION :
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. **All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod.** Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
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RICHARDSON, TX 75081-2275
(214) 346-6200

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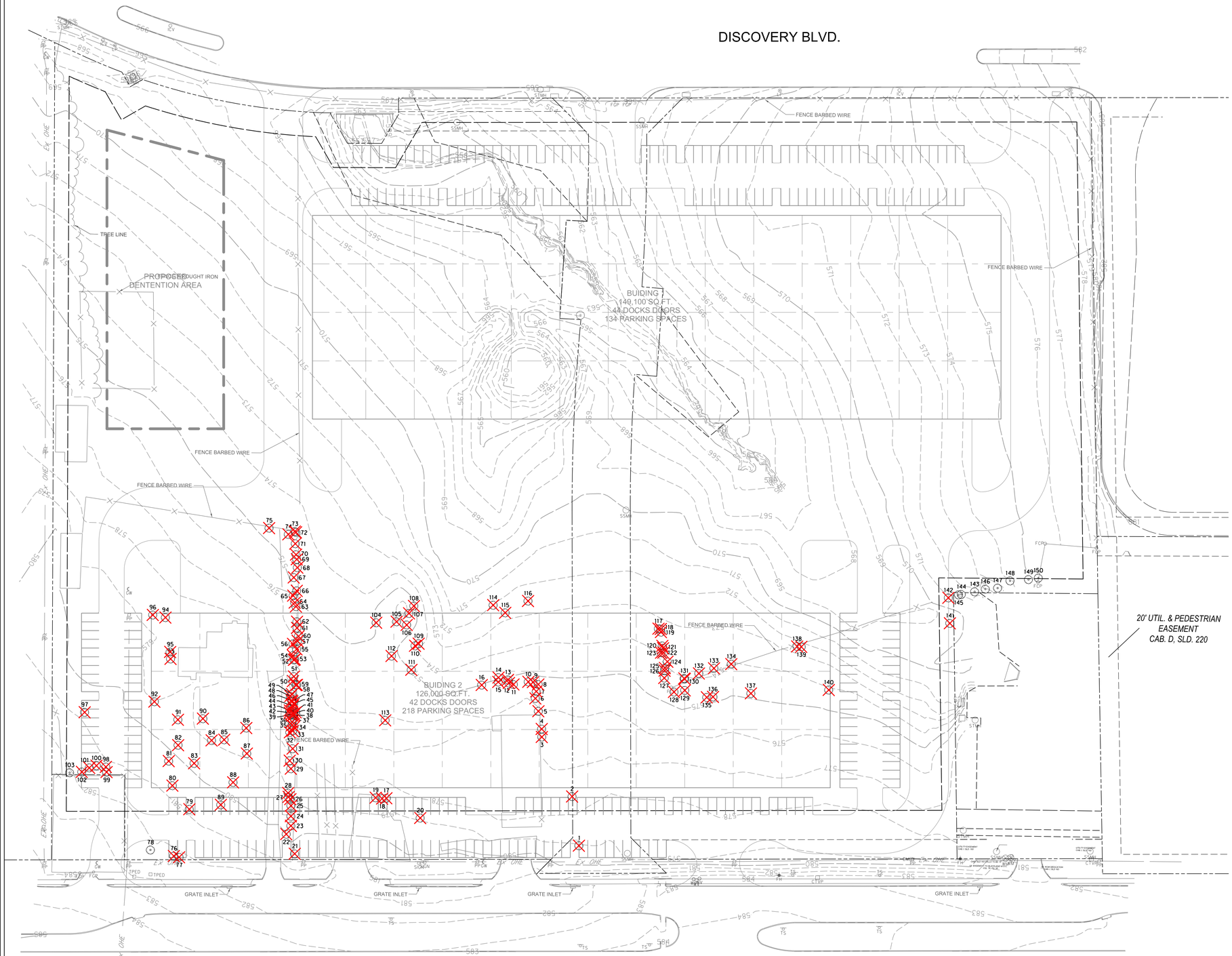
JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 4/13/2022

Project No.:	46587
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Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title
LANDSCAPE NOTES AND DETAILS

L1.01
Sheet Number

DISCOVERY BLVD.



NOTE:
FULL SITE TREESCAPE PLAN WILL BE PROVIDED WITH THE NEXT SUBMITTAL.

EXISTING TREES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

N

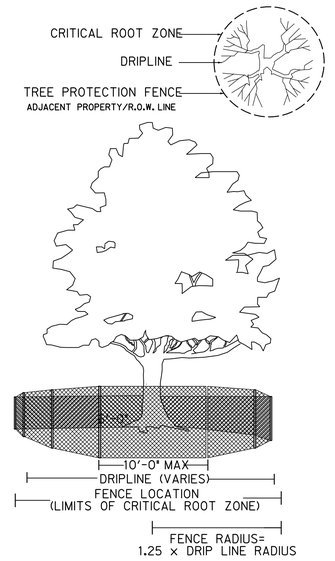
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SCALE: 1"=50'

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
   B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimized root damage);
   C. Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
   D. Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

   Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no silting of stock piling of material or dirt is allowed around trees.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



TREE PROTECTION DETAIL

N.T.S.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
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ROBERT E. GOSSETT 107349
NAME P.E. NO.
DATE 4/14/2022
TBPE FIRM # F-312

Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

TREESCAPE PLAN

C0.05

Sheet Number

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1	Eastern red cedar	*Juniperus virginiana*	11,5		Good	Secondary Protected
2	Black willow	*Salix nigra*	10	7X	Good	Non-protected
3	Sugar hackberry	*Celtis laevigata*	7	2X	Poor	Non-protected
4	Sugar hackberry	*Celtis laevigata*	4	3X	Good	Non-protected
5	Red mulberry	*Morus rubra*	6	7X	Poor	Primary Protected
6	Sugar hackberry	*Celtis laevigata*	11,5	2X	Good	Secondary Protected
7	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
8	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
9	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
10	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
11	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
12	Eastern red cedar	*Juniperus virginiana*	9		Good	Non-protected
13	Eastern red cedar	*Juniperus virginiana*	13,5	3X	Poor	Secondary Protected
14	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
15	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
16	Sugar hackberry	*Celtis laevigata*	10	3X	Good	Non-protected
17	Eastern cottonwood	*Populus deltoides*	22,5		Good	Non-protected
18	Eastern cottonwood	*Populus deltoides*	17		Good	Non-protected
19	Eastern cottonwood	*Populus deltoides*	15		Good	Non-protected
20	Red mulberry	*Morus rubra*	30	2X	Good	Feature Protection
21	Sugar hackberry	*Celtis laevigata*	18,5	3X	Good	Secondary Protected
22	Eastern redbud	*Cercis canadensis*	6,5	2X	Poor	Primary Protected
23	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
24	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
25	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
26	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
27	Sugar hackberry	*Celtis laevigata*	22	3X	Good	Secondary Protected
28	Sugar hackberry	*Celtis laevigata*	10,5	2X	Good	Non-protected
29	Arizona ash	*Fraxinus velutina*	22	4X	Good	Primary Protected
30	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
31	Eastern red cedar	*Juniperus virginiana*	13,5	2X	Good	Secondary Protected
32	Sugar hackberry	*Celtis laevigata*	13,5	3X	Good	Secondary Protected
33	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
34	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
35	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
36	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
37	Eastern red cedar	*Juniperus virginiana*	7		Good	Non-protected
38	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
39	Eastern red cedar	*Juniperus virginiana*	8,5		Good	Non-protected
40	Hercules club	*Zanthoxylum clava-herculis*	7		Good	Primary Protected
41	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
42	Eastern red cedar	*Juniperus virginiana*	4,5		Good	Non-protected
43	Hercules club	*Zanthoxylum clava-herculis*	4		Poor	Primary Protected
44	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
45	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
46	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
47	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
48	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
49	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
50	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
51	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
52	Sugar hackberry	*Celtis laevigata*	12		Good	Secondary Protected
53	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
54	Sugar hackberry	*Celtis laevigata*	19	3X	Good	Secondary Protected
55	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
56	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
57	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
58	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
59	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
60	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
61	Sugar hackberry	*Celtis laevigata*	23	2X	Good	Secondary Protected
62	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
63	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
64	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
65	Western soapberry	*Sapindus saponaria*	7	2X	Good	Primary Protected
66	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
67	Sugar hackberry	*Celtis laevigata*	9	3X	Good	Non-protected
68	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
69	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
70	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
71	Sugar hackberry	*Celtis laevigata*	11,5	3X	Good	Secondary Protected
72	Sugar hackberry	*Celtis laevigata*	6	3X	Good	Non-protected
73	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
74	Sugar hackberry	*Celtis laevigata*	7,5	2X	Good	Non-protected
75	Sugar hackberry	*Celtis laevigata*	7,5	3X	Good	Non-protected
76	Eastern cottonwood	*Populus deltoides*	22,5		Poor	Non-protected
77	Sugar hackberry	*Celtis laevigata*	6,5	4X	Good	Non-protected
78	Eastern redbud	*Cercis canadensis*	10	10X+	Good	Primary Protected
79	Pecan	*Carya illinoinensis*	12	2X	Poor	Primary Protected
80	Red mulberry	*Morus rubra*	22,5		Good	Primary Protected
81	Red mulberry	*Morus rubra*	19,5		Poor	Primary Protected
82	Red mulberry	*Morus rubra*	18,5		Poor	Primary Protected
83	Eastern red cedar	*Juniperus virginiana*	21,5		Good	Secondary Protected
84	Red mulberry	*Morus rubra*	34		Poor	Feature Protection
85	Arizona ash	*Fraxinus velutina*	14		Good	Primary Protected
86	Pecan	*Carya illinoinensis*	15,5		Good	Primary Protected
87	Red mulberry	*Morus rubra*	23		Poor	Primary Protected
88	Red mulberry	*Morus rubra*	25		Poor	Primary Protection
89	Pecan	*Carya illinoinensis*	10,5		Good	Primary Protected
90	Pecan	*Carya illinoinensis*	19		Good	Primary Protected
91	Pecan	*Carya illinoinensis*	14,5		Good	Primary Protected
92	Bradford pear	*Pyrus calleryana*	19,5	5X	Good	Primary Protected
93	Sugar hackberry	*Celtis laevigata*	25,5	3X	Good	Feature Protection
95	Sugar hackberry	*Celtis laevigata*	24,5		Good	Secondary Protected
94	Pecan	*Carya illinoinensis*	13	4X	Good	Primary Protected
96	Sugar hackberry	*Celtis laevigata*	10,5	3X	Good	Non-protected
97	Bois d'arc	*Maclura pomifera*	37	2X	Good	Non-protected
98	Sugar hackberry	*Celtis laevigata*	22,5		Good	Secondary Protected
99	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
100	Bois d'arc	*Maclura pomifera*	10	2X	Good	Non-protected

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
101	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
102	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
103	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
104	Eastern cottonwood	*Populus deltoides*	5	2X	Good	Non-protected
105	Eastern cottonwood	*Populus deltoides*	4	3X	Good	Non-protected
106	Eastern cottonwood	*Populus deltoides*	4	2X	Good	Non-protected
107	Eastern cottonwood	*Populus deltoides*	6	2X	Good	Non-protected
108	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
109	Eastern cottonwood	*Populus deltoides*	4,5	3X	Good	Non-protected
110	Eastern cottonwood	*Populus deltoides*	5	4X	Good	Non-protected
111	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
112	Eastern cottonwood	*Populus deltoides*	4	2X	Good	Non-protected
113	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
114	Red mulberry	*Morus rubra*	4		Good	Primary Protected
115	Red mulberry	*Morus rubra*	7,5		Good	Primary Protected
116	Bois d'arc	*Maclura pomifera*	20	2X	Good	Non-protected
117	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
118	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
119	Honey locust	*Gleditsia triacanthos*	5,5		Good	Non-protected
120	Sugar hackberry	*Celtis laevigata*	5,5	3X	Good	Non-protected
121	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
122	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
123	Western soapberry	*Sapindus saponaria*	4,5	2X	Good	Primary Protected
124	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
125	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
126	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
127	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
128	Sugar hackberry	*Celtis laevigata*	6,5	4X	Good	Non-protected
129	Eastern red cedar	*Juniperus virginiana*	16		Good	Secondary Protected
130	Eastern red cedar	*Juniperus virginiana*	14		Good	Secondary Protected
131	Eastern red cedar	*Juniperus virginiana*	13		Good	Secondary Protected
132	Sugar hackberry	*Celtis laevigata*	6,5	2X	Good	Non-protected
133	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
134	Eastern red cedar	*Juniperus virginiana*	16	3X	Good	Secondary Protected
135	Sugar hackberry	*Celtis laevigata*	16,5	6X	Poor	Secondary Protected
136	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
137	Eastern red cedar	*Juniperus virginiana*	9	2X	Good	Non-protected
138	Sugar hackberry	*Celtis laevigata*	7	3X	Good	Non-protected
139	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
140	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
141	Black willow	*Salix nigra*	16,5	2X	Good	Non-protected
142	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
143	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
144	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
145	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
146	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
147	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
148	Sugar hackberry	*Celtis laevigata*	24,5		Good	Secondary Protected
149	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
150	Sugar hackberry	*Celtis laevigata*	22,5	4X	Good	Non-protected

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description
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PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ROBERT E. GOSSETT — 107349
NAME — P.E. NO.

DATE — 4/14/2022

TBPE FIRM # F-312

Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

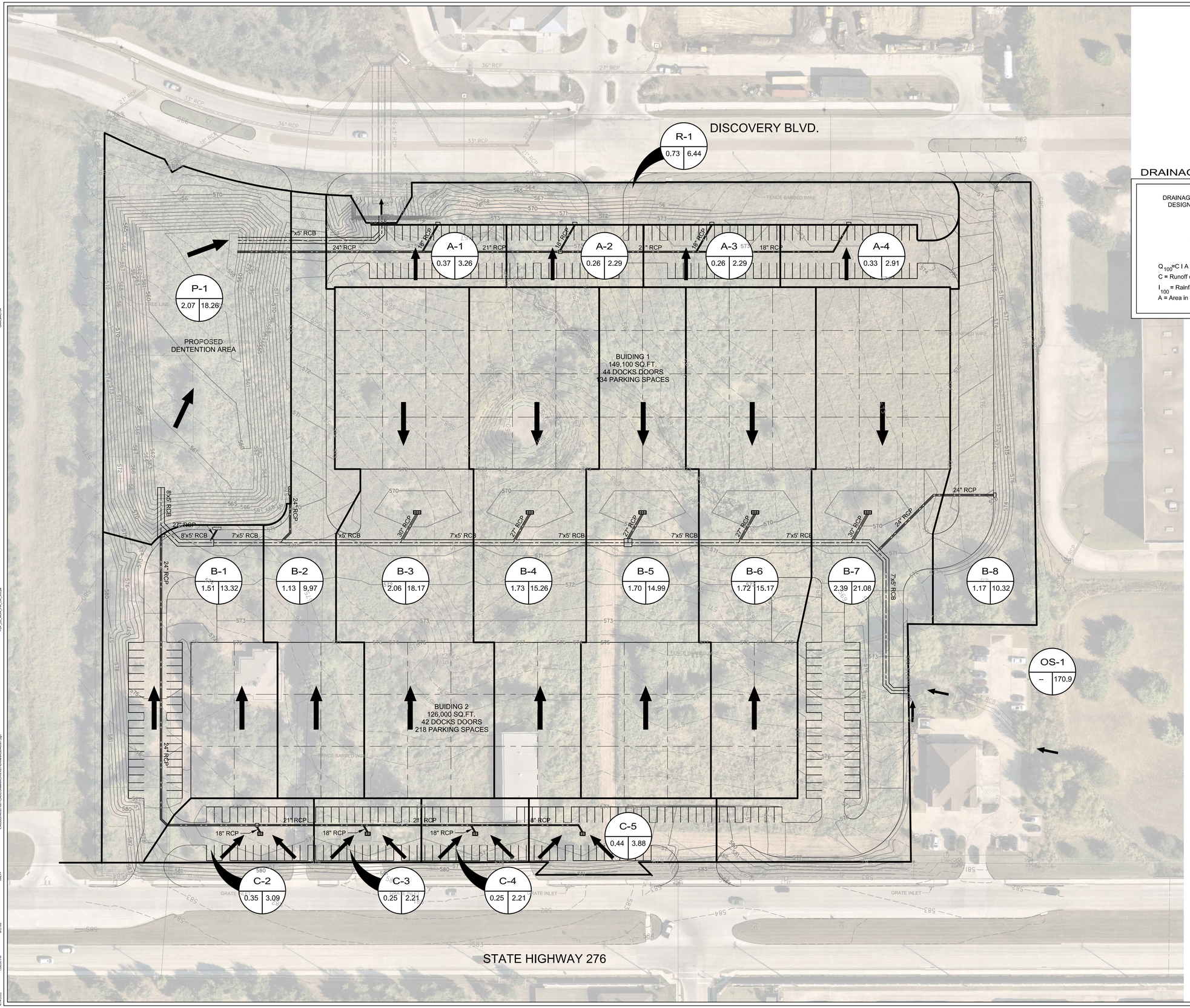
Sheet Title

TREESCAPE PLAN

C0.06

Sheet Number

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4/14/2022

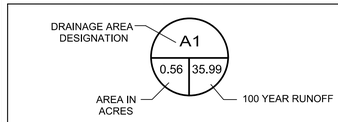


N

0 25 50 75 100

SCALE: 1"=50'

DRAINAGE AREA DESIGN CRITERIA



Q_{100}=C I A

C = Runoff coefficient = 0.9

I_{100} = Rainfall intensity = 9.80 in/hr

A = Area in acres

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY

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ROBERT E. GOSSETT — 107349
NAME — P.E. NO.

DATE — 4/14/2022

TBPE FIRM # F-312

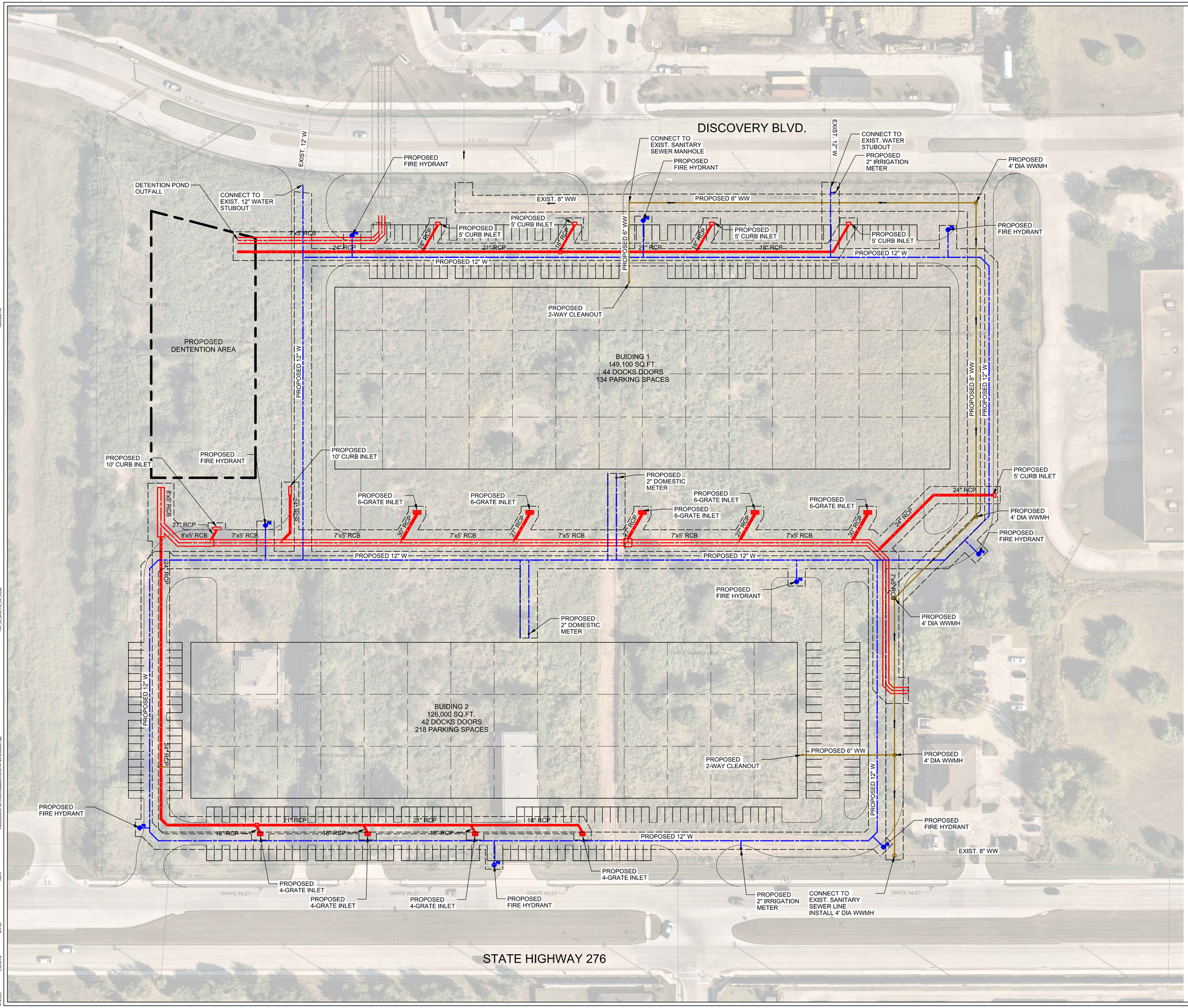
Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
DRAINAGE AREAS

1

Sheet Number



N

0 25 50 75 100

SCALE: 1"=50'

LEGEND

- STORM LINE
- WATER LINE
- SANITARY SEWER LINE

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

101 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

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ROBERT E. GOSSETT — 107349
NAME — P.E. NO.

DATE — 4/14/2022

TBPE FIRM # F-312

Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
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Scale:	AS SHOWN

Sheet Title

EXHIBIT
UTILITIES

1

Sheet Number

CITY OF ROCKWALL

PLANNING AND ZONING WORK SESSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 26, 2022
APPLICANT:	Gabriel Collins; *Pacheco Koch*
CASE NUMBER:	P2022-022; *Replat for Lots 10 & 11, Block A, First United Methodist Church*

SUMMARY

Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a *Replat* for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Replat* for a 17.821-acre tract of land *(i.e. Lots 10 & 11, Block A, First United Methodist Addition)* for the purpose of abandoning and reestablishing a portion of the fire lane easement, 15-foot waterline easement, and 15-foot sanitary easement to facilitated the expansion of the building.

☑ The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01* [*Case No. A1960-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 5, 2001, the City Council approved a zoning change, preliminary plat, and site plan [*Case No. PZ2001-99*] for the subject property. This changed the zoning from an Agricultural (AG) District to a Commercial (C) District, and approved a site plan for a *House of Worship* (*i.e. the First United Methodist Church*) on the subject property. On February 4, 2002 the subject property was platted as Lot 1, Block 1, First United Methodist Church Addition [*Case No. PZ2002-010*]. On October 8, 2008, the subject property was replat as Lot 3, Block 1, First United Methodist Church Addition [*Case No. P2008-031*]. In 2012, the *House of Worship* requested and was approved for a Specific Use Permit (SUP) [*Case No. Z2012-011; S-98; Ordinance No. 12-20*] for a *Urban Agriculture/Community Garden*. On November 11, 2014 the subject property was replat as Lot 7, Block 1, First United Methodist Church Addition [*Case No. P2014-037*]. This subdivision plat came after a site plan [*Case No. SP2014-024*] proposing an expansion to the *House of Worship* was approved on October 1, 2014 by City staff. In 2015, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-037; S-145; Ordinance No. 16-14*] allowing the church to construct a steeple that exceeded the maximum height requirements. This approval was followed up by a site plan [*Case No. SP2015-025*] for a 72-foot steeple, which was approved by the Planning and Zoning Commission on February 11, 2016. On April 13, 2021, the Planning and Zoning Commission approved of an Amended Site Plan [*Case No. SP2021-006*] for the expansion of the existing *House of Worship*.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a ***Replat*** for the *Lots 10 & 11, Block A, First United Methodist Church Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-022	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Lots 10 & 11, Block A, First United Methodist Church	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1200 E YELLOW JACKET LN	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a Replat for Lots 10 & 11, Block A, First United Methodist Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First Unitied Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/21/2022	Approved w/ Comments

04/21/2022: P2022-022; Replat for Lots 10 & 11, Block A, First United Methodist Church
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-022) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 Change the title block to read as follows:

Replat
Lots 10 & 11, Block A,
First United Methodist Church Addition
Being a Replat of Lots 7 & 8, Block A,
First United Methodist Church Addition
Being 17.821 Acres
B.J.T Lewis Survey, Abstract No. 255
An Addition to the City of Rockwall,
Rockwall County, Texas

M.6 Update the lot numbers on the title block of all pages, and in the legal description.
M.7 Indicate all existing and proposed corner clips and any subsequent dedication.
M.8 Within the standard plat wording on page 2, move statement #7 below statement #6.
M.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
I.17 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on April 26, 2022.
(2) City Council meeting will be held on May 10, 2022.

I.18 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Label in parenthesis what easements are abandoned.
- Check spelling of Lot 1, Block A note.
- Label all easement widths.
- There is a small portion of the water line easement that cannot be abandoned.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

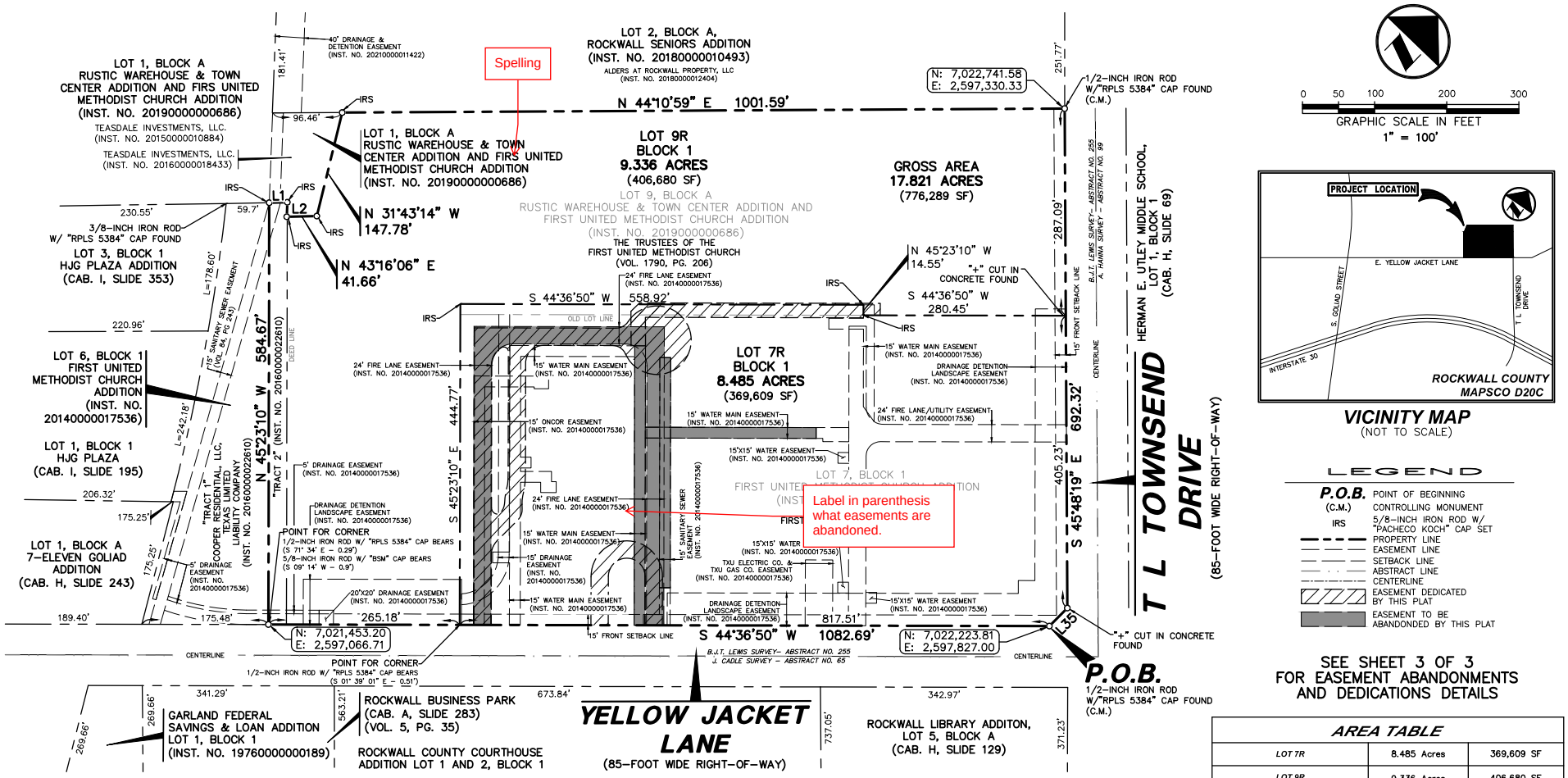
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



0 50 100 200 300

GRAPHIC SCALE IN FEET
1" = 100'

VICINITY MAP
(NOT TO SCALE)

LEGEND

P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	ABSTRACT LINE
	CENTERLINE
	EASEMENT DEDICATED BY THIS PLAT
	EASEMENT TO BE ABANDONDED BY THIS PLAT

SEE SHEET 3 OF 3
FOR EASEMENT ABANDONMENTS
AND DEDICATIONS DETAILS

AREA TABLE		
LOT 7R	8.485 Acres	369,609 SF
LOT 9R	9.336 Acres	406,680 SF
GROSS: TOTAL PLAT AREA	17.821 Acres	776,289 SF

SHEET 1 OF 3

REPLAT

LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-___

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
C2	090°19'51"	30.00'	47.30'	30.18'	S 0°26'36" E	42.55'
C3	025°30'21"	20.00'	8.90'	4.53'	N 31°51'39" E	8.83'
C4	031°34'16"	20.00'	11.02'	5.65'	N 3°19'21" E	10.88'
C5	303°12'31"	47.50'	251.37'	25.68'	S 40°51'32" E	45.18'
C6	066°07'54"	20.00'	23.08'	13.02'	S 77°40'47" W	21.82'
C7	083°02'57"	25.40'	36.82'	22.50'	S 2°43'01" W	33.68'
C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
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C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

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LINE TABLE		
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L21	S 32°09'31" E	8.97'
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L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

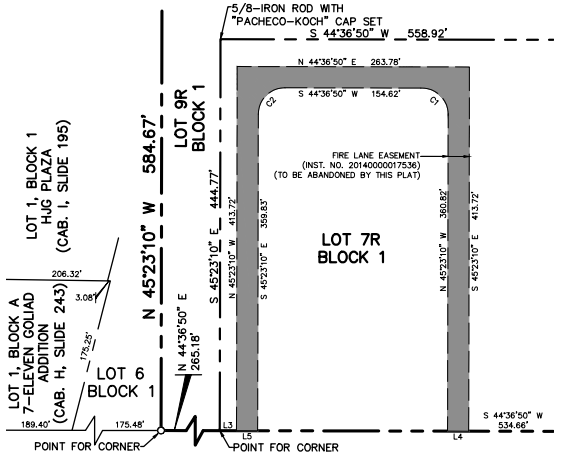
OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GEB/LMG	LMG	1"=100'	APRIL 2022	2199-18.283

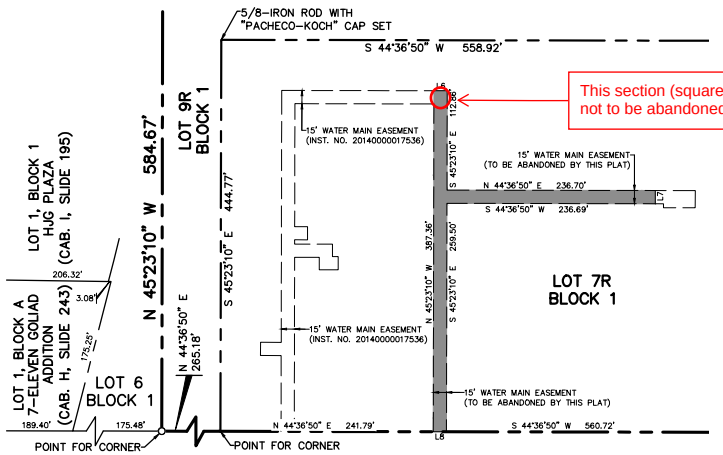
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REPLAT- LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH



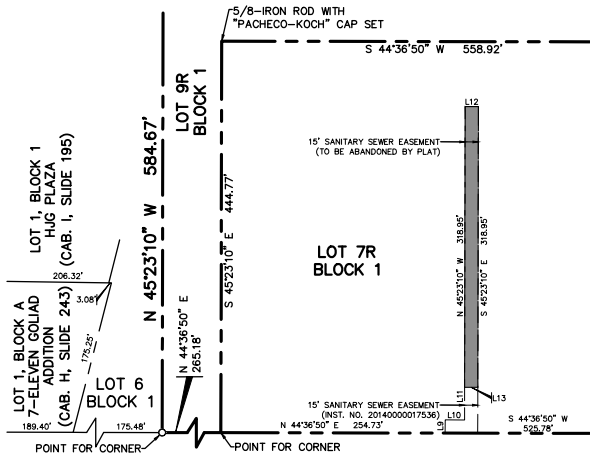
1 FIRE LANE EASEMENT ABANDONMENT

1" = 100'



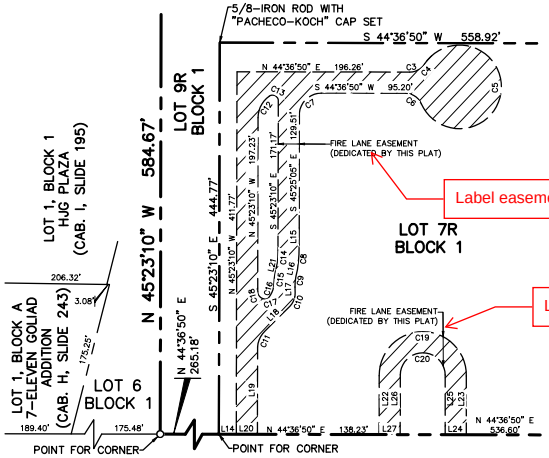
2 15' WATER MAIN EASEMENT ABANDONMENT

1" = 100'



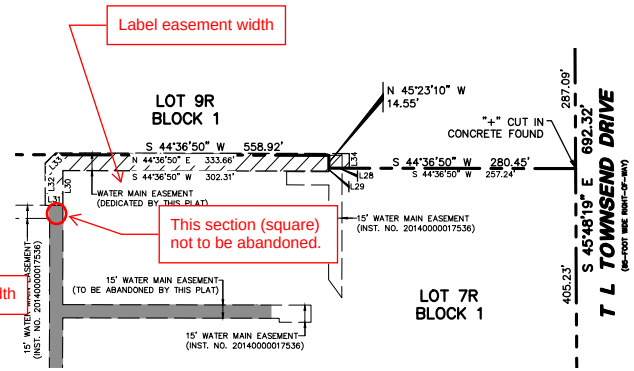
3 15' SANITARY SEWER EASEMENT ABANDONMENT

1" = 100'



4 FIRE LANE EASEMENT DEDICATION

1" = 100'



5 WATER MAIN EASEMENT DEDICATION

1" = 100'



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONDED BY THIS PLAT

SHEET 3 OF 3

REPLAT

LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GEB/LMG	LMG	1"=100'	APRIL 2022	2199-18.283

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REPLAT- LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-022

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	1200 E Yellow Jacket Ln, Rockwall, TX 75087				
SUBDIVISION	First United Methodist Church Addition	LOT	7	BLOCK	1
GENERAL LOCATION	7				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Church		
PROPOSED ZONING	C	PROPOSED USE	Church		
ACREAGE	17.821	LOTS [CURRENT]	2	LOTS [PROPOSED]	2

☐ ***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	First Rockwall United Methodist Church	☐ APPLICANT	Pacheco Koch a Westwood Company
CONTACT PERSON	Gary Hancock	CONTACT PERSON	Gabriel Collins
ADDRESS	1200 E Yellow Jacket Ln.	ADDRESS	7557 Rambler Road, Suite 1400
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75231
PHONE	(972)-771-5500	PHONE	(972)-235-3031
E-MAIL	ghancock@fumcrockwall.com	E-MAIL	gcollins@pkce.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY HANCOCK [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 $ 660.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 2022. 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."

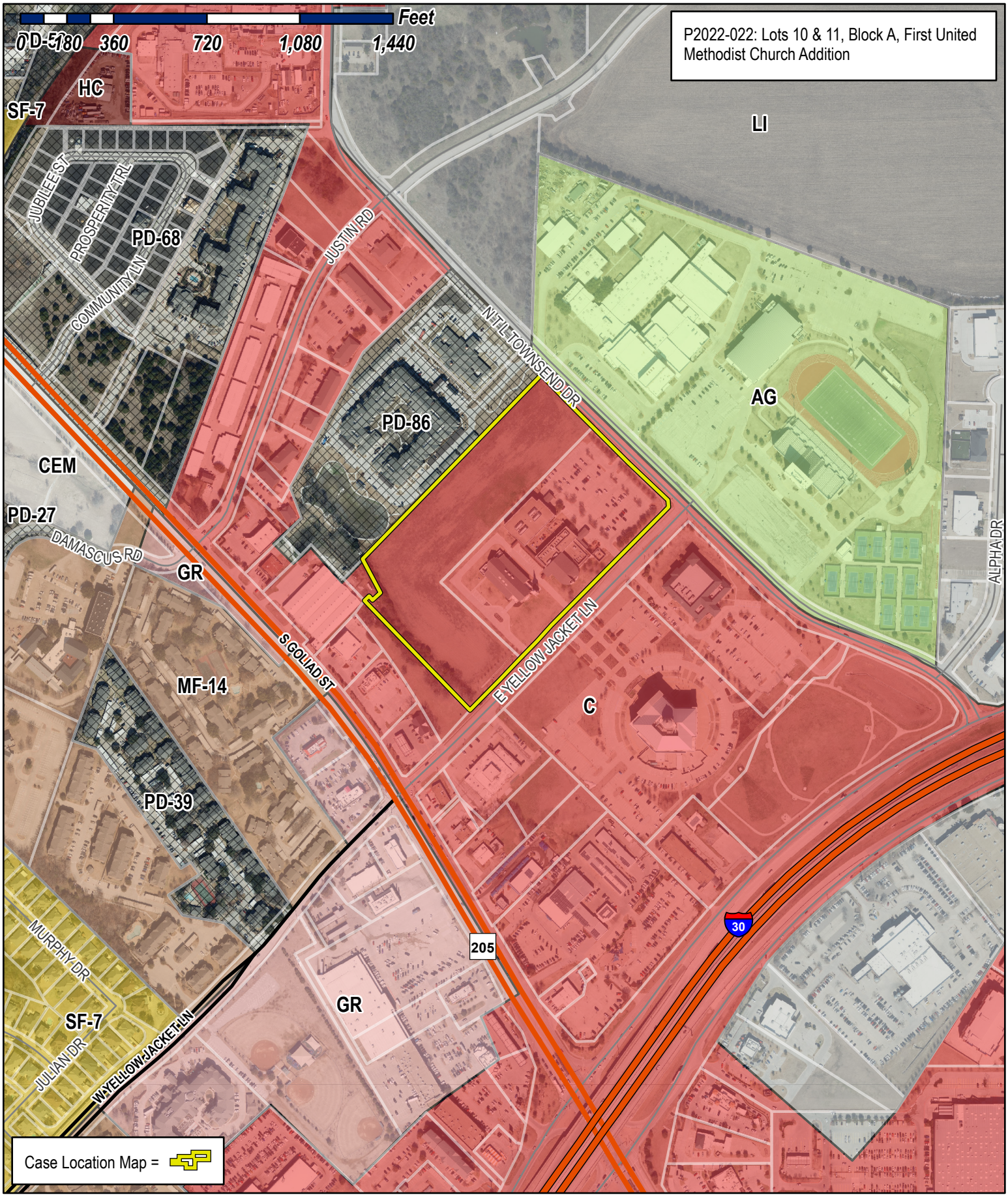
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kimberly Harryman

MY COMMISSION EXPIRES January 17, 2023

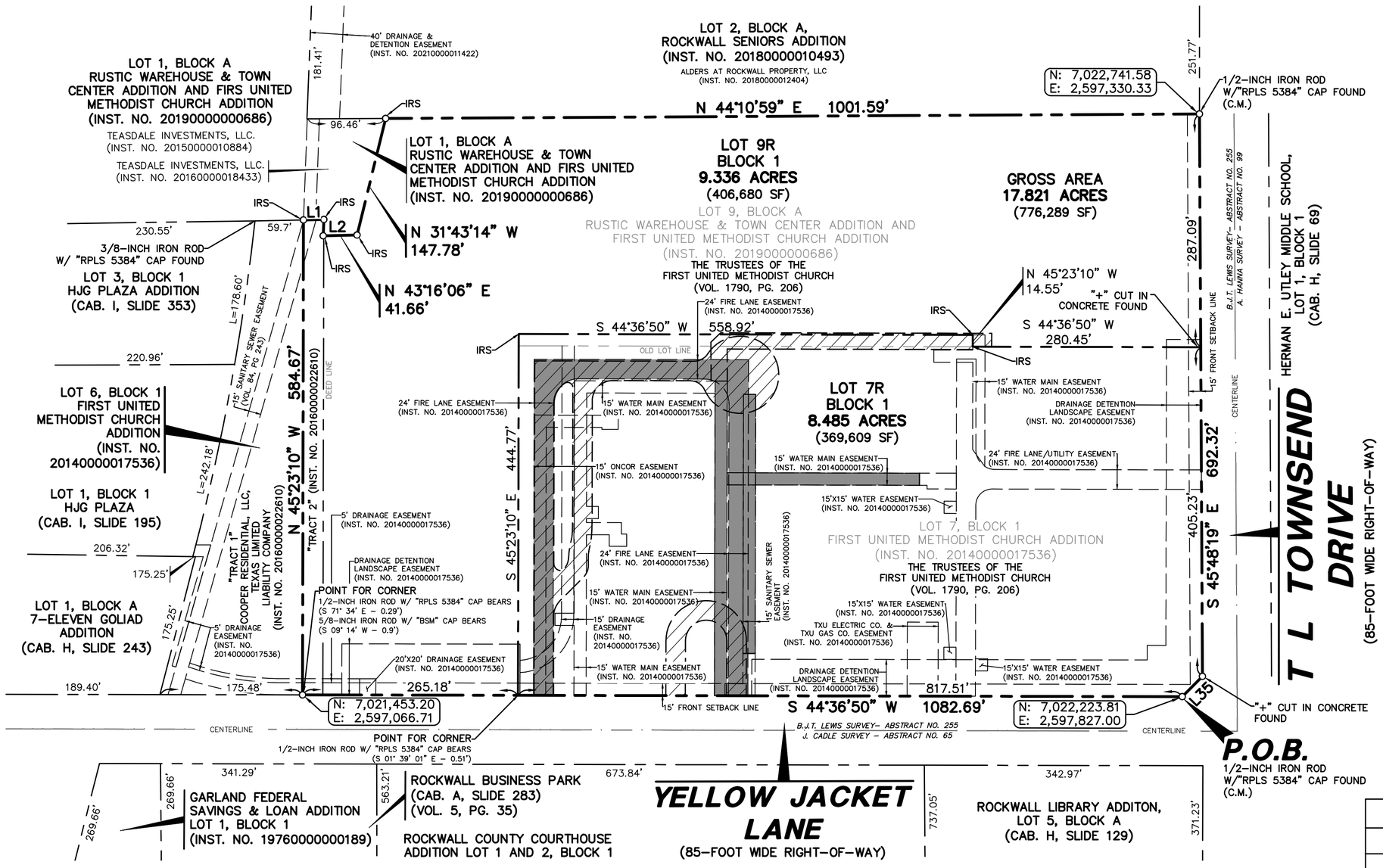
KIMBERLY HARRYMAN
Notary ID #131860342
My Commission Expires
January 17, 2023



City of Rockwall

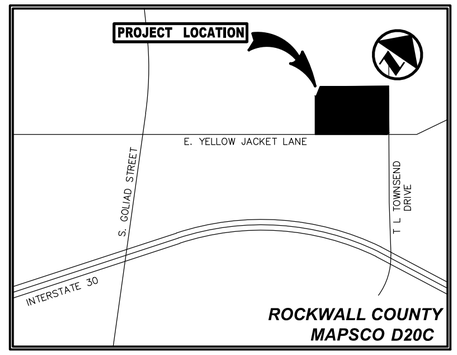
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



0 50 100 200 300

GRAPHIC SCALE IN FEET
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VICINITY MAP
(NOT TO SCALE)

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SHEET 1 OF 3

REPLAT

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LHERNANDEZ
4/14/2022 3:38 PM
M:\DWG-21\2199-18.283\DWG\SURVEY C3D 2018\2199-18.283RP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall and Cooper Residential, LLC, are the owners of a 17.821 acre (776,289 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 17.821 acre (776,289 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 20140000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 20190000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and all of that certain tract of land described in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 20160000022610 of the said Official Public Records; said 17.821 acre (776,289 square foot) tract being more particularly described as follows;

BEGINNING, at a 1/2–inch iron rod with "R.P.L.S. 5384" red cap found at the southeast end of a right–of–way corner clip found at the intersection of the northwest right–of–way line of Yellow Jacket Lane (a 85–foot wide right–of–way) and the southwest right–of–way line of T L Townsend Drive (a 85–foot wide right–of–way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,082.69 feet to a point for corner; from which a 1/2–inch iron rod w/ "RPLS 5384" red cap found bears South 71 degrees, 34 minutes East, a distance of 0.29' and a 5/8–inch iron rod w/ "BSM" cap bears South 09 degrees, 14 minutes West, a distance of 0.9'; said point being the south corner of said Lot 9 and the east corner of Lot 6, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 20140000017536 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the southwest line of said Lot 9 and the northeast line of the said Lot 6 a distance of 584.67 feet to a 5/8–inch iron rod with "PACHECO–KOCH" cap set for corner on the southeast line of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 20190000000686 of the said Official Public Records; said point also being the north corner of said Lot 6 and a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following four (4) calls:

North 43 degrees, 17 minutes, 02 seconds East, a distance of 25.04 feet to a 5/8–inch iron rod with "PACHECO–KOCH" cap set for corner;

South 43 degrees, 20 minutes, 38 seconds East, a distance of 20.06 feet to a 5/8–inch iron rod with "PACHECO–KOCH" cap set for corner;

North 43 degrees, 16 minutes, 06 seconds East, a distance of 41.66 feet to a 5/8–inch iron rod with "PACHECO–KOCH" cap set for corner;

North 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8–inch iron rod with "PACHECO–KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 20180000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2–inch iron rod with "R.P.L.S. 5384" red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "+" cut in concrete found for corner at the north end of the said right–of–way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right–of–way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 776,289 square feet or 17.821 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 4/14/22.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
I, the undersigned owner of the land shown on this plat, and designated herein as the **LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

   Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

   Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

   I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.
7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

_____
Name
TITLE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Joe Pool, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2022.

_____ _____ _____
Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

_____ _____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3
REPLAT

LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022–____

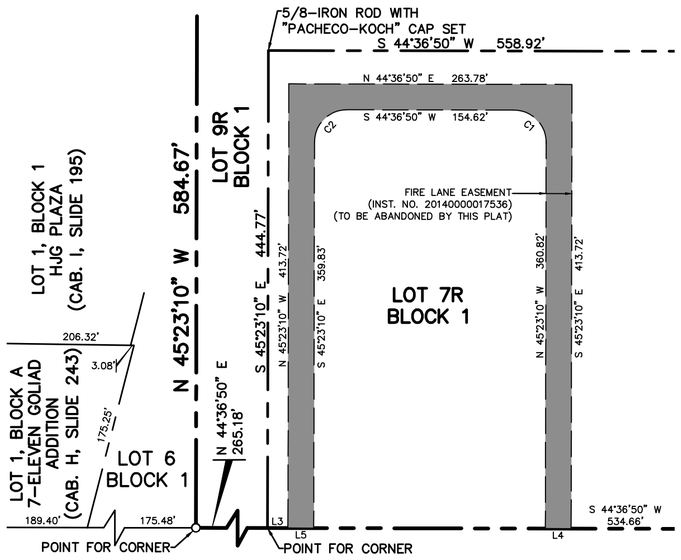
SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972–235–3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972–771–5500
CONTACT: DR. JOE POOL

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

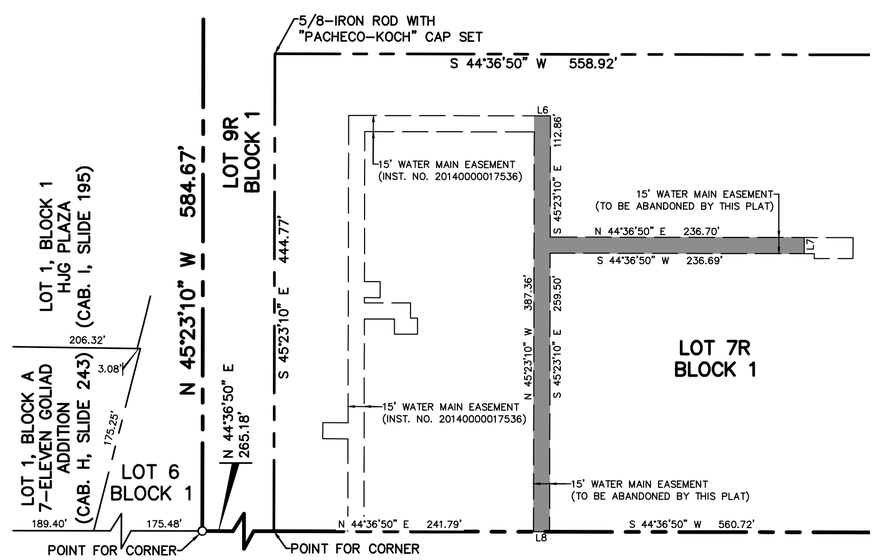
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GEB/LMG	LMG	NONE	APRIL 2022	2199–18.283

LHERNANDEZ
4/14/2022 3:40 PM
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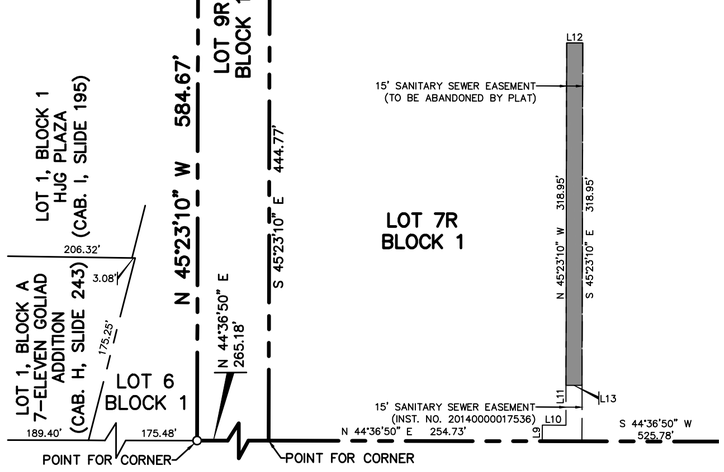
1 FIRE LANE EASEMENT ABANDONMENT

1" = 100'



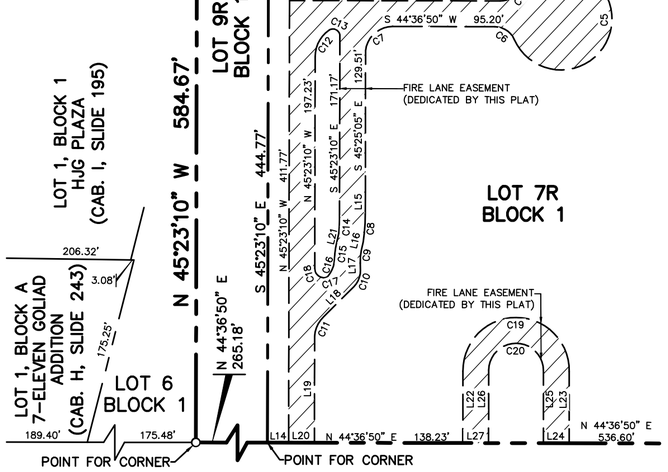
2 15' WATER MAIN EASEMENT ABANDONMENT

1" = 100'



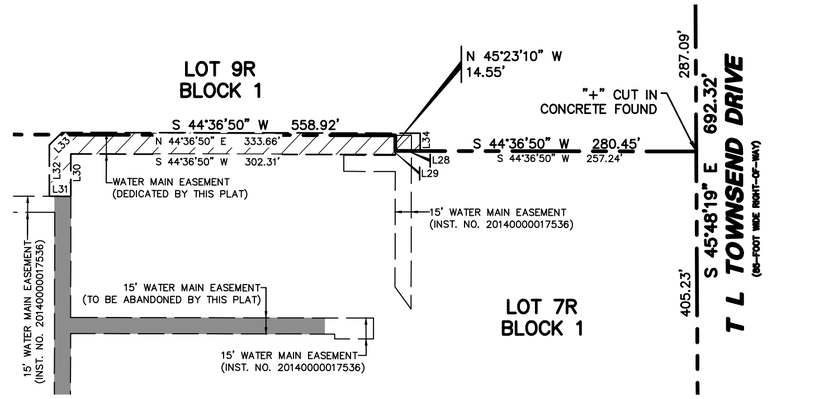
3 15' SANITARY SEWER EASEMENT ABANDONMENT

1" = 100'



4 FIRE LANE EASEMENT DEDICATION

1" = 100'



5 WATER MAIN EASEMENT DEDICATION

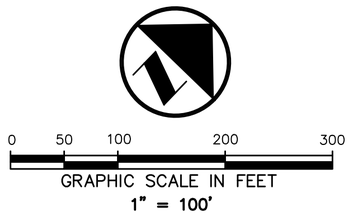
1" = 100'

SHEET 3 OF 3

REPLAT

LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-____



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONDED BY THIS PLAT

SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GEB/LMG	LMG	1"=100'	APRIL 2022	2199-18.283

REPLAT- LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

LHERNANDEZ
4/14/2022 3:41 PM
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North: 7018015.0699' East: 2604024.0753'

Segment #1 : Line

Course: S44° 36' 50"W Length: 1082.69'
North: 7017244.3507' East: 2603263.6744'

Segment #2 : Line

Course: N45° 23' 10"W Length: 584.67'
North: 7017654.9795' East: 2602847.4737'

Segment #3 : Line

Course: N43° 17' 02"E Length: 25.04'
North: 7017673.2077' East: 2602864.6414'

Segment #4 : Line

Course: S43° 20' 38"E Length: 20.06'
North: 7017658.6191' East: 2602878.4101'

Segment #5 : Line

Course: N43° 16' 06"E Length: 41.66'
North: 7017688.9539' East: 2602906.9646'

Segment #6 : Line

Course: N31° 43' 14"W Length: 147.78'
North: 7017814.6589' East: 2602829.2652'

Segment #7 : Line

Course: N44° 10' 59"E Length: 1001.59'
North: 7018532.9159' East: 2603527.3265'

Segment #8 : Line

Course: S45° 48' 19"E Length: 692.32'
North: 7018050.3003' East: 2604023.7025'

Segment #9 : Line

Course: S0° 35' 44"E Length: 35.23'
North: 7018015.0722' East: 2604024.0687'

Perimeter: 3631.03' Area: 776289.35 Sq. Ft. / 17.821 ACRES
Error Closure: 0.0071 Course: N71° 10' 30"W
Error North: 0.00228 East: -0.00668

Precision 1: 511414.08

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:	Henry Lee, *Planner*
DATE:	April 26, 2022
SUBJECT:	SP2022-021; *Amended Site Plan and Alternative Tree Mitigation Settlement Agreement for 810 N. Goliad Street*

The applicant, Jeff Carroll of the Carroll Architects, is requesting the approval of an *Amended Site Plan and Alternative Tree Mitigation Settlement Agreement*. The subject property is located on a 0.392-acre parcel of land (*i.e. Lot 1, Block A, Fite Office Addition*), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street [*SH-205*]. The proposed *Treescape Plan* indicates that 78.4 caliper inches of trees will be removed and the *Landscape Plan* indicates that 36 caliper inches of tree will be planted with the development. This leaves a remaining mitigation balance of 42.4 caliper inches. The applicant is proposing to satisfy this balance by paying $100.00 per inch in accordance with the requirements of the Unified Development Code (UDC). This means the applicant will pay a total of $4,240.00 (*i.e. 42.4 caliper inches x $100.00 = $4,240.00*), which equates to a total of 54.00% of their total mitigation balance or 34% higher than what is permitted to be paid by Section 05, *Tree Mitigation Requirements*, of Article 09, *General Provisions*, of the Unified Development Code (UDC). According to Section 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "…the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." The Planning and Zoning Commission is charged with acting upon the proposed *Amended Site Plan* and providing a recommendation to the City Council concerning the proposed *Alternative Tree Mitigation Settlement Agreement*. Since the applicant is requesting to pay the remaining mitigation balance in full and the *Amended Site Plan* meets all of the technical requirements of the Unified Development Code (UDC), staff has placed this item on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on *April 26, 2022*.

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	SP2022-021	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan and Alternative Tree Mitigation Plan for 810 N. Goliad	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	810 N GOLIAD ST, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll Architects on behalf of Frank Fite of the Fite Agency, LLC for the approval of an Amended Site Plan for an Office Building on a 0.392-acre parcel of land identified as Lot 1, Block A, Fite Office Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Approved w/ Comments

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan and Alternative Tree Mitigation Settlement Agreement for an Office Building on a 0.392-acre parcel of land identified as Lot 1, Block A, Fite Office Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street [SH-205], and take any action necessary.
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. May 3, 2022 is the deadline to have all comments; please provide staff revised plans before May 3, 2022 to ensure all comments are addressed.
M.3 For reference, include the case number (SP2022-021) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
M.4 Provide a graphic scale. (03.04.A of Article 11)
M.5 Provide a standard signature block with signature space for the Planning and Zoning Chairman and Director of Planning and Zoning. (03.04.A of Article 11)
I.6 Landscape Plan:

(1) Based on the landscape plan provided you are requesting an Alternative Tree Mitigation Settlement Agreement to pay the remaining mitigation balance of 42.4 caliper inches, which is a fee of $4,240.00.
I.7 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 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 May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case.
I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting will be held on April 26, 2022.
(2) City Council meeting will be held on May 2, 2022.

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	Sarah Johnston	04/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

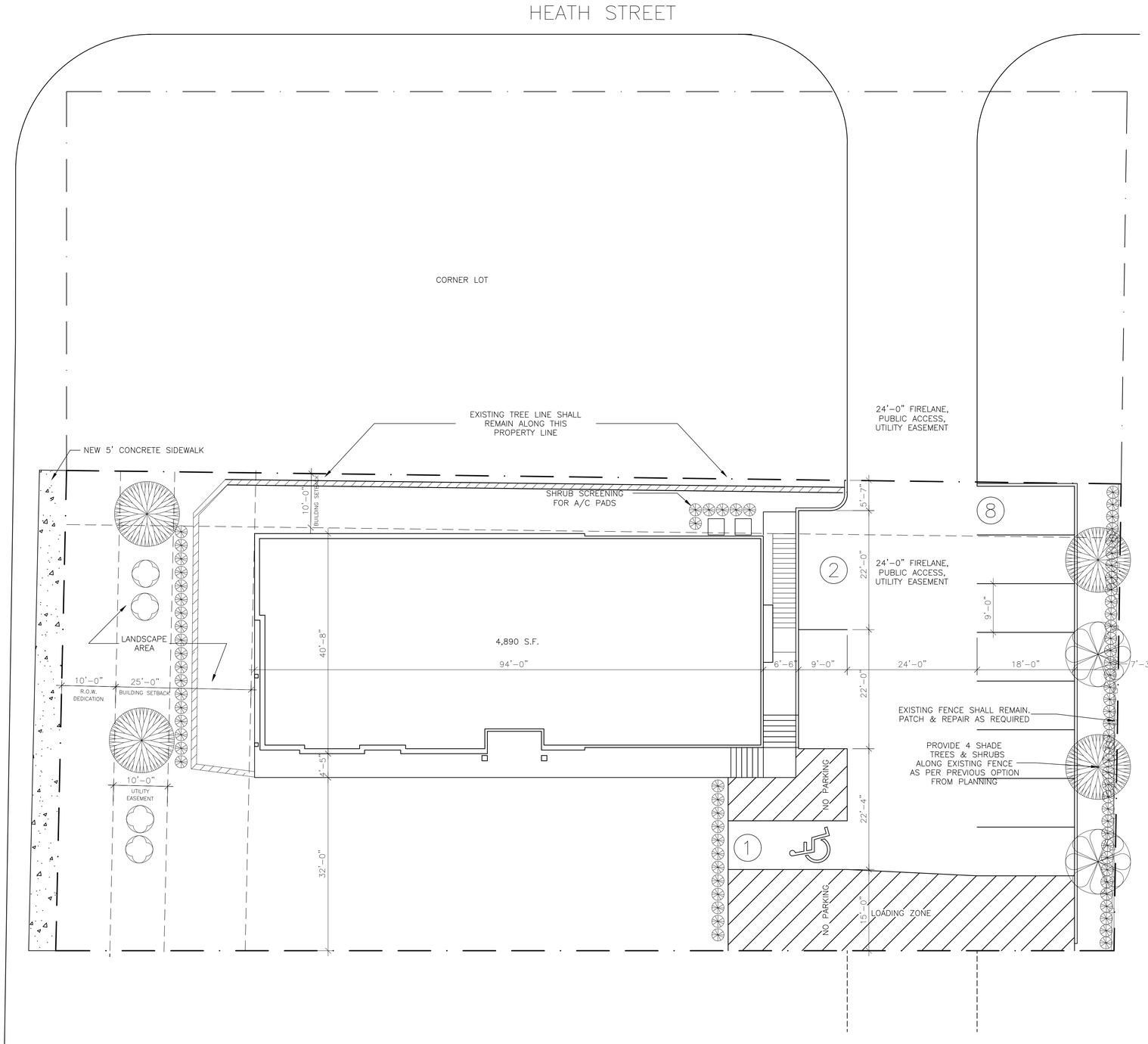
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	04/22/2022	N/A

No Comments



NORTH

1 LANDSCAPE PLAN
SCALE: 1:10

SITE DATA TABLE	
SITE AREA R.O.W. DEDICATION: GROSS TOTAL SITE AREA:	0.392 ACRES (17,080 S.F.) 887 SF 16,193 SF
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA: FIRST FLOOR: SECOND FLOOR: TOTAL AREA:	 3,703 S.F. 1,188 S.F. 4,891 S.F.
LOT COVERAGE (GROSS AREA)	21.68%
FLOOR TO AREA RATIO	4.62 : 1
BUILDING HEIGHT MAX.	35'-0"

PARKING TABLE	
OFFICE PARKING	1/500 SF = 10
PARKING REQUIRED	10 SPACES W/ (1 ADA)
PARKING PROVIDED	11 SPACES W/ (1 ADA)

LANDSCAPE TABULATION	
NET AREA	0.392 ACRES (17,080 S.F.)
REQUIRED LANDSCAPE AREA– 15% OF 17,080 S.F.	2,562 S.F.
PROVIDED LANDSCAPE AREA– 45% OF 17,080 S.F.	7,747 S.F.
IMPERVIOUS COVERAGE– 55% OF 17,080 S.F.	9,333 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'–0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
SHUMARD OAK 6" HIGH @ INSTALLATION	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
CEDAR ELM 6" MIN. CALIPER	ACCENT TREE CRAPE MYRTLE 4" MIN. CALIPER

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT.

THE FITE AGENCY
LEGAL DESCRIPTION AND OR ADDRESS: THE FITE AGENCY, LLC. DOCUMENT #20180000022302 O.P.R.R.C.T.
OWNER The Fite Agency 2701 Sunset Ridge Ste.104 Rockwall, TX 75087
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP-2020-019
SITE PLAN SIGNATURE BLOCK 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_____,_____, _____ Director of Planning & Zoning

ISSUE:
OWNER REVIEW: 07-27-2020
CITY COMMENTS: 08-26-2020
PERMIT: 11-02-2020
RETAIN WALL: 10-26-2021
FENCE NOTE: 11-10-2021
TREE UPDATE: 03-23-2022

DEC 07, 2020

COPYRIGHT NOTICE:
These drawings and specifications are the property and copyrighted work under sec. 102 of the copyright act, 17 u.s.c. whether the project for which they are made is executed or not. the reuse of these drawings and specifications may result in serious injury to the architect and is forbidden without a written agreement. unauthorized use of these drawings and specifications may result in a lawsuit, arbitration, and/or monetary liability.

PROPOSED OFFICE BUILDING FOR
THE FITE AGENCY
810 Goliad St.
Rockwall, Texas 75087

THE FITE AGENCY
2701 Sunset Ridge, ste. 104
Rockwall, TX. 75087

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
t: 972.732-6085
f: 972.732-8058

LANDSCAPE PLAN

DATE: JUL 2020
PROJECT NO: 2018055
DRAWN BY: KR
CHECKED BY: JC
SHEET NO: L1

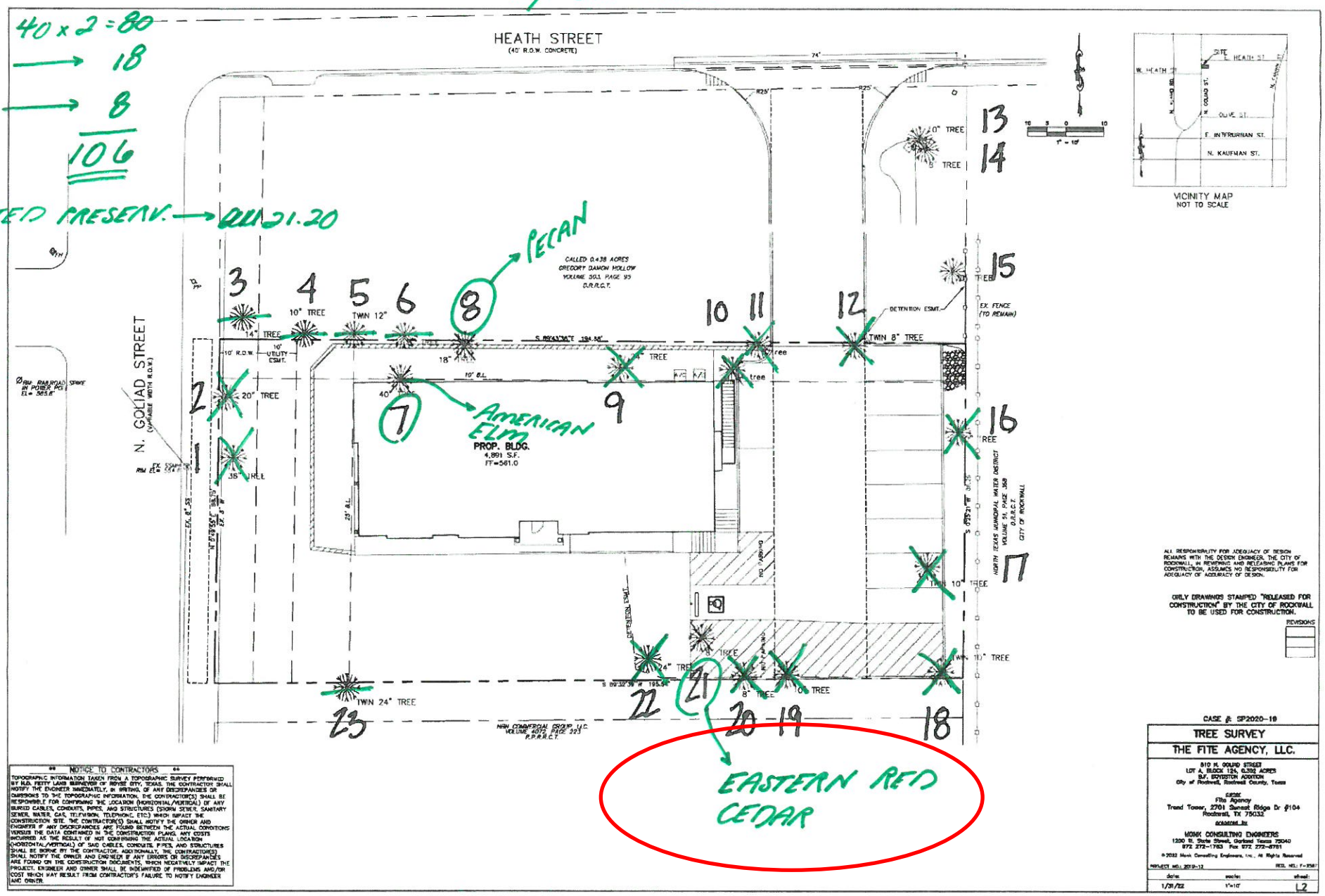
OPTIONS → 1: TREES = [illegible]
2: TREES = 16 + CASH = $[illegible]2,120.00
3: CASH = $[illegible]8,480.00

MITIGATION

↳ W/ OUT LANDSCAPING PLAN

#7 40 x 2 = 80
#8 → 18
#21 → 8
106

GRANTED PRESERV. → [illegible]1.20



** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY M.D. PEETY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

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 OF ACCURACY OF DESIGN.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

REVISIONS

CASE #: SP2020-19

TREE SURVEY

THE FITE AGENCY, LLC.

810 N. GOLIAD STREET
LOT A, BLOCK 134, 0.392 ACRES
B.F. BOYSTON ADDITION
City of Rockwall, Rockwall County, Texas

owner
Fite Agency
Trend Tower, 2701 Sunset Ridge Dr #104
Rockwall, TX 75032

prepared by
MONK CONSULTING ENGINEERS
1200 N. State Street, Garland Texas 75040
972 272-1783 Fax 972 272-6781

©2022 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2019-12 REG. NO.: F-3587

date	scale	sheet
1/31/22	1"=10'	L2

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:	Ryan Miller, *Director of Planning and Zoning*
DATE:	April 26, 2022
SUBJECT:	MIS2022-007; *Alternative Tree Mitigation Settlement Agreement for 1775 Airport Road*

The subject property is a 6.60-acre tract of land (*i.e. a portion of Tract 21 of the D. Harr Survey, Abstract No. 102*) that is generally located on the north side of Airport Road, east of the intersection of Airport Road and John King Boulevard. On February 15, 2022, the Planning and Zoning Commission approved a *Treescape Plan* for the subject property by a vote of 7-0. As part of this motion, the Planning and Zoning Commission also recommended denial of an *Alternative Tree Mitigation Settlement Agreement*. The approved *Treescape Plan* -- *prepared by Holcomb Tree Services* -- indicated that 1,067.50 caliper inches of trees will be removed from the subject property, and based on this balance the applicant was proposing an *Alternative Tree Mitigation Settlement Agreement* requesting to change the mitigation fee depending on the grade of the tree established by *Holcomb Tree Services*. After the Planning and Zoning Commission's recommendation, the applicant requested to withdraw the *Alternative Tree Mitigation Settlement Agreement* prior to the City Council meeting on February 21, 2022. Since this withdraw request, the applicant has met with the Director of Parks and Recreation (*the City's Arborist*) to review the grades of the trees on the subject property. After this review, the City's Arborist has determined that only trees with a *Grade 6* or higher should warrant mitigation. This means the outstanding tree mitigation balance would be 39 caliper inches. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)he developer/property owner can provide the required number of trees -- *four (4) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance…" or "(t)ree preservation credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches." This would equate to either ten (10), four (4) inch caliper trees, or eight (8), four (4) inch caliper trees and $1,560.00 paid into the *Tree Fund*. As an alternative to this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* proposing to pay the balance at a rate of $200.00 per inch for all 39 inches of trees, which equates to $7,800.00. According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement … (t)hese funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department." In this case, since the applicant is proposing to pay the outstanding tree mitigation balance in full, this case has been placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning *Case No. MIS2022-007*, staff will be available at the meeting on *April 26, 2022*.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2022-001

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	1775 AIRPORT ROAD		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	IMMEDIATELY EAST OF ROCKWALL AIRPORT		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	NONE	CURRENT USE	NONE
PROPOSED ZONING		PROPOSED USE	LIGHT IND./TECHNOLOGY
ACREAGE	6.68	LOTS [CURRENT]	2
		LOTS [PROPOSED]	

☐ ***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	ADD REAL ESTATE LTD.	☑ APPLICANT	FOXTROT 46 DEVELOPMENT
CONTACT PERSON	NEIL GANDY	CONTACT PERSON	CLARK STAGGS
ADDRESS	P.O. BOX 679	ADDRESS	1601 SEASCAPE CT.
CITY, STATE & ZIP	KELLER, TX 76248	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	972.832.7370	PHONE	972.897.4888
E-MAIL	ngandy@altavista-nursery.com	E-MAIL	scs@joimail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANeil Gandy [*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 $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 7th *DAY OF* April, 20 22. *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."*

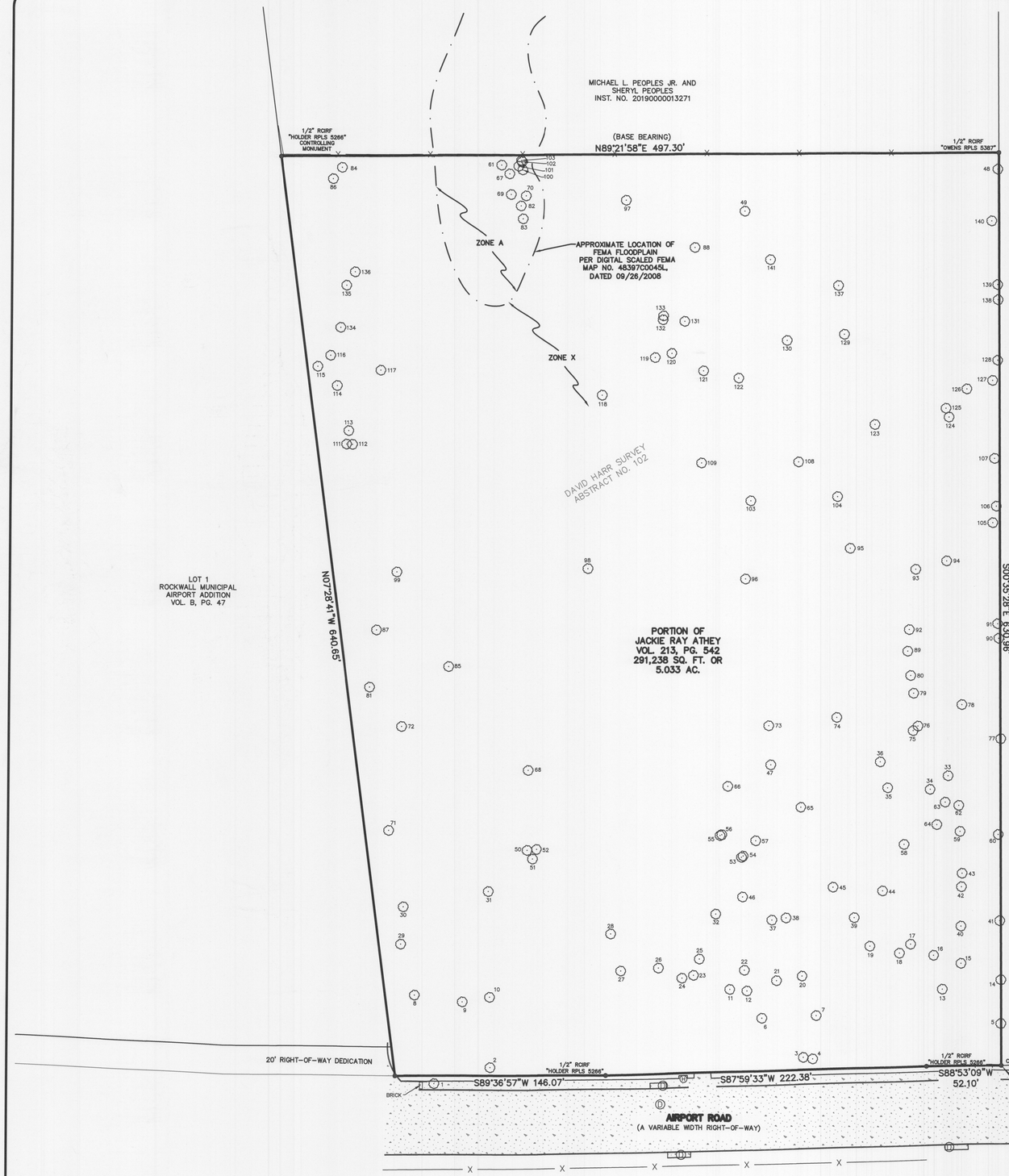
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* April, 2022

OWNER'S SIGNATURE ANeil Gandy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Margaret Delaney

MARGARET DELANEY
Notary Public
State of Texas
ID # 13112546-9
My Comm. Expires 05-26-2025

MY COMMISSION EXPIRES



TREES:			TREES:		
1	12"	CEDAR	91	17"	BOID D'ARC CLUSTER
2	12"	CEDAR	92	20"	CEDAR CLUSTER
3	11"	CEDAR CLUSTER	93	13"	CEDAR
4	13"	CEDAR CLUSTER	94	16"	CEDAR CLUSTER
5	13"	BOIS D'ARC CLUSTER	95	14.5"	CEDAR CLUSTER
6	12"	CEDAR CLUSTER	96	11"	CEDAR
7	11"	CEDAR CLUSTER	97	20"	CEDAR
8	12"	CEDAR	98	12"	CEDAR CLUSTER
9	12"	CEDAR	99	12"	CEDAR
10	12"	CEDAR	100	7.5"	ELM
11	11"	CEDAR CLUSTER	101	6"	ELM
12	16"	CEDAR CLUSTER	102	9"	ELM
13	13"	CEDAR	103	11"	CEDAR CLUSTER
14	11"	CEDAR CLUSTER	104	13.5"	CEDAR CLUSTER
15	17"	CEDAR CLUSTER	105	22"	CEDAR CLUSTER
16	11"	CEDAR	106	13"	CEDAR
17	13"	CEDAR CLUSTER	107	16"	CEDAR
18	11"	CEDAR CLUSTER	108	17"	CEDAR CLUSTER
19	12.5"	CEDAR CLUSTER	109	11"	CEDAR CLUSTER
20	11.5"	CEDAR CLUSTER	110	12"	ELM
21	12.5"	CEDAR CLUSTER	111	11"	CEDAR
22	11"	CEDAR	112	11"	CEDAR
23	12"	CEDAR	113	11"	CEDAR
24	12"	CEDAR	114	11"	CEDAR
25	13"	CEDAR	115	11"	CEDAR
26	12"	CEDAR CLUSTER	116	11"	CEDAR
27	12"	CEDAR	117	12"	CEDAR
28	18"	CEDAR CLUSTER	118	13"	CEDAR CLUSTER
29	11"	CEDAR	119	18"	CEDAR CLUSTER
30	11"	CEDAR	120	12"	CEDAR
31	12"	CEDAR	121	14"	CEDAR CLUSTER
32	23"	CEDAR CLUSTER	122	12"	CEDAR
33	16"	CEDAR	123	11"	CEDAR CLUSTER
34	11"	CEDAR	124	14"	CEDAR
35	16"	CEDAR	125	33"	CEDAR CLUSTER
36	14"	CEDAR	126	30"	CEDAR CLUSTER
37	13"	CEDAR CLUSTER	127	30"	CEDAR CLUSTER
38	12"	CEDAR CLUSTER	128	20"	BOIS D'ARC CLUSTER
39	23"	CEDAR	129	19"	CEDAR CLUSTER
40	13"	CEDAR	130	18"	CEDAR CLUSTER
41	18"	CEDAR CLUSTER	131	24"	CEDAR CLUSTER
42	15"	CEDAR CLUSTER	132	11"	CEDAR
43	17"	CEDAR CLUSTER	133	11"	CEDAR
44	11"	CEDAR	134	11"	CEDAR
45	13"	CEDAR CLUSTER	135	12"	CEDAR
46	12"	CEDAR	136	11"	CEDAR
47	15"	CEDAR	137	11"	CEDAR
48	18"	CEDAR CLUSTER	138	14"	CEDAR
49	18"	CEDAR CLUSTER	139	12"	CEDAR
50	12"	CEDAR	140	11"	CEDAR
51	12"	CEDAR	141	18"	CEDAR CLUSTER
52	12"	CEDAR			
53	13"	CEDAR			
54	12"	CEDAR			
55	11"	CEDAR			
56	12"	CEDAR			
57	12"	CEDAR			
58	12"	CEDAR CLUSTER			
59	17"	CEDAR CLUSTER			
60	24"	CEDAR CLUSTER			
61	8"	ELM			
62	12"	CEDAR CLUSTER			
63	12"	CEDAR			
64	11"	CEDAR			
65	30"	CEDAR CLUSTER			
66	18"	CEDAR CLUSTER			
67	15.5"	ELM			
68	11"	CEDAR			
69	9"	ELM			
70	10"	ELM			
71	11"	CEDAR			
72	12"	CEDAR			
73	21"	CEDAR CLUSTER			
74	12"	CEDAR			
75	18"	CEDAR CLUSTER			
76	11.5"	CEDAR			
77	12"	BOIS D'ARC			
78	24"	CEDAR			
79	14.5"	CEDAR CLUSTER			
80	14.5"	CEDAR CLUSTER			
81	12"	CEDAR			
82	12"	ELM			
83	15"	ELM			
84	12"	CEDAR			
85	12"	CEDAR			
86	13"	CEDAR CLUSTER			
87	12"	CEDAR			
88	24"	CEDAR CLUSTER			
89	11.5"	CEDAR CLUSTER			
90	14"	BOID D'ARC CLUSTER			

This is to certify that I have, this date, made an on the ground survey of the property located on Airport Road in the City of Rockwall, Texas, described as follows:

Being all that certain 5.033 acre tract of land situated in the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being a portion that certain tract of land conveyed to Jackie Ray Athey, by deed recorded in Volume 213, Page 542, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the southeast corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to City of Rockwall, by deed recorded in Volume 4358, Page 101, said Deed Records, same being in the north right-of-way line of Airport Road (variable width right-of-way);

THENCE along the common line of said Athey tract and said Airport Road as follows:
South 88 deg. 53 min. 09 sec. West, a distance of 52.10 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 87 deg. 59 min. 33 sec. West, a distance of 222.38 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 89 deg. 36 min. 57 sec. West, a distance of 146.07 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of a 20 foot right-of-way dedication per Volume B, Page 47, Plat Records, Rockwall County, Texas;

THENCE North 07 deg. 28 min. 41 sec. West, continuing along the common line of said Athey tract and said Airport Road right-of-way dedication, passing the northeast corner of said Airport Road right-of-way dedication, same being the southeast corner of Lot 1, Rockwall Municipal Airport Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume B, Page 47, said Plat Records, and continuing along the common line of said Athey tract and said Lot 1, a total distance of 640.65 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the northwest corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to Michael L. Peoples JR., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas;

THENCE North 89 deg. 21 min. 58 sec. East, through the interior of said Athey tract and along the south line of said Peoples tract, a distance of 497.30 feet to a 1/2 inch iron rod with "Owens RPLS 5387" red cap found for the northeast corner of the herein described tract, same being in the east line of said Athey tract, same being in the west line of aforesaid City of Rockwall tract;

THENCE South 00 deg. 35 min. 28 sec. East, along the common line of said Athey tract and said City of Rockwall tract, a distance of 630.96 feet to the POINT OF BEGINNING and containing 291,238 square feet or 5.033 acre of computed land, more or less.

PRIMARY PROTECTED TREES = 104" TOTAL DIAMETER
SECONDARY PROTECTED TREES = 1,927" TOTAL DIAMETER

MITIGATION TOTALS (PER CITY OF ROCKWALL UDC)
PRIMARY PROTECTED TREES = 104 INCHES
SECONDARY PROTECTED TREES = 963.5 INCHES
TOTAL: 1067.5 INCHES

NOTES:

1. IRF – Iron Rod Found
2. Basis of Bearing – Based on the South line (North 89 deg. 21 min. 58 sec. East) of that certain tract of land conveyed to Michael L. Peoples JR., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas.
3. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0045L subject lot is located in Zones A & X.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE
10/20/2021

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER		FIRE HYDRANT		WATER MANHOLE	SIGN
IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE		WATER VALVE		SWB MANHOLE	CONCRETE
DOWN GUY		TRANSFORMER PAD		GAS MANHOLE	BOLLARD
S.S. MANHOLE		ELECTRIC METER		VAULT	COVERED AREA
CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

TREE SURVEY

AIRPORT ROAD

ROCKWALL, TEXAS 75087

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 21-0815
DATE: 10/19/2021
FIELD DATE: 10/05/2021
SCALE: 1" = 40'
FIELD: J.D.H.
DRAWN: J.B.W.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
FIRM No. 100999-00
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1

FOXTROT 46
Airport Hangar Development Project
1777 Airport Road, Rockwall, 75087

Clark Staggs, 972.897.4888

HOLCOMB TREE SERVICE, INC.
P.O. BOX 570547
DALLAS, TX 75357

PHONE: 214-327-9311
FAX: 214-327-9038

TREE #	TAG #	I.D.	GRADE	NOTES
2	2	CEDAR	6	BA/DEAD ON NORTH SIDE
3	3	CEDAR	3	MT/1 SIDE/DECAY @ BASE
4	4	CEDAR CLUSTER	4	MT/WU
5	5	BOISD'ARC	3	MT/SPLIT TOP/MISTLETOE
6	6	CEDAR CLUSTER	3	MT/DECAY/BA
7	7	CEDAR	3	MT/DECAY @ BASE
8	8	CEDAR	5	LOWER 1/3 DEAD/BA
9	9	CEDAR	4	1/2 DEAD/BA
10	10	CEDAR	3	MT/WU/3/4 DEAD
11	11	CEDAR	3	MT/1 SIDE
12	12	CEDAR	3	MT/1/2 DEAD/DECAY
13	13	CEDAR	2	BA
14	14	CEDAR CLUSTER		MT/WU/MULTI TREE HB
15	15	CEDAR CLUSTER	2	MT/WU/DECAY
16	16	CEDAR	4	1 SIDE/LEAN
17	17	CEDAR	3	MT/CO DOMINANT/DECAY
18	18	CEDAR CLUSTER	4	MT/LEAN/1 SIDE
19	19	CEDAR	4	MT/WU/LOWER 1/2 DEAD
20	20	CEDAR	3	MT/WU/LEAN/1/2 SIDE
21	21	CEDAR	3	CODOMINANT/WU/DECAY
22	22	CEDAR	4	BA/1 SIDE
23	23	CEDAR	4	CO DOMINANT
24	24	CEDAR	3	CO DOMINANT/LEAN/1 SIDE
25	25	CEDAR	5	LOWER 1/4 DEAD/BA
26	26	CEDAR	3	CODOMINANT/BA
27	27	CEDAR	5	LOWER 1/4 DEAD/BA
28	28	CEDAR	3	MT/DECAY @ BASE
29	29	CEDAR	3	BA/LOWER 2/3 DEAD/DO DOMINANT
30	30	CEDAR	4	BA/LOWER 1/3 DEAD
31	31	CEDAR	4	1/2 DEAD/BA
32	32	CEDAR	3	MT/WU/DECAY @ BASE
33	33	CEDAR	4	1 SIDE/PC
34	34	CEDAR	4	BA/LEANING/1 SIDE
35	35	CEDAR	4	1 SIDE/BA
36	36	CEDAR	1	3/4 DEAD
37	37	CEDAR CLUSTER	3	1/2 SIDE/DO DOMINANT/DECAY @ BASE
38	38	CEDAR CLUSTER	4	CO DOMINANT
39	39	CEDAR	4	CO DOMINANT/DECAY @ FORKS
40	40	CEDAR	4	1 SIDE/LEAN

HOLCOMB TREE SERVICE, INC.
P.O. BOX 570547
DALLAS, TX 75357

PHONE: 214-327-9311
FAX: 214-327-9038

TREE #	TAG #	I.D.	GRADE	NOTES
41	41	CEDAR	3	MT/WU/SPLIT
42	42	CEDAR	3	MT/WU/DECAY @ BASE
43	43	CEDAR CLUSTER	3	MT/WU/DECAY @ BASE
44	44	CEDAR	4	2/3 DEAD
45	45	CEDAR	3	MT/WU/DECAY @ FORK
46	46	CEDAR	3	1 SIDE/1/2 DEAD
47	47	CEDAR	4	NORTH SIDE BROKE
48	48	CEDAR	4	MT/HB GIRDLE/WU
49	49	CEDAR	3	MT/GIRDLED LIMBS
50	50	CEDAR	3	MT/1/2 DEAD/DECAY
51	51	CEDAR	4	1/2 DEAD/BA
52	52	CEDAR	3	CO DOMINANT/DECAY @ BASE
53	53	CEDAR	4	MT/SPLIT/WU
54	54	CEDAR	4	MT/SPLIT/WU
55	55	CEDAR	3	MT/DECAY @ BASE
56	56	CEDAR	2	MT/DECAY @ BASE
56	56	CEDAR	3	MT/DECAY @ BASE
57	57	CEDAR	4	LOWER 1/4 DEAD/BA
58	58	CEDAR CLUSTER	3	MT/WU/PC/LOWER 1/2 DEAD/DECAY
59	59	CEDAR	4	MT/BA/WU
60	60	CEDAR	3	MT/WU/1 SIDE
61	61	CEDAR ELM	3	CROOKED GROWTH/WK
62	62	CEDAR CLUSTER	4	LEANING/WU/MT
63	63	CEDAR	4	BA/LEANING/BOTTOM 1/2 DEAD
64	64	CEDAR	5	BOTTOM 1/2 DEAD/BA
65	65	CEDAR	3	MT/WU/LOWER 1/4 DEAD/BA
66	66	CEDAR	3	CO DOMINANT/SPLIT @ BASE
67	67	CEDAR ELM	4	MISTLETOE/WK
68	68	CEDAR	3	MT/SPLIT @ BASE
69	69	CEDAR ELM	5	POOR GROWTH PATTERN
70	70	CEDAR ELM	4	MISTLETOE/1 SIDE
71	71	CEDAR	4	BA
72	72	CEDAR	4	MT/BA
73	73	CEDAR	3	MT/WU
74	74	CEDAR	6	GOOD
75	75	CEDAR CLUSTER	3	MT/1 SIDE/PC
76	76	CEDAR	4	LEANING/1/2 SIDE/DECAY
77	77	BOIS D'ARC	4	WK/IN FENCE/CO DOMINANT
78	78	CEDAR	4	MT/WU/CO DOMINANT

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TREE #	TAG #	I.D.	GRADE	NOTES
80	80	CEDAR CLUSTER	3	MT/WU/TRUNK DECAY
81	81	CEDAR	3	CO DOMINANT/1/2 DEAD/1 SIDE DECAY
82	82	CEDAR ELM	6	MISTLETOE
83	83	CEDAR ELM	5	MISTLETOE/LOWER PART DEAD
84	84	CEDAR ELM		
85	85	CEDAR	4	CO DOMINANT/BA/LOWER 1/3 DEAD
86	86	CEDAR ELM	5	MT/BA
87	87	CEDAR	3	MT/CAVITY/WU
88	88	CEDAR	3	MT/ROOT BALL LEANING
89	89	CEDAR CLUSTER	4	MT/WU
90	90	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/IN FENCE
91	91	BOISD'ARC CLUSTER	3	WK/MISTLETOE/SPLIT TOP
92	92	CEDAR CLUSTER	3	MT/WU
93	93	CEDAR	4	WU/GRAPEVINE
94	94	CEDAR CLUSTER	3	MT/WU
95	95	CEDAR	3	MT/1 SIDE/TRUNK DECAY
96	96	CEDAR	4	MT/BA
97	97	CEDAR	3	CO DOMINANT/MT/WK/DECAY
98	98	CEDAR	5	MT
99	99	CEDAR	3	CAVITY/BA
100	100	CEDAR ELM	3	1/2 DEAD/MISTLETOE
101	101	CEDAR ELM	4	MISTLETOE/BROKEN TOP
102	283	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
103	275	CEDAR	2	MT/1/2 DEAD
103	284	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
104	273	CEDAR	4	MT/BA
105	256	CEDAR	3	MT/SPLIT @ BASE
106	367	CEDAR	3	1 SIDE/IN FENCE/BA
107	257	CEDAR	4	MT/IN FENCE/LOPSIDED
108	274	CEDAR	3	MT/CRACK @ BASE
109	290	CEDAR	3	MT/GIRDLED LIMBS
111	111	CEDAR	3	MT/WU/BA/1/2 DEAD
112	112	CEDAR	3	MT/WU/BA/1/2 DECAY
113	113	CEDAR	4	CO DOMINANT/DECAY @ BASE
114	114	CEDAR	4	MT/BA
115	115	CEDAR	4	BA/1/4 DEAD/1 SIDE
116	116	CEDAR	3	MT/DECAY @ BASE
117	117	CEDAR	4	LEANING/LOOSE ROOT BALL
118	291	CEDAR	2	MT/2/3 DEAD

HOLCOMB TREE SERVICE, INC.
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DALLAS, TX 75357

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TREE #	TAG #	I.D.	GRADE	NOTES
120	288	CEDAR	3	CO DOMINANT/1/2 DEAD/WU
121	289	CEDAR	4	MT/1/2 DEAD
122	276	CEDAR	6	SINGLE TRUNK
123	279	CEDAR	4	MT/WU
124	369	CEDAR	4	1 SIDE/BA
125	368	CEDAR CLUSTER	3	MT/BA/WU
126	293	CEDAR CLUSTER	4	MT/BA/WU
127	370	CEDAR CLUSTER	4	MT/BA/WU
128	371	BOIS D'ARC	4	WK/MISTLETOE/IN FENCE
129	285	CEDAR	4	MT/DECAY @ BASE
130	280	CEDAR	6	MT
131	277	CEDAR	3	DECAY/MT
132	286	CEDAR	3	1 SIDE 1/2 DEAD
133	278	CEDAR	3	1 SIDE 1/2 DEAD
134	125	CEDAR	3	CO DOMINANT/DECAY @ BASE
135	127	CEDAR	3	MT/1/2 DEAD/WU
136	126	CEDAR	3	MT/1/2 DEAD/WU
137	281	CEDAR	4	LEANING/1 SIDE
138	372		5	BA/G VINE/HB
139	295	CEDAR	5	BA/GRAPEVINE
140	294	CEDAR	5	MT/BA LOWER 1/3 DEAD
141	282	CEDAR	4	MT/BROKEN TOP

ID KEY

MT: MULTI TRUNK
WU: WEAK UNION
CO DOMINANT: CO DOMINANT LEADERS
1 SIDE: GROWTH PATTERN INHIBITED BY SURROUNDING TREES
BA: BORER ACTIVITY

TREE MITIGATION FOR 1775 AIRPORT ROAD

UDC Scenarios		Cash @ $200.00	Trees (4" Caliper)
1:	100% Trees	N/A	10.00
2:	20% TC/80% Trees	$ 1,560.00	8.00
3:	100% TC (Cash)	$ 7,800.00	-

NOTE : If the applicant provides an approved landscape plan the dollar value halves.

Tag	Caliper Inches	Type	Class	Pre-Mitigation without Grades	Grade	Mitigation Required	Rockwall Cost Per Tree @ $200
1	12.00	Cedar	Secondary	6.00		-	-
2	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
3	11.00	Cedar	Secondary	5.50	3	-	-
4	13.00	Cedar	Secondary	6.50	4	-	-
5	13.00	Bois D'Arc	Non Protected	-	3	-	-
6	12.00	Cedar	Secondary	6.00	3	-	-
7	11.00	Cedar	Secondary	5.50	3	-	-
8	12.00	Cedar	Secondary	6.00	5	-	-
9	12.00	Cedar	Secondary	6.00	4	-	-
10	12.00	Cedar	Secondary	6.00	3	-	-
11	11.00	Cedar	Secondary	5.50	3	-	-
12	16.00	Cedar	Secondary	8.00	3	-	-
13	13.00	Cedar	Secondary	6.50	2	-	-
14	11.00	Cedar	Secondary	5.50		-	-
15	17.00	Cedar	Secondary	8.50	2	-	-
16	11.00	Cedar	Secondary	5.50	4	-	-
17	13.00	Cedar	Secondary	6.50	3	-	-
18	11.00	Cedar	Secondary	5.50	4	-	-
19	12.50	Cedar	Secondary	6.25	4	-	-
20	11.50	Cedar	Secondary	5.75	3	-	-
21	12.50	Cedar	Secondary	6.25	3	-	-
22	11.00	Cedar	Secondary	5.50	4	-	-
23	12.00	Cedar	Secondary	6.00	4	-	-
24	12.00	Cedar	Secondary	6.00	3	-	-
25	13.00	Cedar	Secondary	6.50	5	-	-
26	12.00	Cedar	Secondary	6.00	3	-	-
27	12.00	Cedar	Secondary	6.00	5	-	-
28	18.00	Cedar	Secondary	9.00	3	-	-
29	11.00	Cedar	Secondary	5.50	3	-	-
30	11.00	Cedar	Secondary	5.50	4	-	-
31	12.00	Cedar	Secondary	6.00	4	-	-
32	23.00	Cedar	Secondary	11.50	3	-	-
33	16.00	Cedar	Secondary	8.00	4	-	-
34	11.00	Cedar	Secondary	5.50	4	-	-
35	16.00	Cedar	Secondary	8.00	4	-	-
36	14.00	Cedar	Secondary	7.00	1	-	-
37	13.00	Cedar	Secondary	6.50	3	-	-
38	12.00	Cedar	Secondary	6.00	4	-	-
39	23.00	Cedar	Secondary	11.50	4	-	-
40	13.00	Cedar	Secondary	6.50	4	-	-
41	18.00	Cedar	Secondary	9.00	3	-	-
42	15.00	Cedar	Secondary	7.50	3	-	-
43	17.00	Cedar	Secondary	8.50	3	-	-
44	11.00	Cedar	Secondary	5.50	4	-	-

45	13.00	Cedar	Secondary	6.50	3	-	-
46	12.00	Cedar	Secondary	6.00	3	-	-
47	15.00	Cedar	Secondary	7.50	4	-	-
48	18.00	Cedar	Secondary	9.00	4	-	-
49	18.00	Cedar	Secondary	9.00	3	-	-
50	12.00	Cedar	Secondary	6.00	3	-	-
51	12.00	Cedar	Secondary	6.00	4	-	-
52	12.00	Cedar	Secondary	6.00	3	-	-
53	13.00	Cedar	Secondary	6.50	4	-	-
54	12.00	Cedar	Secondary	6.00	4	-	-
55	11.00	Cedar	Secondary	5.50	3	-	-
56	12.00	Cedar	Secondary	6.00	2	-	-
57	12.00	Cedar	Secondary	6.00	4	-	-
58	12.00	Cedar	Secondary	6.00	3	-	-
59	17.00	Cedar	Secondary	8.50	4	-	-
60	24.00	Cedar	Secondary	12.00	3	-	-
61	8.00	Elm	Primary	8.00	3	-	-
62	12.00	Cedar	Secondary	6.00	4	-	-
63	12.00	Cedar	Secondary	6.00	4	-	-
64	11.00	Cedar	Secondary	5.50	5	-	-
65	30.00	Cedar	Secondary	60.00	3	-	-
66	18.00	Cedar	Secondary	9.00	3	-	-
67	15.50	Elm	Primary	15.50	4	-	-
68	11.00	Cedar	Secondary	5.50	3	-	-
69	9.00	Elm	Primary	9.00	5	-	-
70	10.00	Elm	Primary	10.00	4	-	-
71	11.00	Cedar	Secondary	5.50	4	-	-
72	12.00	Cedar	Secondary	6.00	4	-	-
73	21.00	Cedar	Secondary	10.50	3	-	-
74	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
75	18.00	Cedar	Secondary	9.00	3	-	-
76	11.50	Cedar	Secondary	5.75	4	-	-
77	12.00	Bois D'Arc	Non Protected	-	4	-	-
78	24.00	Cedar	Secondary	12.00	4	-	-
79	14.50	Cedar	Secondary	7.25		-	-
80	14.50	Cedar	Secondary	7.25	3	-	-
81	12.00	Cedar	Secondary	6.00	3	-	-
82	12.00	Elm	Primary	12.00	6	12.00	2,400.00
83	15.00	Elm	Primary	15.00	5	-	-
84	12.00	Cedar	Secondary	6.00		-	-
85	12.00	Cedar	Secondary	6.00	4	-	-
86	13.00	Cedar	Secondary	6.50	5	-	-
87	12.00	Cedar	Secondary	6.00	3	-	-
88	24.00	Cedar	Secondary	12.00	3	-	-
89	11.50	Cedar	Secondary	5.75	4	-	-
90	14.00	Bois D'Arc	Non Protected	-	3	-	-
91	17.00	Bois D'Arc	Non Protected	-	3	-	-
92	20.00	Cedar	Secondary	10.00	3	-	-
93	13.00	Cedar	Secondary	6.50	4	-	-
94	16.00	Cedar	Secondary	8.00	3	-	-
95	14.50	Cedar	Secondary	7.25	3	-	-
96	11.00	Cedar	Secondary	5.50	4	-	-
97	20.00	Cedar	Secondary	10.00	3	-	-
98	12.00	Cedar	Secondary	6.00	5	-	-

99	12.00	Cedar	Secondary	6.00	3	-	-
100	7.50	Elm	Primary	7.50	3	-	-
101	6.00	Elm	Primary	6.00	4	-	-
102	9.00	Elm	Primary	9.00	4	-	-
103	11.00	Cedar	Secondary	5.50	4	-	-
104	13.50	Cedar	Secondary	6.75	4	-	-
105	22.00	Cedar	Secondary	11.00	3	-	-
106	13.00	Cedar	Secondary	6.50	3	-	-
107	16.00	Cedar	Secondary	8.00	4	-	-
108	17.00	Cedar	Secondary	8.50	3	-	-
109	11.00	Cedar	Secondary	5.50	3	-	-
110	12.00	Elm	Primary	12.00		-	-
111	11.00	Cedar	Secondary	5.50	3	-	-
112	11.00	Cedar	Secondary	5.50	3	-	-
113	11.00	Cedar	Secondary	5.50	4	-	-
114	11.00	Cedar	Secondary	5.50	4	-	-
115	11.00	Cedar	Secondary	5.50	4	-	-
116	11.00	Cedar	Secondary	5.50	3	-	-
117	12.00	Cedar	Secondary	6.00	4	-	-
118	13.00	Cedar	Secondary	6.50	2	-	-
119	18.00	Cedar	Secondary	9.00		-	-
120	12.00	Cedar	Secondary	6.00	3	-	-
121	14.00	Cedar	Secondary	7.00	4	-	-
122	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
123	11.00	Cedar	Secondary	5.50	4	-	-
124	14.00	Cedar	Secondary	7.00	4	-	-
125	33.00	Cedar	Secondary	66.00	3	-	-
126	30.00	Cedar	Secondary	60.00	4	-	-
127	30.00	Cedar	Secondary	60.00	4	-	-
128	20.00	Bois D'Arc	Non Protected	-	4	-	-
129	19.00	Cedar	Secondary	9.50	4	-	-
130	18.00	Cedar	Secondary	9.00	6	9.00	1,800.00
131	24.00	Cedar	Secondary	12.00	3	-	-
132	11.00	Cedar	Secondary	5.50	3	-	-
133	11.00	Cedar	Secondary	5.50	3	-	-
134	11.00	Cedar	Secondary	5.50	3	-	-
135	12.00	Cedar	Secondary	6.00	3	-	-
136	11.00	Cedar	Secondary	5.50	3	-	-
137	11.00	Cedar	Secondary	5.50	4	-	-
138	14.00	Cedar	Secondary	7.00	5	-	-
139	12.00	Cedar	Secondary	6.00	5	-	-
140	11.00	Cedar	Secondary	5.50	5	-	-
141	18.00	Cedar	Secondary	9.00	4	-	-
	1,976.50			1,186.75		39.00	$ 7,800.00

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:	Ryan Miller, *Director of Planning and Zoning*
DATE:	April 26, 2022
SUBJECT:	MIS2022-009; *Exception for a Fence for Rayburn Country Electric Cooperative, Inc.*

The applicant -- *Stephen Geiger of Rayburn Country Electric Cooperative, Inc.* -- has submitted a request for an exception to allow the construction of a six (6) foot chain-link fence around the subject property. The subject property is a 58.72-acre tract of vacant land situated at the northwest corner of the intersection of Mims Road and S. Goliad Street [*SH-205*] that is zoned Heavy Commercial (HC) District and Commercial (C) District. According to the applicant's letter, Rayburn Country Electric Cooperative, Inc. purchased the subject property to ensure that they would have land to expand their business in the future. Unfortunately, they have had issues with illegal dumping on the newly acquired site and are looking for a way to secure the property. In order to achieve this, the applicant is proposing to construct a six (6) foot chain-link fence that will start south of the City's lift station on Mims Road, extend east along Mims Road to S. Goliad Street, turn north and extend along S. Goliad Street to the northern property boundary, and turn west following the existing property line approximately 530-feet (*see Figure 1 below*). The applicant is proposing to set the fence back 20-feet from the property line (*i.e. at the front building setback line*) along Mims Road and back 50-feet from the property line (*i.e. at the front building setback line*) adjacent to S. Goliad Street.

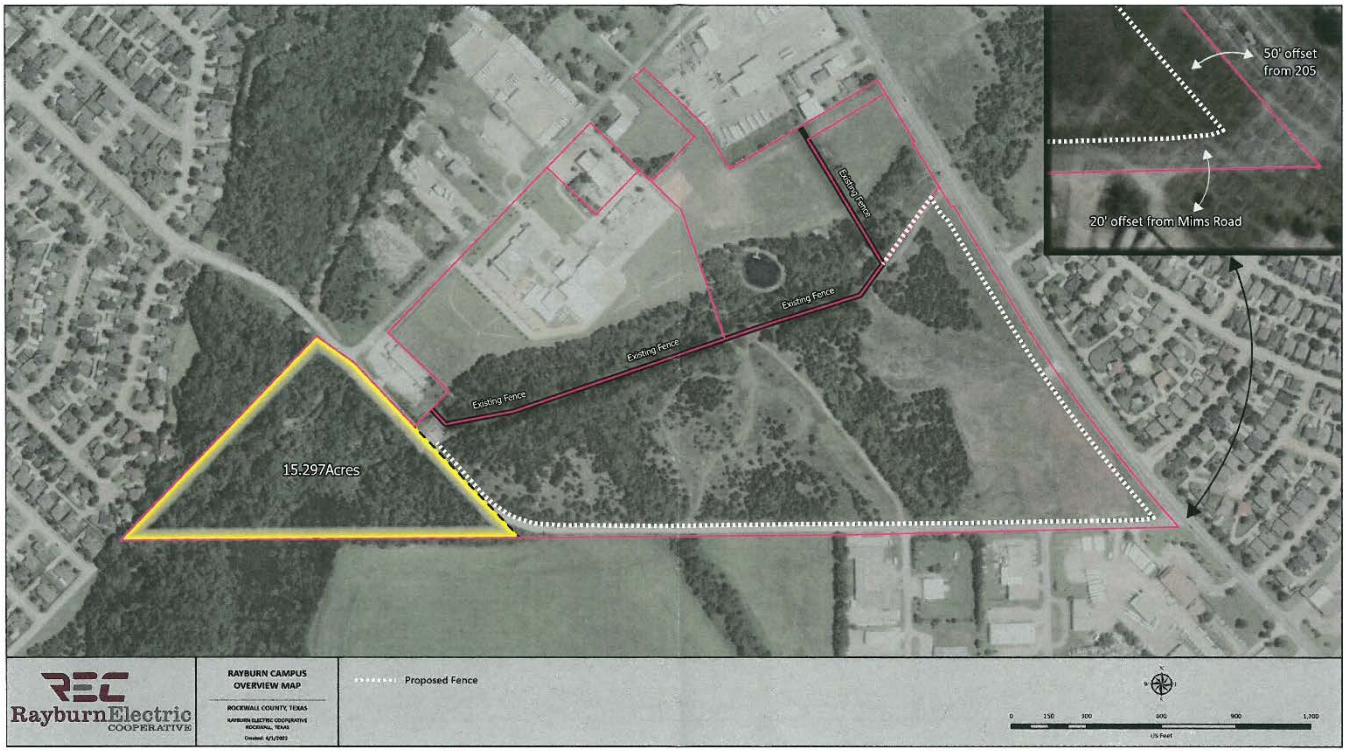


FIGURE 1: FENCE LOCATION

According to Subsection 08.04(A), *Fence Standards for Properties in a Commercial District*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)on-required fences in the Neighborhood Services (NS), General Retail (GR), and Commercial (C) Districts shall be constructed of materials outlined in Subsection 8.02(B); however, wood and vinyl coated chain-link shall be prohibited." In addition, Subsection 08.04(C), *Fence Standards for Properties in an Industrial District*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, "(n)on-required fences in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts shall be constructed of

materials outlined in Subsection 8.02(B); however, wood shall be prohibited." As stated above, the applicant is proposing a six (6) foot chain-link fence, which is a not permitted fence material in either the Commercial (C) District or the Heavy Commercial (HC) District. With this being said, the applicant does state that this is only a temporary solution intended to address their issues with illegal dumping and to temporarily secure the property until future expansion. It is also worth pointing out that the properties directly north (*i.e. 2670 S. Goliad Street -- TransAm Trucking*) and south (*i.e. 2890 S. Goliad Street -- EPES Transport System, LLC*) of the subject property currently have legal non-conforming chain-link fences (*see Figures 2 & 3*). Based on this the applicant's request does not appear to change the essential character of the area; however, a request for an exception for a fence is a discretionary decision for the Planning and Zoning Commission.

In the attached packet staff has included the applicant's letter and site plan showing the proposed location for the chain-link fence. Should the Planning and Zoning Commission have any questions staff will be available at the *April 26, 2022* Planning and Zoning Commission Work Session meeting.



FIGURE 2: EPES TRANSPORT SYSTEMS, LLC



FIGURE 3: TRANSAM TRUCKING

PROJECT COMMENTS

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

DATE: 4/21/2022

PROJECT NUMBER:	MIS2022-009	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Variance Request for a Fence (Rayburn Electric)	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Discuss and consider a request by Stephen Geiger of Rayburn Electric Cooperative, Inc. for the approval of a Miscellaneous Case for a Special Exception to the fence standards on a 58.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

04/20/2022: The City will need gates a minimum of 14' wide to access the sewer line that is in the property as well as a "daisy chain" locking system so that the City Sewer Department can access 24 hrs. a day

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

04/19/2022: FLOOD PLAIN AREA

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	04/21/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	04/21/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	04/21/2022	N/A

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2022-009

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	Mims Rd. Rockwall, TX 75032				
SUBDIVISION	A0026 W H Barnes, Tract 3		LOT		BLOCK	
GENERAL LOCATION	Located at 205 and Mims Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Heavy Commercial, Commercial		CURRENT USE	Vacant Land - Commercial	
PROPOSED ZONING	N/A		PROPOSED USE	N/A	
ACREAGE	58.72 Acres	LOTS [CURRENT]		LOTS [PROPOSED]	

☒ ***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	Rayburn Country Electric Cooperative, Inc.	☐ APPLICANT	
CONTACT PERSON	Stephen Geiger	CONTACT PERSON	
ADDRESS	950 Sids Rd	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	(469) 402-2100	PHONE	
E-MAIL	sgeiger@rayburnelectric.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [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 $ 100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 31st *DAY OF* March *, 20*22*. 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."*

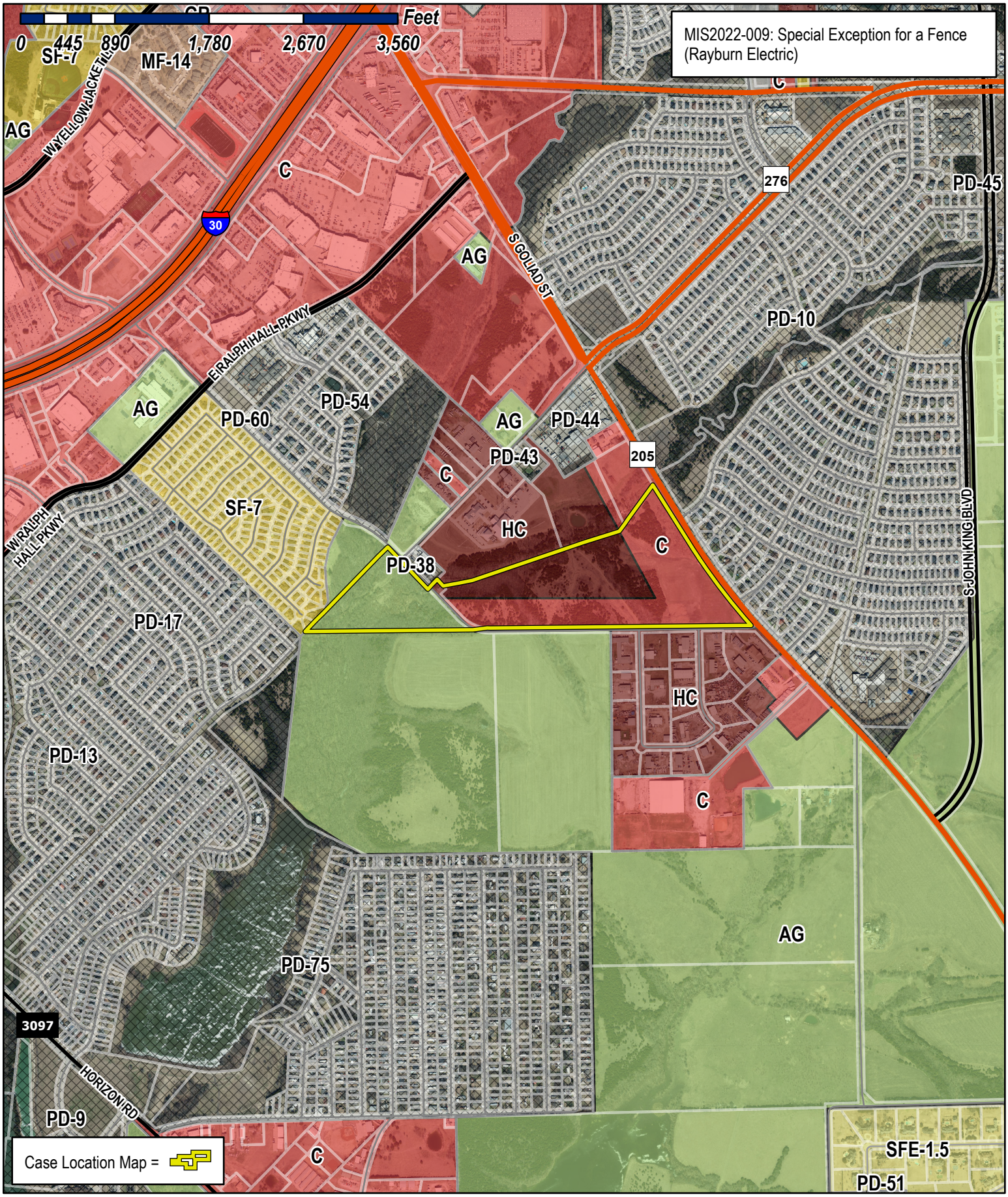
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31st *DAY OF* March *, 20*22*.*

OWNER'S SIGNATURE Stephen Geiger

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Dawn Dais Wagner

DAWN DAIS WAGNER
Notary Public, State of Texas
Comm. Expires 12-02-2023
Notary ID 130485791

MY COMMISSION EXPIRES 12-2-2023



City of Rockwall

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

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

RayburnElectric
COOPERATIVE

P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
(T) 469.402.2100 | Rayburnelectric.com

April 14, 2022

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

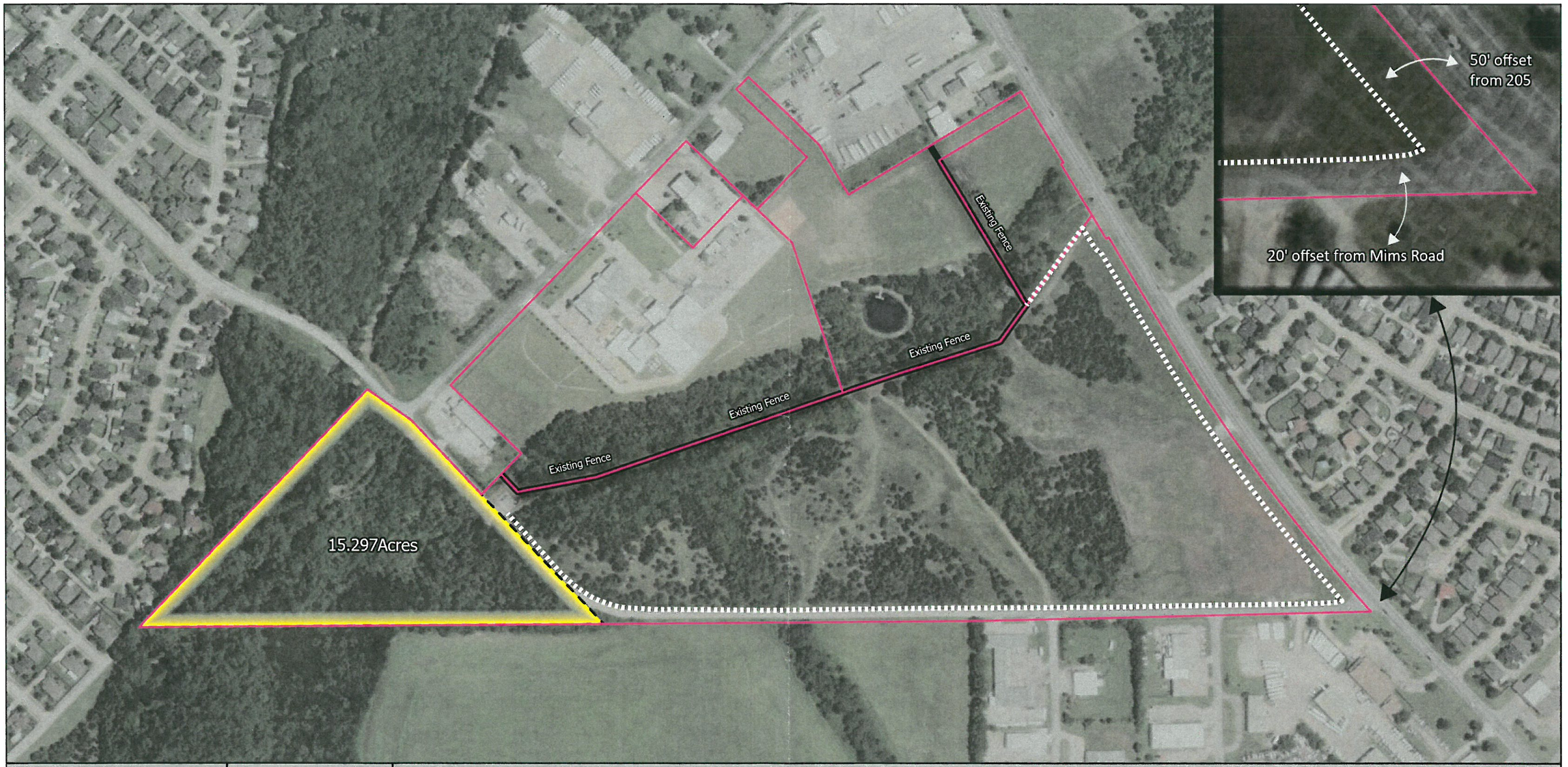
Subject: Rayburn Country Electric Cooperative's Variance Request

To Whom It May Concern:

Last year Rayburn Country Electric Cooperative, Inc. (Rayburn) purchased the tract of land adjoining our campus property so that we could ensure a pathway for continued growth as our business needs develop. The property in question is bordered by State Highway 205 to the East, Mims Road to the South and West, and our existing campus property to the North. Given the property's location and relatively low vehicular traffic levels along Mims Road, this newly acquired tract of land is commonly used as a dump site for various items such as tires, couches, mattresses and even an old boat and hot tub. Rayburn desires to erect a fence along the property's perimeter to deter said dumping and to protect the integrity of our facilities. The variance requested relates to the fencing material type associated with the current zoning of overall tract. The larger overall tract has sections that are zoned both commercial and heavy commercial which require/permit different types of fencing. Given the purpose of our intent as meant more of a deterrent to illegal dumping and to address safety concerns for individuals accessing our property versus a long-term solution as our business development needs expand, we are requesting a variance to be able to install six-foot-high chain-link fencing around the perimeter of the overall larger tract. We are proposing to offset the fencing along State Highway 205 back into the property 50 feet so as to serve both our needs and be aesthetically beneficial to citizens of Rockwall as they traverse along the roadway. If any questions arise or if clarification is needed, please do not hesitate to contact me.

Thank you,

Stephen Geiger
Chief Operating Officer
Rayburn Country Electric Cooperative, Inc.



RayburnElectric COOPERATIVE

RAYBURN CAMPUS OVERVIEW MAP

ROCKWALL COUNTY, TEXAS

RAYBURN ELECTRIC COOPERATIVE
ROCKWALL, TEXAS

Created: 4/1/2022

Proposed Fence

N
W E
S

0 150 300 600 900 1,200

US Feet

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:	Ryan Miller, *Director of Planning and Zoning*
DATE:	April 26, 2022
SUBJECT:	MIS2022-010; *Variance Request to the Utility Standards*

On August 10, 2021 the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (*i.e. 7-Eleven*) on a 1.503-acre tract of land located east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549. As part of this approval, the Planning and Zoning Commission granted a variance to the pitched roof requirements allowing a flat roof design on a building that was less than 5,000 SF. As part of this request, the applicant offered compensatory measures in the form of additional landscaping, increased natural stone, and increased architectural elements (*i.e. decorative canopies, articulated accents, etc.*). Following this approval, the applicant -- *Keaton Mai of the Dimension Group* -- submitted a subsequent variance request (*Case No. MIS2021-015*) seeking to allow the overhead powerlines to remain above ground as opposed to being undergrounded in accordance with the City's Municipal Code of Ordinances and the Unified Development Code (UDC). The Planning and Zoning Commission reviewed the applicant's request on November 30, 2021 and approved a motion to recommend denial of the applicant's request by a vote of 5-0, with Commissioners Chodun and Moeller absent. Based on this denial, the applicant submitted a request to withdraw the case on December 1, 2021 prior to the City Council's review on December 6, 2021.

More recently, the applicant has submitted a subsequent application requesting the same variance as was previously requested (*i.e. to allow the powerlines to remain above ground as opposed to being undergrounded*); however, in the new request, the applicant -- *Michael Hampton of Prudent Development/549 Crossing LP (the owner of the 7-Eleven property)* -- has included the 32.981-acre tract of land surrounding the 1.503-acre property from the previous case, and is requesting that the overhead powerlines remain for all 34.484-acres. Staff should point out that the 34.484-acre tract of land was recently preliminary platted (*Case No. P2021-027*) showing that the subject property will be subdivided into 14 lots to facilitate the future development of the subject property, and to dedicate right-of-way for the future alignment of FM-549. According to the City's ordinances, all relocations of existing overhead powerlines are required to be installed underground. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to the subject property are as follows:

☑ Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC:

H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.

☑ Section 03.03, *Utility Distribution Lines*, of Article 04, *Permissible Uses*, of the UDC:

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

☑ Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:

(e) Underground utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

The applicant is requesting the City Council grant a variance to the underground requirements to allow overhead powerlines along SH-205 and the current alignment of FM-549. In the applicant's letter, the applicant has stated that Farmers Electric Cooperative would need to relocate these lines in the future. Staff has requested that the applicant provide additional information from Farmers Electric Cooperative showing an itemization of how the costs in the letter were calculated; however,

the applicant has stated that Farmers Electric Cooperative has not been able or willing to provide additional details on how the costs were calculated. Staff requested this information from the applicant to try and ascertain if the improvements being required by Farmers Electric Cooperative were simply related to the burial of the lines or if they were requiring the applicant to make system wide improvements effecting properties not associated with the burial of the lines for this project.

According to Section 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." Variances to the unground utility requirements are discretionary decisions that are considered on a *case-by-case basis* by the City Council pending a recommendation from the Planning and Zoning Commission.

In the attached packet staff has included a proposed utility plan showing the current and proposed location of the powerlines, and the applicant's letter. Staff should note that the approval of any variance in an established overlay district would require a ¾-majority vote of the City Council (*i.e. members present at the meeting*) for approval. Should the Planning and Zoning Commission have any questions, staff and a representative for the applicant will be available at the ***April 26, 2021*** Planning and Zoning Commission Work Session meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. MIS2022-010

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☒ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NEQ + SEQ of HWY 205 and FM 549, Rockwall, TX 75032				
SUBDIVISION	Creekside Commons	LOT	1-14	BLOCK	A
GENERAL LOCATION	NEQ + SEQ of HWY 205 and FM 549, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Various retail/office/commercial uses
ACREAGE	34.484	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	14		

☒ ***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	Rockwall 205 Investors, LLC	☒ APPLICANT	549 Crossing, LP
CONTACT PERSON	Justin Webb + Russell Phillips	CONTACT PERSON	Michael Hampton
ADDRESS	5763 S SH 205, Suite 100	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-729-7885	PHONE	469-500-5204
E-MAIL	Justinw@alturahomes.com	E-MAIL	mhampton@prudentdevelopment.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [*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 $ $100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* April *, 2022. 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."*

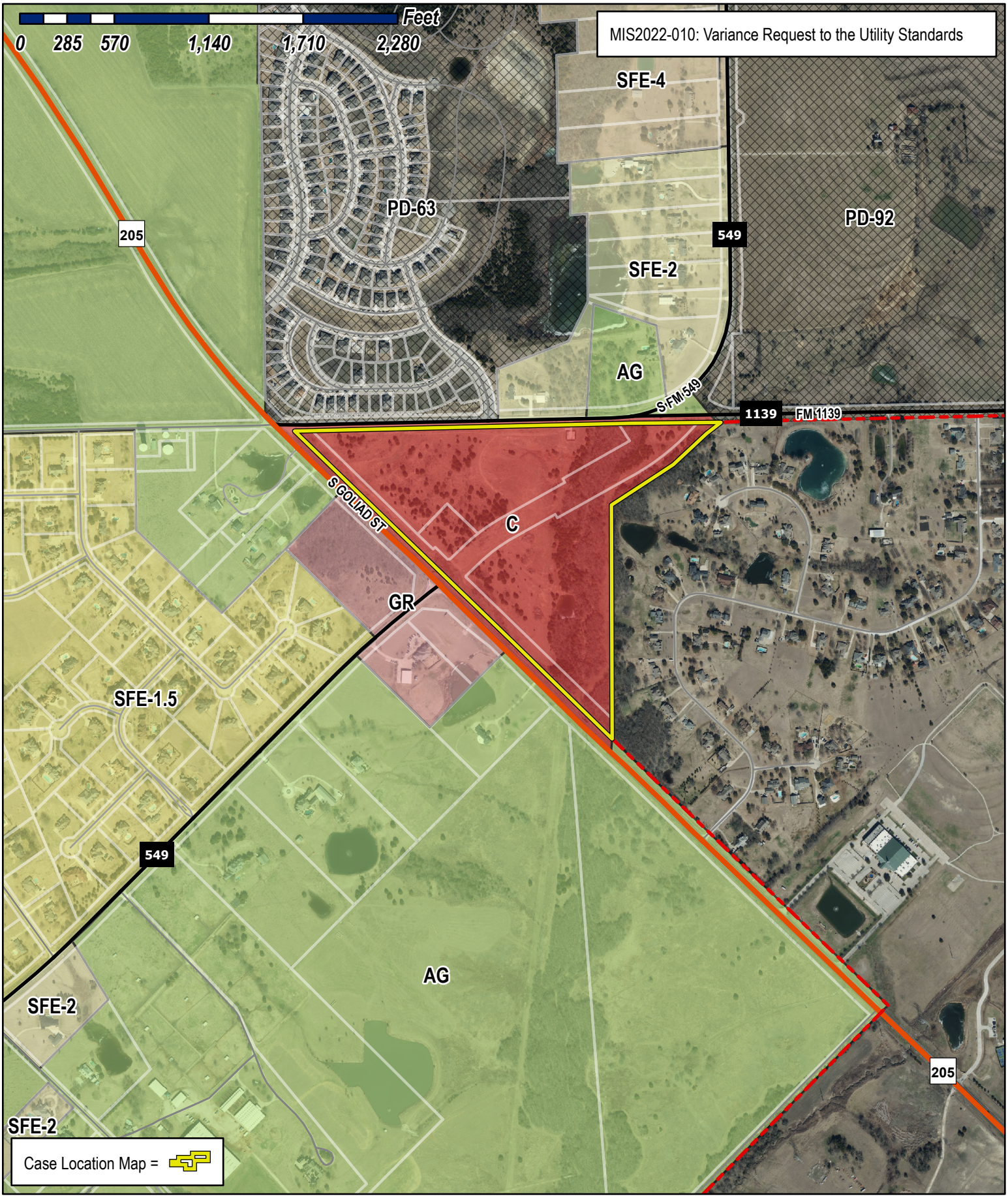
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* April *, 20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Camber C. Mathis

CAMBER C. MATHIS
Notary Public, State of Texas
Comm. Expires 11-03-2024
Notary ID 126452729

MY COMMISSION EXPIRES 11/3/24



City of Rockwall

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

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Prudent
DEVELOPMENT

April 21, 2022

To: City of Rockwall
Planning & Zoning Commission
385 S. Goliad Street
Rockwall, TX 75087

Re: Creekside Commons Addition (Lots 1-14, Block A)
NEQ + SEQ of SH 205 and future FM 549
Rockwall, TX 75032
Exception Request Letter

On behalf of the Rockwall 205 Investors, LLC and 549 Crossing, LP, please accept this letter as a formal request for approval of an exception to the following provision found in Section 6.02(H) of the City of Rockwall Unified Development Code:

- *Utility Placement - All overhead utilities within any overlay district shall be placed underground.*

Over the past several months, both parties have been working with TXDOT, the utility provider (Farmers Electric Co-Op, or "FEC") and the City to identify the requirements and opportunities to comply with the above ordinance provision.

Attached is the latest cost proposal and design plan from FEC that is the minimum work required to achieve compliance for Lot 1, Block A only (i.e. "7-Eleven site"). FEC has also provided a supplemental email *(see attached)* relative to the projected cost and complexity for burying existing lines along the entire western and northern boundaries of the Creekside Commons development.

Existing conditions are as follows:

1) TXDOT has already acquired the Right-of-Way from Rockwall 205 Investors for both the future SH 205 widening and future FM 549 re-alignment/widening projects.
2) Existing overhead utility lines are located approximately 65-ft into the existing TXDOT ROW. *We do not believe the existing regulations require us to bury power lines that are located so far from our property as to not reasonably be considered abutting.*
3) FEC has stated they already have a permit from TXDOT to relocate the existing overhead lines to the new ROW line
4) According to FEC, the existing overhead lines are "radial feed" lines that serve a large area of south Rockwall County, including both sides of SH 205 and FM 549.
5) In order to properly bury one or more individual pad sites in this area, FEC has stated the developer(s) must also relocate, bury and tie into existing facilities on the west side of SH 205, which requires two (2) highway crossings and at least one offsite easement from a 3rd party landowner. *As such, strict compliance with the requirement to bury overhead utility lines could be impossible.*

According to FEC, while service disruptions tend to be less frequent when underground lines are deployed, the time required to diagnose and restore a disruption is significantly higher. Therefore, if the existing lines must be buried FEC wants to convert these radial lines to a dual/redundant feed system that simultaneously costs much more to construct and requires more land area (easements) to accommodate various manholes, switchgear and other facilities. Further, in order to prevent disruption or damage to the utilities when the SH 205 and FM 549 construction is started, FEC will require these new lines to be entirely within private property in the form of a 15-ft easement. These are in addition to "private" electric easements required to serve each individual lot, which the applicant has always

Prudent Development
10755 Sandhill Road Dallas, Texas 75238
Phone 214.271.4630 Fax 214.271.4631

understood and agreed to place underground.

Another challenge for this development is the unusual circumstance of attempting to relocate and bury the overhead facilities prior to the ultimate relocation and reconfiguration of not one, but two, TXDOT highway improvement projects. The requirements to bury the line across both SH 205 and future FM 549 rights-of-way (as depicted on the 7-Eleven proposal/exhibit) is by itself driving the costs of complying with the ordinance to a level that will make it difficult/economically infeasible to develop any individual lots.

We will be present at the upcoming Planning & Zoning Commission and City Council hearings prepared to discuss the request in more detail, and answer any concerns or questions.

Thank you for your consideration and assistance with this matter.

Sincerely,

Michael Hampton, AICP
Vice President
Prudent Development, LLC
(dba "549 Crossing, LP")

Prudent Development
10755 Sandhill Road Dallas, Texas 75238
Phone 214.271.4630 Fax 214.271.4631

Farmers Electric Cooperative

2000 I-30 E - Greenville, TX 75402
(903) 455-1715

March 25, 2022

Keaton Mai, P.E.
Director of Civil Engineering
The Dimension Group

Re: 7-11 Hwy 205/FM 549 Rockwall, TX

Keaton,

At your request, and to satisfy The City of Rockwall's ordinance, Farmers' engineering has prepared a design and cost estimate for the burial of our existing overhead powerline that resides in the Hwy 205 ROW at the proposed 7-11 development. This design will require additional easements on the northeast and southwest corners of Hwy 205 and FM 549. The cost of this project is $464,074.15 plus tax which includes all permitting and construction. This does not include easement acquisitions which will be the responsibility of the developer. This cost is valid for 30 days from the date on this letter and is contingent on Farmers' receiving an electric service application for the project. Upon your acceptance in writing, we can go over the design details including the additional easements that will be required. In addition, we can go over the design of the 7-11 electric facilities which are included in the project pricing above.

Please don't hesitate to contact me directly with any questions.

Sincerely,

Frank Spataro

Frank Spataro
Senior Project Coordinator
903-461-2452
fspataro@fecelectric.com

Michael Hampton

From: Shaun Chronister <schronister@farmerselectric.coop>
Sent: Thursday, April 14, 2022 2:44 PM
To: Michael Hampton
Subject: RE: 7-11 proposal letter (205 & 549)

Hey Michael,

I spent a couple hours yesterday reviewing your request for design and pricing to bury Farmers' overhead powerlines located in the state ROW in front of Parcel 30851 (Rockwall 205 Investors) and 113123 (7-11). As discussed, it is Farmers' design standard and practice to loop underground primary feeder lines. There is a couple reason for this.

1. Outage restoration – primary cable failures are difficult to and time consuming to troubleshoot. Once found the cable must be isolated removed from the conduit and replaced. In order to restore power to our members, we need to have the ability to leverage a loop to isolate the failed section of cable. This limits outage times considerably. Without looped facilities, outages depending on field conditions, could go on for hours or even days.
2. New services/load - Adding new load to underground electric feeder lines can be problematic as well. The manholes and switchgear required to add load are costly and can't be added to an existing system without de-energizing, cutting in the equipment, and often times repulling cable on at least one side of the run. In areas like this where there is no significant master plan, a loop is required so that section can be de-energized while no members are left without electric service. Installations of this sort take weeks.

In short, the quote that Farmers provided for burying the overhead facilities in front of the proposed 7-11 is a fair estimate and will be honored per the terms outlined in the letter.

The design and cost estimates requested for the properties adjacent to the proposed 7-11 have not been designed. As a courtesy, Farmers is providing ballpark estimates for the burial of the overhead facilities along on 205 north of the proposed 7-11 ($550,000-$700,000). Also, from the intersection of 205 & 1139 east to the intersection of 1139 and the new 549 extension ($1,175,000 - $1,300,000). Lastly, going south from the proposed underground facilities for 7-11 to the south edge of parcel 30851 along 205 ($375,000 - $450,000).

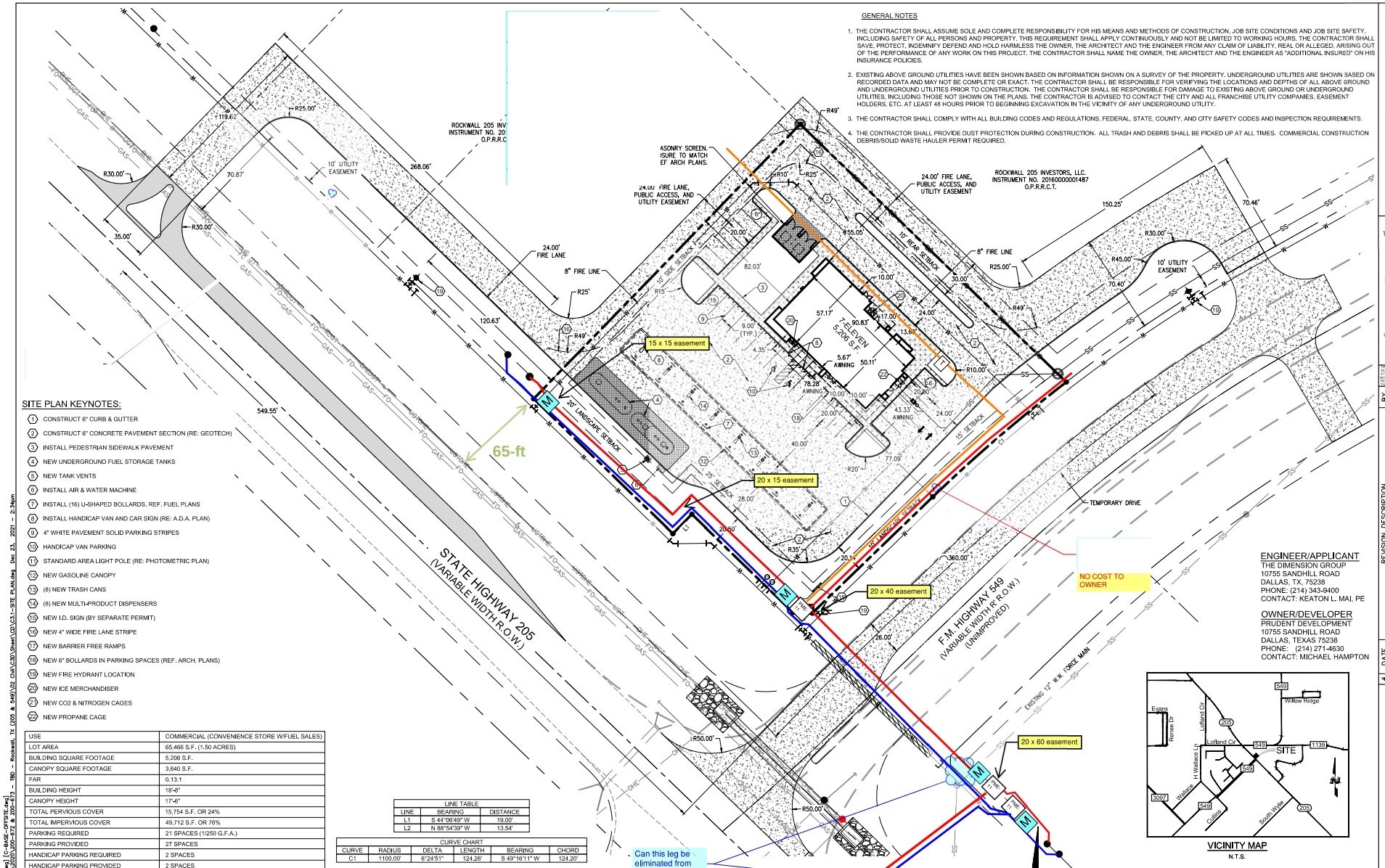
Again, these are very preliminary estimates. The ultimate design and costs are dependent on several factors such as easements, allowable ending location for overhead lines, the order in which these projects would be constructed, existing services, equipment needs (transformers, switchgear, manholes, junction boxes, and etc), bores, encasement requirements, other/existing underground utilities, and the list goes on.

I hope this helps to quantify things a bit. Please don't hesitate to reach out if I can be of further assistance.

Shaun Chronister

From: Michael Hampton <mhampton@prudentdevelopment.com>
Sent: Wednesday, April 13, 2022 5:47 PM
To: Shaun Chronister <schronister@farmerselectric.coop>
Cc: Keaton Mai <kmai@dimensiongroup.com>
Subject: RE: 7-11 proposal letter (205 & 549)

Ok, thanks for the update Shaun.



SITE PLAN KEYNOTES:

1. CONSTRUCT 6" CURB & GUTTER
2. CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
3. INSTALL PEDESTRIAN SIDEWALK PAVEMENT
4. NEW UNDERGROUND FUEL STORAGE TANKS
5. NEW TANK VENTS
6. INSTALL AIR & WATER MACHINE
7. INSTALL (16) U-SHAPED BOLLARDS. REF. FUEL PLANS
8. INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
9. 4" WHITE PAVEMENT SOLID PARKING STRIPES
10. HANDICAP VAN PARKING
11. STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
12. NEW GASOLINE CANOPY
13. (8) NEW TRASH CANS
14. (8) NEW MULTI-PRODUCT DISPENSERS
15. NEW I.D. SIGN (BY SEPARATE PERMIT)
16. NEW 4" WIDE FIRE LANE STRIPE
17. NEW BARRIER FREE RAMPS
18. NEW 6" BOLLARDS IN PARKING SPACES (REF. ARCH. PLANS)
19. NEW FIRE HYDRANT LOCATION
20. NEW ICE MERCHANDISER
21. NEW CO2 & NITROGEN CAGES
22. NEW PROPANE CAGE

USE	COMMERCIAL (CONVENIENCE STORE W/FUEL SALES)
LOT AREA	65,466 S.F. (1.50 ACRES)
BUILDING SQUARE FOOTAGE	5,206 S.F.
CANOPY SQUARE FOOTAGE	3,640 S.F.
FAR	0.13:1
BUILDING HEIGHT	18'-8"
CANOPY HEIGHT	17'-6"
TOTAL PERVIOUS COVER	15,754 S.F. OR 24%
TOTAL IMPERVIOUS COVER	49,712 S.F. OR 76%
PARKING REQUIRED	21 SPACES (1/250 G.F.A.)
PARKING PROVIDED	27 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°06'49" W	19.00'
L2	N 88°54'39" W	13.54'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

CITY OF ROCKWALL MONUMENTS:

GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011) TEXAS NORTH CENTRAL ZONE (4202).

COR-9: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

GENERAL NOTES

1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
4. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.

ENGINEER/APPLICANT
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX, 75238
PHONE: (214) 343-9400
CONTACT: KEATON L. MAI, PE

OWNER/DEVELOPER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

VICINITY MAP
N.T.S.

SITE PLAN

LOT 1, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.50 ACRE TRACT OF LAND IN THE
WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2021-021
August 3, 2021

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD · DALLAS, TEXAS 75238
TEL: 214.343.9400 · www.DimensionGroup.com

TBPE FIRM REGISTRATION #F-8396

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 12/23/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE AUTHORIZED BY COPYRIGHT LAWS AND ARE PROTECTED BY COMMON LAW COPYRIGHT. THESE PLANS ARE NOT TO BE USED, COPIED OR REPRODUCED, THESE PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

project no. 200-672
date 12/23/2021 – 2:34 pm
dwg. C3.1-SITE PLAN.dwg
drawn by
designed by
approved by

SITE PLAN

7-ELEVEN STORE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
C3.1

[24x36Tbx.dwg] [V=8ASE.dwg] [C-8ASE.dwg] [C-8ASE_OFFSITE.dwg]
Current_User: [Jacob Ellington] [2021-2034-672 & 200-673 – TBD – Rockwall, TX (205 & 549)\02 Civil\C3D\Sheet\02\C3.1-SITE PLAN.dwg Dec 23, 2021 – 2:34pm

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	Z2022-016	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Zoning Change From SFE-4 to SF-1	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	714 CLEM RD	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by John and Rita Canavan for the approval of a Zoning Change from a Single-Family Estate 4.0 (SFE 4.0) District to a Single-Family 1 (SF-1) District for a five (5) acre tract of land identified as Lot 5 of the Mustang Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE 4.0) District, addressed as 714 Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/21/2022	Approved w/ Comments

04/21/2022: Z2022-016; Zoning Change (SFE-4.0 to SF-1)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Single Family Estate 4.0 (SFE-4.0) District to a Single Family 1 (SF-1) District for a five (5) acre tract of land identified as Lot 5 of the Mustang Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE 4.0) District, addressed as 714 Clem Road.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (Z2022-016) in the lower right-hand corner of all pages on future submittals.
M.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential land uses. Low Density Residential is defined as 2.0 dwelling units/acre. Based on this the proposed zoning change conforms to the Comprehensive Plan.
I.5 Please note that if the property is subdivided all lots will need to meet the Single-Family 1 (SF-1) District requirements, which are as follows:

Number of Dwelling Units/Lot	1.0
Number of Dwelling Units/Acre	1.0
Minimum Dwelling Unit	2,500 SF
Minimum Lot Area	8,400 SF
Minimum Lot Width	70-Feet
Minimum Lot Depth	100-Feet
Minimum Front Yard Setback	20-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	6-Feet
Between Buildings	10-Feet
Building Height	36-Feet
Maximum Lot Coverage	45%
Required Parking Spaces	2

M.6 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no

later than May 3, 2022.

I.7 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 May 3, 2022; 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 May 10, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 10, 2022.

I.8 The projected City Council meeting dates for this case will be May 16, 2022 (1st Reading) and June 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved w/ Comments

04/21/2022: Informational Comments.
- No sewer near the lot. Lot will need to be on Septic.
- If you are going to subdivide, each property must meet Rockwall Standards for frontage and access.
- Need to plat when developing or subdividing to include right-of-way dedication

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

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: 714 Clem road
SUBDIVISION: MUSTANG Acres Subdivision LOT: TRACT 5 BLOCK:
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: CURRENT USE:
PROPOSED ZONING: SF-1 PROPOSED USE:
ACREAGE: LOTS [CURRENT]: LOTS [PROPOSED]:

☐ ***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	John CANAVAN	☐ APPLICANT	
CONTACT PERSON	RITA CANAVAN	CONTACT PERSON	
ADDRESS	714 Clem road	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	972-670-3461	PHONE	
E-MAIL	CANRCF@GMAIL.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John & Rita Canavan [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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."

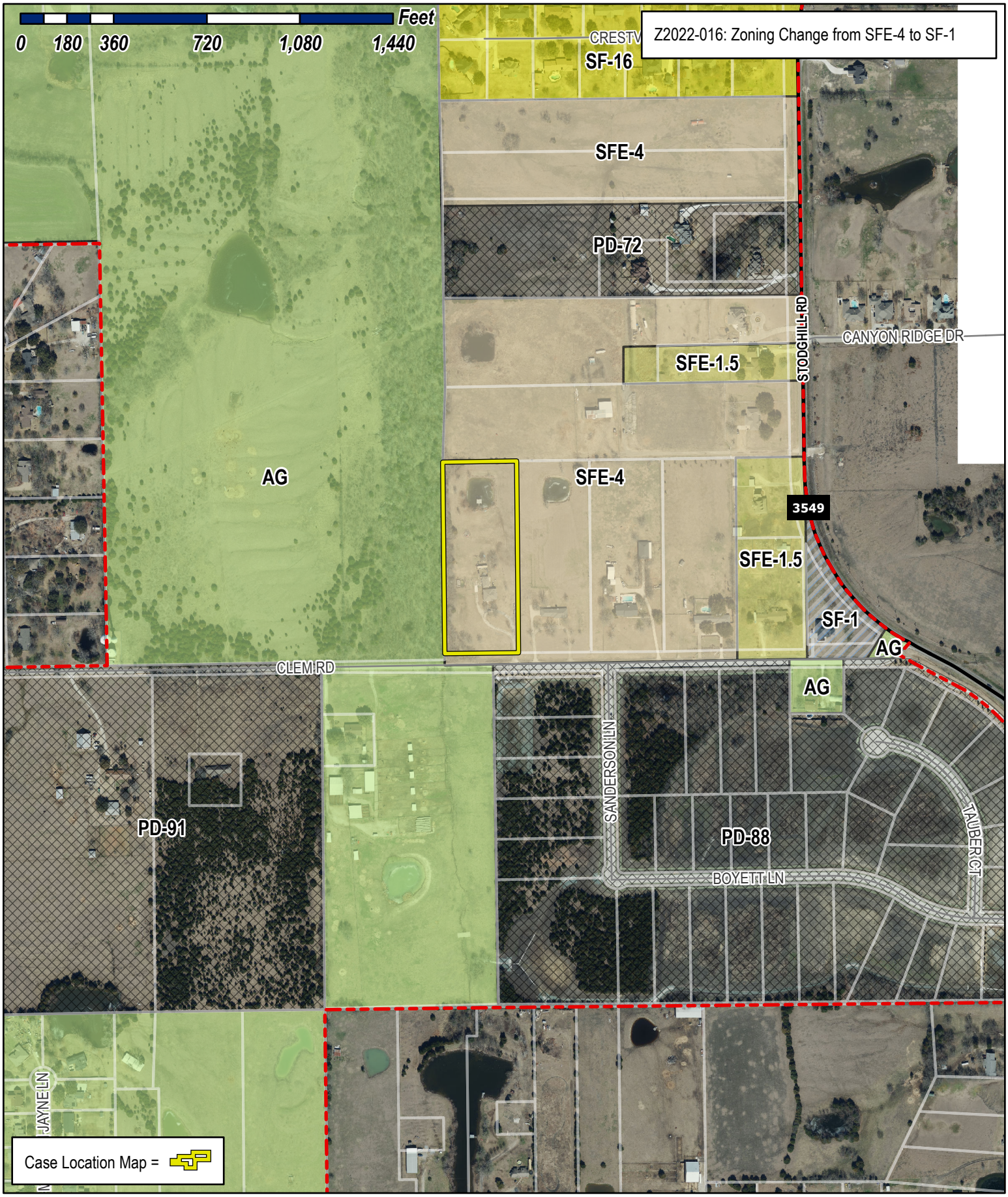
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* April, 2022.

OWNER'S SIGNATURE Rita Canavan John Canavan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

NOTARY PUBLIC STATE OF TEXAS
THERESA L MOSS
Notary ID #130926177
My Commission Expires
December 8, 2024

MY COMMISSION EXPIRES 12-08-2024



City of Rockwall

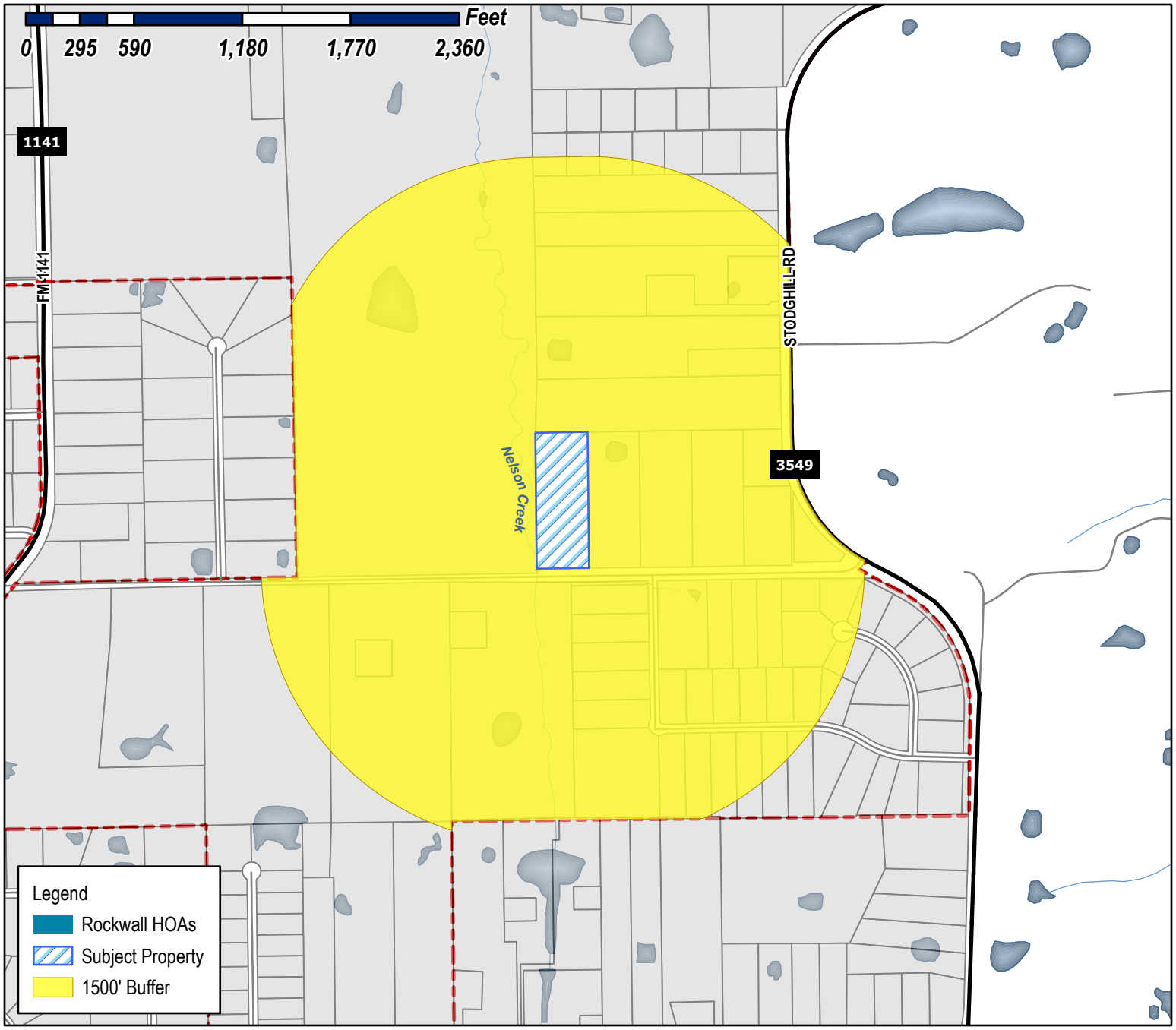
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

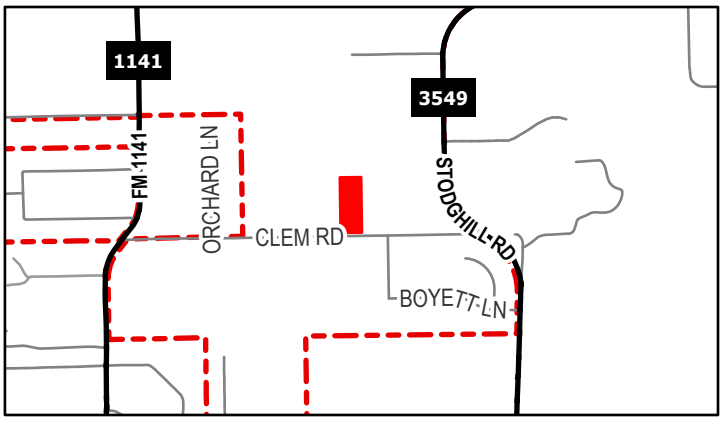
City of Rockwall

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Case Number: Z2022-016
Case Name: Zoning Change from SFE-4 to SF-1
Case Type: Zoning
Zoning: Single-Family Estate 4
Case Address: 714 Clem Road



Date Saved: 4/12/2022
For Questions on this Case Call (972) 771-7745

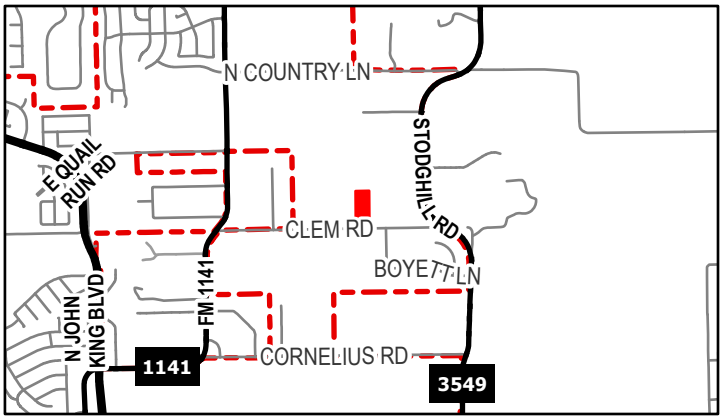
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2022-016
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Case Address: 714 Clem Road



Date Saved: 4/12/2022
For Questions on this Case Call (972) 771-7745

SWIATKIEWICZ CHRISTINE AND GABRIEL
1167 ROLLING MEADOW
LAVON, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

OWNBY MITCH AND SANDRA
2219 S ANDERSON LN
ROCKWALL, TX 75087

ARTERBURN ANDREW
2225 S ANDERSON LN
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 S ANDERSON LN
ROCKWALL, TX 75087

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING TRUST
2730 FM 3549
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
379 N COUNTRY LN
ROCKWALL, TX 75087

FOGG GORDON C
505 CLEM RD
ROCKWALL, TX 75087

ARTERBURN ANDREW
605 HIGHLAND DRIVE
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
611 CLEM RD
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A
820 CLEM RD
ROCKWALL, TX 75087

BENEDETTO MATTHEW AND STEPHANIE
835 CLEM RD
ROCKWALL, TX 75087

BENEDETTO MATTHEW AND STEPHANIE
907 W HOLIDAY ROAD
ROCKWALL, TX 75087

FOGG GORDON C
PO BOX 842
ROCKWALL, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A FIVE (5) ACRE TRACT OF LAND IDENTIFIED AS LOT 5 OF THE MUSTANG ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from John and Rita Canavan for the approval of a *Zoning Change* from an Single-Family Estate 4.0 (SFE-4.0) District to a Single-Family 1 (SF-1) District for a five (5) acre tract of land identified as Lot 5 of the Mustang Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 714 Clem Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Single-Family Estate 4.0 (SFE-4.0) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 03.05*, Single-Family 1 (SF-1) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT 04-26-2022

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage**.**

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2022*

2nd Reading: *June 6, 2022*

DRAFT ORDINANCE 04.26.2022

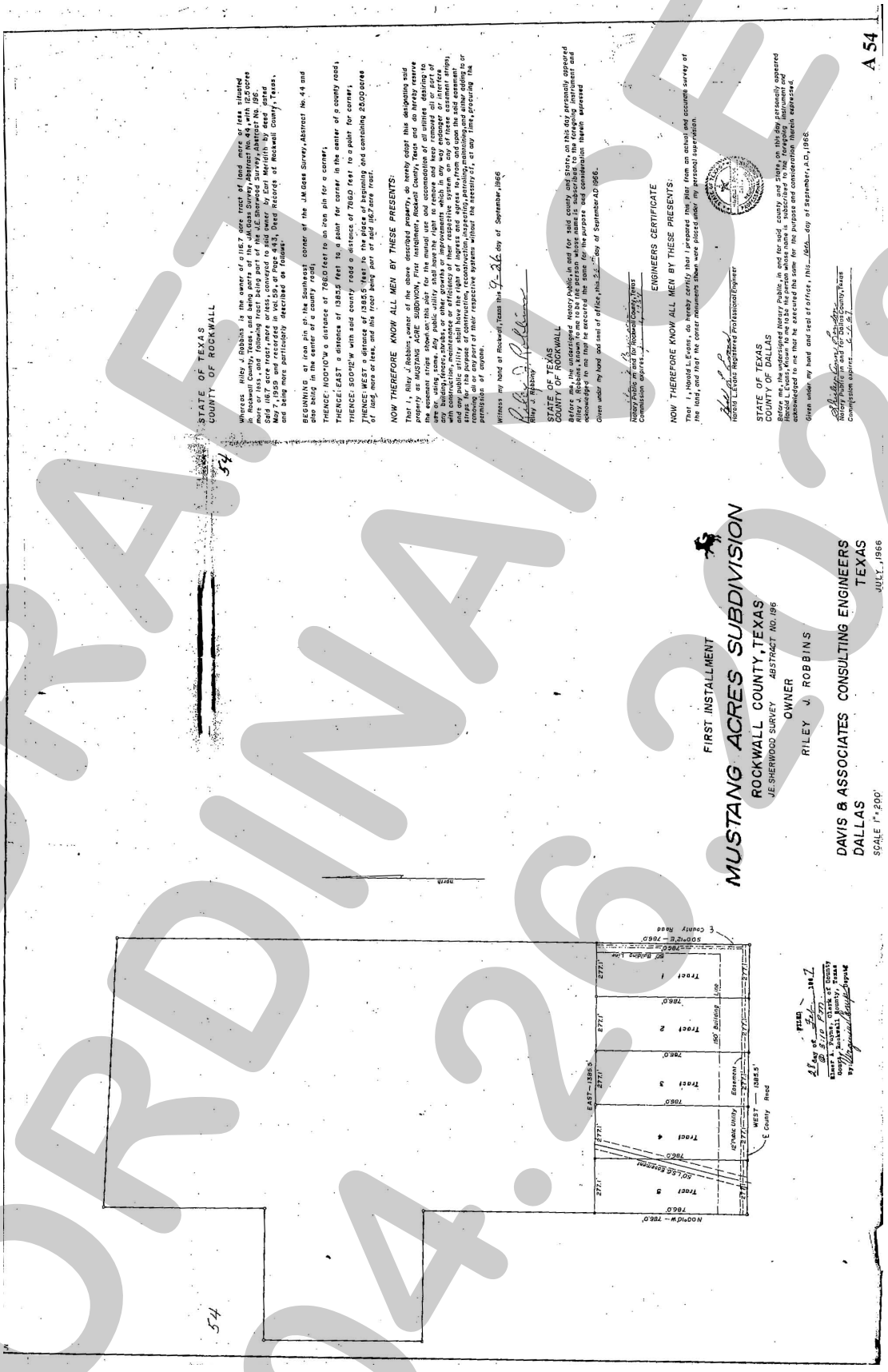
Exhibit 'A'
Legal Description

Legal Description: A Five (5) Acre Tract of Land Identified as Lot 5 of the Mustang Acres Addition
Addressed As: 714 Clem Road

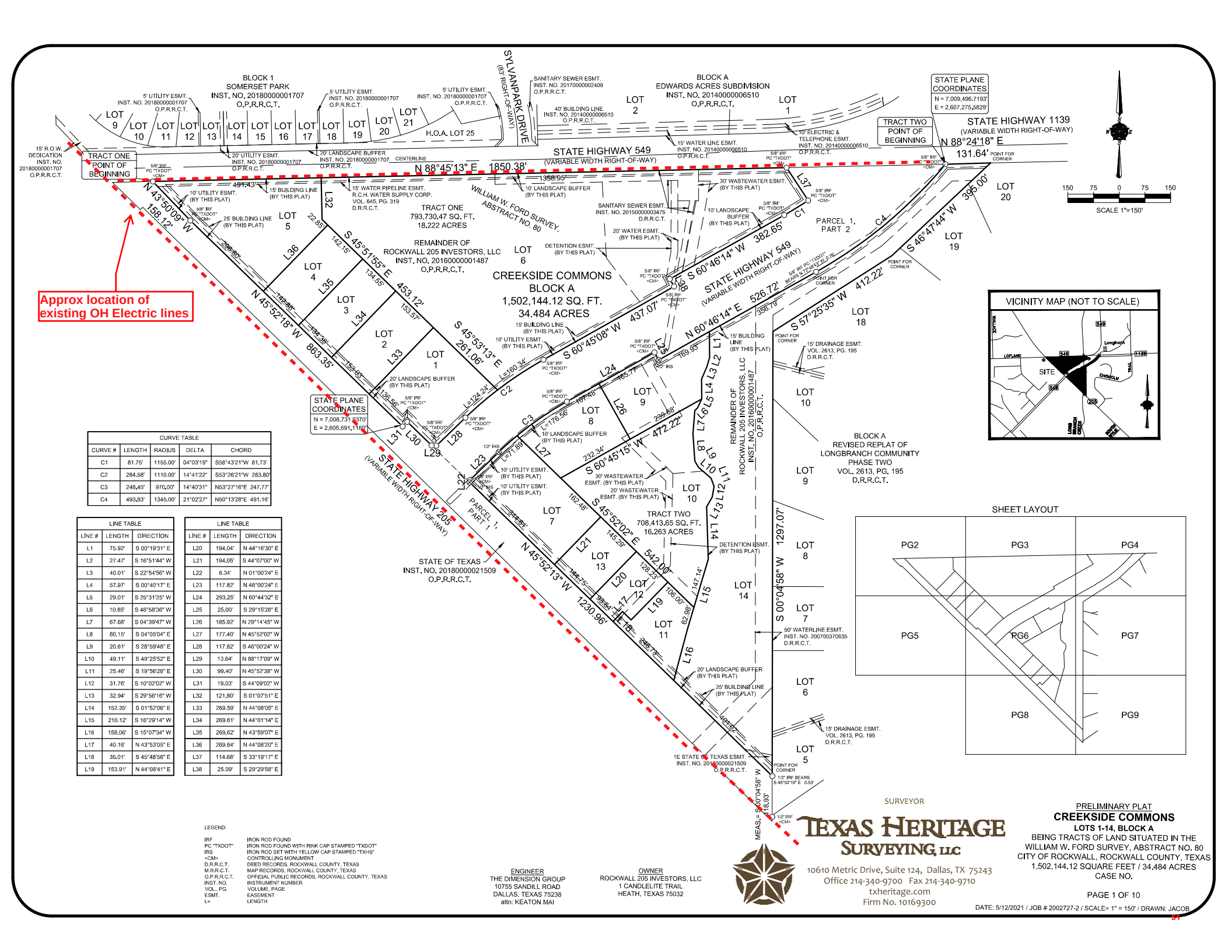


DRAFT 04/06/22

Exhibit 'B'
Survey



DRAFT ORDINANCE 04.26.2022



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N63°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	40.16'	N 43°53'05" E
L18	35.01'	S 45°48'56" E
L19	153.91'	N 44°08'41" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	194.04'	N 44°16'30" E
L21	194.05'	S 44°07'00" W
L22	6.34'	N 01°00'24" E
L23	117.82'	N 46°00'24" E
L24	293.25'	N 60°44'32" E
L25	25.00'	S 29°15'28" E
L26	185.92'	N 29°14'45" W
L27	177.40'	N 45°52'02" W
L28	117.82'	S 46°00'24" W
L29	13.64'	N 88°17'09" W
L30	99.40'	N 45°52'38" W
L31	19.03'	S 44°09'02" W
L32	121.80'	S 01°07'51" E
L33	269.59'	N 44°08'05" E
L34	269.61'	N 44°01'14" E
L35	269.62'	N 43°59'07" E
L36	269.64'	N 44°08'20" E
L37	114.68'	S 33°19'17" E
L38	25.09'	S 29°29'58" E

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO.

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 150' / DRAWN: JACOB

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	Z2022-017	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Dallas Towboys Vehicle Storage	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	205 Mims Road	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kim Lemmond of Dallas Towboys for the approval of a Specific Use Permit (SUP) for a Towing and Impound Yard on a 1.8040-acre tract of land identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/22/2022	Needs Review

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Towing and Impound Yard on a 1.8040-acre tract of land identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 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 (Z2022-017) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property currently has a Certificate of Occupancy (CO) for an office building. Based on aerial images the subject property is being operated as a Towing and Impound Yard and is considered to not be incompliance with the approved CO. If approved, the requested Specific Use Permit (SUP) would be considered to be a change of land use on the subject property.

M.5 According to Subsection 02.02, Change of Use, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(w)henever any building, improvement, or use of land is proposed to be changed to a new use, the provision of off-street parking and loading shall be required for the new use in accordance with this Article." Based on this the proposed change of land use will require the provision of seven (7) parking spaces. This will need to be shown on a site plan. This has been added as a condition of this Specific Use Permit (SUP) ordinance.

M.6 According to Subsection 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(t)he landscape and screening provisions of this Article shall apply to: … (t)he expansion of a non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of impervious coverage." Based on the required parking being an increase of more than 30% of the existing paved area, the site will need to be made to conform to the landscaping standards. This means that one (1) canopy tree and one (1) accent tree per 50-linear feet will need to be provided on the site. This has been added as a condition of this Specific Use Permit (SUP) ordinance.

I.7 According to Subsection 02.01(H), Auto and Marine-Related Land Uses Conditions, of Article 13, Definitions, of the Unified Development Code (UDC), an Towing and Impound Yard is defined as "(a)ny lot that two (2) or more motor vehicles of any kind of for the purpose of holding such vehicles in reserve or incapable of being operated due to condition or lack of license have been placed for the purpose of obtaining parts for recycling or resale."

I.8 According to Subsection 02.03(H), Towing and Impound Yard, of Article 04, Permissible Uses, of the Unified Development Code (UDC), states that "(a) towing and impound yard must comply with all requirements, including definitions and permitting procedures for wrecking and towing services, that are specified in Article VI, Wrecker and Towing Services, of Chapter 12, Businesses and Sales, of the Municipal Code of Ordinances..."

M.9 Please provide a concept plan or site layout showing the storage areas for the vehicles and all required parking and landscaping. This will be incorporated into the Specific Use Permit ordinance.

I.10 Based on the applicant's submittal staff has included the following Operational Conditions in the attached Specific Use Permit (SUP) ordinance:

(1) All impounded vehicles shall be limited to a maximum of seventy-five (75) days of on-site storage.
(2) All impounded vehicles shall be stored behind a solid screening fence (including the gates) that conforms to the requirements of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) on the Subject Property. In addition, all impounded vehicles shall be stored behind the front façade of the building.
(3) The landscaping on the subject property shall be updated to meet the City's minimum standards. Specifically, one (1) canopy and one (1) accent tree per 50-linear feet of frontage shall be installed and maintained in accordance with the requirements of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC).
(4) The storage or impoundment of in operable vehicles on the subject property shall be prohibited.
(5) A concrete parking lot with a capacity for seven (7) vehicles and conforming to the City's standards shall be provided.

M.11 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 3, 2022.
I.12 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 May 3, 2022; 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 May 10, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 26, 2022.
I.13 The projected City Council meeting dates for this case will be May 16, 2022 (1st Reading) and June 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

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] 227.06
- ☐ 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 227 National dr.

SUBDIVISION — LOT — BLOCK

GENERAL LOCATION 205/Mims Industrial -

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING warehouse/office — CURRENT USE F1

PROPOSED ZONING — PROPOSED USE same plus storage/workshop

ACREAGE 1.8040 — LOTS [CURRENT] same — LOTS [PROPOSED] same

☐ ***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	Kim Lemmond	☑ APPLICANT	same
CONTACT PERSON	Kim Lemmond	CONTACT PERSON	
ADDRESS	227 National dr.	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	
PHONE	972.880.2828	PHONE	
E-MAIL	Kimlemmond@me.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kim Lemmond [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 $ 227.06, *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* April, 20 22. *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."*

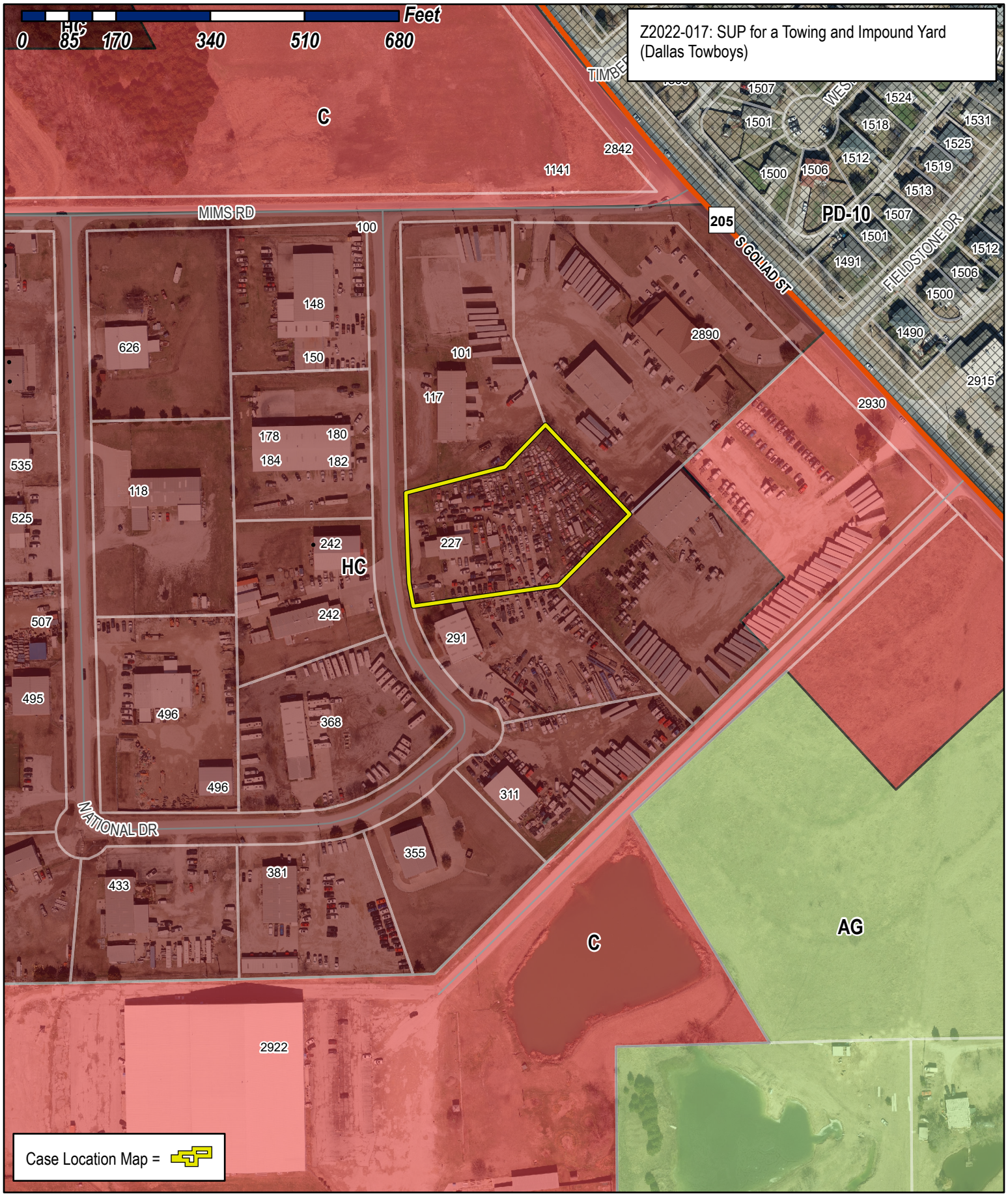
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th *DAY OF* April, 20 22.

OWNER'S SIGNATURE Kim Lemmond

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JENNIFER SCHIFFER
Notary Public
STATE OF TEXAS
ID# 124875698
My Comm. Exp. Feb. 24, 2024

MY COMMISSION EXPIRES 02-24-2024



Case Location Map =

City of Rockwall

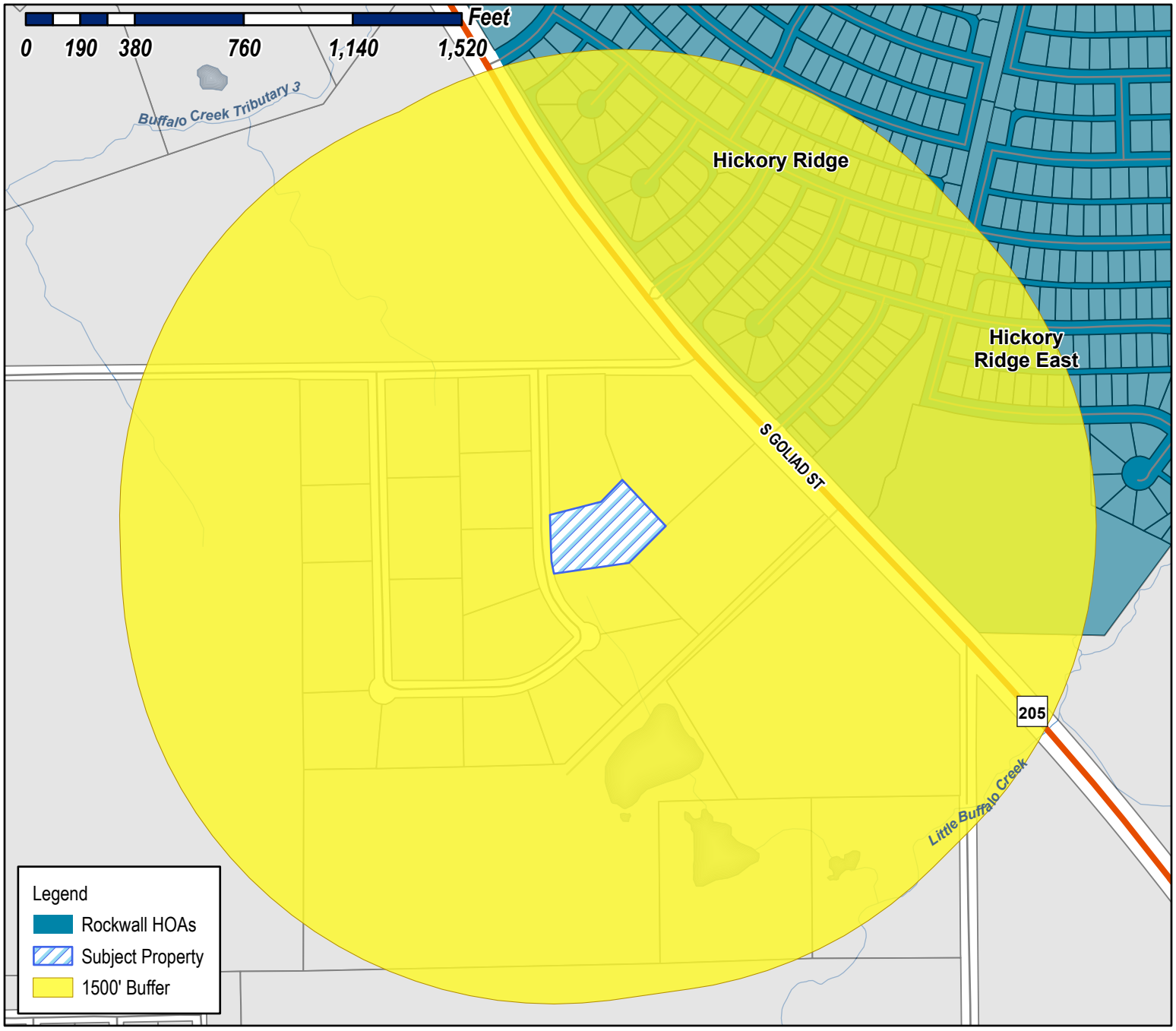
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

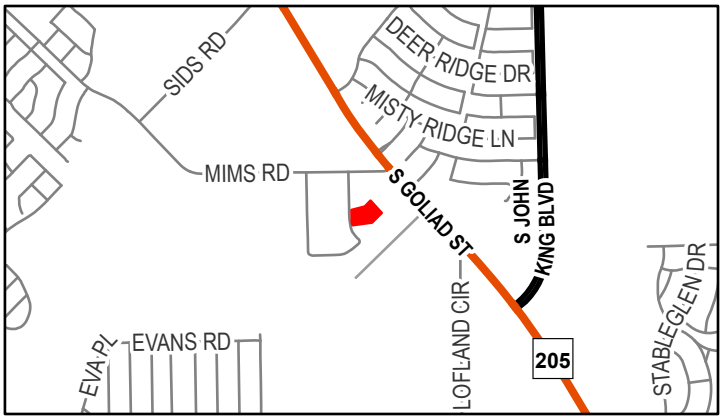
Planning & Zoning Department
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Case Number: Z2022-017
Case Name: SUP for a Towing and Impound Yard (Dallas Towboys)
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 227 National Drive

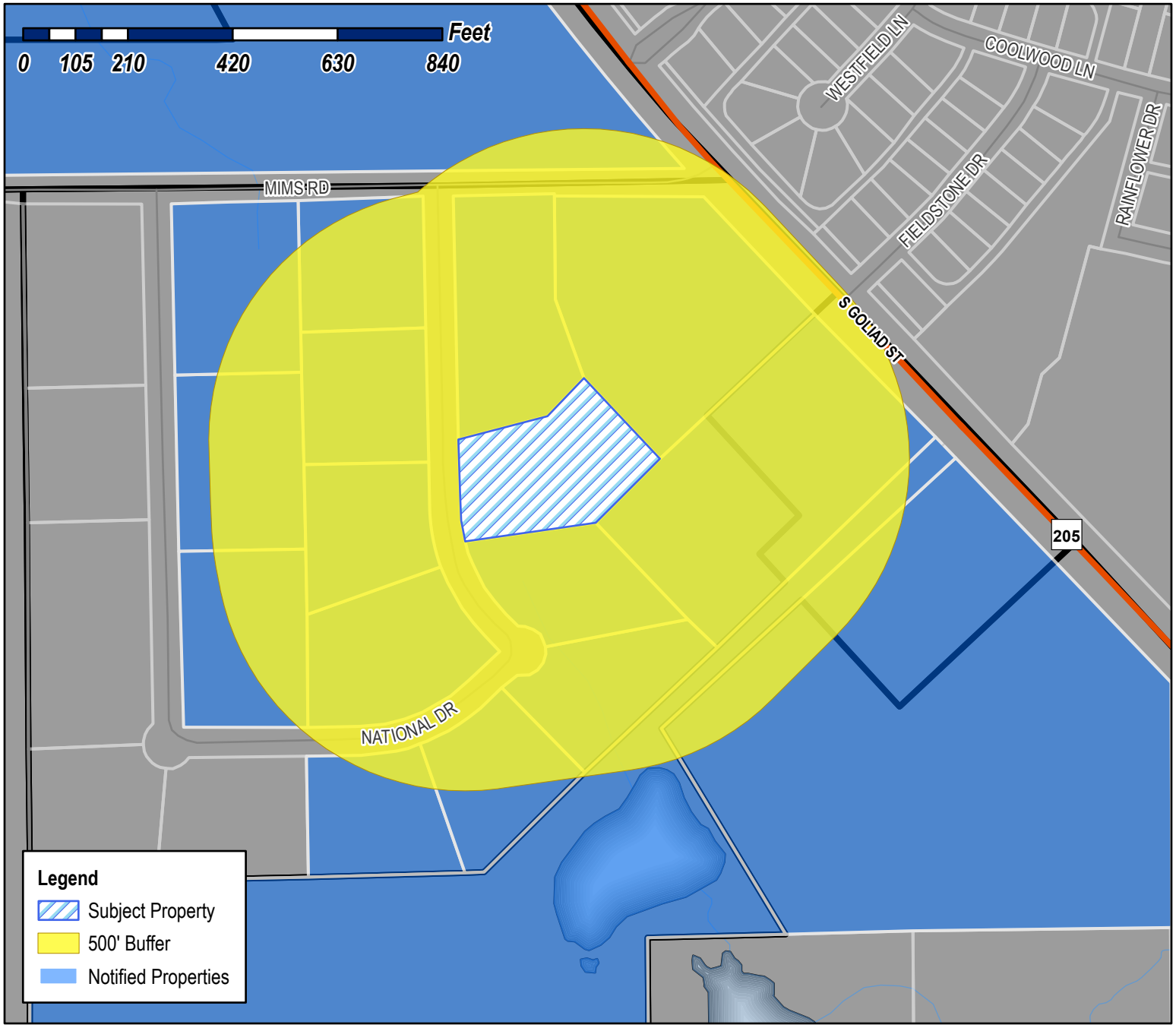
Date Saved: 4/12/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

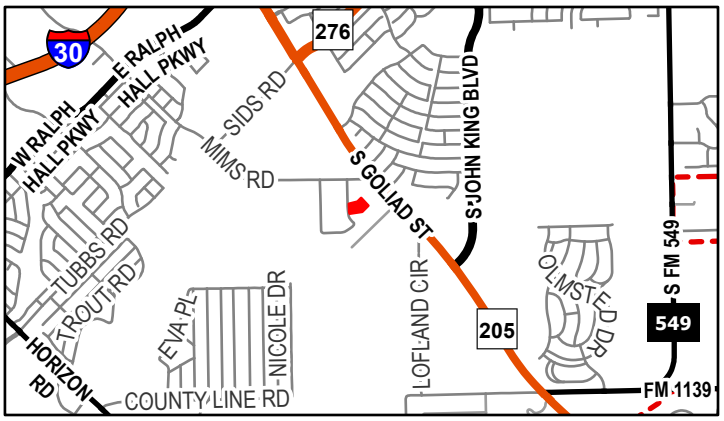
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Date Saved: 4/12/2022
For Questions on this Case Call (972) 771-7745



MCSWAIN BILLY
100 NATIONAL DR
ROCKWALL, TX 75032

EPES TRANSPORT SYSTEM LLC
101 NATIONAL DR
ROCKWALL, TX 75032

LEMMOND BRENTON & KIMBERLEY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

NABORS CHERYL ELAINE
1123 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H ZAMORA
1600 US HIGHWAY 80
MESQUITE, TX 75032

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

ASBURY MICHAEL & LEAANN
182 NATIONAL DR
ROCKWALL, TX 75032

LEMMOND BRENTON & KIMBERLY
227 NATIONAL DR
ROCKWALL, TX 75032

SEYMORE TIM & RAY SEYMORE
242 NATIONAL DR
ROCKWALL, TX 75032

EPES TRANSPORT SYSTEM LLC
2890 S GOLIAD
ROCKWALL, TX 75032

LEMMOND BRENTON & KIMBERLEY
291 NATIONAL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H ZAMORA
2922 S HWY 205
ROCKWALL, TX 75032

NABORS CHERYL ELAINE
311 NATIONAL DR
ROCKWALL, TX 75032

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

GADDIS ROY F FAMILY TRUST
ROY F GADDIS TRUSTEE
355 NATIONAL DR
ROCKWALL, TX 75032

D & A REAL ESTATE PARTNERS LTD
368 NATIONAL DR
ROCKWALL, TX 75032

GROUP 1 REALTY INC
381 NATIONAL DR
ROCKWALL, TX 75032

BIG BUCK PROPERTIES LLC
496 NATIONAL DR
ROCKWALL, TX 75032

SCOTTFREE INVESTMENTS LP
519 E INTERSTATE 30 #511
ROCKWALL, TX 75087

GADDIS ROY F FAMILY TRUST
ROY F GADDIS TRUSTEE
6 BRIGHT MEADOWS ROAD
HEATH, TX 75032

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

GROUP 1 REALTY INC
800 GESSNER SUITE 500
HOUSTON, TX 77024

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

BIG BUCK PROPERTIES LLC
PO BOX 2107
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75093

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

April 8, 2022

Attn Planning and Zoning – Rockwall Texas

My name is Kim Pittman Lemmond, owner of 227 National Drive Rockwall Texas 75032. I currently own the property 227 and 291 National Dr. since around 2006. We have conducted the Dallas Towboys business at 291 and 227 since we purchased both properties. The property at 227 and 291 has been storing vehicles and have had a SUP permit for a storage facility since we submitted to city around the 2006 – 2008-time frame. I was under the impression we were legal for storing at 227. While contacting the city to update my current CO with a new company name, I found out that the SUP was for 291. I am now requesting for the SUP be for 227 as well.

Thank you

Kim Pittman Lemmond

Pittman Logistics LLC dba Dallas Towboys Sales and Service

227 National Dr.
Rockwall TX 75032

214-221-8697
www.dallastowboys.com

291

Rockwall CAD Web Map



4/8/2022, 6:48:31 PM

Streets

Parcel

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Rockwall County Appraisal District, Harris Govern -- www.harrisgovern.com

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Rockwall CAD Web Map



4/8/2022, 3:32:43 PM

227 National

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Streets

Parcel

Rockwall County Appraisal District, Harris Govern -- www.harrisgovern.com

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Rockwall CAD Web Map



4/8/2022, 3:29:21 PM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Streets

Parcel

Rockwall County Appraisal District, Harris Govern -- www.harrisgovern.com

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City of Rockwall
The New Horizon

$75.00 Payable to the City of Rockwall upon notice of approved C.O.	
Building Inspections Dept:	(972) 771-7709
Inspection Request:	(972) 771-7760
Fire Department:	(972) 771-7770
Health Inspector:	(214) 202-1202

Application for Certificate of Occupancy

Date: 10-6-16 C.O. No: CO2016-0112

This Application must be completed in full, signed and dated prior to being processed.

Name of Business: Dallas Tow Boys Telephone: 214-221-8697

Address of Business: 227 National dr.

Business Owner Name: Kim Lemmond Telephone:

Email: kima@dallastowboys.com Cell: 972.880.2878

Business Owner's Address: 10349 S. State Hwy 205 Rockwall TX 75032
Street /PO Box City State Zip

Property Owner Name: Kim Lemmond Telephone:

Property Owner's Address: Same
Street /PO Box City State Zip

Proposed use: Personal office Total Square Footage: approx. 1300
(Restaurant, Retail, Office, Warehouse, Etc.)

Previous use: Rental Office Square Footage:

Retail Area Square Footage:

Storage or Warehouse Square Footage:

Will your business have a trash dumpster? no Kitchen Square Footage:

Other Square Footage:

Any proposed manufacturing to be conducted? Yes (No) If yes, explain:

Are there adjoining businesses? Yes (No) If yes, what type:

Is the building equipped with an automatic sprinkler system? Yes (No)

Any storage of materials? Yes (No) If yes, what type:

Will there be any outside storage or display? Yes No If yes, explain:

# of employees: 1 Projected opening date:

Restaurants: Will alcohol be served? Yes No
If yes, you must provide us with a copy of your TABC license before a C.O. will be issued.

Circle all applicable: (New Tenant in Existing Building) Same Owner, New Business Name
Expanding Lease Space Shell Building (No Occupancy)
Same Business Name, New Owner New Interior

Printed name: Kim Lemmond

Signature: Kim Lemmond Date: 10/6/16

Signing this application does not authorize occupancy of the space and/or structure. It is unlawful to use, occupy, or permit the use or occupancy of a building until a C.O. is issued.

Lee, Henry

From: Widmer, Jeffrey
Sent: Friday, May 4, 2018 4:09 PM
To: Pallares, Gabe
Subject: C.O. needed

Here's the code reference.

Specific violation: Failure to allow occupancy of your building without obtaining the required certificate of occupancy as required by the City's Code of Ordinance #16-32 Section 10-116, and specifically the city's adopted 2015 International Building Code,
SECTION 111 CERTIFICATE OF OCCUPANCY which states:

[A] 111.1 Use and occupancy.
A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *TOWING AND IMPOUND YARD* ON A 1.804-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-8 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kim Lemmond of Dallas Towboys for the approval of a Specific Use Permit (SUP) to allow for a *Towing and Impound Yard* on a 1.804-acre tract of land identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and being more specifically depicted and described in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Towing and Impound Yard* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Article VI, *Wrecker and Towing Services*,

DRAFT 04.26.2022

of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Towing and Impound Yard* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) All impounded vehicles shall be limited to a maximum of seventy-five (75) days of on-site storage.

(2) All impounded vehicles shall be stored behind a solid screening fence (*including the gates*) that conforms to the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) on the *Subject Property*. In addition, all impounded vehicles shall be stored behind the front façade of the building.

(3) The landscaping on the subject property shall be updated to meet the City's minimum standards. Specifically, one (1) canopy and one (1) accent tree per 50-linear feet of frontage shall be installed and maintained in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

(4) The storage or impoundment of in-operable vehicles on the subject property shall be prohibited.

(5) A concrete parking lot with a capacity for seven (7) vehicles and conforming to the City's standards shall be provided.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or

DRAFT ORDINANCE 04.26.2022

provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

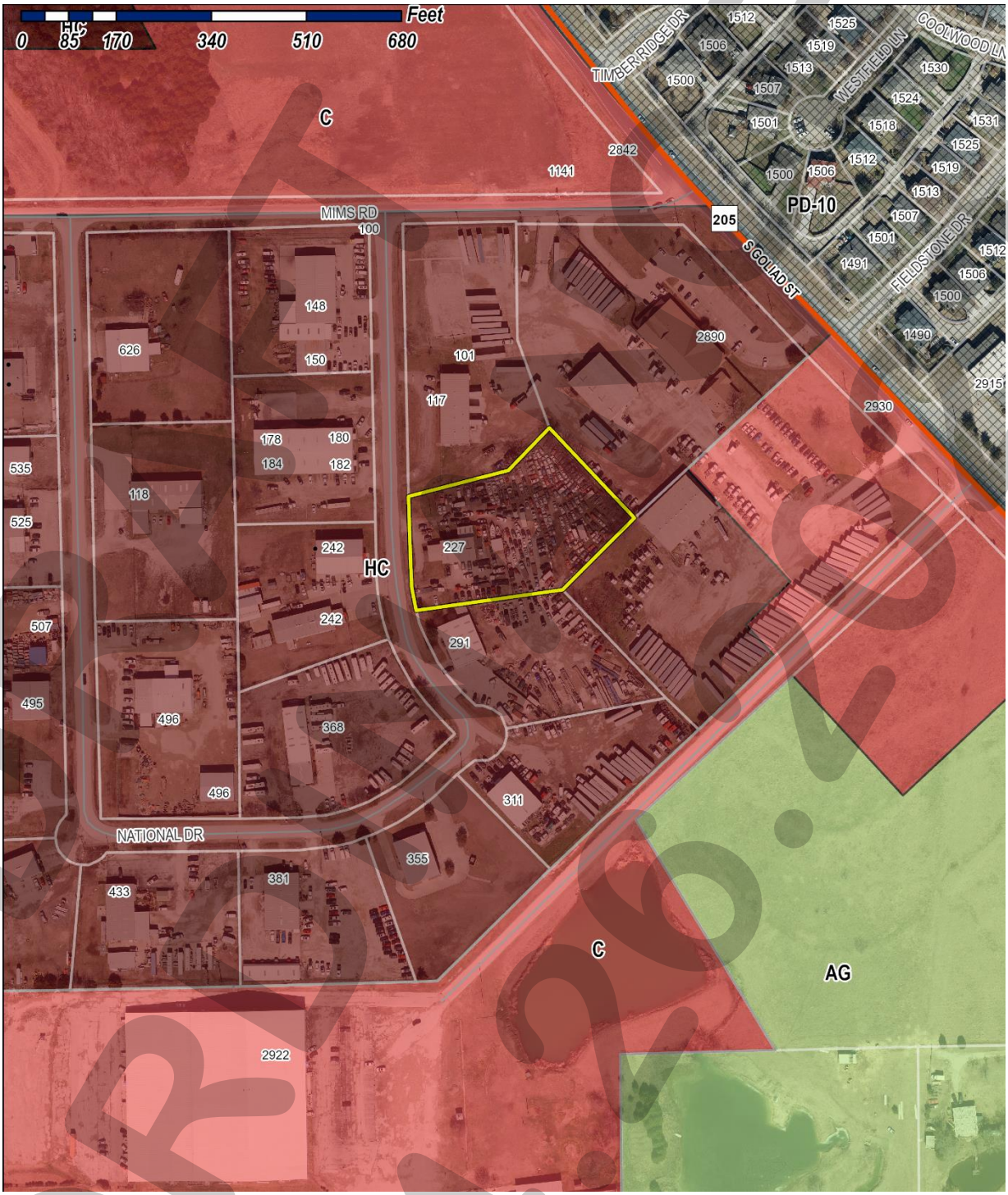
1st Reading: *May 16, 2022*

2nd Reading: *June 6, 2022*

DRAFT ORDINANCE 04.26.2022

Exhibit 'A':
Zoning Exhibit

Address: *227 National Drive*
Legal Description: *Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128*



DRAFT 04.26.2022

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	Z2022-018	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	SUP for Accessory Structure at 2914 FM 549	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	2914 S FM 549, ROCKWALL, 75032	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	04/22/2022	Approved w/ Comments

04/22/2022: Z2022-018; Specific Use Permit (SUP) for an Accessory Structure at 2914 FM 549
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
M.3 For reference, include the case number (Z2022-018) in the lower right-hand corner of all pages on future submittals.
I.4 The subject property is zoned Single Family Estate 2.0 (SFE-2.0) District.
I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single-Family Estate 2.0 (SFE-2.0) District shall adhere to the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 2
(2) Maximum SF of Accessory Building: 1,000 SF
(3) Minimum Rear Yard Setback: 10 Feet
(4) Minimum Side Yard Setback: 25 Feet
(5) Distance Between Buildings: 10 Feet
(6) Maximum Building Height: 15 Feet

In addition, if there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
I.6 In this case there is one existing accessory building (35' x 25' or 875 SF) on the subject property, and the proposed (16' x 24' or 384 SF) would bring the total square footage of accessory buildings to 1,259 SF. Therefore, part of this SUP request is to exceed the maximum SF allowed for accessory structures per lot.
M.7 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.
I.8 As it currently stands your Specific Use Permit (SUP) request is for an accessory building that would exceed the maximum size allowed for secondary structures and the overall maximum SF for accessory building.
M.9 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 3, 2022.

I.10 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 May 3, 2022; 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 May 10, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 26, 2022.

I.11 The projected

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-018

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	2914 FM 549				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	3.02	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	☐ APPLICANT
CONTACT PERSON	Carlos Solis	Crystal Solis
ADDRESS	2914 FM 549	2914 FM 549
CITY, STATE & ZIP	Rockwall, TX 75032	Rockwall, TX 75032
PHONE	972)370-6776	469)644-7966
E-MAIL	CSOLC27@gmail.com	CSOLC27@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carlos Solis [*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 $ 245.30 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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."*

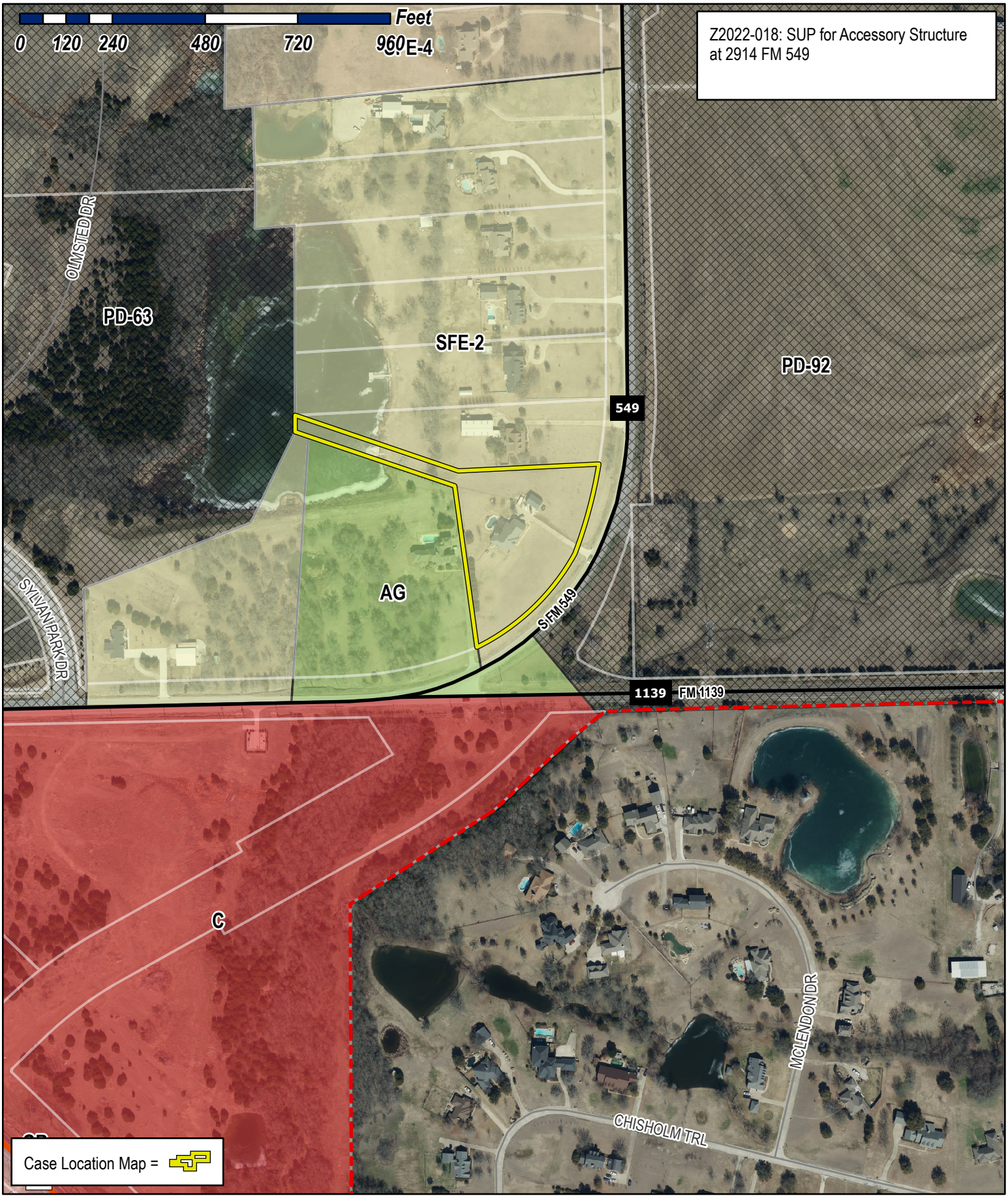
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* April, 2022.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Brittany Holcomb

BRITTANY HOLCOMB
Notary Public, State of Texas
Comm. Expires 09-28-2025
Notary ID 133356526

MY COMMISSION EXPIRES 09/28/2025



City of Rockwall

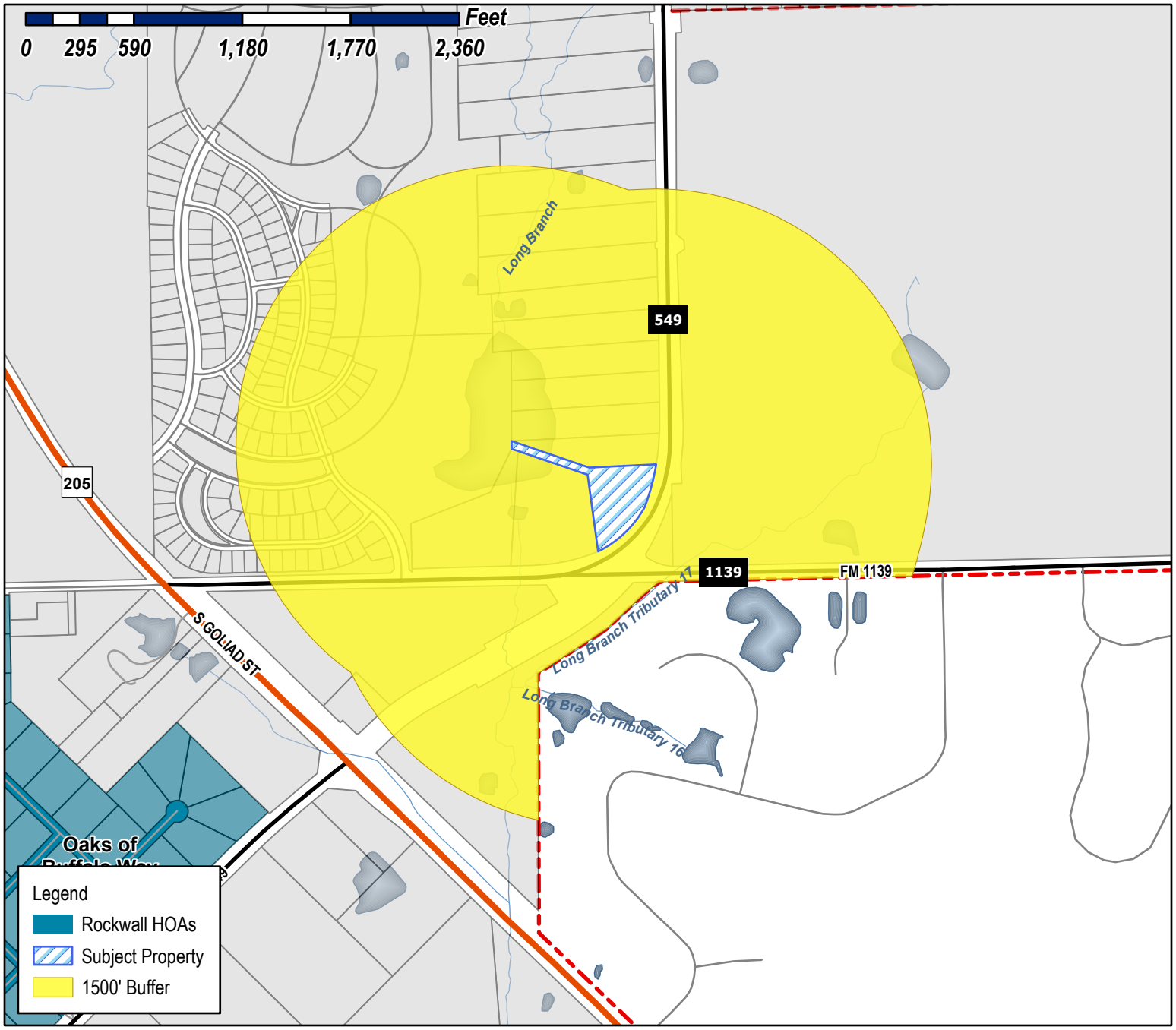
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

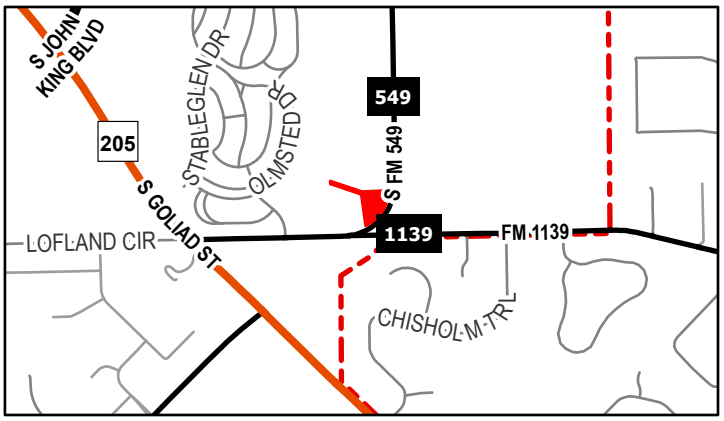
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Case Number: Z2022-018
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 2 (SFE-2)
Case Address: 2914 FM 549



Date Saved: 4/12/2022
For Questions on this Case Call (972) 771-7745

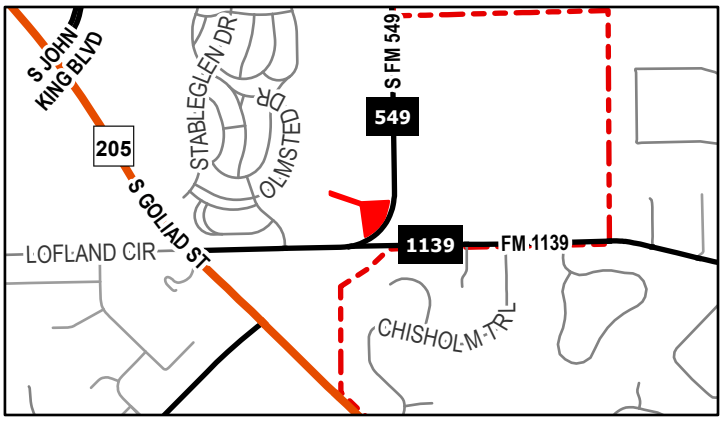
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Case Number: Z2022-018
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 2 (SFE-2)
Case Address: 2914 FM 549



Date Saved: 4/12/2022
For Questions on this Case Call (972) 771-7745

ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
2994 S FM549
ROCKWALL, TX 75032

MARTINEZ JOSE DE JESUS LOPEZ
3401 FM 549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

From: Carlos Crystal Solis
To: Planning
Date: Tuesday, April 12, 2022 2:14:35 PM
Attachments: Utility Building Plans.pdf
2914 FM 549 Rockwall, Tx 75032 Survey.pdf

To Whom it May Concern,

My husband and I moved to Rockwall in December 2019 for the great school district and to raise our family here. We would like to add a utility building on our property to use as an office that is detached from our home but is still on our property. We run a small business and since COVID started to office out of our home. We now have a 18 month old son and a 3 year old daughter who was diagnosed with Cerebal Palsy and epilepsy. She just started school in Rockwall ISD and being near her school and our home for work is becoming very important. Due to the traffic coming into Rockwall this will help avoid delays in pick up of our kids school and activities. The space desired for our office is 384 square feet. The exterior is to match the colors of our house. We hope that you can consider our request and approve the special use permit for our situation. If you have any questions please feel free to contact me anytime.

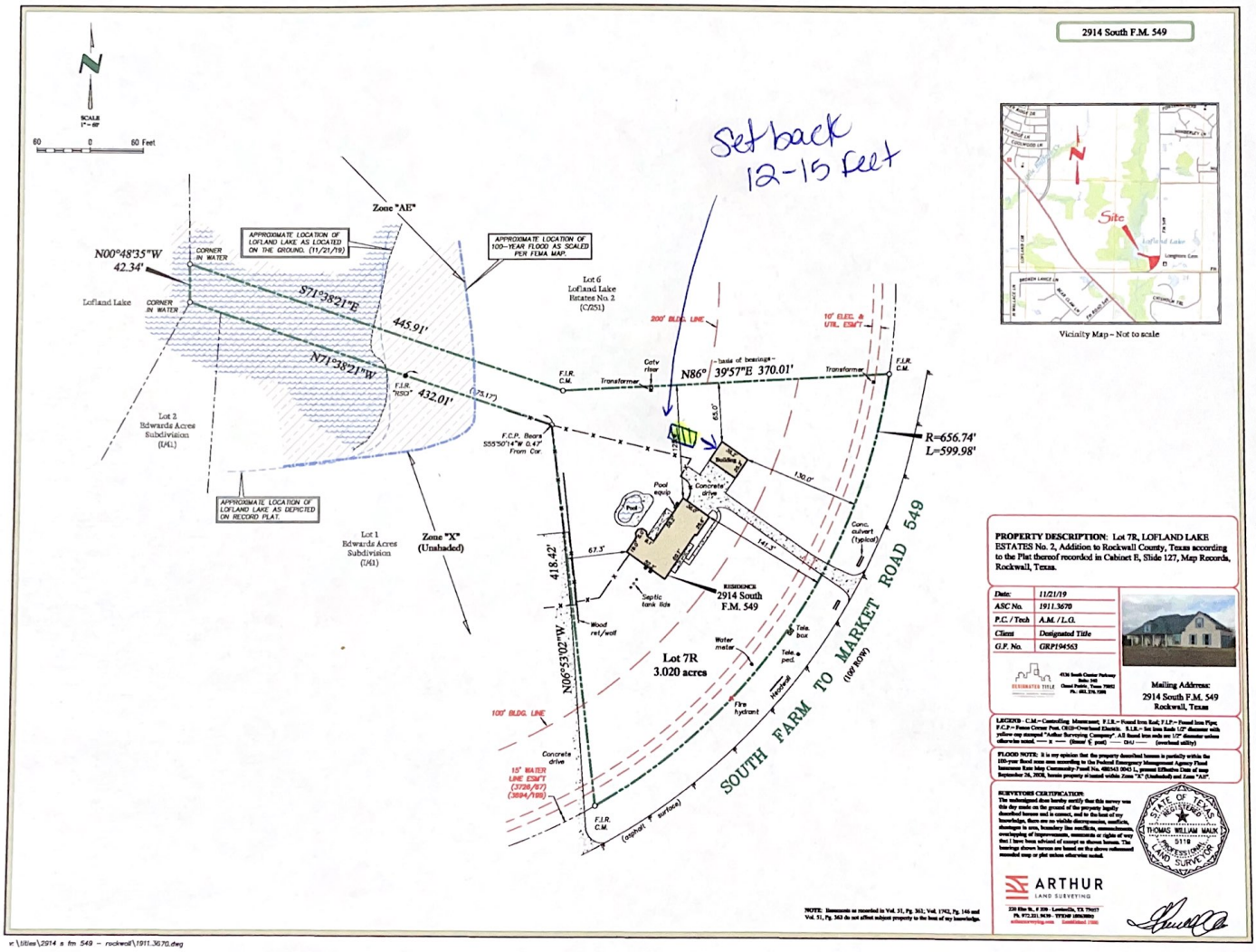
Sincerely,

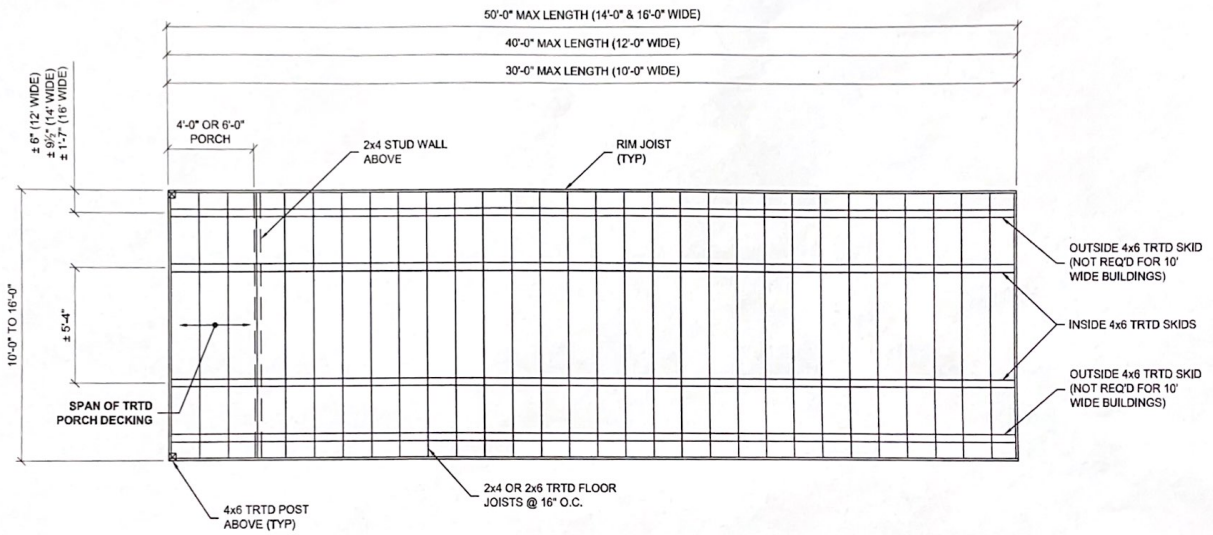
Crystal Solis
2914 FM 549
Rockwall, Tx 75032

469-644-7966

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2914 South F.M. 549
SCALE 1" = 60'
60 0 60 Feet
Setback 12-15 feet
Zone "AE"
APPROXIMATE LOCATION OF LOFLAND LAKE AS LOCATED ON THE GROUND. (11/21/19)
APPROXIMATE LOCATION OF 100-YEAR FLOOD AS SCALED PER FEMA MAP.
N00°48'35"W 42.34'
CORNER IN WATER
Lofland Lake
CORNER IN WATER
S71°38'21"E
445.91'
N71°38'21"W
F.I.R. "ISSO"
432.01'
(175.17')
Lot 6 Lofland Lake Estates No. 2 (C/251)
200' BLDG. LINE
10' ELEC. & UTIL. ESM'T
basis of bearings
N86° 39'57"E 370.01'
F.I.R. C.M.
Transformer
Catv riser
Transformer
F.I.R. C.M.
65.0'
R=656.74'
L=599.98'
Lot 2 Edwards Acres Subdivision (1/41)
F.C.P. Bears S55°50'14"W 0.47' From Cor.
Building
Pool equip.
Pool
Concrete drive
130.0'
Conc. culvert (typical)
APPROXIMATE LOCATION OF LOFLAND LAKE AS DEPICTED ON RECORD PLAT.
Lot 1 Edwards Acres Subdivision (1/41)
Zone "X" (Unshaded)
67.3'
141.3'
418.42'
N06°53'02"W
Septic tank fills
RESIDENCE 2914 South F.M. 549
Wood ret./wall
Water meter
Tele. box
Tele. ped.
Lot 7R 3.020 acres
Fire hydrant
Hydrant
SOUTH FARM TO MARKET ROAD 549 (100' ROW)
100' BLDG. LINE
Concrete drive
15' WATER LINE ESM'T (3728/87) (3894/198)
F.I.R. C.M.
(asphalt / surface)
Site
Lofland Lake
Vicinity Map - Not to scale
PROPERTY DESCRIPTION: Lot 7R, LOFLAND LAKE ESTATES No. 2, Addition to Rockwall County, Texas according to the Plat thereof recorded in Cabinet E, Slide 127, Map Records, Rockwall, Texas.
Date: 11/21/19
ASC No. 1911.3670
P.C. / Tech A.M. / L.G.
Client Designated Title
G.F. No. GRP194563
DESIGNATED TITLE
4136 South Center Parkway Suite 345 Grand Prairie, Texas 75052 Ph. 682.376.7205
Mailing Address: 2914 South F.M. 549 Rockwall, Texas
LEGEND: C.M.=Controlling Monument; F.I.R.=Found Iron Rod; F.I.P.=Found Iron Pipe; F.C.P.=Fence Corner Post. OH/D=Overhead Electric. S.I.R.=Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence) — E — (overhead utility)
FLOOD NOTE: It is my opinion that the property described hereon is partially within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48397C0045 L, present Effective Date of map September 26, 2008, herein property is located within Zone "X" (Unshaded) and Zone "AE".
SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
STATE OF TEXAS REGISTERED THOMAS WILLIAM MALIK 5118 PROFESSIONAL LAND SURVEYOR
ARTHUR LAND SURVEYING
220 Elm St., # 209 - Lewisville, TX 75057 Ph. 972.221.3630 - TFP/RF #0020803
NOTE: Easements as recorded in Vol. 31, Pg. 363; Vol. 1702, Pg. 144 and Vol. 31, Pg. 363 do not affect subject property to the best of my knowledge.



UTILITY CABIN FLOOR FRAMING PLAN (OPTIONAL)

STATE OF TEXAS
KEVIN L. NOLAN
116570
LICENSED
PROFESSIONAL ENGINEER
2-4-19

DERKSEN
PORTABLE BUILDINGS

UTILITY BUILDING--TEXAS--WIND=115 MPH--IBC 2015

PROJECT NO:	
DATE:	02-04-2019
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-1.1-UB
SCALE: NOT TO SCALE

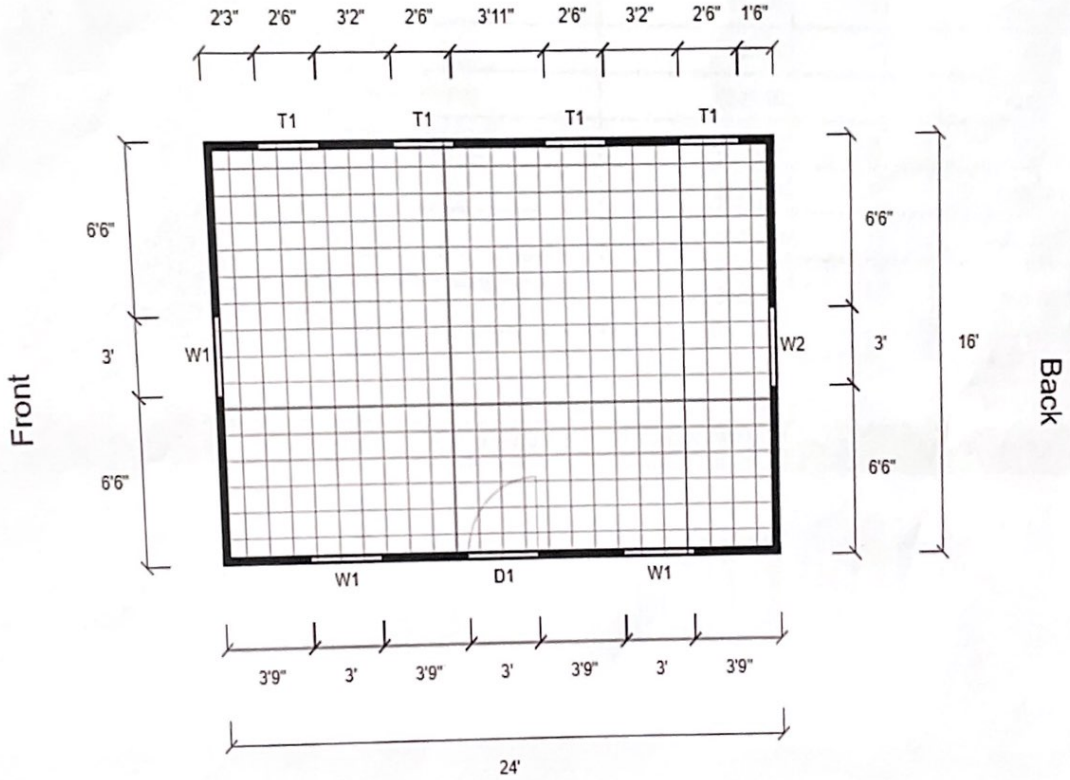
ERKSEN
TABLE BUILDINGS

Side Utility
16 x 24

#1649711564298579



Left



Right

☐ = 1ft

Customer Signature:
Date:

SYMBOL LEGEND

W1	3' x 3' Thermal Pane Window	T1	Transom	W2	3' x 5' Thermal Pane Window
D1	36" Pre-Hung 9-Lite (Inswing)				Closed Wall

CITY OF ROCKWALL

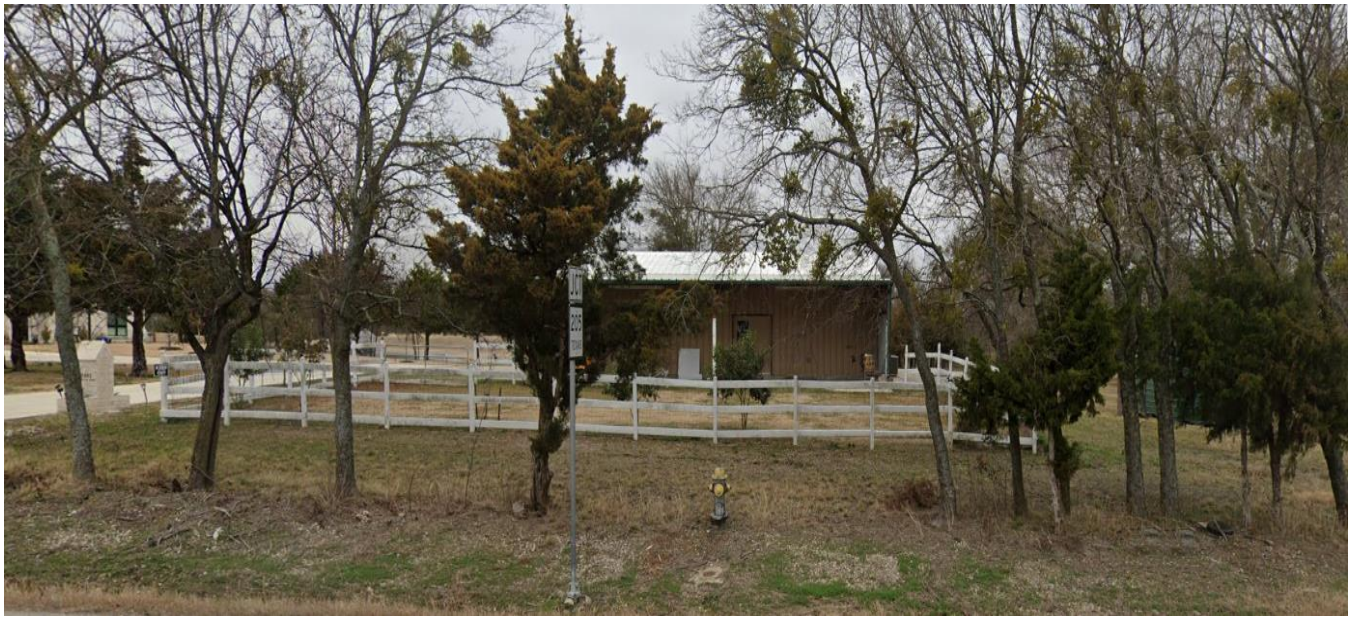
HOUSING ANALYSIS FOR CASE NO. Z2022-018

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
3401 S FM 549	Single-Family Home	2004	1,500	*221*	Metal
2994 S FM 549	Single-Family Home	*2005*	*4,919*	*N/A*	*Brick*
2914 FM 549	Single-Family Home	2001	2,933	*875*	Brick
2884 FM 549	Single-Family Home	1996	2,204	*3600*	Brick
2844 FM 549	Single-Family Home	1996	4,076	*480*	Brick
2816 S. FM 549	Single-Family Home	1995	2,543	*N/A*	Brick
2778 S FM 549	Single-Family Home	1997	2,734	*720*	Brick
2744 S FM 549	Single-Family Home	1997	2,105	*120*	Brick and Siding
2716 FM 549	Single-Family Home	1997	*3,422*	*1968*	Brick
2676 S FM 549	Single-Family Home	1995	2,791	*N/A*	Brick and Siding
2638 S FM 549	Single-Family Home	1998	2,753	*2400*	Brick
2592 FM 549	Vacant	*N/A*	*N/A*	*N/A*	*N/A*
	AVERAGES:	1998	2,907	1,298	

PLANNING AND ZONING DEPARTMENT
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3401 S. FM 549



2994 S. FM 549

PLANNING AND ZONING DEPARTMENT
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2914 S. FM 549



2884 FM 549

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2844 FM 549



2816 S. FM 549

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



2778 S. FM 549



2744 S. FM 549

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



2716 FM 549

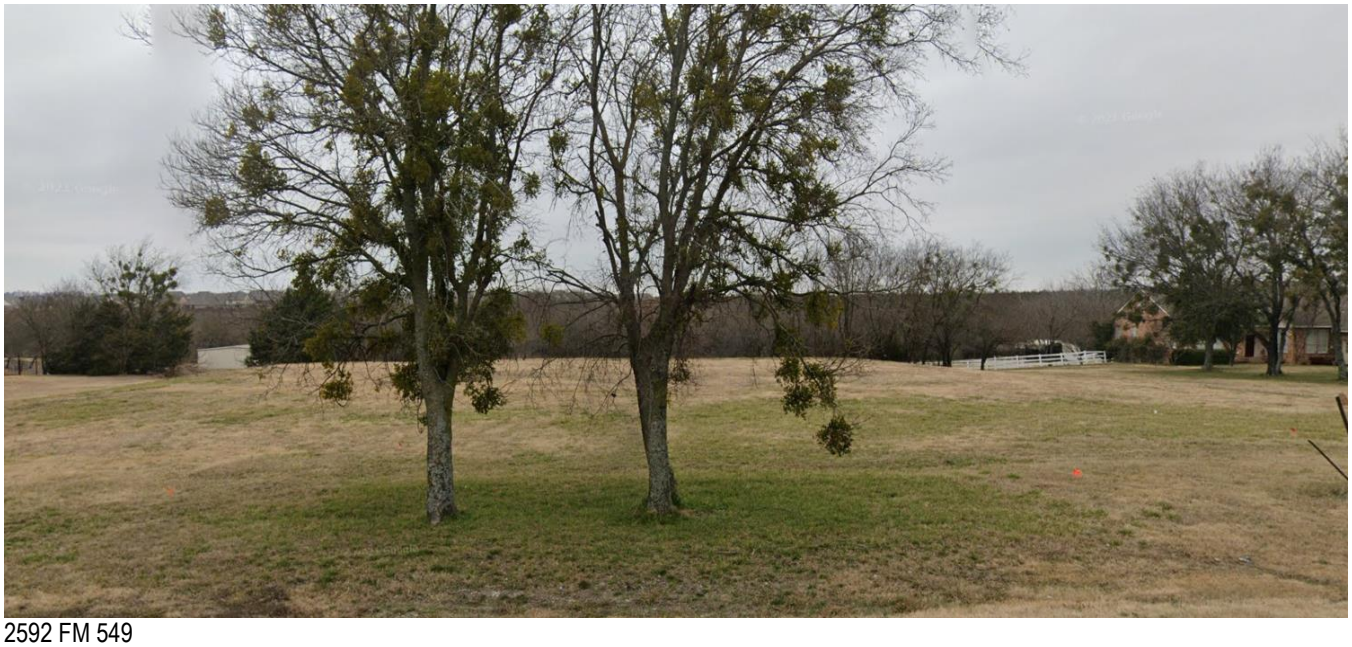


2676 S. FM 549

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



2638 S. FM 549



2592 FM 549

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum overall square footage permitted per lot as stipulated by the Unified Development Code (UDC), situated on a 3.02-acre tract of land, zoned Single-Family Estate 2.0 (SFE-2.0) District, and being identified as Lot 7R, Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, addressed as 2914 S. FM-549, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of a accessory building that does not conform to the minimum requirements for accessory buildings in a Single-Family Estate 2.0 (SFE-2.0) District as stipulated by Article 04*, Permissible Uses,* and Article 05*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.3*, Single Family Estate 2.0 (SFE-2.0) District,* of Article 05*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as

DRAFT ORDINANCE 04.26.22

heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 390 SF;

3) The subject property shall not have more than one (2) accessory buildings;

4) The accessory building shall not exceed a maximum overall SF of 1,275 SF;

5) The accessory building shall not be operated as a commercial use; and,

6) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a *Building Permit*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage**.**

DRAFT ORDINANCE 04.26.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JUNE, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2022*

2nd Reading: *June 6, 2022*

DRAFT ORDINANCE 04.26.2022

Exhibit 'A':
Location Map and Legal Description

Address: *2914 S. FM-549*
Legal Description: *Lot 7R of the Lofland Lake Estates No. 2 Addition*

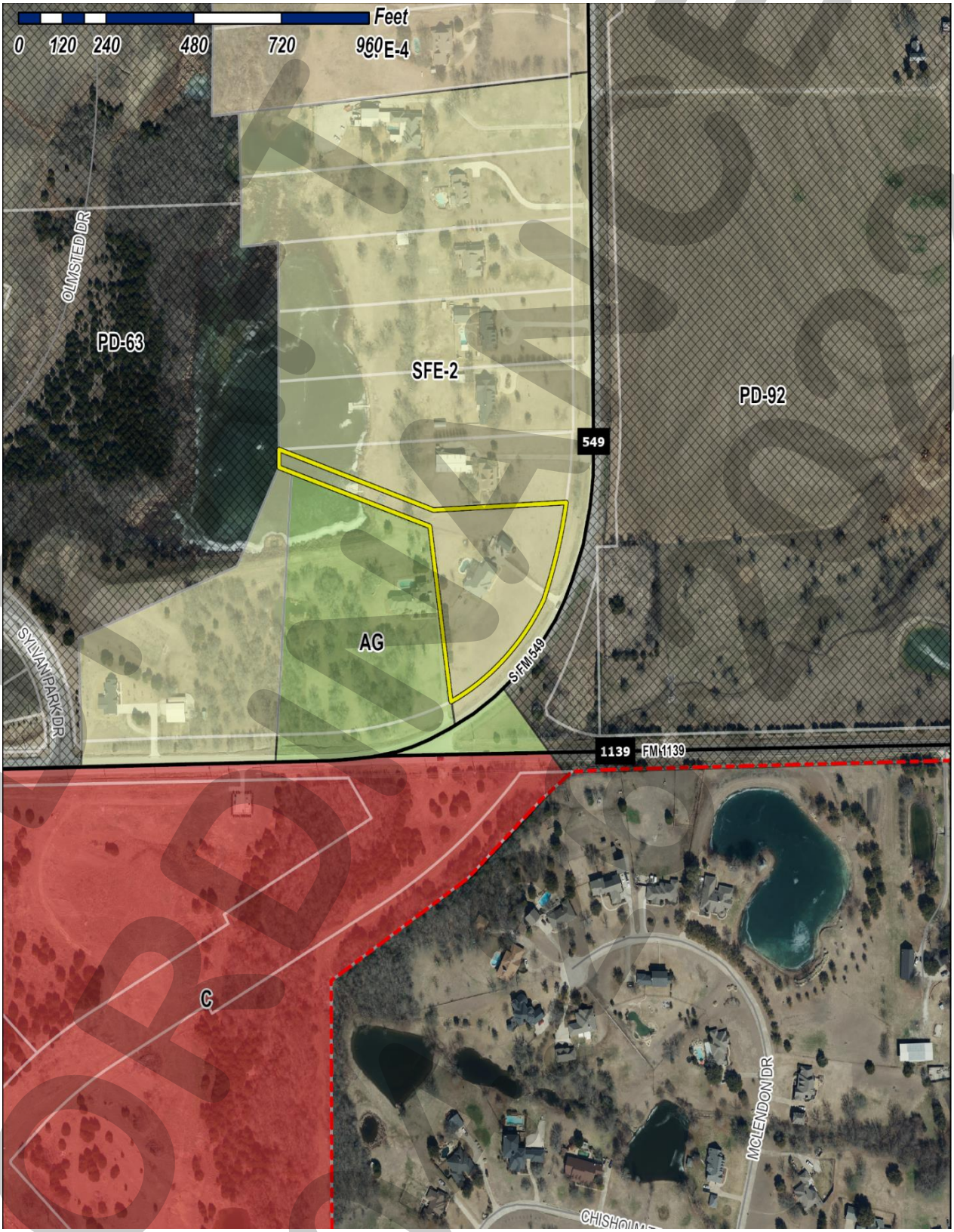


Exhibit 'B':
Site Plan

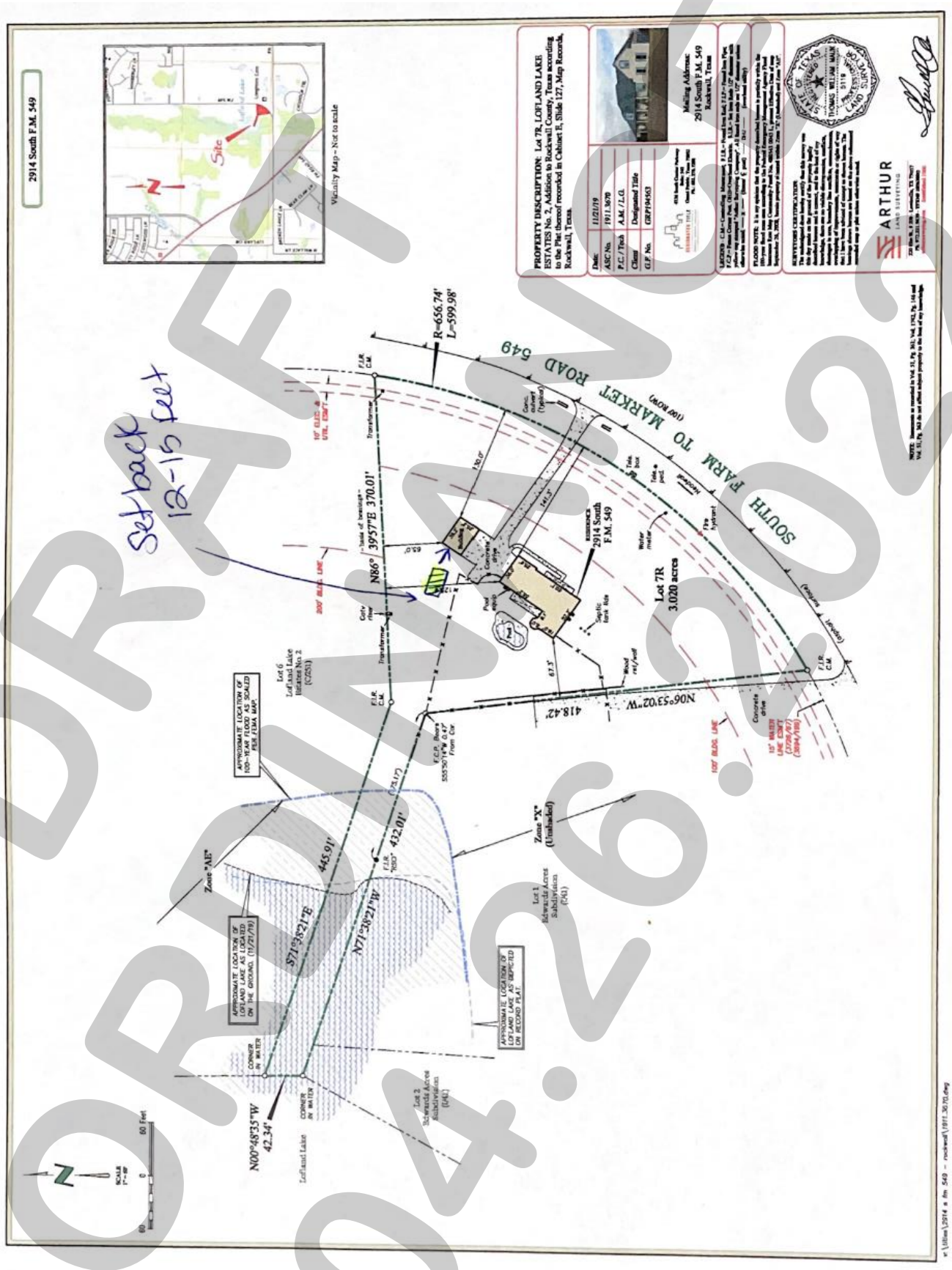
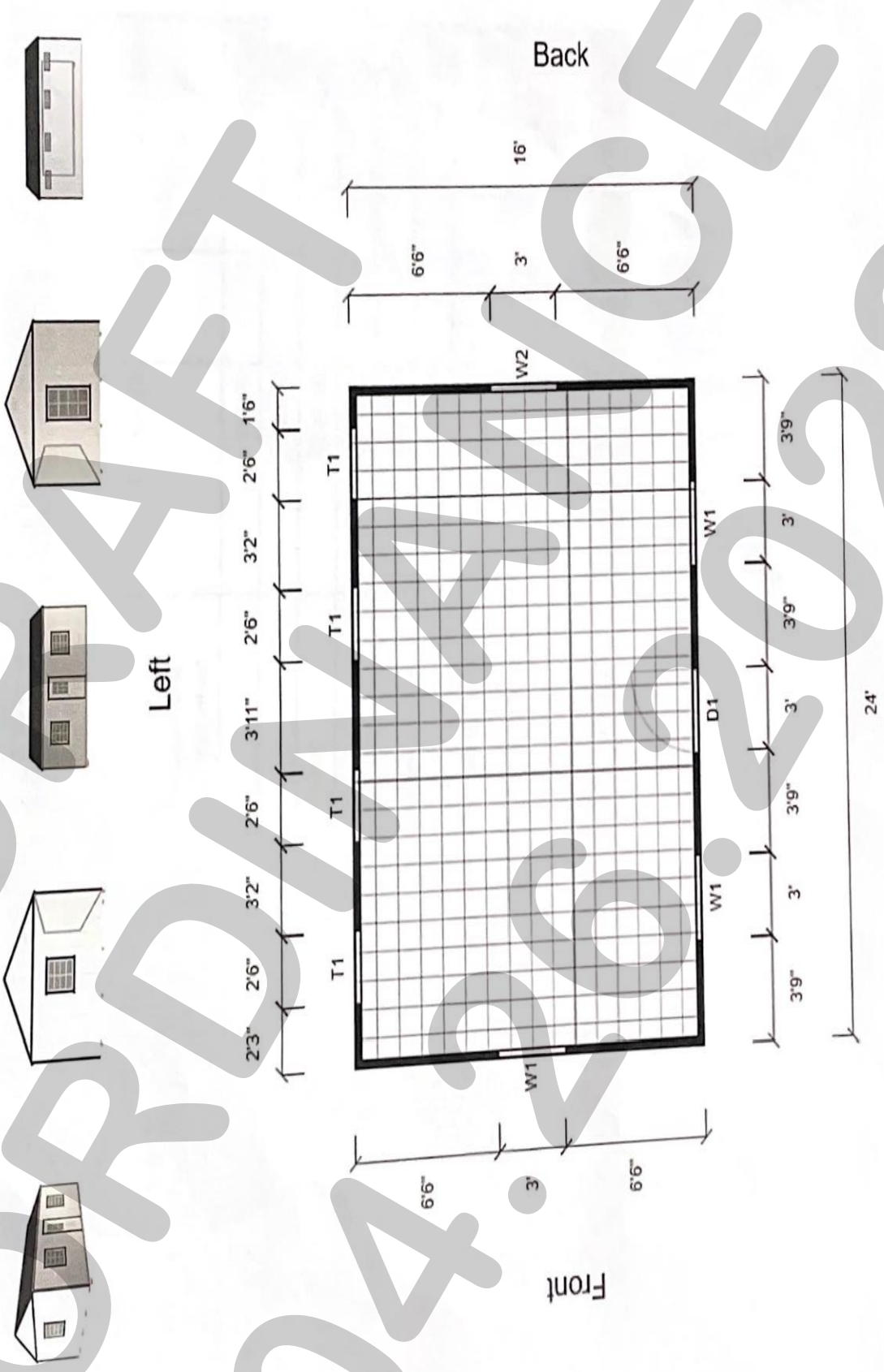


Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 04.26.2022

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	Z2022-019	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change from AG to PD (Garages of Texas)	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	5879 HORIZON RD, ROCKWALL, 75032	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Fred Gans of CDC Equities, LLC for the approval of a Zoning Change from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Light Industrial (LI) District land uses on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	04/22/2022	Approved w/ Comments

04/22/2022: Z2022-019; Zoning Change (AG to PD) for Garages of Texas
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road].
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-019) in the lower right-hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Southwest Residential District and is designated for Commercial/Retail land uses. Based on the Planned Development District having an underlying zoning of Commercial (C) District this would conform to the Future Land Use Map contain in the OURHometown Vision 2040 Comprehensive Plan.
I.5 According to Subsection 02.03, Minimum Standards for Non-Residential Planned Development Districts, of Article 10, Planned Development District Regulations, of the Unified Development Code (UDC), “Unless otherwise specified in the Planned Development (PD) District ordinance, the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards. In cases where the standards differ by overlay district, the most restrictive standard shall apply.”
M.6 Based on I.5 above, please make the following changes to the Concept Plan:

(1) Change the landscape buffer along Horizon Road to a minimum of a 20-foot landscape buffer.
(2) Show a minimum of a six (6) foot sidewalk along Horizon Road.
(3) Change the parking requirement to 1/300 SF for Office Space and 1/1,000 SF for Warehouse Space. The mini-warehouse land use shall require three (3) parking spaces plus one (1) parking space per 100 units; however, if the intent is to allow offices in these units then the parking requirement will need to conform to the 1/300 SF.
(4) Please indicate the number of mini-warehouse units proposed.
(5) The minimum distance between buildings without a fire rated wall in a commercial district is 15-feet. Please make this change on the concept plan or indicate that buildings closer than 15-feet will incorporate a fire rated wall.
(6) Change the landscape buffer adjacent to the eastern property line to 20-feet to reflect the minimum residential adjacency standards. This adjacency should incorporate a berm and three (3) tiered screening (i.e. one [1] row of canopy trees, one [1] row of accent trees or large shrubs, and one [1] row of lower level shrubs) with a wrought iron fence;

however, staff has reduced the standard in the PD Ordinance to require canopy trees on 20-foot centers along the entire adjacency.

M.7 Based on the City's standards and previous Planned Development District ordinances, staff made the following changes to the proposed Density and Dimensional District Standards:

(1) Subsection E.2(1), Permitted Uses. Staff has changed the Commercial (C) District land uses to include Mini-Warehouse and Warehouse as permitted by-right land uses; however, staff has included Conditional Land Use Standards tied to the requirements of the Unified Development Code (UDC) for the Mini-Warehouse land use. In addition, the Warehouse Use is required to be accessory to an office land use. Staff also restricted certain land uses that are allowed in the Commercial (C) District, which do not relate to the project or that are negative when considering the adjacencies of the subject property.
(2) Subsection E.2(3), Architectural and Building Standards. The building elevations provided generally conform to the General Commercial District Standards; however, based on the requirements of the Unified Development Code (UDC) staff has included a condition that building facades that front onto or have visibility from Horizon Road (FM-3097) meet the General Overlay District Standards.
(3) Subsection E.2(4)(a), Landscape Buffer and Sidewalk (Horizon Road). The landscape buffer required by the General Overlay District is a minimum of 20-feet. In addition, it requires a berm and a minimum of three (3) canopy trees and four (4) accent trees per 100-linear feet. This was added to the Planned Development District ordinance.
(4) Subsection E.2(4)(a), Landscape Areas Adjacent to the Easter Property Line. The residential adjacency standards require a 20-foot landscape buffer and a six (6) foot masonry wall adjacent to this property line. Alternatively, the code allows a berm and three (3) tiered screening with a wrought iron fence. Staff has changed it to allow a ten (10) foot berm with shrubs and canopy trees planed on 20-foot centers.

M.8 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 3, 2022.
I.9 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 May 3, 2022; 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 May 10, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 26, 2022.
I.10 The projected City Council meeting dates for this case will be May 16, 2022 (1st Reading) and June 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved w/ Comments

04/21/2022: The following items are informational for the engineering design phase.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required. No detention allowed in the floodplain. No walls are allowed in detention ponds.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No grate inlets allowed...only curb and wye/drop inlets allowed.
Detention pond outfall to have a easement and channel for concentrated flow to the creek.

Water and Wastewater Items:
- Must loop a minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Minimum public sewer is 8".
- Sewer pro-rata $432.74/acre

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- 120' ROW for FM 3097 - Dedicate half 60'. Can be put in ROW reserve.
- Traffic Impact Analysis is required along with review fees.
- TXDOT and City driveway spacing must be adhered to along FM 3097.

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	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

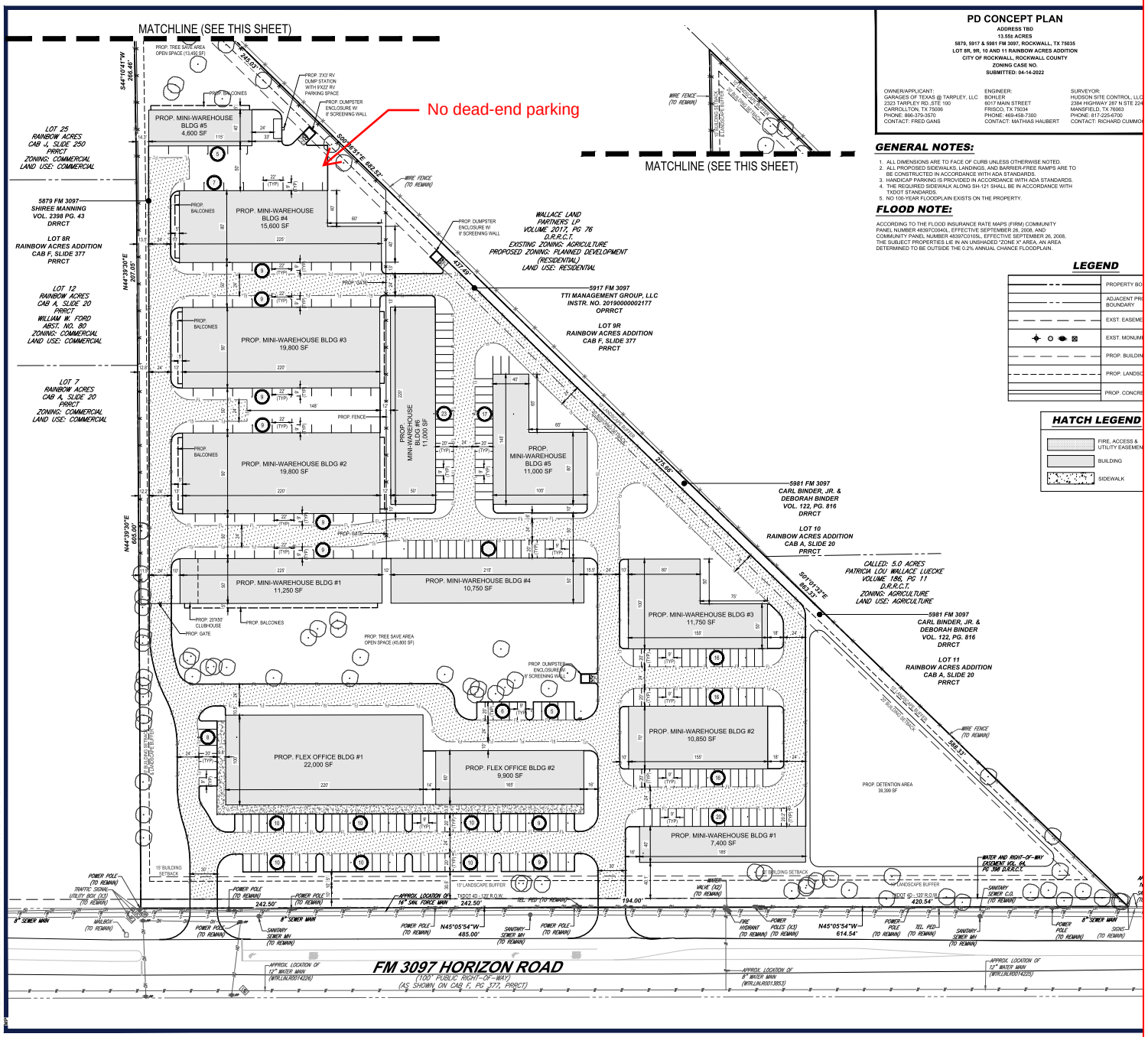
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

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- Fire lane to be in a platted easement.
- 120' ROW for FM 3097 - Dedicate half 60'. Can be put in ROW reserve.
- Traffic Impact Analysis is required along with review fees.
- TXDOT and City driveway spacing must be adhered to along FM 3097.

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".

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	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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 CALEND AR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER		☑ APPLICANT	CDC Equities, LLC and/or assigns
CONTACT PERSON		CONTACT PERSON	Fred Gans
ADDRESS		ADDRESS	2323 Tarpley Rd., Suite 100
CITY, STATE & ZIP		CITY, STATE & ZIP	Carrollton, TX 75006
PHONE		PHONE	866-379-3570
E-MAIL		E-MAIL	fgans@cornerstonedev.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred A. Gans [*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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 INF ORMATION."

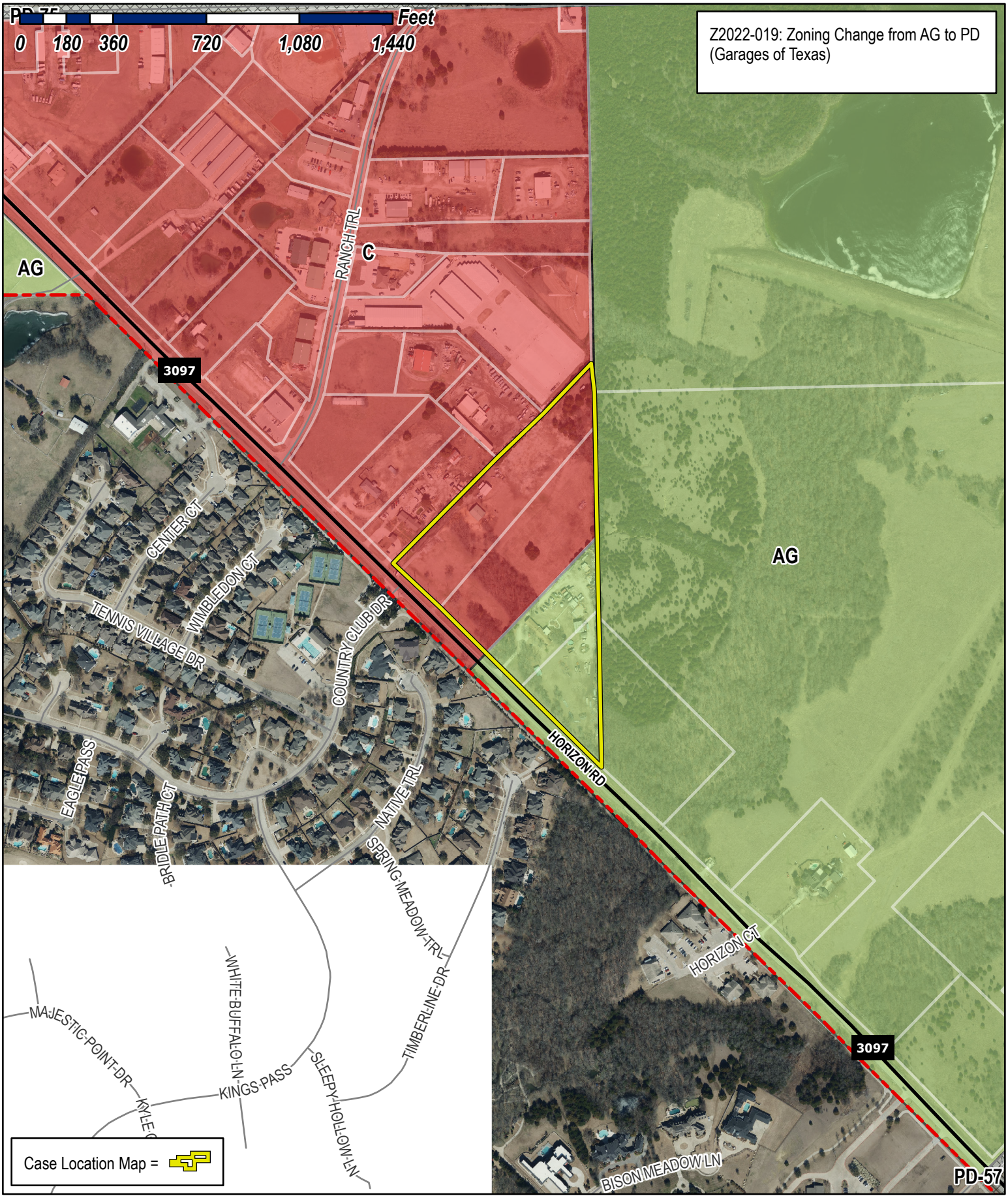
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* April *, 20*22

OWNER'S SIGNATURE Fred A. Gans

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hemingway

NOTARY PUBLIC STATE OF TEXAS
JENNIFER HEMINGWAY
My Notary ID # 125050889
Expires September 10, 2024

MY COMMISSION EXPIRES



City of Rockwall

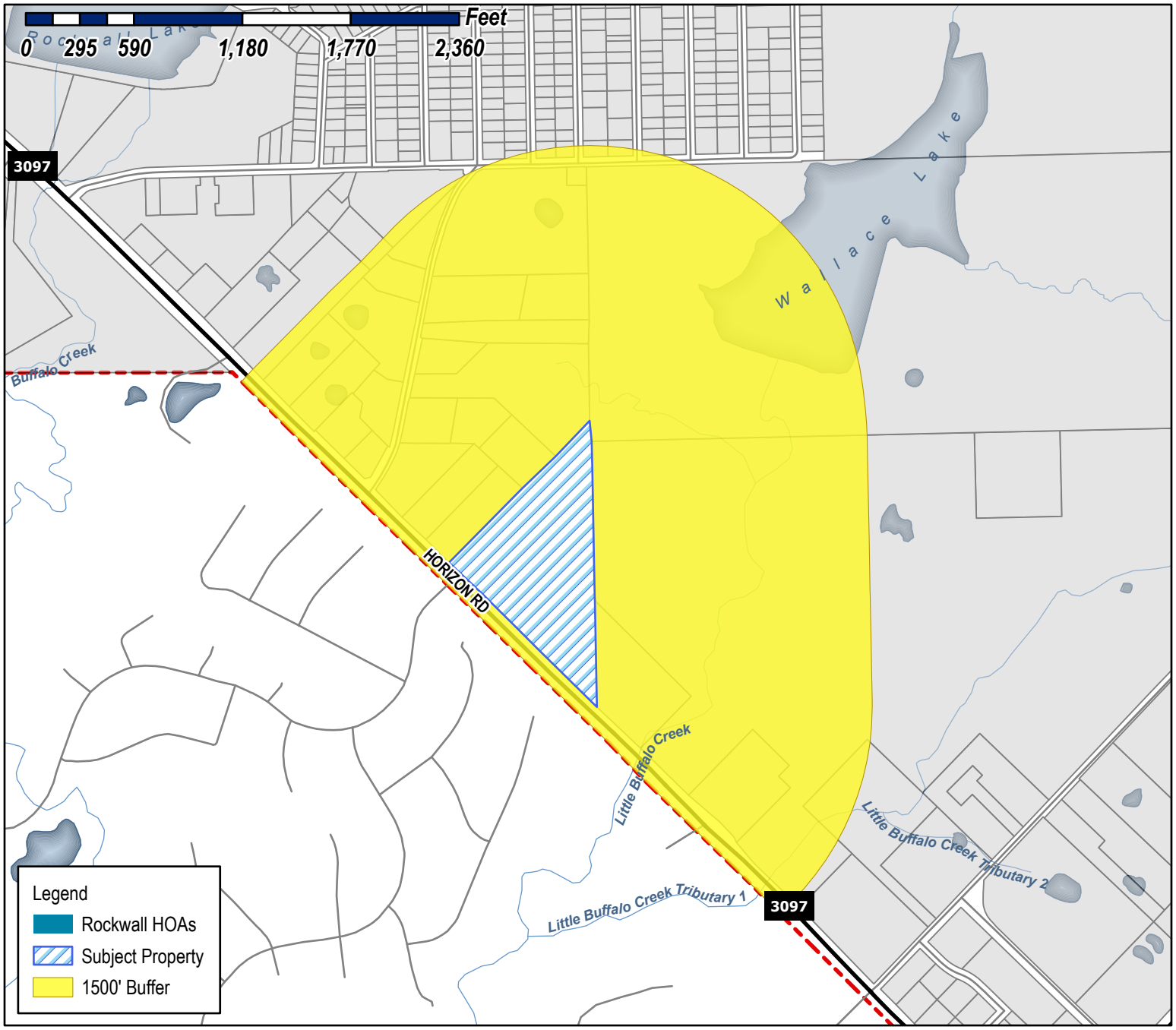
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

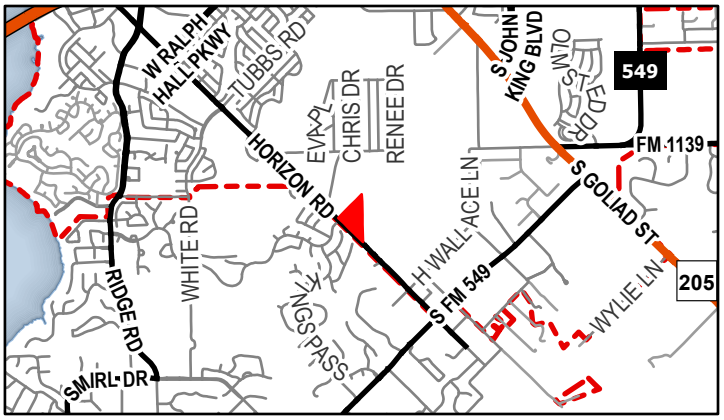
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-019
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5879, 5917, & 5981 FM 3097

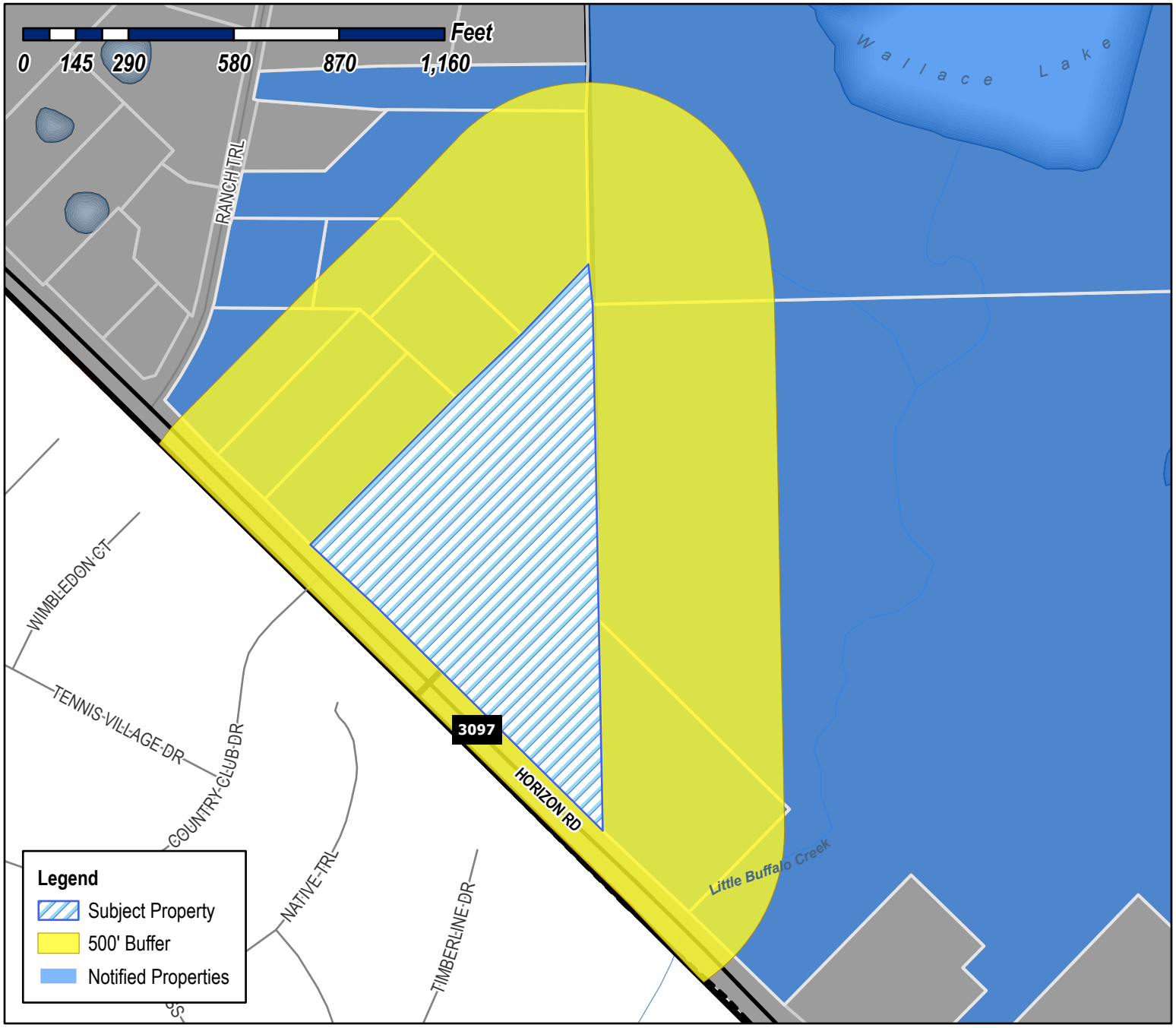


Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

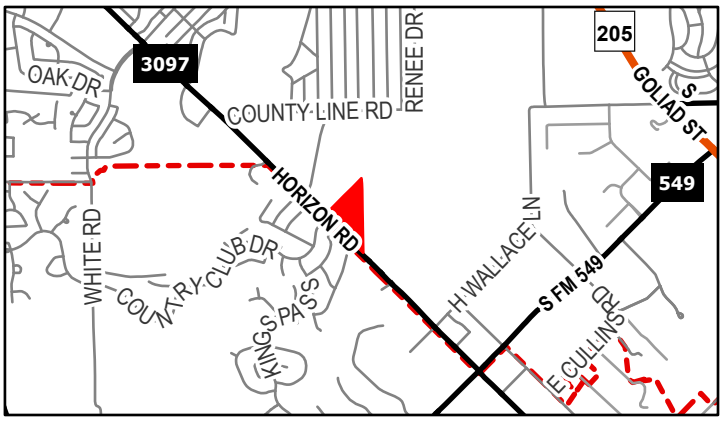
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Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

LUECKE PATRICIA L MRS
1110 OAKMONT DR
RICHARDSON, TX 75081

TTI MANAGEMENT GROUP LLC
1435 QUAIL RUN RD
ROCKWALL, TX 75087

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
209 RANCH TRL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

AGARWAL ASHWANI K & RACHNA
3508 MCFARLIN BLVD
DALLAS, TX 75205

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

HORIZON ROAD SELF STORAGE LLC
5763 S STATE HWY 205 #100
ROCKWALL, TX 75032

KUMAR ATUL
5811 FM 3097
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
5853 FM 3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

TTI MANAGEMENT GROUP LLC
5917 FM 3097
ROCKWALL, TX 75032

BINDER CARL JR
5981 FM 3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[☑] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[☑] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[☑] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[☑] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

6017 Main Street
Frisco, TX 75034
469.458.7300

Concept Plan Informational Statement
Planned Development Application

Submitted on behalf of:
Garages of Texas Rockwall
2323 Tarpley Rd., Suite 100
Carrollton, TX 75006
214-738-3958
Mr. Mark Scott
mscott@garagesoftexas.com

Submitted by:
Bohler Engineering TX, LLC
6017 Main Street
Frisco, TX 75034
469-458-7300
Mr. Mathias Haubert, P.E.
mhaubert@bohlereng.com

Submitted to:
The City of Rockwall, Texas
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087
Attn: Henry Lee

April 12, 2022

The Garages of Texas Rockwall is pleased to submit this Concept Plan Informational Statement along with our application to The City of Rockwall in support of a Planned Development application. This application, if approved, will allow for a commercial development on approximately 13.55± acres, located 2,900± LF southeast of the intersection of FM-3097 and Country Line Rd.

The project parcel is currently zoned (AG) Agriculture District and (C) Commercial District. The proposed (PD) Planned Development Zoning would have a base zoning district of (C) Commercial. All adjacent properties are zoned (AG) Agriculture, (PD) Planned Development (Residential) District, or (C) Commercial District, so the proposed use will be compatible with the adjacent properties. The proposed development is intended to be completed in one phase.

The City's Comprehensive Plan calls for the project parcel to be (CR) Commercial/Retail future land use. The proposed land use would be directly in compliance with what The City of Rockwall envisions for future development. With an approved Planned Development Concept Plan, the 13.55± acre commercial development will provide stable jobs in a convenient location off of FM-3097 for the local residents in the area and travelers. Our team strongly believes that the Planned Development will assist with the growth of the City of Rockwall.

The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of Planned Development application.

Respectfully,

Mathias Haubert, P.E.



LOCATION MAP

SCALE: N.T.S.

RAINBO ACRES
SURVEYED DESCRIPTION

Being a 13.541 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06 acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541 acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Thence North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

Thence South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

Thence South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the **POINT OF BEGINNING** and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

FOR REVIEW ONLY

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WALLACE LAND PARTNERS
VOL. 2017 PG. 76
DRRCT

1/2" IRF

1/2" RED CIRF
"OWENS RPLS 5387"

N00° 36' 51"W 682.52'

245.03'

436.99'

1/2" IRF

CIRS

N00° 58' 38"W 862.18'

274.65'

588.03'

1/2" IRF

CALLED 5.0 ACRES
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
PRRCT

WIRE FENCE

WIRE FENCE

OWNER:
CARL BINDER, JR. AND WIFE, DEBORAH BINDER
VOL. 122, PG. 816
DRRCT

WATER AND RIGHT-OF-WAY EASEMENT
VOL. 64, PG. 398
D.R.R.C.T.

CALLED 2.5 ACRES
LOT 11
Rainbo Acres Addition
Cab A, Slide 20
PRRCT

GRASS

OHE

S44° 10' 42"W 266.49'

266.49'

ADDRESS:
5879 FM 3097
ROCKWALL COUNTY, TEXAS

LOT 25
Rainbo Acres Addition
Cab A, Slide 20
PRRCT

1/2" IRF

CALLED 4.65 ACRES
LOT 8R
Rainbo Acres Addition
Cab F, Slide 377
PRRCT

OWNER:
SHIREE MANNING
VOL. 2398 PG. 43
DRRCT

S40° 12' 18"W 909.84'

ADDRESS:
5917 FM 3097
ROCKWALL COUNTY, TEXAS

CALLED 4.65 ACRES
LOT 9R
Rainbo Acres Addition
Cab F, Slide 377
PRRCT

STEEL CARGO CONTAINERS

GRAVEL

STEEL CARGO CONTAINERS

METAL STORAGE BUILDING

METAL STORAGE BUILDING

CONCRETE PAD

STEEL CARGO CONTAINERS

ONE STORY WOOD BUILDING

SIDEWALK

GAZEBO

S44° 58' 38"W 409.38'

LOTS 10 AND 11 ADDRESS:
5981 FM 3097
ROCKWALL COUNTY, TEXAS

CALLED 2.5 ACRES
LOT 10
Rainbo Acres Addition
Cab A, Slide 20
PRRCT

1 STORY BRICK EXTERIOR HOUSE

1 STORY SIDING EXTERIOR HOUSE

MANUFACTURED HOME WITH COVERED PATIO

S44° 22' 05"W 600.61'

DECORATIVE FOUNTAIN

OWNER:
CARL BINDER, JR. AND WIFE
DEBORAH BINDER
VOL. 122, PG. 816
DRRCT

GRAVEL

IRON GUARD RAILS

CIRS

S45° 05' 54"E 1099.06'

WIRE FENCE

WIRE FENCE

CONCRETE

CONCRETE

OHE

420.05'

WILLIAM W. FORD
ABST. No. 80

LOT 12
Rainbo Acres Addition
Cab A, Slide 20
PRRCT

METAL STORAGE BUILDING

PROPANE TANK

1 STORY WOOD EXTERIOR RESIDENCE

S44° 39' 29"W 812.02'

812.02'

OWNER:
TTI MANAGEMENT GROUP, LLC
INSTR. NO. 20190000002177
OPRRCT

TXU ELECTRIC COMPANY EASEMENT
VOL. 2412, PG 395
DRRCT

CONCRETE PAD WITH UTILITY VAULT

OHE

OHE

OHE

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COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE A

LEGAL DESCRIPTION OF LAND:

LOT 8R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 377 AND 378, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD.

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

H. MUNICIPAL UTILITY DISTRICT, WATER DISTRICT AND/OR PROPERTY IMPROVEMENT DISTRICT (PID) PLAN(S), IF ANY.

THIS DOCUMENT REFLECTS OBSERVED PERMANENT IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

CUMULATIVE LEGAL DESCRIPTION

BEING CALLED 14.3 ACRES OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, AND BEING FURTHER DESCRIBED AS ALL OF LOTS 8R, 9R, 10, AND 11, RANBO ACRES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 20, AND CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE A - EXHIBIT "A"

LOT 9R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN CABINET F, SLIDE 377, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY ROSE HOLLAND, EXECUTOR, TO TXU ELECTRIC COMPANY, FILED 02/04/2002, RECORDED IN VOLUME 2412, PAGE 313, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. AFFIDAVIT TO THE PUBLIC EXECUTED BY SHIREE MANNING FOR ON-SITE WASTE WATER SYSTEM, FILED 09/10/2002, RECORDED IN VOLUME 2658, PAGE 44, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

DOCUMENT DESCRIBES SUBJECT PROPERTY, BUT DOES NOT CONTAIN A DESCRIPTION, NOT SHOWN HEREON.

H. 10' TXU ELECTRIC ESMT AS SHOWN ON SURVEY OF OWENS LAND SURVEYING, CERTIFIED BY FRANK R OWENS, #5387, DATED MAY 29,2018.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE A - EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS AND BEING IN THE W.W. FORD SURVEY, A PART OF A 70.06 ACRE TRACT CONVEYED TO J. A. WILKERSON, JR. BY DEED DATED MARCH 29, 1941, FROM J. H. WEDDINGTON, RECORDED IN VOL. 36, PAGE 522, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING TRACTS 10 AND 11 OF RAINBO ACRES SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOL. 1, PAGE 20, MAP RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE ORIGINAL 100 ACRE TRACT, THE SOUTH CORNER OF TRACT 11;

THENCE NORTH 45 DEG. 00 MIN. WEST, WITH THE CENTER LINE OF A COUNTY ROAD, 661.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEG. 00 MIN. EAST, WITH THE NORTH LINE OF TRACT 10, 649.56 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 00 DEG. 30 MIN. EAST, 926.74 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.928 ACRES OF LAND, MORE OR LESS.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY:

COMMITMENT NO. 1001-352837-RTT, EFFECTIVE DATE: NOVEMBER 3, 2021, ISSUED: NOVEMBER 22, 2021.

COMMITMENT NO. 1001-350944-RTT, EFFECTIVE DATE: OCTOBER 20, 2021, ISSUED: JANUARY 18, 2021.

COMMITMENT NO. 1001-357550-RTT, EFFECTIVE DATE: JANUARY 26, 2022, ISSUED: APRIL 05, 2022.

THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

2. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010), DETERMINED BY GPS OPSERVATIONS.

3. ALL SUBJECT PROPERTY CORNERS FOUND AS DESCRIBED, UNLESS OTHERWISE NOTED AS SET.

4. CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "HSC, LLC" IF NOTED.

5. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

7. AT THE TIME OF THE ON-THE-GROUND SURVEY, NO CONSTRUCTION WAS OBSERVED ON THE SUBJECT PROPERTIES (TABLE"A" ITEM #16).

8. THE USE OF THE WORD "CERTIFY OR CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

9. UTILITIES SHOWN WERE OBSERVED ABOVE GROUND AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

TO: REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE GUARANTY COMPANY, CDC EQUITIES, LLC, CDC EQUITIES, LLC, A TEXAS NON-PROFIT CORPORATION, SHIREE MANNING, TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CARL BINDER, JR. & WIFE, DEBORAH BINDER.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF MAP OR PLAT: APRIL 12, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416

DATE:

SHEET NO. 2 of 2

REVISIONS	DATE	BY

HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10094185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, either or both graphical and textual, prepared by Hudson Site Control, LLC (HSC) are related exclusively to the subject property as described herein and the property of HSC, LLC. The information herein was prepared for the sole use of the client for which the services are rendered. Any other use or reproduction of this drawing and/or the information contained hereon, or alterations, is strictly prohibited without the written permission of HSC, LLC which may refer to any such unauthorized use as a violation of the rights of HSC, LLC and which may refer to the use or reliance upon any such unauthorized use or alteration as an infringement of the rights of HSC, LLC. HSC, LLC accepts no responsibility for any such unauthorized use or alteration and will hold the user responsible for any damages resulting from such unauthorized use or alteration.

DATE: APRIL 12, 2022
PROJECT MGR. MC
PROJECT TECH. GHP
PROJECT NO. 22-046

HSC_LLC DRAWINGS K:\Hudson Site Control\22-046 -rv- Rockwall Garages\032222 - ALTA Survey\22-046 Rockwall Garages ALTA Survey.dwg

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO.
SUBMITTED: 04-14-2022

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG SH-121 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOCATION MAP

SCALE: N.T.S.

LEGEND

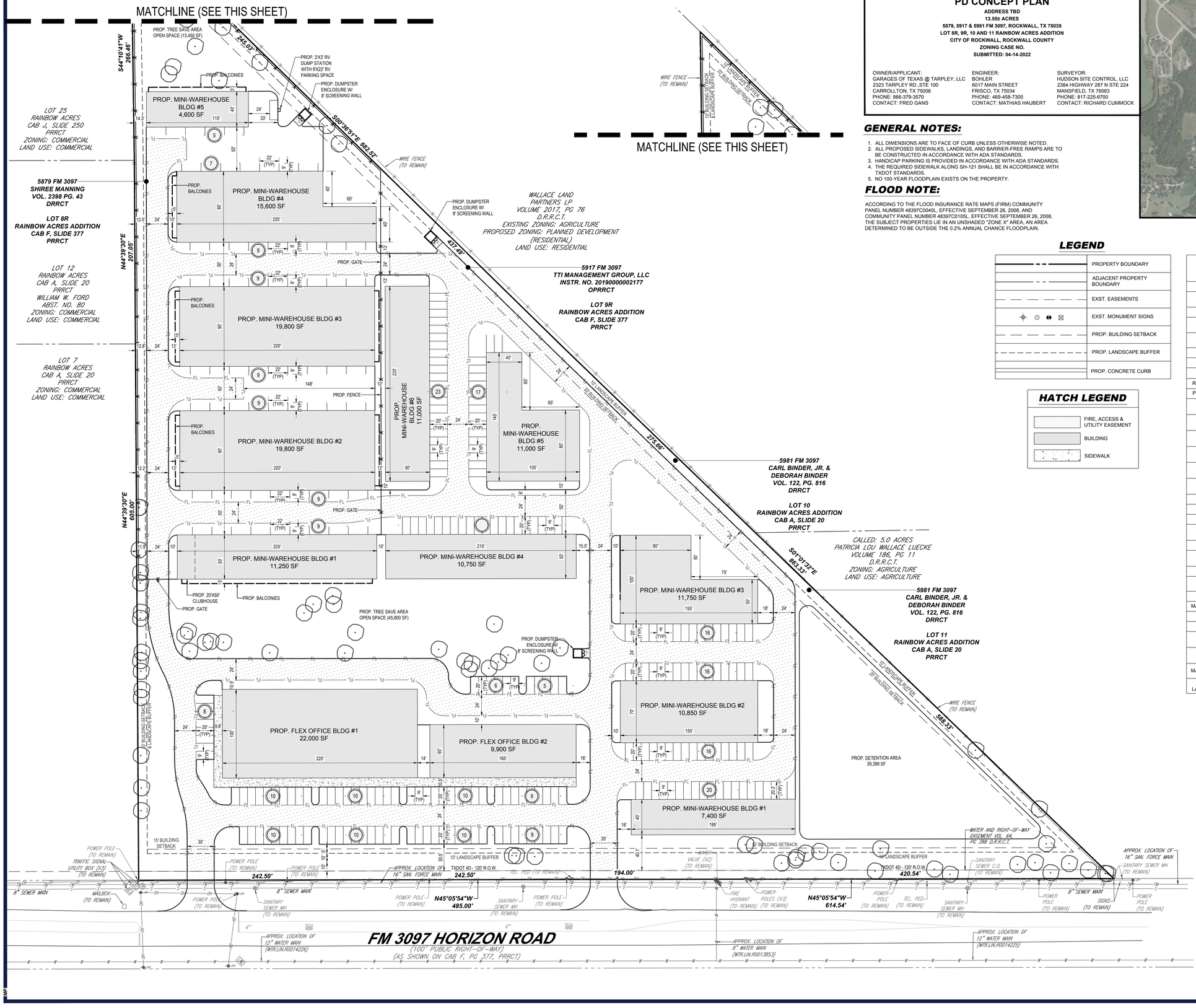
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. MONUMENT SIGNS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(3 SPACES/1,000 SF) = 97 SPACES
PROVIDED PARKING (FLEX OFFICE)	97 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
PROVIDED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(1 SPACE/1,500 SF) = 90 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	181 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	6 SPACES (1 VAN, 5 STANDARD)
PROVIDED ADA PARKING (MINI-WAREHOUSES OFFICE)	6 SPACES (1 VAN, 5 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	MAX. 60'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	10'
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	10'
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER, PE

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	04/14/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:

PD CONCEPT PLAN

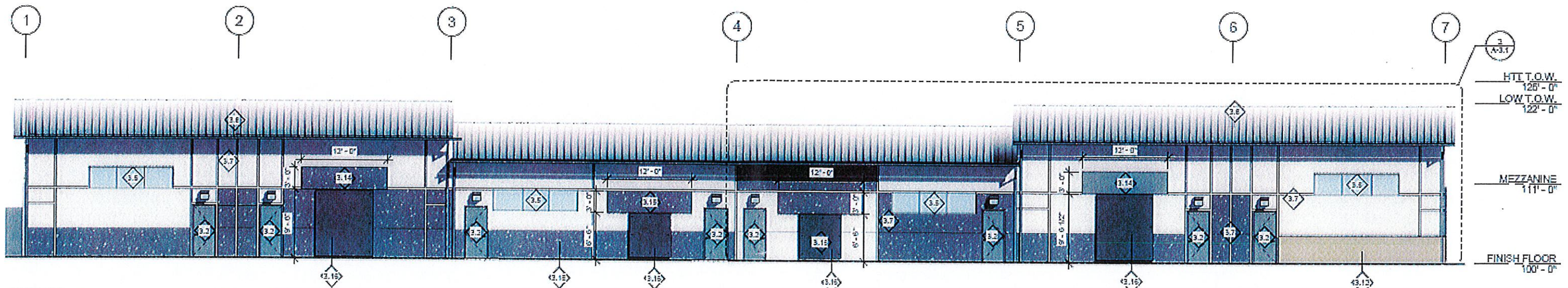
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01

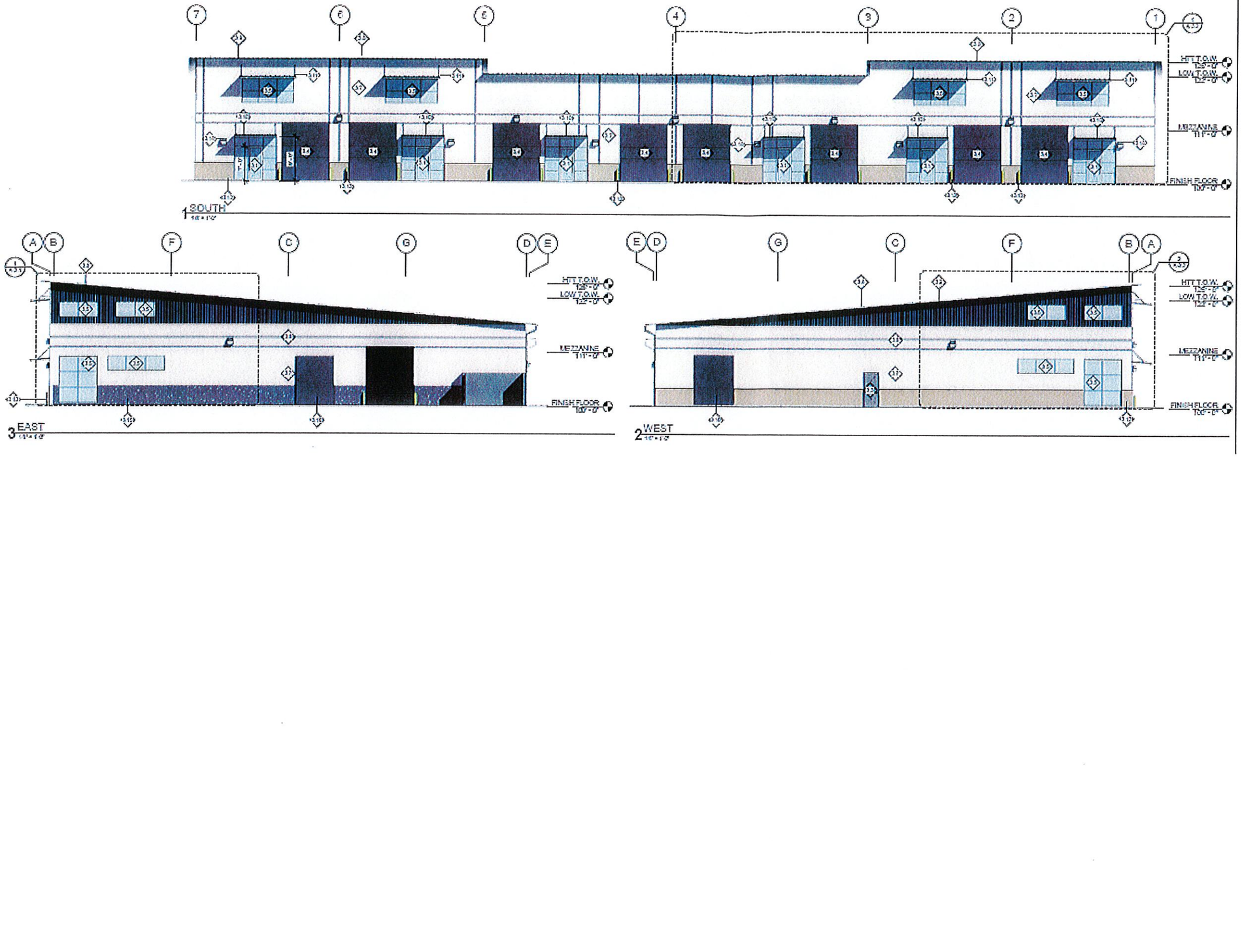
ORG. DATE - 04-14-2022

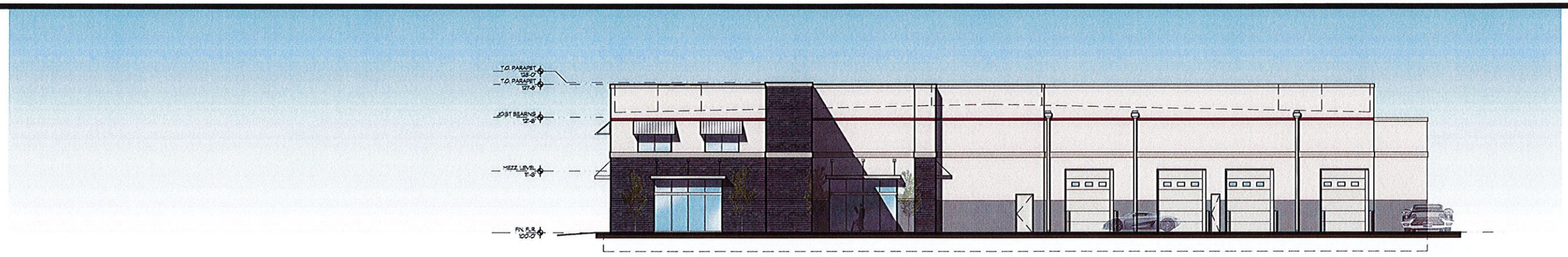
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MVP

3.12	STONE VENEER BASE
3.13	CONCRETE FILLED STEEL BOLLARD
3.14	LARGE REVEAL, PAINTED. REFER TO 3/ A-4.3
3.15	PAINTED PORTION OF HTT WALL
3.16	METAL TRELLIS, "GREEN2GREEN" OR APPROVED EQ.
3.18	EXTERIOR WALL- PACK LIGHT, REFER TO ELECTRICAL DRAWINGS



4 NORTH


1 SOUTH
HT T.O.W. 125'-0"
LOW T.O.W. 122'-0"
MEZZANINE 111'-0"
FINISH FLOOR 100'-0"
3 EAST
2 WEST



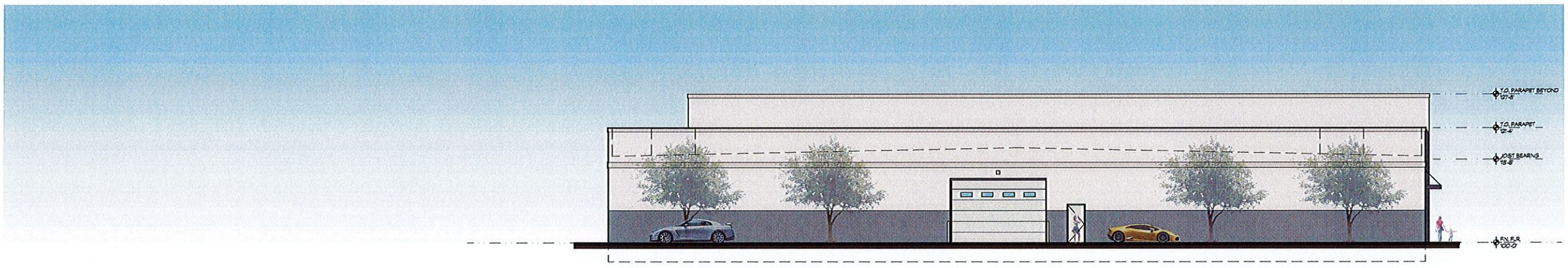
Building "A" North Elevation

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



Building "A" West Elevation

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



Building "A" South Elevation

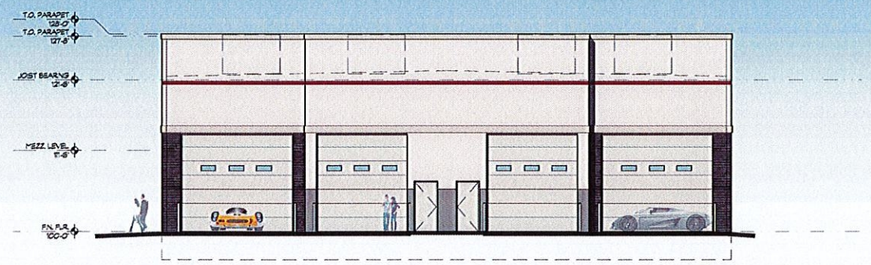
Scale: 1/8" = 1'-0"



Building "A" East Elevation

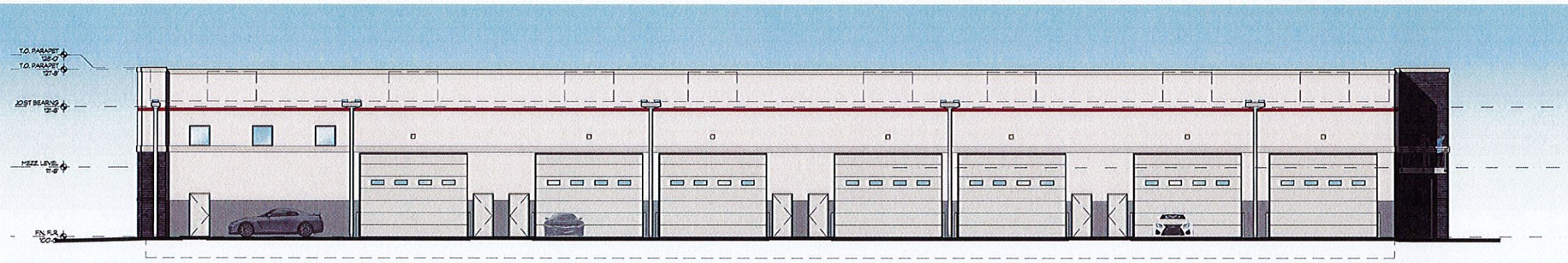
Scale: 1/8" = 1'-0"

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087



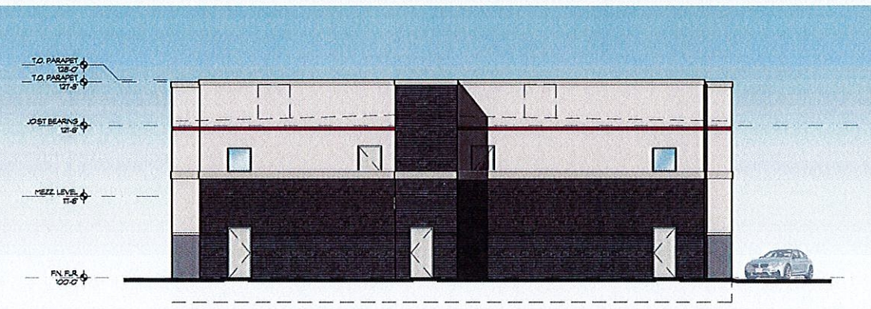
Building "C" North Elevation

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



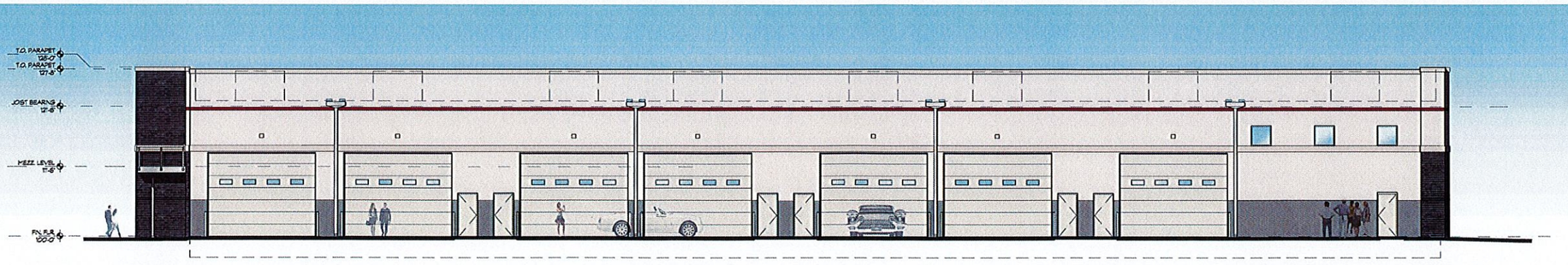
Building "C" West Elevation

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



Building "C" South Elevation

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



Building "C" East Elevation

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

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087


Garages
OF TEXAS
GT

Exhibit B
Planned Development Standards
Zoning Case No. Z22-XXXX

SECTION 1. The City of Rockwall Unified Development Code Zoning Regulations and the Zoning Map of the City of Rockwall ("the City"), Rockwall County, Texas, be amended relating to the use and development of 13.55± acres of land in the William W. Ford Survey, Abstract No. 80 described in the Legal Description attached hereto as Exhibit "A," and incorporated herein by reference, ("the Property") which is presently zoned "AG" Agriculture District and "C" Commercial District by changing the zoning to create a "PD" Planned Development with a base zoning of "C" Commercial District subject to the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except to the extent modified by the Development Regulations set forth below:

A. BASE ZONING DISTRICT: The Property shall be developed and used in accordance with "C" Commercial District zoning regulations except as provided herein.

B. CONCEPT PLAN: The Property shall be developed in general conformance with the PD Concept Plan attached hereto as Exhibit "C" and incorporated herein by reference ("the PD Concept Plan"). Minor modifications to private streets and building locations that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.

C. LANDSCAPING: Landscaping shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The required landscape buffer abutting a residential land use shall be 10'.
(2) The screening requirement shall be met by providing natural screening in place of a screening wall via. landscape plantings.

D. BUILDING ELEVATIONS: The buildings constructed and/or reconstructed on the Property shall be developed in general conformance with the Building Elevations (style and materials) attached hereto as Exhibit "E" and incorporated herein by reference.

E. SETBACKS: Setbacks shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The minimum provided building separation for sprinklered buildings shall be 10'.

F. PARKING: Parking shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The required parking for the Flex Office land use shall be 3 parking spaces per every 1,000 SF of gross floor area.
(2) The required parking for the Mini-Warehouse land use shall be 1 parking space per every 1,500 SF of gross floor area.

G. PERMITTED USES: Permitted uses shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The Mini-Warehouse use shall be a permitted use, including for rent and for sale garage storage facilities.
(2) The Outdoor Storage and/or Outside Display use shall be allowed in accordance with the City of Rockwall Unified Development Code standards as a permissible use.

H. OPEN SPACE: Open space shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) Detention and retention ponds shall be counted towards open space requirements.

I. DESIGN REGULATIONS: Mini-warehouse design regulations shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The maximum site area shall be 14 acres.
(2) The maximum unit height shall be 2-stories and no greater than 36 feet.
(3) Direct access shall be allowed from FM-3097 Horizon Road.
(4) Natural screening via. tree plantings shall be allowed in place of perimeter screening walls.
(5) Perimeter gates shall be incorporated that limit access to the garage storage facilities for the for-sale individually owned units only. Special access for fire and police personnel shall be provided as required in the City of Rockwall Unified Development Code.
(6) Private businesses shall be allowed to operate in the individual garage storage facilities.
(7) Outdoor storage shall be allowed in accordance with the City of Rockwall Unified Development Code Outdoor Storage standards.
(8) The residential unit as an accessory to the permitted use shall have no minimum or maximum square footage.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIMITED COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 13.55-ACRE TRACT OF LAND IDENTIFIED AS LOTS 8R, 9R, & 10 OF THE RAINBOW ACRES SUBDIVSION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Fred Gans of CDC Equities, LLC for a change in zoning from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses for a 13.55-acre tract of land identified as Lots 8R, 9R, & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance,

DRAFT 04.26.2022

attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 04.26.2022

1st Reading: *May 16, 2022*

2nd Reading: *June 6, 2022*

DRAFT
ORDINANCE
04.26.2022

Exhibit 'A':
Legal Description

BEING a 13.541-acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06-acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541-acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a ½" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a ½" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a ½" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a ½" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

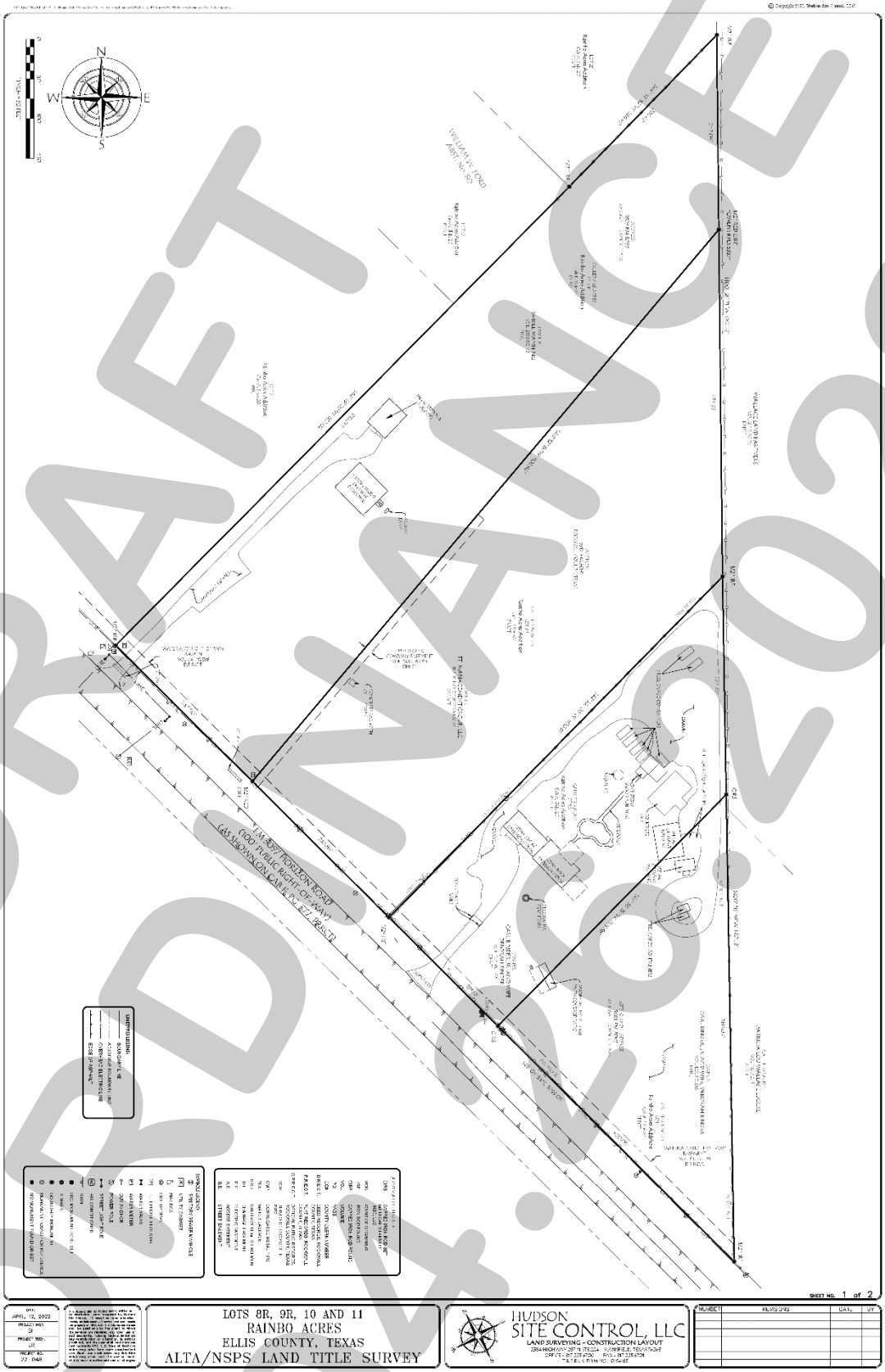
THENCE South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a ½" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the *POINT OF BEGINNING* and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

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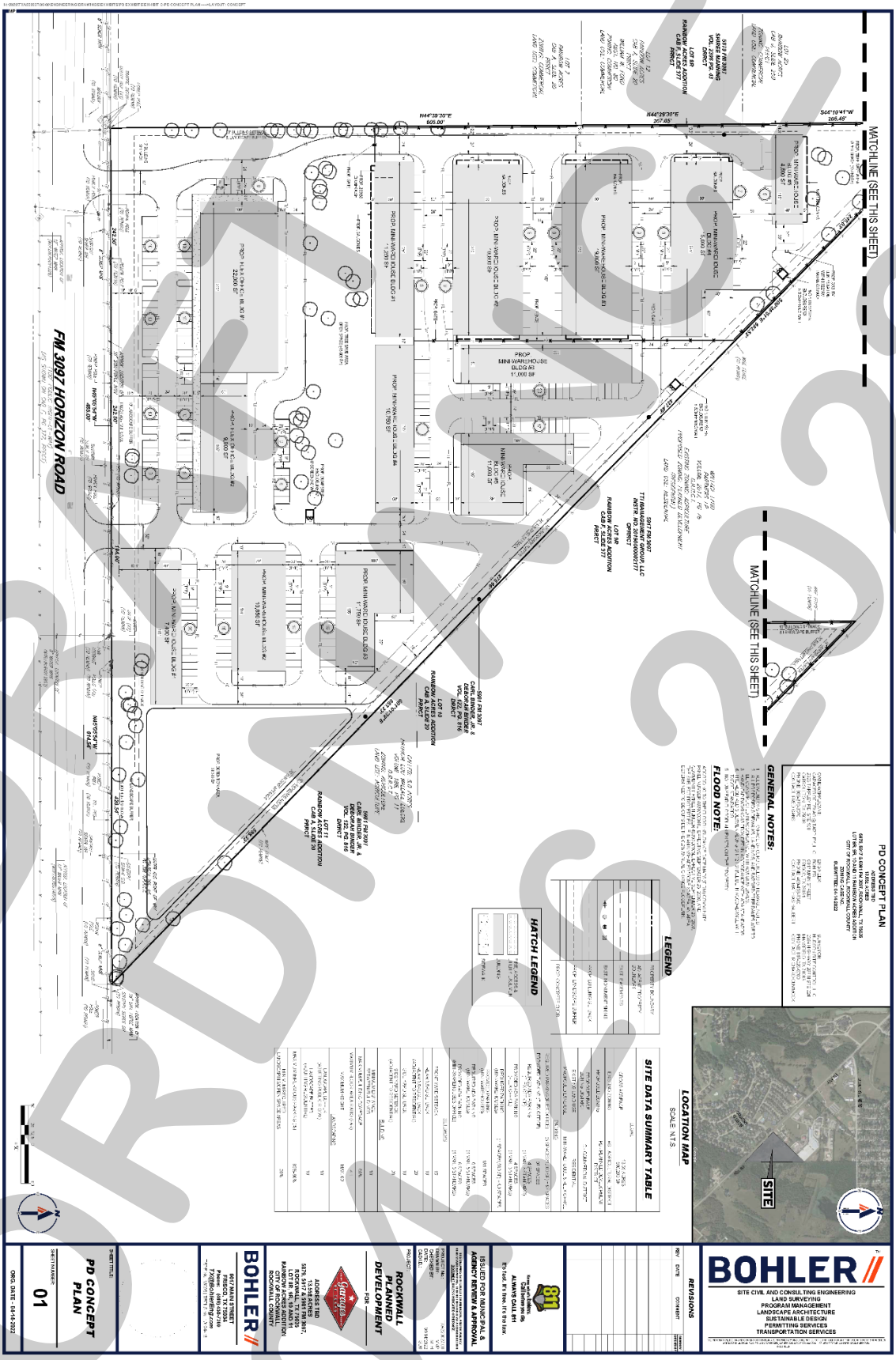
Exhibit 'B':
Survey



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Exhibit 'C':
Concept Plan



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Exhibit 'D':
Concept Building Elevations

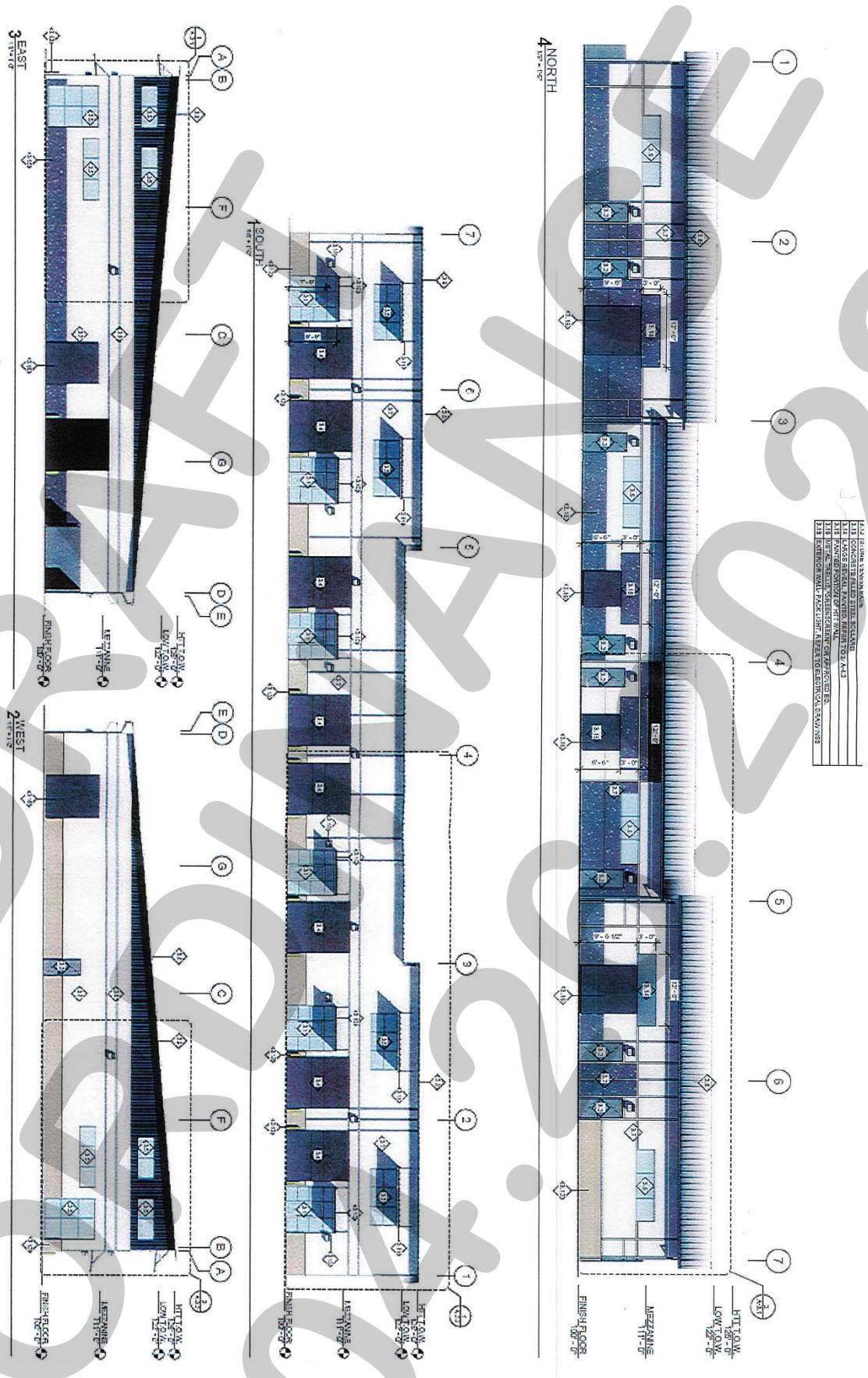
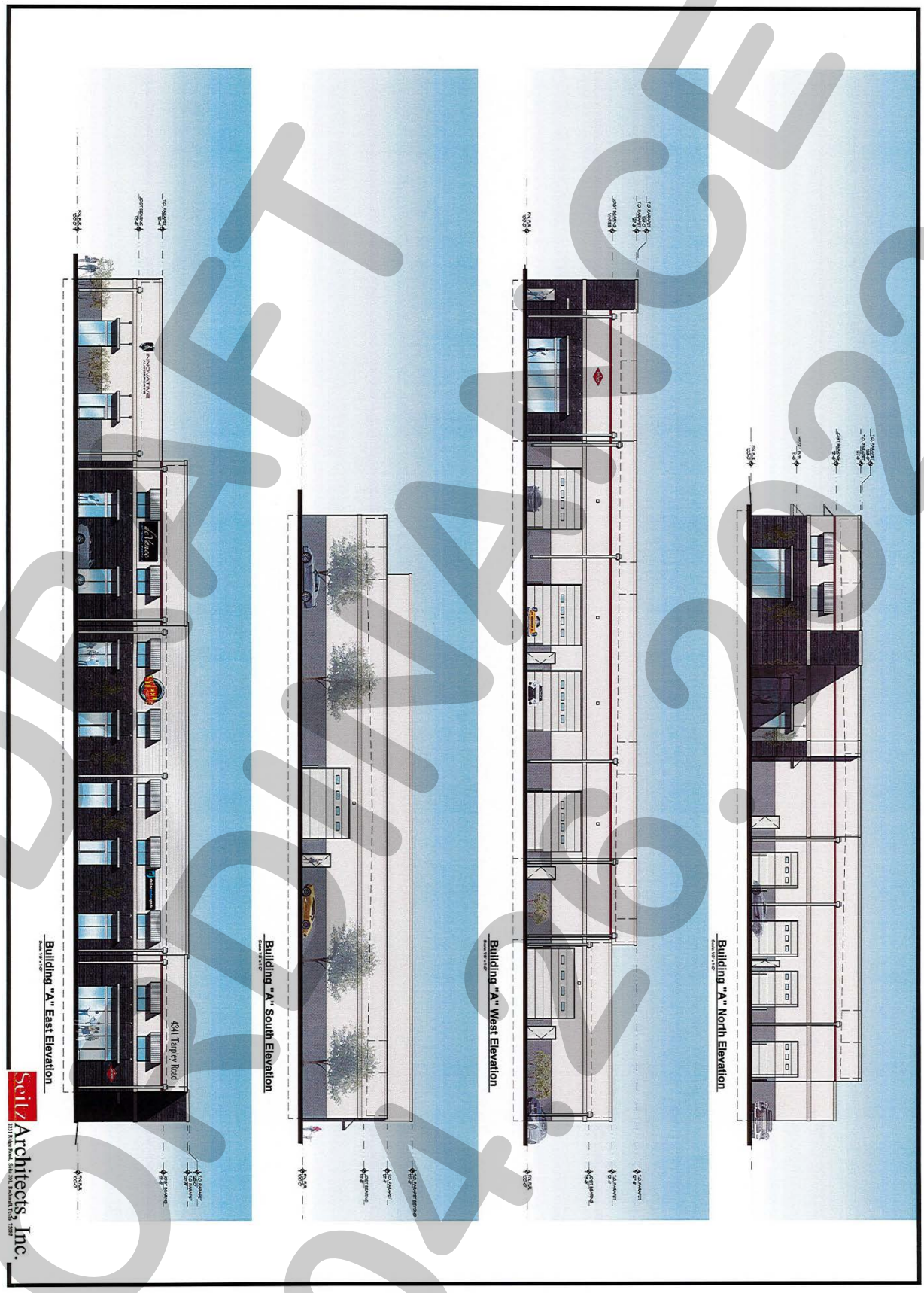
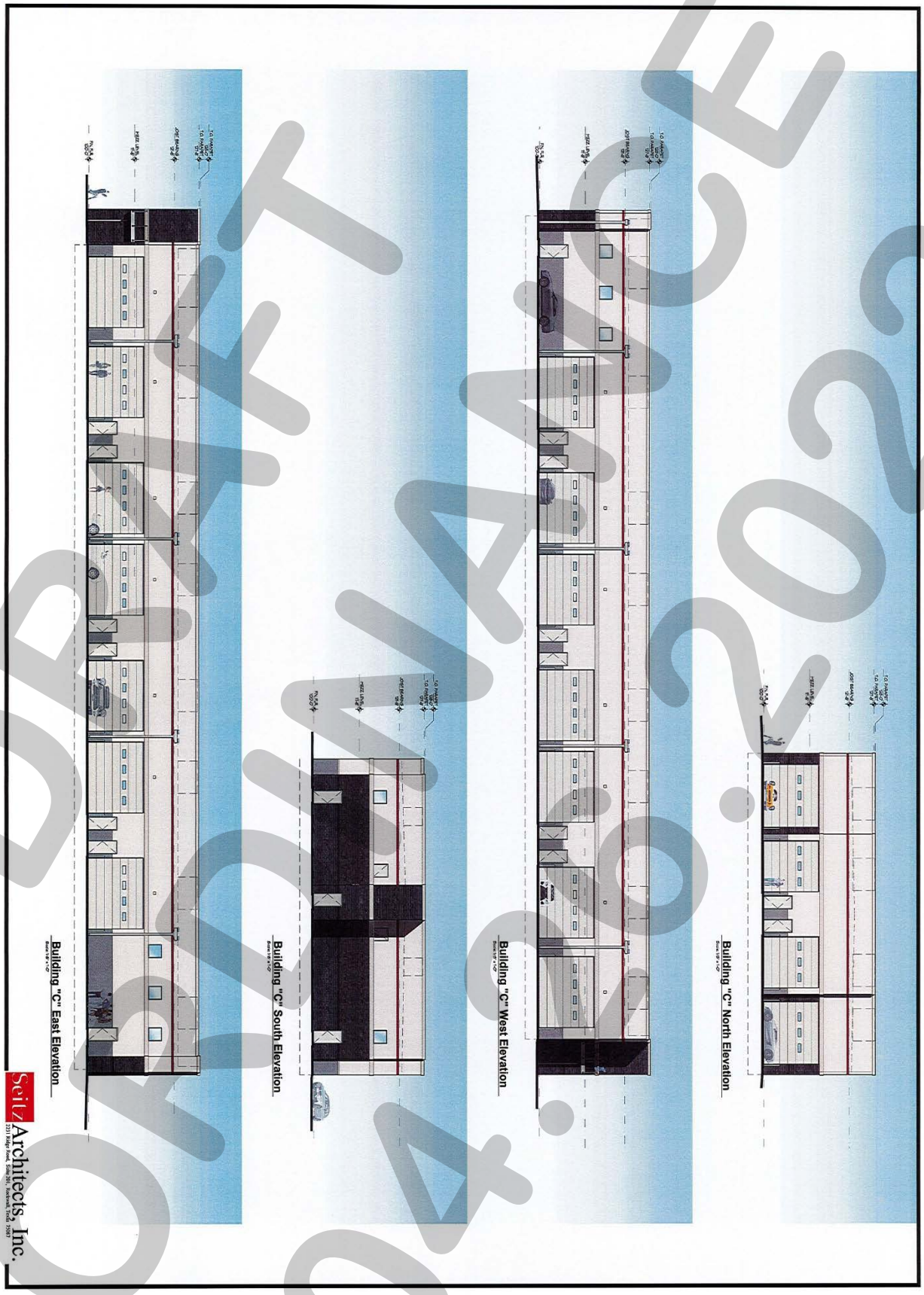

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2 WEST
3 EAST
4 NORTH
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9'-0"
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Exhibit 'D':
Concept Building Elevations



DRAFT
ORDINANCE
04.26.2022

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 04.20.2022

Exhibit 'D':
Concept Building Elevations



DRAFT 08/16/2022

Exhibit 'E':
Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Commercial (C) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

E.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Mini-Warehouse Facility* and *Office/Warehouse Buildings* on the subject property.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided for by this Planned Development District Ordinance, only those uses permitted within the Commercial (C) District, as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

(a) The following land uses shall be permitted *By-Right*:

- Mini-Warehouse[1]
- Warehouse[2]

Notes:

[(1)]: The following *Conditional Land Use Standards* are required with the establishment of this land use:

(1) A minimum of two (2) additional parking spaces shall be required for an on-site manager (*i.e. caretaker, resident, or otherwise*).
(2) The front, side and rear building setback areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the large industrial nature of the buildings. This will be reviewed at the time of site plan for conformance.
(3) The commercial operation of rental trucks and trailers shall be prohibited.
(4) Businesses shall be permitted to operate in the individual units; however, the business shall conform to the permitted uses as specified in this Planned Development District Ordinance.
(5) No outside storage of any kind shall be allowed.
(6) Lighting standards shall be limited to 20-feet.
(7) The caretaker's quarters as an accessory use to the mini-warehouse shall not exceed 1,600 SF.

[(2)]: As an accessory use to an office.

(b) The following land uses shall be expressly *Prohibited*:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm

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- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full-Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare Facility
- Emergency Ground Ambulance Services
- Government Facility
- Hospice
- Hospital
- Public Library
- Mortuary or Funeral Chapel
- Local Post Office
- Regional Post Office
- Public or Private School
- Financial Institution with a Drive-Through
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Health Club or Gym
- Private Club, Lodge or Fraternal Organization
- Private Sports Arena, Stadium, and/or Track
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- General Personal Service
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat

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- Massage Therapist
- Private Museum or Art Gallery
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Tailor, Clothing, and/or Apparel Shop
- Bail Bond Service
- Building and Landscape Material with Outside Storage
- Electrical, Watch, Clock, Jewelry and/or Similar Repair
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Antenna for an Amateur Radio
- Radio Broadcasting

(2) <u>*Density and Dimensional Requirements*</u>. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Commercial (C) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the following additional standards:

(a) <u>*Building Height*</u>. The building height for all buildings shall be limited to a maximum height of 36-feet.

(3) <u>*Architectural and Building Standards*</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the

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04.26.2022

Commercial (C) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*; however, the buildings shall generally adhere to the *Concept Building Elevations contained in Exhibit 'D'*. In addition, buildings fronting onto or that have visibility from Horizon Road (*FM-3097*) shall meet the *General Overlay District Standards* stipulated by Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). These standards shall only apply to the building façades front onto or that have visibility from Horizon Road (*FM-3097*).

(4) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property.* In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

(a) *Landscape Buffer and Sidewalk (Horizon Road).* A minimum of a 20-foot landscape buffer shall be provided along Horizon Road (*FM-3097*) (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear six (6) foot trail shall be constructed within the 20-foot landscape buffer.

(b) *Landscape Areas Adjacent to the Eastern Property Line*. A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the eastern boundary (*i.e. adjacent to Tracts 44-01 & 45-5 of the W. W. Ford Survey, Abstract No. 80*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Within this buffer the applicant shall provide canopy trees on 20-foot centers along the entire adjacency.

(5) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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PROJECT COMMENTS

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

DATE: 4/21/2022

PROJECT NUMBER:	Z2022-020	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change from AG to LI	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	4649 STATE HIGHWAY 276, ROCKWALL, 75189	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	04/19/2022	Approved w/ Comments

04/19/2022: Z2022-020; Zoning Change (AG to LI) for 4649 SH-276
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, and addressed as 4649 SH-276.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-020) in the lower right-hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Estates District and is scheduled for Technology/Employment Center land uses. The proposed change in zoning -- from Agricultural (AG) District to a Light Industrial (LI) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.
I.5 Please note that regardless of the submitted concept plan -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Light Industrial (LI) District and is situated within the SH-276 Overlay (SH-276 OV) District.
M.6 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 3, 2022.
I.7 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 May 3, 2022; 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 May 10, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 26, 2022.
I.8 The projected City Council meeting dates for this case will be May 16, 2022 (1st Reading) and June 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved w/ Comments

04/21/2022: - Parking spaces to be 20x9'.

The following items are informational for the engineering design process.

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Need a letter from Blackland stating that they can serve the property with City required fire flows
- Need approval from Rockwall County for the septic system

Drainage Items:
- Detention is required. No detention allowed in the floodplain.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Run off to match existing sheet flow conditions as it leaves off site. No concentrated flow allowed to leave site.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Sidewalk required along Discovery the entire length of the property.

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	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	04/21/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	04/21/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

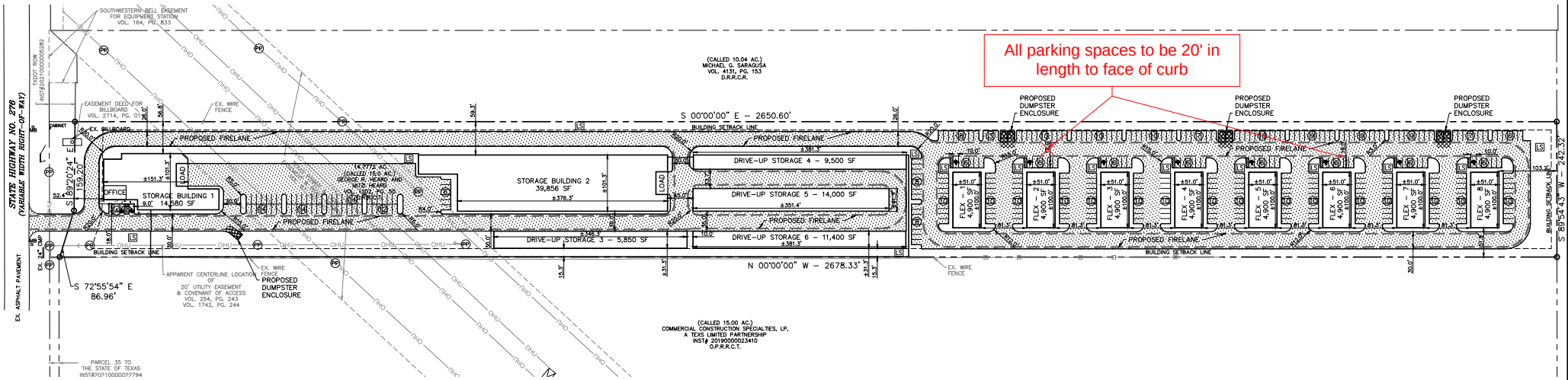
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Need a letter from Blackland stating that they can serve the property with City required fire flows
- Need approval from Rockwall County for the septic system

Drainage Items:
- Detention is required. No detention allowed in the floodplain.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Run off to match existing sheet flow conditions as it leaves off site. No concentrated flow allowed to leave site.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Sidewalk required along Discovery the entire length of the property.

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".



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FOR REVIEW ONLY, NOT FOR CONSTRUCTION

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CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

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SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

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Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

CONCEPT PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
04/13/22	CD22011	1" = 80'	CP

\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 – ROCKWALL SH 276\PLANS\CONCEPT PLAN CD22011.DWG

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-020

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	4649 Hwy 276 Rockwall, TX 75032		
SUBDIVISION	J.H. Bailey Survey, Abstract No. 34	LOT	BLOCK
GENERAL LOCATION	Approximatly 250' southeast of the intersection of Sun Drive and SH 276		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Vacant Lot
PROPOSED ZONING	LI	PROPOSED USE	Office/ Warehouse buildings
ACREAGE	14.78	LOTS [CURRENT]	2
		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	Donald Valk	☑ APPLICANT	Hellen Byrd
CONTACT PERSON	Donald Valk	CONTACT PERSON	Hellen Byrd
ADDRESS	1450 TL Townsend Dr. Ste 100	ADDRESS	1450 TL Townsend Dr. Ste 100
CITY, STATE & ZIP	Rockwall,TX 75032	CITY, STATE & ZIP	Rockwall,TX 75032
PHONE	972-722-2590	PHONE	972-722-2590 Ext.108
E-MAIL	Don@Donvalk.com	E-MAIL	Hellen@platinumtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON VALK [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 $ 425.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 4/13/22 *DAY OF* April *, 20* 22 *. 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 13 *DAY OF* April *, 20* 22 *.*

NOTARY PUBLIC ID# 130655965 STATE OF TEXAS EXPIRES 5-10-2024

OWNER'S SIGNATURE Hellen Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 5-10-2025

Statement of Intent and Purpose
Storage 365

On behalf of Storage 365, Platinum Construction requests approval of a zoning change from agricultural to light industrial to accommodate a mixture of commercial uses for the undeveloped property located at 4649 State Highway 276, Rockwall, TX, 75032. The goals and objectives of this effort is to accommodate a mixture of uses that provide a range of services for neighbors and the surrounding area. The development will be guided and shaped by proposed development conditions and exhibits to ensure a compatible addition to the area.

As the population of the area continues to grow, the demand for self-storage also grows. The sub-market shows a high occupancy rate at existing storage facilities. This proposal project will help meet demand while keeping prices competitive and reasonable. The office-warehouse for the flex buildings are designed to meet local neighborhood needs while providing an aesthetic retail front.

The proposal includes a total of 95,186-square feet of self-storage and mini warehouse. Buildings 1 and 2 will provide 54,436 SF of climate-controlled storage units. Building 1 will also be the front of the site and the leasing office will be located here. Buildings 2-6 will accommodate 40,750 SF of drive-up non-climate-controlled storage units.

The remainder of the property will contain 8 Flex buildings that will be used as office-warehouse or mini-warehouse with a total of 39,200 SF. All buildings will be one-story, 100% masonry on storage buildings 1,2 and flex building 8. The remaining buildings will be metal structures.

This proposal includes an Access Variance request to accommodate one point of access from Hwy 276. We believe this is critical to the success of our development. The limited frontage and the existing creek/headwall at the northeast corner impact the possibility of a second driveway meeting driveway spacing requirements.

The hours of operation for the self-storage facility would be 6AM-10PM, seven days a week. The self-storage portion would be secured by the perimeter buildings and fences/walls, as well as gated access for customers only. Security cameras and lighting will ensure security and safety for all customers and neighbors. The flex building tenants will not have access to the storage facility portion of the development.

As mentioned above, all buildings will be one-story in height with a mixture of masonry and metal buildings. Storage buildings 1, 2, and flex building 8 will be masonry, the remaining buildings metal. This will ensure that all areas of the facility that are visible from the road and residential district will look appealing. The site layout has been carefully constructed to bring a higher quality structure to the area. Perimeter storage buildings and connecting perimeter walls will seal the development from the residential/commercial neighbors. The large setback between the proposed building and neighbors will also include Red Tip Photinia's around the perimeter of the property for additional buffering and separation.

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, ROCKWALL COUNTY, TEXAS AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 20190000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 18.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

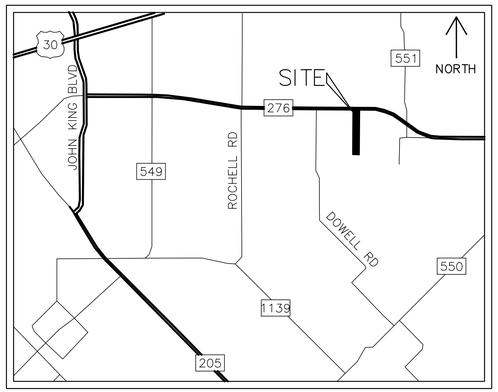
THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2650.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	95,186 SQUARE FEET
STORAGE BUILDING AREA:	95,186 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	134,386 SQUARE FEET
TOTAL BUILDING AREA:	134,386 SQUARE FEET
OPEN SPACE:	204,917/643,696 : 31.8%
PAVED SURFACE AREA:	304,393/643,696 : 47.3%
BUILDING HEIGHT	1 STORY (30'-0" HEIGHT)
PARKING PROVIDED:	386 PARKING SPACES (10 ACCESSIBLE PARKING SPACES INCLUDED)

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, THE ROCKWALL MUNICIPAL CODE OF ORDINANCES, CITY ADOPTED ENGINEERING AND FIRE CODES AND WITH ALL OTHER APPLICABLE REGULATORY REQUIREMENTS ADMINISTERED AND/OR ENFORCED BY THE STATE AND FEDERAL GOVERNMENT.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 18' DEEP.

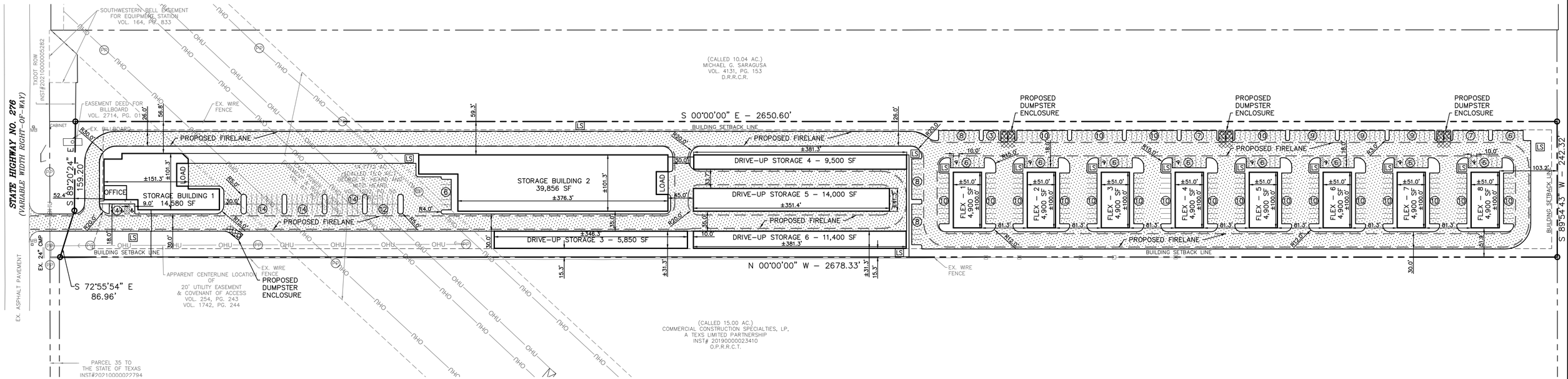
LEGEND

- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).

N

0 80 160

DRAWING SCALE
1"=80'



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CONCEPT PLAN

4649 HIGHWAY 276
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ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
04/13/22	CD22011	1" = 80'	CP

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DEVELOPMENT APPLICATION

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

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

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- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4649 Hwy 276 Rockwall, TX 75032		
SUBDIVISION	J.H. Bailey Survey, Abstract No. 34	LOT	BLOCK
GENERAL LOCATION	Approximatly 250' southeast of the intersection of Sun Drive and SH 276		

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CURRENT ZONING	AG	CURRENT USE	Vacant Lot
PROPOSED ZONING	LI	PROPOSED USE	Office/ Warehouse buildings
ACREAGE	14.78	LOTS [CURRENT]	2
		LOTS [PROPOSED]	1

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☐ OWNER	Donald Valk	☑ APPLICANT	Hellen Byrd
CONTACT PERSON	Donald Valk	CONTACT PERSON	Hellen Byrd
ADDRESS	1450 TL Townsend Dr. Ste 100	ADDRESS	1450 TL Townsend Dr. Ste 100
CITY, STATE & ZIP	Rockwall,TX 75032	CITY, STATE & ZIP	Rockwall,TX 75032
PHONE	972-722-2590	PHONE	972-722-2590 Ext.108
E-MAIL	Don@Donvalk.com	E-MAIL	Hellen@platinumtx.com

NOTARY VERIFICATION [REQUIRED]

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

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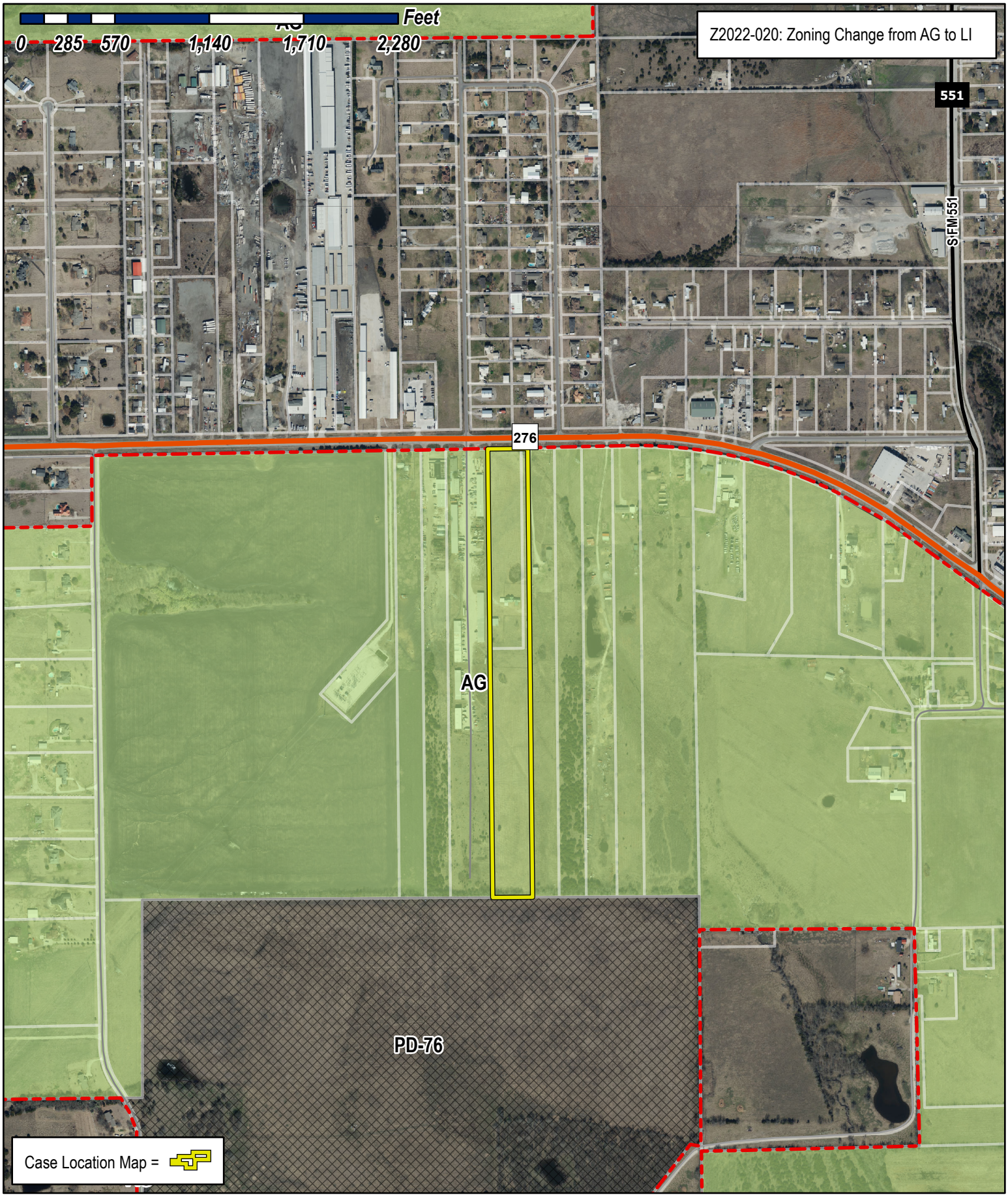
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NOTARY PUBLIC ID# 130655965 STATE OF TEXAS EXPIRES 5-10-2024

OWNER'S SIGNATURE Hellen Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 5-10-2025



City of Rockwall

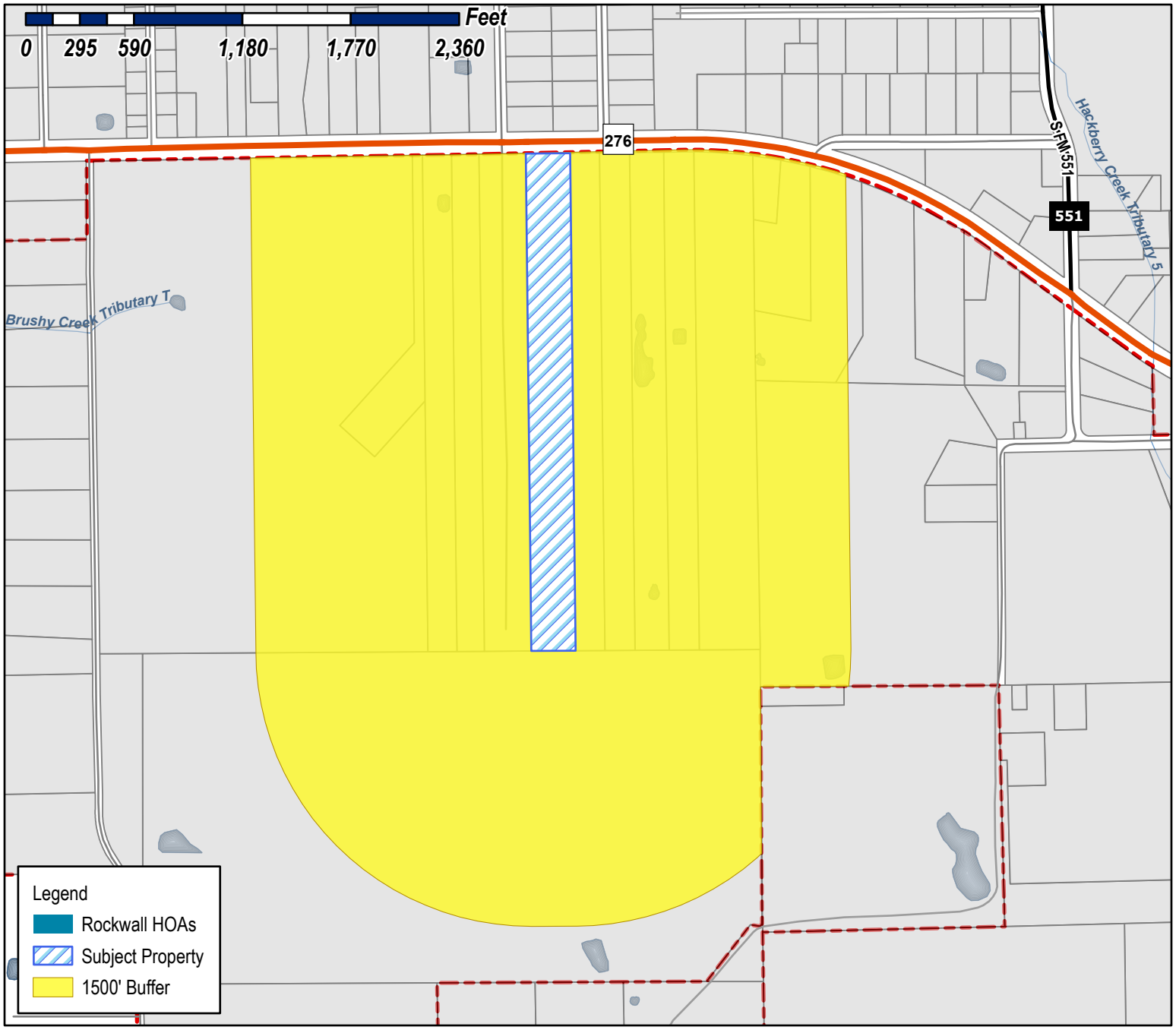
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

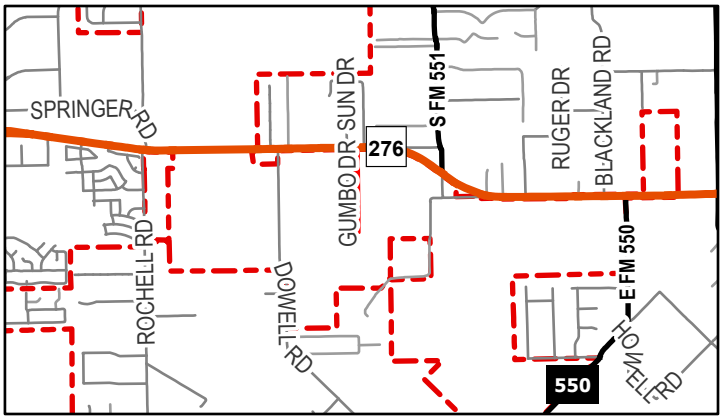
City of Rockwall

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

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Case Number: Z2022-020
Case Name: Zoning Change from Ag to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4649 FM 3097

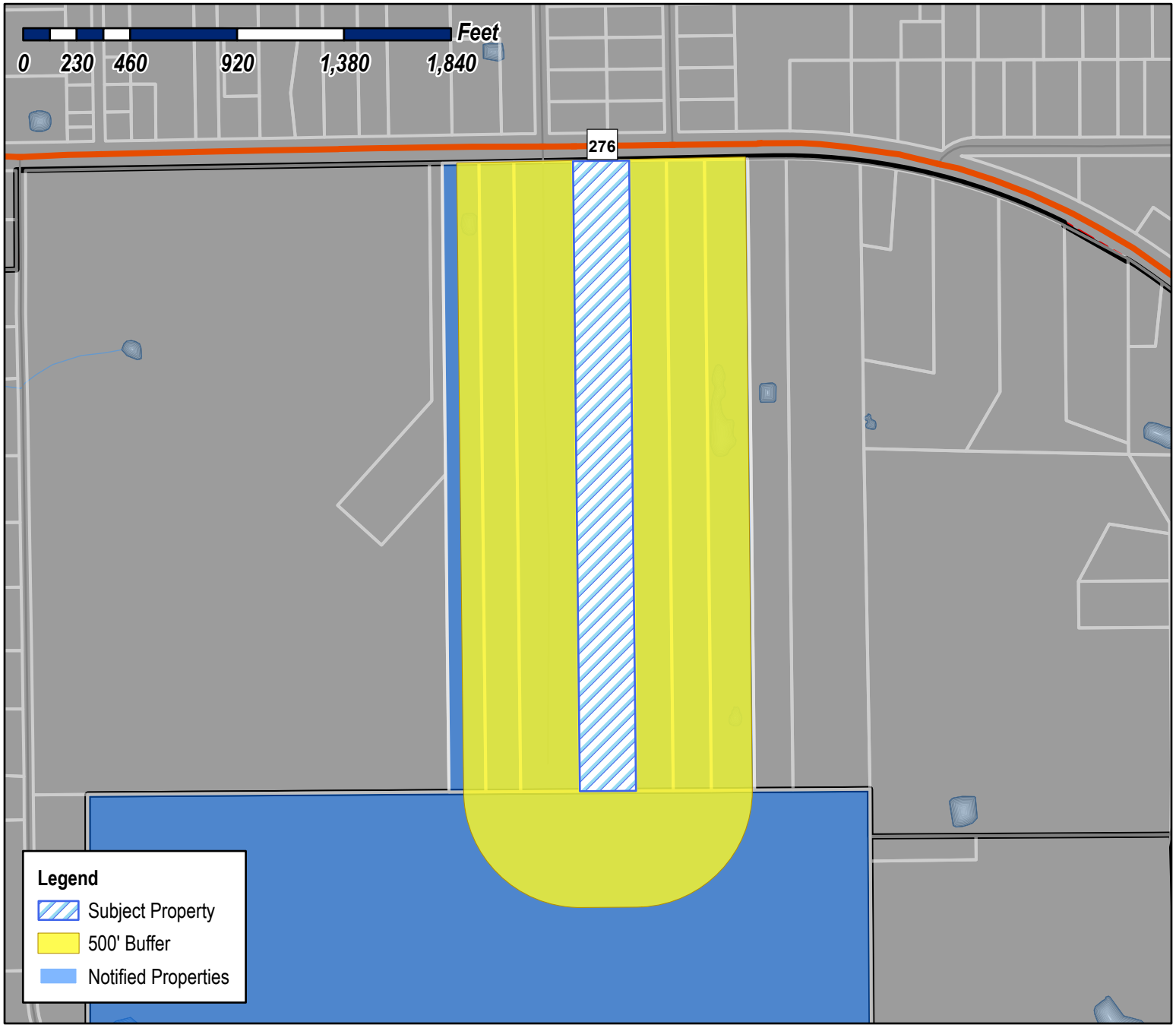


Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

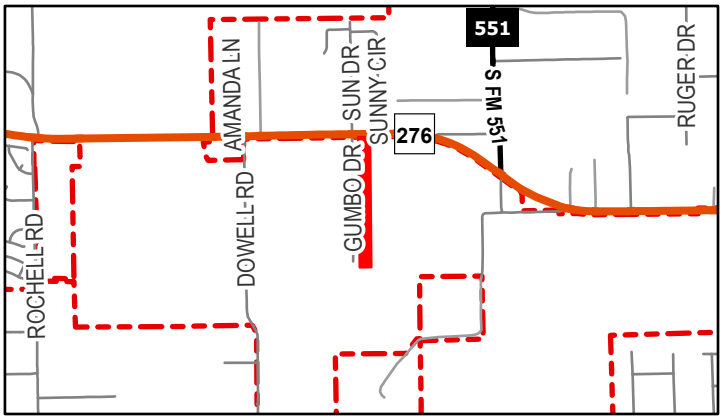
City of Rockwall

Planning & Zoning Department
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Case Number: Z2022-020
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4649 FM 276



Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

SARAGUSA MICHAEL G
1113 CHIMNEYROCK TRL
GARLAND, TX 75043

COMMERCIAL CONSTRUCTION SPECIALTIES LP
114 GUMBO
ROCKWALL, TX 75032

JOHNSON JAY LYNN
2018 SUNNY CIR
ROCKWALL, TX 75032

HARLAN PROPERTIES INC
2404 TEXAS DR STE 103
IRVING, TX 75062

TOMAINO PROPERTIES LP
2626 COLE AVE STE 606
DALLAS, TX 75204

SARAGUSA MICHAEL G
3290 HWY 276
ROCKWALL, TX 75032

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE
4571 HWY 276
ROCKWALL, TX 75032

HEARD GEORGE R
4649 HWY 276
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE
5005 BRIDGECREEK DR
ROCKWALL, TX 75032

HEARD GEORGE R
PO BOX 56
ATLANTA, TX 75551

Statement of Intent and Purpose
Storage 365

On behalf of Storage 365, Platinum Construction requests approval of a zoning change from agricultural to light industrial to accommodate a mixture of commercial uses for the undeveloped property located at 4649 State Highway 276, Rockwall, TX, 75032. The goals and objectives of this effort is to accommodate a mixture of uses that provide a range of services for neighbors and the surrounding area. The development will be guided and shaped by proposed development conditions and exhibits to ensure a compatible addition to the area.

As the population of the area continues to grow, the demand for self-storage also grows. The sub-market shows a high occupancy rate at existing storage facilities. This proposal project will help meet demand while keeping prices competitive and reasonable. The office-warehouse for the flex buildings are designed to meet local neighborhood needs while providing an aesthetic retail front.

The proposal includes a total of 95,186-square feet of self-storage and mini warehouse. Buildings 1 and 2 will provide 54,436 SF of climate-controlled storage units. Building 1 will also be the front of the site and the leasing office will be located here. Buildings 2-6 will accommodate 40,750 SF of drive-up non-climate-controlled storage units.

The remainder of the property will contain 8 Flex buildings that will be used as office-warehouse or mini-warehouse with a total of 39,200 SF. All buildings will be one-story, 100% masonry on storage buildings 1,2 and flex building 8. The remaining buildings will be metal structures.

This proposal includes an Access Variance request to accommodate one point of access from Hwy 276. We believe this is critical to the success of our development. The limited frontage and the existing creek/headwall at the northeast corner impact the possibility of a second driveway meeting driveway spacing requirements.

The hours of operation for the self-storage facility would be 6AM-10PM, seven days a week. The self-storage portion would be secured by the perimeter buildings and fences/walls, as well as gated access for customers only. Security cameras and lighting will ensure security and safety for all customers and neighbors. The flex building tenants will not have access to the storage facility portion of the development.

As mentioned above, all buildings will be one-story in height with a mixture of masonry and metal buildings. Storage buildings 1, 2, and flex building 8 will be masonry, the remaining buildings metal. This will ensure that all areas of the facility that are visible from the road and residential district will look appealing. The site layout has been carefully constructed to bring a higher quality structure to the area. Perimeter storage buildings and connecting perimeter walls will seal the development from the residential/commercial neighbors. The large setback between the proposed building and neighbors will also include Red Tip Photinia's around the perimeter of the property for additional buffering and separation.

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, ROCKWALL COUNTY, TEXAS AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 20190000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 18.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2650.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, ROCKWALL COUNTY, TEXAS AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

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DESCRIPTION (CONTINUED)

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2650.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

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~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 72°55'54" E	86.96'
L2	S 89°20'24" E	159.20'

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY **FIRST AMERICAN TITLE INSURANCE COMPANY (GF NO. 1002-355741-RTT)** EFFECTIVE DATE OF JANUARY 12, 2022 AND ISSUED DATE OF JANUARY 18, 2022, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF;

10(E). EASEMENT TO TEXAS POWER & LIGHT COMPANY FROM ANNIE EVERETT AND HUSBAND, BERT EVERETT FILED MARCH 19, 1963 AS RECORDED IN VOLUME 67, PAGE 270, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS. **(SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)**

10(F). EASEMENT TO BLACKLAND WATER SUPPLY CORPORATION FROM BERT EVERETT AND WIFE, ANNIE EVERETT FILED MAY 20, 1966 AS RECORDED IN VOLUME 75, PAGE 561, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS. **(SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF THE 112 ACRE TRACT DESCRIBED IN THE DOCUMENT HEREIN; 10' PIPELINE EASEMENT, THE CENTERLINE OF WHICH IS LOCATED OVER THE PHYSICAL LINE AS IT IS LAID, OTHERWISE BLANKET IN NATURE; WITH RIGHTS TO RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT LAND, IF SAME IS WIDENED IN THE FUTURE)**

10(G). EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY FROM ROY B. CAMPBELL FILED MAY 07, 1982 AS RECORDED IN VOLUME 164, PAGE 833, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS. **(SURVEYOR'S NOTE: EASEMENT IS LOCATED OFFSITE SUBJECT PROPERTY, AS SHOWN ON SURVEY)**

10(H). EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. FROM ENRIQUE AND FRANCISCA RIVERA FILED APRIL 07, 1986 AS RECORDED IN VOLUME 254, PAGE 243, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS. **(SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; 20' EASEMENT, THE CENTERLINE OF WHICH IS LOCATED OVER THE PHYSICAL LINES, POLES, AND OTHER FACILITIES AS THEY ARE LAID, OTHERWISE BLANKET IN NATURE; APPARENT LOCATION OF POLES IS LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)**

10(I). EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. FROM GEORGE R. HEARD AND MITZI HEARD FILED NOVEMBER 1, 1999 AS RECORDED IN VOLUME 1742, PAGE 244, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS. **(SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; 20' EASEMENT, THE CENTERLINE OF WHICH IS LOCATED OVER THE PHYSICAL LINES, POLES, AND OTHER FACILITIES AS THEY ARE LAID, OTHERWISE BLANKET IN NATURE; APPARENT LOCATION OF POLES IS LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)**

10(J). EASEMENT TO STUART M. REEVES FROM GEORGE R. HEARD AND WIFE, DEBBIE K. HEARD FILED OCTOBER 25, 2002 AS RECORDED IN VOLUME 2714, PAGE 01, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS. **(SURVEYOR'S NOTE: EASEMENT DEED FOR BILLBOARD LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)**

10(K). OIL, GAS AND MINERAL LEASE IN DEED FROM BELT B. EVERETT AND WIFE, ANNIE EVERETT FILED APRIL 02, 1979 AS RECORDED IN VOLUME 141, PAGE 393, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS. **(SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN)**

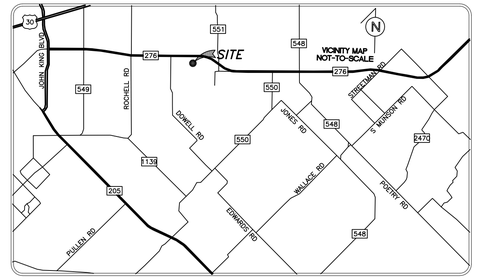
NORTH

0 50' 100' 200'

GRAPHIC SCALE: 1"=100'

LEGEND

- F.H. FIRE HYDRANT
- "X"SET CHISELED "X" SET
- "X"FND CHISELED "X" FOUND
- IRF IRON ROD FOUND (SIZE AS NOTED)
- IRS IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- WMH WATER MANHOLE
- CO SAN. SWR. CLEAN OUT
- GV GAS VALVE
- WV WATER VALVE
- WM WATER METER
- B BOLLARD
- SP SIGNAL POLE
- SB SIGNAL BOX
- SV SIGNAL VAULT
- EB ELECTRIC BOX
- EV ELECTRIC VAULT
- SS STREET SIGN
- CM CABLE MARKER
- CB CABLE BOX
- S SIGN
- AS AUTO SPRINKLER
- TPAD TRANSFORMER PAD
- LIGHT POLE
- 4 TITLE NOTE REFERENCE
- 3 PARKING COUNT
- TREE



(CALLED 10.0 AC.)
SHERRY ZACHARY REVOCABLE LIVING TRUST
INST#20190000003243
O.P.R.R.C.T.

2699.02'

(CALLED 11.5398 AC.)
JAY JOHNSON
VOL. 3667, PG. 252
D.R.R.C.R.

186.20'

(CALLED 10.00 AC.)
TOMAINO PROPERTIES LP,
A TEXAS LIMITED PARTNERSHIP
VOL. 4611, PG. 170
D.R.R.C.R.

161.52'

(CALLED 10.04 AC.)
MICHAEL C. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.

163.85'

S 00°00'00" E - 2650.60'

1/2"IRF

S 89°54'43" W - 242.32'

N 00°00'00" W - 2678.33'

14.7772 AC.

(CALLED 15.0 AC.)
GEORGE R. HEARD AND
MITZI HEARD
VOL. 1202, PG. 50
D.R.R.C.T.

(CALLED 15.00 AC.)
COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
A TEXS LIMITED PARTNERSHIP
INST# 20190000023410
O.P.R.R.C.T.

2695.93'

162.30'

(CALLED 10.02 AC.)
RONALD HAWKINS AND
JENIREE HAWKINS
VOL. 1509, PG. 129
D.R.R.C.T.

2695.27'

(CALLED 1.00 AC.)
STEVE A. BOBALIK &
ANN G. CARTER
VOL. 154, PG. 828
D.R.R.C.T.

131.00'

131.02'

(CALLED 1.00 AC.)
STEVE A. BOBALIK &
ANN G. CARTER
VOL. 154, PG. 828
D.R.R.C.T.

(CALLED 9.0 AC.)
STEVE A. BOBALIK AND
ANN G. BOBALIK
VOL. 567, PG. 177
D.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EAST SUBSTATION ADDITION
CAB. E, PG. 293

10' UTILITY EASEMENT
CAB. E, PG. 293

PARCEL 41 FOR
STATE HIGHWAY 276
INST#20210000027942

PARCEL 35 TO
THE STATE OF TEXAS
INST#20210000022794

TXDOT ROW
INST#20210000005282

TXDOT ROW
INST#20210000002709

STATE HIGHWAY NO. 276
(VARIABLE WIDTH RIGHT-OF-WAY)

ASPHALT PAVEMENT

SOUTHWESTERN BELL EASEMENT
FOR EQUIPMENT STATION
VOL. 164, PG. 833

TEXAS POWER & LIGHT
EASEMENT & RIGHT-OF-WAY
VOL. 67, PG. 270

EASEMENT DEED FOR
BILLBOARD
VOL. 2714, PG. 01

APPARENT CENTERLINE LOCATION OF
20' UTILITY EASEMENT
& COVENANT OF ACCESS
VOL. 254, PG. 243
VOL. 1742, PG. 244

POINT OF BEGINNING

POND

1-STORY RESIDENCE

BUILDING

DIRT ROAD

STEEL TRANSMISSION TOWER

STEEL TRANSMISSION POLE

BILLBOARD

CABINET

WIRE FENCE

TXDOT MON FND

5/8"IRS

5/8"IRF W/CAP

TDC MRK

136.87' 136.87' 136.87'

3 BRAD & JENNIFER PARKER

2 LONG P. TRUONG

1 JULIO G. & OLGA M. ZELAYA

248.00'

136.87' 136.87' 137.09'

SUNNY CIRCLE

136.60' 136.60' 137.08'

28 ALMA JEAN EDGEMON

29 KENNETH & DEBBIE WADE

30 PRESTIZ ACQUISITIONS LLC

245.12'

136.60' 136.60' 136.96'

3 JERRY M. & REGINA G. COX

2 FEGER/GUNDRUM FAMILY LIVING TRUST

1 KENNETH & DEBBIE WADE

136.60' 136.60' 136.76'

SUN DRIVE

RE-PRINTED MARCH 15, 2022 - PER COMMENTS
RE-PRINTED FEBRUARY 17, 2022 - FINALIZED
RE-PRINTED FEBRUARY 16, 2022 - PER COMMENTS

CERTIFICATION

TO: JOE BOY ENTERPRISE LLC, A TEXAS LIMITED LIABILITY COMPANY; ESTATE OF GEORGE ROLAND HEARD, DECEASED; REPUBLIC TITLE OF TEXAS INC.; AND FIRST AMERICAN TITLE INSURANCE COMPANY (GF NO. 1002-355741-RTT)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)1, 8, 9, 13, 18 & 19 OF TABLE A THEREOF.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS
REGISTERED
DAVID PETREE
1890
PROFESSIONAL
LAND SURVEYOR

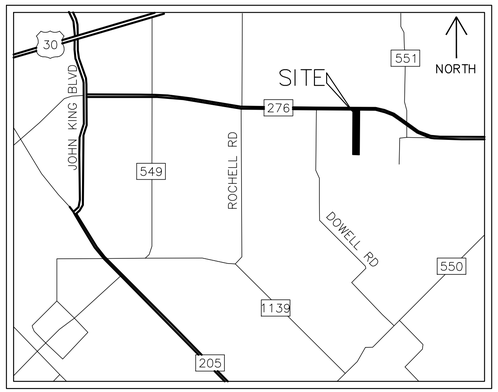
ALTA/NSPS LAND TITLE SURVEY
14.7772 ACRE PARCEL
GEORGE HEARD PROPERTY
J.H. BAILEY SURVEY, ABTRACT NO. 34
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

BLUE SKY SURVEYING & MAPPING

DATE: FEBRUARY 04, 2022
SCALE: 1"= 100'

DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	95,186 SQUARE FEET
STORAGE BUILDING AREA:	95,186 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	134,386 SQUARE FEET
TOTAL BUILDING AREA:	134,386 SQUARE FEET
OPEN SPACE:	204,917/643,696 : 31.8%
PAVED SURFACE AREA:	304,393/643,696 : 47.3%
BUILDING HEIGHT	1 STORY (30'-0" HEIGHT)
PARKING PROVIDED:	386 PARKING SPACES (10 ACCESSIBLE PARKING SPACES INCLUDED)

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, THE ROCKWALL MUNICIPAL CODE OF ORDINANCES, CITY ADOPTED ENGINEERING AND FIRE CODES AND WITH ALL OTHER APPLICABLE REGULATORY REQUIREMENTS ADMINISTERED AND/OR ENFORCED BY THE STATE AND FEDERAL GOVERNMENT.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 18' DEEP.

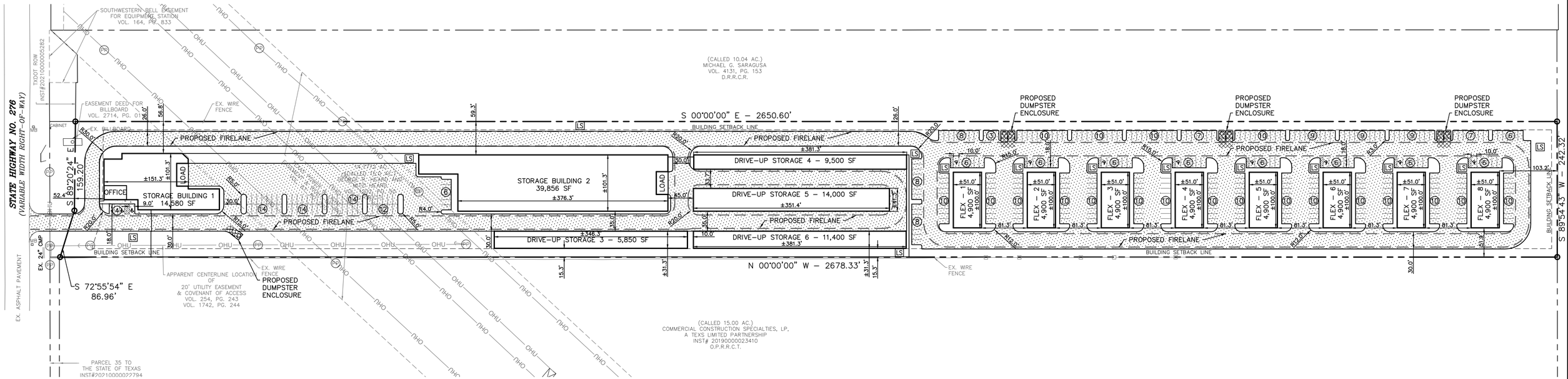
LEGEND

- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).

N

0 80 160

DRAWING SCALE
1"=80'



THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 04/13/22.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

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!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

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.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

CONCEPT PLAN

4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
04/13/22	CD22011	1" = 80'	CP

\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\CONCEPT PLAN CD22011.DWG

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 14.78-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 8 & 8-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Hellen Byrd on behalf of Donald Valk for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 05.01*, General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*; Section 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 01.20.2022

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2022*

2nd Reading: *June 6, 2022*

DRAFT ORDINANCE 04.26.2022

Exhibit 'A'
Legal Description

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, ROCKWALL COUNTY, TEXAS AND BEING A PART OF A 15.00-ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN *VOLUME 1202, PAGE 50* OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00-ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00-ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN *INSTRUMENT NUMBER 20190000023410* OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 18.28-FEET FROM THE NORTHEAST CORNER OF SAID 15.00-ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96-FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20-FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00-ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04-ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN *VOLUME 4131, PAGE 153* OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

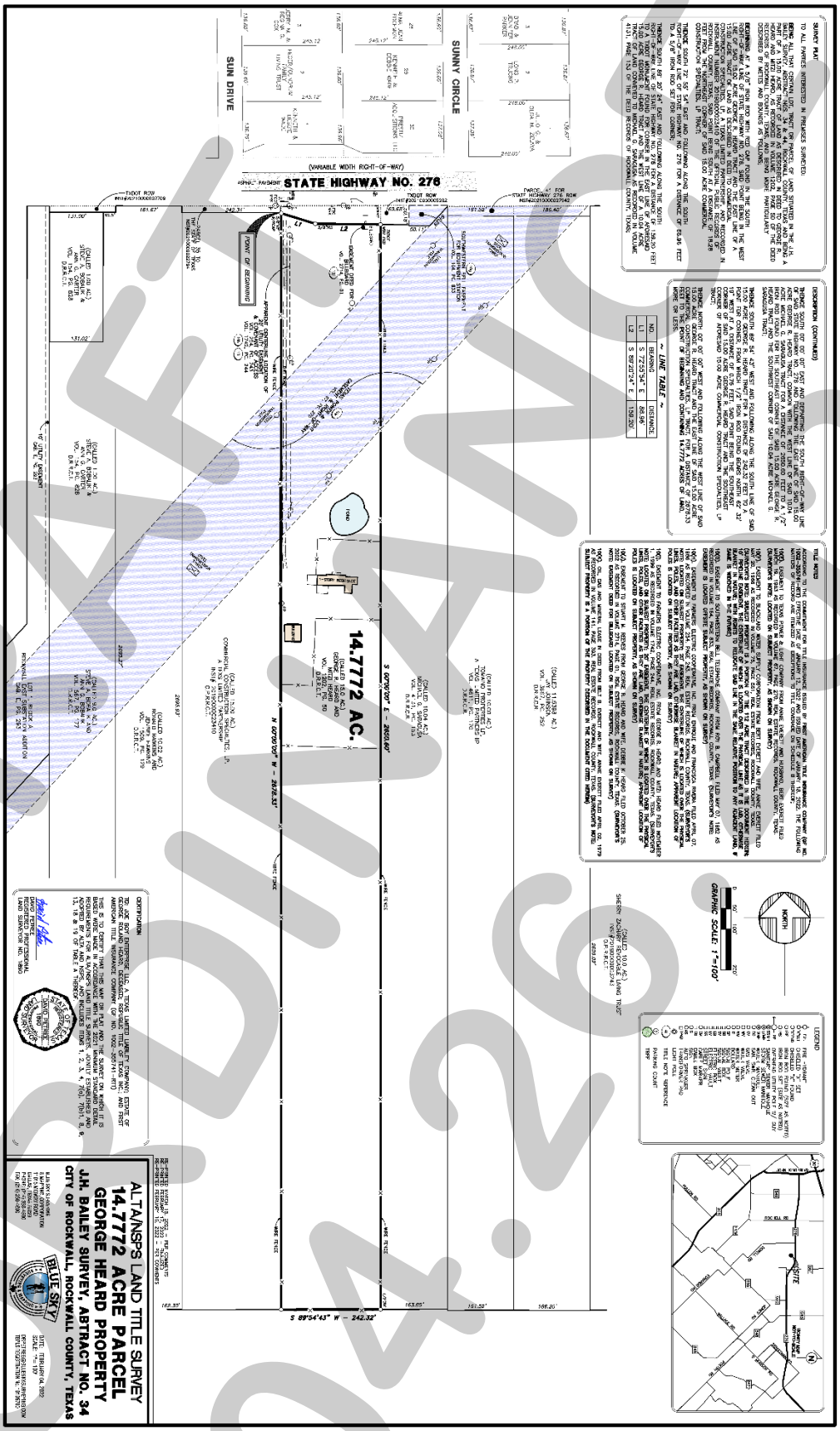
THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00-ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04-ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2650.60-FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00-ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04-ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00-ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32-FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76-FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00-ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00-ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00-ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00-ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33-FEET TO THE *POINT OF BEGINNING* AND CONTAINING 14.7772-ACRES OF LAND, MORE OR LESS.

DRAFT ORD. 04.26.22

Exhibit 'B'
Survey



DRAFT
02.03.2022
04.26.2022

PROJECT COMMENTS

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

DATE: 4/21/2022

PROJECT NUMBER:	Z2022-021	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	SUP for Residential Infill at 5405 Ranger Drive	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	5405 RANGER DR	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ruben Chapa for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	04/19/2022	Approved w/ Comments

04/21/2022: Z2022-021; Specific Use Permit (SUP) for Residential Infill for 5405 Ranger Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 771-7745 or email agamez@rockwall.com.

M.3 For reference, include the case number (Z2022-021) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Chandler's Landing Phase 4 Subdivision, which is more than 90% developed, has 24 lots, and has been in existence since September 16, 1997.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In this case the garages are located 5-feet, 5½ inches behind the front façade of the single-family home. This will require a waiver to the requirements of the Unified Development Code (UDC).

M.7 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 3, 2022.

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 May 3, 2022; 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 May 10, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 26, 2022.

I.9 The projected City Council meeting dates for this case will be May 16, 2022 (1st Reading) and June 6, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved w/ Comments

04/21/2022: Building permit will require a grading plan that shows how the lot will drain around the house.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2022-021

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 5405 Ranger Dr Rockwall TX 75032

SUBDIVISION Chandlers Landing LOT BLOCK

GENERAL LOCATION @ 5421 Ranger Dr Rockwall TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CURRENT USE

PROPOSED ZONING PROPOSED USE

ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

☐ ***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	Ruben Chapa	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	~~5402~~ Rosemary Dr 342	ADDRESS	
CITY, STATE & ZIP	Wylie TX 75098	CITY, STATE & ZIP	
PHONE	469 494 2316	PHONE	
E-MAIL	Ruben.noe.chapa3@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Chapa [*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 $ 215 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* April *, 2022. 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 14 *DAY OF* April *, 2022.*

OWNER'S SIGNATURE Ruben Chapa

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

NOTARY PUBLIC STATE OF TEXAS
GABRIEL LOVRINE
Notary ID #133522197
My Commission Expires
January 7, 2026

MY COMMISSION EXPIRES Jan 7, 2026



City of Rockwall

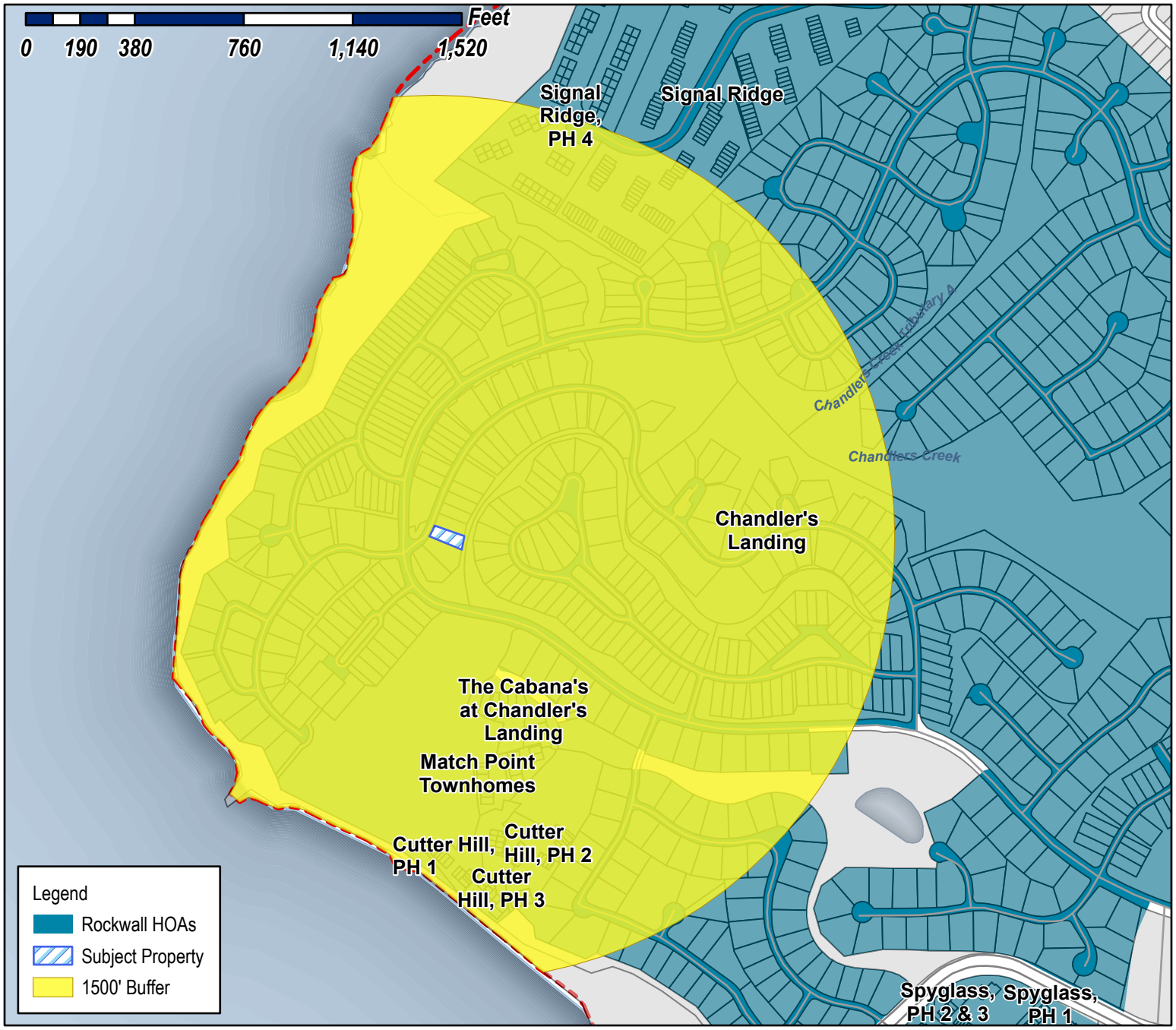
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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Case Number: Z2022-021
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

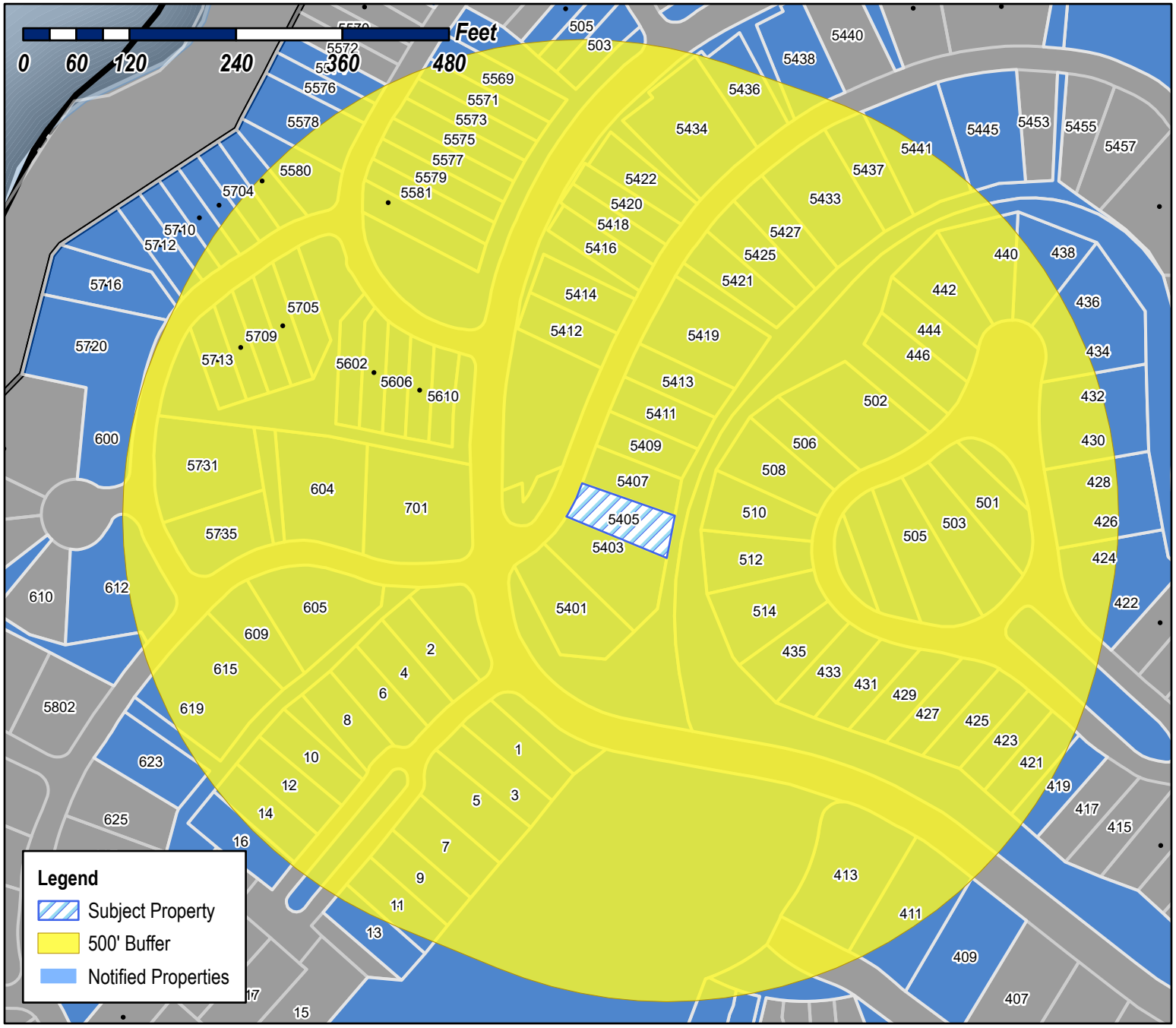
Date Saved: 4/18/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

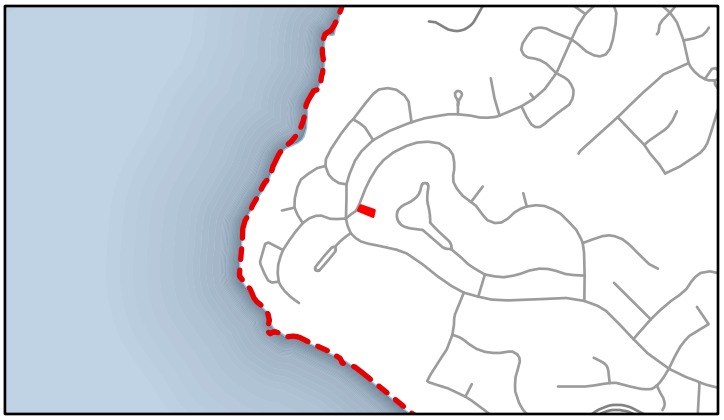
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Date Saved: 4/18/2022
For Questions on this Case Call (972) 771-7745



LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
1000 PULLEN ROAD
MCLENDON CHISHOLM, TX 75087

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

MILLER DIXIE
111 SCEPTRE DR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

MAYS JOHN
12INTREPIDCIR ROCKWALL
TX, 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

VISWANATH RABINDRANATH AND SHANNON
14 INTREPID CIRCLE
ROCKWALL, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

DEVILL HOMES INC
16 INTREPID CIR ROCKWALL
TX, 75032

DEVINE LORI AND GRAEME
18491 MCCLELLAN CIRCLE
EAST GARRISON, CA 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

KUIPERS KATHY & ROY
333 YACHT CLUB DR
ROCKWALL, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JORDAN PAMELLA W
419 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
421 COLUMBIA DRIVE
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
422 COLUMBIA DR ROCKWALL
TX, 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK PROPERTIES LLC
426-428COLUMBIADR ROCKWALL
TX, 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75160

DUDEK PROPERTIES LLC
432 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

ARMSTRONG D
446 COLUMBIA DR ROCKWALL
TX, 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
501 YACHT CLUB DR ROCKWALL
TX, 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR
503 MARINER DR ROCKWALL
TX, 75032

TURSCHAK JAIME
505 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
505 MARINER DR ROCKWALL
TX, 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
507 MARINER DR ROCKWALL
TX, 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
514COLUMBIADR ROCKWALL
TX, 75032

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

DEVINE LORI AND GRAEME
5405 RANGER DR ROCKWALL
TX, 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RICH JEFFREY
5409 RANGER DR ROCKWALL
TX, 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5412 RANGER DR ROCKWALL
TX, 75032

BLAKELY SARA
5413RANGERDR ROCKWALL
TX, 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5414 RANGER DR ROCKWALL
TX, 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX

KUIPERS KATHY & ROY
5418 RANGER DR ROCKWALL
TX, 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
5421 RANGER DR ROCKWALL
TX, 75032

LEEDS JULIE
5422 RANGER DR ROCKWALL
TX, 75032

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR ROCKWALL
TX, 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
5438 RANGER DR ROCKWALL
TX, 75032

HILL SAMUEL J
5441 RANGER DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5445 RANGER DR ROCKWALL
TX, 75032

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

MILLER DIXIE
5571 CANADA CT ROCKWALL
TX, 75032

PIXLEY ANDREA
5573 CANADA CT ROCKWALL
TX, 75032

SINISCALCHI JOSEPH W & KIMBERLY A
5574CANADACT ROCKWALL
TX, 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
5577CANADACT ROCKWALL
TX, 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

SPEED STEVEN C AND KAYLA MARIE
SPEED STEVEN C AND KAYLA MARIE
558YACHT CLUBDR ROCKWALL
TX, 75032

BLUM JENNIFER REBECCA
560 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
5606CANADACT ROCKWALL
TX, 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

FURBAY CHARLES EUGENE & ANN ELIZABETH
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
5708SOUTHERN CROSSDR ROCKWALL
TX, 75032

PIXLEY SUZANNE AND ANDREA J
5709SOUTHERN CROSSDR ROCKWALL
TX, 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

POESCHEL MARK & AURORA
5711 SOUTHERN CROSS DR
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

LAYENDECKER TIMOTHY P & SHAHLA
605 COURAGEOUS DR ROCKWALL
TX, 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
615-619COURAGEOUSDR ROCKWALL
TX, 75032

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

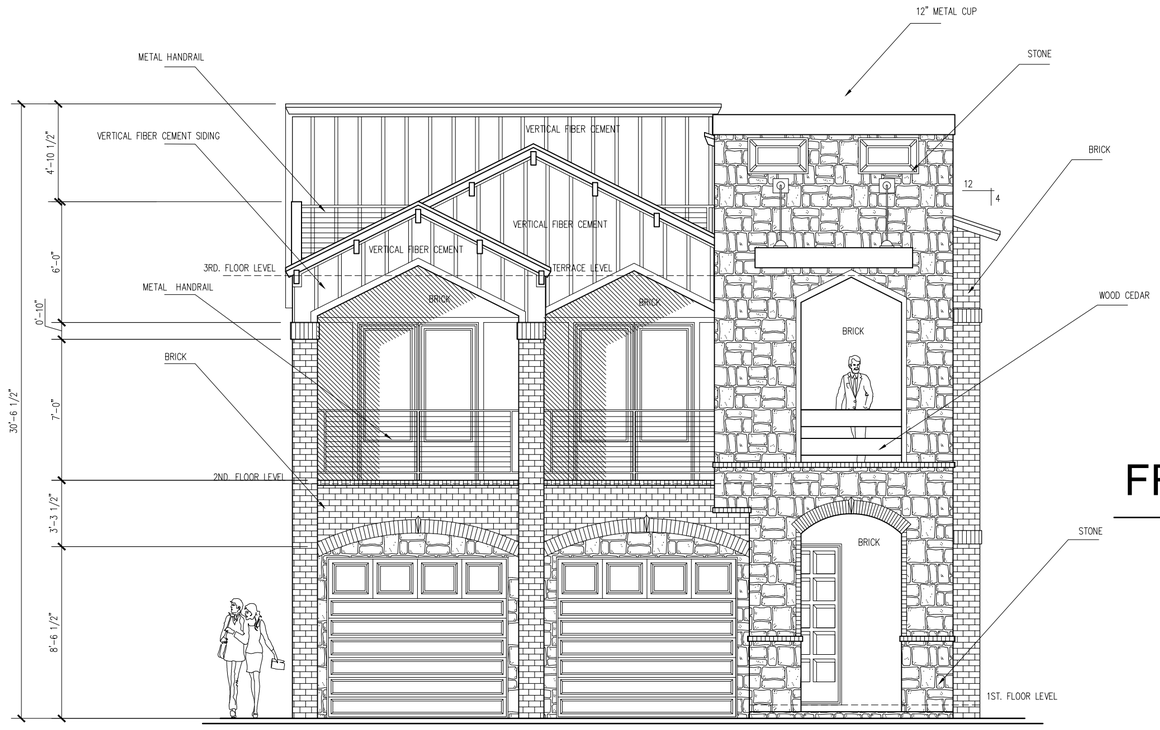
SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
PO BOX 2309
SANTA CRUZ, CA 95063

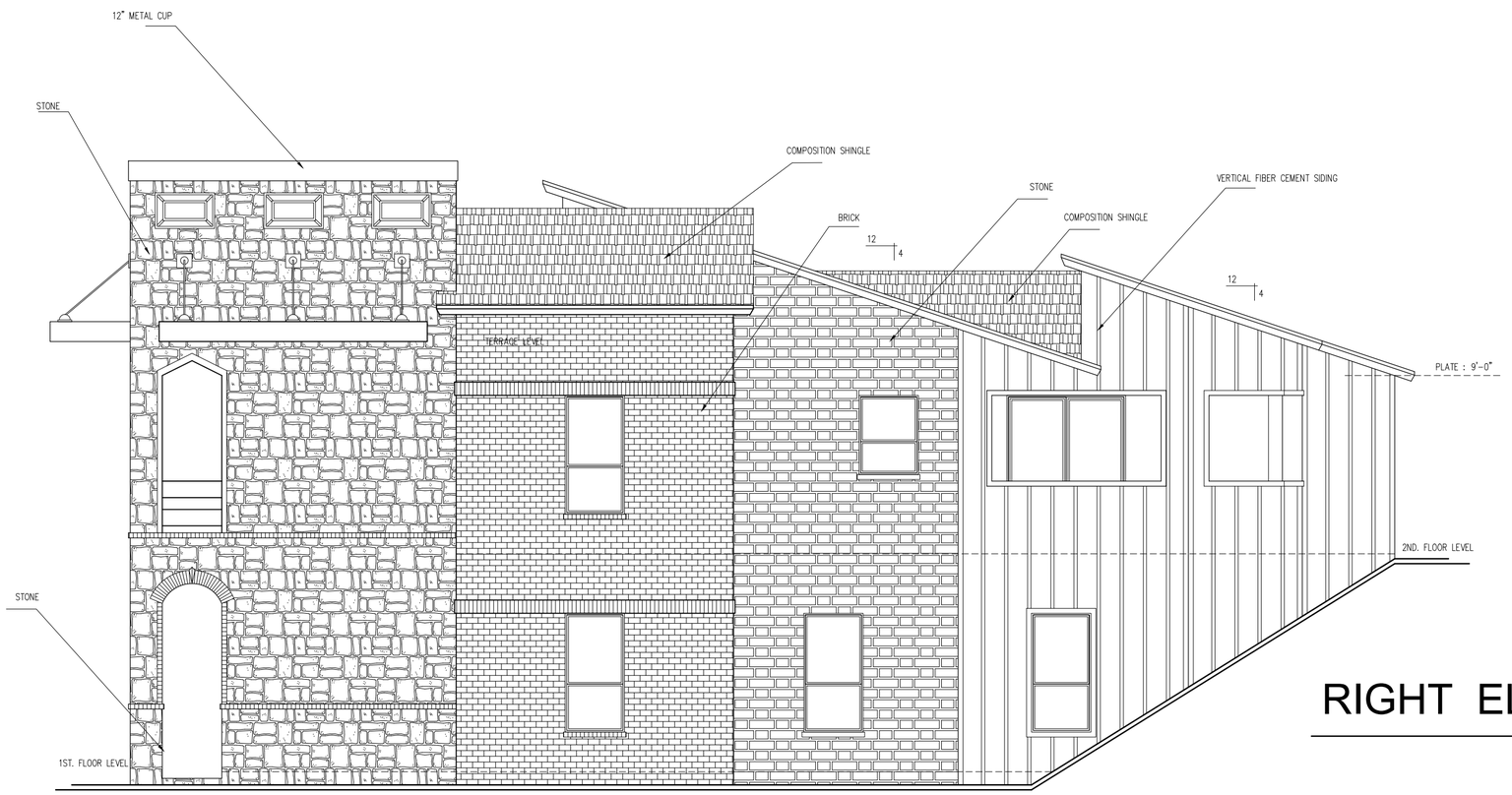
CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376



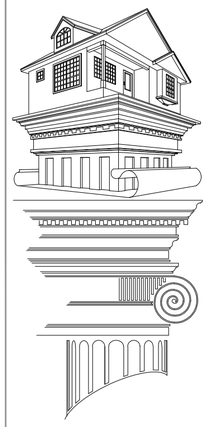
FRONT ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



Martinez Design, LLC
Tel. : 972-891-4160
Tel. : 972-871-2512
martinezb73@hotmail.com

GENERAL NOTES

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2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.

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SQUARE FOOTAGE

1ST. FLOOR AREA	738.0 SQ.FT.
2ND. FLOOR AREA	1,547.0 SQ.FT.
GARAGE AREA	682.0 SQ.FT.
PORCH	50.0 SQ.FT.
BALCONY	50.0 SQ.FT.
COVERED PATIO	174.0 SQ.FT.
TERRACE	353.0 SQ.FT.

N

Project Name:

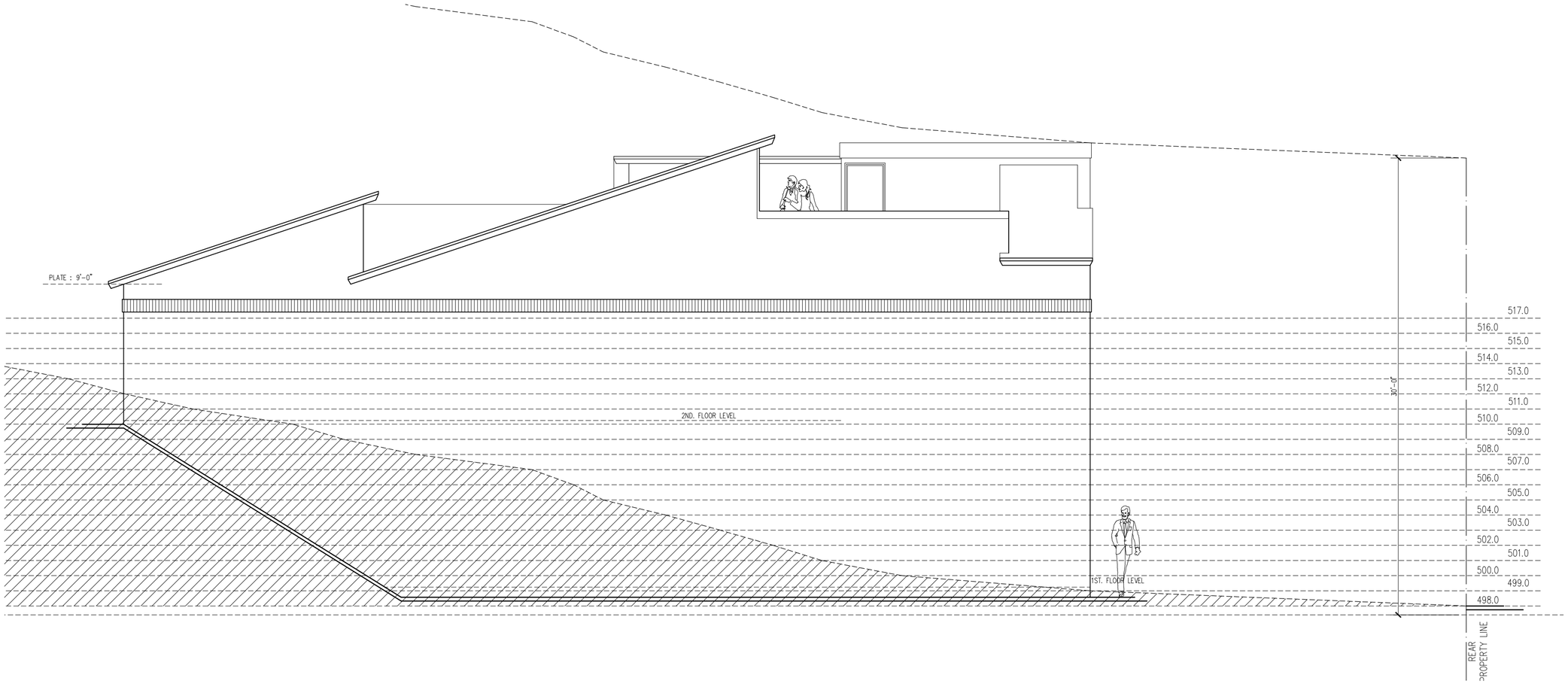
NEW HOUSE

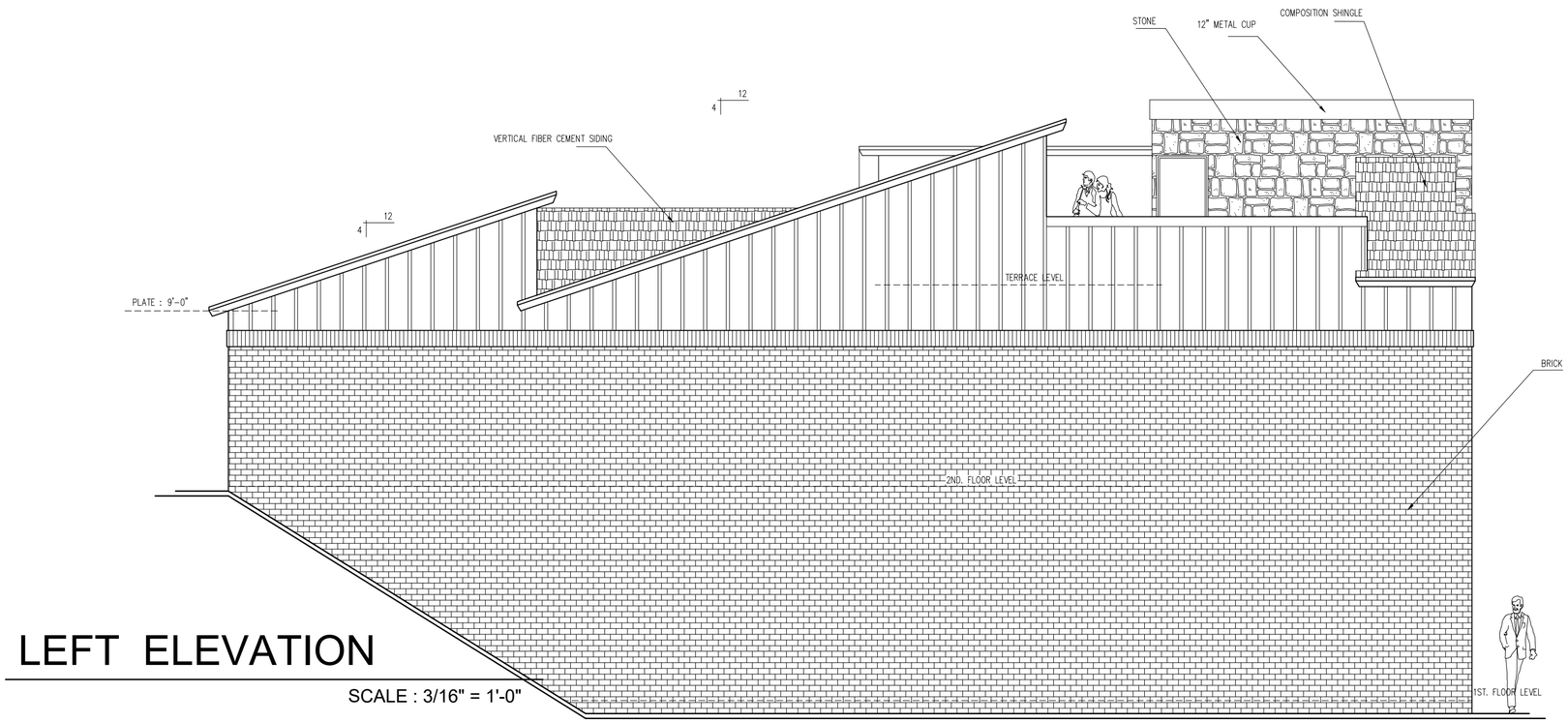
Project Address:

5405 RANGER DRIVE

Plan Name: ELEVATIONS

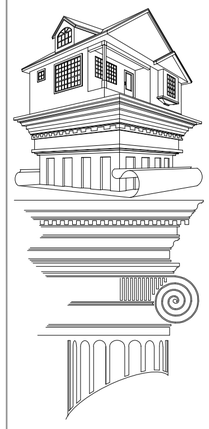
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Date: 01-20-2022	Scale: 3/16" = 1'-0"
Sheet #: 6	Of: 7





LEFT ELEVATION

SCALE : 3/16" = 1'-0"



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Tel. : 972-871-2512

martinezb73@hotmail.com

GENERAL NOTES

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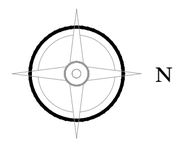
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SQUARE FOOTAGE

1ST. FLOOR AREA	738.0 SQ.FT.
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GARAGE AREA	682.0 SQ.FT.
PORCH	50.0 SQ.FT.
BALCONY	50.0 SQ.FT.
COVERED PATIO	174.0 SQ.FT.
TERRACE	353.0 SQ.FT.



Project Name:

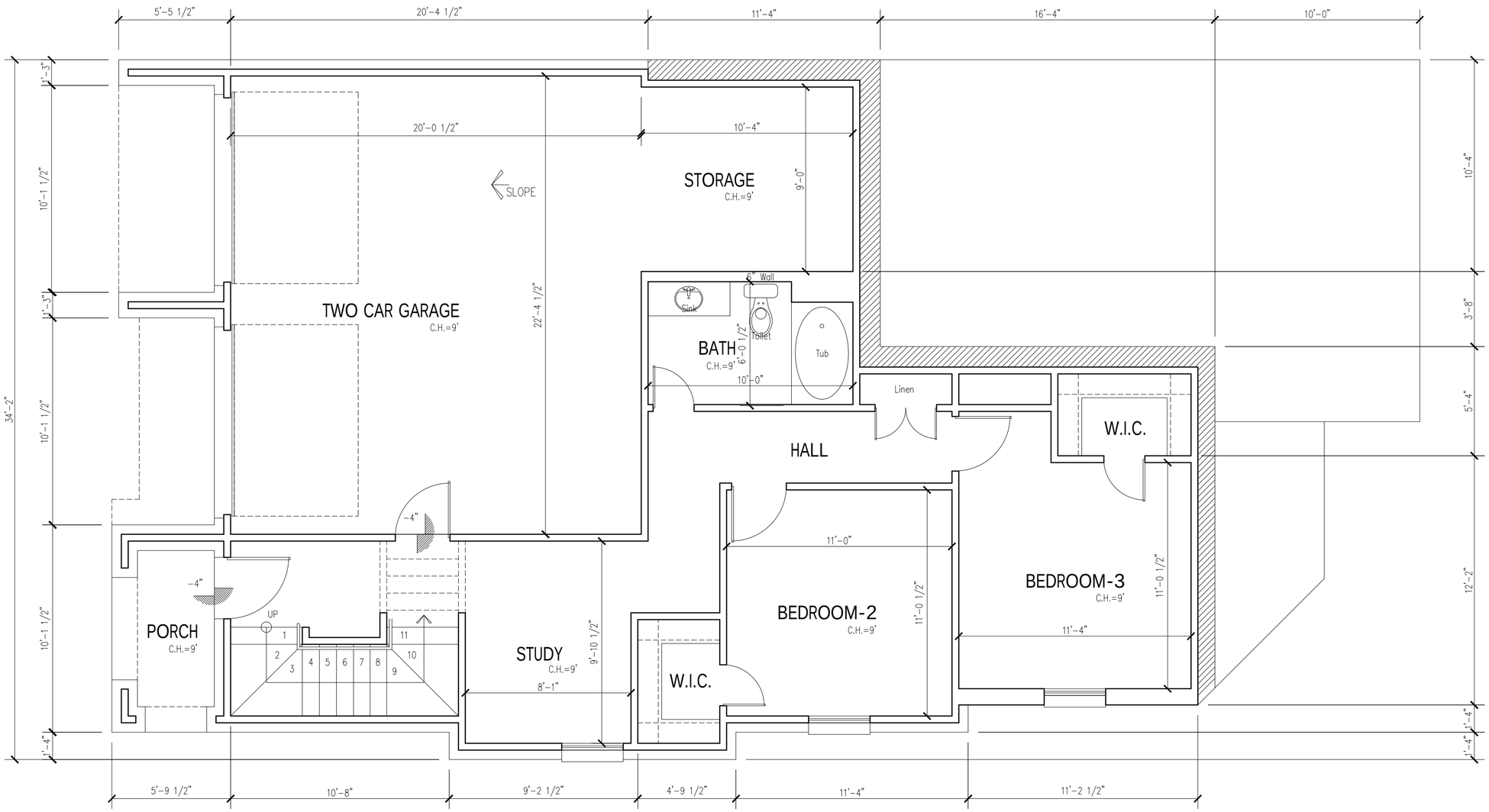
NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name: ELEVATIONS

Project #: 012022	Drawn By: JAM
Date: 01-20-2022	Scale: 3/16" = 1'-0"
Sheet #: 7	Of: 7



1ST. FLOOR PLAN

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

Martinez Design, LLC
Tel. : 972-891-4160
Tel. : 972-871-2512
martinezb73@hotmail.com

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SQUARE FOOTAGE

1ST. FLOOR AREA	738.0 SQ.FT.
2ND. FLOOR AREA	1,547.0 SQ.FT.
GARAGE AREA	682.0 SQ.FT.
PORCH	50.0 SQ.FT.
BALCONY	50.0 SQ.FT.
COVERED PATIO	174.0 SQ.FT.
TERRACE	353.0 SQ.FT.

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Project Name:

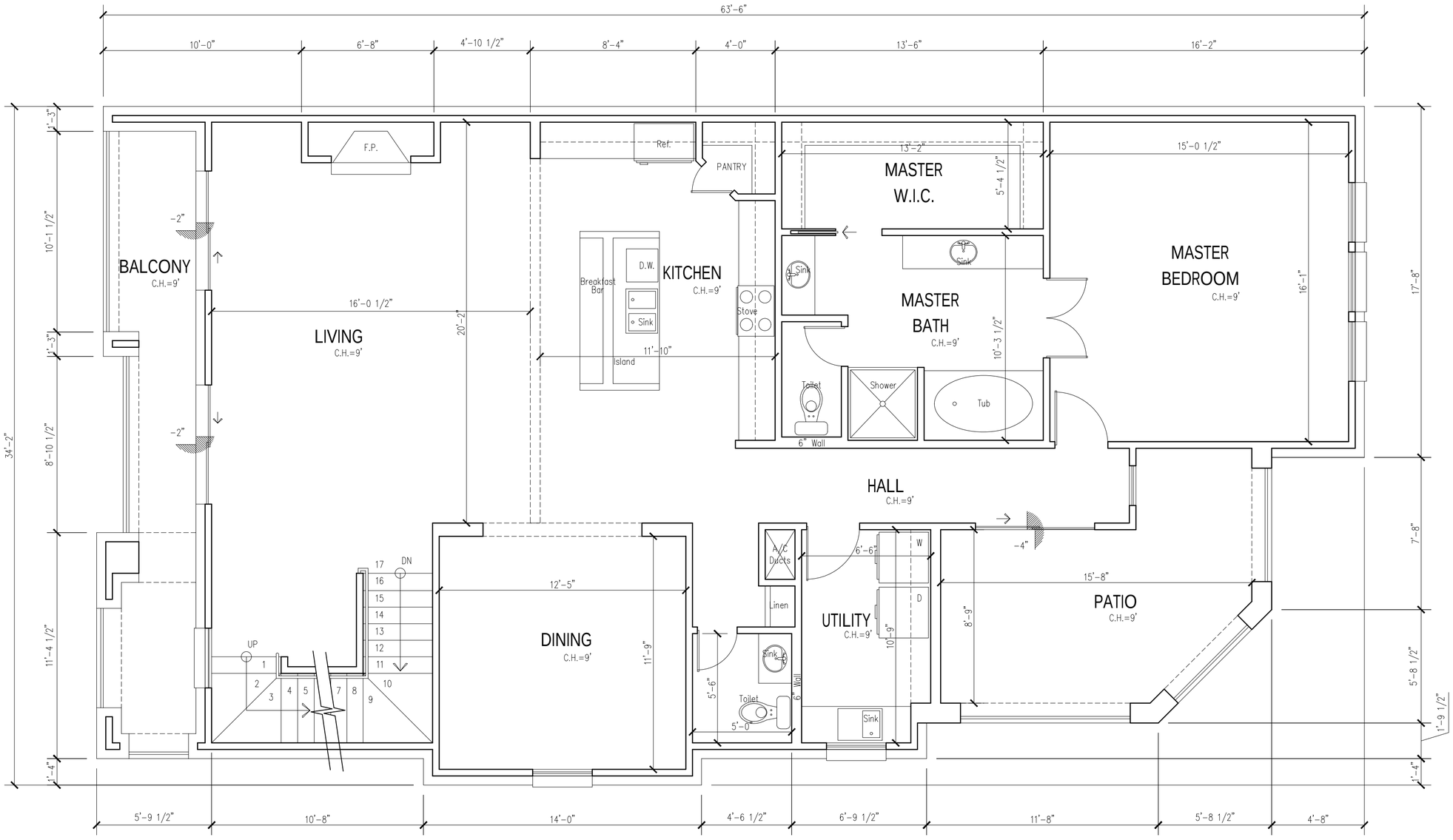
NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name: 1ST. FLOOR PLAN

Project #: 012022	Drawn By: JAM
Date: 01-20-2022	Scale: 1/4" = 1'-0"
Sheet #: 2	Of: 7



2ND. FLOOR PLAN

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

Martinez Design, LLC
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Tel. : 972-871-2512
martinezb73@hotmail.com

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SQUARE FOOTAGE

1ST. FLOOR AREA	738.0 SQ.FT.
2ND. FLOOR AREA	1,547.0 SQ.FT.
GARAGE AREA	682.0 SQ.FT.
PORCH	50.0 SQ.FT.
BALCONY	50.0 SQ.FT.
COVERED PATIO	174.0 SQ.FT.
TERRACE	353.0 SQ.FT.

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Project Name:

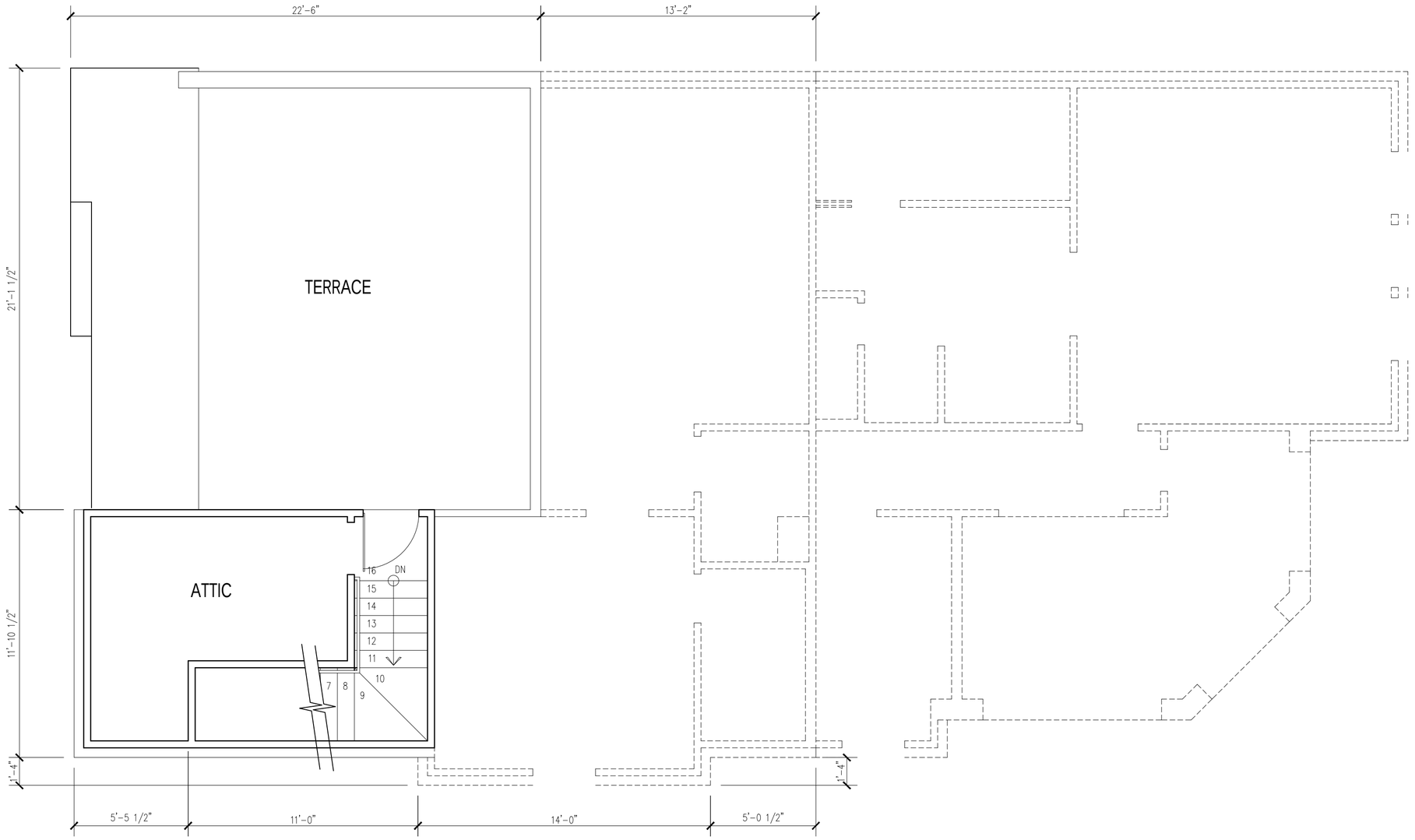
NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name: 2ND. FLOOR PLAN

Project #: 012022	Drawn By: JAM
Date: 01-20-2022	Scale: 1/4" = 1'-0"
Sheet #: 3	Of: 7



TERRACE PLAN

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

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Tel. : 972-871-2512
martinezb73@hotmail.com

GENERAL NOTES

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SQUARE FOOTAGE

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2ND. FLOOR AREA	1,547.0 SQ.FT.
GARAGE AREA	682.0 SQ.FT.
PORCH	50.0 SQ.FT.
BALCONY	50.0 SQ.FT.
COVERED PATIO	174.0 SQ.FT.
TERRACE	353.0 SQ.FT.

N

Project Name:

NEW HOUSE

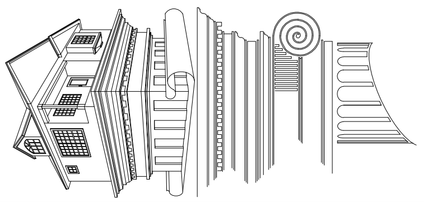
Project Address:

5405 RANGER DRIVE

Plan Name: TERRACE PLAN

Project #: 012022	Drawn By: JAM
Date: 01-20-2022	Scale: 1/4" = 1'-0"
Sheet #: 4	Of: 7

Martinez Design, LLC
martinezb73@hotmail.com
Tel. : 972-891-4160
Tel. : 972-871-2512



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3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.

4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO COMPLETE THE PROJECT AS DESIGNED. IT IS THE PROJECT FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST

SQUARE FOOTAGE

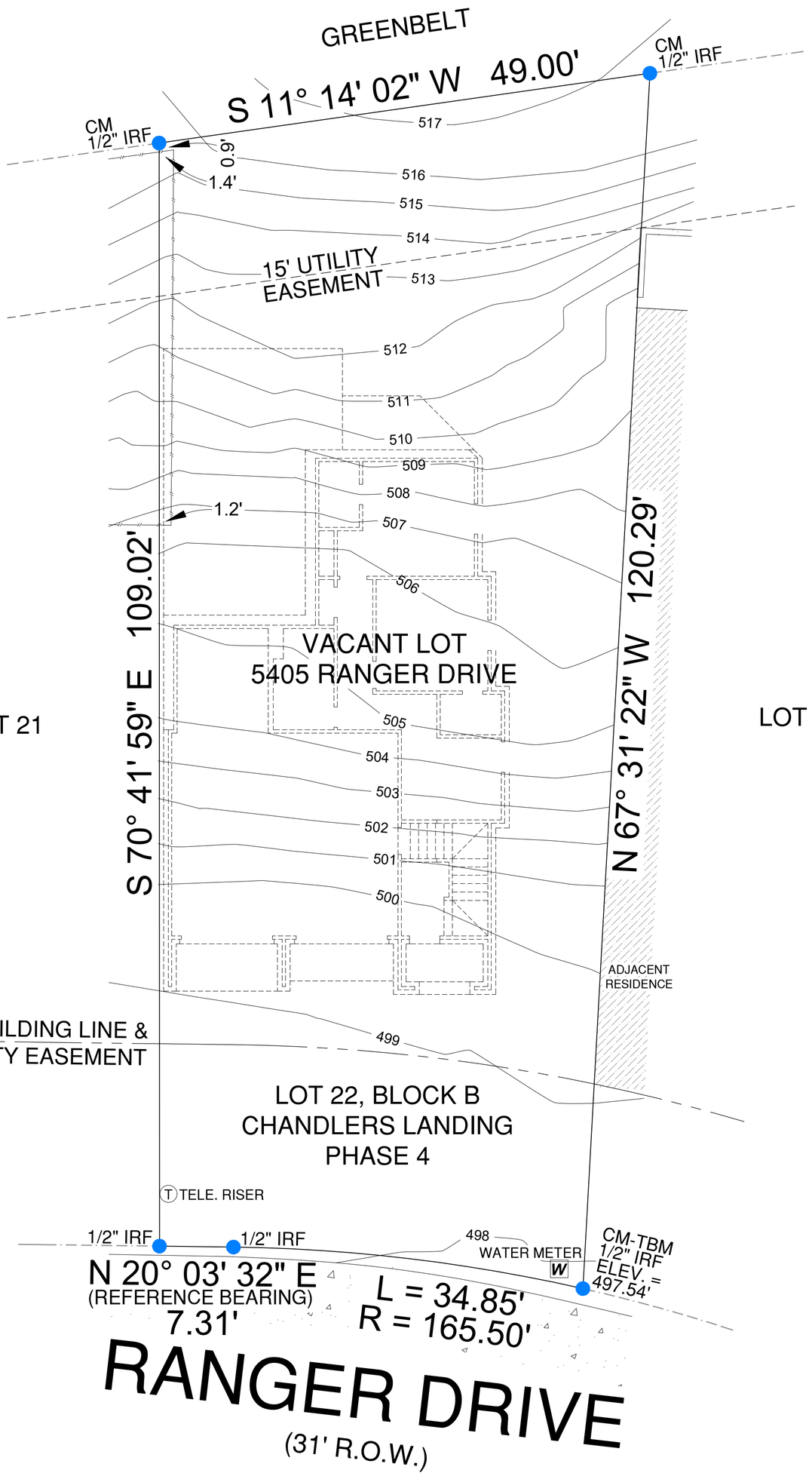
1ST. FLOOR AREA	738.0 SQ.FT.
2ND. FLOOR AREA	1,547.0 SQ.FT.
GARAGE AREA	682.0 SQ.FT.
PORCH	50.0 SQ.FT.
BALCONY	50.0 SQ.FT.
COVERED PATIO	174.0 SQ.FT.
TERRACE	353.0 SQ.FT.

N

Project Name:
NEW HOUSE

Project Address:
5405 RANGER DRIVE

Plan Name:	SITE PLAN
Project #: 012022	Drawn By: JAM
Date: 01-20-2022	Scale: 1/8" = 1'-0"
Sheet #: 1	Of: 1



SITE PLAN

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

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5401 Ranger Drive	Townhouse	1995	3,895	*N/A*	Brick
5403 Ranger Drive	Single-Family Home	1998	2,292	*N/A*	Brick and Siding
5405 Ranger Drive	Vacant	N/A	N/A	*N/A*	N/A
5407 Ranger Drive	Single-Family Home	1996	2,014	*N/A*	Brick and Siding
5409 Ranger Drive	Vacant	N/A	N/A	*N/A*	N/A
5411 Ranger Drive	Single-Family Home	2000	2,478	*N/A*	Brick
5412 Ranger Drive	Townhouse	1986	1,351	*N/A*	Brick and Siding
701 Yacht Club Drive	Single-Family Home	1997	4,185	*N/A*	Brick
604 Courageous Drive	Single-Family Home	1999	2,757	*N/A*	Brick
5735 Southern Cross Drive	Single-Family Home	1988	2,377	*N/A*	Brick and Siding
609 Courageous Drive	Single-Family Home	1988	3,064	*N/A*	Brick and Siding
605 Courageous Drive	Single-Family Home	2000	3,296	*N/A*	Brick
	AVERAGES:	1995	2,771	N/A	

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5401 Ranger Drive



5403 Ranger Drive

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5405 Ranger Drive



5407 Ranger Drive



5409 Ranger Drive



5411 Ranger Drive



5412 Ranger Drive



701 Yacht Club Drive

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
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604 Courageous Drive



5735 Southern Cross Drive

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



609 Courageous Drive



605 Courageous Drive

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruben Chapa for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1214-acre parcel of land being described as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT 04.26.2022

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 8 (PD-8) -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

DRAFT ORDINANCE 04.26.2022

force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: May 16, *2022*

2nd Reading: *June 6, 2022*

DRAFT ORDINANCE 04.26.2022

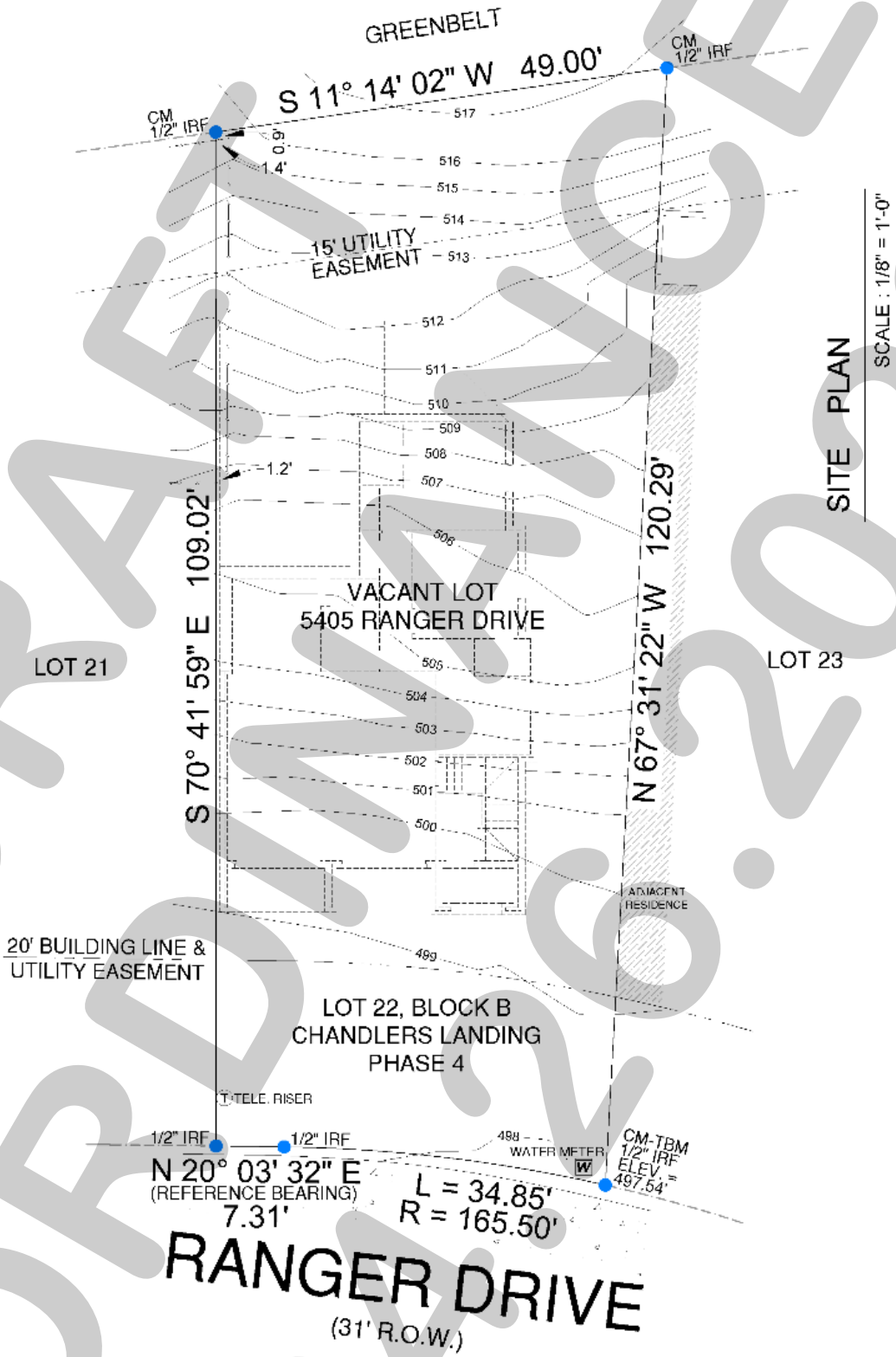
Exhibit 'B':
Residential Plot Plan

Address: *5405 Ranger Drive*
Legal Description: *Lot 22, Block B, Chandler's Landing, Phase 4*



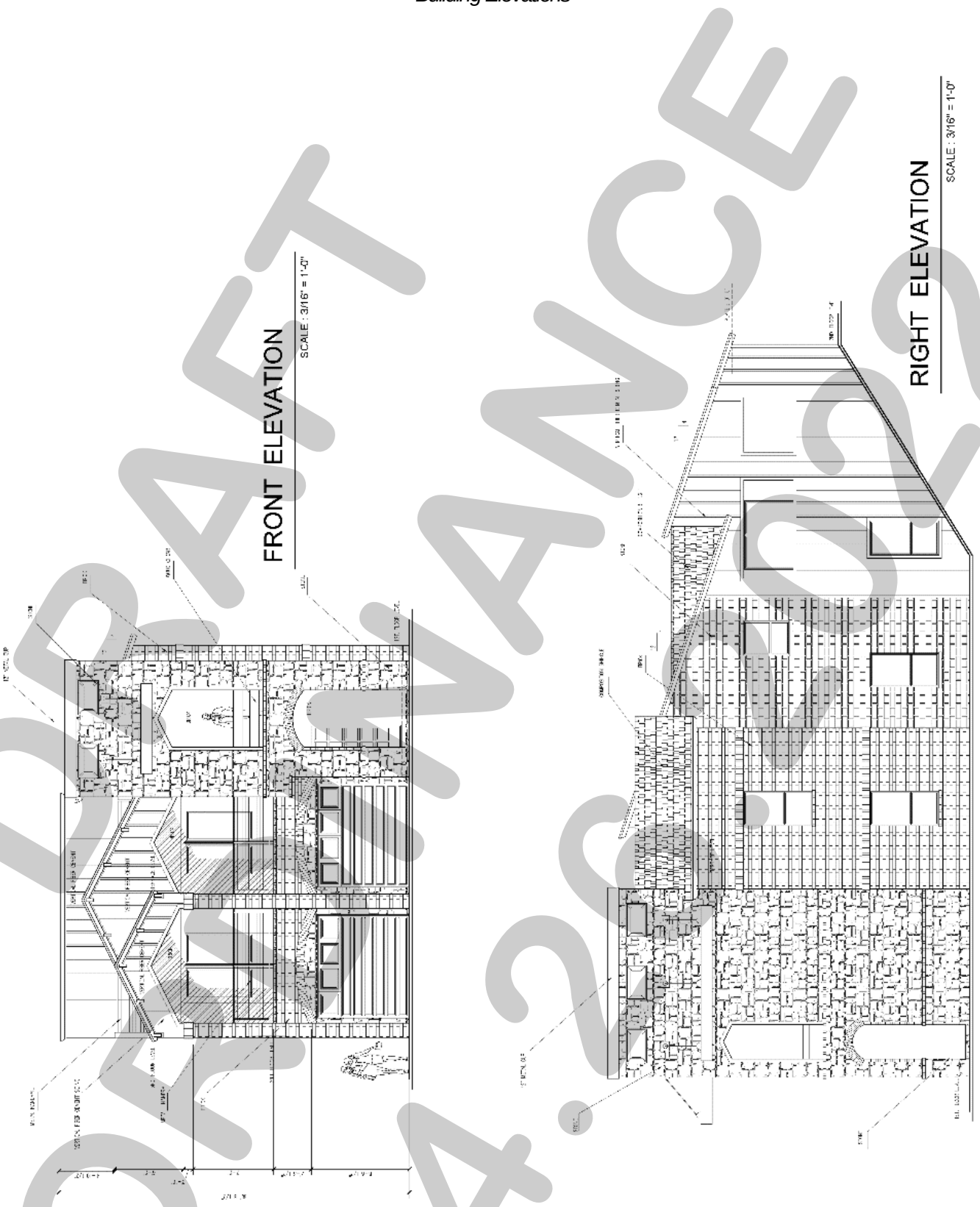
DRAFT

Exhibit 'B':
Residential Plot Plan



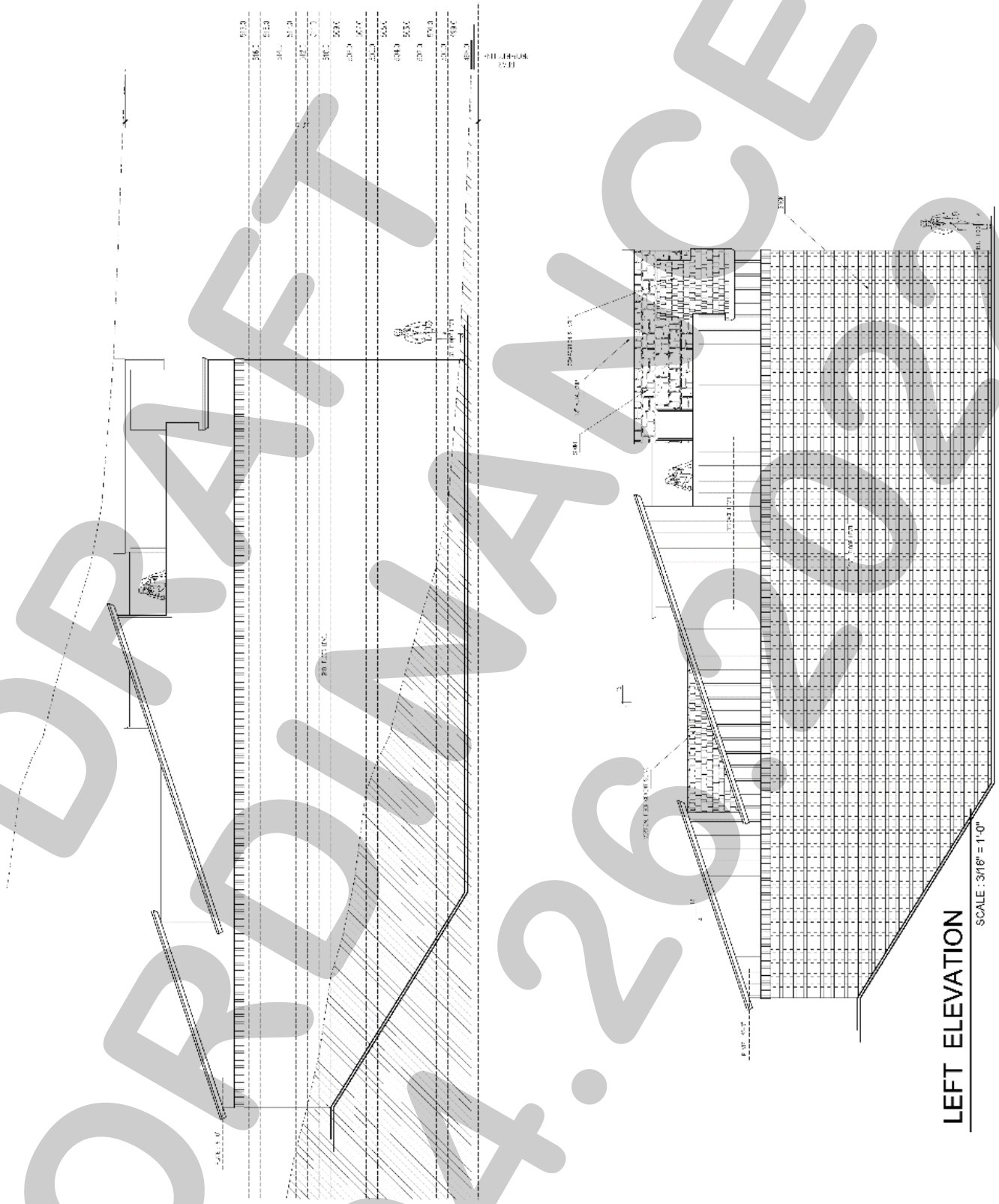
DRAFT ORDINANCE 04.26.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 04.22.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 04.26.22

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-015	CASE MANAGER:	Henry Lee
PROJECT NAME:	Preliminary Plat for Vallis Greene	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Preliminary Plat for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Approved w/ Comments

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66.

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 (P2022-015) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 93 (PD-93), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.5 The Landscape Plan included in the Treescape Plan will be reviewed at the time of PD Site Plan; remove the Landscape Plan from the Treescape Plan set. (Subsection 04.01, of Article 11, UDC)

M.6 Provide an Open Space Table on the Preliminary Plat to confirm conformance to the open space requirements. It may look similar to the concept plan within the Planned Development District 93 (PD-93) ordinance. (Subsection 04.01, of Article 11, UDC)

M.7 Do not indicate open space lots as a x, rather they will have a standard lot number. (Subsection 04.01, of Article 11, UDC)

M.8 Please correct the Title Block to the following: (Subsection 04.01, of Article 11, UDC)

Preliminary Plat
Vallis Greene
Lots 1-25, Block A; Lots 1-21, Block B;
Lots 1-24. Block C; Lots 1-16, Block D;
Lots 1-32, Block E; Lots 1-13, Block F;
Lots 1-8, Block G; Lots 1-31, Block H;
Lots 1-18, Block I
94.133 Acres or 4,100,433.48 Square Feet
182 Single Family Lots and 6 Open Space Lots

Situated within the
Tracts 13 & 12.and a portion of 25-1 & 26 of the
William Dalton Survey, Abstract No. 72;
Tracts 4 & 4-01 of the
M. B. Jones Survey. Abstract No. 122
City of Rockwall, Rockwall County, Texas

M.9 The front yard setback for the 100-foot lots is 25-feet. (Subsection 04.01, of Article 11, UDC)
M.10 Indicate the zoning and land use information on the plat. (Subsection 04.01, of Article 11, UDC)
M.11 Provide a 10-foot utility easement on the front of each residential lot. (Subsection 04.01, of Article 11, UDC)
M.12 Please provide street names. (Subsection 04.01, of Article 11, UDC)
M.13 Please indicate the corner clips. (Subsection 04.01, of Article 11, UDC)
M.14 Please provide a note on the preliminary plat that indicates that the open space lots will be maintained by the HOA. (Subsection 04.01, of Article 11, UDC)
M.15 Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development. (Subsection 04.01, of Article 11, UDC)
M.16 Please view the Lot Mix document provided in the email. This document indicates the lot type based on the lot width, lot depth, and lot size. This document shows inconsistencies when compared to the concept plan in the Planned Development District 93 (PD-93) ordinance. That being said there is a decrease in the number of large lots and an increase and smaller lots that must be corrected. The same color scheme is used in the Lot Mix document as the concept plan for easy review. Please make the necessary corrections to bring the lot mix into conformance with the ordinance. (Subsection 04.01, of Article 11, UDC)
I.17 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
M.18 Please provide one (1) hard copy and a PDF/electronic version for review by staff.
I.19 Please note the scheduled meetings for this case:
Planning & Zoning work session meeting will be held on April 26, 2022.
Planning & Zoning public hearing meeting will be held on May 10, 2022.
Parks Board meeting will be held on May 3, 2022.
City Council regular meeting will be held on May 16, 2022.
I.20 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

04/20/2022: M - 12" water must tie to ex. 12" water not the 8" fire hydrant lead.
M - Show and label all visibility esmt. clips (residential 20'x20' and FM 1141 & SH 66 are 30'x30').
M - Show and label 10' utility esmt inside all lots along all street frontage.

The following are informational items for the engineering review phase.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.

- Manning's C-value is per zoning type.
- Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- Need separate HOA Lot/Drainage Easement on east side of subdivision to collect off-site drainage and collect in ditch/channel/storm system. No Lot to lot drainage allowed.
- Need written permission to build in and around NRCS easement for Greene Lake as well as using it as a detention above the normal water surface. Will need to show NRCS easement on plans and plat. Or written confirmation from NRCS that this isn't one of their lakes.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- 12" water line to be install along SH 66 and north to tie into the existing 12" water in FM 1141 (the proposed water plan shows tying to an existing 8"...this is not correct)
- 10' utility easements along all street frontages

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- TIA will be required for SH 66 and FM 1141 with associated review fees.
- Will need a left turn lane on FM 1141 for entry into subdivision
- Must meet TxDOT Driveway spacing along SH 66 and FM 1141.
- Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing.
- Dedicate ROW for SH66. 110' ROW for an P6D four lane divided roadway. Must dedicate 55' from the centerline if not existing.
- Need to show and label all visibility clips. Check to make sure the FM 1141 visibility doesn't need to be larger due to the curvature of FM 1141

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".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved w/ Comments

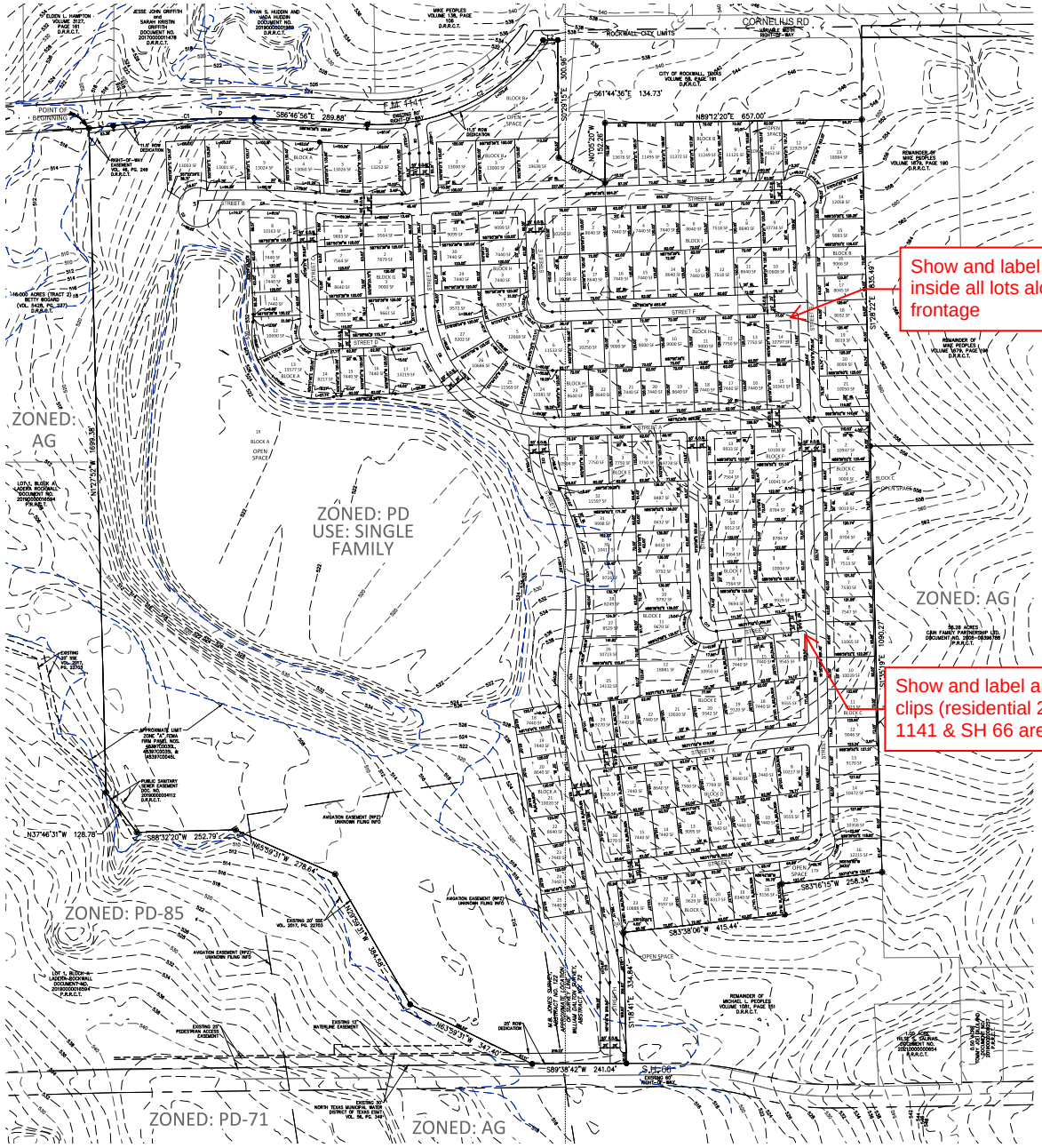
04/19/2022: Please submit list of proposed street names for review, and a CAD (.dwg) file of the lot lines and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: 1. P2022-015 (Henry Lee)
Park District 8
Cash In Lieu of Land: $609.00 x 182 lots = $110,838.00
Pro Rata Equipment Fee: $577.00 x 182 lots = $105,014.00
Total per lot x lots: $1,186.00 x 182 lots = $215,852.00
(Both fees will be given to the developer to develop a simple 4-acre park adjacent to the property at 219 Cornelius that is owned by the City of Rockwall and will be a Park and Recreation park site. It will be designed and developed utilizing Park and Recreation specifications)
2. Provide Open Space Plan



Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	11.39	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

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- Detention is required.
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- Manning's C-value is per zoning type.
- Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
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- Need separate HOA Lot/Drainage Easement on east side of subdivision to collect off-site drainage and collect in ditch/channel/storm system. No Lot to lot drainage allowed.
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- Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing.
- Dedicate ROW for SH66. 110' ROW for an P6D four lane divided roadway. Must dedicate 55' from the centerline if not existing.
- Need to show and label all visibility clips. Check to make sure the FM 1141 visibility doesn't need to be larger due to the curvature of FM 1141

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".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.



VICINITY MAP
N.T.S.

LEGEND

•	Point of Curvature or Tangency on Center Line
●	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
◉	1/2" IRF (unless otherwise noted)
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VAM	Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas	

0 200 400
SCALE 1" = 200'

ELIMINARY PLAT
ALLIS GREEN

OTS 1X, 2-25, BLOCK A;
X, 2-9, 10X, 11-21, BLOCK B;
-16,117X, 18-23, 24X, BLOCK C;
, BLOCK D; LOTS 1-24, BLOCK E;
, BLOCK F; LOTS 1-8, BLOCK G;
, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES
SINGLE FAMILY LOTS AND
6 COMMON AREAS
SITUATED WITHIN THE
ALTON SURVEY, ABSTRACT NO. 72
ES SURVEY, ABSTRACT NO. 122
TY OF ROCKWALL,
WALL COUNTY, TEXAS

P2022-XXX

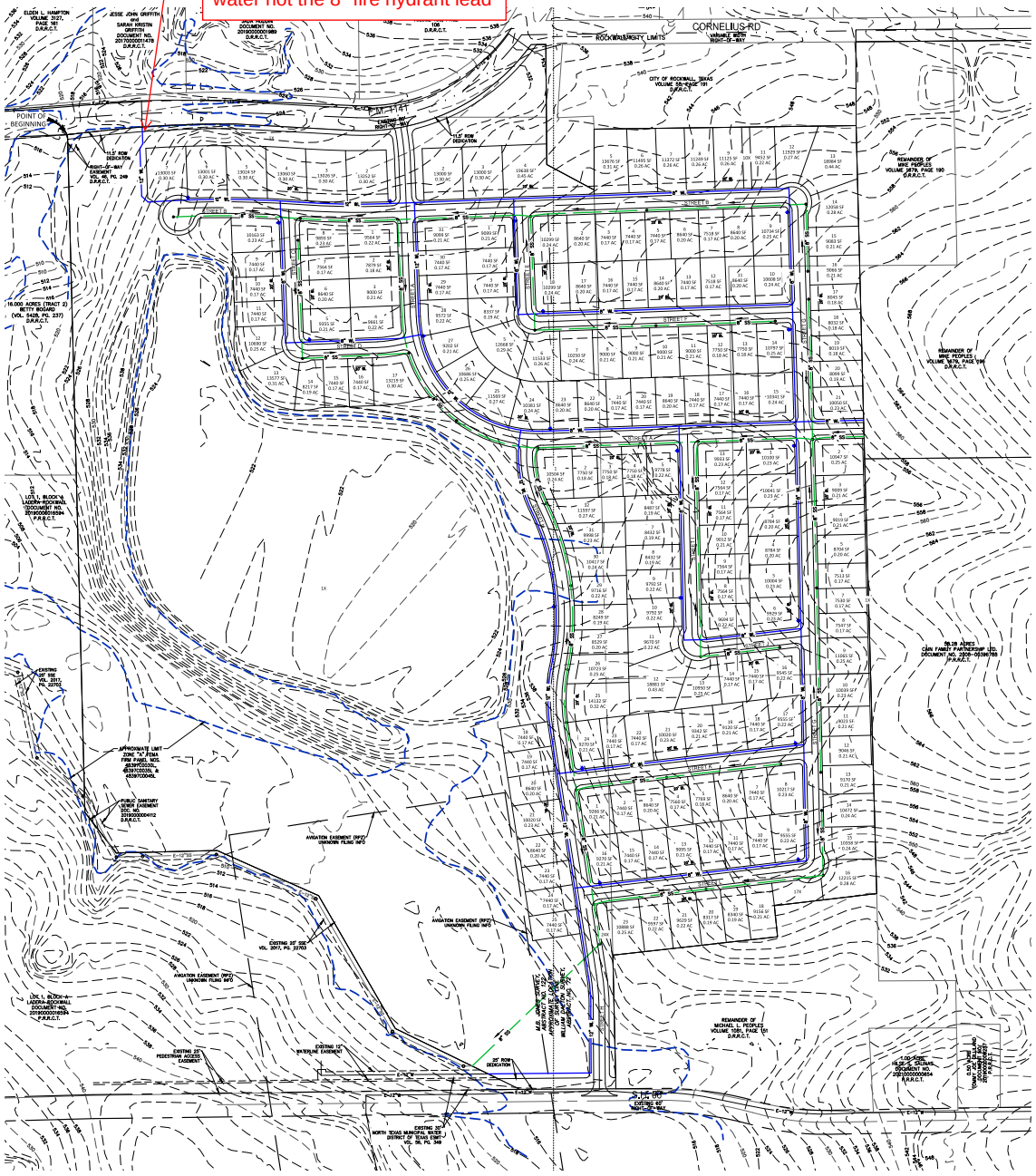
April 4, 2022

SHEET 1 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

NSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100


12" water must tie to ex. 12" water not the 8" fire hydrant lead
CORNELIUS RD
POINT OF BEGINNING
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
LOT 1, BLOCK A LAGRA-ROCKWALL (DOCUMENT NO. 20190000018594 P.R.R.C.T.)
LOT 1, BLOCK A LAGRA-ROCKWALL (DOCUMENT NO. 20190000018594 P.R.R.C.T.)
REMAINDER OF MIKE PEOPLES VOLUME 3879, PAGE 190 D.R.R.C.T.
REMAINDER OF MIKE PEOPLES VOLUME 3879, PAGE 190 D.R.R.C.T.
REMAINDER OF MICHAEL L. PEOPLES VOLUME 3081, PAGE 120 D.R.R.C.T.
16.000 ACRES (TRACT 2) BETTY BOGARD (VOL. 5428, PG. 237) D.R.R.C.T.
59.39 ACRES CAIN FAMILY PARTNERSHIP LTD. DOCUMENT NO. 20060000036765 D.R.R.C.T.
ELDEN L. HAMPTON VOLUME 3127, PAGE 187 D.R.R.C.T.
JESSE JOHN GRIFFITH and SARAH KRISTIN GRIFFITH DOCUMENT NO. 20170000014478 D.R.R.C.T.
CITY OF ROCKWALL, TEXAS VOLUME 28, PAGE 791 D.R.R.C.T.
ROCKWALL CITY LIMITS
EXISTING 30' ACCESS VOL. 3017, PG. 39763
EXISTING 15' WATERLINE EASEMENT
EXISTING 20' PEDESTRIAN ACCESS EASEMENT
EXISTING 60' RIGHT-OF-WAY
EXISTING 100' TEXAS UTILITIES ELECTRIC COMPANY EASEMENT VOL. 3127, PG. 187

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-015

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: 1649 FM 1141, Rockwall TX 75087

SUBDIVISION: ABS A0122, MB Jones, Tract 4-01 LOT: BLOCK:

GENERAL LOCATION: Approx. 1250 feet east of the intersection John King & FM1141, South of FM1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Agricultural CURRENT USE: Agricultural

PROPOSED ZONING: Planned Development District PROPOSED USE: Single Family

ACREAGE: 94.13 Acres LOTS [CURRENT]: 1 LOTS [PROPOSED]: 182

☐ ***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	☐ APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE	PHONE
E-MAIL	E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Peoples [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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."

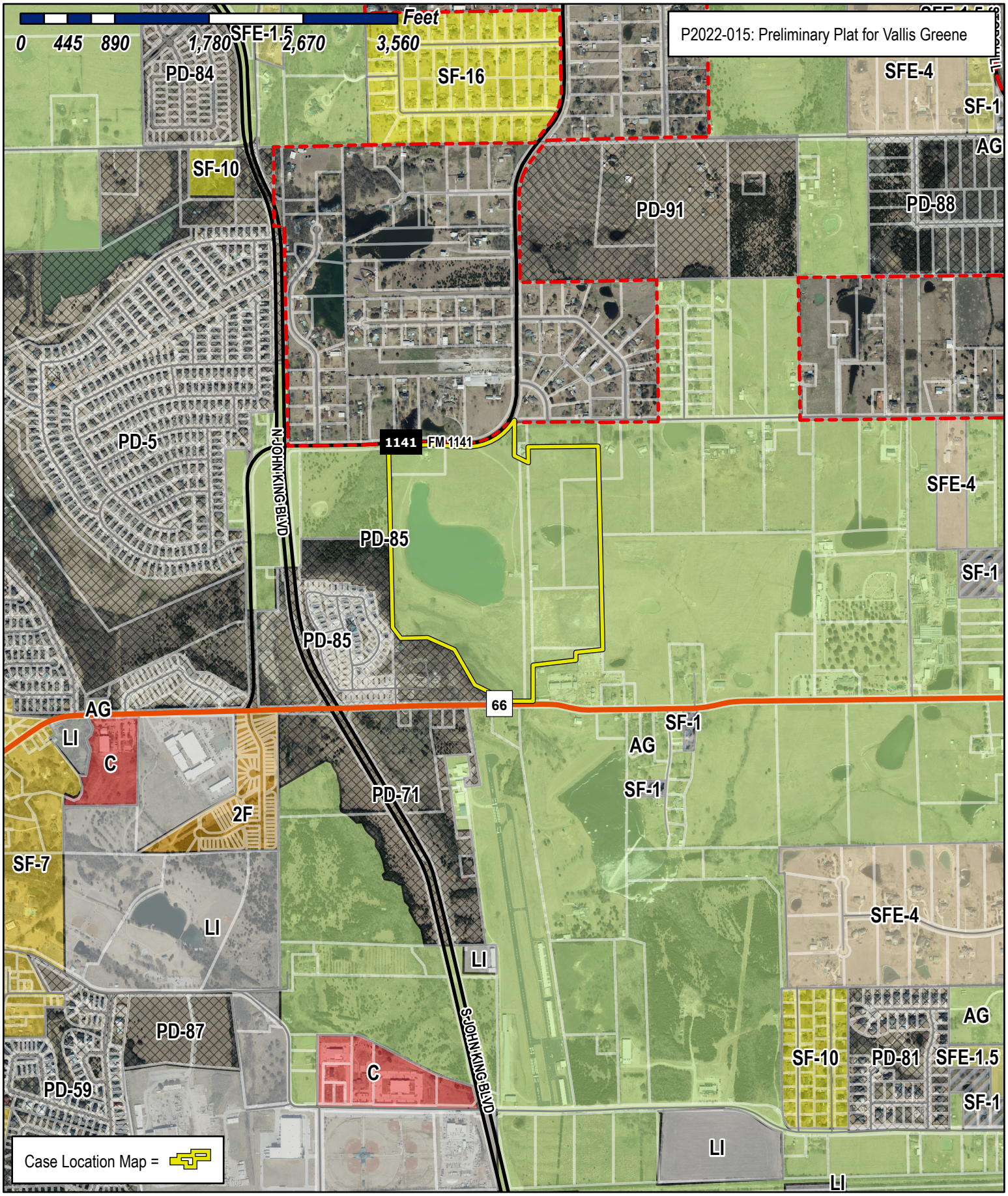
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF April, 20 22.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 06-05-24

ROBERT LEE BASS
NOTARY PUBLIC
ID# 12344082
State of Texas
Comm. Exp. 06-05-2024

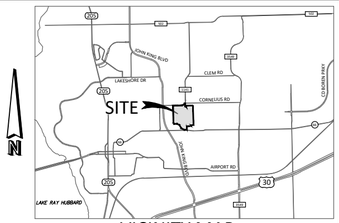


City of Rockwall

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

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





VICINITY MAP
N.T.S.

LEGEND

- ● Point of Curvature or Tangency on Center Line
- ⬤ 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VAM	Visibility Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	11.39	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	166.65	50.00	190°57'43"	99.54	S68° 47' 56"E
C4	301.18	2615.00	006°35'56"	301.01	N89° 08' 59"W
C5	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C6	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C7	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C8	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C9	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C10	55.29	35.00	090°30'10"	49.71	N46° 54' 16"W
C11	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	174.43	295.00	033°52'42"	171.90	S09° 21' 48"E
C13	414.40	625.00	037°59'23"	406.85	N07° 18' 28"W
C14	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C15	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C16	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C17	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C18	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W



200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY PLAT
VALLIS GREEN

LOTS 1X, 2-25, BLOCK A;
LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
LOTS 1X, 2-16,117X, 18-23, 24X, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
6 COMMON AREAS
SITUATED WITHIN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-XXX

April 4, 2022

SHEET 1 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.133 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

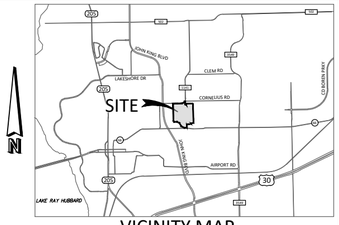
10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL, COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)



VICINITY MAP
N.T.S.

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

PRELIMINARY PLAT

VALLIS GREEN

LOTS 1X, 2-25, BLOCK A;
LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
LOTS 1X, 2-16,117X, 18-23, 24X, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
6 COMMON AREAS
SITUATED WITHIN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-XXX

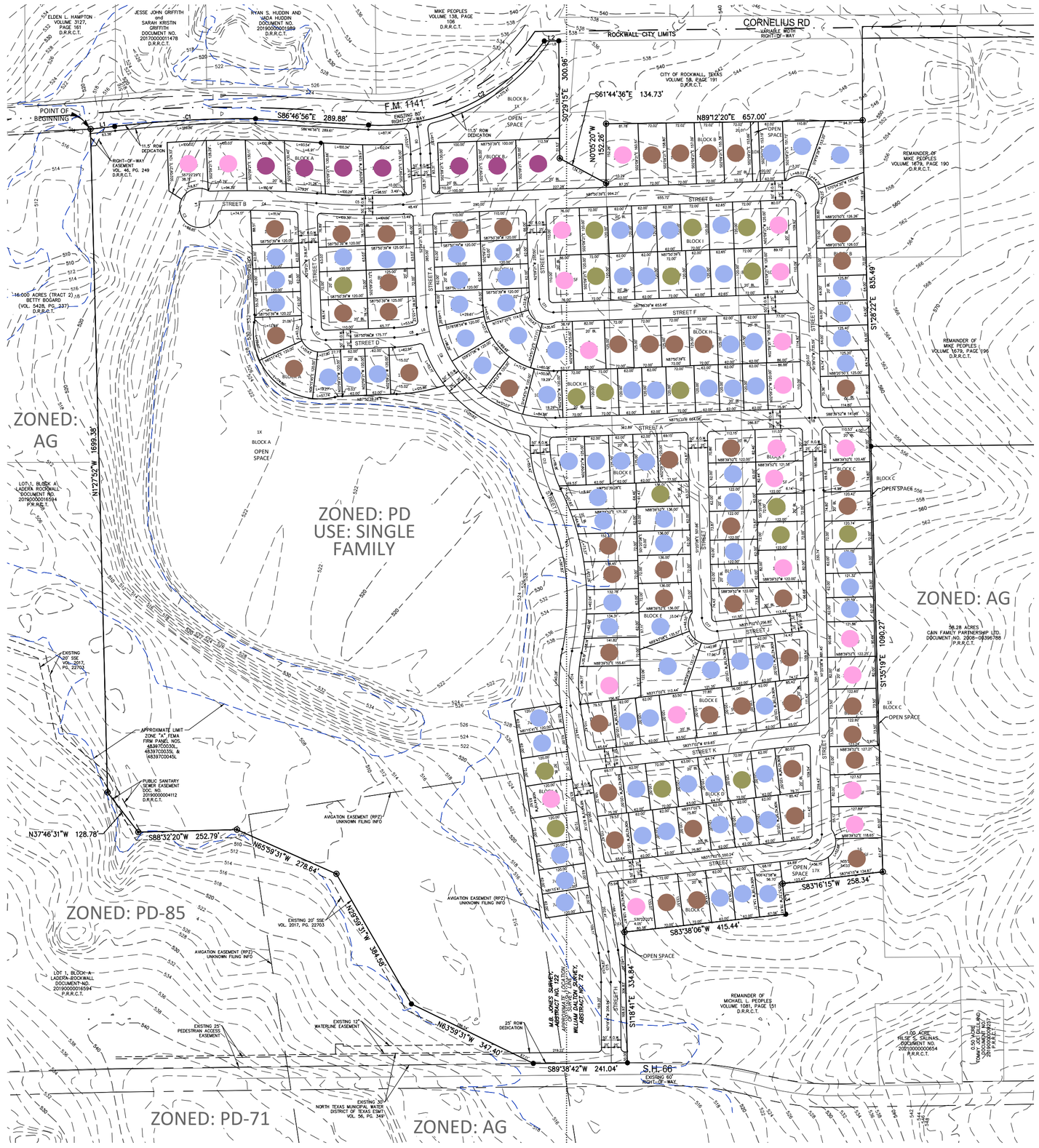
April 4, 2022

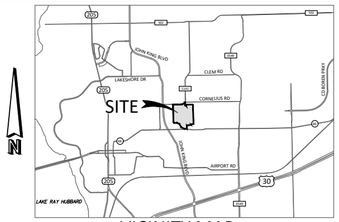
SHEET 2 OF 2

Owner/Applicant:
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Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
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JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





VICINITY MAP
N.T.S.

LEGEND

- • Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VAM	Visibility Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	11.39	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	166.65	50.00	190°57'43"	99.54	S68° 47' 56"E
C4	301.18	2615.00	006°35'56"	301.01	N89° 08' 59"W
C5	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C6	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C7	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C8	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C9	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C10	55.29	35.00	090°30'10"	49.71	N46° 54' 16"W
C11	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	174.43	295.00	033°52'42"	171.90	S09° 21' 48"E
C13	414.40	625.00	037°59'23"	406.85	N07° 18' 28"W
C14	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C15	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C16	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C17	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C18	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W

SOUTH

200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY PLAT
VALLIS GREEN

LOTS 1X, 2-25, BLOCK A;
LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
LOTS 1X, 2-16,117X, 18-23, 24X, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
6 COMMON AREAS
SITUATED WITHIN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-XXX

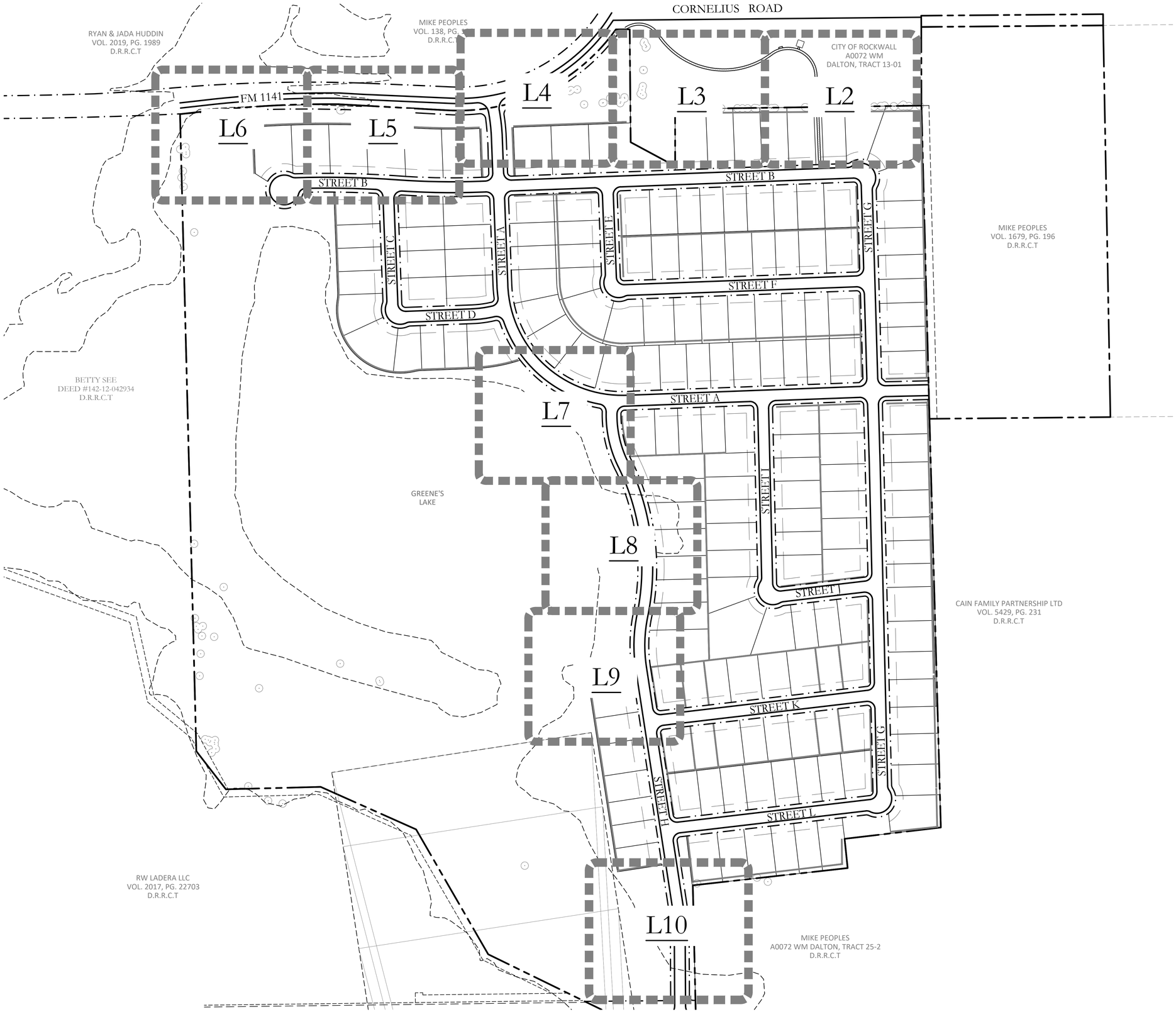
April 4, 2022

SHEET 1 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100



NORTH

120 60 0 120

SCALE 1" = 120'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

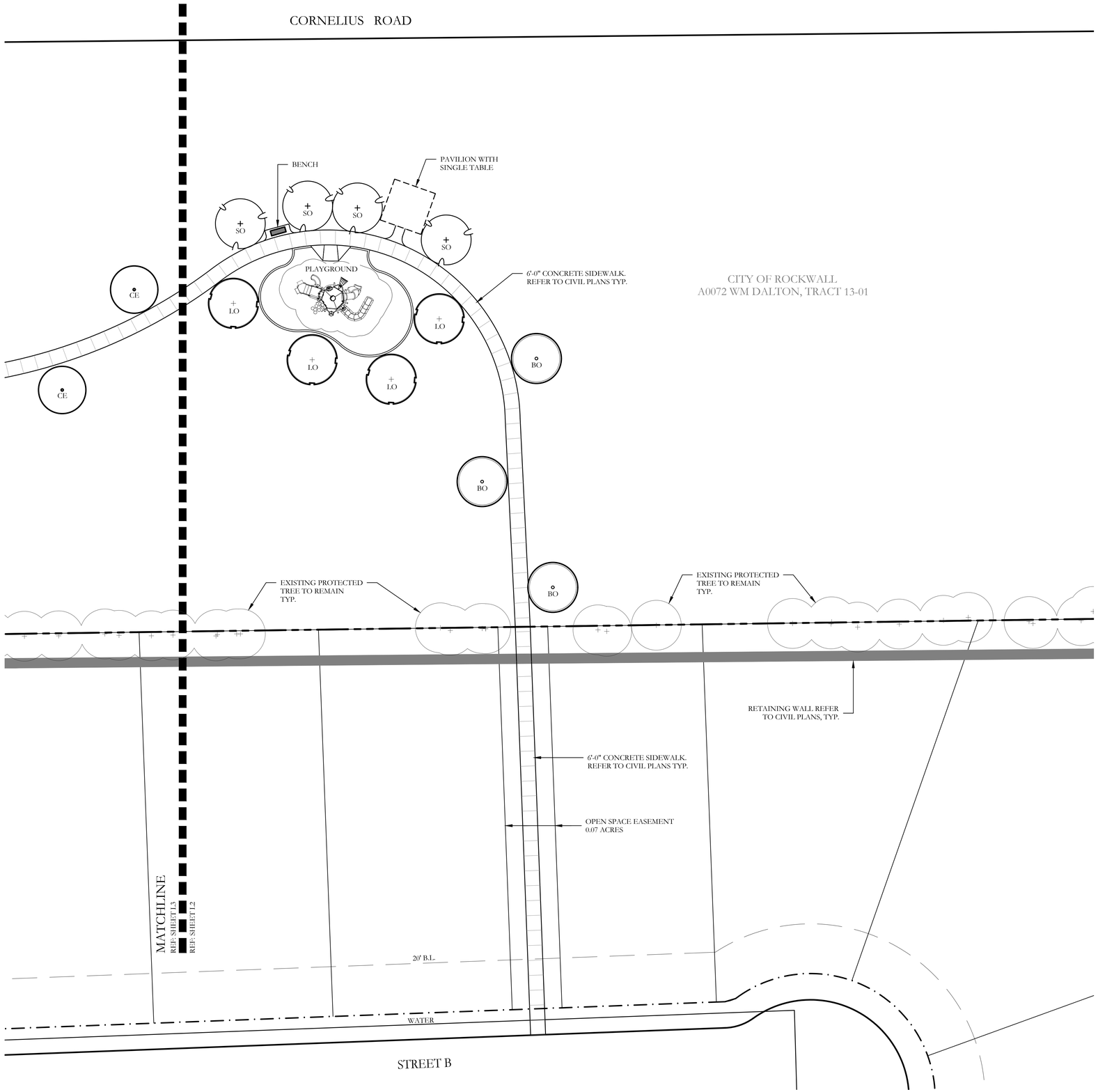
April 14, 2022

SCALE:
1" = 120'
One Inch

JVC No 2215

L1 of 11

j:\civil 3d projects\2215 - vallis green\landscape\dwg\2215 - treescape plan.dwg



CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

NORTH

20 10 0 20
SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

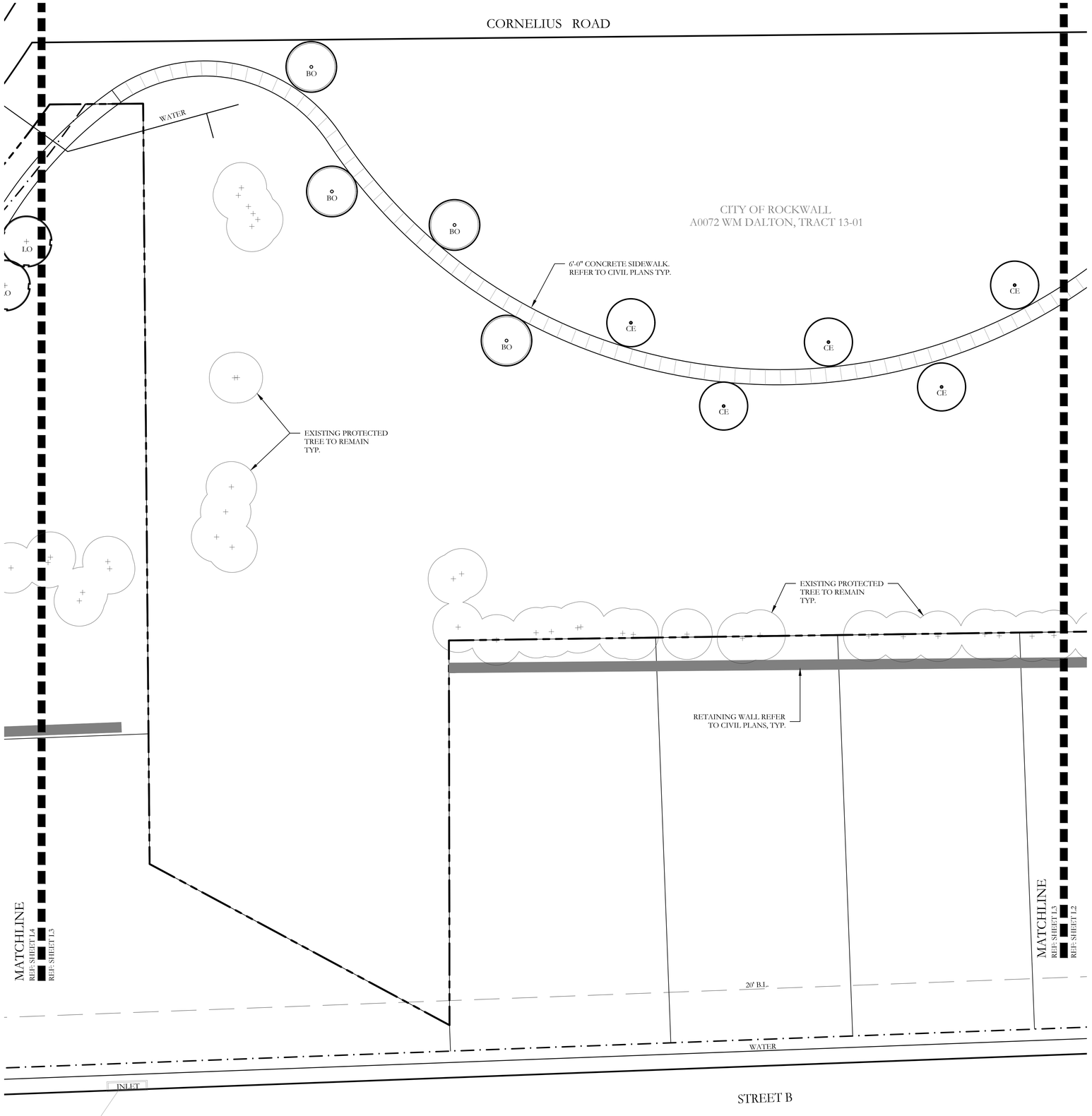
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

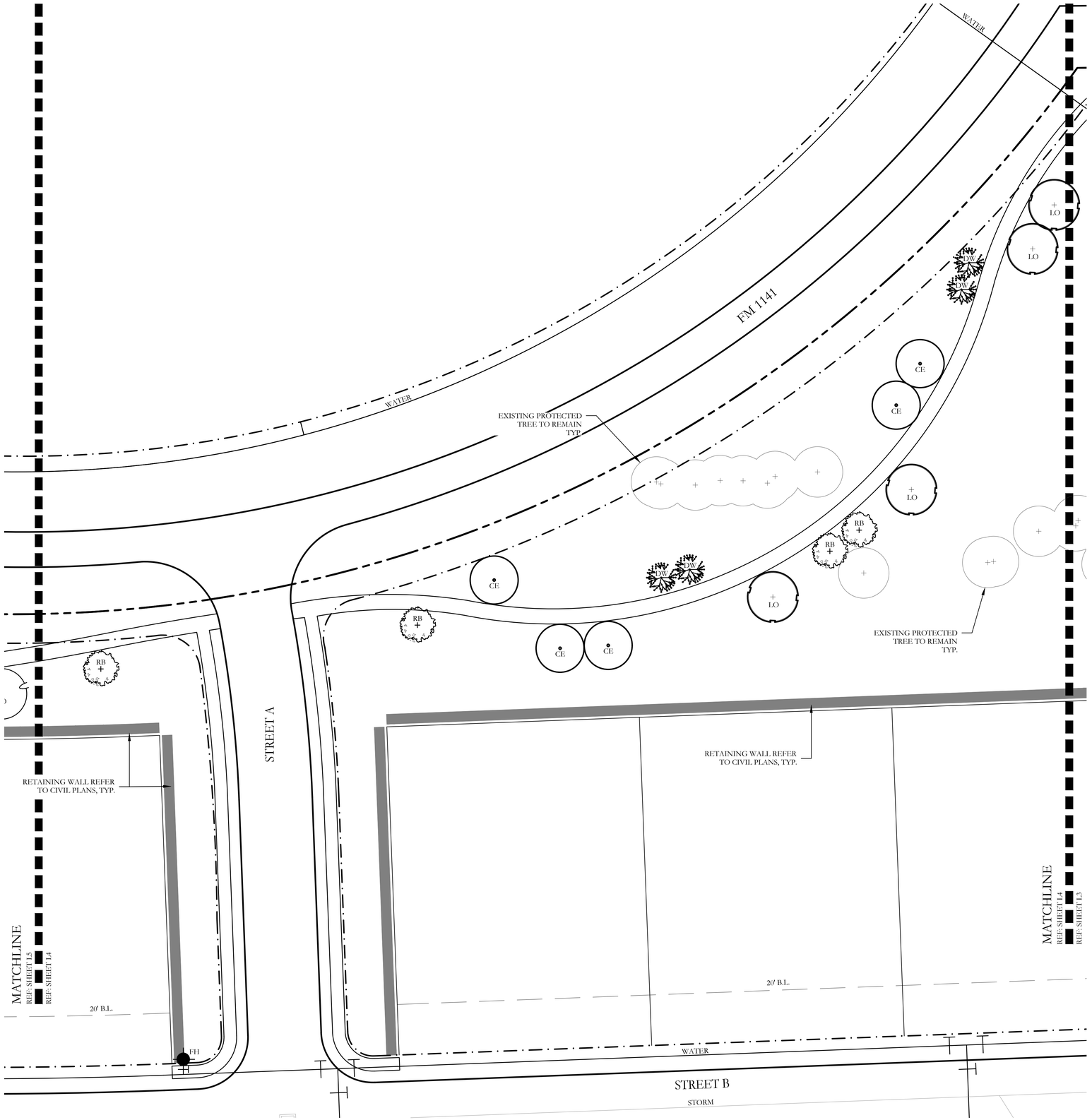
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CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

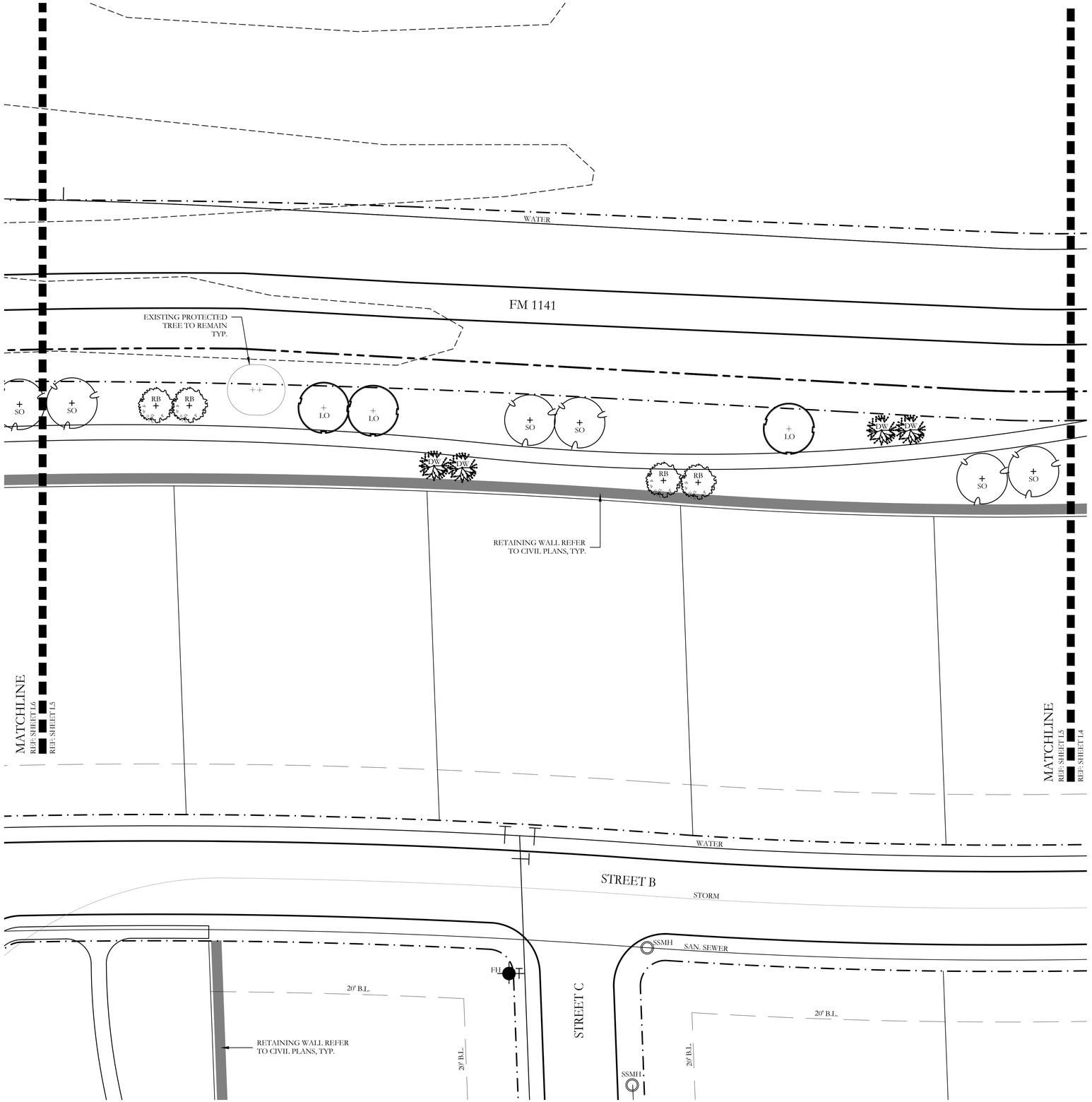
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TREESCAPE PLAN

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CODY L. JOHNSON
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April 14, 2022

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SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

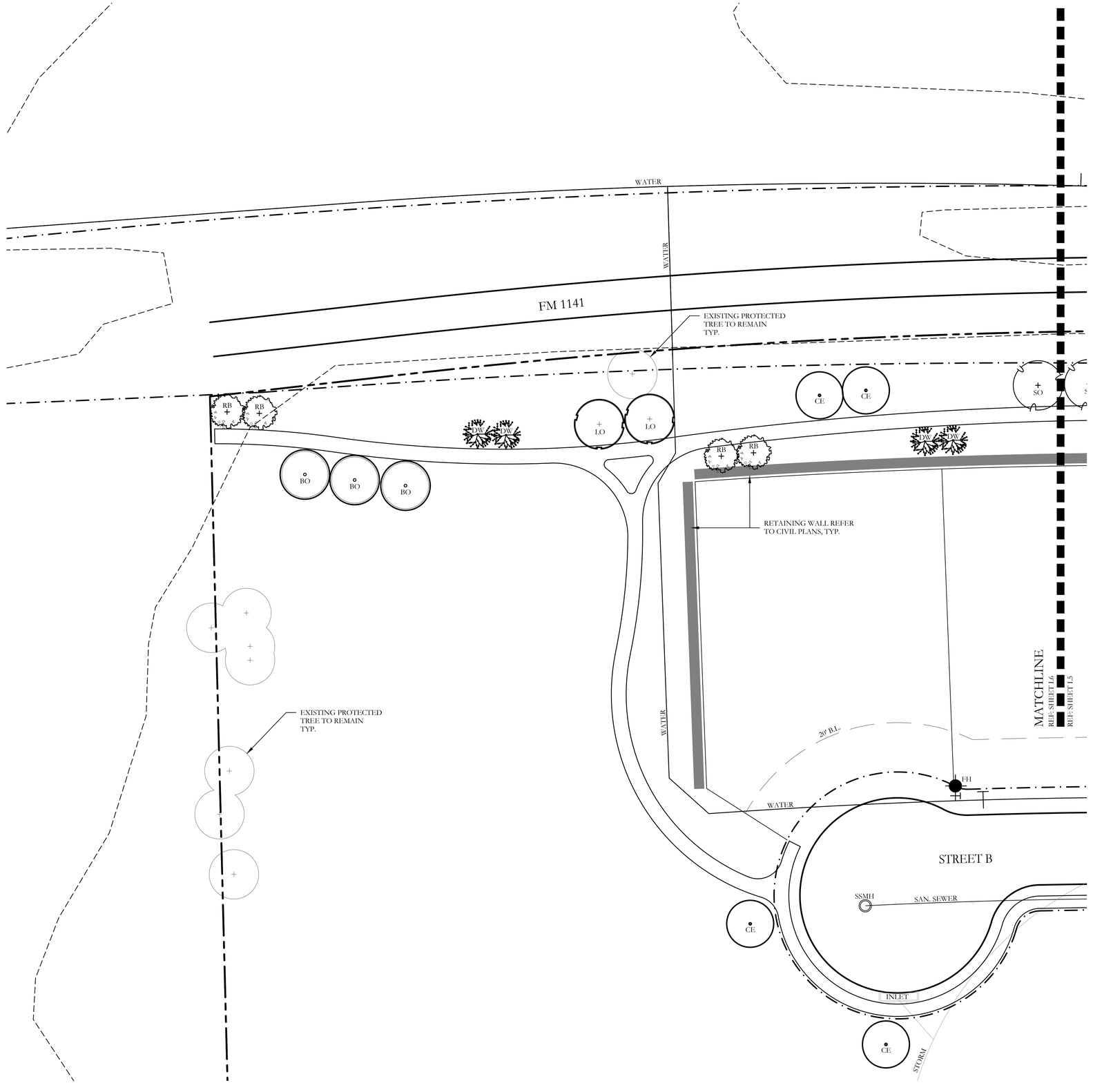
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

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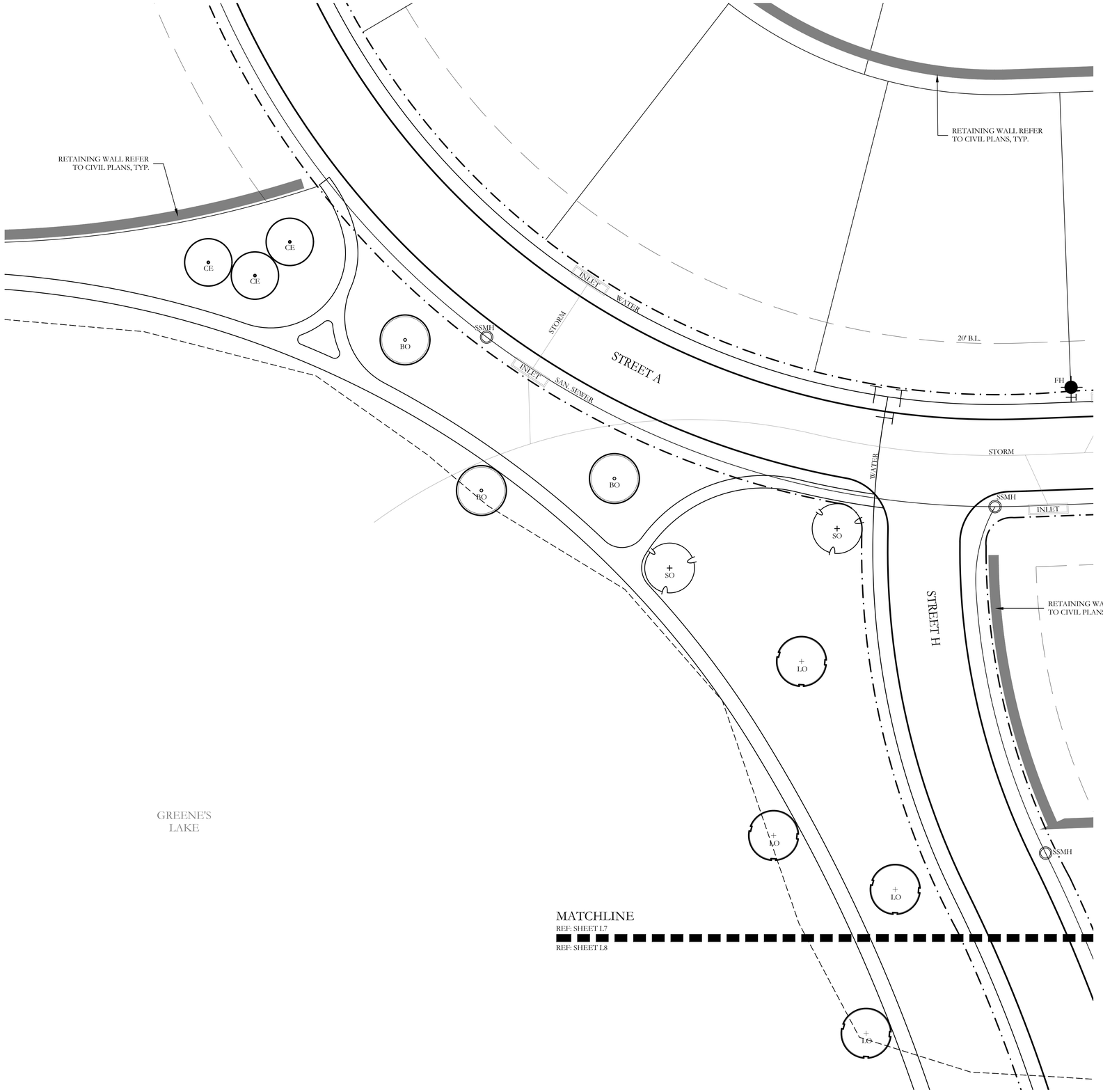
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ROCKWALL COUNTY, TEXAS

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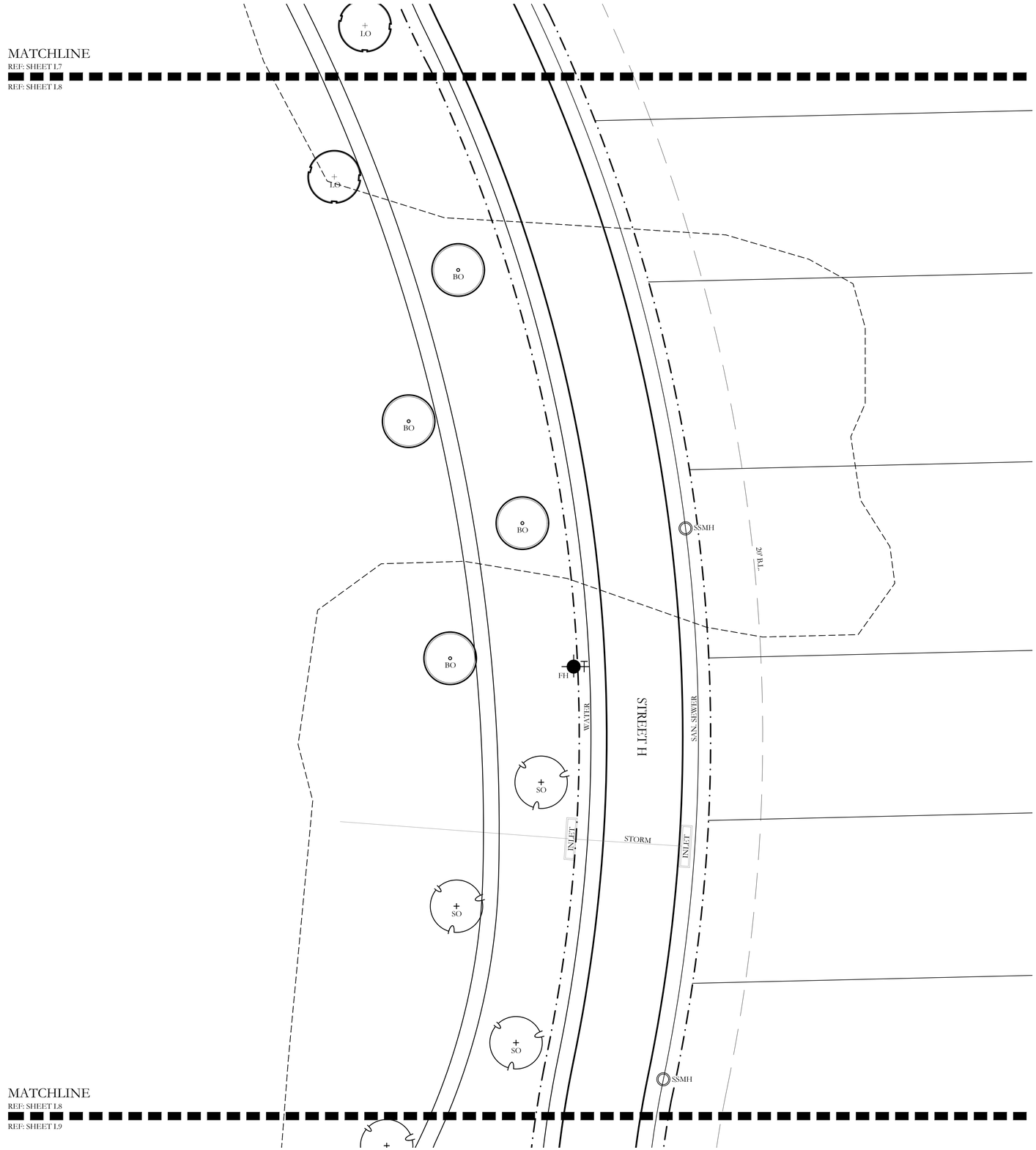
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

MATCHLINE
REF: SHEET L7
REF: SHEET L8



MATCHLINE
REF: SHEET L8
REF: SHEET L9

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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NORTH

20 10 0 20
SCALE 1" = 20'

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VALLIS GREENE
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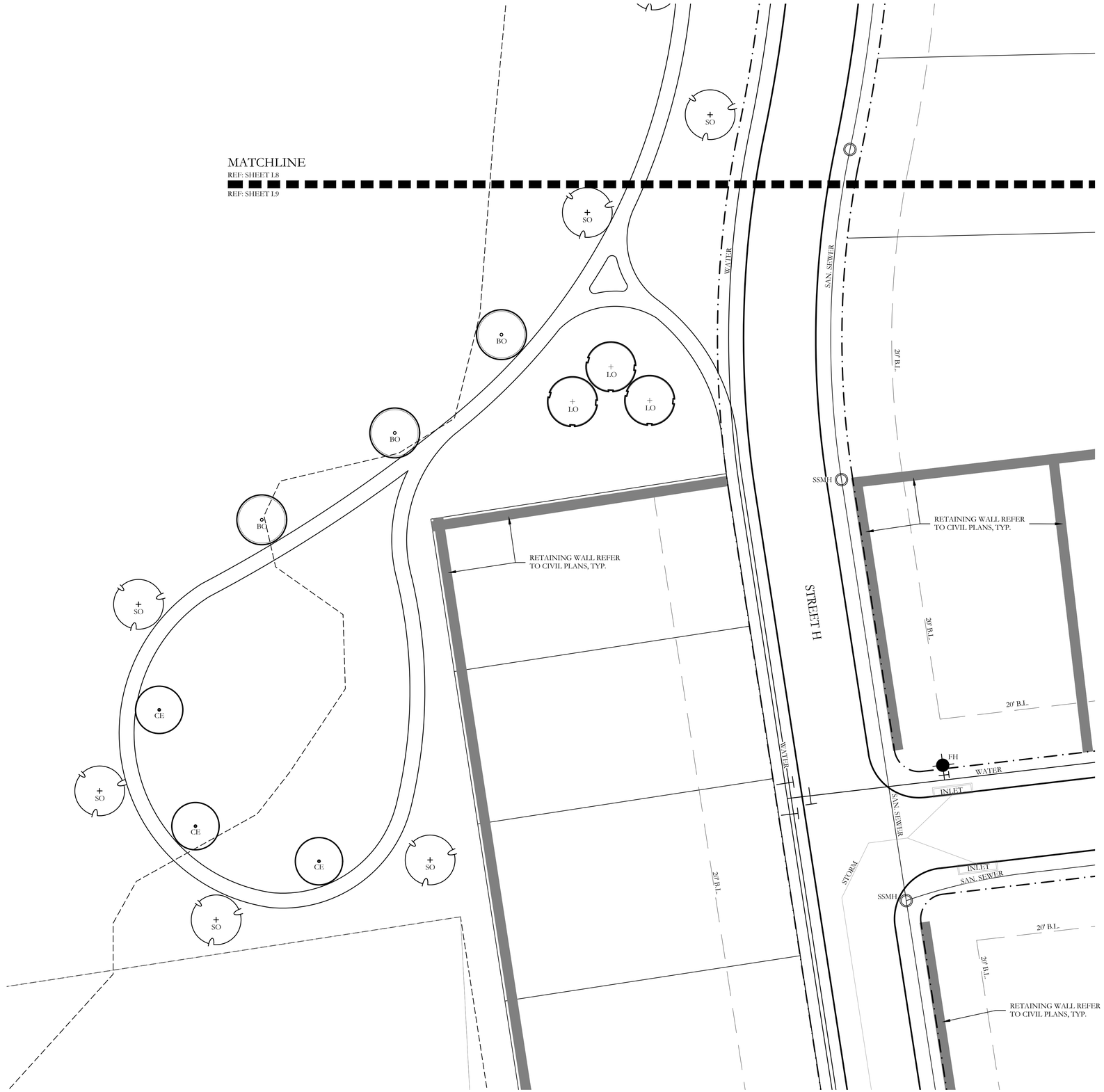
TREESCAPE PLAN
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

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One Inch

JVC No 2215



PLANT LEGEND

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SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

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NORTH

20 10 0 20

SCALE 1" = 20'

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TREESCAPE PLAN

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LANDSCAPE PROVIDED

FM 1141 ROAD.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
1204 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES & 24 ACCENT TREES REQUIRED.
PROVIDED: 25 - 4" CALIPER CANOPY TREES & 24 ACCENT TREES PROVIDED

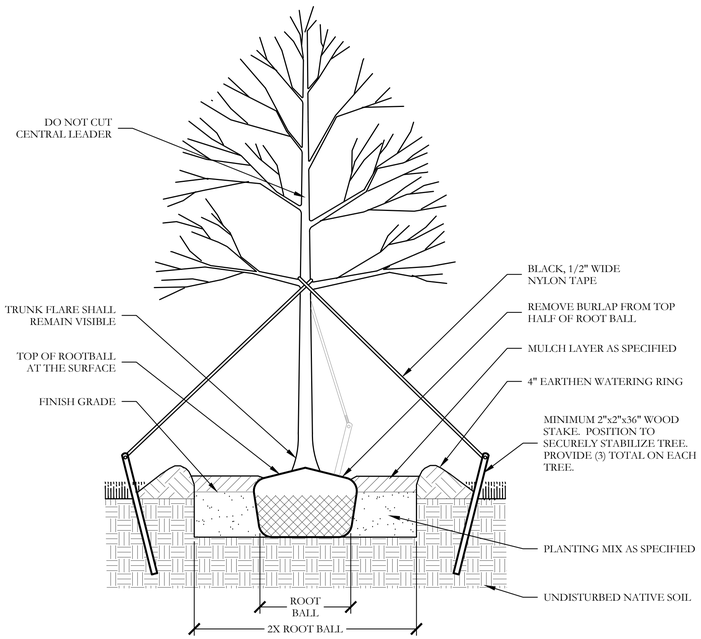
TREE MITIGATION

88 CAL. INCHES REMOVED

99 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 444 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	26	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. 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:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. 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.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. 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.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. 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.
8. 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.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. 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.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. 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.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. 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:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. 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.
3. 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.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. 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.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

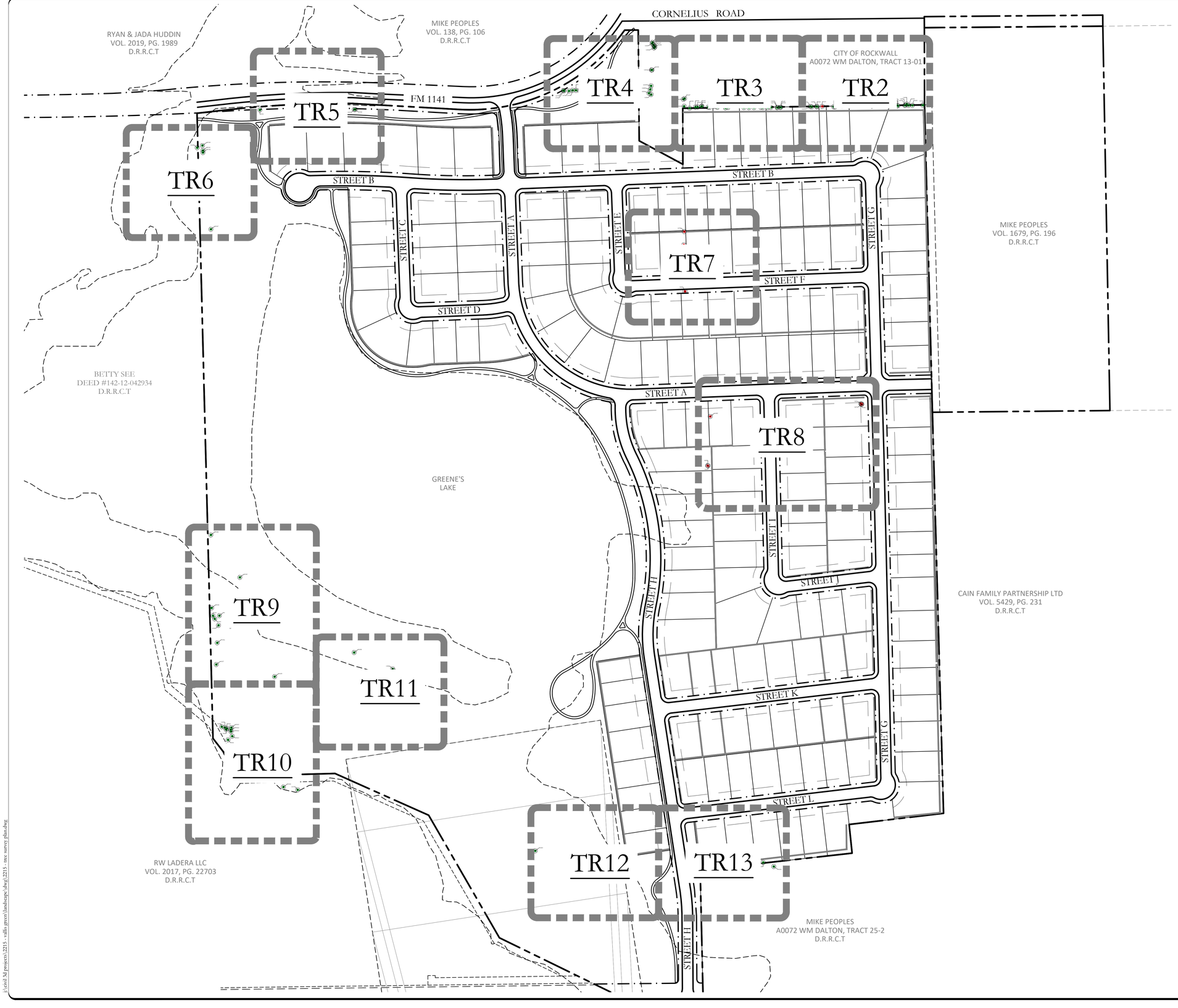
April 14, 2022

SCALE:
One Inch

JVC No 2215

L11 of 11

J:\civil 3d projects \2215 - vallis greene\landscape\dwg\2215 - treescape plan.dwg



NORTH

120 60 0 120

SCALE 1" = 120'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

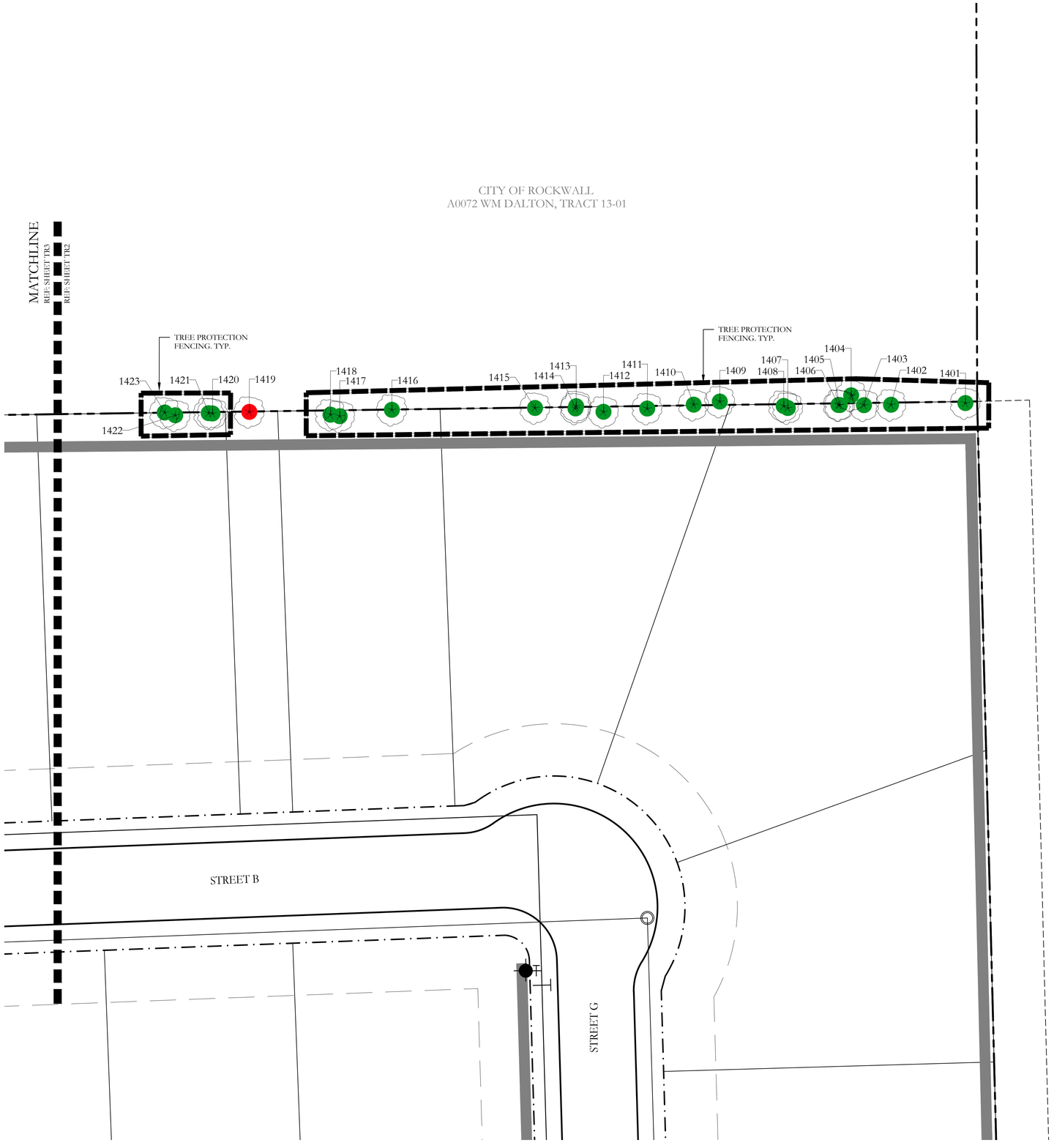
April 14, 2022

SCALE:
1" = 120'
One Inch

JVC No 2215

TR1 of 14

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LEGEND

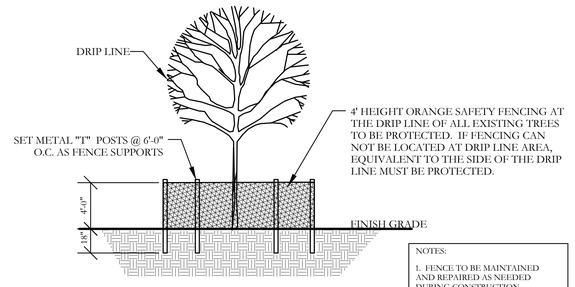
7 — EXISTING TREE TO BE REMOVED

23 — EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED



NOTES:

1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

1 TREE PROTECTION DETAIL

NOT TO SCALE

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

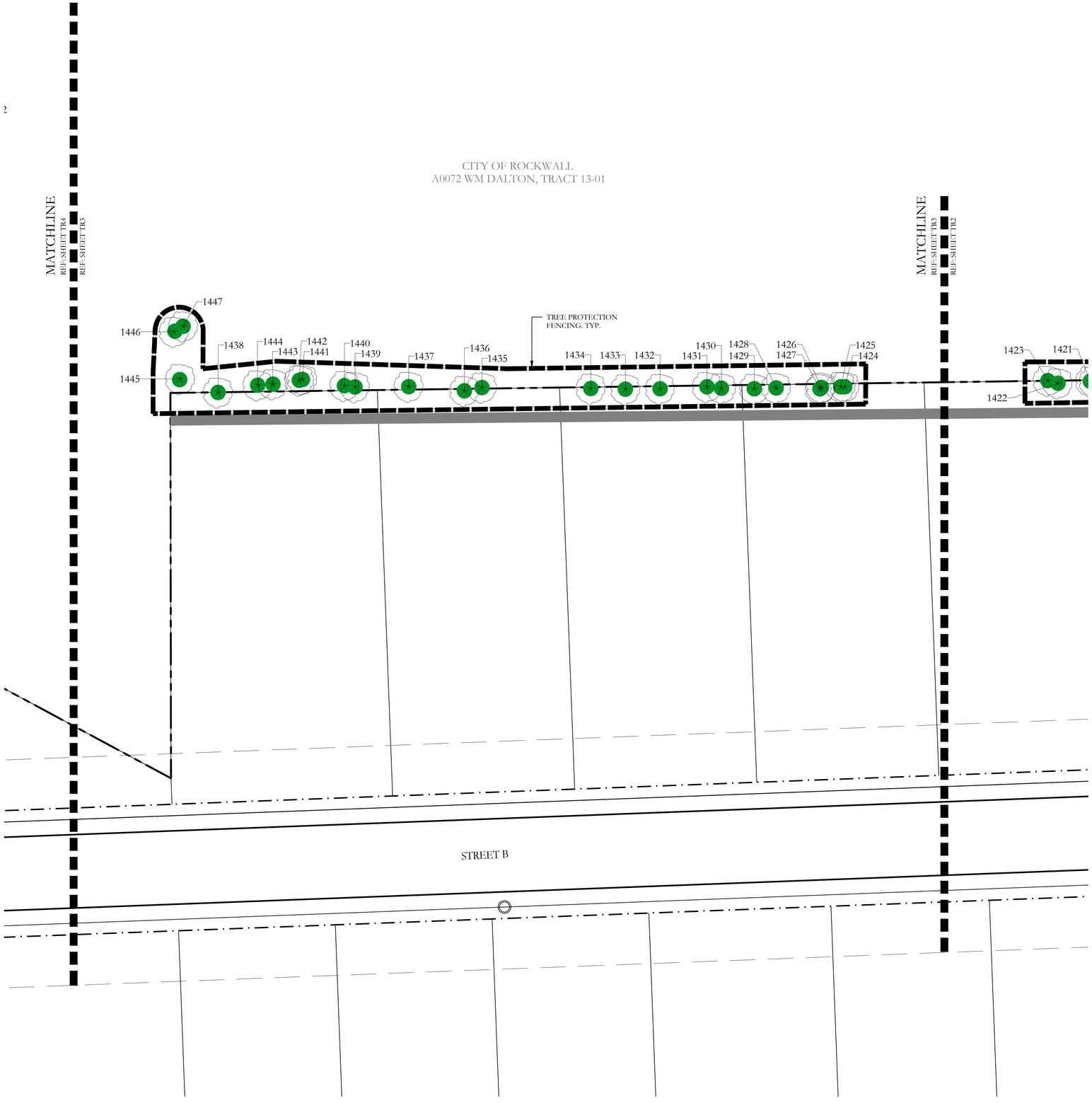
April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

TR2 of 14

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LEGEND

7 EXISTING TREE TO BE REMOVED

23 EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

TR3 of 14

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LEGEND

7 — EXISTING TREE TO BE REMOVED

23 — EXISTING TREE TO REMAIN

TREE PROTECTION FENCE, TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

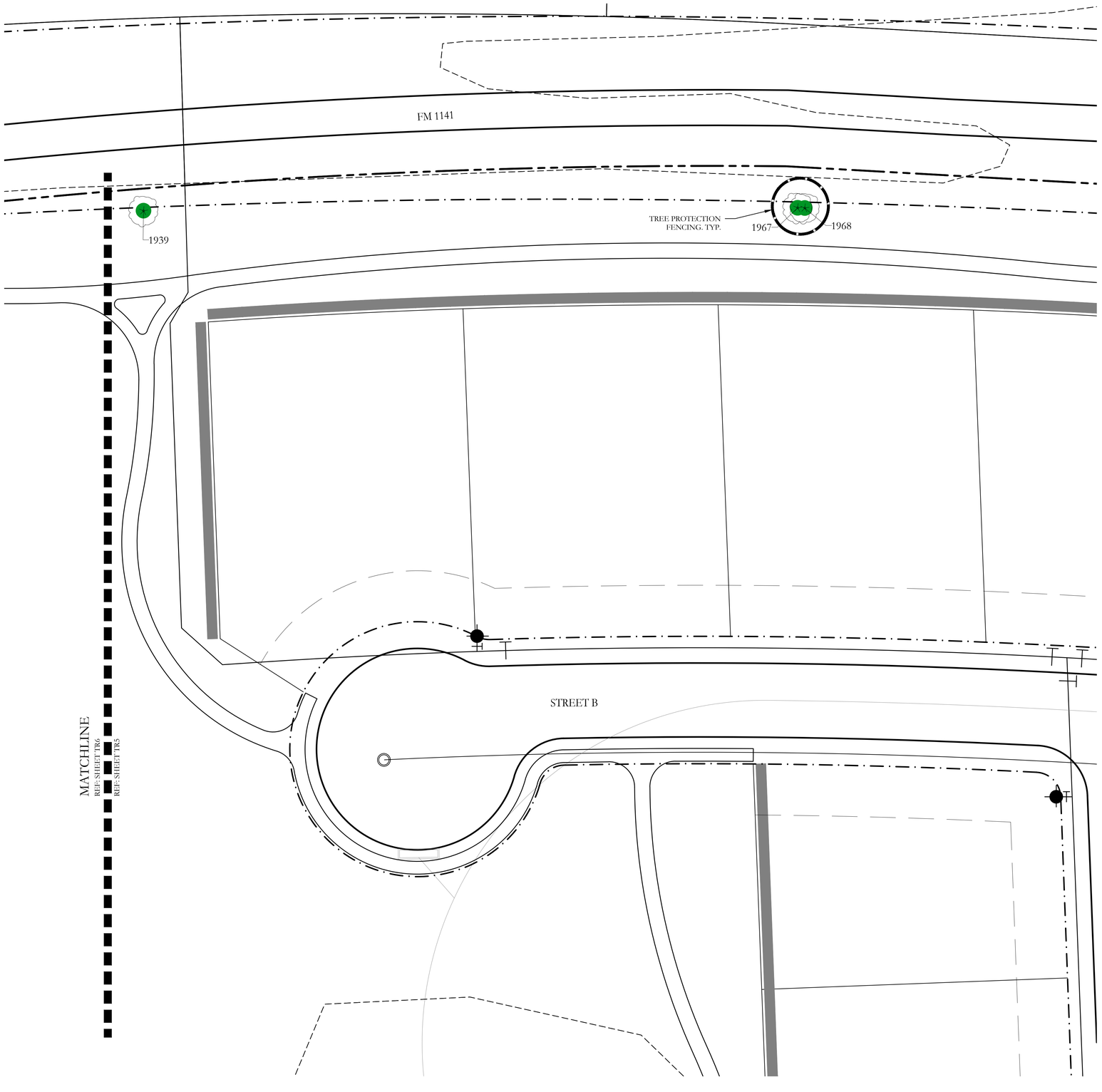
April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

TR4 of 14

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LEGEND

7 — EXISTING TREE TO BE REMOVED

23 — EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

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LEGEND

7 EXISTING TREE TO BE REMOVED

23 EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
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ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

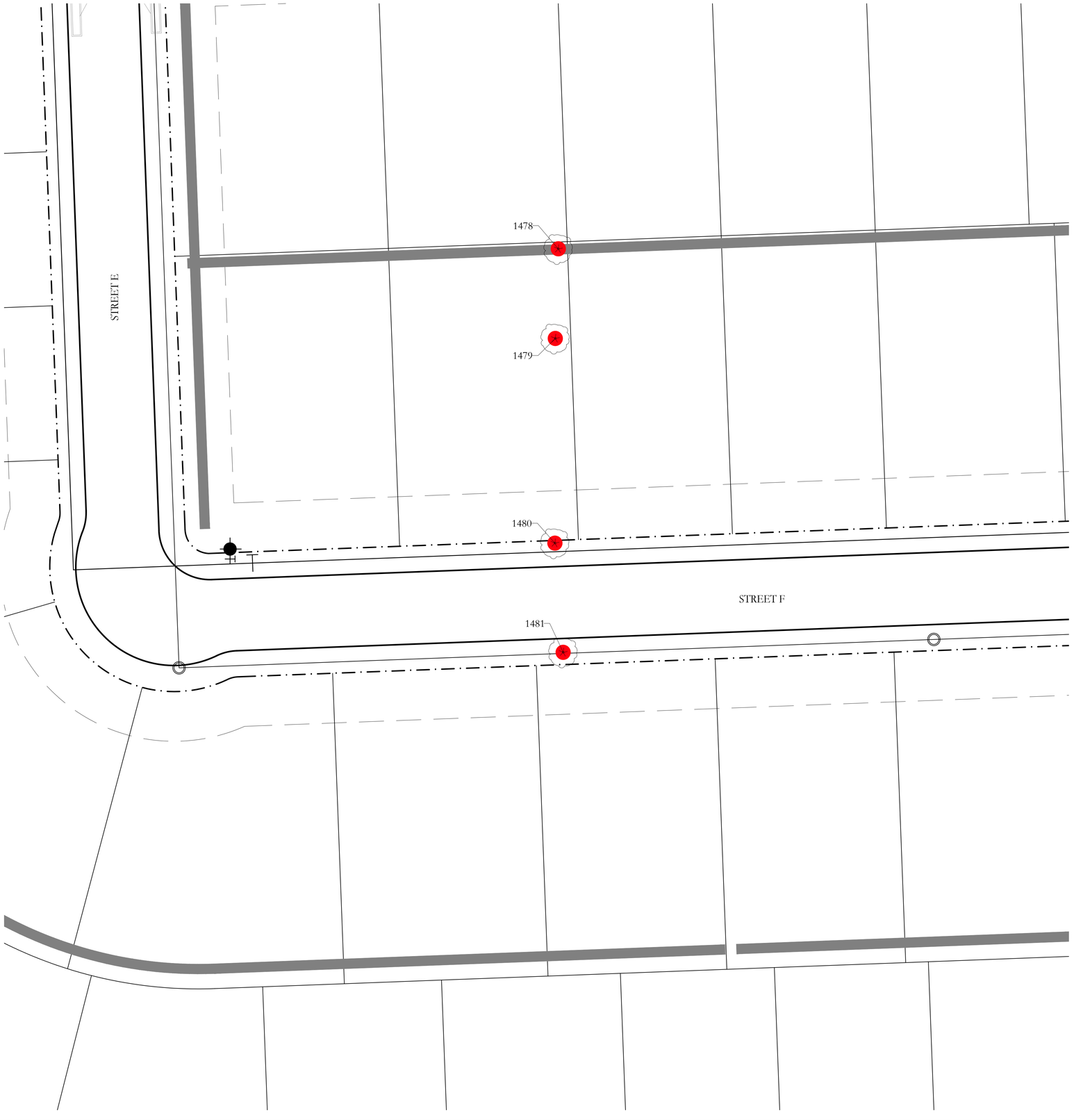
April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

TR6 of 14

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LEGEND

7 EXISTING TREE TO BE REMOVED

23 EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
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ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

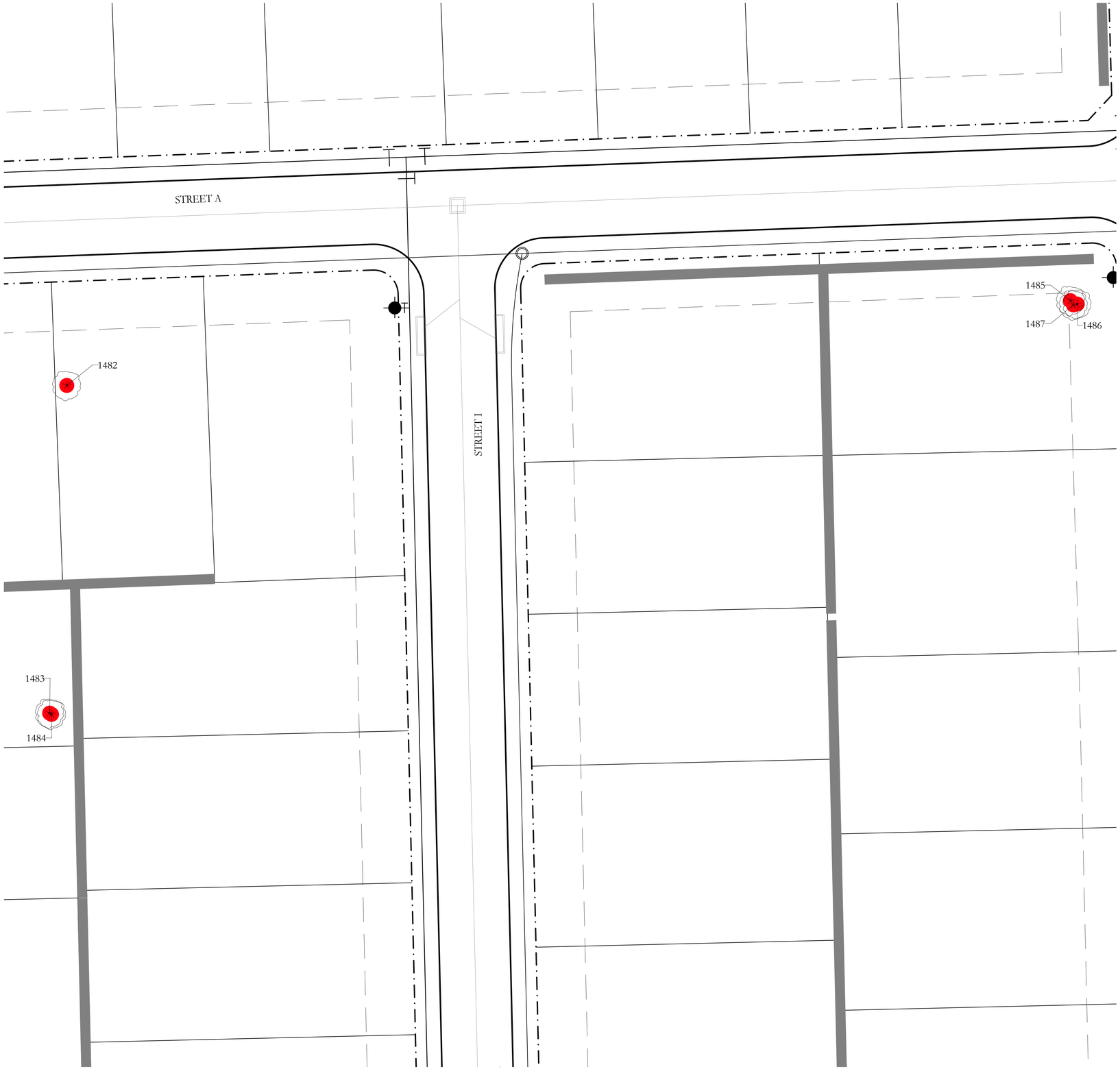
April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

TR7 of 14

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LEGEND

7 — EXISTING TREE TO BE REMOVED

23 — EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
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TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

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LEGEND

7 EXISTING TREE TO BE REMOVED

23 EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

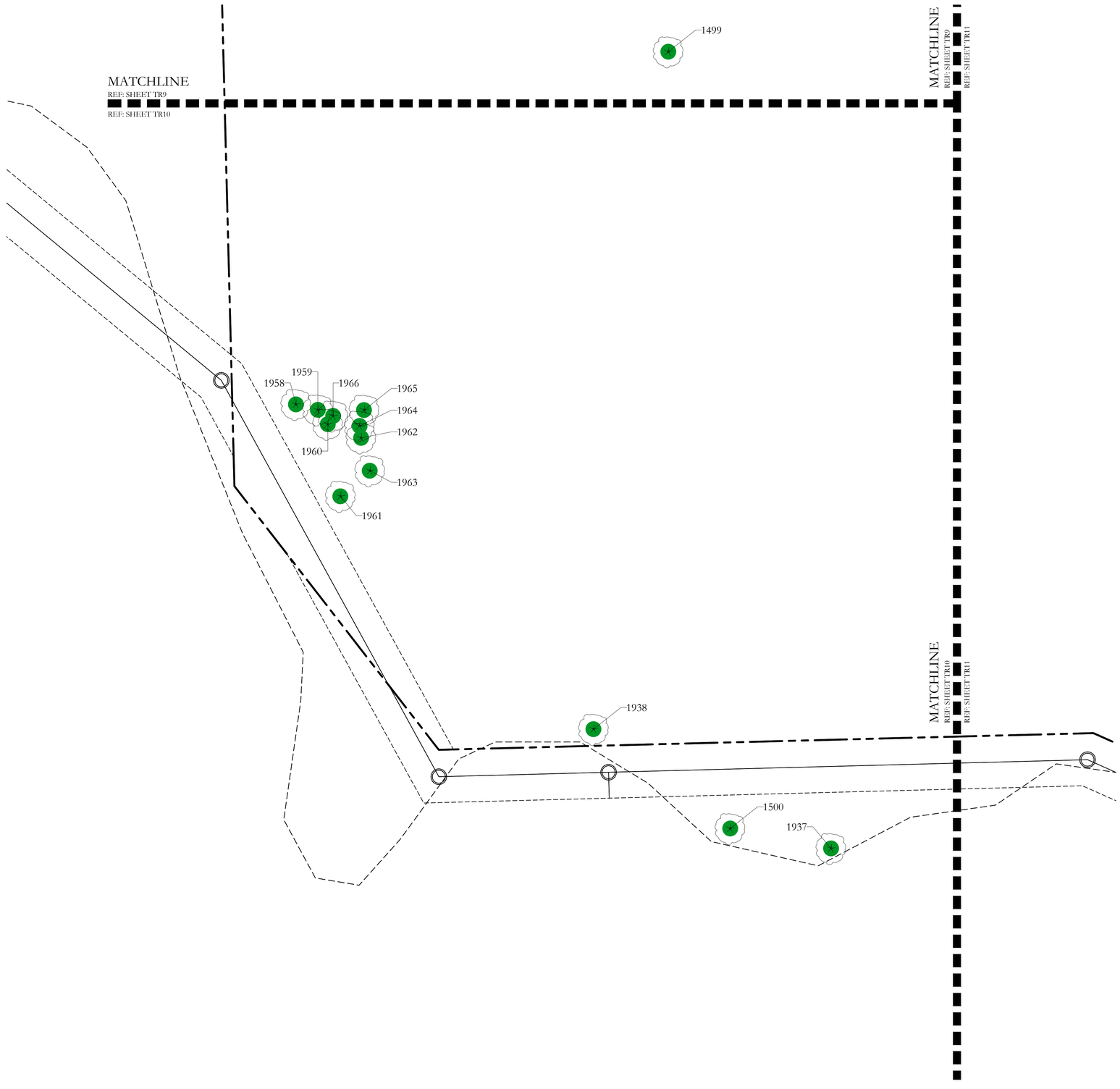
April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

TR9 of 14

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VALLIS GREENE
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ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

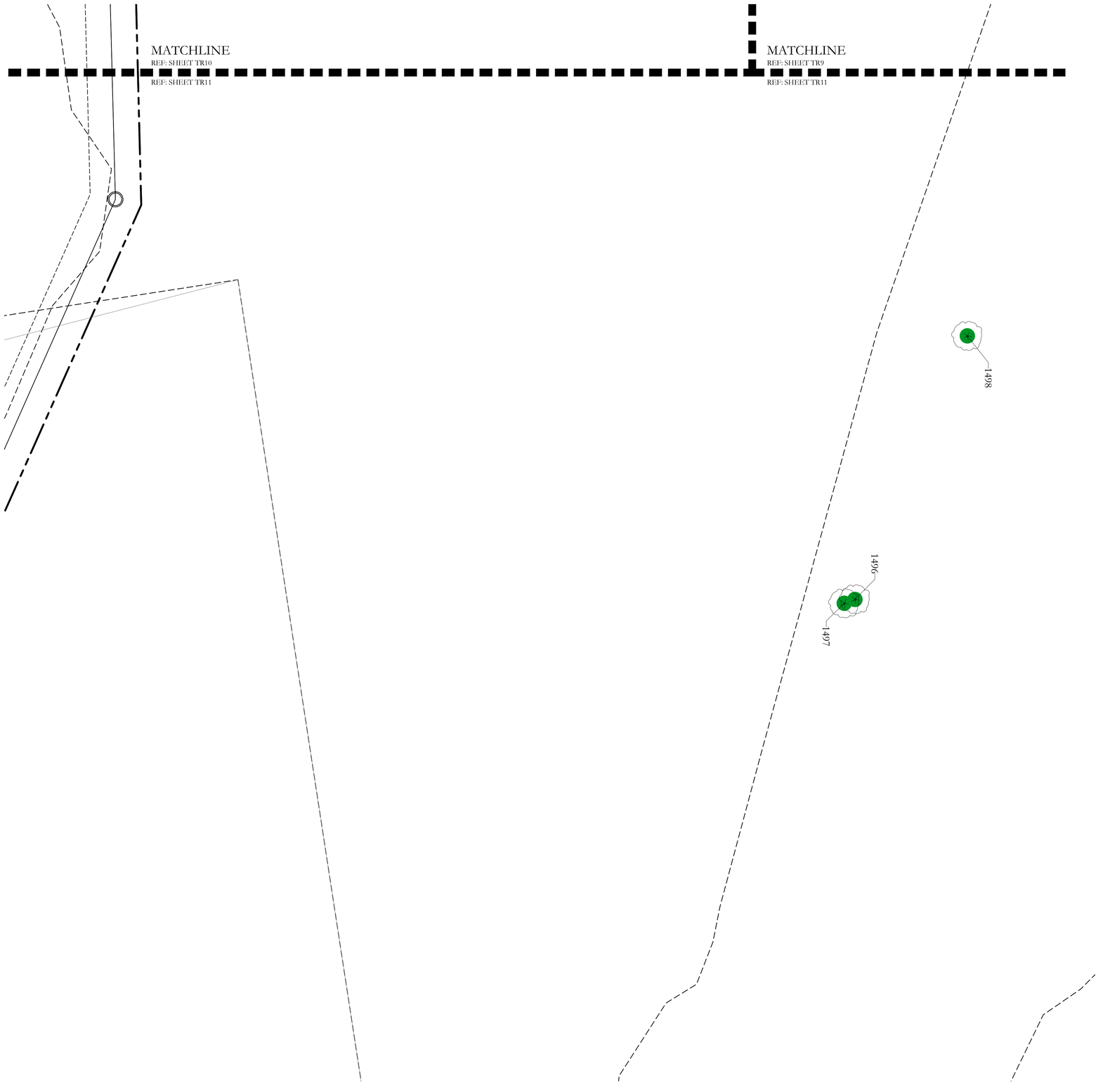
SCALE:
1" = 20'
One Inch

JVC No 2215

TR10 of 14

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LEGEND

- 7 — EXISTING TREE TO BE REMOVED
- 23 — EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE, TYP.

SCALE: 1" = 20'

NORTH

TR11 of 14

SCALE: 1" = 20'

JVC No. 2215

April 14, 2022

TREE SURVEY PLAN

TREE SURVEY PLAN

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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LEGEND

7 — EXISTING TREE TO BE REMOVED

23 — EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

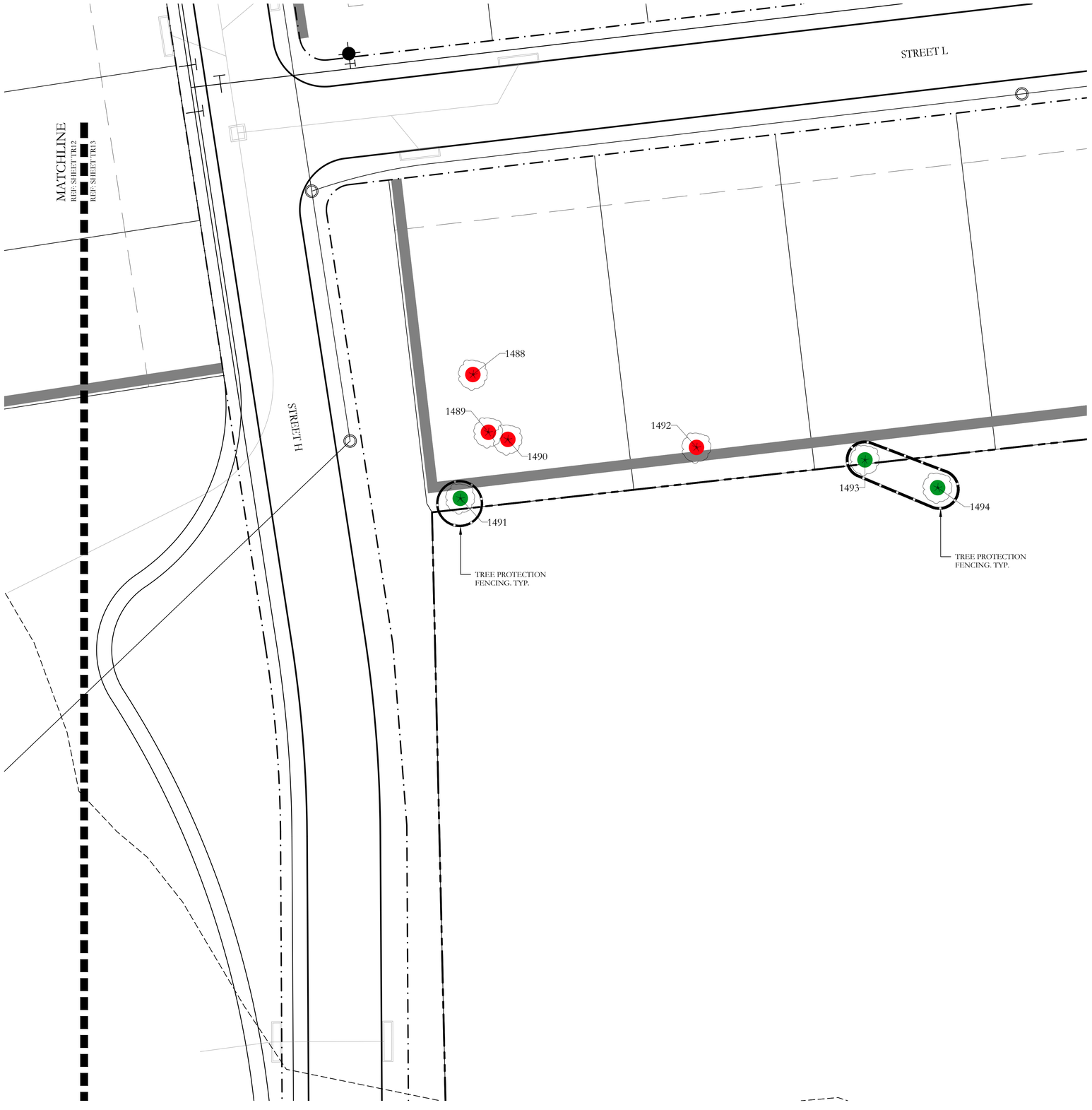
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

J:\civil 3d projects\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg



LEGEND

7 — EXISTING TREE TO BE REMOVED

23 — EXISTING TREE TO REMAIN

TREE PROTECTION FENCE. TYP.

NORTH

20 10 0 20

SCALE 1" = 20'

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VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

SCALE:
1" = 20'
One Inch

JVC No 2215

TR13 of 14

C:\civil 3d projects\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1401	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1402	10.8	Eastern Red Cedar	Juniperus viginiana	No	Healthy	Multi-trunk		Remain		0.0
1403	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1404	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1405	7.2	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1406	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1407	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1408	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1409	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1410	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1411	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1412	1.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1413	7.2	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1414	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1415	8.4	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1416	7.2	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1417	7.2	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1418	10.8	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1419	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1420	8.4	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1421	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1422	6.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1423	6.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1424	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1425	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1426	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1427	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1428	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1429	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1430	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1431	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1432	9.6	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1433	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1434	22.8	Hackberry	Juniperus viginiana	Yes	Healthy			Remain		0.0
1435	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1436	6.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1437	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1438	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1439	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1440	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1441	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1442	8.4	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1443	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1444	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1445	16.8	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy			Remain		0.0
1446	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1447	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1448	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1449	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1450	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1451	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1452	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1453	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1454	25.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1455	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1456	9.6	Osage Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1457	12.0	Osage Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1458	26.4	Osage Orange	Maclura Pomifera	Yes	Healthy	Multi-trunk		Remain		0.0
1459	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1460	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1461	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1462	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1463	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1464	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1465	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1466	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1467	18.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1468	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1469	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1470	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1471	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1472	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1473	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1474	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1475	21.6	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1476	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1477	9.6	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1478	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.6
1479	18.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.0
1480	20.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.2
1481	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1482	19.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	9.6
1483	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	8.4
1484	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	7.2
1485	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	7.2
1486	20.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	10.2
1487	9.6	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
1488	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1489	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1490	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1491	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1492	14.4	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy			Remove	50%	7.2
1493	16.8	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1494	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1495	44.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1496	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1497	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1498	42.0	Cedar Elm	Ulmus crassifolia	Yes	Damaged			Remain		0.0
1499	19.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1500	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1937	37.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1938	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1939	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1940	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1941	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1942	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1943	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1944	26.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1945	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1946	24.0	Pecan	Carya illinoinensis	Yes	Healthy			Remain		0.0
1947	22.8	Pecan	Carya illinoinensis	Yes	Healthy			Remain		0.0
1948	10.8	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1949	31.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1950	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1951	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1952	21.6	Green Ash	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1953	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1954	24.0	Pecan	Carya illinoinensis	Yes	Healthy			Remain		0.0
1955	21.6	Pecan	Carya illinoinensis	Yes	Healthy			Remain		0.0
1956	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1957	13.2	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy			Remain		0.0
1958	20.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
1959	7.2	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
1960	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1961	37.2	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1962	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1963	13.2	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy			Remain		0.0
1964	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1965	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1966	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1967	16.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1968	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
	1713.4									87.6
	Total Tree Population									Total Tree Replacement, caliper inches

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

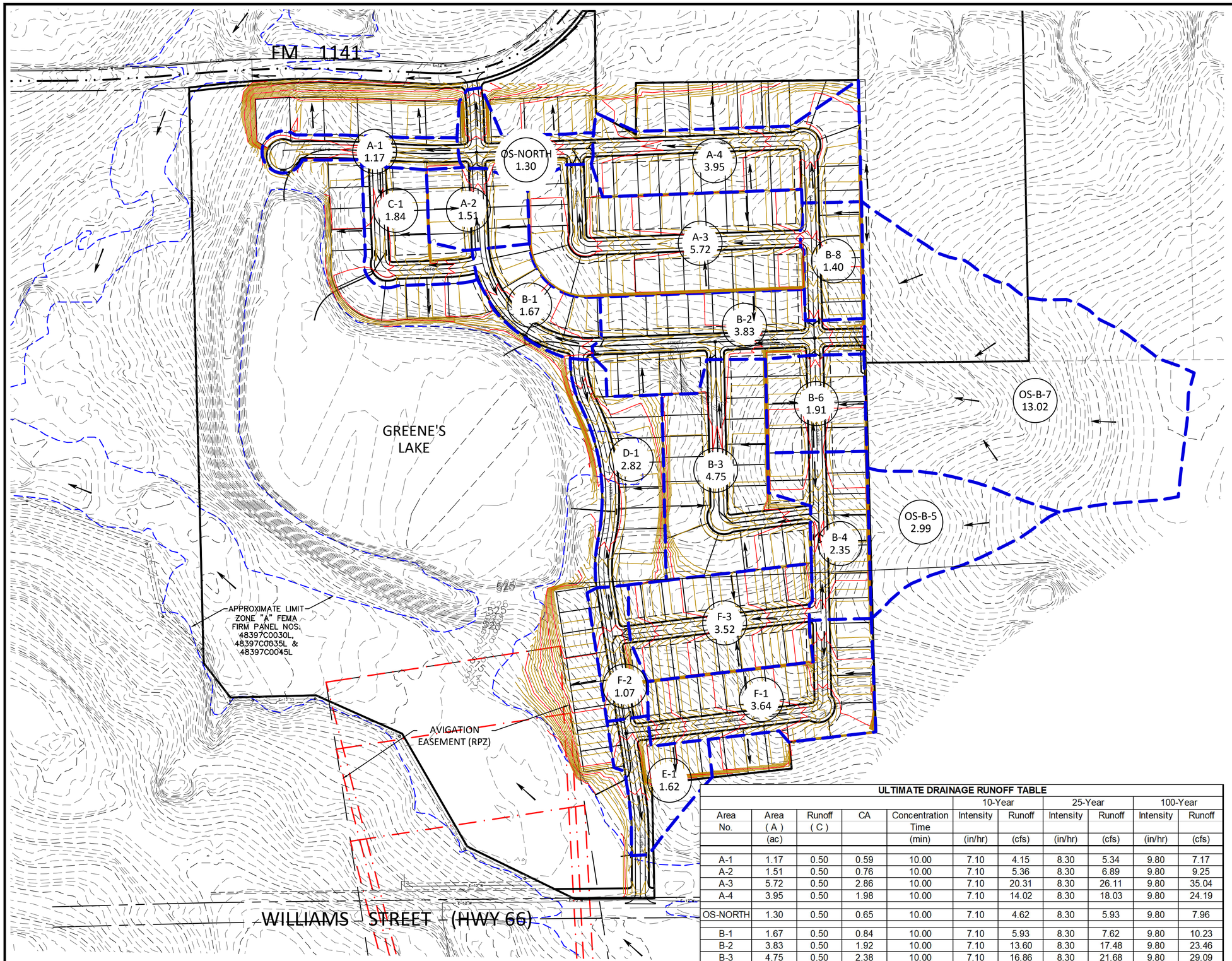
April 14, 2022

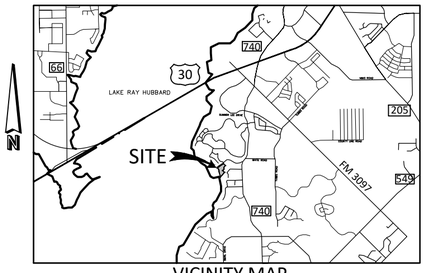
SCALE:

One Inch

JVC No 2215

j:\civil 3d projects\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg





VICINITY MAP
N.T.S.

LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR
- 635 — PROPOSED CONTOUR

NORTH

200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY DRAINAGE PLAN
VALLIS GREEN

LOTS 1X, 2-25, BLOCK A;
LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
LOTS 1X, 2-16,117X, 18-23, 24X, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
6 COMMON AREAS
SITUATED WITHIN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
M.B.A. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWAL COUNTY, TEXAS
P2022-XXX

April 05, 2022

ULTIMATE DRAINAGE RUNOFF TABLE

Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year Intensity (in/hr)	10-Year Runoff (cfs)	25-Year Intensity (in/hr)	25-Year Runoff (cfs)	100-Year Intensity (in/hr)	100-Year Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	13.02	0.50	6.51	10.00	7.10	46.22	8.30	59.44	9.80	79.75
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

BENCHMARKS:

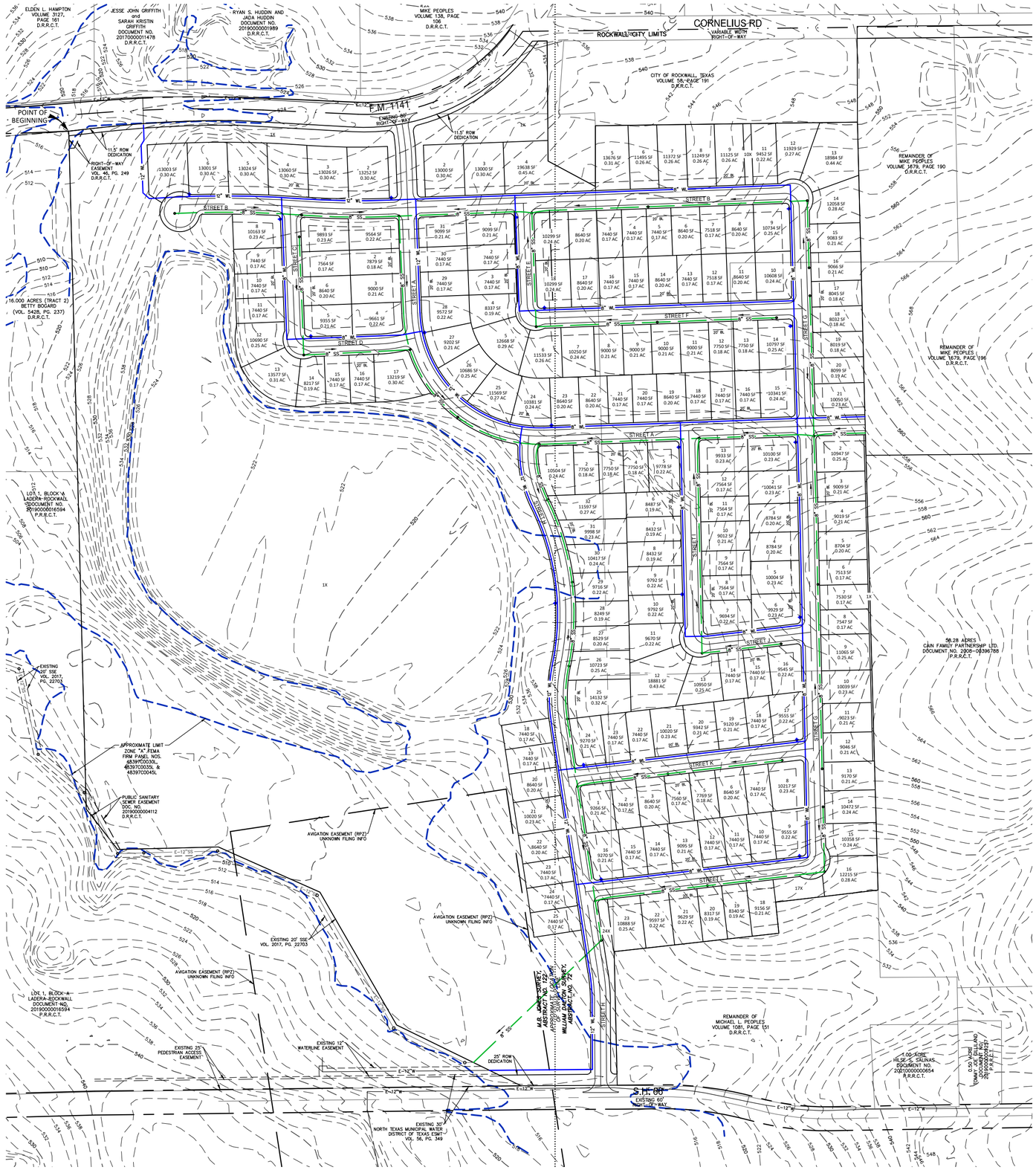
MONUMENT NO. 1:
XXXX
XXXX

MONUMENT NO. 2:
XXXX
XXXX

Owner/Applicant:
MRJOYCE, LLC
Ryan Joyce
767 Justin Road
Rockwall, Texas 75087
Phone:512-965-6280

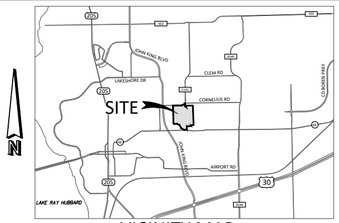
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.



VICINITY MAP
N.T.S.

LEGEND

•	Point of Curvature or Tangency on Center Line
●	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
◉	1/2" IRF (unless otherwise noted)
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VAM	Visibility Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

NORTH

200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY UTILITY PLAN

VALLIS GREEN

LOTS 1X, 2-25, BLOCK A;
LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
LOTS 1X, 2-16,117X, 18-23, 24X, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
6 COMMON AREAS
SITUATED WITHIN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-XXX

April 5, 2022

SHEET 1 OF 1

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-016	CASE MANAGER:	Henry Lee
PROJECT NAME:	Master Plat for Vallis Greene	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Master Plat for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Approved w/ Comments

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Master Plat for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66.

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 (P2022-016) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 93 (PD-93), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.5 The Landscape Plan and Treescape Plan will be reviewed at the time of PD Site Plan. (Subsection 04.01, of Article 11, UDC)

M.7 Indicate the proposed number of dwelling units and population densities. (Subsection 04.01, of Article 11, UDC)

M.8 Please indicate the City Limits. (Subsection 04.01, of Article 11, UDC)

M.9 Please provide the proposed street names as well as their centerlines. (Subsection 04.01, of Article 11, UDC)

I.10 Please indicate the sizes of the open space lots. (Subsection 04.01, of Article 11, UDC)

M.11 Provide a letter indicating that the proposed development will be constructed in one (1) phase. (Subsection 04.01, of Article 11, UDC)

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.13 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.14 Please note the scheduled meetings for this case:

Planning & Zonings meetings will be held on April 26, 2022 and May 10, 2022.

Parks Board meeting will be held on May 3, 2022.

City Council regular meeting will be held on May 16, 2022.

I.15 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

ENGINEERING	Sarah Johnston	04/20/2022	Approved w/ Comments

04/20/2022: The following comments are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- See comments on P2022-015 Preliminary Plat

Drainage Items:
- Detention is required.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- Need separate HOA Lot/Drainage Easement on east side of subdivision to collect off-site drainage and collect in ditch/channel/storm system. No Lot to lot drainage allowed.
- Need written permission to build in and around NRCS easement for Greene Lake as well as using it as a detention above the normal water surface. Will need to show NRCS easement on plans and plat. Or written confirmation from NRCS that this isn't one of their lakes.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- 12" water line to be install along SH 66 and north to tie into the existing 12" water in FM 1141(not the 8" as shown on proposed water plan)

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- TIA will be required for SH 66 and FM 1141 with associated review fees.
- Must meet TxDOT Driveway spacing along SH 66 and FM 1141.
- Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing.
- Dedicate ROW for SH66. 110' ROW for an P6D four lane divided roadway. Must dedicate 55' from the centerline if not existing.

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".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: 1. P2022-016 (Henry Lee)
Park District 8
Cash In Lieu of Land: $609.00 x 182 lots = $110,838.00
Pro Rata Equipment Fee: $577.00 x 182 lots = $105,014.00Total per lot x lots: $1,186.00 x 182 lots = $215,852.00
(Both fees will be given to the developer to develop a simple 4-acre park adjacent to the property at 219 Cornelius that is owned by the City of Rockwall and will be a Park and Recreation park site. It will be designed and developed utilizing Park and Recreation specifications)

2. Provide Open Space Plan

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-016

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: 1649 FM 1141, Rockwall TX 75087

SUBDIVISION: ABS A0122, MB Jones, Tract 4-01 LOT: BLOCK:

GENERAL LOCATION: Approx. 1250 feet east of intersection John King & FM1141. South of FM1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Agricultural CURRENT USE: Agricultural

PROPOSED ZONING: Planned Development District PROPOSED USE: Single Family

ACREAGE: 94.13 Acres LOTS [CURRENT]: 1 LOTS [PROPOSED]: 182

☐ ***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	☐ APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE	PHONE
E-MAIL	E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Peoples [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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."

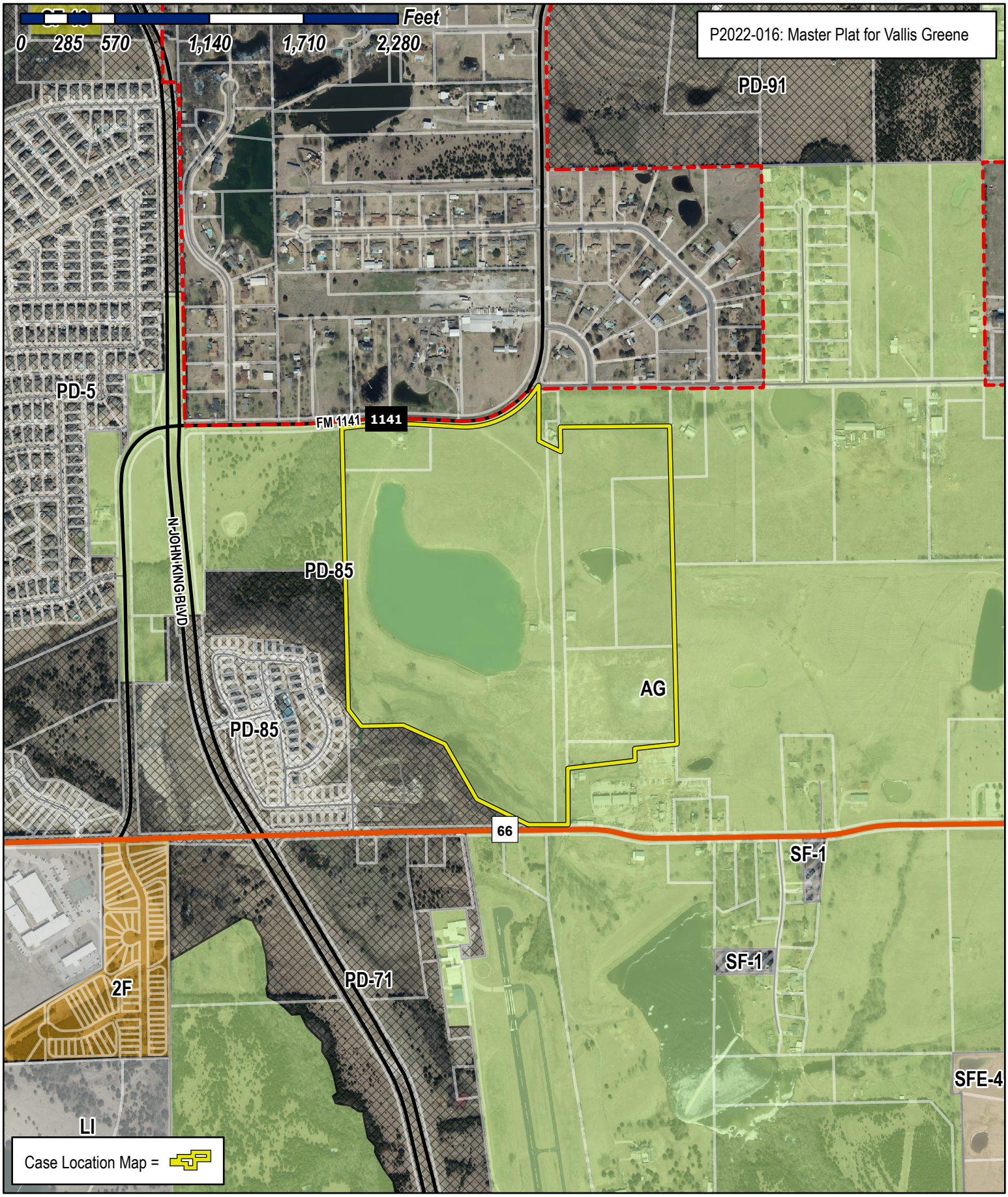
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 *DAY OF* April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ROBERT LEE BASS
NOTARY PUBLIC
ID# 12344082
State of Texas
Comm. Exp. 06-05-2024

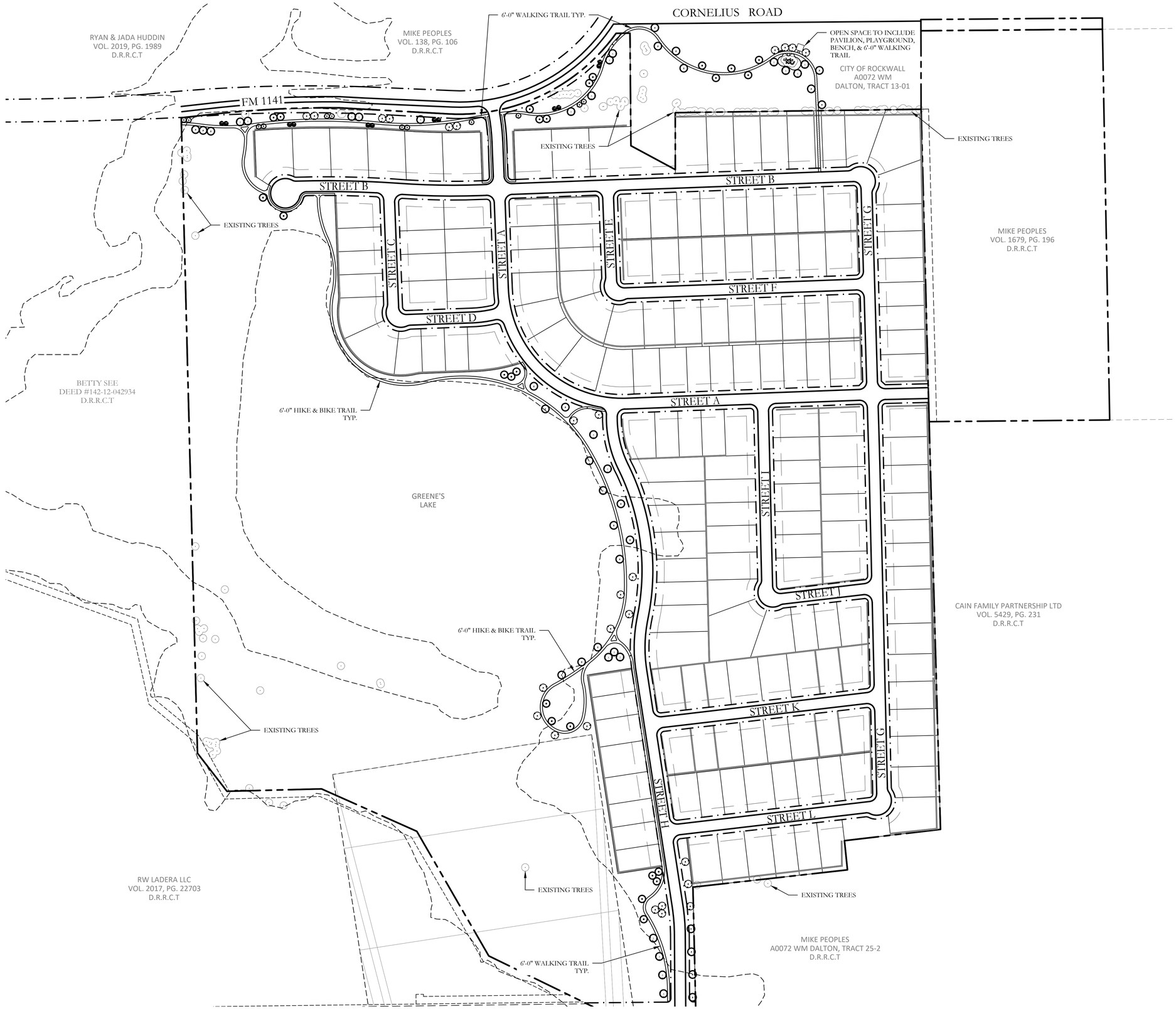
MY COMMISSION EXPIRES 06-05-24



City of Rockwall

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

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



JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN

OPEN SPACE MASTER PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 14, 2022

SCALE:
1" = 120'
One Inch

JVC No 2215

SP1 of 1

NORTH

120 60 0 120
SCALE 1" = 120'

C:\Civil 3d projects\2215 - vallis green\landscape\dwg\2215 - open space plan.dwg

CORNELIUS ROAD

RYAN & JADA HUDDIN
VOL. 2019, PG. 1989
D.R.R.C.T

MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

FM 1141

ROCKWALL CITY LIMIT

42.5' ROW DEDICATION

N89°31'25"E 37.01'

L=361.57 R=2824.93 CL=361.32
D=7°20'00" CB=N86°53'49"E

N83°33'49"E 62.35'

S86°46'56"E 289.88'

L=520.55 R=517.88 CL=498.30
D=57°36'49" CB=N64°24'40"E

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

OPEN SPACE
1.0 ACRES

MONUMENT
SIGNAGE

S0°29'15"E 300.96'

S61°44'36"E 134.73'

N0°05'20"W 152.26'

N89°12'20"E 657.00'

OPEN SPACE
0.07 ACRES

1

6' HIKE & BIKE
TRAIL (TYP)

ZONED:
AG

N1°27'52"W 1699.38'

BETTY SEE
DEED #142-12-042934
D.R.R.C.T

GREENE'S
LAKE

OPEN SPACE
41.3 ACRES

APPROXIMATE LIMIT
ZONE "A" FEMA
FIRM PANEL NOS.
48397C0030L,
48397C0035L &
48397C0045L

6' HIKE & BIKE TRAIL (TYP)

S1°28'22"E 835.49'

MIKE PEOPLES
VOL. 1679, PG. 196
D.R.R.C.T

OFFSITE GRADING/DRAINAGE ESMT.
LANDOWNER IS SELLER
OF VALLIS GREEN

ZONED:
AG

OPEN SPACE
0.08 ACRES

S1°35'19"E 1090.27'

CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

N37°46'31"W 128.78'

S88°32'20"W 252.79'

N65°59'31"W 278.64'

AVIGATION
EASEMENT (RPZ)

OPEN SPACE
0.15 ACRES

S83°16'15"W 258.34'

S5°53'32"E 78.43'

S83°38'06"W 415.44'

2

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

ZONED: PD-85

N29°59'31"W 384.58'

OPEN SPACE
0.18 ACRES

S1°18'41"E 334.84'

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

N63°59'31"W 347.40'

ROW DEDICATION & NTMWD ESMT

MONUMENT
SIGNAGE

S89°38'42"W 241.04'

WILLIAMS STREET (HWY 66)

ZONED: PD-71

CITY OF ROCKWALL
RALPH M. HALL
ROCKWALL MUNICIPAL AIRPORT

ZONED: AG

PROJECT WILL BE
DEVELOPED IN A
SINGLE PHASE

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.06
TOTAL	42.78
OPEN SPACE RATIO*	
[(29.72/2) + 13.06] / 94.13 =	29.7%

*ASSUMING HALF OF FLOODPLAIN

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CONCEPT PLAN
VALLIS GREENE
94.13 ACRES
ROCKWALL TEXAS

LOT TYPE	MIN. LOT AREA (SF)
A (100'x130')	13,000
B (82'x120')	10,000
C (72'x120')	9,000
D (72'x120')	8,400
E (62'x120')	7,200

100 50 0 100
SCALE 1" = 100'

ZONING CASE # Z2022-010

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-017	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Winding Creek	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Final Plat for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Approved w/ Comments

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval approval of a Final Plat for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road.

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 (P2022-017) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 91 (PD-91), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Please correct the Title Block to the following:

Final Plat
Winding Creek Subdivision
Lots 1-53, Block A; Lots 1-19, Block B;
Lots 1-22, Block C; Lots 1-17, Block D;
Lots 1-24, Block E
Being 78.831 Acres or 3,433,878.6 SF
132 Residential Lots and 3 Open Space Lots
Being Tracts 17, 17-01, 22, 22-04 & 22-05 of the
W. M. Dalton Survey, Abstract No. 72
City of Rockwall, Rockwall County, Texas

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Meetings for this case will be held on April 26, 2022 and May 10, 2022. The Parks Board meeting for this case will be held on May 3, 2022.

1.7 The projected City Council Meeting date for this case will be May 16, 2022.

1.8 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

04/20/2022: - Need Instrument Number for the Atmos Easement.
- ROW clip to be 30'x30' current and reservation.
- Include a 6' wide utility easement, as discussed along properties without franchise utilities.
- Label all Utility Easements.
- Include 100-YR fully developed floodplain line, x-section station and water surface elevations. Erosion Hazard Setback line.
- Sidewalk Easement for around parallel parking area.
- Lot 1, Block B is "open space, drainage, detention, and sidewalk easement"
- Include Site Triangle for FM 1141 and Pegasus intersection. The site triangle shall be the greater of the current FM 1141 section and the ultimate thoroughfare section a Major 4-Lane divided Arterial (M4D). Provide exhibits for the M4D, existing has already been provided in TIA.
- Include Min FF elevations for the properties adjacent to floodplain limits.
- Callout ROW clip dimensions.
- 30' Wide Easement, since two utility lines (Lot 1, Black A)
- Include 20' wide WL easement at NE corner.
- Add note, "All Non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA. "

Landscape Plans
- Need to show the 10" sanitary sewer line near Pegasus connection to 1141.
- Any vegetation (Tree, shrubs, etc.) over 2-ft in height shall not be within the visibility easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved w/ Comments

04/19/2022: Please send a CAD (.dwg) of the lot lines and street centerlines so addressing can begin.

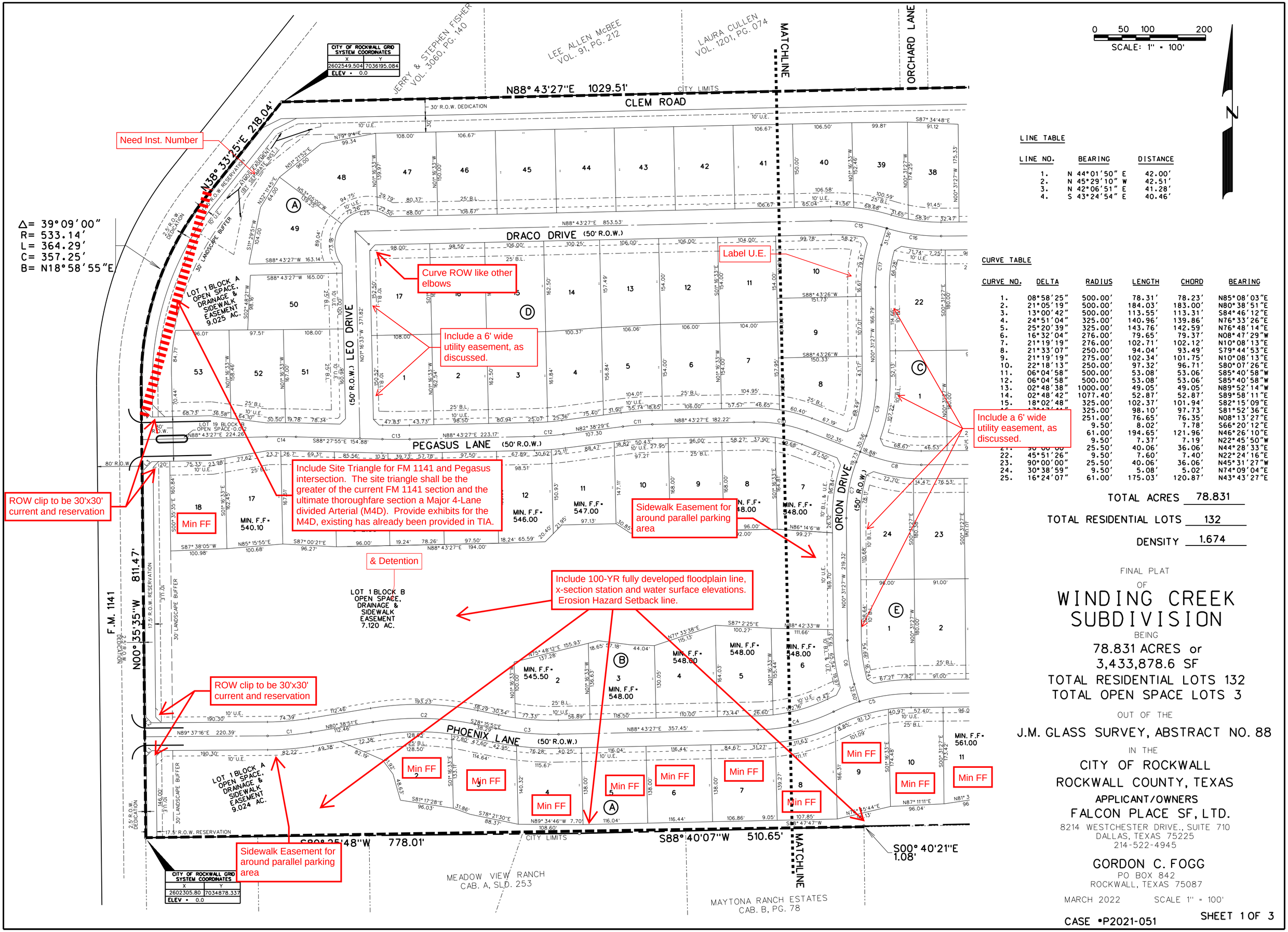
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: P2022-017 (Henry Lee)
Park District 8
Cash In Lieu of Land: $609.00 x 132 lots = $80,388.00
Pro Rata Equipment Fee: $577.00 x 132 lots = $76,164.00
Total per lot x lots: $1,186.00 x 132 lots = $156,552.00

(Collecting fees only)



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
3.	N 42°06'51" E	41.28'
4.	S 43°24'54" E	40.46'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	16°32'04"	276.00'	79.65'	79.37'	N08°47'29"W
7.	21°19'19"	276.00'	102.71'	102.12'	N10°08'13"E
8.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
9.	21°19'19"	275.00'	102.34'	101.75'	N10°08'13"E
10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	[illegible]	325.00'	98.10'	97.73'	S81°52'36"E
17.	[illegible]	251.00'	76.65'	76.35'	N08°13'27"E
18.	[illegible]	9.50'	8.02'	7.78'	S66°20'12"E
19.	[illegible]	61.00'	194.65'	121.96'	N46°26'10"E
20.	[illegible]	9.50'	7.37'	7.19'	N22°45'50"W
21.	[illegible]	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E

TOTAL ACRES 78.831

TOTAL RESIDENTIAL LOTS 132

DENSITY 1.674

FINAL PLAT

OF

WINDING CREEK SUBDIVISION

BEING

78.831 ACRES or
3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

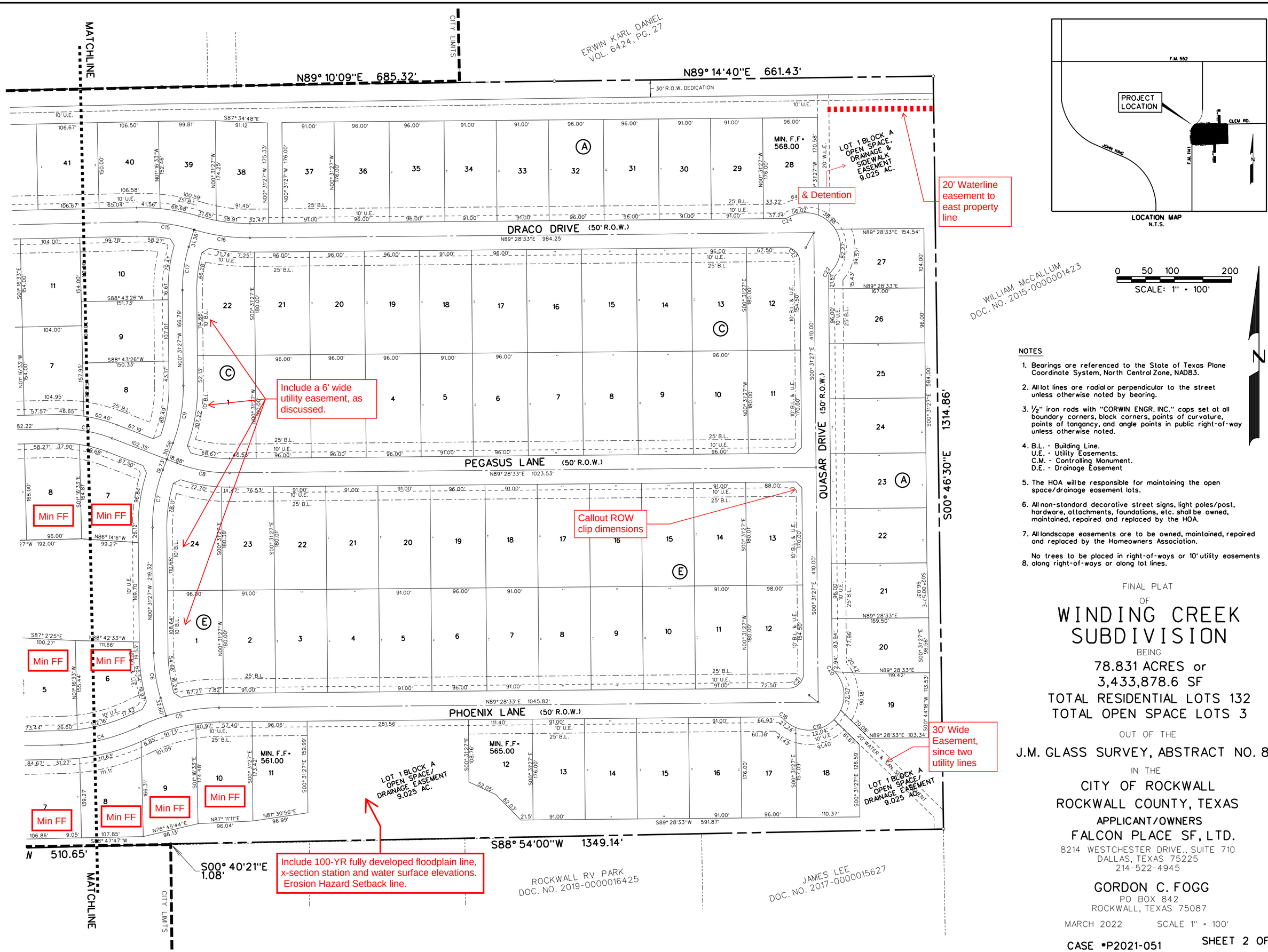
APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

CASE •P2021-051



NOTES

1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. No trees to be placed in right-of-ways or 10' utility easements along right-of-ways or along lot lines.

FINAL PLAT

OF

WINDING CREEK SUBDIVISION

BEING

78.831 ACRES or
3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

CASE •P2021-051

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined b city's engineer and/or city administrator, computed on a private commercial rate basis, has b made with the city secretary, accompanied by an agreement signed by the developer and/or authorizing the city to make such improvements at prevailing private commercial rates, or hav same made by a contractor and pay for the same out of the escrow deposit, should the de and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FALCON PLANCE SF, LTD.

_____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2022.

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

All Non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88° 43'27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10'09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14'40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00° 46'30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54'00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40'21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40'07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25'48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35'35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09'00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58'55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33'25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

CYOR CERTIFICATE

RICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an -ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2022.

_____
PATRICK J. BALDASARO
R.P.L.S. No. 5504

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF
WINDING CREEK SUBDIVISION
BEING
78.831 ACRES or
3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

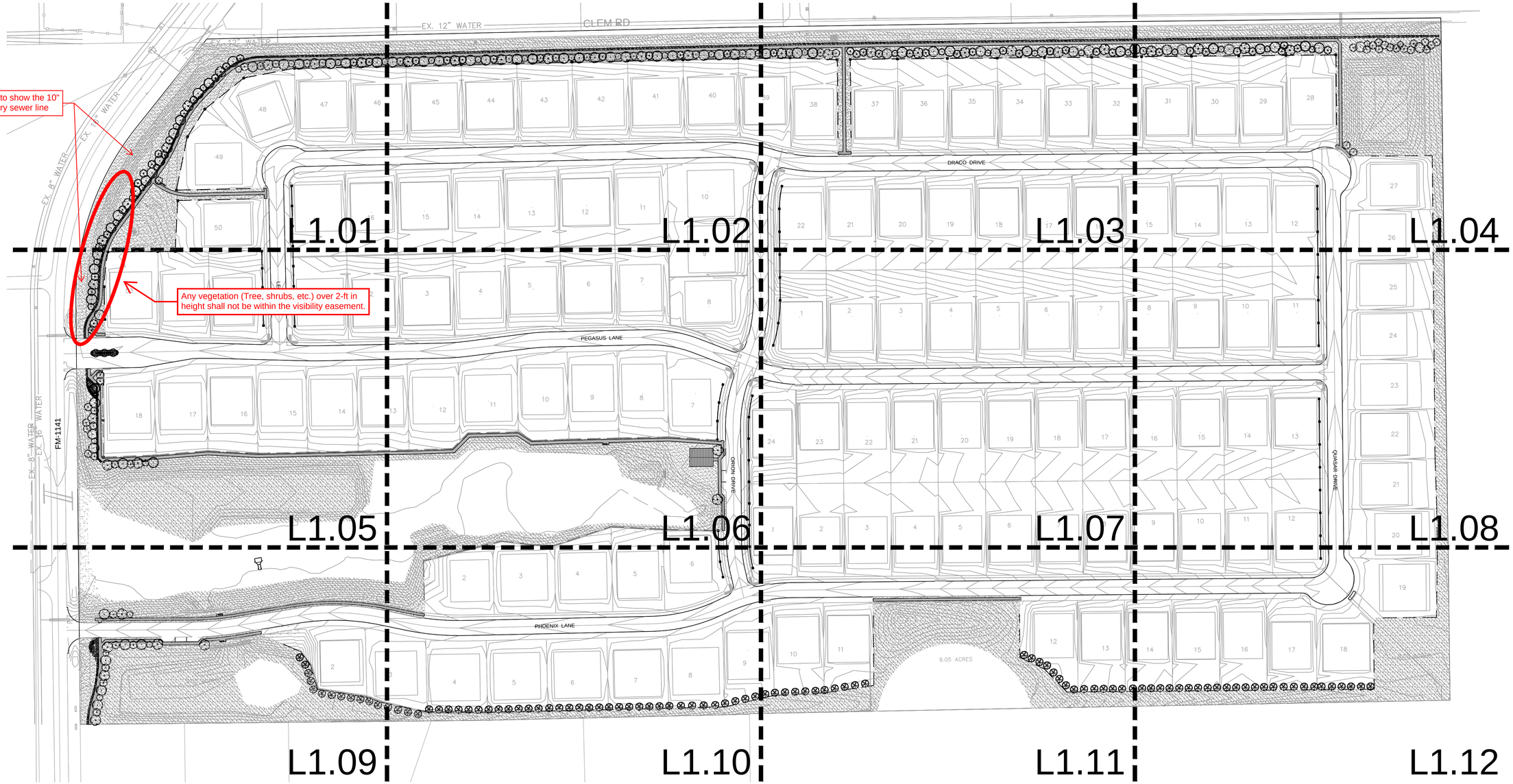
APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

CASE #P2021-051 SHEET 3 OF 3



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS MACROCARPA / BURR OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS / DESERT WILLOW
	ILEX VOMITORIA / YAUPON HOLLY
	SOPHORA AFFINIS / EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS
	ROSMARINUS OFFICINALIS / ROSEMARY
	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SEED)

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM-1141		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252')	38 CANOPY TREES AND 51 ACCENT TREES	38 CANOPY TREES AND 51 ACCENT TREES
CLEM ROAD		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

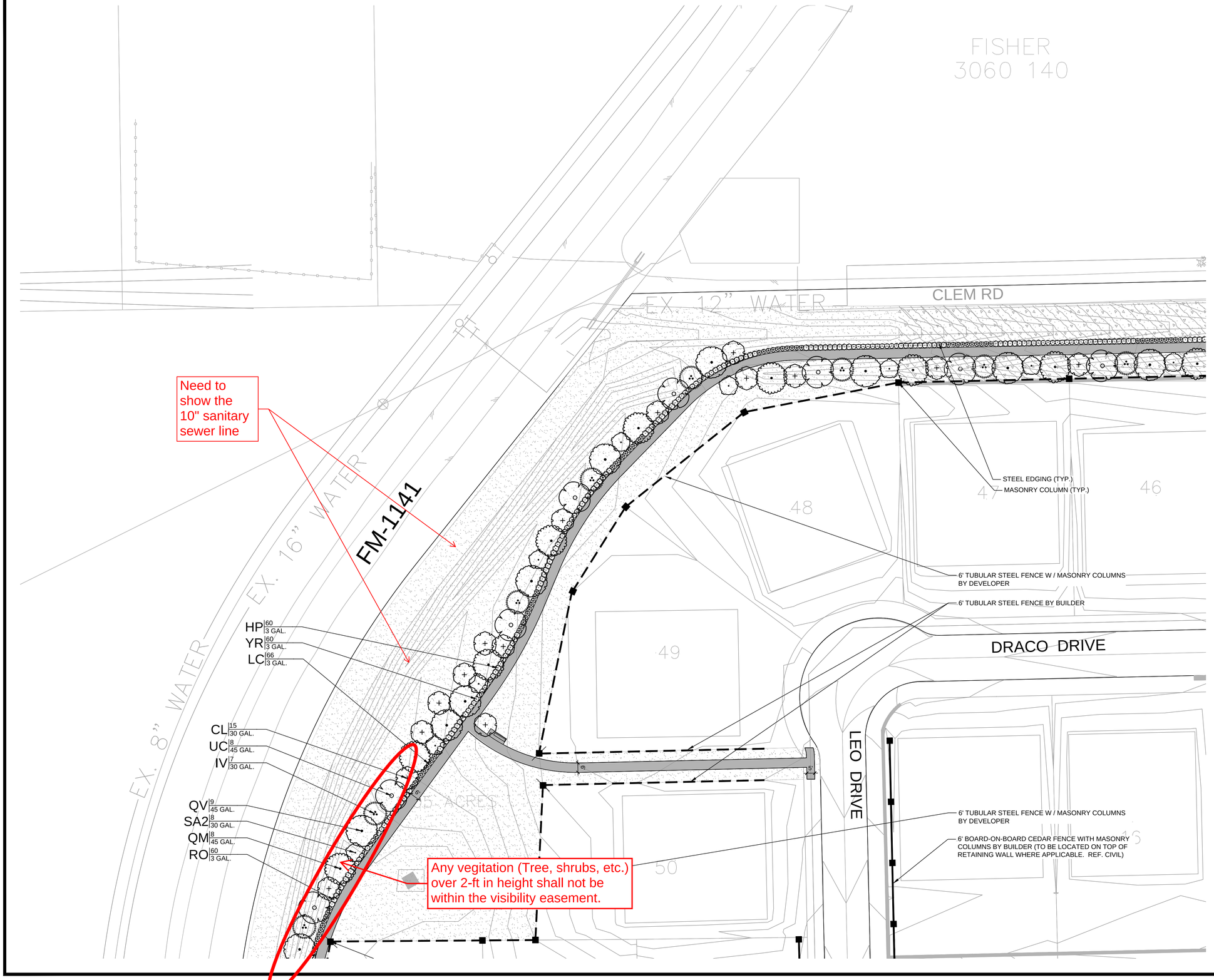
No.	Date	Revision Description

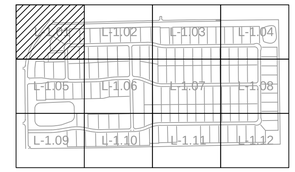
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L1.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
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SHRUBS	BOTANICAL / COMMON NAME
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	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
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	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson

Need to show the 10" sanitary sewer line

Any vegitation (Tree, shrubs, etc.) over 2-ft in height shall not be within the visibility easement.

MASONRY COLUMN (TYP.)

6' TUBULAR STEEL FENCE W / MASONRY COLUMNS

P.)

PEGASUS LANE

LEO DRIVE

51

1

2

PRIMARY MONUMENT SIGN

6' TUBULAR STEEL W / MASONRY COLUMN BY DEVELOPER

6' BOARD-ON-BOARD CEDAR FENCE W / MASONRY COLUMNS BY BUILDER (TO BE LOCATED ON TOP OF RETAINING WALL WHERE APPLICABLE. REF CIVIL)

6' TUBULAR STEEL FENCE BY BUILDER

PARK BENCH (TYP.)

ML 15 3 GAL.
LH 30 1 GAL.
LC 41 3 GAL.
RO 20 3 GAL.
YR 32 3 GAL.
SA2 5 30 GAL.
QV 5 45 GAL.
IV 5 30 GAL.
UC 4 45 GAL.
CL 13 30 GAL.

17 16 15 14 13

FM-1141

EX. 8" WATER

EX. 16" WATER

NO LANDSCAPE IMPROVEMENTS IN THIS AREA

NO LANDSCAPE IMPROVEMENTS IN THIS AREA

L-1.01 L-1.02 L-1.03 L-1.04
L-1.05 L-1.06 L-1.07 L-1.08
L-1.09 L-1.10 L-1.11 L-1.12

KEY

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GRAPHIC SCALE

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(IN FEET)
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BANNISTER ENGINEERING
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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.05

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-017

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	S.E. Corner of Clem Rd. and FM. 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	Single Family Development
PROPOSED ZONING		PROPOSED USE	
ACREAGE	78.83	LOTS [CURRENT]	1
		LOTS [PROPOSED]	132

☒ ***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	☒ APPLICANT
	Falcon Place SF, LTD.	Skorburg Company
CONTACT PERSON	John Arnold	Humberto Johnson Jr., P.E.
ADDRESS	8214 Westchester Dr. Ste. 900	8214 Westchester Dr. Ste. 900
CITY, STATE & ZIP	Dallas, TX 75225	Dallas, TX 75225
PHONE	214-535-2090	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [*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 $ 3703.20 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* March *, 20* 22 *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."*

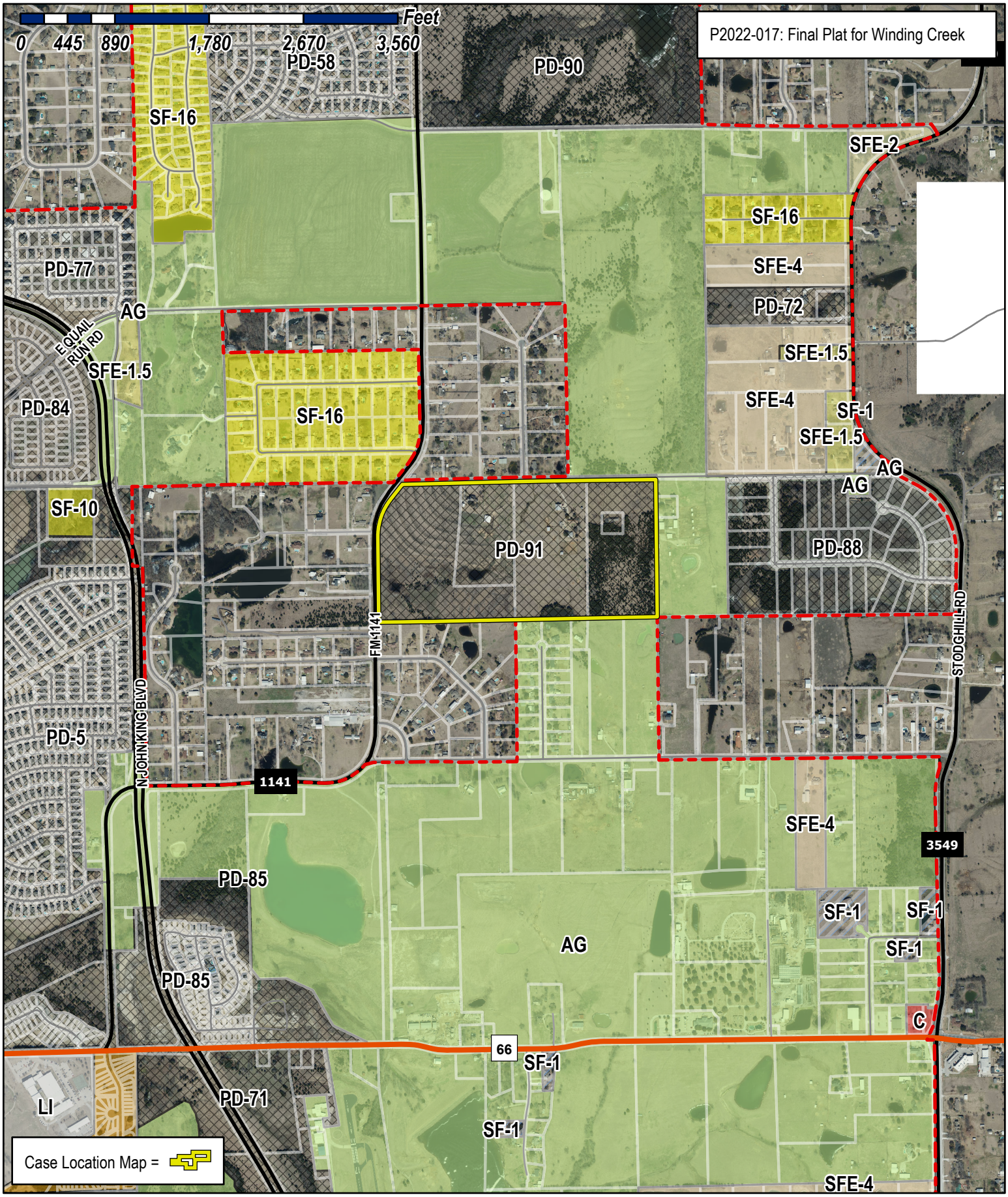
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* March *, 20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2024

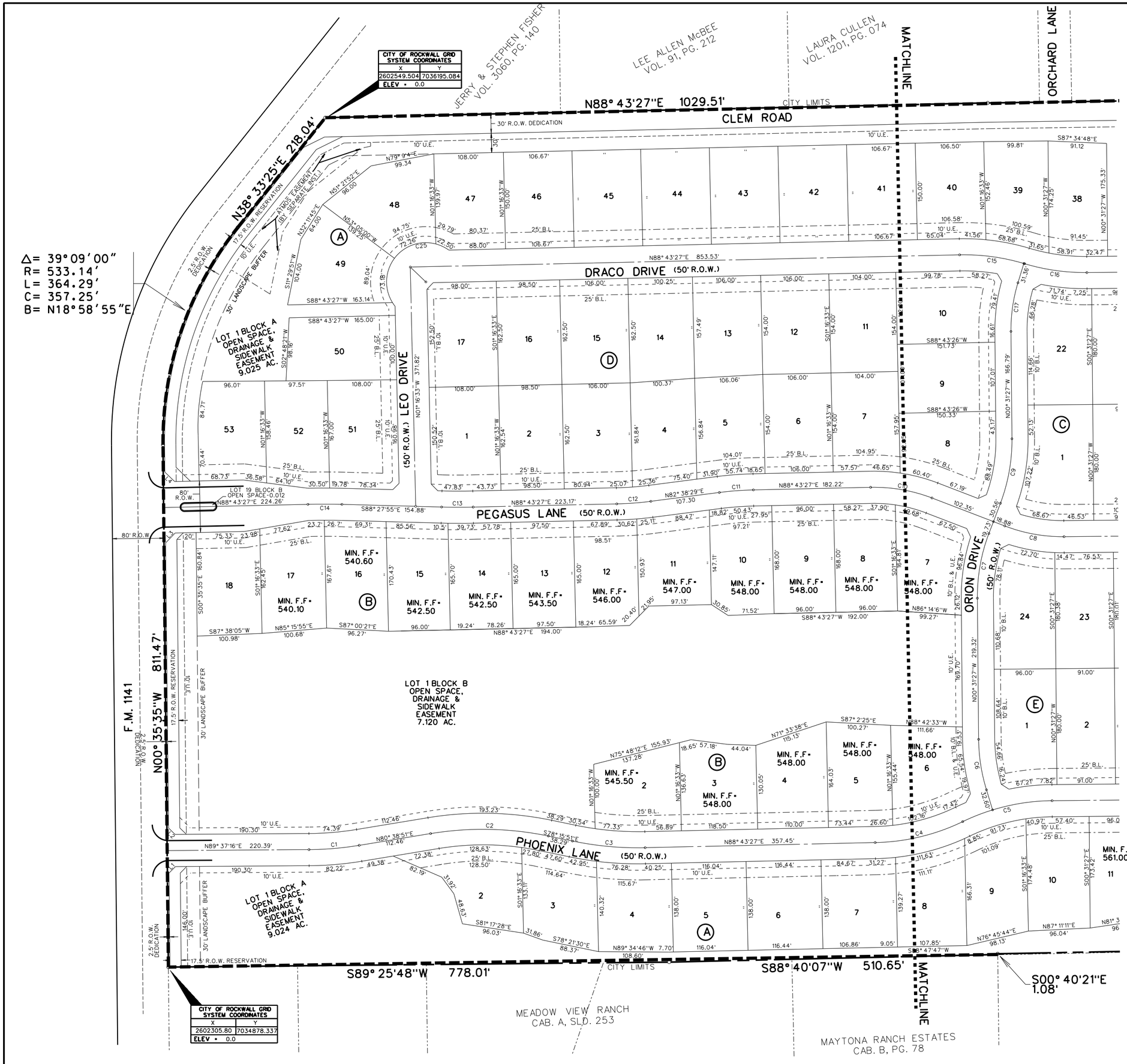
MY COMMISSION EXPIRES 4/23/2024



City of Rockwall

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

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



0 50 100 200
SCALE: 1" = 100'

N

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
3.	N 42°06'51" E	41.28'
4.	S 43°24'54" E	40.46'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	16°32'04"	276.00'	79.65'	79.37'	N08°47'29"W
7.	21°19'19"	276.00'	102.71'	102.12'	N10°08'13"E
8.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
9.	21°19'19"	275.00'	102.34'	101.75'	N10°08'13"E
10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E
17.	17°29'47"	251.00'	76.65'	76.35'	N08°13'27"E
18.	48°22'30"	9.50'	8.02'	7.78'	S66°20'12"E
19.	177°10'14"	61.00'	194.65'	121.96'	N46°26'10"E
20.	44°27'16"	9.50'	7.37'	7.19'	N22°45'50"W
21.	90°00'00"	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E

TOTAL ACRES 78.831

TOTAL RESIDENTIAL LOTS 132

DENSITY 1.674

FINAL PLAT
OF

WINDING CREEK SUBDIVISION

BEING
78.831 ACRES or
3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3

OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
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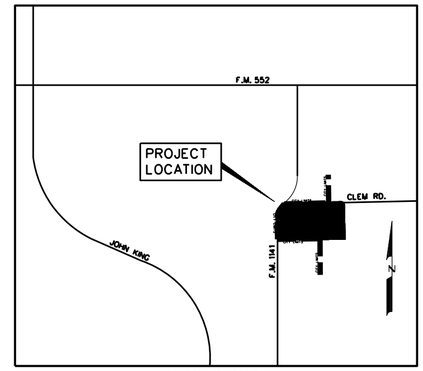
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DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

CASE #P2021-051





LOCATION MAP
N.T.S.

0 50 100 200
SCALE: 1" = 100'

N

NOTES

1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. No trees to be placed in right-of-ways or 10' utility easements along right-of-ways or along lot lines.

FINAL PLAT
OF
WINDING CREEK SUBDIVISION
BEING
78.831 ACRES or
3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS
FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

CASE #P2021-051

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FALCON PLANCE SF, LTD.

_____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2022.

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88° 43'27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10'09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14'40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00° 46'30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54'00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40'21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40'07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25'48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35'35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09'00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58'55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33'25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

I, PATRICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2022.

_____
PATRICK J. BALDASARO
R.P.L.S. No. 5504

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF
WINDING CREEK SUBDIVISION
BEING
78.831 ACRES or
3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
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214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

CASE #P2021-051 SHEET 3 OF 3

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-018	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Replat for the Amick Addition	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	405 N ALAMO RD	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Brian Jones for the approval of a Final Plat for Lots 1-3, Block A, North Alamo Addition being a 2.1325-acre tract of land identified as Block 15, 15B, 15C & 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 401, 405, 501 & 503 N. Alamo Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/21/2022	Needs Review

04/21/2022: P2022-018; Replat for Lots 1-3, Block A, North Alamo Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 1-3, Block A, North Alamo Addition being a 2.1325-acre tract of land identified as Block 15, 15B, 15C, and 16 of the Amick Addtion, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 401, 501 & 503 N. Alamo Road.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-018) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 Please change the title block as follows:

Final Plat
Lots 1-3, Block A
North Alamo Addition
Being a Replat of Block 15, 15B, 15C & 16
Amick Addition
Creating 3 Lots
2.1325-Acres (92,890 SF)
Situated within the B. F. Boydstun Survey, Abstract No. 14
City of Rockwall, Rockwall County, Texas

M.6 Provide the owners name, address, and phone number.
M.7 The line work along the southern property line appears to be incorrect and does not account for the full width of the unimproved Olive Street right-of-way. Please check the line work.
M.8 Label the building lines where adjacent to the street.
M.9 Label all existing and proposed easements relative to the site and include the type, purpose, and width.
M.10 The minimum lot size in a Single-Family 10 (SF-10) District is 80' x 100'. Lot 3 does not meet this minimum and cannot be platted in this configuration. Please change

Lot 3 to meet the required minimums.

M.11 Label the right of way width and street centerline for each street both within and adjacent to the development.

M.12 Record owners of all adjacent properties.

M.13 Indicate seal and signature of surveyor responsible for surveying the development and/or the preparation of the plat.

M.14 Please check numeric and graphic scale for accuracy.

M.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

I.16 Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on April 26, 2022
(2) Planning and Zoning Public Hearing will be held on May 10, 2022
(3) City Council meeting will be held on May 16, 2022.

I.17 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

04/20/2022: - Show and label the 10' utility easement on west property line.
- It looks like Lot 2 is encroaching into the existing right-of-way.
- 10-ft Drainage Easement, to be maintained by property owner.
- Total of 50-ft ROW required in front. Must have half (25-ft) on each side of the road. show an d label centerline of road and dedicate additional ROW to achieve 25-ft, 10-ft wide Utility easement along frontage.
- Need to show and label existing 20' right-of-way.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

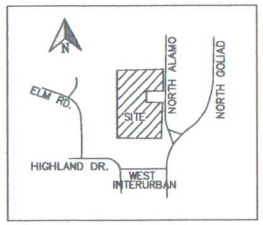
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	04/22/2022	N/A

No Comments

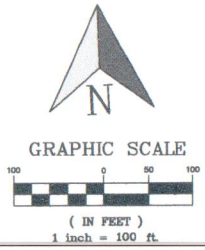
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: P2022-018 (Bethany Ross)
Park District 4
Cash In Lieu of Land: $522.00 x 1 lot = $522.00
Pro Rata Equipment Fee: $494.00 x lot = $494.0
Total per lot x lots: $1016.00 x 1 lot = $1,016.00

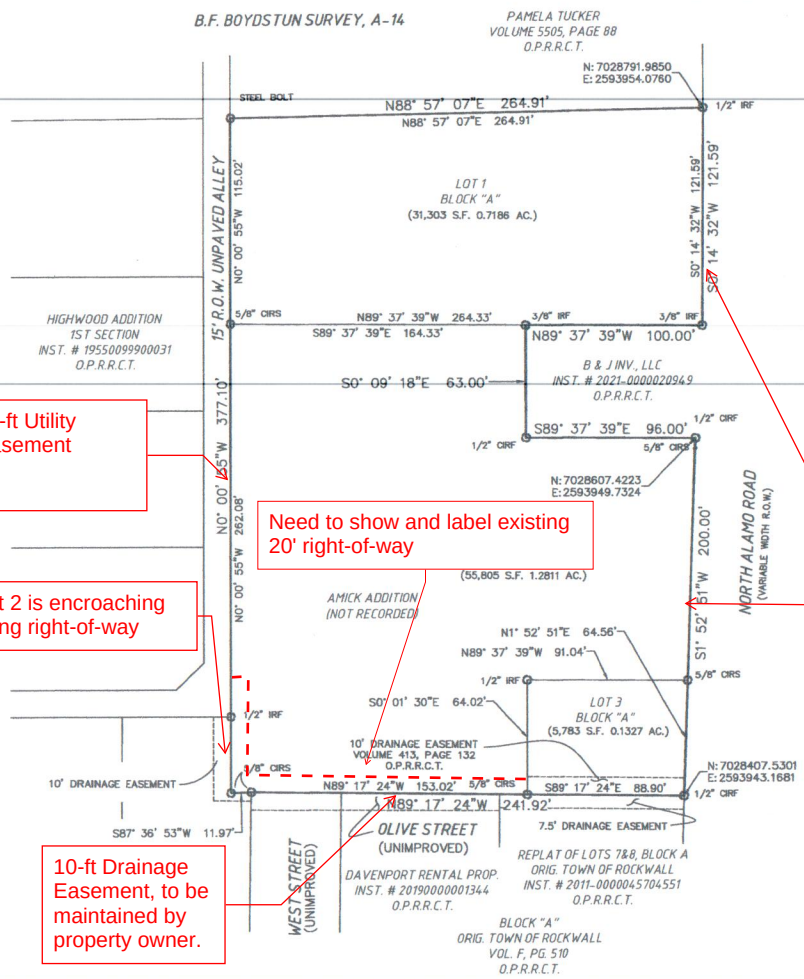
(Collecting fees only)



LOCATION MAP
N.T.S.



○ 5/8" CIRS= IRON ROD WITH CAP STAMPED "MAYO-WRIGHT"



10-ft Utility Easement

Need to show and label existing 20' right-of-way

Looks like Lot 2 is encroaching into the existing right-of-way

10-ft Drainage Easement, to be maintained by property owner.

Total of 50-ft ROW required in front. Must have half (25-ft) on each side of the road. show an d label centerline of road and dedicate additional ROW to achieve 25-ft,

10-ft wide Utility easement along frontage.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ***NORTH ALAMO ADDITION*** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***NORTH ALAMO ADDITION*** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which In any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner flies a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for all maintenance, repair, and replacement of detention and drainage systems on-site.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

STATE OF TEXAS:
COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this day of _____, 2022

Notary Public in and for the State of Texas

My commission expires

STATE OF TEXAS:
COUNTY OF

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, In the capacity therein stated.

Given upon my hand

Notary Public In and
My commission expi

GENERAL NOTES:

1) It shall be the p
have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2) BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

3) THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48397C 0040 L ZONE X DATED 9-26-2008:

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Bryan Jones, is the owner of all that tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT No. 14 City of Rockwall, Rockwall County, Texas, being recorded In Instrument No. 20210000021151, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.) and also being a portion of Block 15B, of the AMICK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, (UNRECORDED), and being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly northeast corner of said Jones tract, same being the southeast corner of the Pamela Tucker tract as recorded in Volume 5505, Page 88 of said Public Records and being on the west right of way line of North Alamo Road (a variable width right of way), a 1/2 inch iron rod found for corner;

THENCE S 00°14'32" W, along said west right of way line, a distance of 121.59 feet to the northeast corner of the B & J Investments, LLC tract as recorded in Instrument No. 20210000020949 of said Public Records, a 3/8 inch iron rod found for corner;

THENCE along the common line of said Jones tract and said B & J tract the following 3 courses and distances:

N 89°37'39" W, a distance of 100.00 feet to a 3/8 inch iron rod found for corner;

S 00°09'18" E, a distance of 63.00 feet to a 1/28 inch iron rod found for corner;

S 89°37'39" E, a distance of 96.00 feet to a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set (5/8CIRS) for corner on said west right of way line of North Alamo;

THENCE S 01°52'51" W, along said west right of way line, a distance of 200.00 feet to the northeast corner of the Replat of Lots 7 & 8, Block A as recorded in Instrument No. 20110000045704551 of said Public Records;

THENCE S 89°17'24" E, along the common line of said Jones tract and said Replat, passing the northwest corner of said replat at a distance of 104.21 and continuing along the north line of Olive Street (unimproved) a total distance of 241.92 feet to a southerly northeast corner of the HIGHWOOD ADDITION 1ST SECTION, as recorded in Instrument No. 19550099900031 of said Public Records, a 5/8CIRS for corner;

THENCE S 87°36'53" W, along the common line of said Jones tract and said HIGHWOOD ADDITION, a distance of 11.97 feet to a 5/8CIRS for corner;

THENCE N 00°00'55" W, continuing along said common line, a distance of 377.10 feet to the southwest corner of said Tucker tract, a steel bolt found for corner;

THENCE N 88°57'07" E, along the common line of said Jones tract and said Tucker tract, a distance of 264.91 feet to the POINT OF BEGINNING and containing 92,890 Square Feet or 2.1325 acres of land within these metes and bounds as recited.

SURVEYORS CERTIFICATE:

That I, Brian C. Wright do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision

___FOR REVIEW PURPOSES ONLY._____
Brian C. Wright Registered Professional Land Surveyor No. 4560

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____day of_____ , 2022.

Rockwall County Judge **Date**

CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 2022

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, on the _____ day of _____, 2022

Mayor, City of Rockwall **City Secretary**

City Engineer

RECORDED:

CABINET_____, SLEEVE_____

FINAL PLAT
NORTH ALAMO ADDITION
2.1325 ACRES (92,890 S.F.)
BEING A REPLAT OF BLOCK 15B OF THE AMICK ADDITION (UNRECORDED)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

PREPARED FOR:
BRYAN JONES
802 BARRYMORE DR.
ROCKWALL, TX. 75087

PREPARED BY:

MAYO-WRIGHT CONSULTANTS
123 SHENANDOAH COURT
FORNEY, TEXAS 75126
972-346-5203
WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516

PREPARED 03-15-2022 *PROJECT # 220033*

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-018

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	405 North Alamo Rd		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF10	CURRENT USE	Residential Land
PROPOSED ZONING	SF10	PROPOSED USE	Residential Land
ACREAGE	2.0	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

☐ ***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	Bryan Jones	☐ APPLICANT	
CONTACT PERSON	Bryan Jones	CONTACT PERSON	
ADDRESS	802 Barrymore Dr.	ADDRESS	
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL	Bjones@republicelite.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Jones [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF April, 20 22. 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."

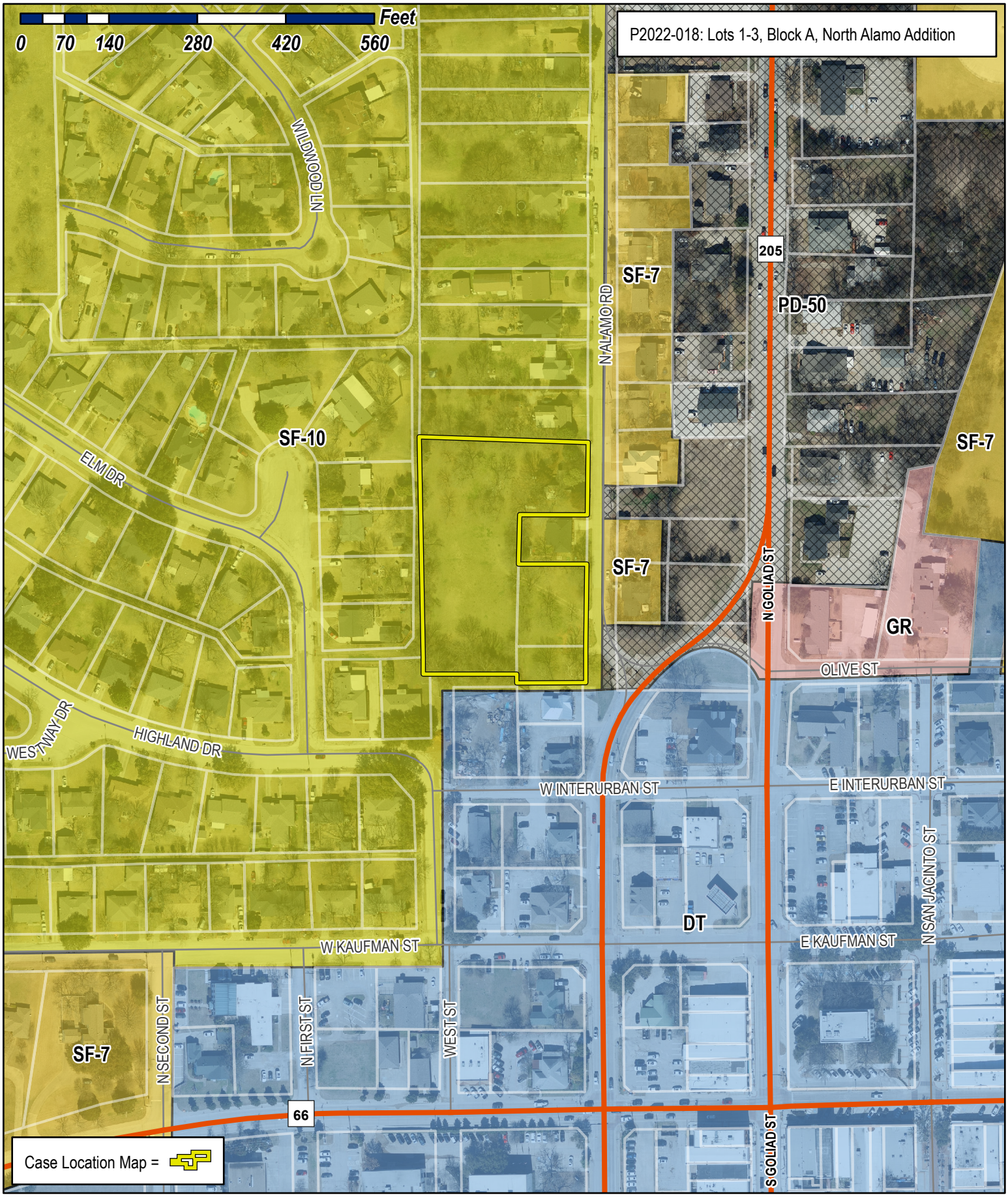
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* April, 20 22

OWNER'S SIGNATURE Bryan Jones

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sandra L. Watson

Sandra Lee Watson
Notary Public, State of Texas
Comm. Expires 03*16*2024
Notary ID 12483934-5

MY COMMISSION EXPIRES 3.16.24



City of Rockwall

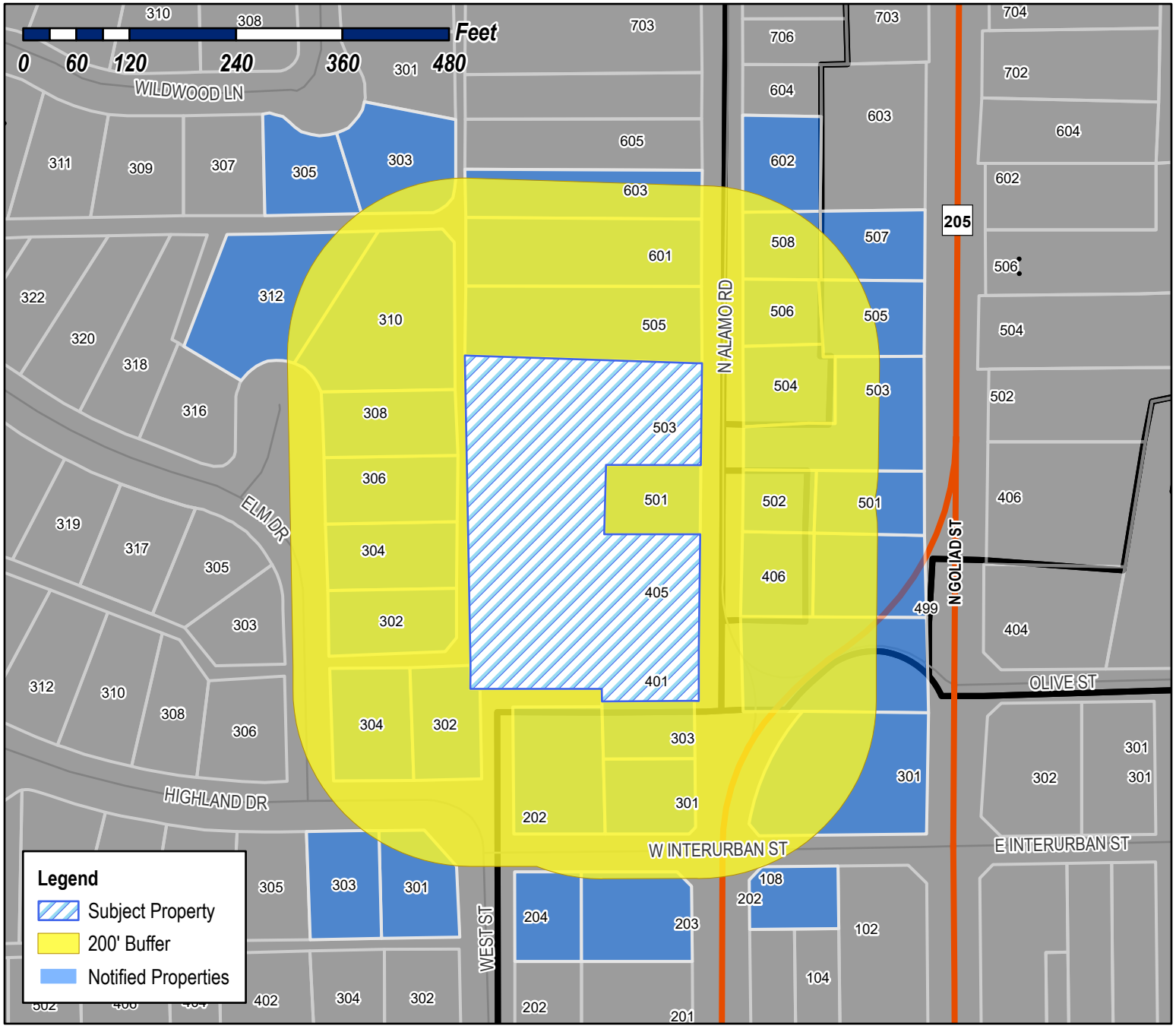
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

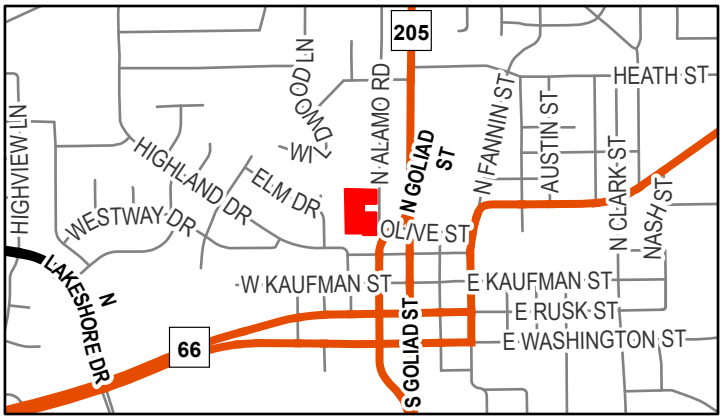
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: P2022-018
Case Name: Residential Replat for Lots 1-3, Block A, North Goliad Addition
Case Type: Replat
Zoning: Single-Family 10 (SF-10) District
Case Address: 401, 405, 501, & 503 N. Alamo Road

Date Saved: 4/18/2022
For Questions on this Case Call (972) 771-7745



PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. P2022-018: Residential Replat for Lots 1-3, Block A, North Alamo Addition

Hold a public hearing to discuss and consider a request by Brian Jones for the approval of a Replat for Lots 1-3, Block A, North Alamo Addition being a 2.1325-acre tract of land identified as Block 15, 15B, 15C & 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 401, 405, 501 & 503 N. Alamo Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 10, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 16, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, May 16, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. P2022-018: Residential Replat for Lots 1-3, Block A, North Alamo Addition

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

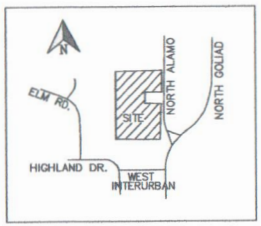
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

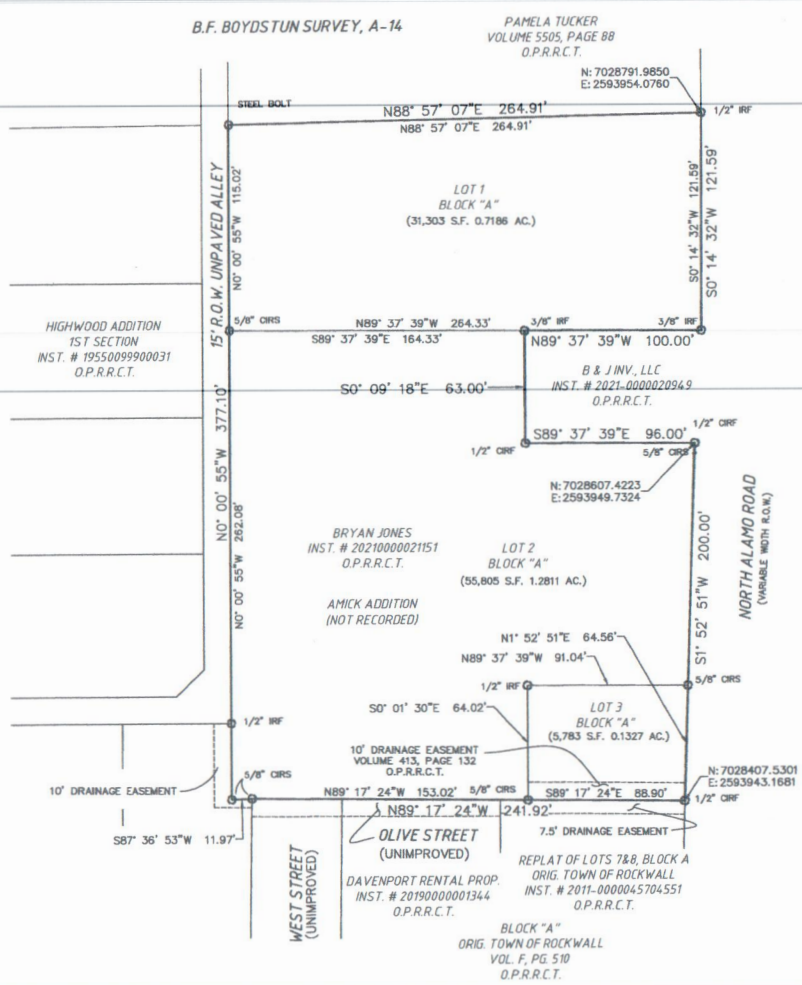
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



LOCATION MAP
N.T.S.



○ 5/8" CIRS= IRON ROD WITH CAP STAMPED "MAYO-WRIGHT"



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ***NORTH ALAMO ADDITION*** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***NORTH ALAMO ADDITION*** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which In any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner flies a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for all maintenance, repair, and replacement of detention and drainage systems on-site.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

STATE OF TEXAS:
COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this day of _____, 2022

Notary Public in and for the State of Texas

My commission expires

STATE OF TEXAS:
COUNTY OF

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, In the capacity therein stated.

Given upon my hand and seal of office this day of _____, 2022

Notary Public In and for the State of Texas
My commission expires

GENERAL NOTES:

1) **It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.**

2) **BEARINGS ARE BASED ON STX READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)**

3) **THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48397C 0040 L ZONE X DATED 9-26-2008:**

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Bryan Jones, is the owner of all that tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT No. 14 City of Rockwall, Rockwall County, Texas, being recorded in Instrument No. 20210000021151, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T) and also being a portion of Block 158, of the AMICK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, (UNRECORDED), and being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly northeast corner of said Jones tract, same being the southeast corner of the Pamela Tucker tract as recorded in Volume 5505, Page 88 of said Public Records and being on the west right of way line of North Alamo Road (a variable width right of way), a 1/2 inch iron rod found for corner;

THENCE S 00°14'32" W, along said west right of way line, a distance of 121.59 feet to the northeast corner of the B & J Investments, LLC tract as recorded in Instrument No. 20210000020949 of said Public Records, a 3/8 inch iron rod found for corner;

THENCE along the common line of said Jones tract and said B & J tract the following 3 courses and distances:

N 89°37'39" W, a distance of 100.00 feet to a 3/8 inch iron rod found for corner;

S 00°09'18" E, a distance of 63.00 feet to a 1/28 inch iron rod found for corner;

S 89°37'39" E, a distance of 96.00 feet to a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set (5/8CIRS) for corner on said west right of way line of North Alamo;

THENCE S 01°52'51" W, along said west right of way line, a distance of 200.00 feet to the northeast corner of the Replat of Lots 7 & 8, Block A as recorded in Instrument No. 20110000045704551 of said Public Records;

THENCE S 89°17'24" E, along the common line of said Jones tract and said Replat, passing the northwest corner of said replat at a distance of 104.21 and continuing along the north line of Olive Street (unimproved) a total distance of 241.92 feet to a southerly northeast corner of the HIGHWOOD ADDITION 1ST SECTION, as recorded in Instrument No. 19550099900031 of said Public Records, a 5/8CIRS for corner;

THENCE S 87°36'53" W, along the common line of said Jones tract and said HIGHWOOD ADDITION, a distance of 11.97 feet to a 5/8CIRS for corner;

THENCE N 00°00'55" W, continuing along said common line, a distance of 377.10 feet to the southwest corner of said Tucker tract, a steel bolt found for corner;

THENCE N 88°57'07" E, along the common line of said Jones tract and said Tucker tract, a distance of 264.91 feet to the POINT OF BEGINNING and containing 92,890 Square Feet or 2.1325 acres of land within these metes and bounds as recited.

SURVEYORS CERTIFICATE:

That I, Brian C. Wright do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision

___FOR REVIEW PURPOSES ONLY___
Brian C. Wright Registered Professional Land Surveyor No. 4560

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____day of_____ , 2022.

Rockwall County Judge **Date**

CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman **Date**

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 2022

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, on the _____ day of _____, 2022

Mayor, City of Rockwall **City Secretary**

City Engineer

FINAL PLAT
NORTH ALAMO ADDITION
2.1325 ACRES (92,890 S.F.)
BEING A REPLAT OF BLOCK 15B OF THE AMICK ADDITION (UNRECORDED)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

PREPARED FOR:
BRYAN JONES
802 BARRYMORE DR.
ROCKWALL, TX. 75087

PREPARED BY:

MAYO-WRIGHT CONSULTANTS
123 SHENANDOAH COURT
FORNEY, TEXAS 75126
972-346-5203
WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516

PREPARED 03-15-2022 *PROJECT # 220033*

RECORDED:

CABINET_____, SLEEVE_____

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-020	CASE MANAGER:	Henry Lee
PROJECT NAME:	Preliminary Plat for Smith Family Acres	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Heather Cullins on behalf of Shirley Smith of Smith Family Acres, LLC for the approval of a Preliminary Plat for the Smith Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located on the west side of John King Boulevard 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	Henry Lee	04/22/2022	Approved w/ Comments

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Smith Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552.

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 (P2022-020) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 74 (PD-74), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.5 The dwelling unit density is 0.09 not 11.131. (Subsection 04.01, of Article 11, UDC)

M.6 Indicate a 10-foot utility easement along John King Boulevard. (Subsection 04.01, of Article 11, UDC)

M.7 Indicate the City of Rockwall city limit. (Subsection 04.01, of Article 11, UDC)

M.8 Please correct the Title Block to the following: (Subsection 04.01, of Article 11, UDC)

Preliminary Plat
Smith Family Acres
Lots 1-4, Block A
44.525 Acres or 1,939,509.00 Square Feet
4 Single Family Lots

Situated within
Tract 7-1 of the
J. Strickland Survey, Abstract No. 187;
City of Rockwall, Rockwall County, Texas

M.9 Indicate all of the floodplain. (Subsection 04.01, of Article 11, UDC)

M.10 Indicate the wooded areas. (Subsection 04.01, of Article 11, UDC)

M.11 In the zoning information also include the land use, which is Single-Family 10 (SF-10) District. (Subsection 04.01, of Article 11, UDC)

M.12 Confirm the property ownership of all the adjacent properties. (Subsection 04.01, of Article 11, UDC)

M.13 Please indicate the corner clips. (Subsection 04.01, of Article 11, UDC)

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.15 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.16 Please note the scheduled meetings for this case:

Planning & Zoning work session meeting will be held on April 26, 2022.
Planning & Zoning public hearing meeting will be held on May 10, 2022.
Parks Board meeting will be held on May 3, 2022.
City Council regular meeting will be held on May 16, 2022.

I.17 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Will need the separate instrument information for the sewer on the other property.
- Need to show proposed water line loop to serve these lots. Not allowed to individually bore each lot under John King.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Runoff shall not be increase offsite. Detention may be required. If total drainage areas is 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Rational Methods C-value is per zoning type.

- Flood Study is required to define all 100-yr flood plains and if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements. Will need to define 100-yr water surface elevations in order to develop tract.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- No Lot to lot drainage allowed.

Water and Wastewater Items:
- Include proposed water on water/sewer plan.
- Must loop min 8" water line on site from waterline on the other side of John King Blvd.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- 15" trunk sanitary sewer to be installed along creek. Min of 20' San. sew. easement to be dedicated through property. width may vary depending on depth of line.

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must meet TxDOT Driveway spacing along John King Blvd.
- Depending on land use TIA may be required. Review fees apply.
- Must build a left turn lanes on John King at existing median openings.

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".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments

0 50 100 200
SCALE: 1" = 100'

N

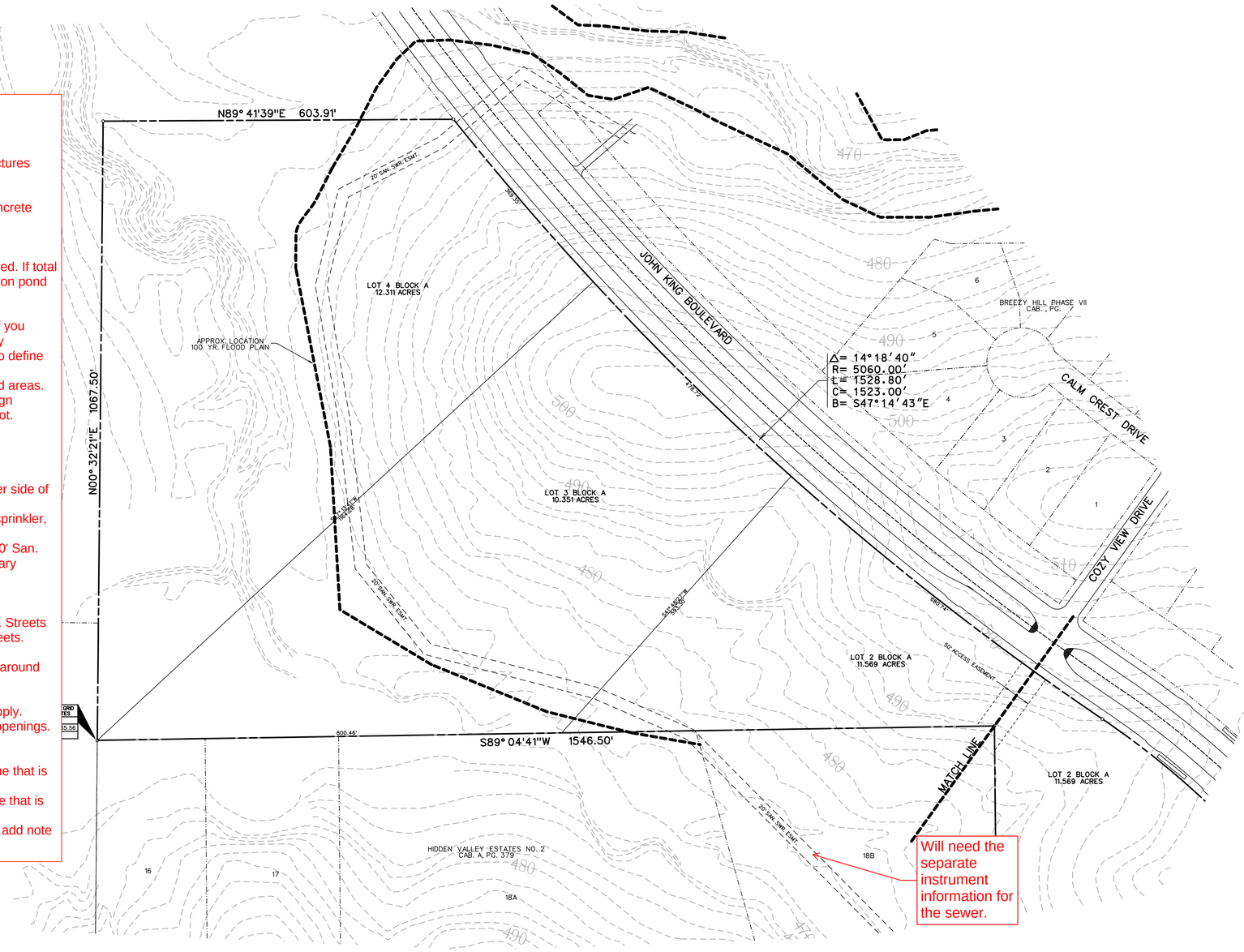
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Runoff shall not be increase offsite. Detention may be required. If total drainage areas is 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Rational Methods C-value is per zoning type.
- Flood Study is required to define all 100-yr flood plains and if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements. Will need to define 100-yr water surface elevations in order to develop tract.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- No Lot to lot drainage allowed.

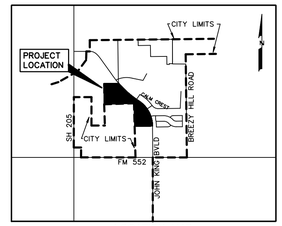
Water and Wastewater Items:
- Include proposed water on water/sewer plan.
- Must loop min 8" water line on site from waterline on the other side of John King Blvd.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- 15" trunk sanitary sewer to be installed along creek. Min of 20' San. sew. easement to be dedicated through property. width may vary depending on depth of line.

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must meet TxDOT Driveway spacing along John King Blvd.
- Depending on land use TIA may be required. Review fees apply.
- Must build a left turn lanes on John King at existing median openings.

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".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.



Will need the separate instrument information for the sewer.



LOCATION MAP
N.T.S.

PRELIMINARY PLAT
OF
????
LOTS 1-4, BLOCK A
BEING 44.525 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SMITH FAMILY ACRES, LLC.
800 EAGLE PASS
HEATH, TEXAS 75032

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

Zoning: Planned Development District (PD-74)

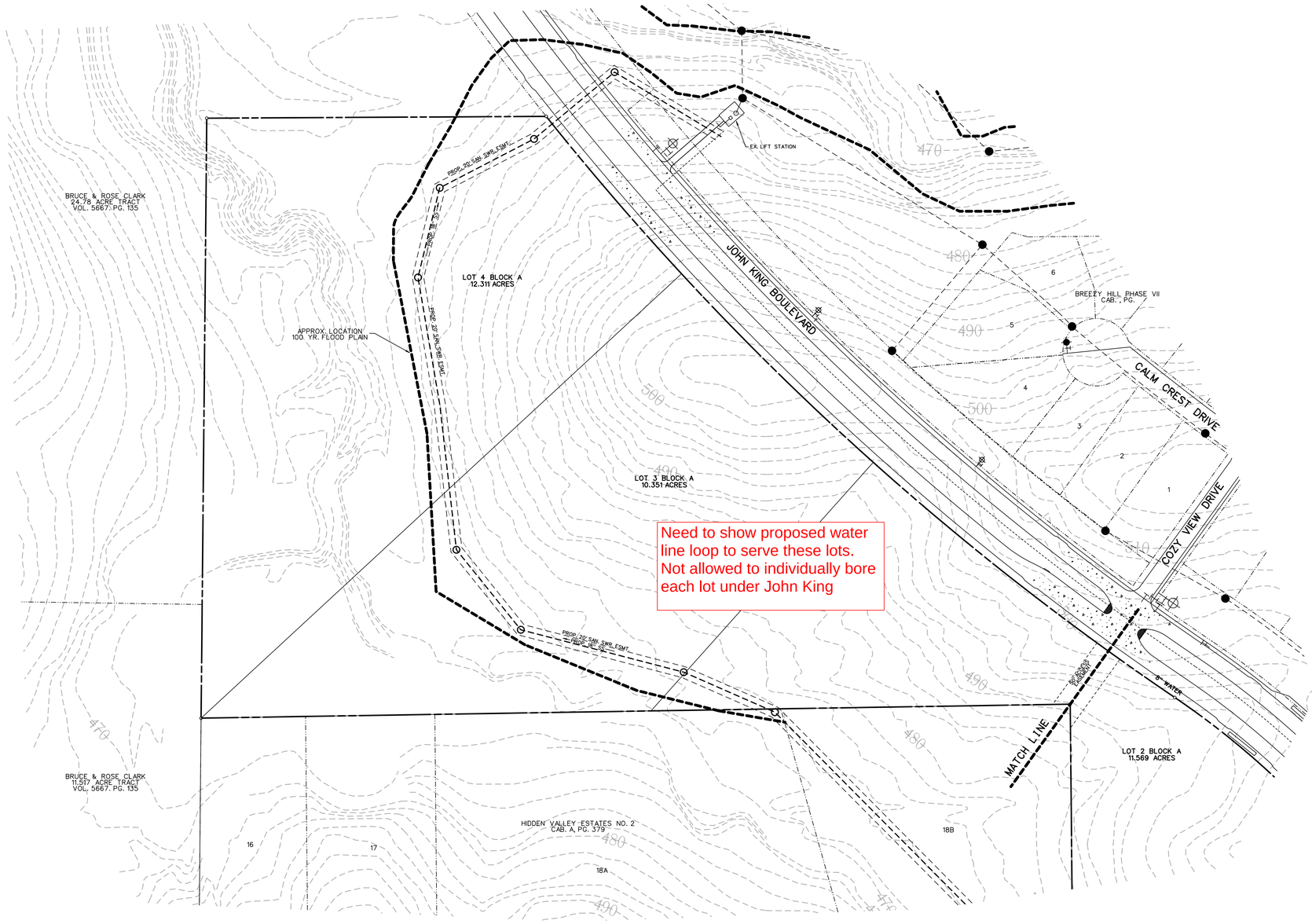
TOTAL ACRES 44.525
TOTAL ESTATE LOTS 4
DENSITY 11.131

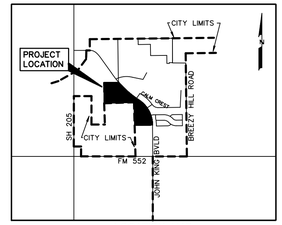
APRIL 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2022-XXX

0 50 100 200
SCALE: 1" = 100'

N





LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY PLAN
OF

BREEZY HILL ESTATES

LOTS 1-4, BLOCK A
BEING 44.525 ACRES
OUT OF THE
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IN THE
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HEATH, TEXAS 75032

Zoning: Planned Development District (PD-74)

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APRIL 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2022-XXX

0 50 100 200
SCALE: 1" = 100'

N

COZY VIEW DRIVE
CALM CREST DRIVE
BREEZY HILL PHASE I
CAB. H, PG. 375
JOHN KING BOULEVARD
PLEASANT BLUFF DRIVE
PLEASANT VIEW DRIVE
BREEZY HILL PHASE IIA & IIB
CAB. H, PG.397
NOAH CREST DRIVE
AMBER KNOLL DRIVE
COLBY BLUFF DRIVE
MATCH LINE
LOT 2 BLOCK A
11.569 ACRES
LOT 1 BLOCK A
10.294 ACRES
HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 379
APPROX. LOCATION
100 YR. FLOOD PLAIN
TXDOT 70' DRAINAGE EASEMENT
CDGT ROCKWALL/2016, LLC.
47.0 ACRE TRACT
CLERKS FILE NO. 2016-0000012796
Ex. 8" WL
Ex. 12" WL
Ex. 16" WL
Ex. 20" WL

Need to show proposed water line loop to serve these lots. Not allowed to individually bore each lot under John King

Zoning: Planned Development District (PD-74)

TOTAL ACRES 44.525
TOTAL ESTATE LOTS 4
DENSITY 11.131

PRELIMINARY
WATER & SANITARY PLAN
OF

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HEATH, TEXAS 75032

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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2022 SCALE 1" = 100'

 CASE #P2022-XXX

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-020

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 Legal AB187 J Strickland, AB190 J Simmons, AB03DTR BACT 7-1
SUBDIVISION None LOT BLOCK
GENERAL LOCATION John King Blvd - across from Breezy Hill

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 50 CURRENT USE AG
PROPOSED ZONING SFE PROPOSED USE SFE
ACREAGE 44.52 LOTS [CURRENT] 0 LOTS [PROPOSED] 4

☑ ***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	Smith Family Acres, LLC	☐ APPLICANT	Heather Cullins
CONTACT PERSON	Shirley Smith	CONTACT PERSON	David Stubblefield / Stewart Storms
ADDRESS	800 Eagle Pass	ADDRESS	401 Country Ridge Road
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-244-4336	PHONE	972-849-8136
E-MAIL	shirleylsmith25@yahoo.com	E-MAIL	heathercullins@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Heather Cullins [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Shirley L Smith

"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 $ 867.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* April, 2022 *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."*

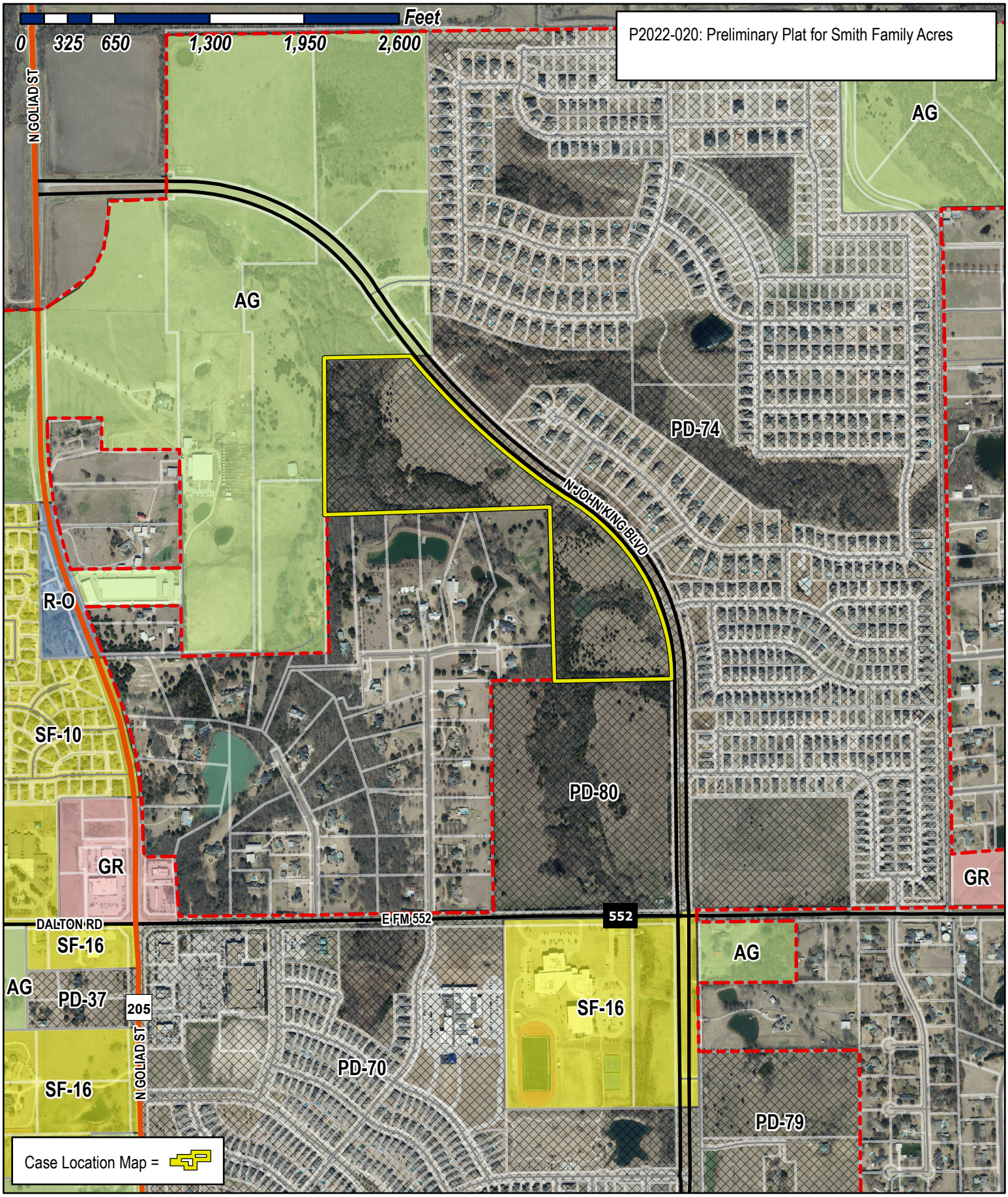
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* April, 2022.

OWNER'S SIGNATURE Heather Cullins / Shirley L Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Irene Hatcher

IRENE HATCHER
Notary Public
STATE OF TEXAS
ID# 12650348-9
My Comm. Exp. June 19, 2024

MY COMMISSION EXPIRES June 19, 2024



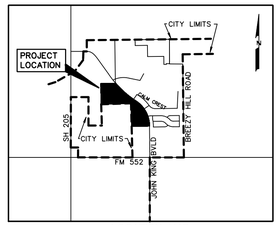
City of Rockwall

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

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

0 50 100 200
SCALE: 1" = 100'

N



LOCATION MAP
N.T.S.

N89° 41'39"E 603.91'

BRUCE & ROSE CLARK
24.78 ACRE TRACT
VOL. 5667, PG. 135

20' SAN. SWR. ESMT.

LOT 4 BLOCK A
12.311 ACRES

APPROX. LOCATION
100 YR. FLOOD PLAIN

JOHN KING BOULEVARD

Δ= 14°18'40"
R= 5060.00'
L= 1528.80'
C= 1523.00'
B= S47°14'43"E

BREEZY HILL PHASE VII
CAB., PG.

CALM CREST DRIVE

COZY VIEW DRIVE

N00° 32'21"E 1067.50'

LOT 3 BLOCK A
10.351 ACRES

LOT 2 BLOCK A
11.569 ACRES

50' ACCESS EASEMENT

CITY OF ROCKWALL GRID SYSTEM COORDINATES
2593932.71 7043165.56
ELEV = 460.00

800.45'

S89° 04'41"W 1546.50'

MATCH LINE

LOT 2 BLOCK A
11.569 ACRES

BRUCE & ROSE CLARK
11.517 ACRE TRACT
VOL. 5667, PG. 135

HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 379

16 17 18A 18B

PRELIMINARY PLAT
OF
????
LOTS 1-4, BLOCK A
BEING 44.525 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SMITH FAMILY ACRES, LLC.
800 EAGLE PASS
HEATH, TEXAS 75032

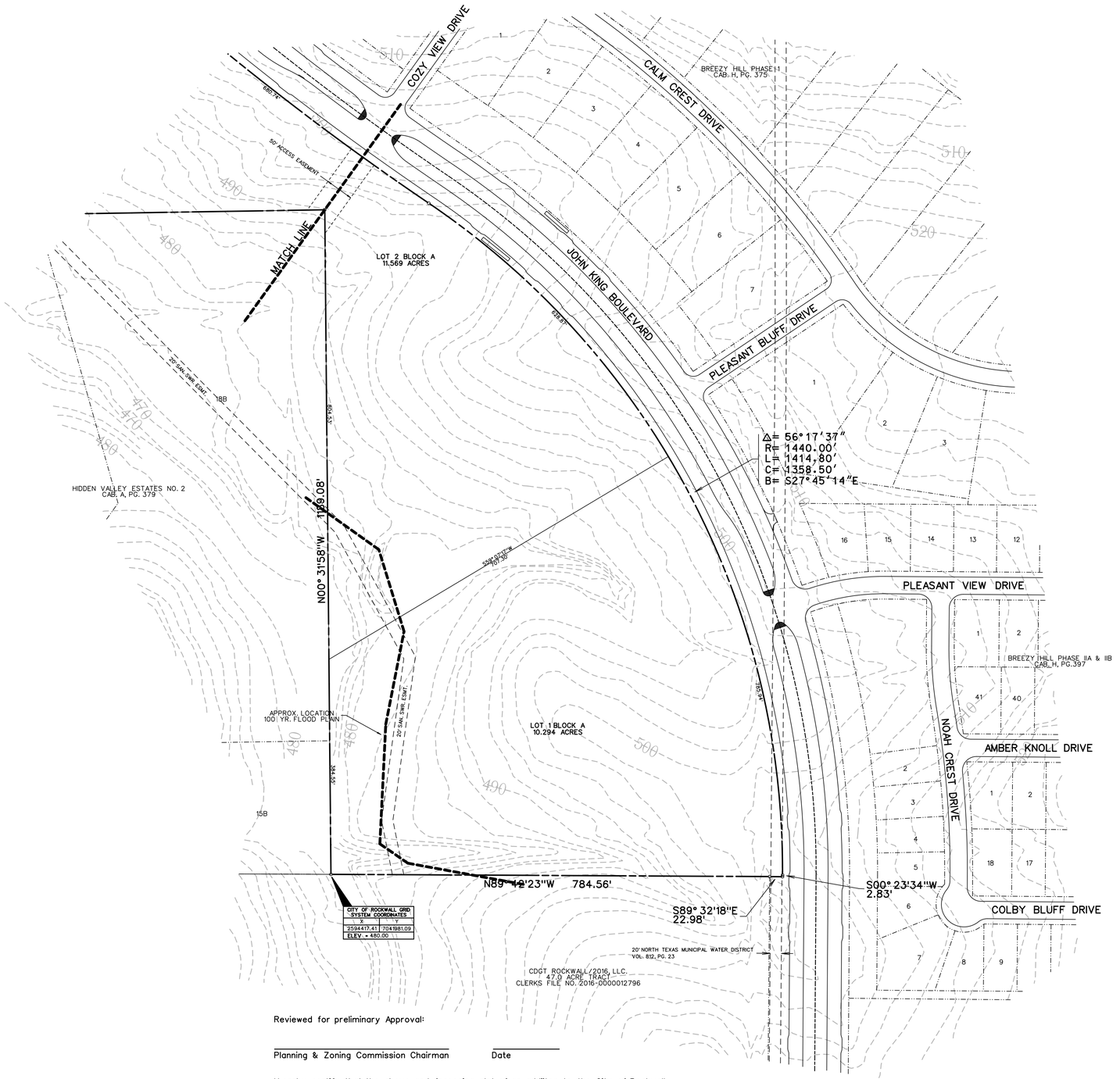
Zoning: Planned Development District (PD-74)

TOTAL ACRES 44.525
TOTAL ESTATE LOTS 4
DENSITY 11.131

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2022-XXX



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall — City Secretary — City Engineer

Zoning: Planned Development District (PD-74)

TOTAL ACRES 44.525

TOTAL ESTATE LOTS 4

DENSITY 11.131

PRELIMINARY PLAT

OF

????

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BEING 44.525 ACRES

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J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SMITH FAMILY ACRES, LLC.

800 EAGLE PASS

HEATH, TEXAS 75032

PREPARED BY

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200 W. BELMONT, SUITE E

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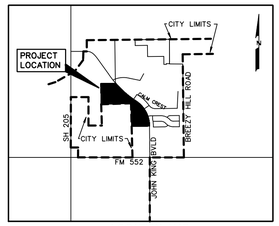
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 CASE #P2022-XXX

0 50 100 200
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N



LOCATION MAP
N.T.S.

BRUCE & ROSE CLARK
24.78 ACRE TRACT
VOL. 5667, PG. 135

LOT 4 BLOCK A
12.311 ACRES

APPROX. LOCATION
100 YR. FLOOD PLAIN

JOHN KING BOULEVARD

BREEZY HILL PHASE VII
CAB., PG.

CALM CREST DRIVE

COZY VIEW DRIVE

LOT 3 BLOCK A
10.351 ACRES

MATCH LINE

LOT 18 BLOCK A
OPEN SPACE/DRAINAGE EASEMENT
LOT 20 BLOCK A
11.569 ACRES

BRUCE & ROSE CLARK
11.517 ACRE TRACT
VOL. 5667, PG. 135

HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 379

16
17
18A
18B

PRELIMINARY
DRAINAGE PLAN
OF

BREEZY HILL ESTATES

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SHEET 1 OF 2 CASE #P2022-XXX



PRELIMINARY
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OF

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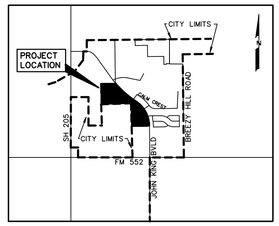
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 CASE #P2022-XXX

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LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
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- PROP. CLEANOUT
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- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

BRUCE & ROSE CLARK
24.78 ACRE TRACT
VOL. 5667, PG. 135

APPROX. LOCATION
100 YR. FLOOD PLAIN

PROP. 20' SAN SWR. ESMT.

LOT 4 BLOCK A
12.311 ACRES

EX. LIFT STATION

JOHN KING BOULEVARD

BREEZY HILL PHASE VII
CAB., PG.

CALM CREST DRIVE

COZY VIEW DRIVE

LOT 3 BLOCK A
10.351 ACRES

PROP. 15" SAN SWR. ESMT.
PROP. 20' SAN SWR. ESMT.

SEWER

8" WATER

MATCH LINE

LOT 2 BLOCK A
11.569 ACRES

BRUCE & ROSE CLARK
11.917 ACRE TRACT
VOL. 5667, PG. 135

HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 379

16
17
18A
18B

470
480
490
500

PRELIMINARY
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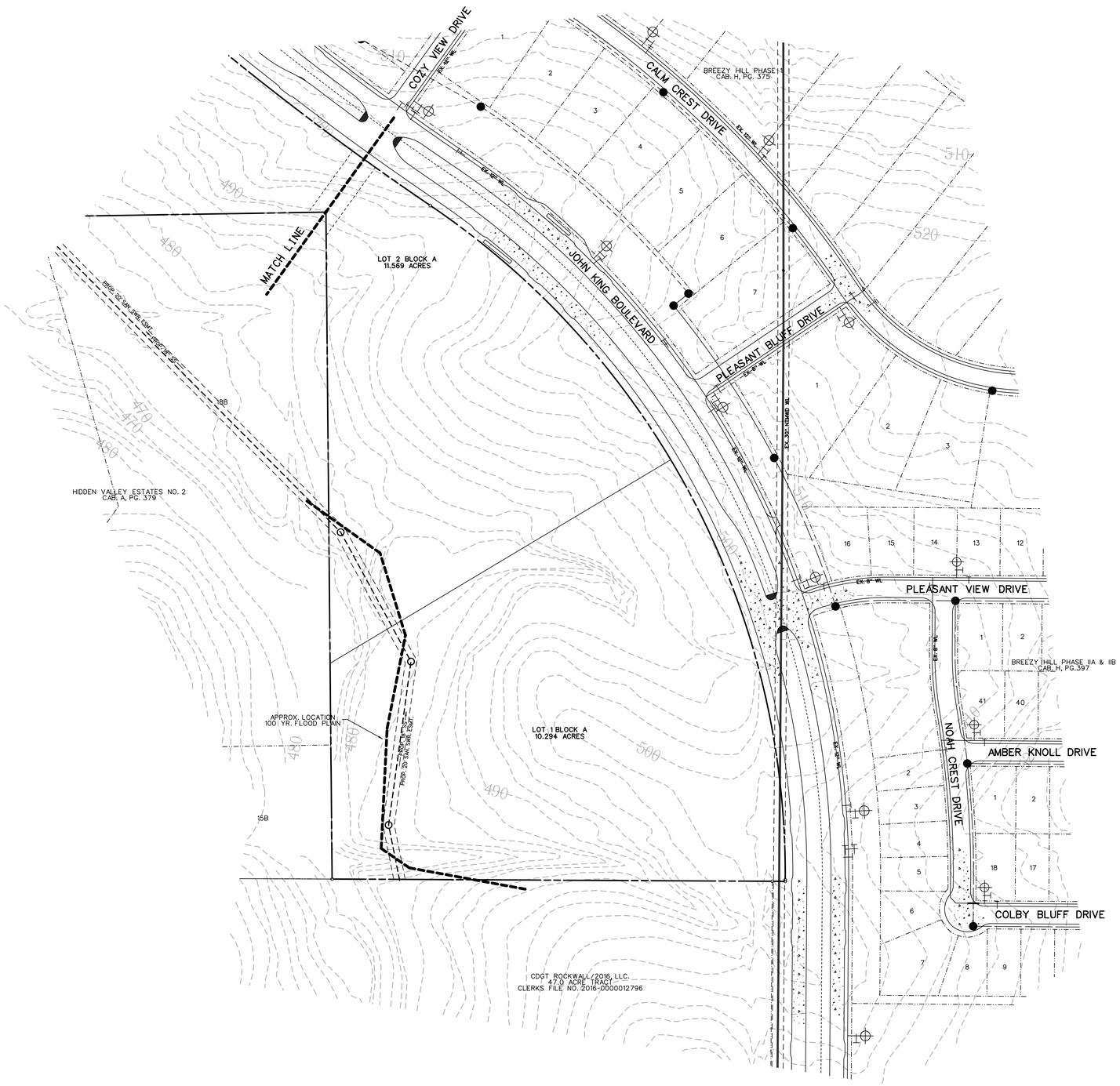
Zoning: Planned Development District (PD-74)

TOTAL ACRES 44.525
TOTAL ESTATE LOTS 4
DENSITY 11.131

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2022-XXX



Zoning: Planned Development District (PD-74)

TOTAL ACRES 44.525

TOTAL ESTATE LOTS 4

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PRELIMINARY
WATER & SANITARY PLAN
OF

BREEZY HILL ESTATES

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2022 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2022-XXX

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	SP2022-015	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Winding Creek	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Site Plan for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Needs Review

04/22/2022: 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 the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road.

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 (SP2022-015) 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 91 (PD-91).

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Treescape Plan and all sheets of the Screening/Buffering Plans. (Subsection 03.04.A, of Article 11)

M.6 Within the Hardscape Plan provide an exhibit for a Board-On-Board Wood Fence, that demonstrates they will have a decorative top rail or cap.

M.7 Please update the fence exhibit to show each lot's fencing and show the side yard fence as well. As a note lots that have wrought iron fencing in the rear yard will also have it in the side yard, per the Planned Development District 91 (PD-91) ordinance.

M.8 The side walk along FM-1141 should be continuous and not have the large gap indicated on the plans, per the Planned Development District 91 (PD-91) ordinance.

M.9 The sidewalk along Clem Road should meander and not be straight, per the Planned Development District 91 (PD-91) ordinance.

M.10 Landscape Plan:
(1) Show the lot trees. There should be 412 caliper inches of lot trees per the approved Treescape Plan.

(2) FM-1141 should have 42 canopy trees and 56 accent trees. It currently has 33 canopy trees and 46 accent trees. Please correct the plans to bring the landscape buffer into conformance with the Planned Development District 91 (PD-91) ordinance.
(3) Clem Road should have 72 canopy trees and 95 accent trees. It currently has 71 canopy trees and 76 accent trees. Please correct the plans to bring the landscape buffer into conformance with the Planned Development District 91 (PD-91) ordinance.
(4) The approved Treescape plans indicate 396 caliper inches will be planted along the Southern Property Line. It currently only has 364 caliper inches indicated. Please correct the plans to bring the landscape buffer into conformance with the approved Treescape Plan.
(5) Yucca cannot be used in the landscape buffers as shrubs. Please remove the Red Yucca and Soft Leaf Yucca from the landscape buffer and provide a screening shrub.

M.11 The laser etched aluminum signs are not an approved material. Please propose a different sign material.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 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.13 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 May 3, 2022; 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 May 10, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.

I.15 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	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Any vegetation (Tree, shrubs, etc.) over 2-ft in height shall not be within the visibility easement. Include Site Triangle for FM 1141 and Pegasus intersection. The site triangle shall be the greater of the current FM 1141 section and the ultimate thoroughfare section a Major 4-Lane divided Arterial (M4D). Provide exhibits for the M4D, existing has already been provided in TIA.
- Show visibility clip and 10" sewer.
- Lot 1, Block B, is an "Open Space, Drainage, Detention, and Sidewalk Easement"
- Show easements along Orion and Leo streets.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

POLICE	Ed Fowler	04/19/2022	Approved w/ Comments

04/19/2022: The plan is approved; however, based upon the type of location specific recommendations cannot be made without meeting with the owners/architects first. I'm more than happy to schedule a time with the owners/architects to discuss their plans.

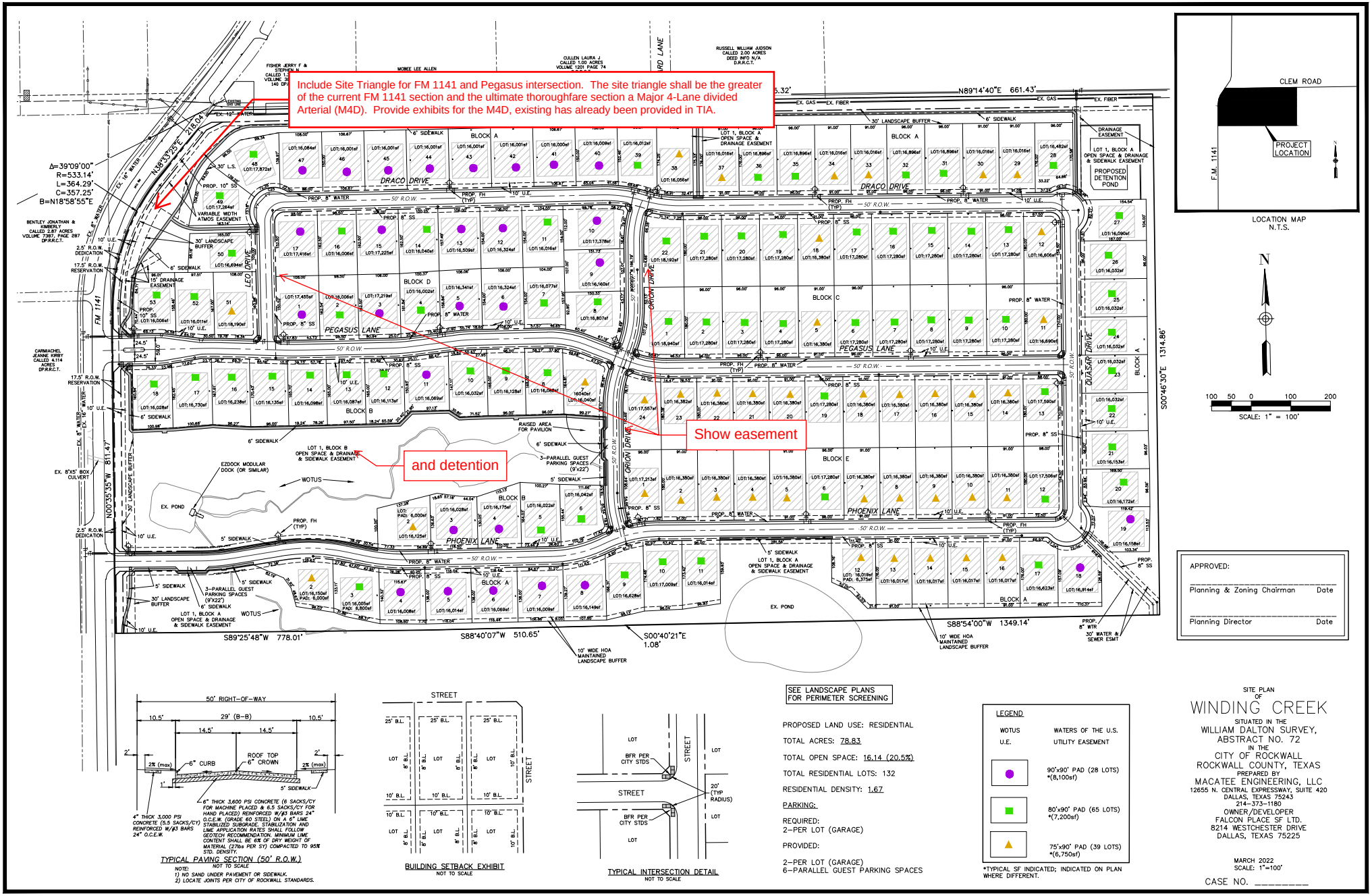
EMF#902

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: 1. Tree mitigation approved

2. Landscape plant approved with following comments: please check your detention pond tree requirements as the layout looks short with 1 canopy and 1 accent tree for every 750 squarefeet as trees should be around the circumference of the detention pond.

3. There are more drought, cold, shade and wear tolerant varieties of Bermuda than Tif Way 419, such as Tif Tuf, Tahoma 31



LOCATION MAP
N.T.S.

N

100 50 0 100 200
SCALE: 1" = 100'

APPROVED:

Planning & Zoning Chairman Date

Planning Director Date

TYPICAL PAVING SECTION (50' R.O.W.)
NOT TO SCALE
NOTE:
1) NO SAND UNDER PAVEMENT OR SIDEWALK.
2) LOCATE JOINTS PER CITY OF ROCKWALL STANDARDS.

BUILDING SETBACK EXHIBIT
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TYPICAL INTERSECTION DETAIL
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SEE LANDSCAPE PLANS FOR PERIMETER SCREENING

PROPOSED LAND USE: RESIDENTIAL

TOTAL ACRES: 78.83

TOTAL OPEN SPACE: 16.14 (20.5%)

TOTAL RESIDENTIAL LOTS: 132

RESIDENTIAL DENSITY: 1.67

PARKING:

REQUIRED:
2-PER LOT (GARAGE)

PROVIDED:

2-PER LOT (GARAGE)
6-PARALLEL GUEST PARKING SPACES

LEGEND

WOTUS	WATERS OF THE U.S.
U.E.	UTILITY EASEMENT
●	90'x90' PAD (28 LOTS) *(8,100sf)
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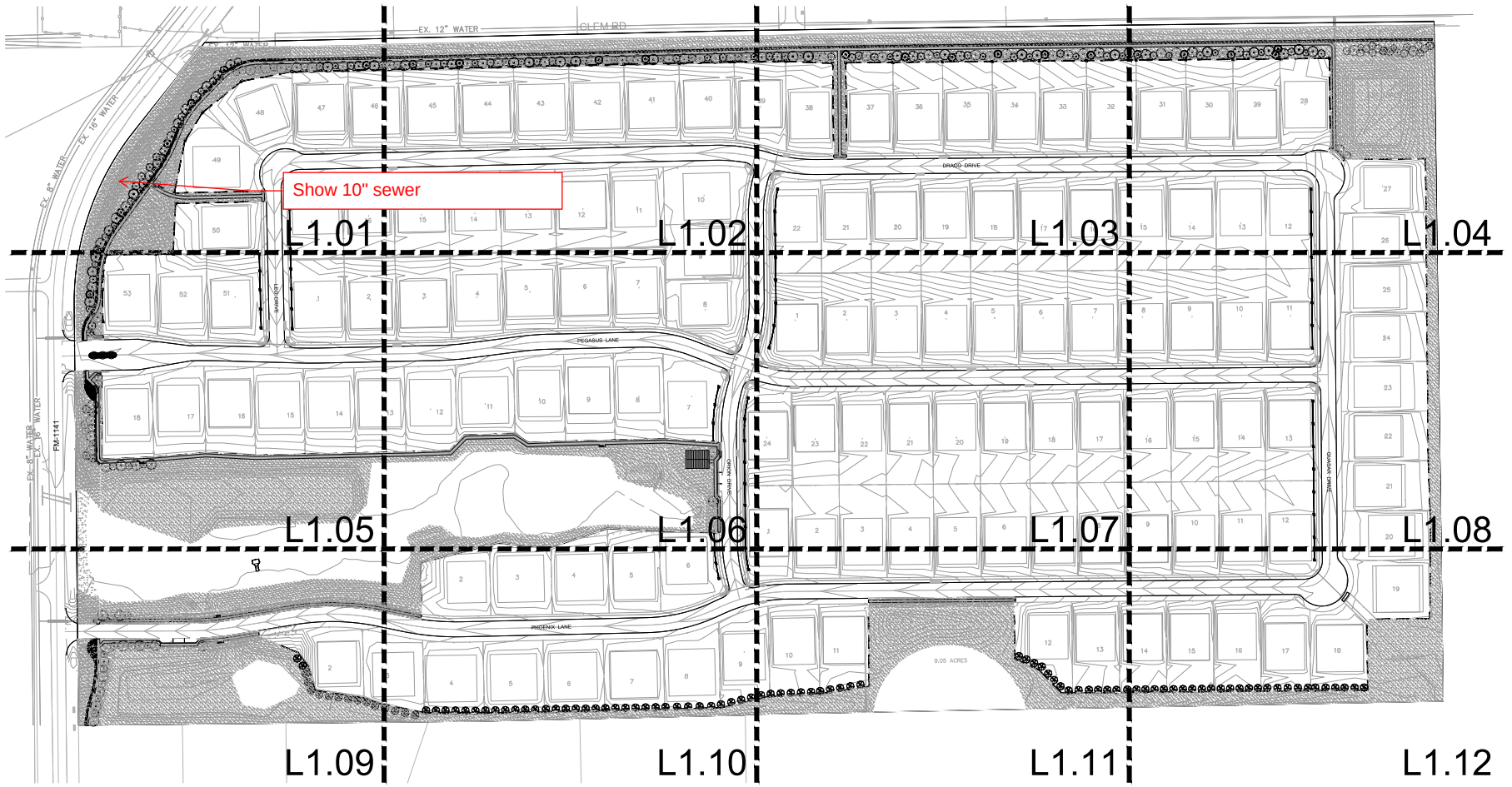
*TYPICAL SF INDICATED; INDICATED ON PLAN WHERE DIFFERENT.

SITE PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER/DEVELOPER
FALCON PLACE SF LTD.
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225

MARCH 2022
SCALE: 1"=100'

CASE NO. _____



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS MACROCARPA / BURR OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**
	CHILOPSIS LINEARIS / DESERT WILLOW
	ILEX VOMITORIA / YAUPON HOLLY
	SOPHORA AFFINIS / EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS
	ROSMARINUS OFFICINALIS / ROSEMARY
	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
GROUND COVERS	**BOTANICAL / COMMON NAME**
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS (SEED)

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM-1141		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252')	38 CANOPY TREES AND 51 ACCENT TREES	38 CANOPY TREES AND 51 ACCENT TREES
CLEM ROAD		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFF SITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10389 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

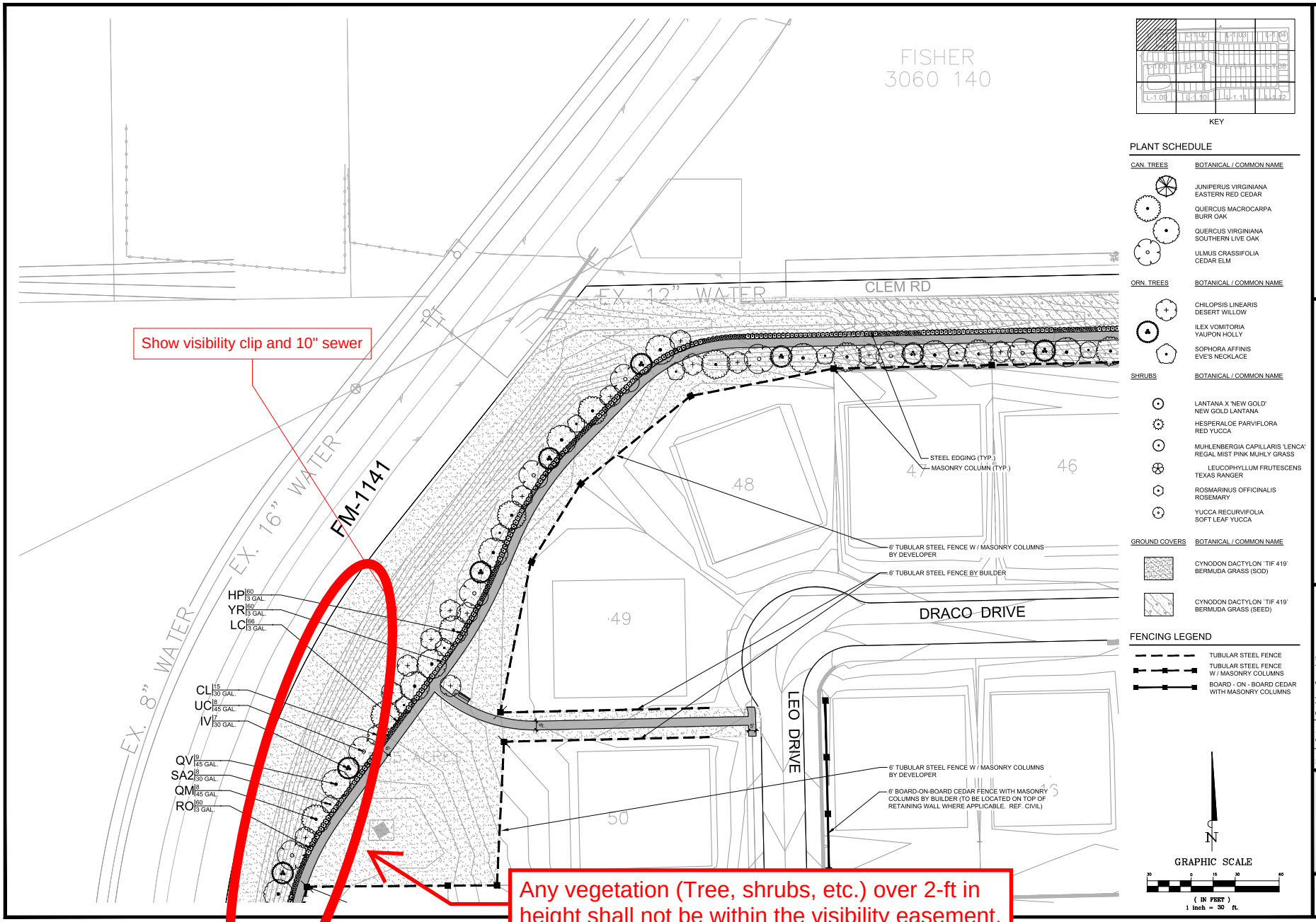
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3065
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L1.00

File: I:\Clients\060 (Stonburg Development)\060-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson



BANNISTER ENGINEERING
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REGISTRATION # F-10389 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

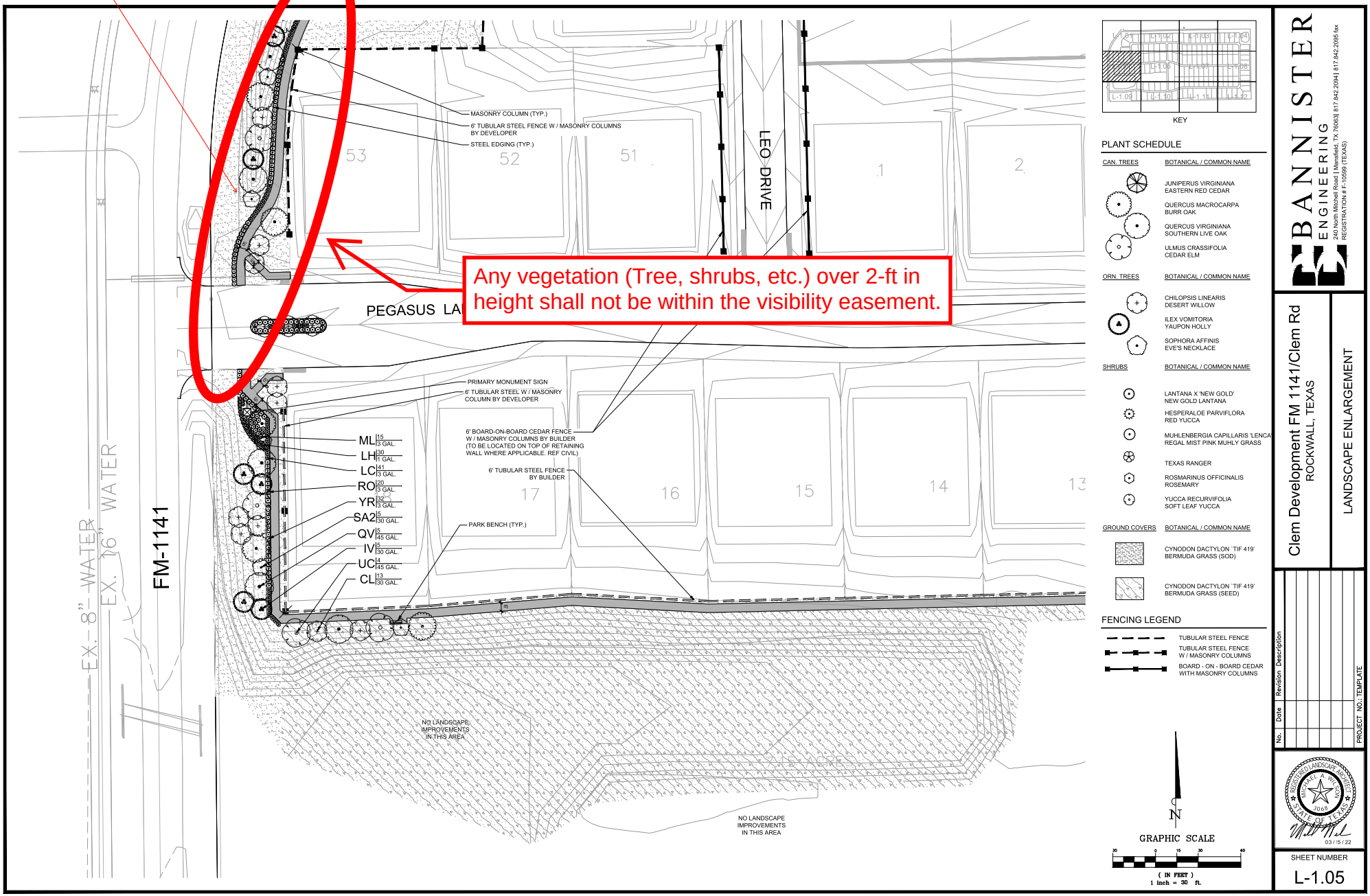
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3060
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.01

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Show visibility clip and 10" sewer



KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
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	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
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	CYNODON DACTYLON `TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield | TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10389 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3065
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.05

File: B:\Clients\060 (Stonburg Development)\060-21-006 (Winding Creek L3 - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-015

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	S.E. Corner of Clem Rd. and FM. 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	Single Family Development
PROPOSED ZONING		PROPOSED USE	
ACREAGE	78.83	LOTS [CURRENT]	1
		LOTS [PROPOSED]	132

☑ ***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	Falcon Place SF, LTD.	☑ APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr., P.E.
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	8214 Westchester Dr. Ste. 900
CITY, STATE & ZIP	Dallas, TX 75225	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [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 $ 3703.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* March, 20 22. *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."*

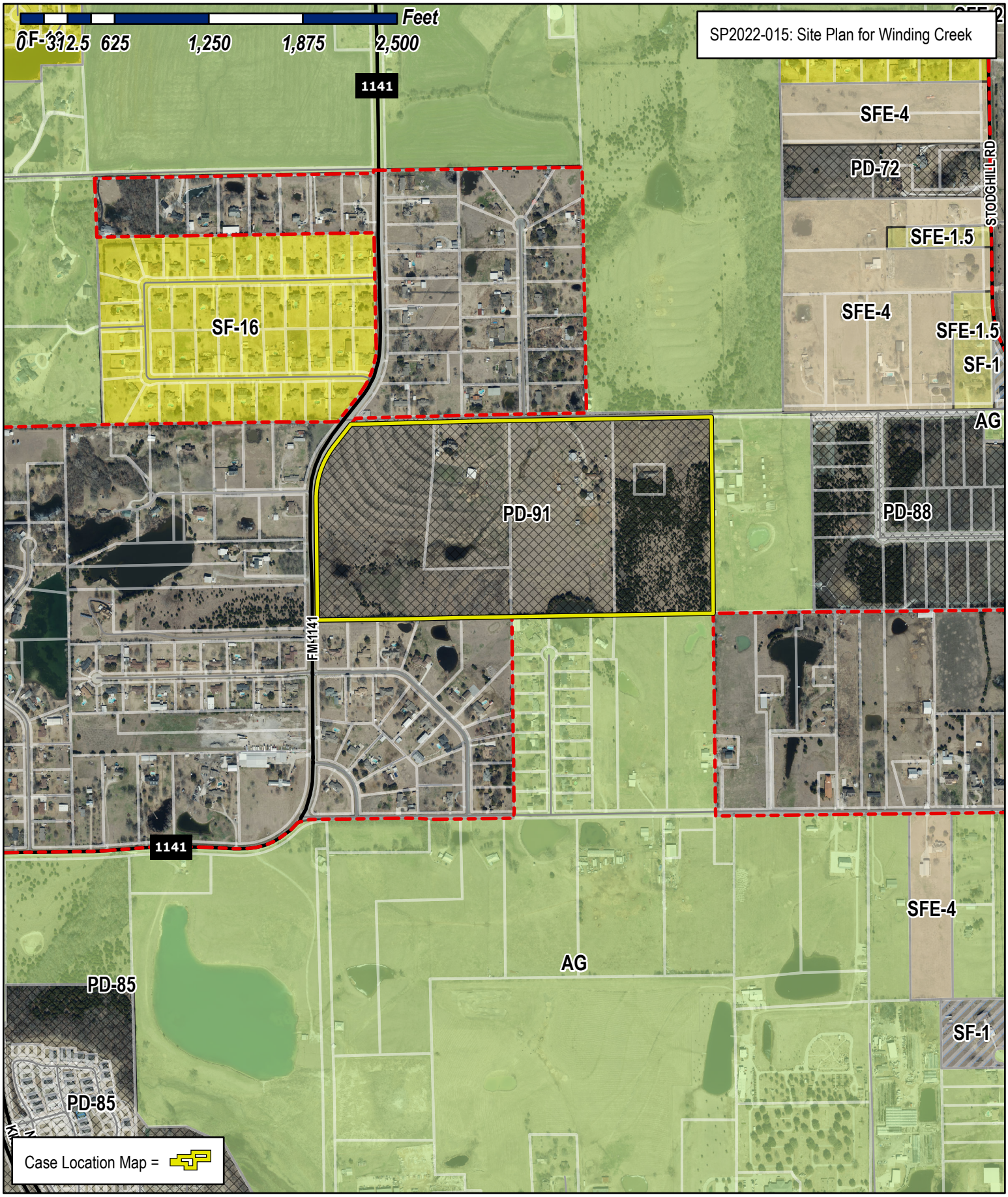
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2024

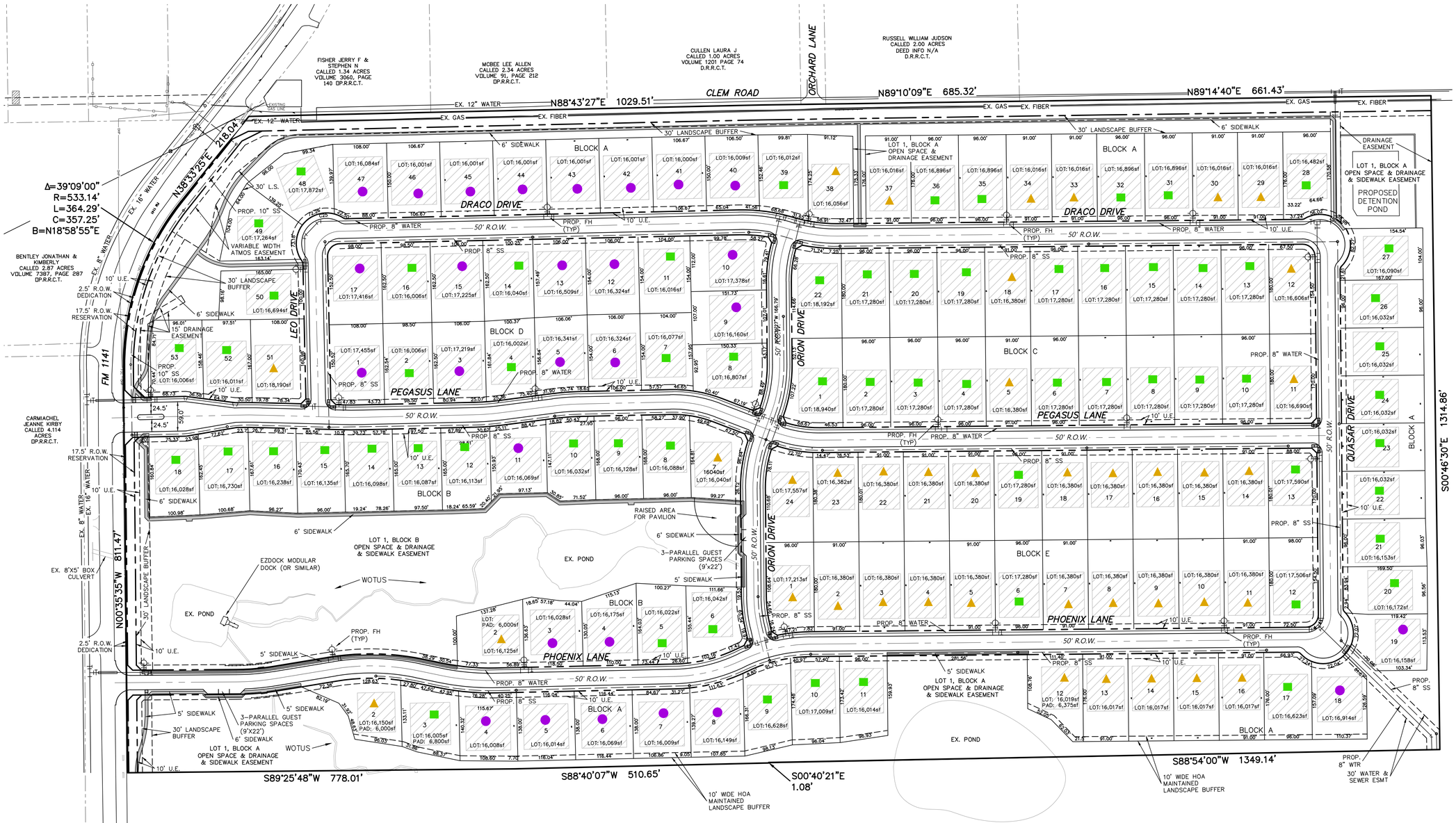
MY COMMISSION EXPIRES 4/23/2024

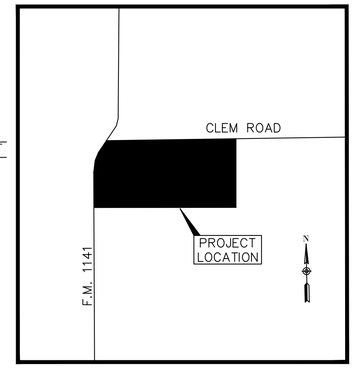


City of Rockwall

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

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





LOCATION MAP
N.T.S.

N

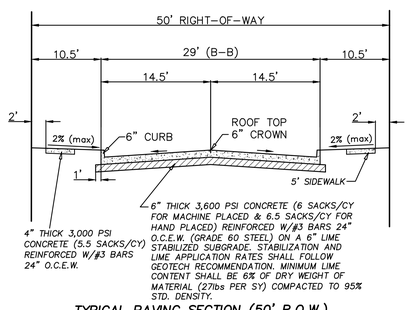
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SCALE: 1" = 100'

APPROVED:

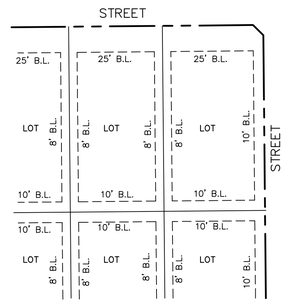
Planning & Zoning Chairman Date

Planning Director Date

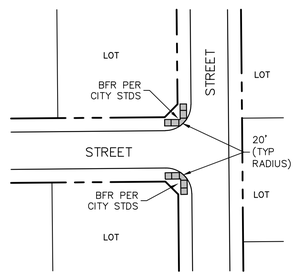


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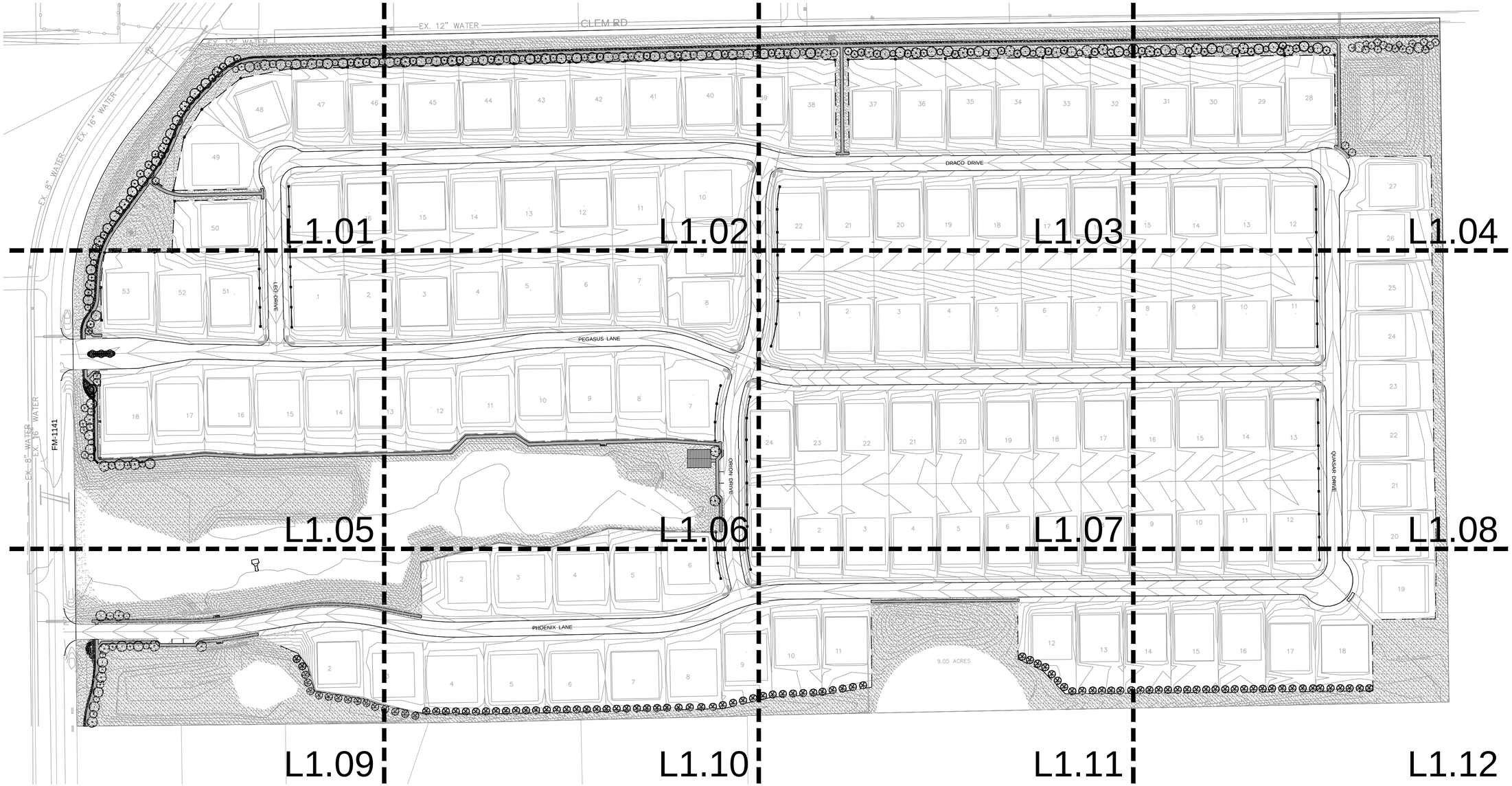
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3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

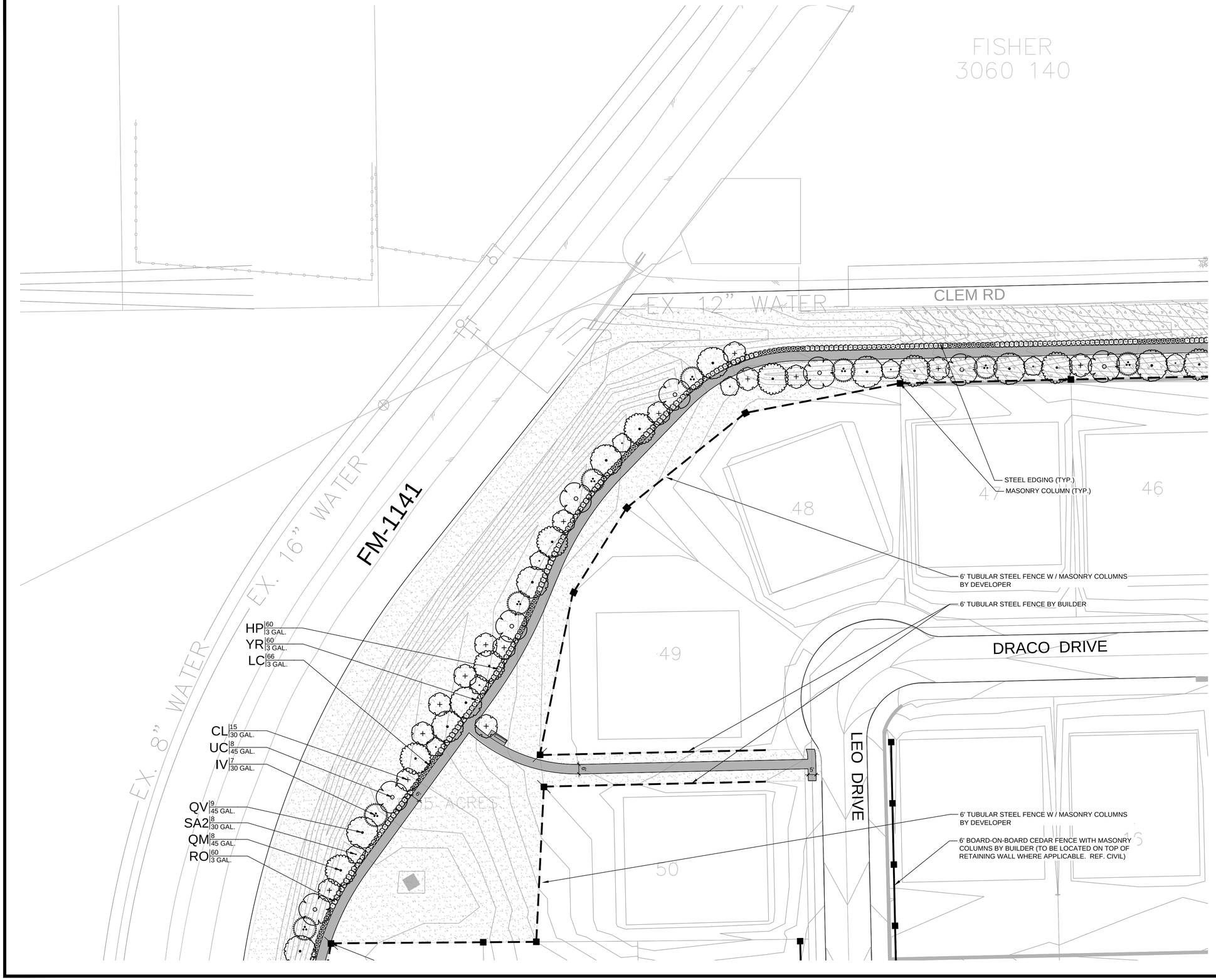
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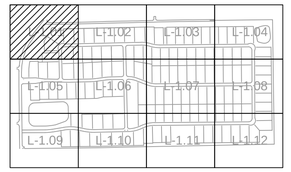
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L1.00

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KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

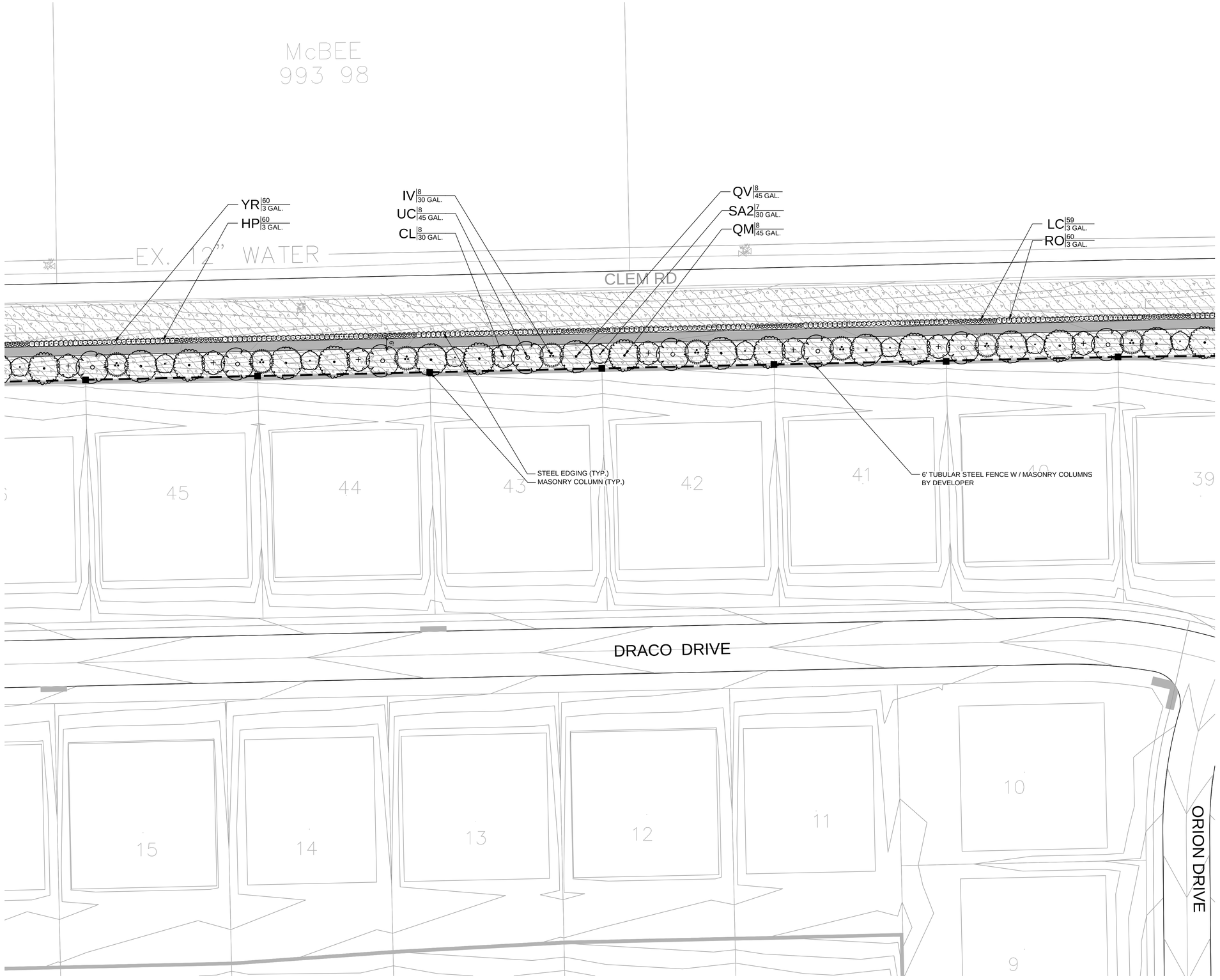
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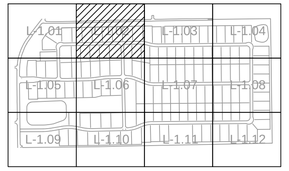
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.01

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KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

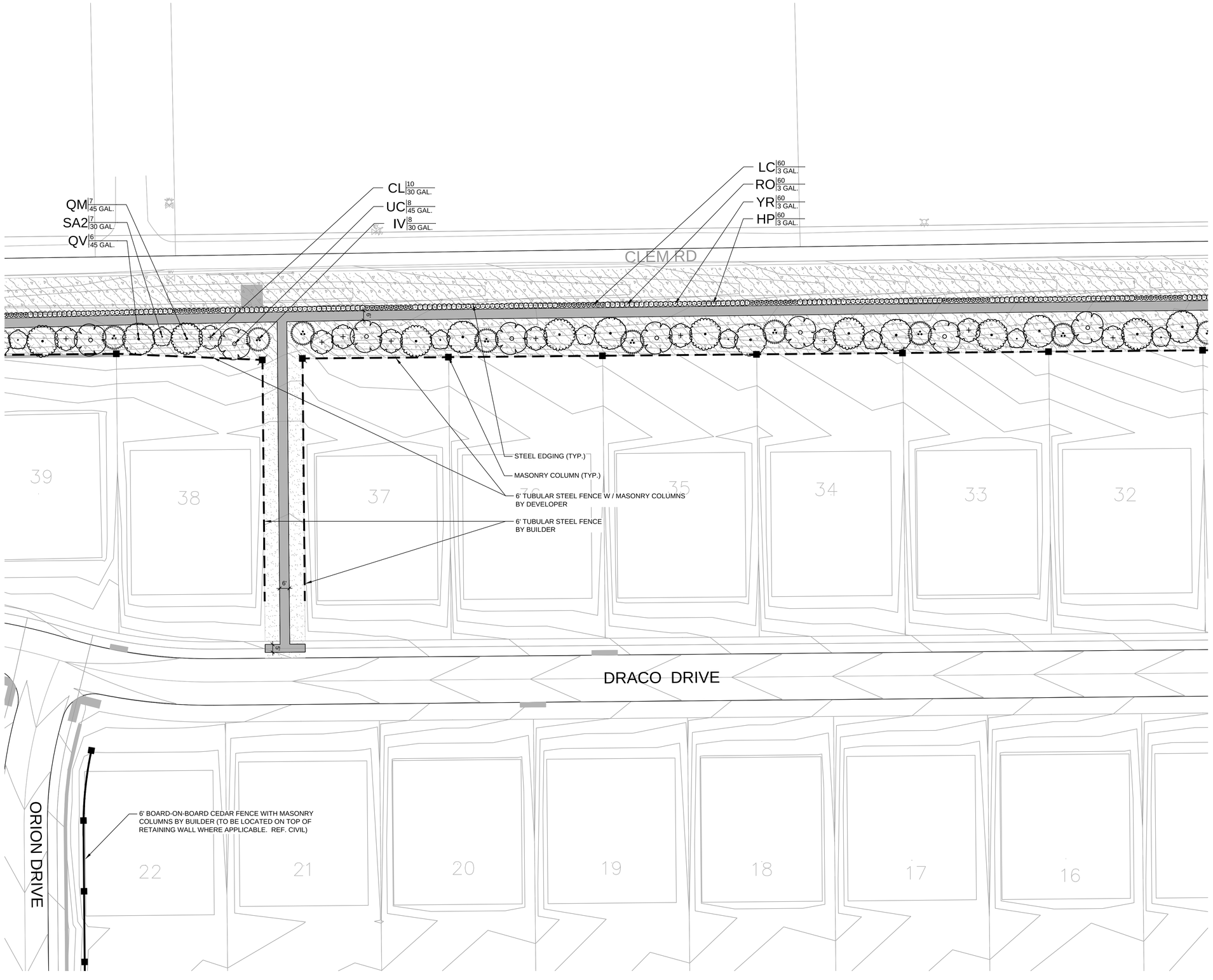
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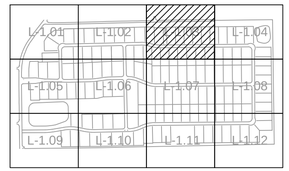
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.02

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KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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REGISTRATION # F-10599 (TEXAS)

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ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

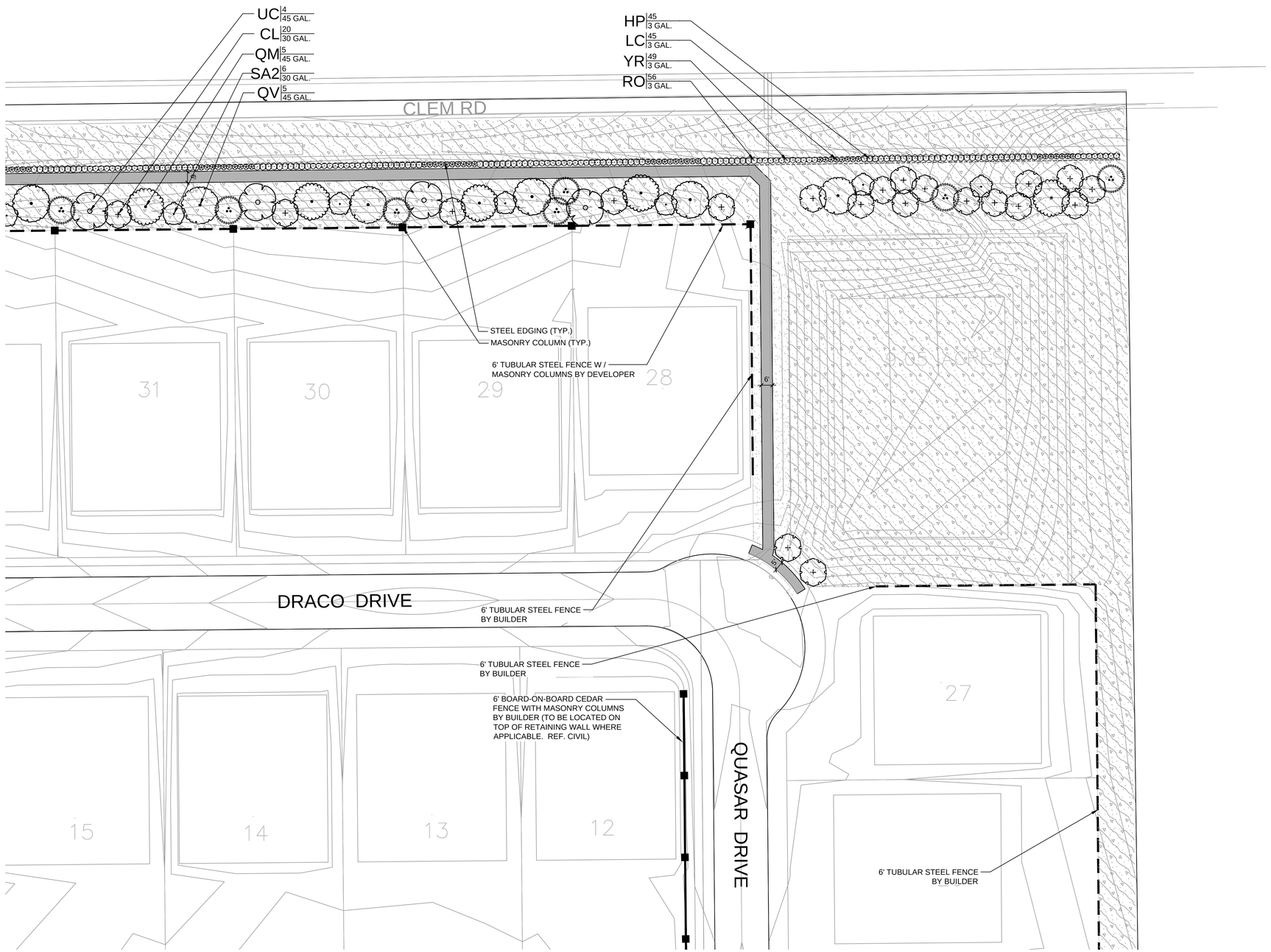
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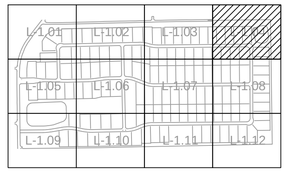
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.03

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KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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REGISTRATION # F-10599 (TEXAS)

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ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

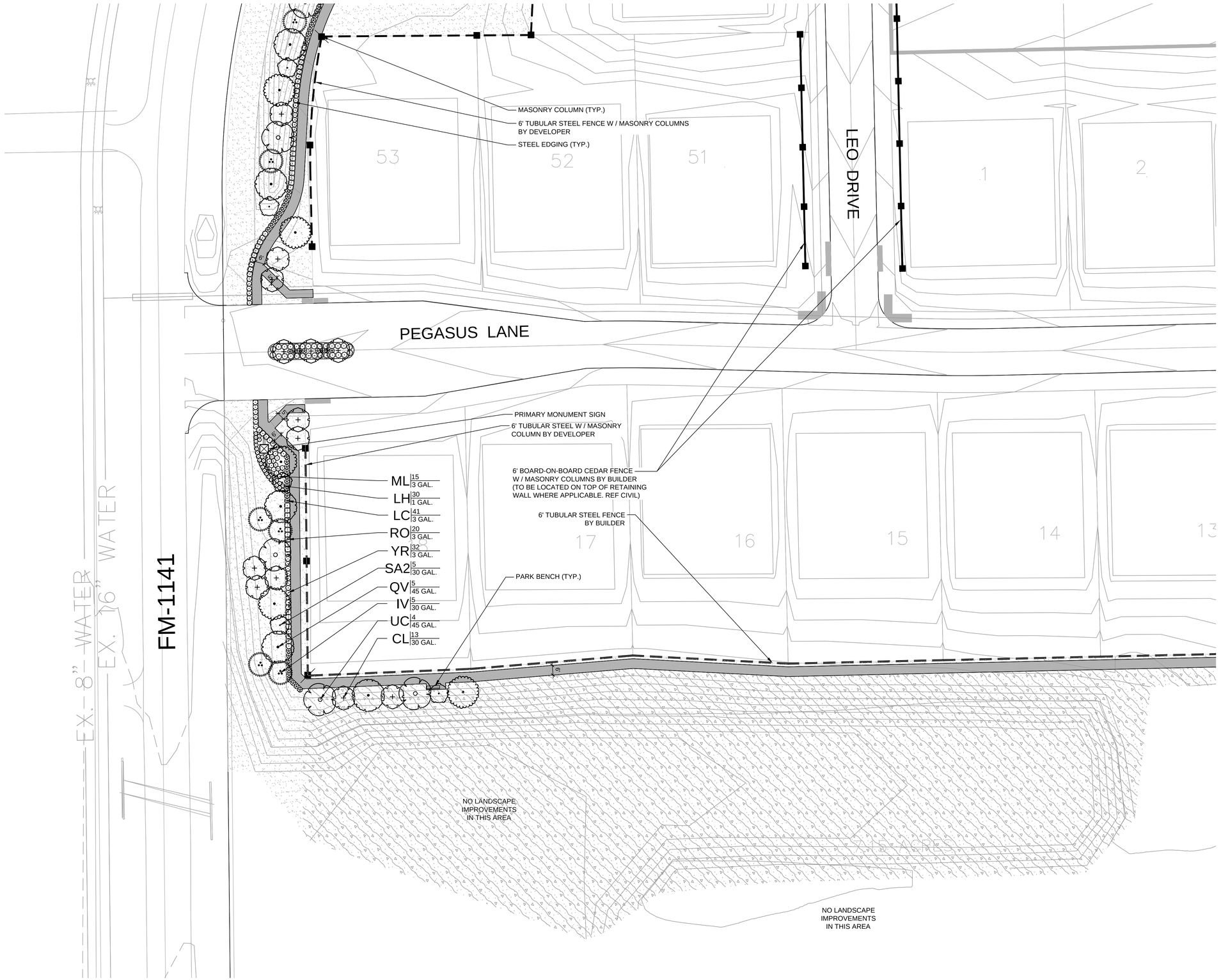
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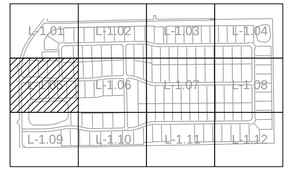
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.04

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KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

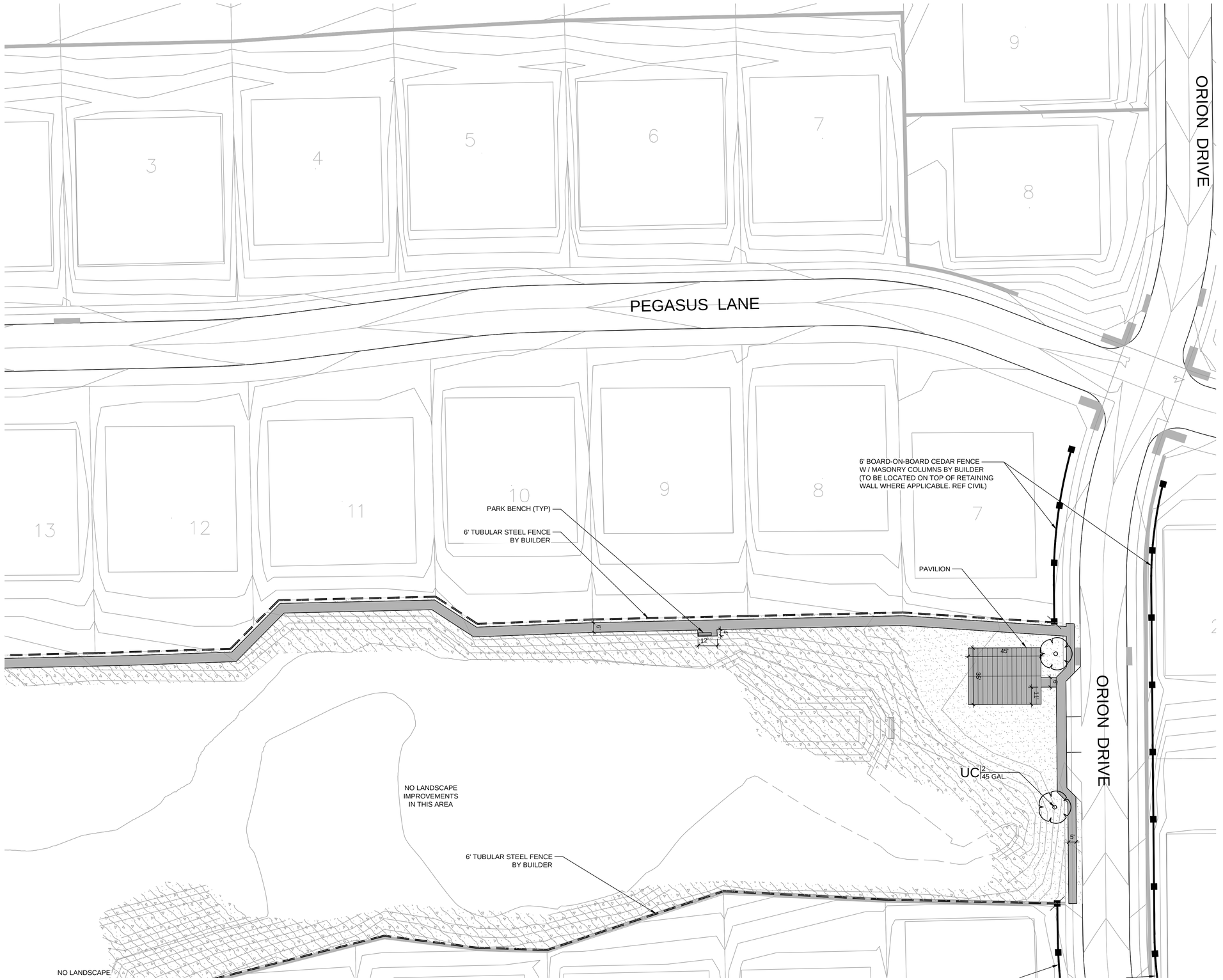
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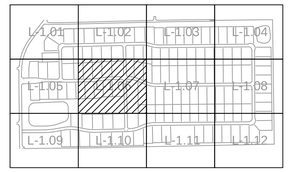
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.05

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KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

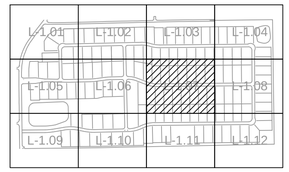
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.06

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PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
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ORN. TREES	BOTANICAL / COMMON NAME
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SHRUBS	BOTANICAL / COMMON NAME
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GROUND COVERS	BOTANICAL / COMMON NAME
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FENCING LEGEND

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GRAPHIC SCALE

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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

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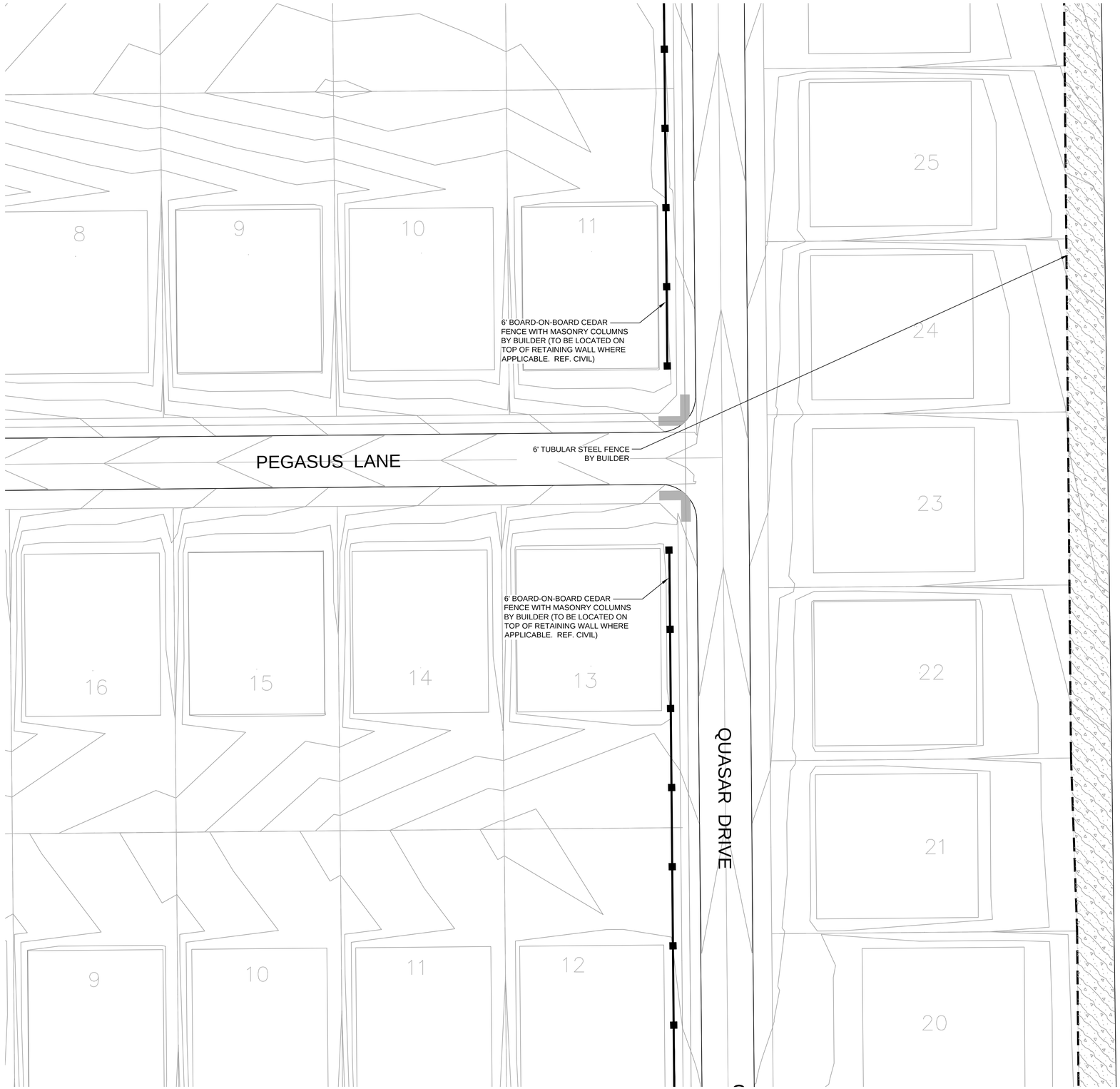
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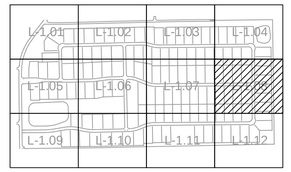
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.07

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PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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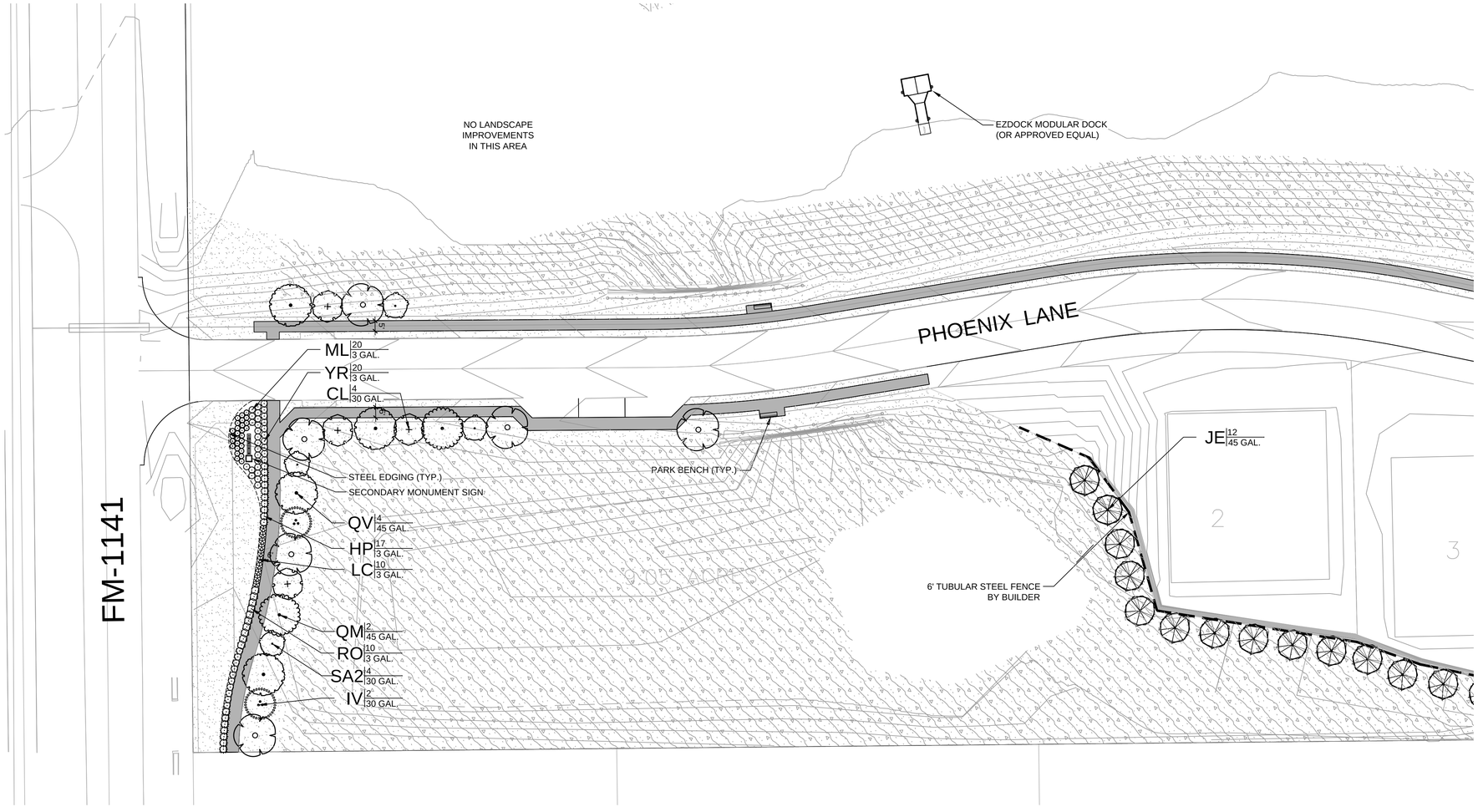
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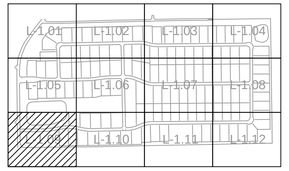
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.08

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KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

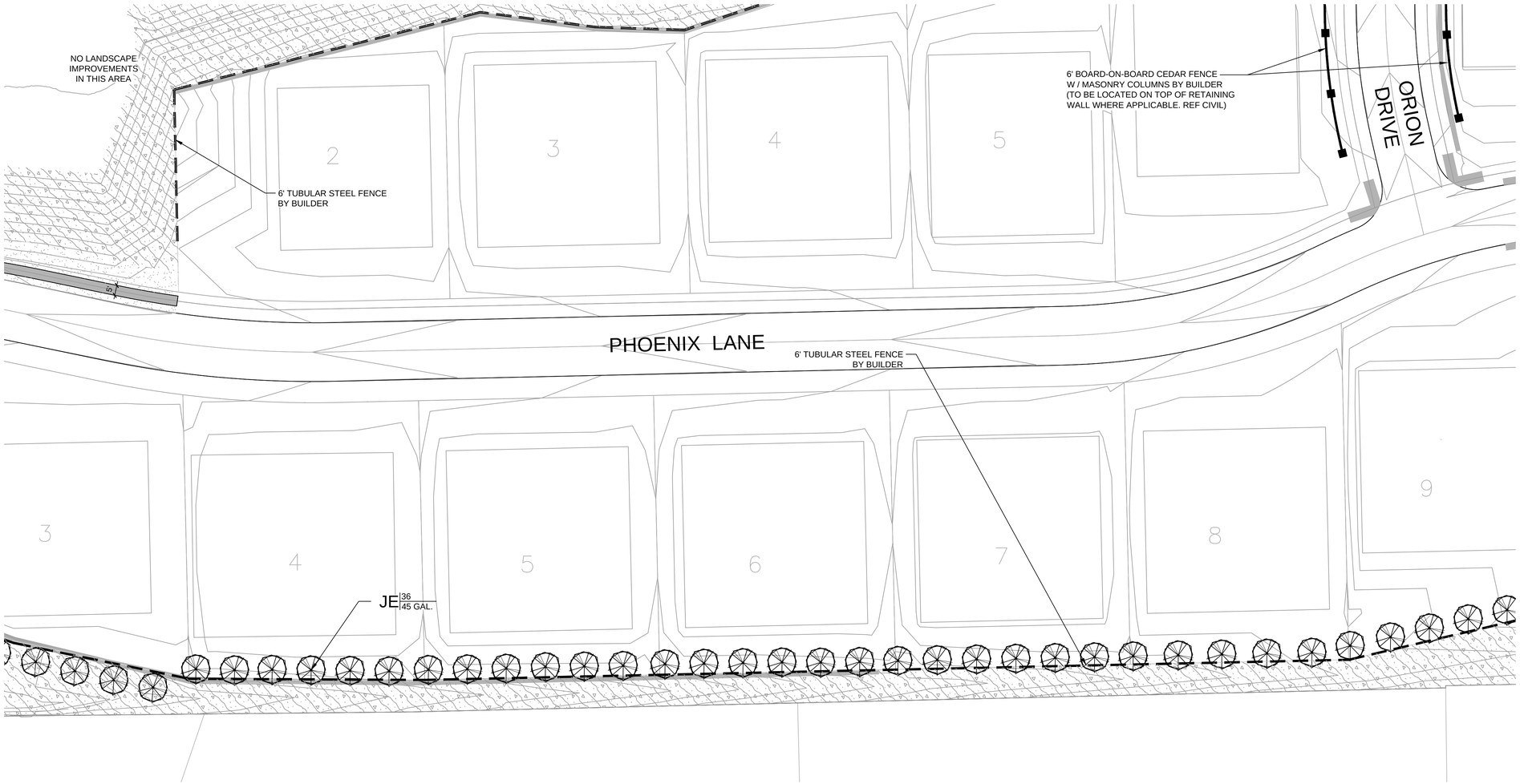
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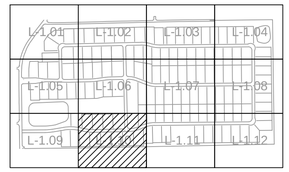
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.09

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KEY

PLANT SCHEDULE

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	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
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	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
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	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
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	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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LANDSCAPE ENLARGEMENT

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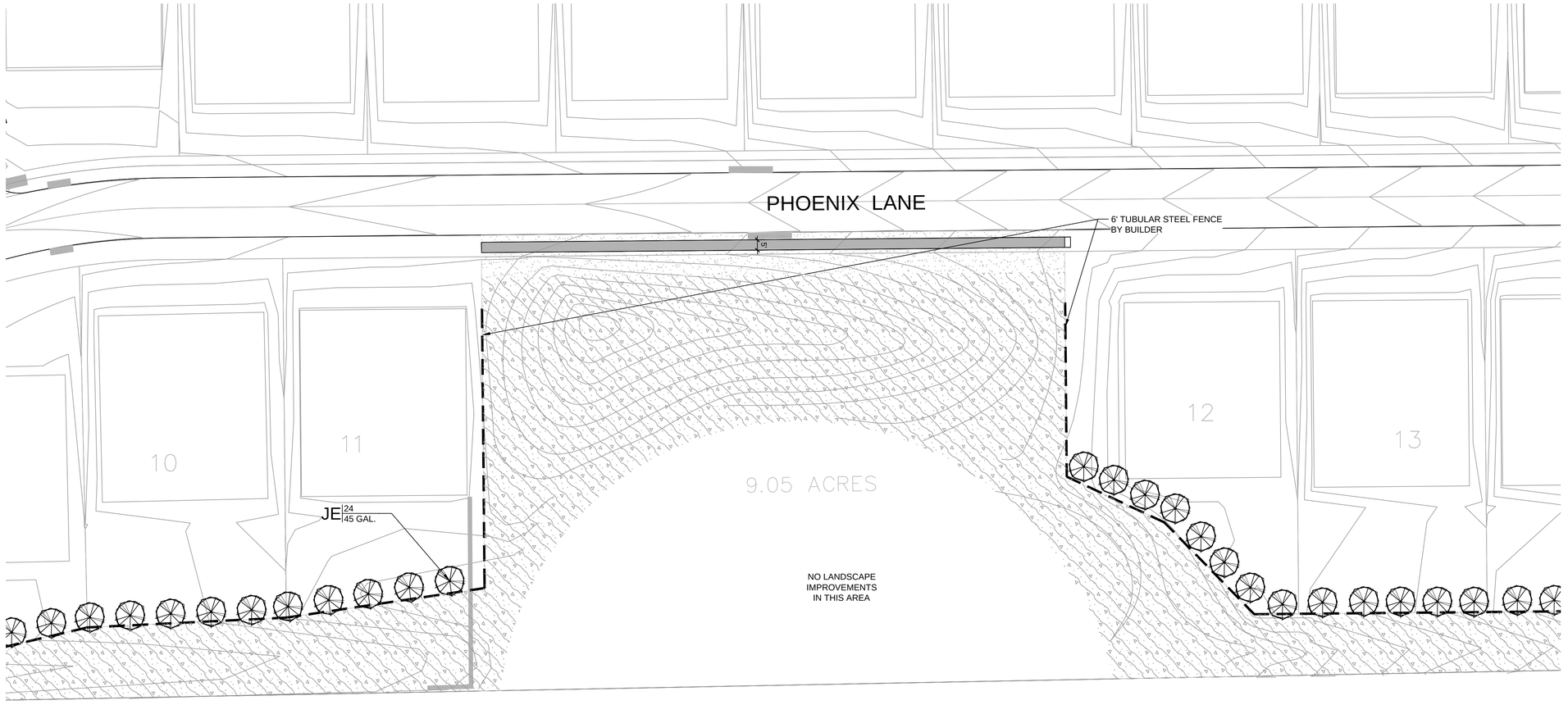
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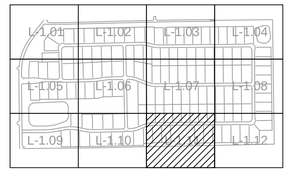
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
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GRAPHIC SCALE

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(IN FEET)
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LANDSCAPE ENLARGEMENT

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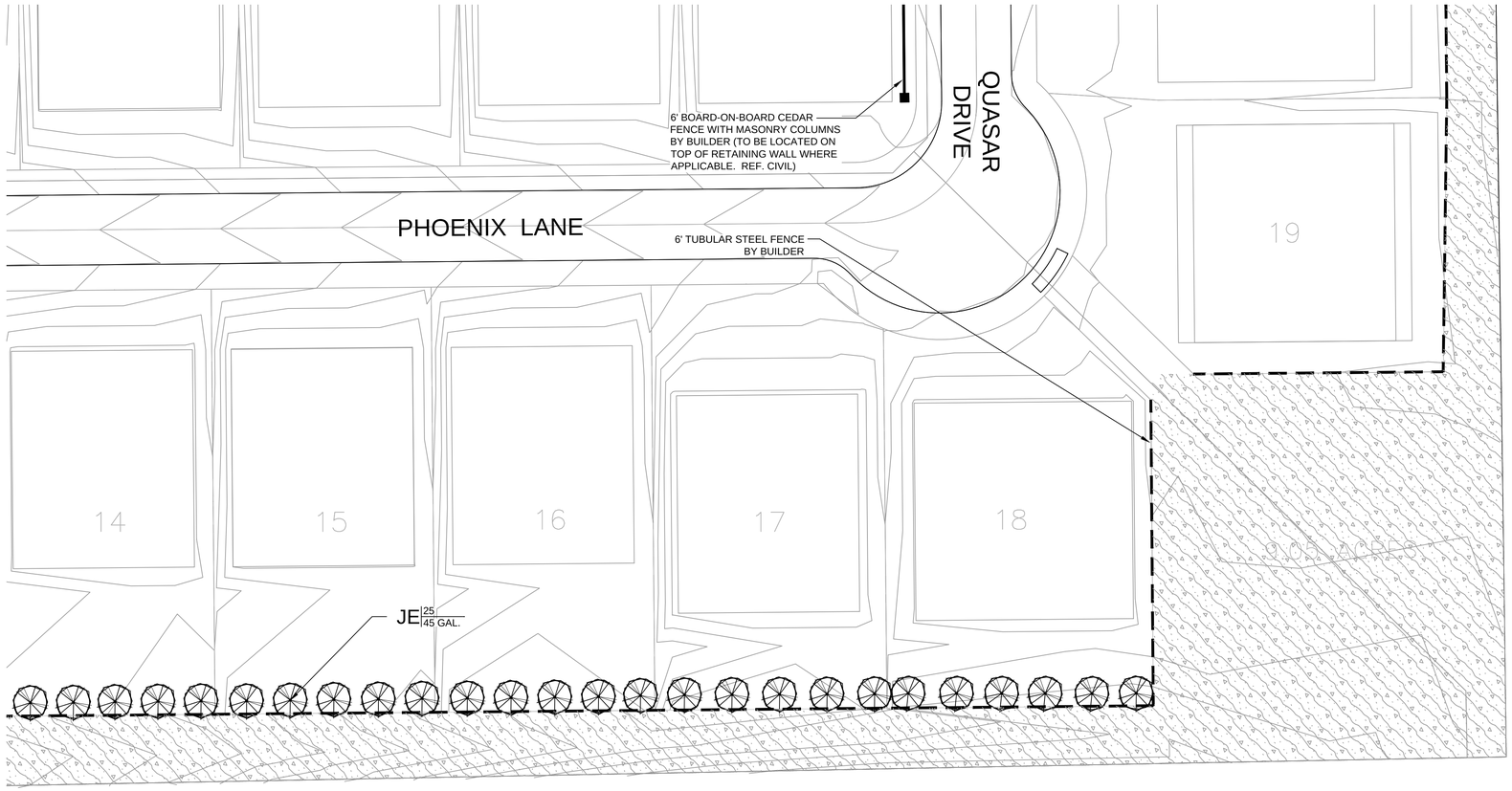
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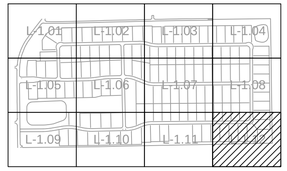
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(IN FEET)
1 inch = 30 ft.

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LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.12

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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PERMANENT IRRIGATION	297,066 SF
	TEMPORARY IRRIGATION	268,578 SF

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

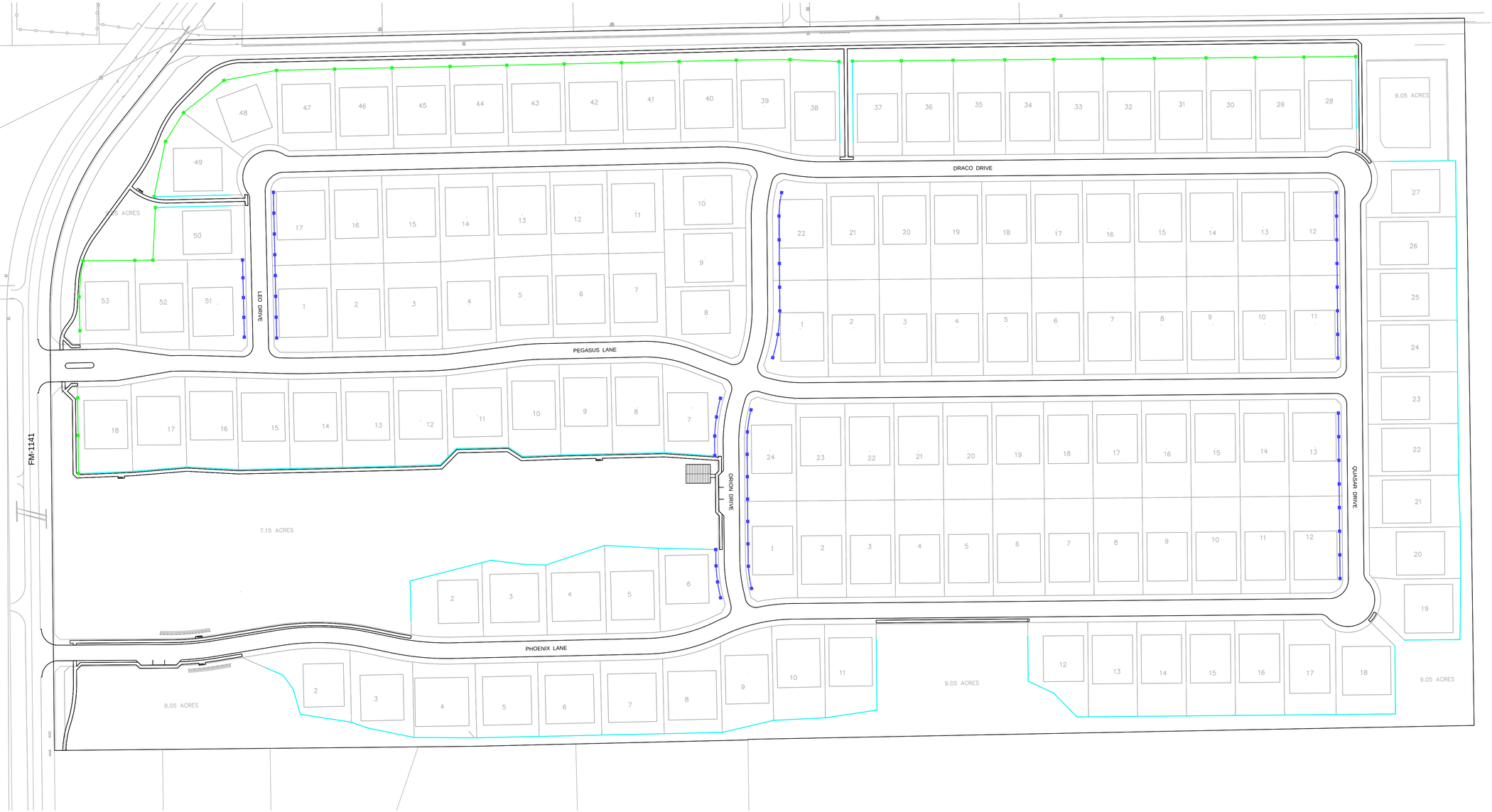
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
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03 / 15 / 22

SHEET NUMBER
L-1.13

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FENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
	MASONRY COLUMN (BY DEVELOPER)	35
	6` TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
	6` BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
	MASONRY COLUMN (BY BUILDER)	54

GRAPHIC SCALE

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(IN FEET)
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FENCING PLAN

No.	Date	Revision Description

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3068
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HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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HARDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

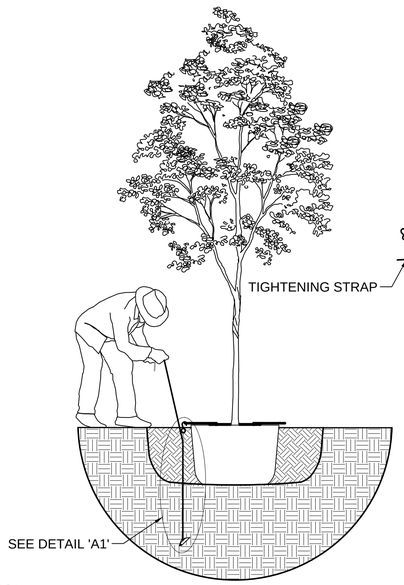
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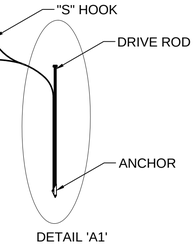
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GENERAL NOTES:

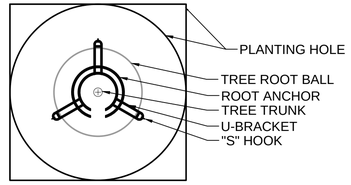
1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3 O ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH O 6 TO 8
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	



DETAIL 'A1'



PLAN

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

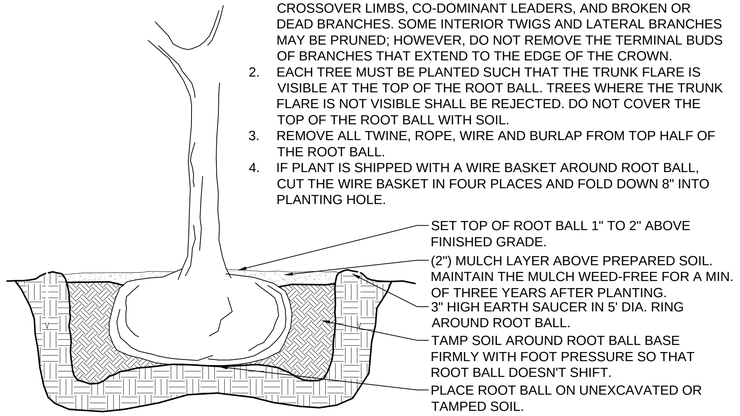
STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

B TREE STAKING DETAIL

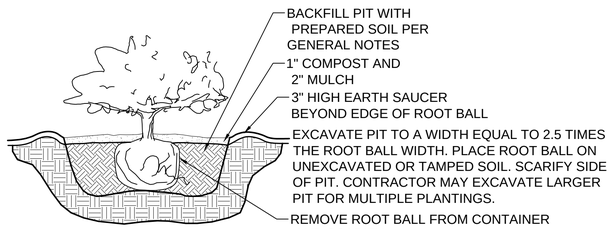
NOT TO SCALE

NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



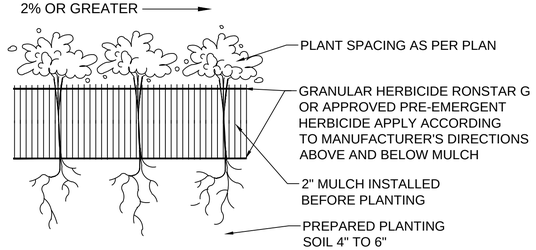
C TREE PLANTING DETAIL

NOT TO SCALE



A SHRUB PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE

SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

BANISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE NOTES & DETAILS

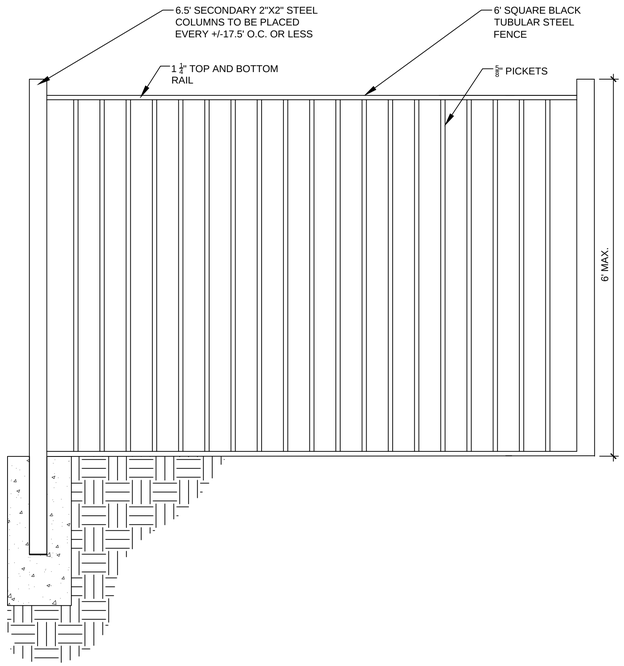
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

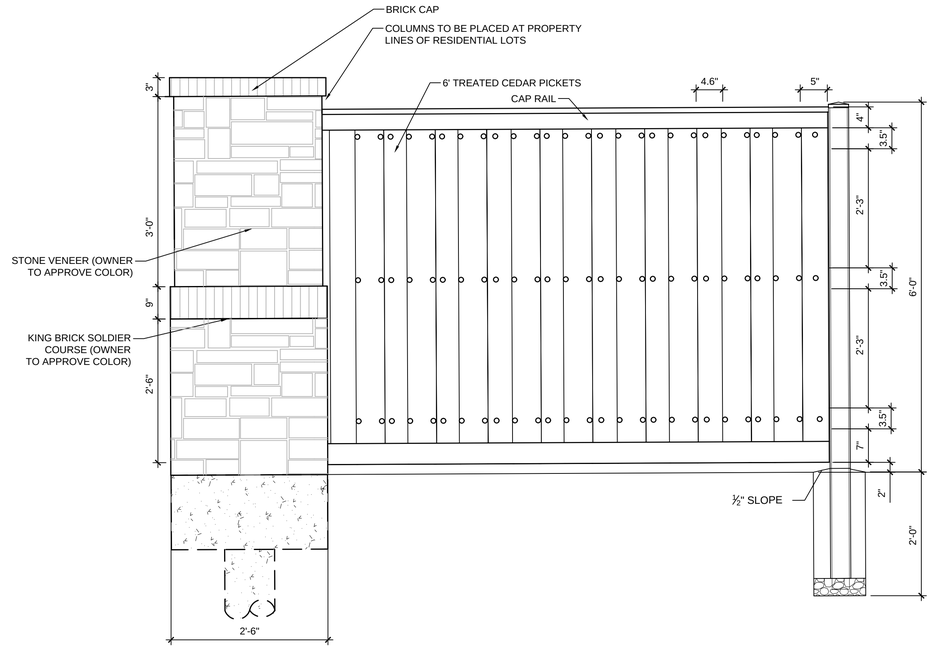
SHEET NUMBER
L-2.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson



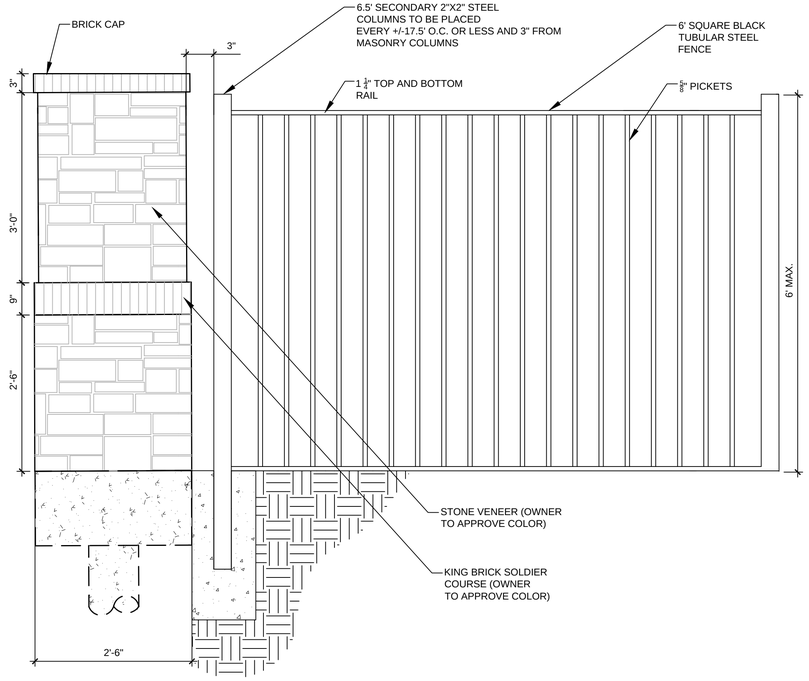
A TUBULAR STEEL FENCE DETAIL

NOT TO SCALE



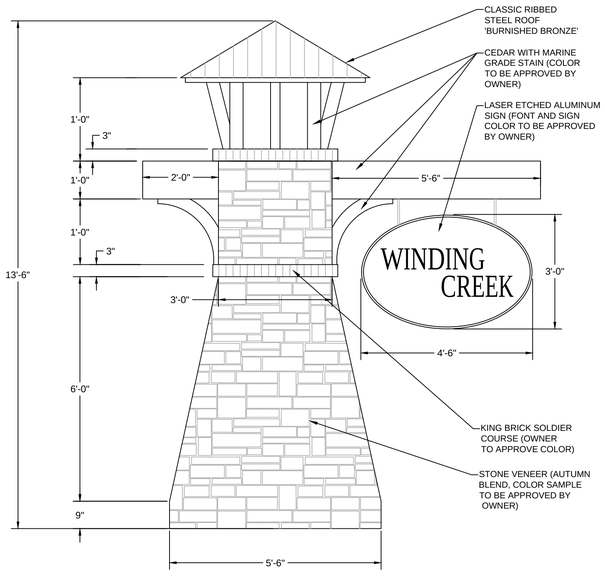
B BOARD ON BOARD CEDAR FENCE W/ MASONRY COLUMNS DETAIL

NOT TO SCALE



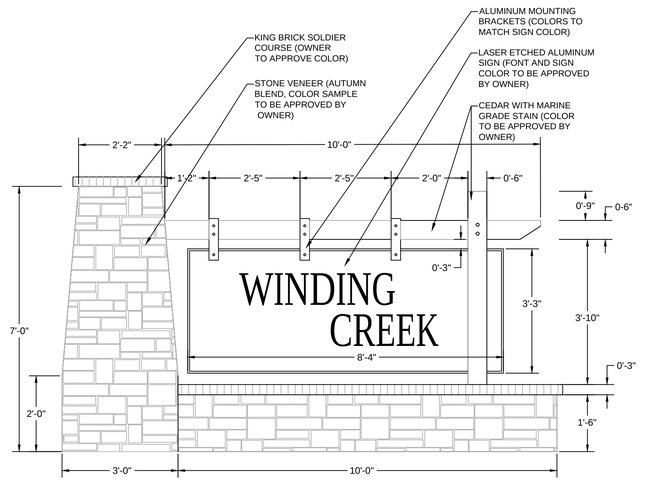
C TUBULAR STEEL FENCE W / MASONRY COLUMNS DETAIL

NOT TO SCALE



D PRIMARY MONUMENT SIGN DETAIL

NOT TO SCALE



E SECONDARY MONUMENT SIGN DETAIL

NOT TO SCALE

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LANDSCAPE DETAILS

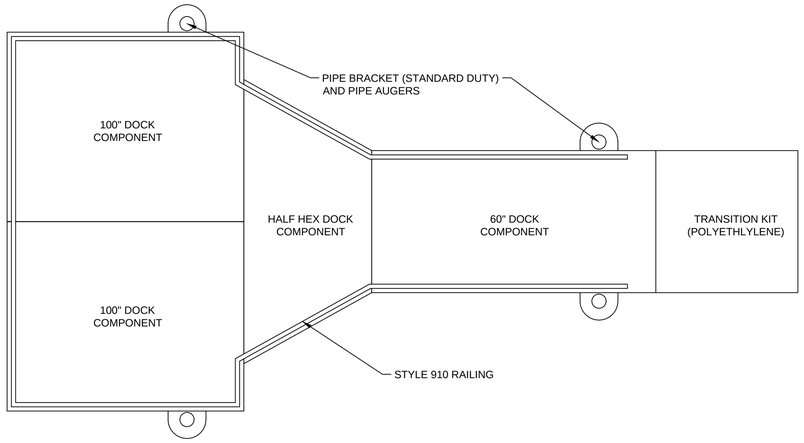
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-2.01

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1 EZDOCK MODULAR DOCK SYSTEM (OR APPROVED EQUAL)

3/8" = 1'-0" D-01

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	99	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	36	QUERCUS MACROCARPA BURR OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	38	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	40	ULMUS CRASSIFOLIA CEDAR ELM	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	70	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	38	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	39	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	308	HESPERALOE PARVIFLORA RED YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	57	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	283	LEUCOPHYLLUM FRUTESCENS `COMPACTA` COMPACT TEXAS RANGER	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	35	MUHLENBERGIA CAPILLARIS 'LENCA' TM REGAL MIST PINK MUHLY GRASS	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	266	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	281	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	428,839 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SEED RATE PER MANUFACTERER			
	107,841 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
2	6` TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
3	6` BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
4	PARK BENCH	5
5	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF
6	PERMANENT IRRIGATION	296,432 SF
7	TEMPORARY IRRIGATION	268,578 SF

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ROCKWALL, TEXAS

LANDSCAPE SCHEDULE

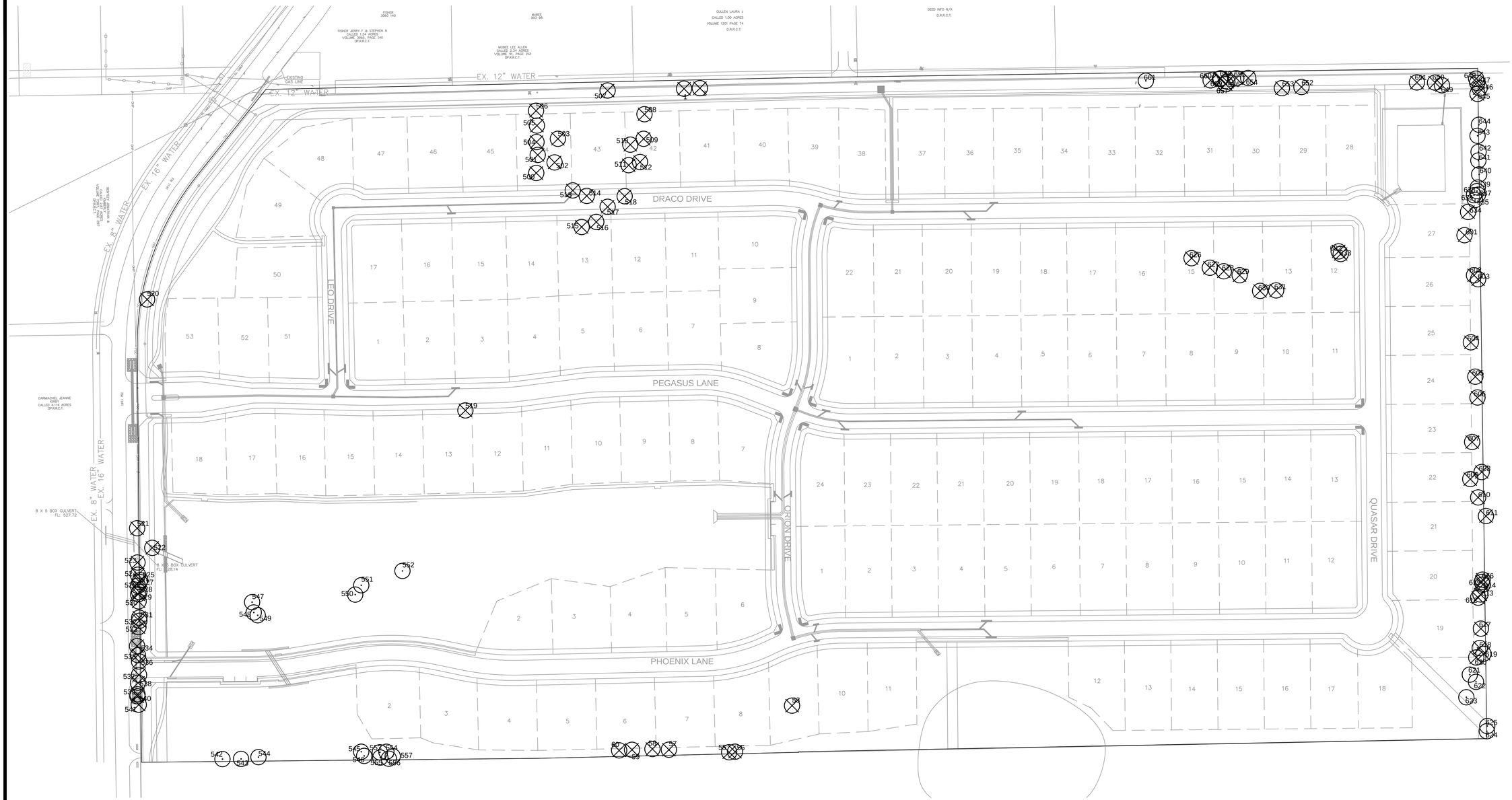
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-2.02

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TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

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ROCKWALL, TEXAS

TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER
L-3.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	32.0	sugarberry	20	Yes	Damaged	REMOVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Heathy	REMOVED	-	-	8.5	-	-
53	26.6	eastern red cedar	20	Yes	Heathy	REMOVED	53.2	-	-	-	-
55	26.5	eastern red cedar	20	Yes	Heathy	REMOVED	53.0	-	-	-	-
56	20.4	eastern red cedar	20	Yes	Heathy	REMOVED	-	-	10.2	-	-
57	11.9	eastern red cedar	12	No	Heathy	REMOVED	-	-	5.9	-	-
58	11.6	eastern red cedar	11	No	Heathy	REMOVED	-	-	5.8	-	-
59	11.0	eastern red cedar	10	No	Heathy	REMOVED	-	-	5.5	-	-
60	12.2	eastern red cedar	12	No	Heathy	REMOVED	-	-	6.1	-	-
500	9.4	Scotch pine	7	No	Heathy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Heathy	REMOVED	-	6.9	-	-	-
502	16.0	silver maple	16	No	Heathy	REMOVED	-	16.0	-	-	-
503	15.1	Scotch pine	13	No	Heathy	REMOVED	-	15.1	-	-	-
504	11.2	Scotch pine	6	No	Heathy	REMOVED	-	11.2	-	-	-
505	6.0	Scotch pine	4	No	Heathy	REMOVED	-	6.0	-	-	-
506	8.9	Scotch pine	7	No	Heathy	REMOVED	-	8.9	-	-	-
507	11.6	sugarberry	11	No	Heathy	REMOVED	-	-	5.8	-	-
508	15.1	Scotch pine	11	No	Heathy	REMOVED	-	15.1	-	-	-
509	11.9	Scotch pine	11	No	Heathy	REMOVED	-	11.9	-	-	-
510	27.1	Bradford pear	21	Yes	Heathy	REMOVED	54.2	-	-	-	-
511	6.0	bald cypress	6	No	Heathy	REMOVED	-	6.0	-	-	-
512	10.5	Scotch pine	7	No	Heathy	REMOVED	-	10.5	-	-	-
513	17.6	live oak	18	No	Heathy	REMOVED	-	17.6	-	-	-
514	20.3	live oak	22	No	Heathy	REMOVED	-	20.3	-	-	-
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-
517	30.2	Bradford pear	25	Yes	Heathy	REMOVED	60.4	-	-	-	-
518	14.7	Shumard's oak	17	No	Heathy	REMOVED	-	14.7	-	-	-
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Heathy	REMOVED	-	-	7.9	-	-
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Heathy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Heathy	REMOVED	-	-	6.8	-	-
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Heathy	REMOVED	-	-	5.6	-	-
527	12.9	sugarberry	18	No	Heathy	REMOVED	-	-	6.4	-	-
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Heathy	REMOVED	-	-	6.3	-	-
530	11.2	sugarberry	13	No	Heathy	REMOVED	-	-	5.6	-	-
531	12.5	sugarberry	17	No	Heathy	REMOVED	-	-	6.3	-	-
532	17.2	sugarberry	20	No	Heathy	REMOVED	-	-	8.6	-	-
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Heathy	REMOVED	-	-	5.5	-	-
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
538	11.7	sugarberry	13	No	Heathy	REMOVED	-	-	5.8	-	-
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
542	22.8	sugarberry	23	No	Heathy	PRESERVED	-	-	-	-	-
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
545	11.5	eastern red cedar	15	No	Damaged	PRESERVED	-	-	-	-	-
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
547	24.2	black willow	26	Yes	Heathy	PRESERVED	-	-	-	-	-
548	13.5	black willow	10	No	Heathy	PRESERVED	-	-	-	-	-
549	5.7	Hercules-club	6	Yes	Heathy	PRESERVED	-	-	-	-	-
550	6.5	gum bumelia	6	Yes	Heathy	PRESERVED	-	-	-	-	-
551	8.0	gum bumelia	6	Yes	Heathy	PRESERVED	-	-	-	-	-
552	4.2	common persimmon	5	No	Heathy	PRESERVED	-	-	-	-	-
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Heathy	PRESERVED	-	-	-	-	-
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Heathy	PRESERVED	-	-	-	-	-
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
							220.8	169.6	112.6	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree #	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
645	16.7	sugarberry	17	Yes	Healthy	REMOVED	-	-	8.4	-	-
646	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
647	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
648	14.6	sugarberry	15	No	Healthy	REMOVED	-	-	7.3	-	-
649	14.8	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
650	27.1	eastern red cedar	28	No	Healthy	REMOVED	54.2	-	-	-	-
651	5.3	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
652	25.7	sugarberry	26	No	Healthy	REMOVED	51.4	-	-	-	-
653	27.2	sugarberry	28	No	Healthy	REMOVED	54.4	-	-	-	-
654	11.4	Osage-orange	11	No	Healthy	REMOVED	-	-	-	N/A	-
655	27.6	Osage-orange	28	Yes	Healthy	REMOVED	-	-	-	N/A	-
656	15.7	Osage-orange	17	Yes	Healthy	REMOVED	-	-	-	N/A	-
657	11.8	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
658	18.4	sugarberry	20	No	Healthy	REMOVED	-	-	9.2	-	-
659	17.8	Osage-orange	18	No	Healthy	REMOVED	-	-	-	N/A	-
660	11.8	sugarberry	12	No	Healthy	REMOVED	-	-	5.9	-	-
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-
							397.0	32.0	188.0	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

617.8	201.6	300.6	-	-	1,120.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER
L-3.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson



TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER

L-4.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	Diameter at Breast Height (inches)	Species	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	7	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
2	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
3	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
4	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
5	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
6	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
7	7	sugarberry	Healthy	REMOVED	-	-	3.5	-	-
8	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
9	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
10	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
11	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
12	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
13	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
14	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
15	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
16	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
17	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
18	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
19	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
20	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
21	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
22	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
23	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
24	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
25	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
26	13	live oak	Healthy	PRESERVED	-	-	-	-	-
27	19	sugarberry	Healthy	PRESERVED	-	-	-	-	-
28	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
29	25	sugarberry	Healthy	PRESERVED	-	-	-	-	-
30	17	sugarberry	Healthy	PRESERVED	-	-	-	-	-
31	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
32	23	sugarberry	Healthy	PRESERVED	-	-	-	-	-
33	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
34	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
35	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
36	17	sugarberry	Healthy	REMOVED	-	-	8.5	-	-
37	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
38	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
39	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
40	13	sugarberry	Healthy	PRESERVED	-	-	-	-	-
41	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
42	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
43	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
44	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
45	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
46	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
47	9	sugarberry	Healthy	PRESERVED	-	-	-	-	-
48	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
49	21	sugarberry	Healthy	PRESERVED	-	-	-	-	-
50	8	sugarberry	Healthy	PRESERVED	-	-	-	-	-
51	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
52	9	live oak	Healthy	PRESERVED	-	-	-	-	-
53	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
54	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
55	8	eastern red cedar	Healthy	REMOVED	-	-	4.0	-	-
					-	-	128.0	-	-
					Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
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BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN TABLES

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER
L-4.01

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	SP2022-016	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Incognito Winery	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1541 E INTERSTATE 30, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Charles Smith of Incognito Winery on behalf of Charles Smith of Dynacap Holdings, LTD the approval of a Site Plan for a Craft Winery on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Needs Review

04/22/2022: 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 Craft Winery on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30.

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 (SP2022-016) 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).

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Site Plan. (Subsection 03.04.A, of Article 11)

M.6 Parking Comments:
(1) The proposed handicap (i.e. ADA parking space) parking space on the rear of the building does not work. It would need to be accessed by a 24-foot concrete road, per the Engineering Standards of Design and Construction. Please indicate a different space as the handicap parking space on the front of the building.
(2) The House of Worship requires 1 parking space per 4 seats and the Restaurant requires 1 parking space per 100 square feet.
(3) Currently there are seven (7) parking spaces on site per aerial images of the property and eight (8) more parking spaces are proposed.
(4) The proposed Restaurant is 2,550 SF per the Rockwall Central Appraisal District (RCAD). Given this the parking requirement for the Restaurant is 26 parking spaces, which given the proposed site plan the Restaurant is short 18 parking spaces. A parking agreement could be made between the House of Worship and the Restaurant, which would reduce the parking deficiency to 11 parking spaces. Please adjust the site plan to provide more parking for the proposed Restaurant, otherwise this would be a variance to the Unified Development Code (UDC).

M.7 The land use is changing on the Subject Property and therefore must meet the landscape buffer requirements outlined in Subsection 05.05, Landscape Buffers, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). In this case there must be four (4) canopy trees (i.e. 4 caliper inch trees) and four (4) accent trees planted on the within 10-feet of the property line adjacent to the Interstate 30 Frontage Road. On the site plan, please indicate the location the trees will planted as well as the size

and species to verify conformance with the UDC.

M.8 If you need to request the variance, please provide staff with a variance letter that describes why you are requesting the parking variance, justify why this variance should be granted by the Planning and Zoning Commission, and provide two (2) offsetting compensatory measures. Compensatory measures can include providing landscaping, such as canopy trees.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 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.10 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 May 3, 2022; 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 May 10, 2022 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.

I.12 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	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Parking spaces must be accessible by an access easement/fire lane that is 24' wide (for two-way traffic).
- Parking to be 20'x9' minimum.
- All new paving to be reinforced concrete.
- No dead end parking. Must have City approved turnaround
- Can't access from adjacent private property without an off-site easement all the way to IH-30 from the adjacent property.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: Please provide a landscape / tree scape plan

- Parking spaces must be accessible by an access easement/fire lane that is 24' wide (for two-way traffic).
- Parking to be 20'x9' minimum.
- All new paving to be reinforced concrete.
- No dead end parking. Must have City approved turnaround
- Can't access from adjacent private property without an off-site easement all the way to IH-30 from the adjacent property.
NOT TO SCALE
PROPOSED WALK
24.0'
PROPOSED ADA PARKING
PROPOSED WALK
PROPOSED WALK
PROPOSED CONC.
PROPOSED WALK
3.0'
13.0'
4.0'
8.0'
ZBH/1535 E. INTERSTATE 30 LTD VOL. 2017, PG. 9774
AM ROCKWALL INVESTMENTS LP VOL. 2435, PG. 28
N 01°18'49" W
552.87'
S 01°1
564
567
568
569
570
8.6'
124.7'
30.1'
100.1'
ONE STORY FRAME
ASPHALT
POOL
AC
SEE INSET
14.8'
0.4'
24.4'
ASPHALT
67.0'
87.6'
MRD
(N 72°41'
(201.
S 73°00'00" W
71.30'
BEGINNING
S 65°32'14" W
128.50'
INLET
E. INTERSTATE 30

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-016

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	1541 E Interstate 30 Suite 140, Rockwall, Texas		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	N frontage road between John King & Hwy 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI (I think)	CURRENT USE	office
PROPOSED ZONING	no change	PROPOSED USE	Wine Bar
ACREAGE	2.2 acres	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	Dynacap Holdings Limited	☒ APPLICANT	Incogn. to Wine
CONTACT PERSON	Charlie Smith	CONTACT PERSON	Charlie Smith
ADDRESS	1541 E Interstate 30 Suite 140	ADDRESS	1541 E Interstate 30 Suite 140
CITY, STATE & ZIP	Rockwall Texas 75087	CITY, STATE & ZIP	Rockwall Texas 75087
PHONE	214 212 2307	PHONE	214 212 2307
E-MAIL	charlie@ck2advisors.com	E-MAIL	charlie@ck2advisors.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles Smith [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 $ 250.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* April, 2022. *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."*

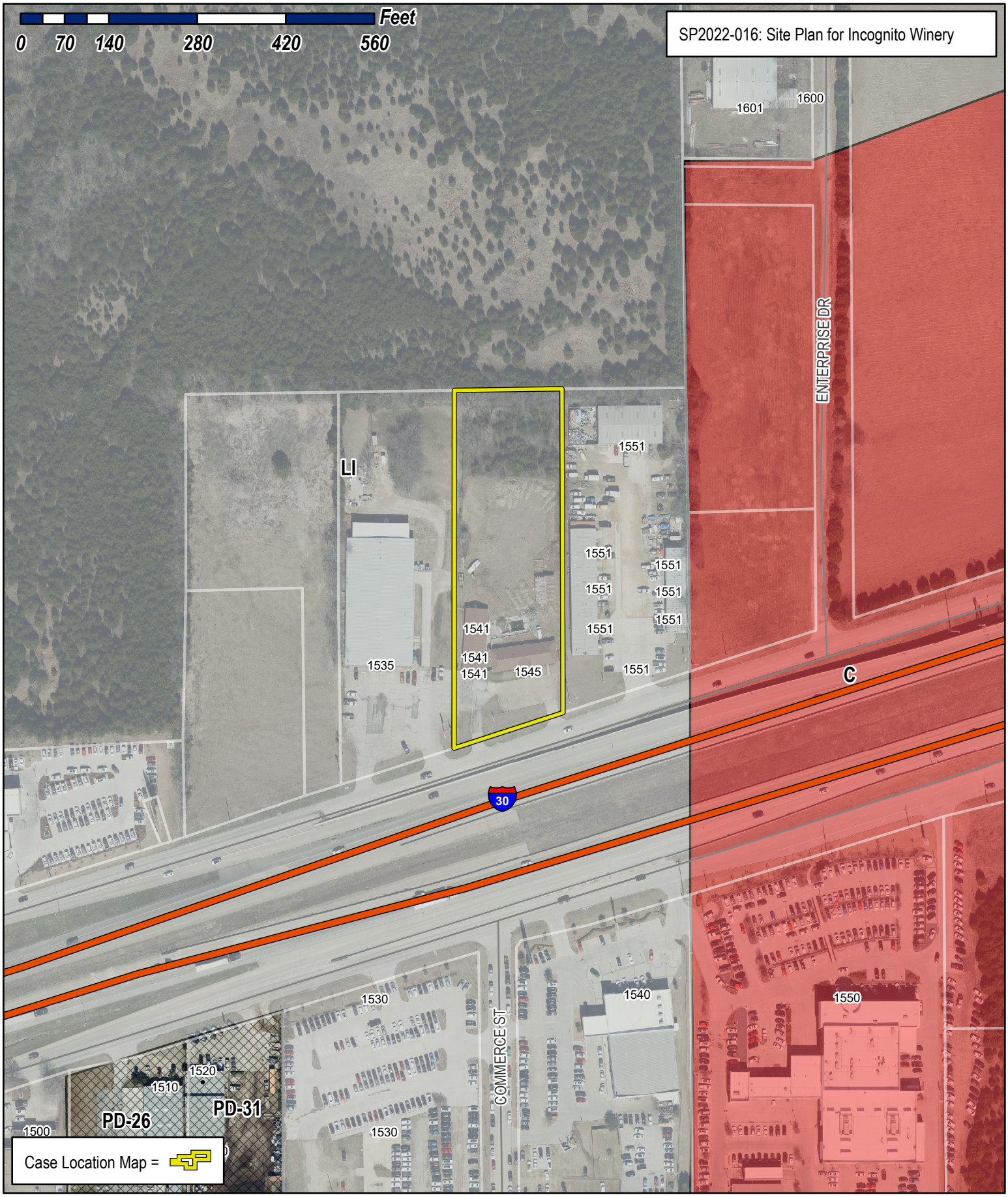
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L MOSS
Notary ID #130926177
My Commission Expires
December 8, 2024

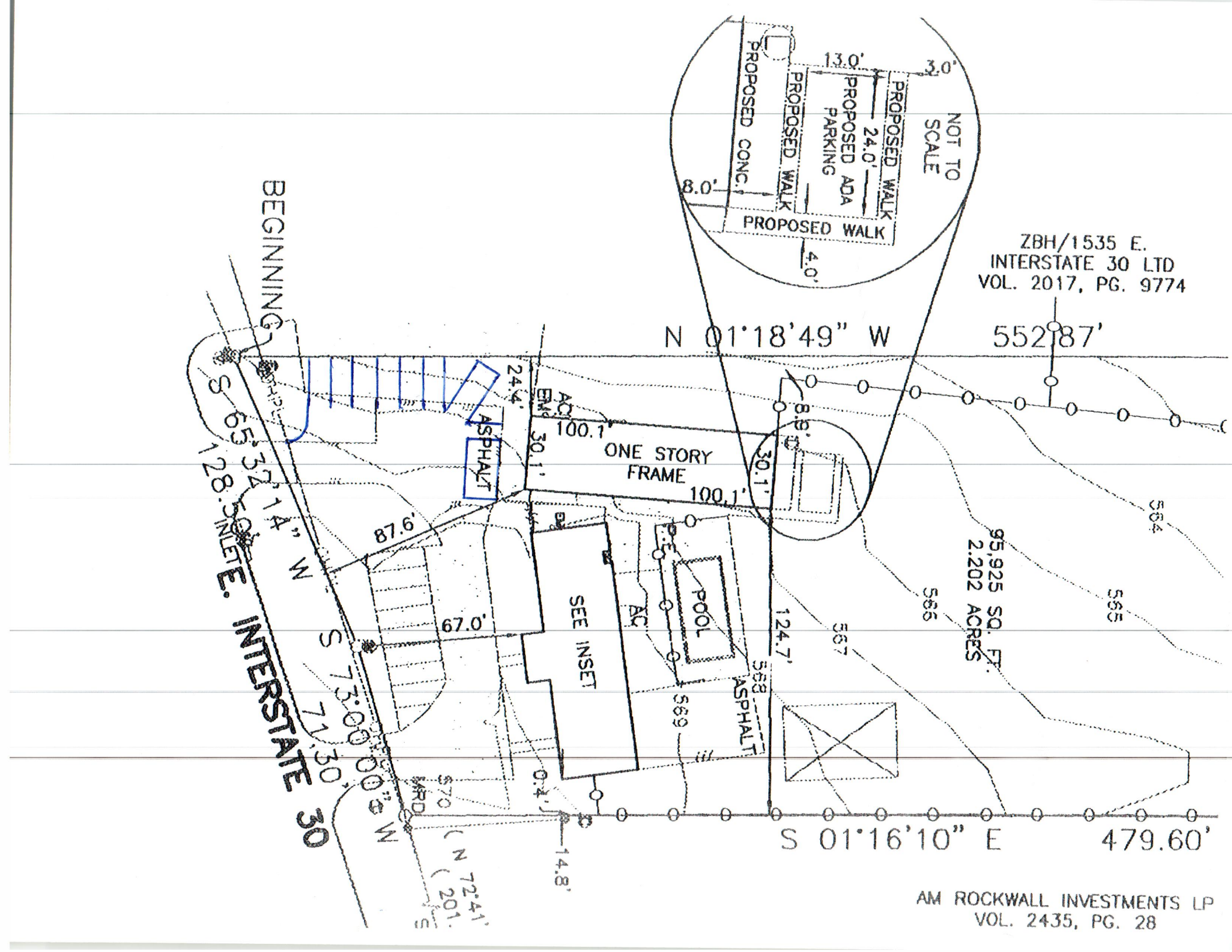
MY COMMISSION EXPIRES 12-08-2024



City of Rockwall

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

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


PROPOSED CONC.
13.0'
3.0'
PROPOSED WALK
PROPOSED ADA PARKING
24.0'
PROPOSED WALK
NOT TO SCALE
8.0'
PROPOSED WALK
4.0'
ZBH/1535 E. INTERSTATE 30 LTD
VOL. 2017, PG. 9774
N 01°18'49" W 552.87'
BEGINNING
S 65°32'14" W 128.50'
E. INTERSTATE 30
24.4'
ASPHALT
AC
EM
100.1'
30.1'
ONE STORY FRAME
100.1'
30.1'
87.6'
67.0'
SEE INSET
AC
POOL
124.7'
95,925 SQ. FT. 2.202 ACRES
564
565
565
567
568
ASPHALT
569
S 73°00'00" W 71.30'
570
IRD
0.4'
14.8'
(N 72°41'
(201.
S 01°16'10" E 479.60'
AM ROCKWALL INVESTMENTS LP
VOL. 2435, PG. 28

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	SP2022-017	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Rockwall Ninth Grade Center North	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2850 FM 1141, ROCKWALL, TX 75098	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Site Plan for a Public Secondary School on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/22/2022	Needs Review

04/22/2022: SP2022-017; Site Plan for Rockwall Ninth Grade Center
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 Public Secondary School on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
I.3 For reference, include the case number (SP2022-017) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.
M.5 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

M.4 Site Plan:
(1) Update the lot coverage with any structures.
(2) Indicate/label all fire lanes. (Subsection 03.04.B, of Article 08, UDC)
(3) Indicate street centerline for proposed extension of Panhandle Drive. (Subsection 03.04.B, of Article 11, UDC)
(4) Please show Panhandle Drive being extended to Quail Run Road.
(5) Please indicate the right-of-way width for all roadways.
(6) Please remove trees depicted on the site plan from the right-of-way.
(7) Please note that the RISD will be responsible for upgrading Quail Run Road to its full width to John King Boulevard.
(8) Please note that only one (1) row of parking can be in between the front façade of the building and the front property line. Currently there are two (2) parking lots showing more than one (1) row of parking.
M.5 Photometric Plan:
(1) Please indicate all stadium and practice field/tennis courts lighting standards and photometric values.
(2) Indicate Lighting Levels (in Foot Candles, i.e. FC) of each light, and provide the light spread shown by each fixture (Subsection 03.03, of Article 07, UDC)
M.5 Building Elevations:
(1) Please provide an exhibit of dumpster enclosures. Dumpster enclosures must be self-latching and indicated as such. (Subsection 01.05.B, of Article 05, UDC)

(1) Please indicate all RTU's proposed for the property and show that they will be screened.
(2) Please label horizontal measurements on all elevations.
(3) Please label exterior elevations with the adjacent public right of way for reference.
M.6 Landscape Plan:
(1) Label all Berms and provide a measured exhibit of both berm and shrub. Add Berm to tree exhibit.
(2) All Canopy trees shall be at least 4'" caliper. (Subsection 07.01, of Article 09, UDC)
(3) Add landscaping along extension of Panhandle Drive (Berm and Shrubbery of a minimum 30", 1 canopy and 1 accent every 50-feet of linear frontage) and the remainder lot on the westside of Panhandle Drive (berm and three (3) tiered screening). (Section C2(3.b &c), Development Standards, of the Planned Development Ordinance)
(4) Ensure all parking spaces are within 80' of a tree. Specifically the parking lot depicted in page L5 of landscape plans. (Subsection 05.03.E, of Article 08, UDC)
(5) The developer shall establish hydro mulch or a non-sod option with a minimum of 1" in height. (Section 4.2, Coverage, Engineering Standards of Design and Construction)
(6) The City will be dedicating the triangular tract of land in exchange for the right-of-way of Panhandle Drive. Please show the incorporation of this triangle and the landscaping associated with this area on the landscape plan.
(7) Please show a five (5) foot sidewalk along Panhandle Drive and the extension of N. Country Lane.
M.7 Treescape Plan:
(1) Indicate all grades and major contours. (Subsection 03.01.C, of Article 09, UDC)
(2) Please clarify moving trees from future Panhandle Drive extension.
I.10 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 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.11 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 May 3, 2022; 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 May 10, 2022 Planning & Zoning Meeting.
I.12 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.
I.13 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	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Must build your half of North Country Lane. 65' ROW and 45' B-B paving.
- Must build full width of Panhandle to Quail Run 65' ROW and 45' B-B paving including sidewalks.
- Must build Quail Run Road. 65' ROW and 45' B-B paving to the ex. widened section located east of John King.
- 12-inch WL down Panhandle to be constructed.
- San. Sew. to be 6-ft off Back of Curb in Panhandle.
- Show and label oil/water separator for dumpster area to drain to sewer system.
- Remove sign from site plan.
- Label angle of bus parking.
- Recommend moving sewer MH out of playing field.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees to be paid for upsizing the water meter and additional square footage to building.
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

- Must include a 10' utility easement along street frontage
- Remove all signage from site plan

Water and Wastewater Items:
- Impact fees to be paid with building permit.
- Must dedicate 20' wide easement for the sewer line to connect along creek.
- Must build 12" water line in Panhandle to south property line per the Master Plan.
- Must build 12" water line in North Country Lane and connect to FM 1141
- Sewer Pro-rata $361.54/acre and $23,238.22.
- San. Sew. to tie into new line being constructed in E. Quail Run Rd.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system. - Detention is required.
- Areas of 20 acres or more must use the unit hydrograph method. Review fees apply.
- C-factor will be per zoning type.
- No walls in detention. Max slope is 4:1

Roadway Paving Items:
- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Panhandle to be 65' ROW, 45' B-B paving.
- North Country Lane to be 65' ROW, 45' B-B paving. Must build remaining roadway.
- Quail Run to be an M4U 65' ROW and 45' B-B paving. Must build Quail Run Road. 65' ROW and 45' B-B paving to the ex. widened section located east of John King
- Traffic Impact Analysis required. Review fees apply.
- TxDOT driveway spacing on FM 1141 is 495 feet per the 55 mph posted speed.
- Left turn lanes in FM 1141 at driveway connections

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Needs Review

04/22/2022: Fire Lane shall be labled with the radius indicated.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved w/ Comments

04/19/2022: Address assignment will be *2850 FM 1141, ROCKWALL, TX 75098*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: 1. Tree mitigation only required if any trees encountered on site
2. Landscape plan approved with following comments; please verify you parking lot trees as every space must be within 80' of a tree
3. There are new varieties of Bermudagrass that are more shade, drought, wear and cold tolerant such as Tif Tuf and Tahoma 31
04/18/2022: All canopy trees must be 4" caliper minimum.

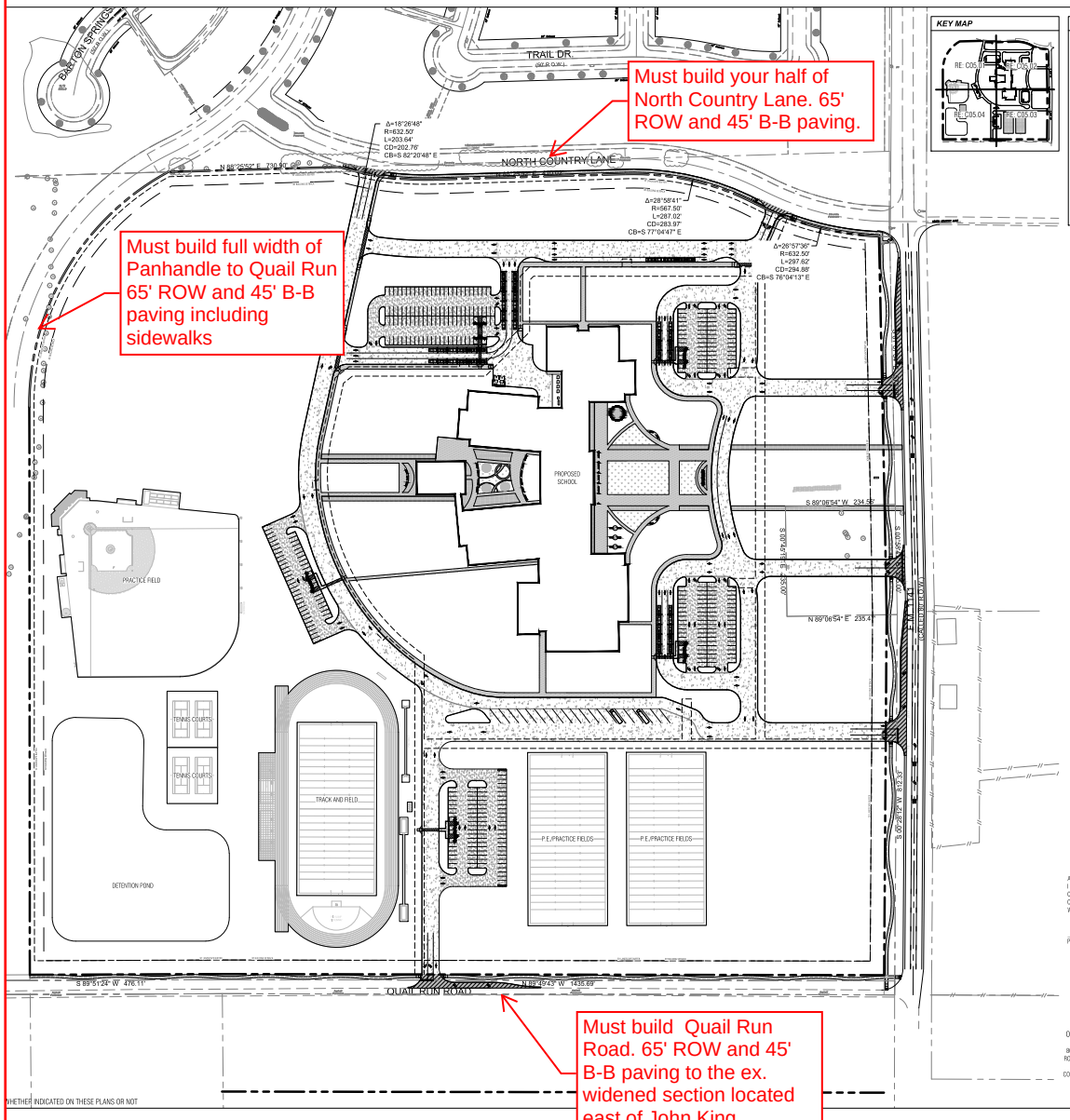
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- Must include a 10' utility easement along street frontage
- Remove all signage from site plan

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KEY MAP

GENERAL SITE NOTES

PAVING LEGEND (PROPOSED)

PAVING LEGEND (EXISTING)

SITE DATA SUMMARY TABLE

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0805
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-0151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2000
Fax 214.653.8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-651 — FIRM # 1752979-00000
PHONE (972) 717-0151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 320 — IRVING, TEXAS 75038

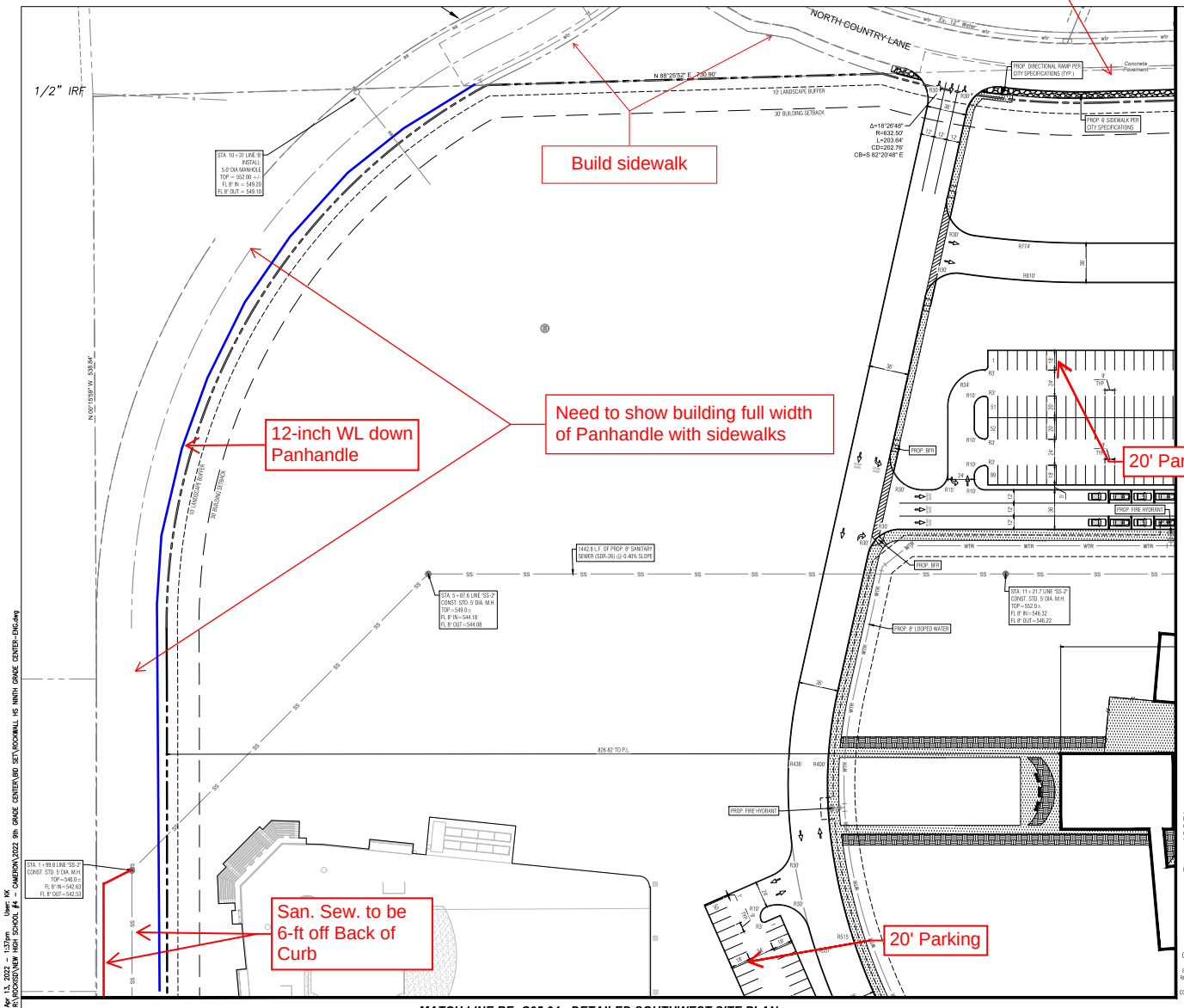
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 14, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.00



CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2000
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # 1453 FIRM # T32070100000
PHONE (972) 717-5151 FAX (972) 717-2176
4000 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

The seal appearing on this document was authorized by Carolyn Jurrilla, P.E. 86568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0805
CONTACT: JAMES WATSON

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BOWMAN
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SUITE 300
FORT WORTH, TEXAS 76104
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CONTACT: ROBERT HANSEN

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IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

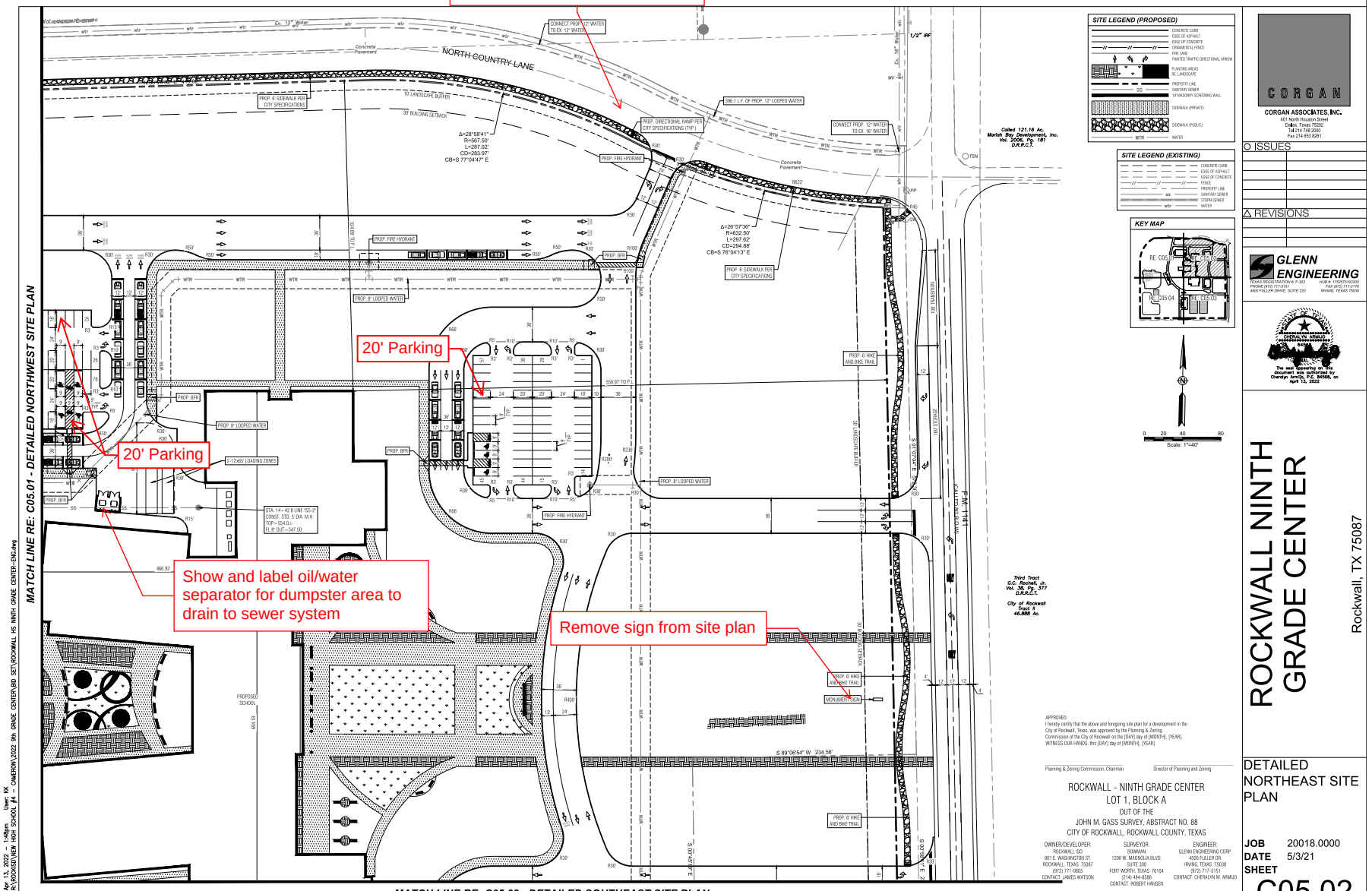
CITY OF ROCKWALL CASE NO.

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.01

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 13, 2022 - 1:37pm User: KK
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CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2020
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-003
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
FIRM # 1752/9100/00
FAX (972) 717-2176
IRVING, TEXAS 75038

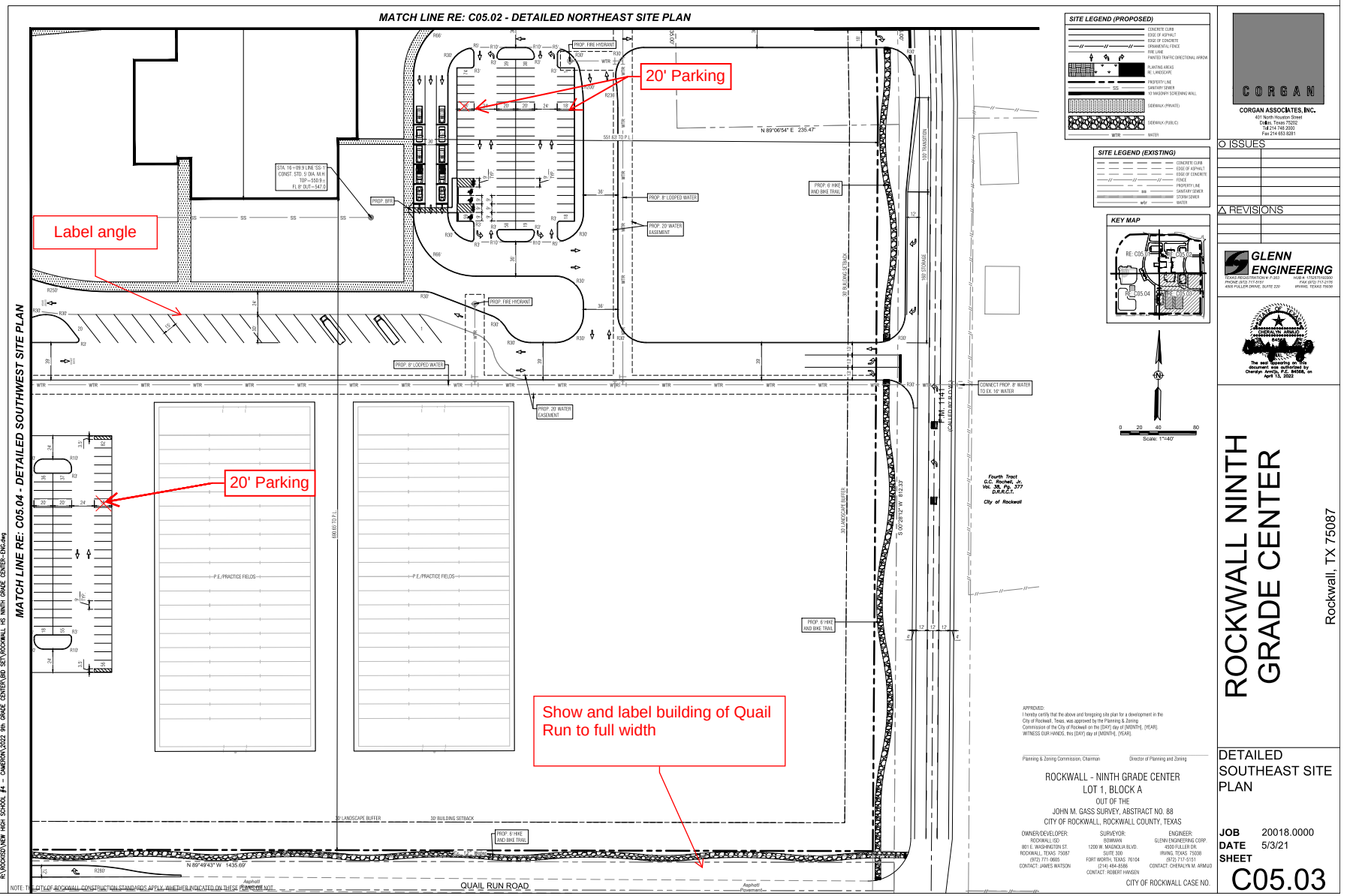
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.02



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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-0151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2020
Fax 214 653 8281

GLENN ENGINEERING
TEXAS REGISTRATION # F-003 — FIRM # 7326700300
4500 FULLER DRIVE, SUITE 220 — PHONE (972) 717-0151 — FAX (972) 717-2176 — WWW.GLENNENG.COM

ISSUES
REVISIONS

The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 86568, on April 13, 2022

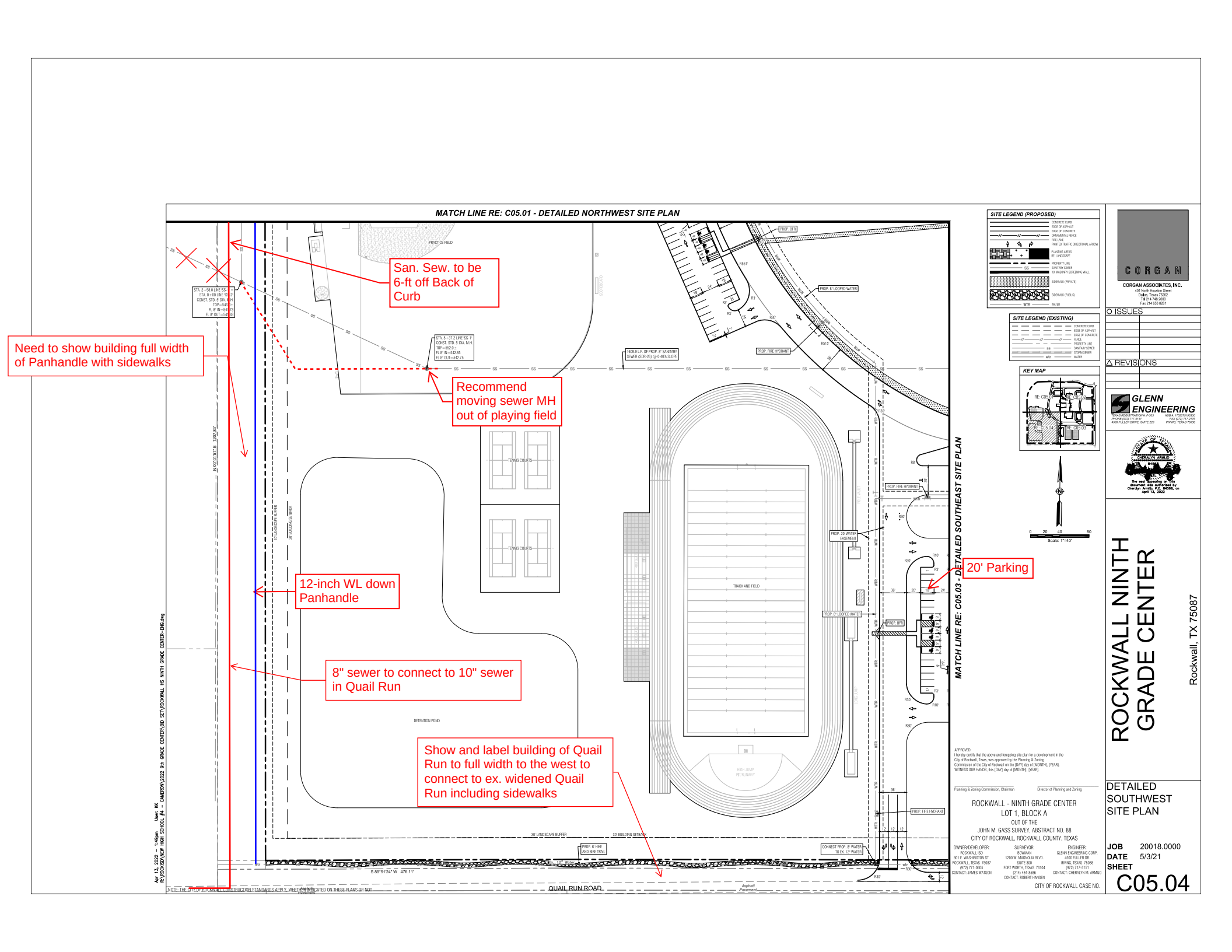
ROCKWALL NINTH GRADE CENTER

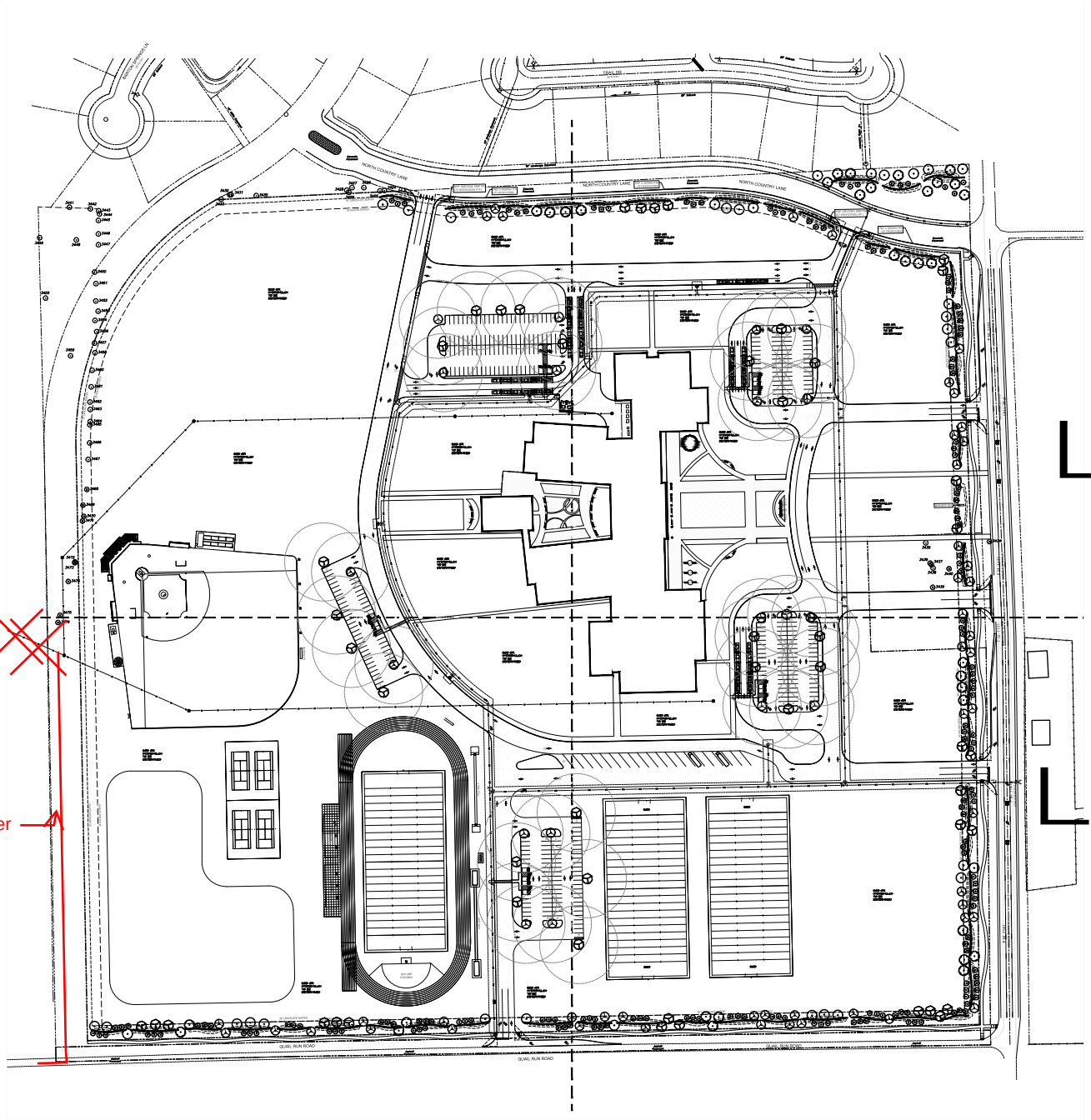
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.03

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MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN
San. Sew. to be 6-ft off Back of Curb
Need to show building full width of Panhandle with sidewalks
Recommend moving sewer MH out of playing field
12-inch WL down Panhandle
8" sewer to connect to 10" sewer in Quail Run
Show and label building of Quail Run to full width to the west to connect to ex. widened Quail Run including sidewalks
20' Parking
MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN
QUAIL RUN ROAD
TENNIS COURTS
TRACK AND FIELD
PRACTICE FIELD
DETENTION POND
30' LANDSCAPE BUFFER
30' BUILDING SETBACK
PROP. 8" LOOPED WATER
PROP. FIRE HYDRANT
PROP. 20' WATER EASEMENT
PROP. 6' HIKE AND BIKE TRAIL
CONNECT PROP. 8" WATER TO EX. 12" WATER
SITE LEGEND (PROPOSED)
SITE LEGEND (EXISTING)
KEY MAP
Scale: 1"=40'
ROCKWALL NINTH GRADE CENTER
Rockwall, TX 75087
DETAILED SOUTHWEST SITE PLAN
ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO.
CORGAN ASSOCIATES, INC.
GLENN ENGINEERING
ISSUES
REVISIONS
JOB 20018.0000
DATE 5/3/21
SHEET C05.04



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NG USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,215 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F./3,044,079 S.F. = 4.93%
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 49.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED:	382 SPACES

0 50 100 200
GRAPHIC SCALE
1" = 100'

APPROVED:
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
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ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8596	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL LANDSCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET L 1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-017

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	Rockwall High School 9th Grade Center	LOT	1	BLOCK	1
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Public School
PROPOSED ZONING	PD for NS uses	PROPOSED USE	Public School
ACREAGE	76.08 acres	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	Rockwall Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILL SALEE [*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 $ 1,771.60 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* APRIL *, 20* 20 *. 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."*

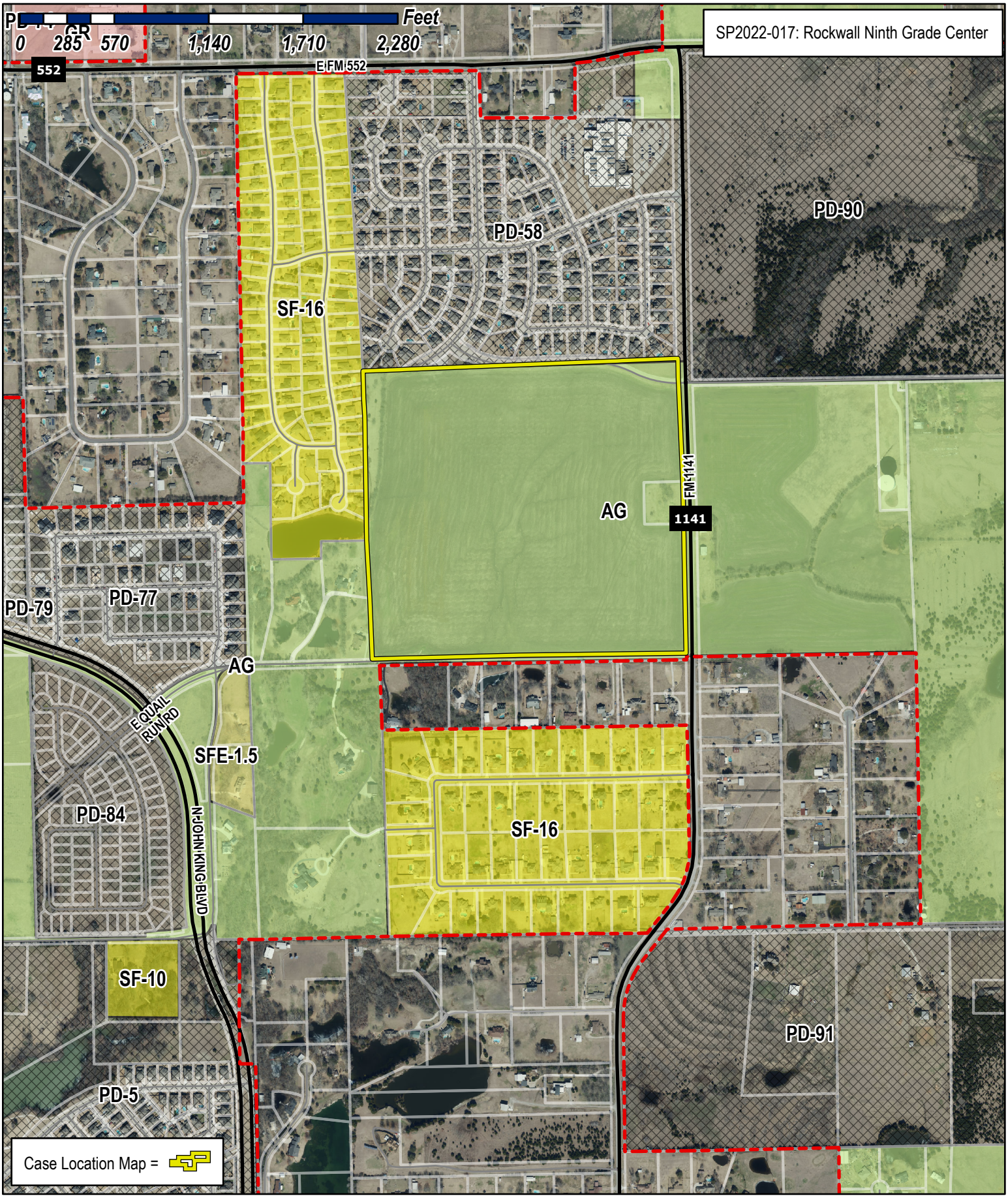
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* APRIL *, 20* 20

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melanie Pyland

NOTARY PUBLIC STATE OF TEXAS
MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

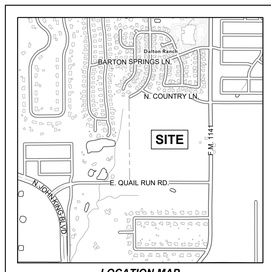
MY COMMISSION EXPIRES



City of Rockwall

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

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



LOCATION MAP
(NOT TO SCALE)

KEY MAP

GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

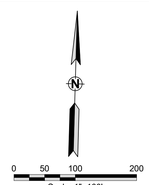
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- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- PLANTING AREAS RE: LANDSCAPE

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (ZO022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES



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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 14, 2022 - 8:58am User: KK
R:\ROCKISD\NEW HIGH SCHOOL #4 - CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB # 1720575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER

The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 14, 2022

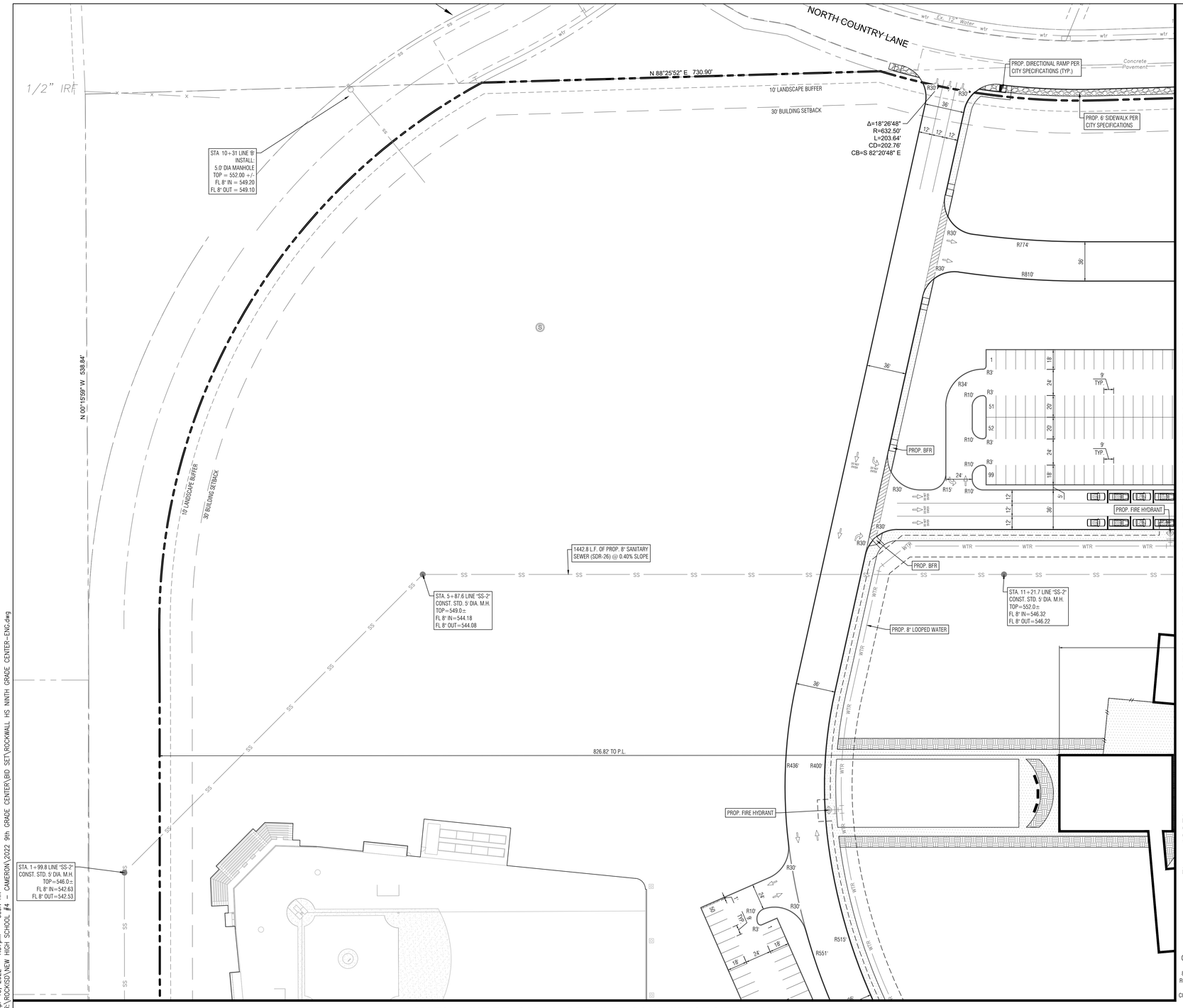
ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.00



MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 13, 2022 – 1:37pm User: KK
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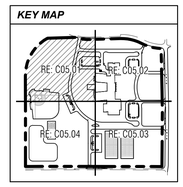
SITE LEGEND (PROPOSED)

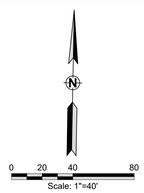
- CONCRETE CURB
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- PAINTED TRAFFIC DIRECTIONAL ARROW
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- RE: LANDSCAPE
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- SS — SANITARY SEWER
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- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- ss — SANITARY SEWER
- STORM SEWER
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KEY MAP





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] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1720575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
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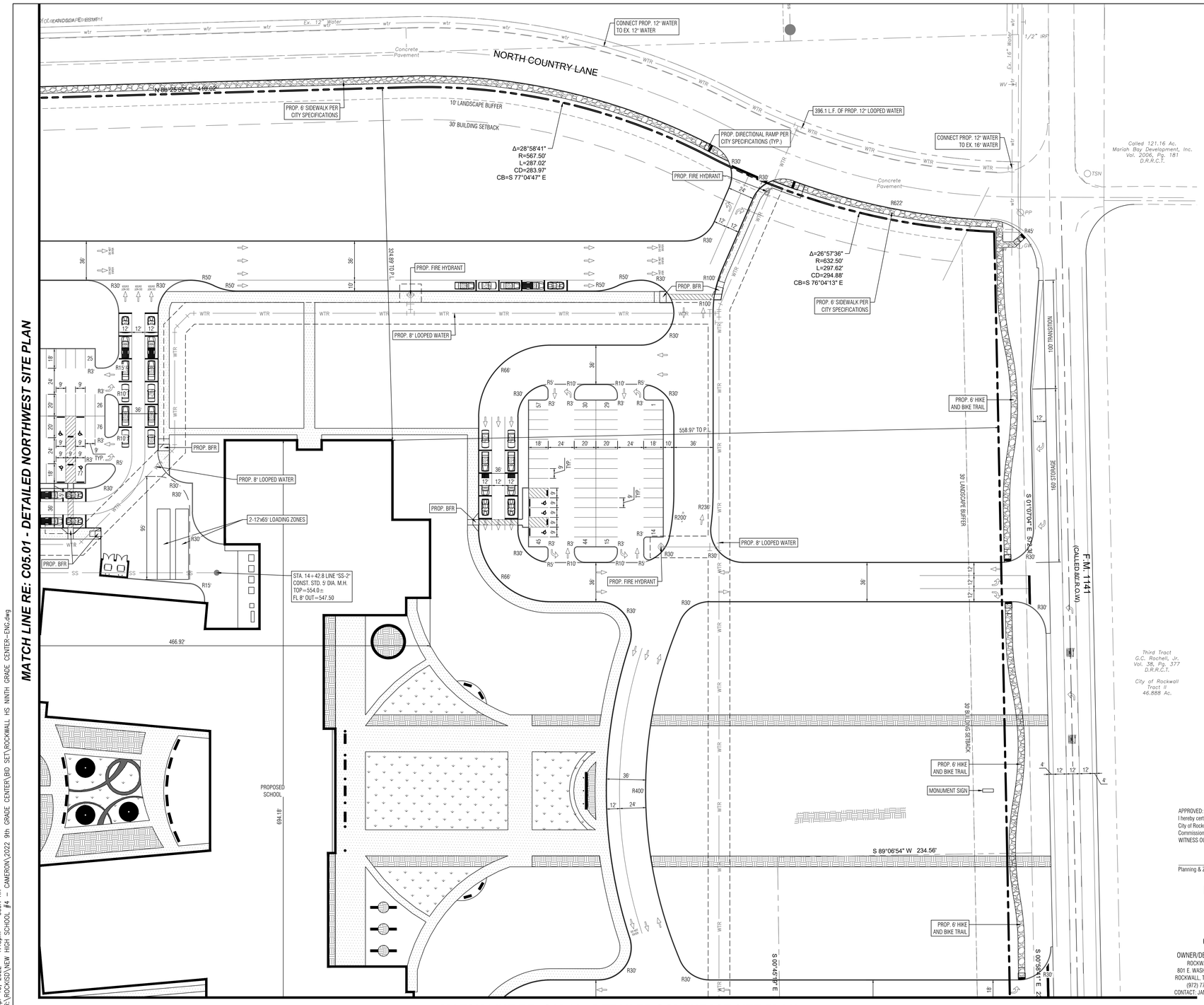
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.01



SITE LEGEND (PROPOSED)

- CONCRETE CURB
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- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
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SITE LEGEND (EXISTING)

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- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1702575193300
PHONE (972) 717-0151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
LICENSED
PROFESSIONAL
ENGINEER

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ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

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Director of Planning and Zoning

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CITY OF ROCKWALL CASE NO.

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

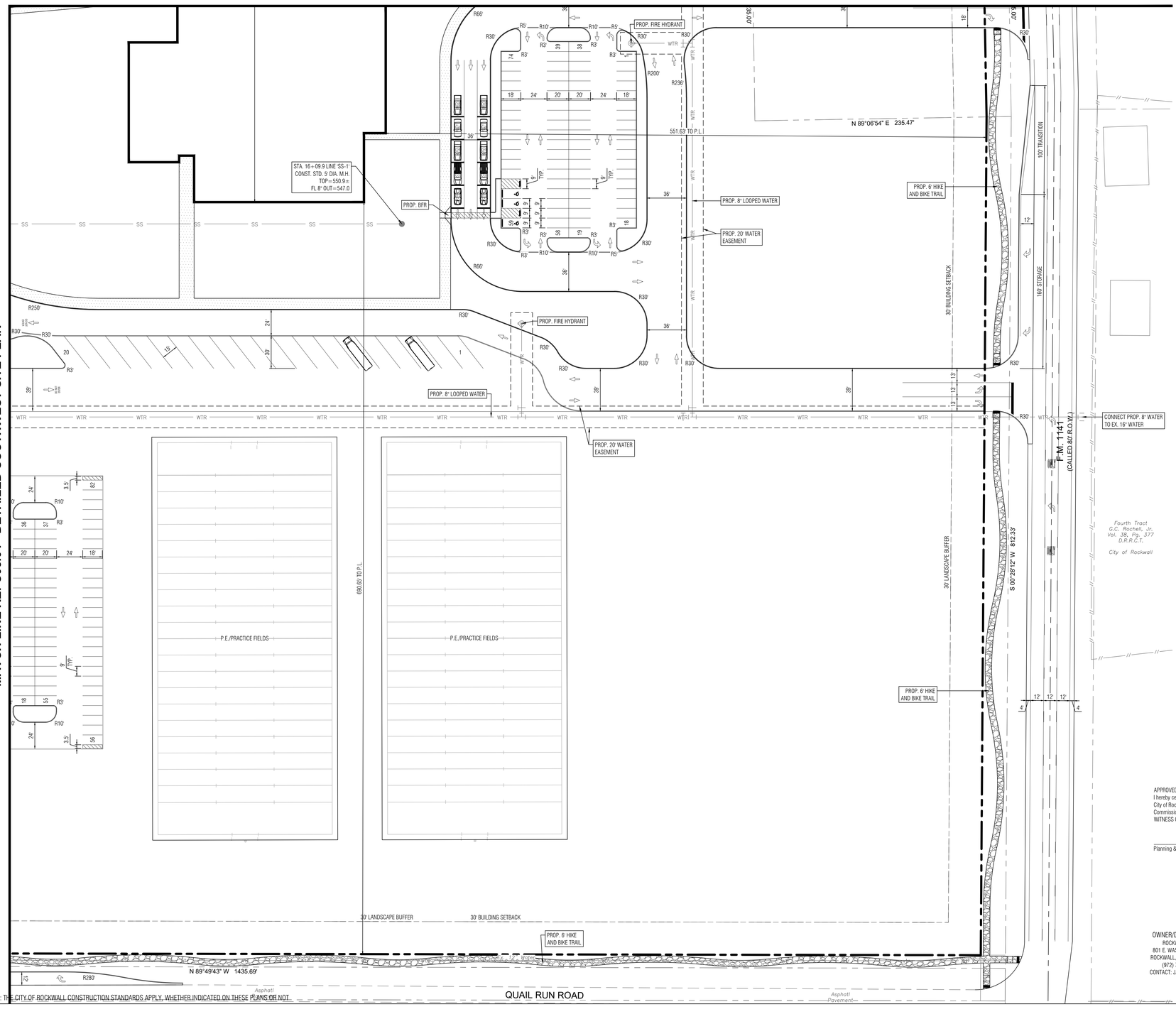
C05.02

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 13, 2022 – 1:48pm User: KK
R:\ROCKSD\VIEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



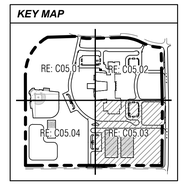
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
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CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

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Apr 13, 2022 - 1:49pm User: KK
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CORGAN

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401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
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○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1T0257519300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
94568
FINAL
Cheralyn Armijo
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ROCKWALL NINTH GRADE CENTER

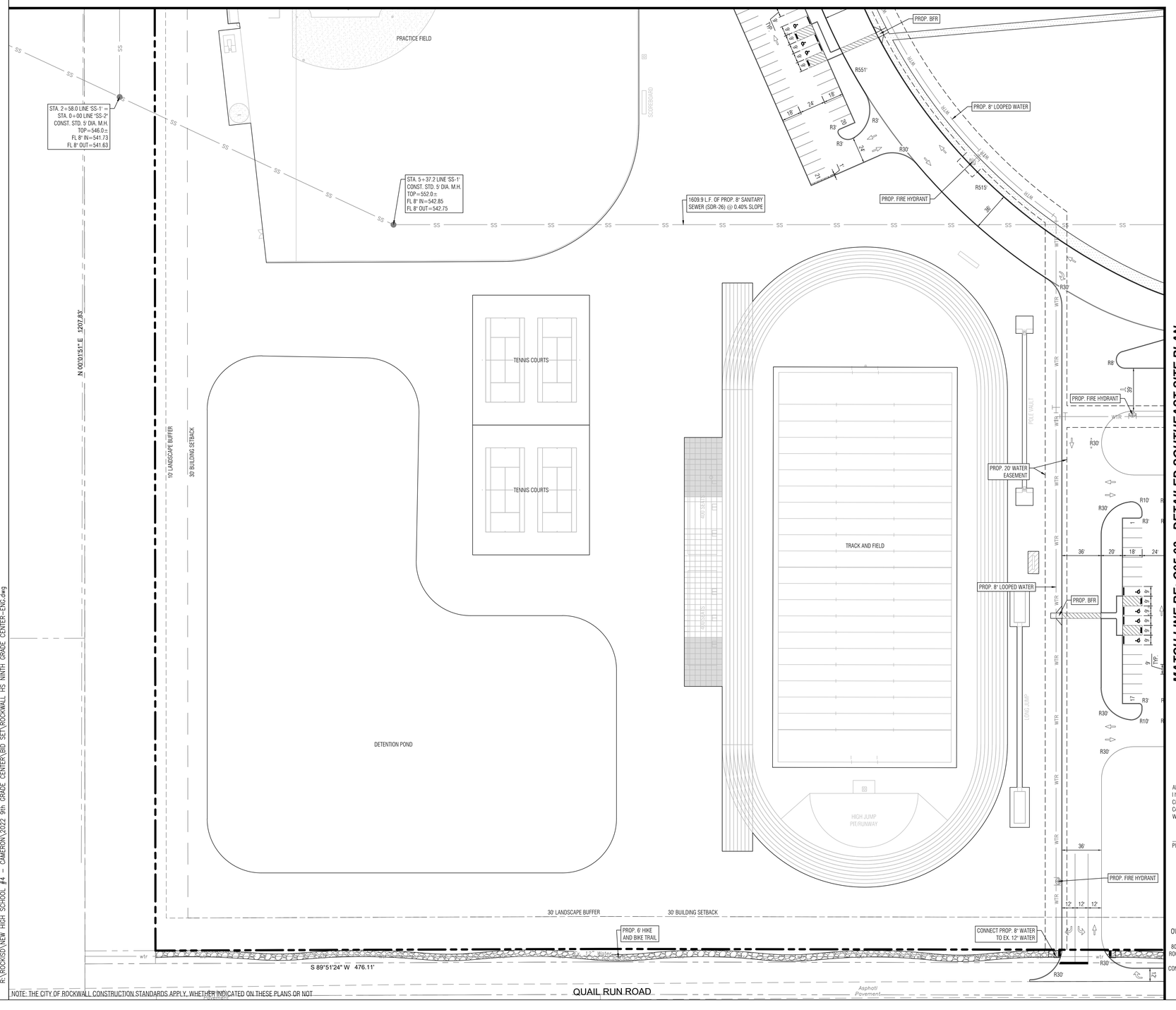
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

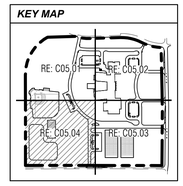
SITE LEGEND (PROPOSED)

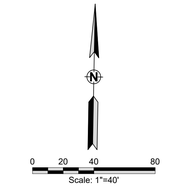
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- ss — SANITARY SEWER
- STORM SEWER
- wtr — WATER

KEY MAP





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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN
CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1702575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER
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ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.04

Apr 13, 2022 – 1:49pm User: KK
R:\ROCKSD\NEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

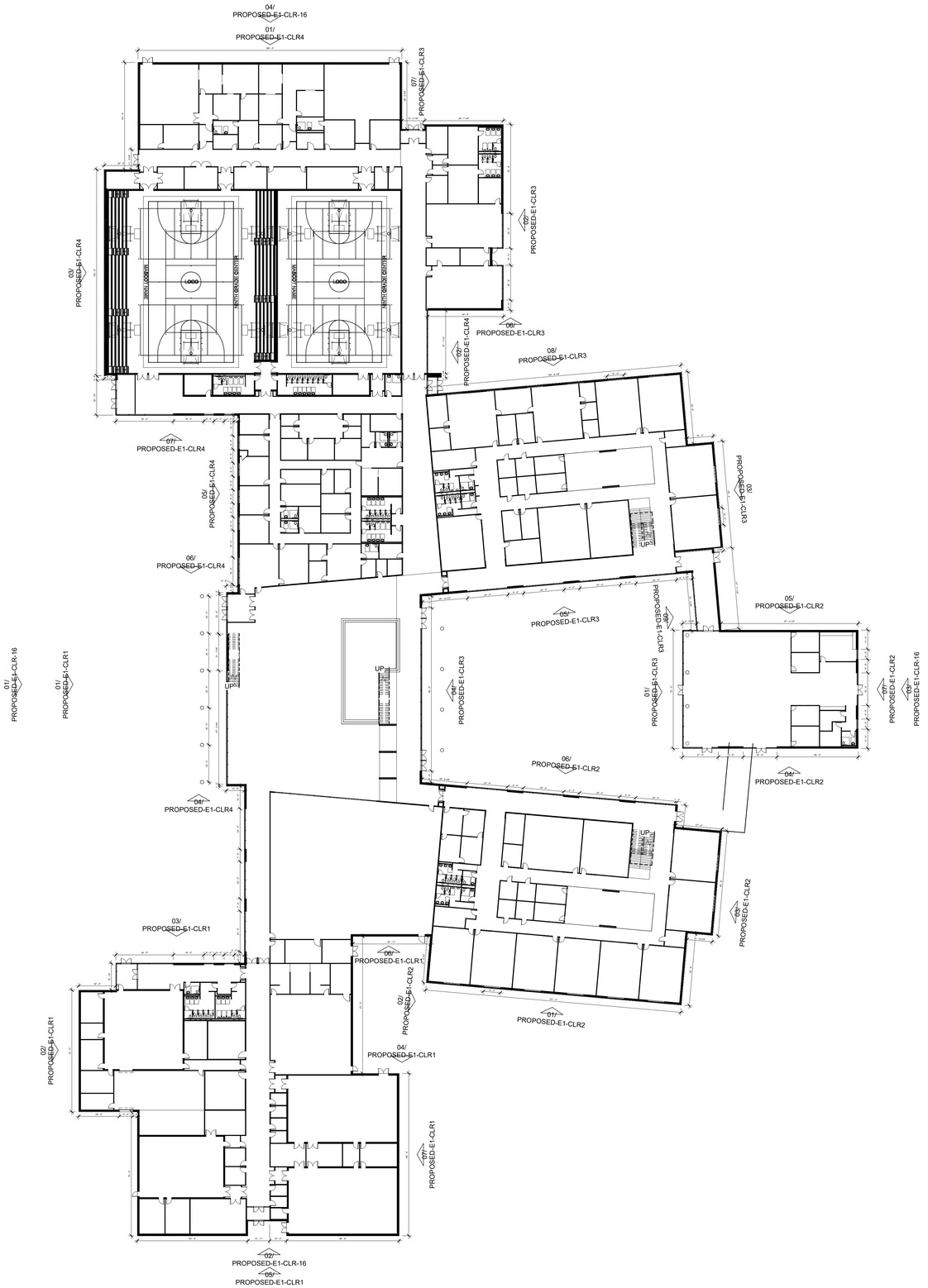
ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

EXTERIOR - FM 1141, DALTON RANCH

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	CLOUD CERAMICS	CORONADO GRAY
ST-1	STONE	BBCO QUARRIES	MILLS COUNTY BLEND
WDP-1	PHENOLIC PANEL, WOOD-LOOK	FUNDERMAX	PHOENIX - NT
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 - SOLARGRAY + CLEAR
MP-1	METAL PANEL	IMTECO	CHARCOAL
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK







0' 2' 4' 8' 16'

N

DIMENSION PLAN - LEVEL 01 - OVERALL

1" = 30'-0"

Rockwall Independent School District

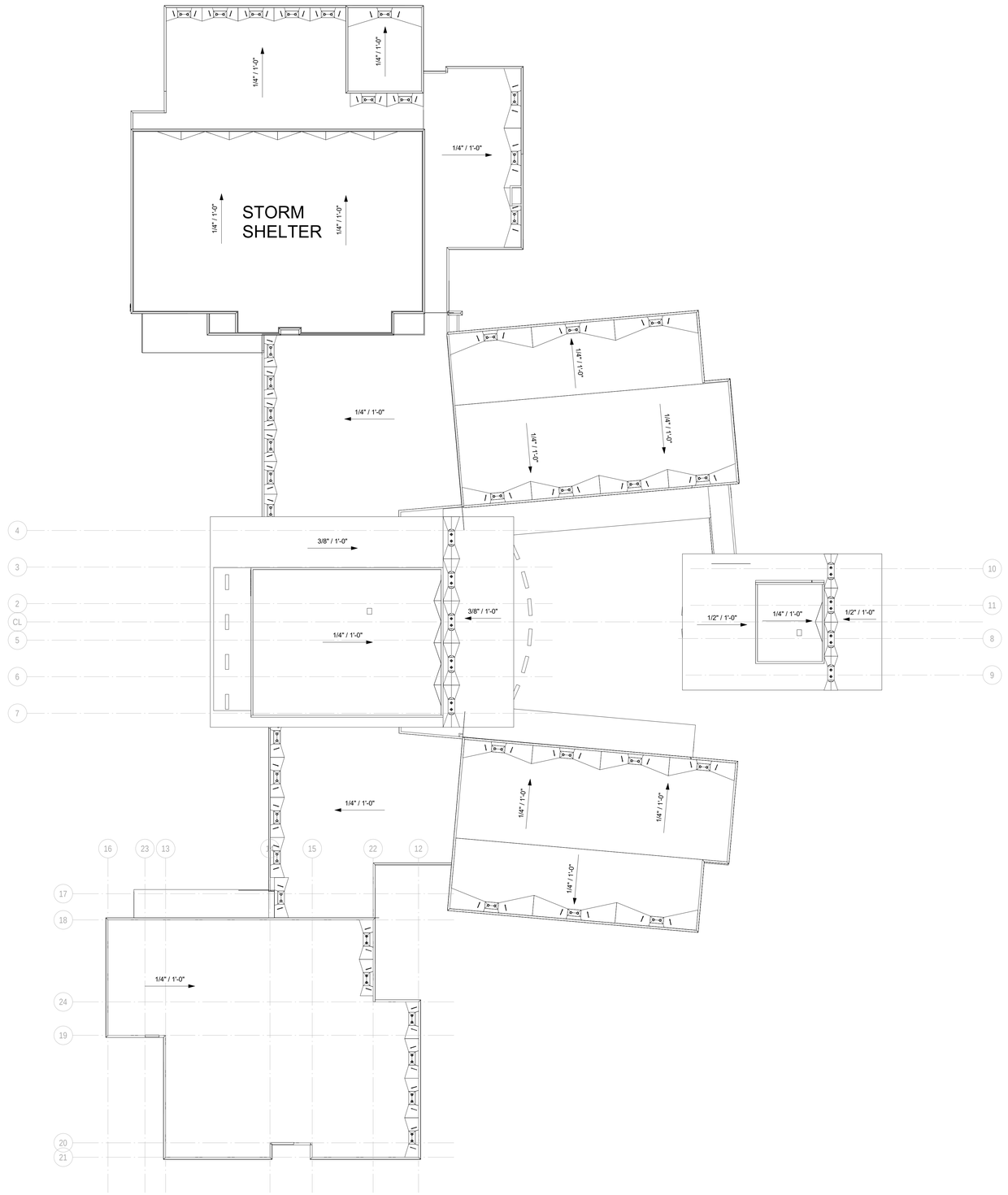
CORGAN

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04/12/22 • 21572.0000

ROOF TOTALS	
ARMKO MULTI-PLY THERMOPLASTIC	157733 SF
TOTAL	157733 SF



1 OVERALL ROOF PLAN
1" = 30'-0"

GENERAL ROOF NOTES:

A. PROVIDE ALL REQUIRED UTILITY / STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY OMISSIONS OR INCONSISTENCIES ENCOUNTERED IN THE CONSTRUCTION DOCUMENTS.
B. THE WORD 'PROVIDE' SHALL MEAN 'FURNISH AND INSTALL' COMPLETE AND READY TO USE.
C. IF DISCREPANCIES APPEAR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE HIGHER QUALITY, QUANTITY, AND PRICE SHALL SUPERSEDE.
D. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE ON-SITE / OFF-SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
E. PROVIDE METAL END CLOSURE ON EXPANSION JOINTS WHERE THEY OCCUR AT THE EDGE OF THE ROOF.
F. ROOF SLOPES SHOWN ON DRAWINGS ARE GENERAL AND CONCEPTUAL ONLY. TAPER INSULATION IS SHOWN CONCEPTUALLY AND FOR INTENT ONLY; NOT TO SCALE AND SHOWN AS GRAPHIC REPRESENTATION ONLY TO SHOW SLOPE. INTENT IS TO PROVIDE POSITIVE DRAINAGE TO ALL ROOF DRAINS, SCUPPERS, AND GUTTERS. VERIFY INSULATION AND TAPER IN SHOP DRAWINGS AS REQUIRED TO MAINTAIN SLOPE PRIOR TO INSTALLATION. REFER TO STRUCTURAL (IF APPLIES) FOR EXACT TOS/BOD ELEVATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
G. PROVIDE TAPERED INSULATION CRICKETS (1/2"/FT. MIN. SLOPE) AT HIGH SIDE OF ALL MECHANICAL UNITS, SMOKE VENTS, ROOF HATCHES, AND OTHER MISC. ROOF PENETRATIONS, TO SHED WATER AROUND AND TO ENSURE POSITIVE ROOF DRAINAGE.
H. PROVIDE ADDITIONAL MANUFACTURER'S WALK PADS AS PROTECTION AT "SERVICE SIDE" OF ALL MECHANICAL EQUIPMENT - FIELD VERIFY LOCATIONS, AS WELL AS PROTECTION AT "ACCESS SIDE" OF ALL ROOF HATCHES AND ROOF ACCESS LADDERS - FIELD VERIFY LOCATIONS, AND AT DOWNSPOUT LOCATIONS.
I. ALL WOOD BLOCKING AT ROOF EDGES ARE TO BE FABRICATED FROM CONT. 2X6 FR-WD BOARDS. PROVIDE LARGER 2X FR-WD AS REQUIRED PER DIMENSIONED DETAILS OR AS FIELD CONDITIONS DICTATE. ALL COPING TO BE SLOPED TOWARD THE INTERIOR.
J. ALL EXPOSED FLASHING, COPING (IF APPLICABLE), AND THEIR ACCESSORIES SHALL BE AS SPECIFIED. PAINT ALL METAL FLASHING THAT IS NOT PREFINISHED (TYPICAL) AND VISIBLE FROM THE GROUND.
K. HEIGHT OF ALL NAILERS SHALL BE FLUSH WITH NEW INSULATION THICKNESS.
L. ALL THROUGH WALL FLASHING SYSTEMS TO ACCOMMODATE 8" MINIMUM FLASHING HEIGHT FROM FINISHED ROOF SURFACE. PROVIDE END DAMS AS CONDITIONS ALLOW. ALL FLASHING TO HAVE 4" LAP MINIMUM AND OR STEP.
M. ALL PITCH PANS SHALL BE DOUBLE SOLDERED STAINLESS STEEL AND RECEIVE EITHER MECHANICALLY ATTACHED GOOSENECKS OR METAL BONNETS. METAL BONNETS SHALL BE SECURED WITH CLAMPING RING AND SEALANT. SPECIAL CARE GIVEN TO WASH ALL METAL PRIOR TO INSTALLATION.
N. ALL INFIELD EXPANSION JOINTS SHALL HAVE LOW SLOPED STANDING SEAM JOINTS AND SHALL BE CHAMFERED AT TERMINATION AT ROOF EDGE TO MEET PROFILE OF PERIMETER.
O. ANY CRACKS OR VOIDS IN RISE WALLS ABOVE COUNTER FLASHING SHALL BE REPAIRED WITH COMPATIBLE SEALANT.
P. ALL VERTICAL MEMBRANE FLASHING SHALL BE MECHANICALLY FASTENED AND INSTALLED WITH NEW METAL COUNTER FLASHING UTILIZING A CONTINUOUS CLEAT. SLIDE METAL COVER PLATE DOWN OVER VERTICAL CLEAT AND SEAL.
Q. PROVIDE NEW CONCRETE SPLASH BLOCKS ON ROOF ELEVATION ON TOP OF A WALK PAD WHERE DOWNSPOUTS OCCUR.
R. ALL PIPES AND CONDUIT SHALL RECEIVE PIPE SUPPORTS AND RELATED SHIMS AND SHALL BE PLACED ON AN ADDITIONAL ADHERED ROOF MEMBRANE UNDER SPECIFIED WALK PAD PRIOR TO SURFACE APPLICATION. SUPPORTS TO OCCUR AT 10'-0" O.C. AND WITHIN 2'-0" OF ALL SLOPES, TEES AND CORNERS. ALL PIPES TO BE PAINTED PER BUILDING CODE REQUIREMENTS.
S. ALL METAL FLASHING SHALL EXTEND BEYOND ROOF EDGE MIN. 8" WHERE FLASHING ABUTS VERTICAL WALL SURFACE AS DETAILED. ALL FLASHING SHALL BE INSTALLED IN SHINGLE FASHION.
T. AT ALL LOCATIONS WHERE CONVERGENCE OF MULTIPLE PLANES OF ROOFING TO WALL OCCUR, FIELD FABRICATE THERMOPLASTIC BOOT TO BE INSTALLED OVER NEW ROOFING, COMPLETELY OVERLAYING THE TRANSITIONS OF ALL ROOF TO WALL ELEVATIONS, INSIDE AND OUTSIDE 90 DEGREE CORNERS, ETC. PRIOR TO METAL INSTALLATION.
U. ALL EQUIPMENT CURBS TO BE RAISED AS NECESSARY TO MAINTAIN 10" MINIMUM HEIGHT ABOVE FINISHED ROOF SURFACE.
V. MECHANICAL, ELECTRICAL, AND PLUMBING ROOF EQUIPMENT SHOWN ON THIS PLAN IS FOR GENERAL ARCHITECTURAL INFORMATION ONLY. REFER TO MEP DOCUMENTS (IF APPLIES) FOR ROOFTOP EQUIPMENT NOT SHOWN, AND FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
W. FLASHING AND STRIPPING MATERIALS, BASE PLY SHEETS, MEMBRANES, INSULATION, AND ACCESSORIES SHOULD BE AS RECOMMENDED BY THE ROOFING SYSTEM MANUFACTURER FOR INTENDED USE AND COMPATIBILITY WITH THE MEMBRANE ROOFING SYSTEM.
X. WHERE WOOD BLOCKING EXCEEDS 6" IN VERTICAL THICKNESS AT TAPERED INSULATION, PROVIDE STEM WALL CONSTRUCTED OF 6" GALVANIZED COLD FORMED METAL FRAMING AT 16" O.C. WITH CONT. TRACK AT TOP AND BOTTOM AND WITH 3/4" FR-EXT GRADE PLYWOOD AT EACH SIDE, TOP TO SLOPE WITH TAPERED INSULATION.
Y. REFER TO MEP DOCUMENTS (IF APPLIES) FOR PIPE SUPPORT LOCATIONS, TYPE, AND DETAILS. PAD SHALL BE MIN 2" WIDER THAN SUPPORT IN ALL DIRECTIONS.
Z. PROVIDE STEP FLASHING AND COVER PLATE AT SLOPED ROOF HIGH/LOW CONDITIONS.
AA. GUTTERS SHALL BE PREFINISHED GALVANIZED STEEL, SIZE PER DRAWINGS, UNO. PROVIDE PREFINISHED 1/4"x1 1/2" GALVANIZED STEEL BENT PLATE BRACKETS AND PREFINISHED 1" GALVANIZED STEEL SPACERS AT 36" O.C. MAX, STAGGER WITH EACH OTHER AT 18" O.C.
BB. PROVIDE PREFINISHED GUTTER EXPANSION JOINTS 30'-0" O.C. MAX.
CC. DOWNSPOUTS SHALL BE 5"x6" PREFINISHED GALVANIZED STEEL UNO WHERE LOCATED ON ROOF PLAN. PROVIDE PREFINISHED 2" GALVANIZED STEEL HANGERS AT 36" O.C. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
DD. PROVIDE CAST IRON BOOT (TYPICAL) AT ALL DOWNSPOUTS THAT ARE TO GRADE, CONNECT TO STORM SEWER.
EE. PROVIDE SPLASH BLOCKS AT ALL ROOF LEADER NOZZLES THAT SPILL ONTO GROUND.
FF. VERIFY ELEVATION OF ROOF DRAIN RELATIVE TO OVERFLOW SCUPPER PRIOR TO INSTALLATION OF SCUPPERS.
GG. LOCATE SCUPPERS AS INDICATED ON ELEVATIONS, EITHER CENTERED OVER WINDOWS/OPENINGS, OR CENTERED BETWEEN WINDOWS/OPENINGS, UNO. ADJUST PLACEMENT TO MEET MASONRY COURSING MODULES.
HH. ALL ROOF DETAILS FOR METAL BUILDING AND METAL ROOF CONSTRUCTION ARE FOR BASIS OF DESIGN, FOR BOTH PRE-MANUFACTURED METAL BUILDING SYSTEMS AND METAL ROOF SYSTEMS. FINAL DETAILS SHALL BE SUBMITTED BY METAL BUILDING MANUFACTURER AND/OR METAL ROOF SYSTEM MANUFACTURER AND COORDINATED WITH ARCHITECTURAL THROUGH THE SUBMITTAL PROCESS PRIOR TO CONSTRUCTION TO ACTIVATE AND PROVIDE A SINGLE SOURCE 20 YEAR NDL WARRANTY WITH WEATHERTIGHTNESS PROTECTION AS SPECIFIED FOR METAL BUILDING AND METAL ROOF SYSTEM.

ROOF SCOPE OF WORK:

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK METAL, SLOPE IN STRUCTURE

- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
- PROVIDE 1-PLY 60 MIL THERMOPLASTIC ELVALOY FLEECEBACK CAP SHEET ADHERED IN HOT ASPHALT
- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK - STORM SHELTER CONCRETE, SLOPE IN STRUCTURE

- ATTACH ONE LAYER OF VENTING BASE SHEET MEMBRANE OVER PRIMED CONCRETE DECK.
- CONTRACTOR SHALL NOT INSTALL ANY ROOFING MATERIAL TO THE CONCRETE DECK PRIOR TO SUCCESSFUL ADHESION PULL TEST OF MEMBRANE PER MEMBRANE MANUFACTURER'S GUIDELINES.
- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
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- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

CH CHILLER LINE
G GAS LINE
SST SPLASH PAN / SUPPORT PAD
RPH ROOF PENETRATION HOUSING
GUY WIRE
ANTENNA
SOIL / PLUMBING VENT
FLANGE MOUNTED EQUIPMENT
EDP ELECTRICAL DISTRIBUTION PANEL
HS HOT STACK
CURB MOUNTED VENT
RTU ROOF TOP UNIT
CURB MOUNTED EQUIPMENT
MISC. EQUIP. ON EQUIP. CURBS
RD PRIMARY ROOF DRAIN
OD OVERFLOW ROOF DRAIN
RD OD PRIMARY AND OVERFLOW ROOF DRAIN
DS/SB DOWNSPOUT/ SPLASHBLOCK
EJ EXPANSION JOINT
ME/G METAL EDGE W/GUTTER
ME METAL EDGE
RW RISE WALL
RME RAISED METAL EDGE
RW/EJ RISE WALL W/EXPANSION JOINT
CD CONDENSATE LINE
TEL / FO TELE / FIBER OPTICS
E ELECTRIC LINE
A ANCHOR STANCHION
V VENT STACK
W WATER HYDRANT
E ELECTRIC DISCONNECT PEDESTAL
SECURITY CAMERA
PITCH PAN
PROCESS VENT STACK
FLANGE MOUNTED VENT
SATELLITE DISH
MISC. EQUIPMENT
ROOF HATCH
SC THROUGH WALL SCUPPER
OS OVERFLOW SCUPPER
SC EDGE SCUPPER
DS/CH DOWNSPOUT/ COLLECTOR HEAD
DS DOWNSPOUT
ROOF ACCESS LADDER
P PARAPET
P/EJ EXPANSION JOINT AT PARAPET
SLOPE DIRECTION
SL SKYLIGHT

ROOF LEGEND

LOW SLOPE ROOF SYSTEM

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	ISSUES	
1	04/12/2022	100% Design Developement
2		
3		
4		
5		
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10		

	REVISIONS	

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H. Ray Stringer

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Date of issue:
04/12/2022

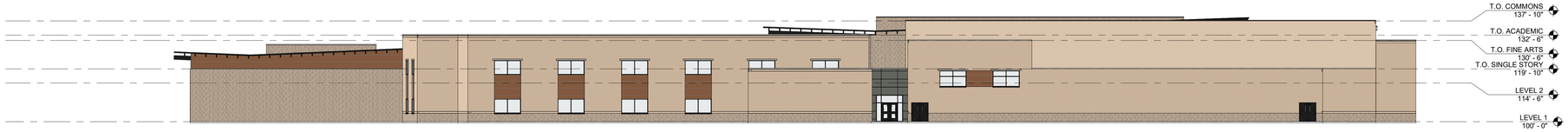
Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

OVERALL ROOF PLAN

JOB 21572.0000
DATE 04/12/2022
SHEET R1.01

4/12/2022 4:37:31 PM R1.01 OVERALL ROOF PLAN



04 OVERALL EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE: 26999 SQ. FT.
BRICK: 13454 SQ. FT.
STONE: 8067 SQ. FT. (34.23% STONE)
GLAZING: 3434 SQ. FT.
METAL PANEL: 169 SQ. FT.
PHENOLIC PANEL: 1875 SQ. FT.



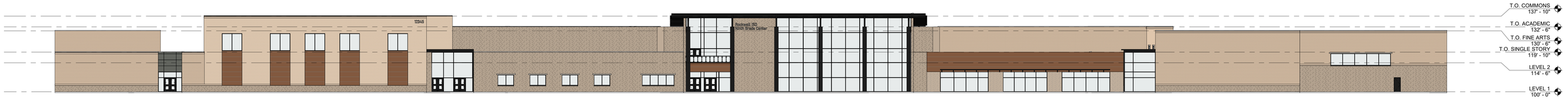
03 OVERALL EXTERIOR ELEVATION - WEST
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE: 26393 SQ. FT.
BRICK: 14378 SQ. FT.
STONE: 4823 SQ. FT. (24.04% STONE)
GLAZING: 5317 SQ. FT.
METAL PANEL: 95 SQ. FT.
PHENOLIC PANEL: 1780 SQ. FT.



02 OVERALL EXTERIOR ELEVATION - NORTH
1" = 20'-0"

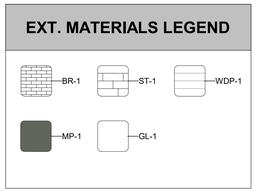
TOTAL FACADE SQUARE FOOTAGE: 28,413 SQ. FT.
BRICK: 12895 SQ. FT.
STONE: 9477 SQ. FT. (38.55% STONE)
GLAZING: 3831 SQ. FT.
METAL PANEL: 454 SQ. FT.
PHENOLIC PANEL: 1756 SQ. FT.



01 OVERALL EXTERIOR ELEVATION - EAST
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE: 24,281 SQ. FT.
BRICK: 8892 SQ. FT.
STONE: 5058 SQ. FT. (29.80% STONE)
GLAZING: 7311 SQ. FT.
METAL PANEL: 498 SQ. FT.
PHENOLIC PANEL: 2522 SQ. FT.

EXT. MATERIALS LEGEND



OVERALL MASONRY PERCENTAGE = 90.44%
OVERALL STONE PERCENTAGE = 30.61%

0' 2' 4' 8' 16'

EXTERIOR ELEVATIONS - OVERALL

As indicated

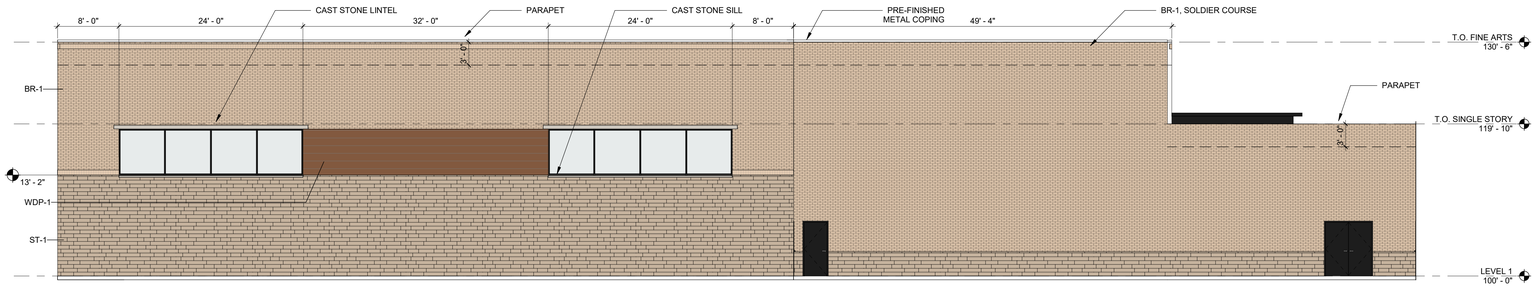
Rockwall Independent School District

CORGAN

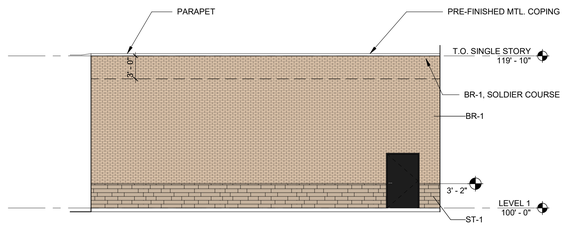
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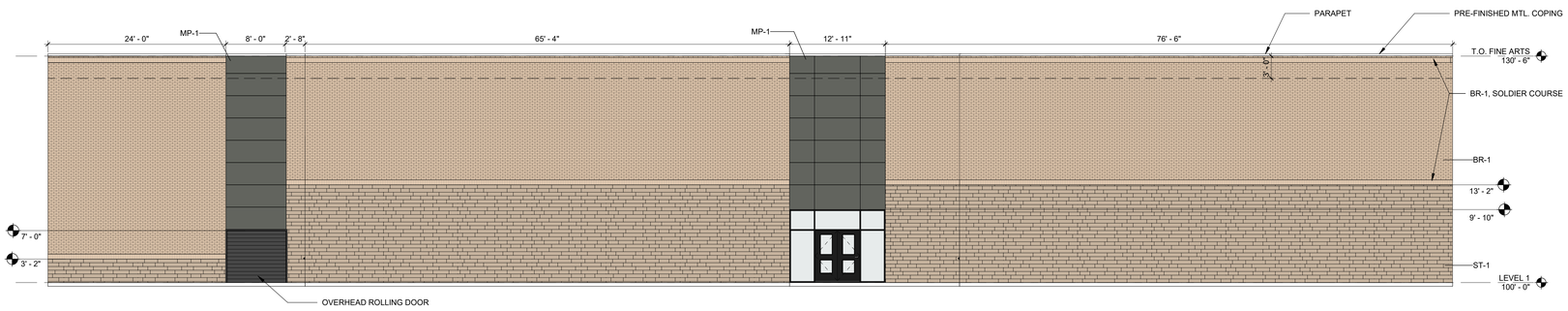
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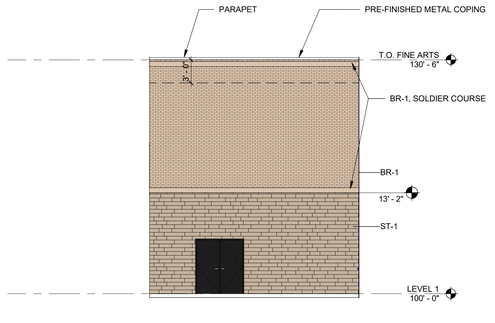
07 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"



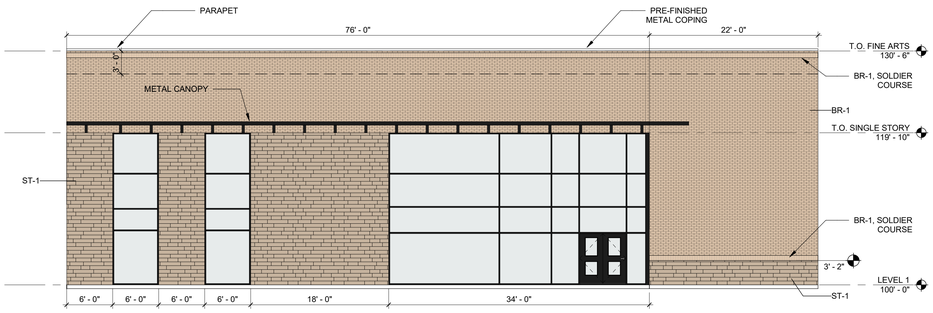
06 EXTERIOR ELEVATION - SERVERY - NORTH
1/8" = 1'-0"



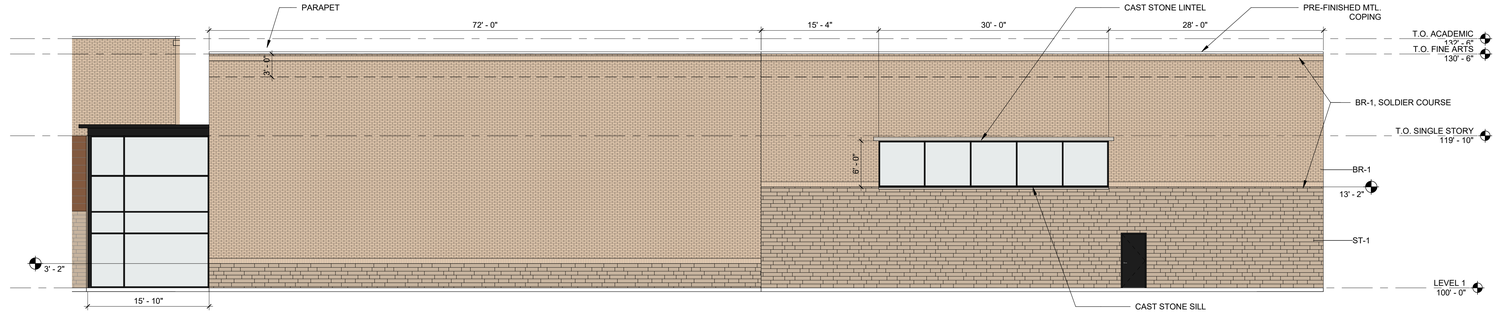
05 EXTERIOR ELEVATION - FINE ARTS - NORTH
1/8" = 1'-0"



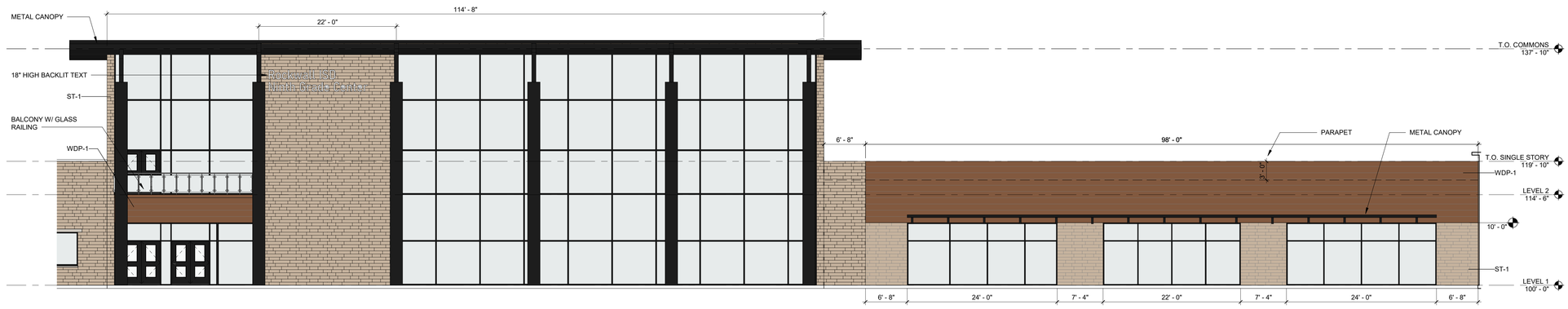
04 EXTERIOR ELEVATIONS - FINE ARTS - SOUTH - B
1/8" = 1'-0"



03 EXTERIOR ELEVATION - FINE ARTS - SOUTH - A
1/8" = 1'-0"



02 EXTERIOR ELEVATION - FINE ARTS - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - MAIN ENTRY
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 | ST-1 | WDP-1 | MP-1 | GL-1

0' 2' 4' 8' 16'

04/12/2022 • 21572.0000

Rockwall Independent School District

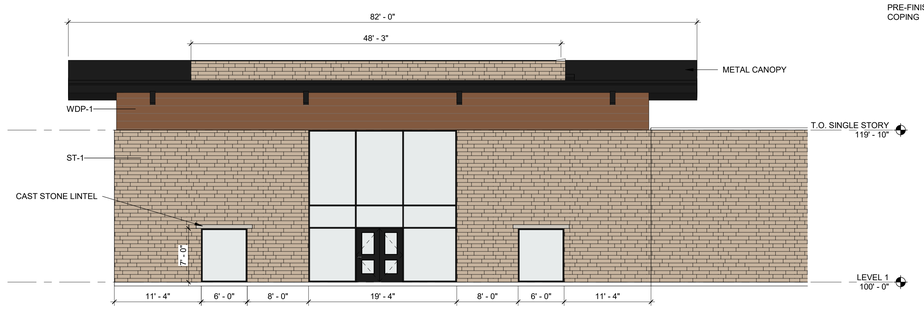
EXTERIOR ELEVATIONS

As indicated

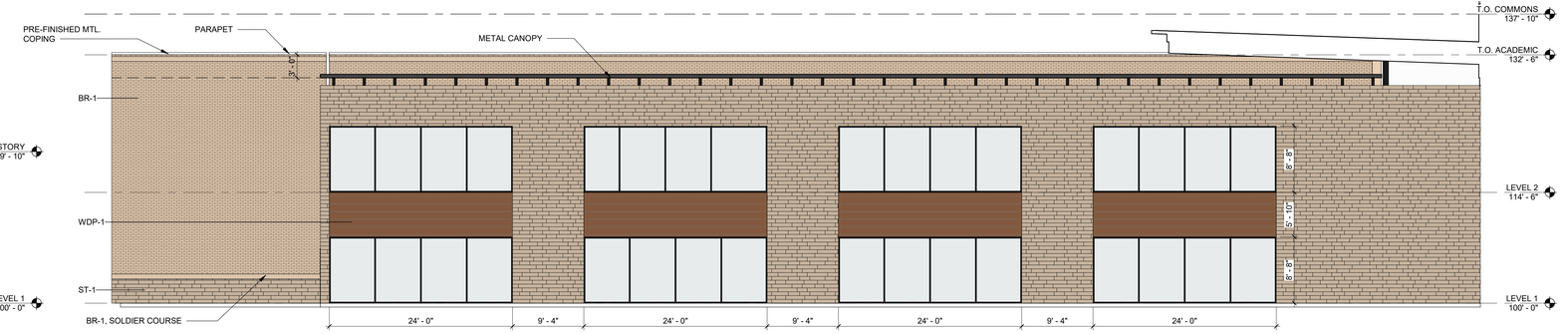
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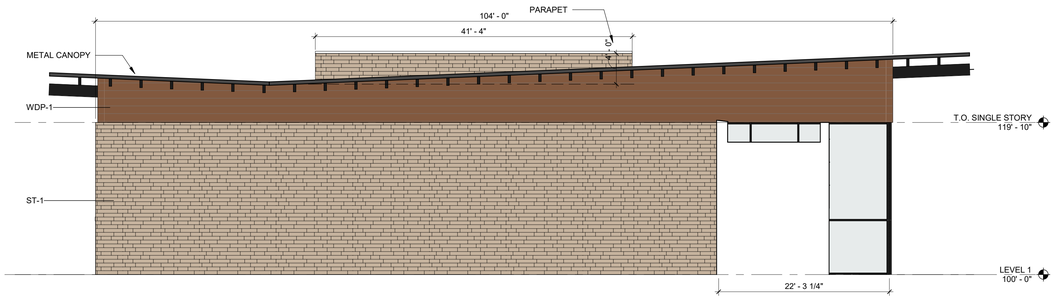
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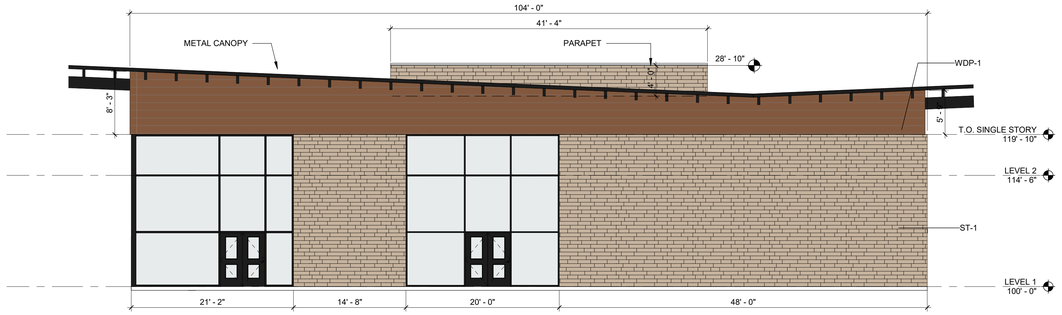
07 EXTERIOR ELEVATION - LIBRARY - WEST
1/8" = 1'-0"



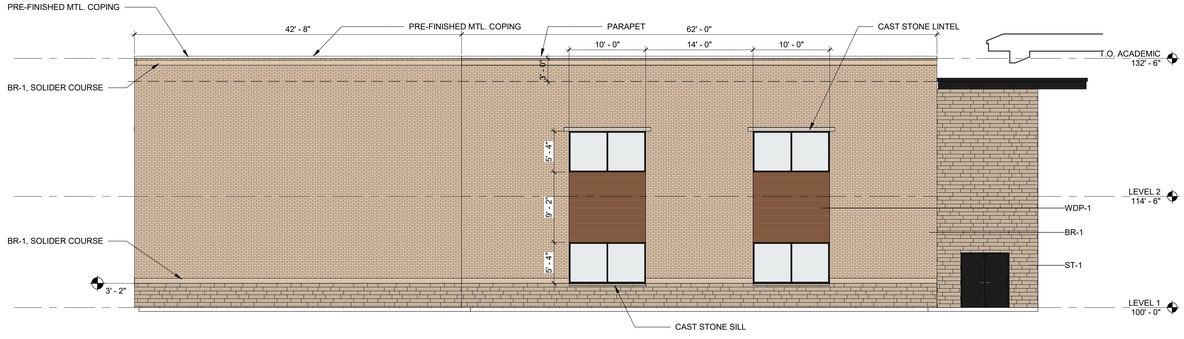
06 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - SOUTH
1/8" = 1'-0"



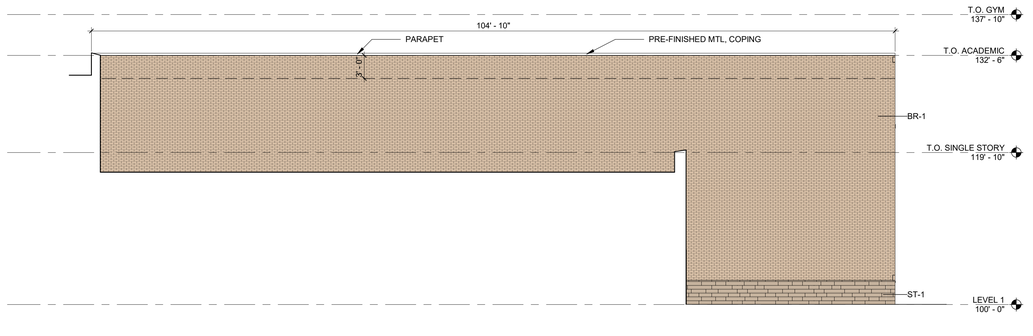
05 EXTERIOR ELEVATION - LIBRARY - SOUTH
1/8" = 1'-0"



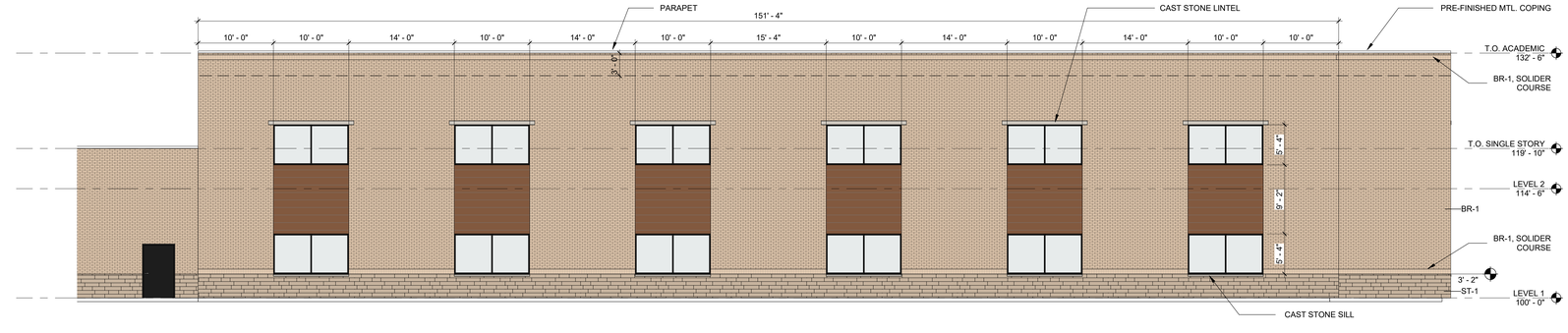
04 EXTERIOR ELEVATION - LIBRARY - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - NORTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

EXTERIOR ELEVATIONS

As indicated

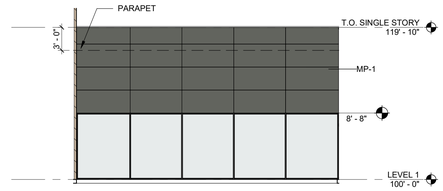
Rockwall Independent School District

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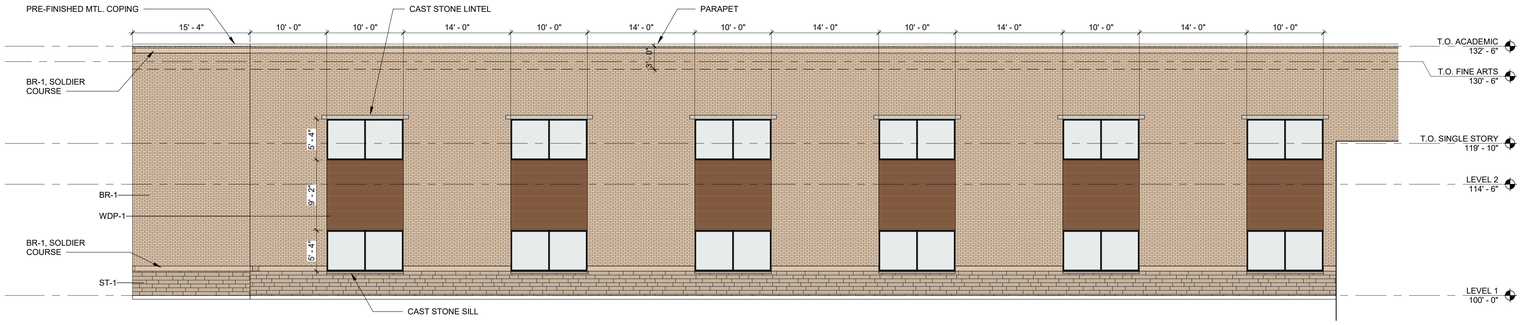
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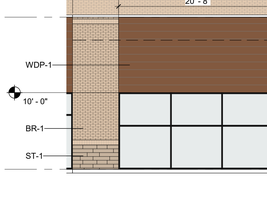
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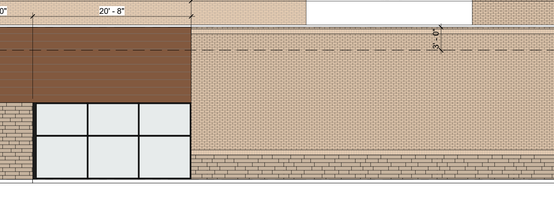


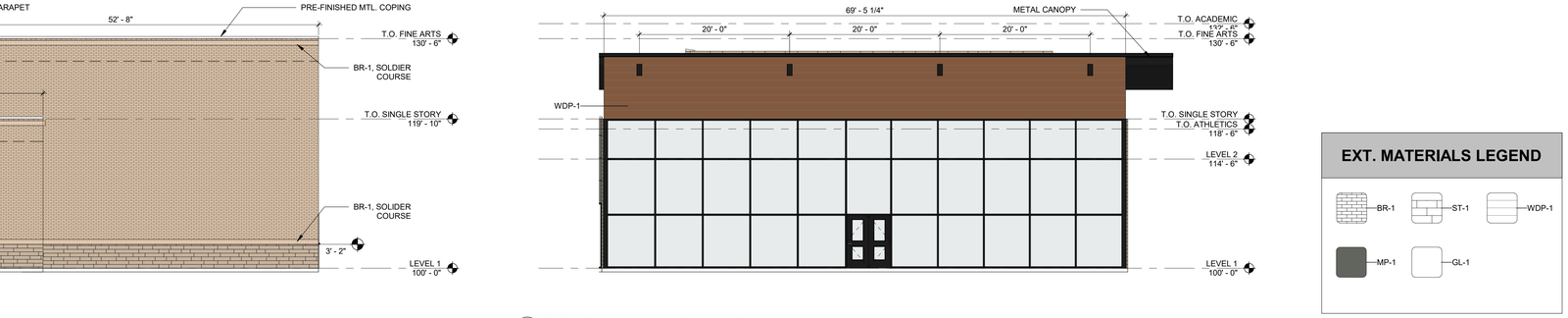
09 EXTERIOR ELEVATION - LIBRARY - WEST - B
1/8" = 1'-0"



08 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - SOUTH
1/8" = 1'-0"



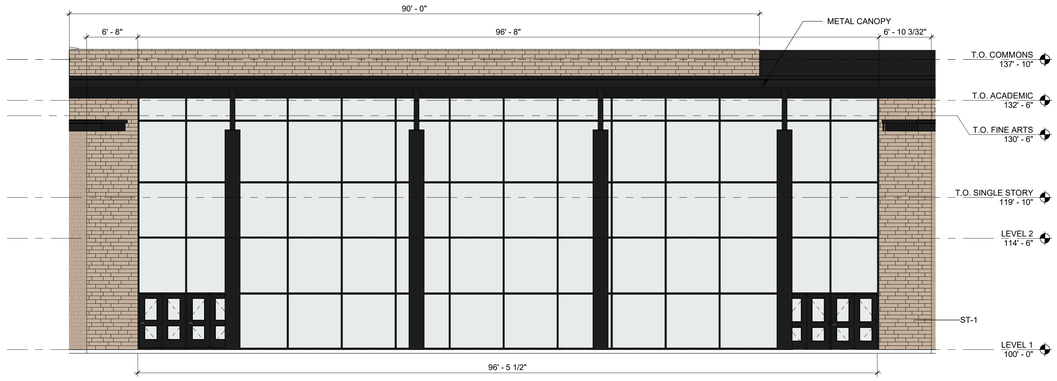




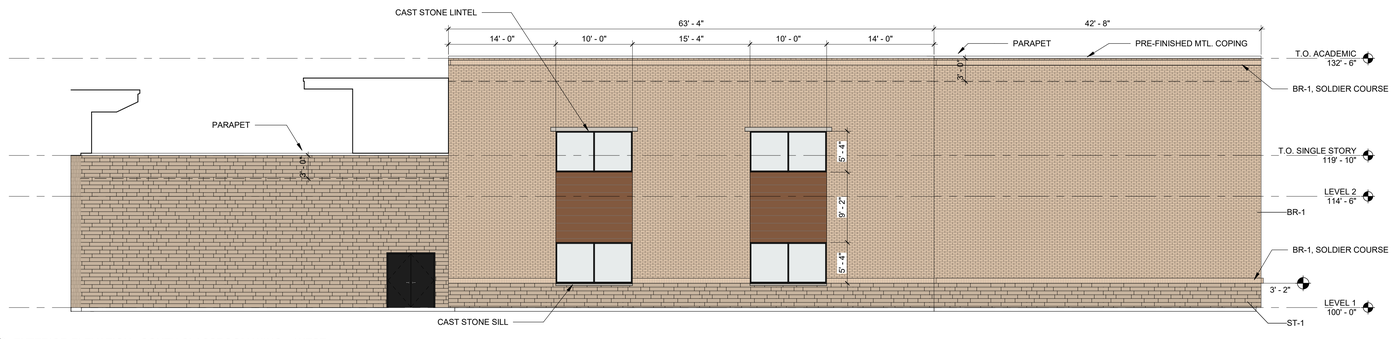
07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"

06 EXTERIOR ELEVATION - ATHLETICS - NORTH - A
1/8" = 1'-0"

05 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - NORTH
1/8" = 1'-0"



04 EXTERIOR ELEVATION - COMMONS - WEST
1/8" = 1'-0"



03 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - WEST
1/8" = 1'-0"

02 EXTERIOR ELEVATION - ATHLETICS - WEST - A
1/8" = 1'-0"

01 EXTERIOR ELEVATION - LIBRARY - EAST - A
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

EXTERIOR ELEVATIONS

As indicated

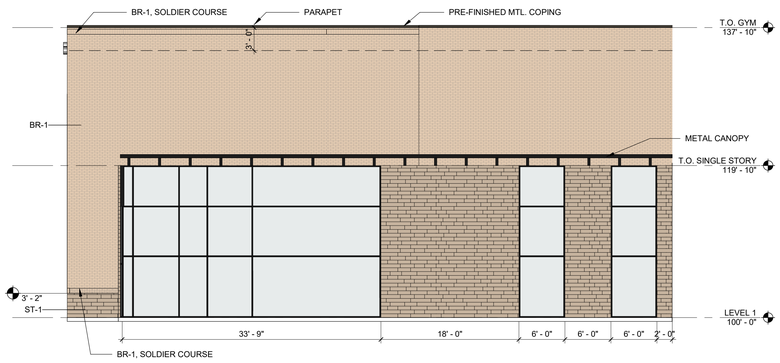
Rockwall Independent School District

CORGAN

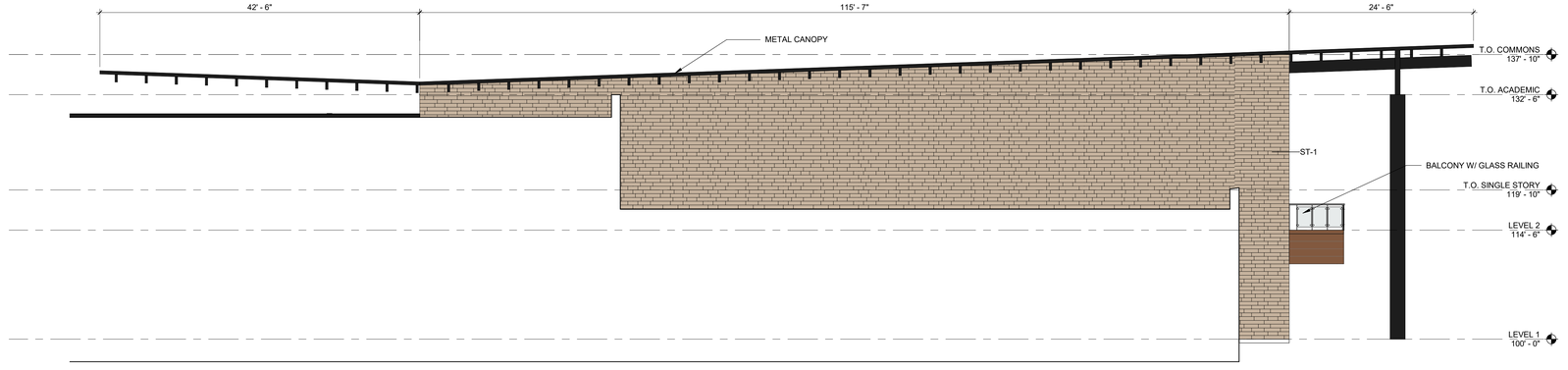
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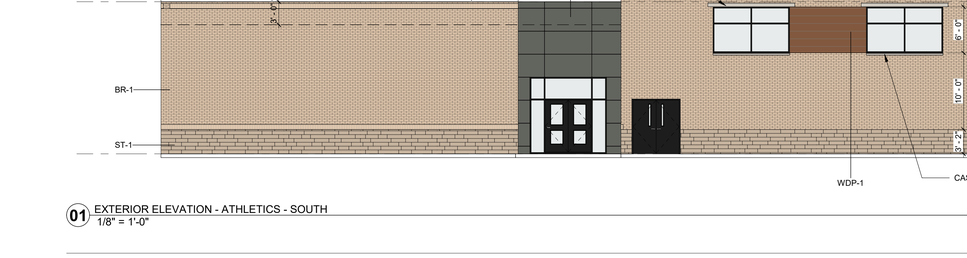
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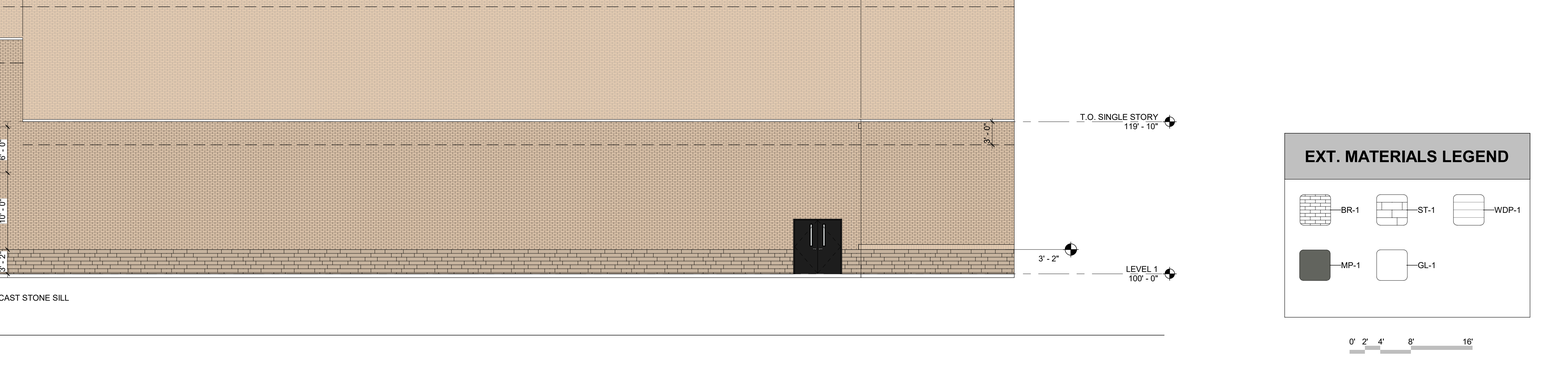
07 EXTERIOR ELEVATION - ATHLETICS - NORTH - B
1/8" = 1'-0"



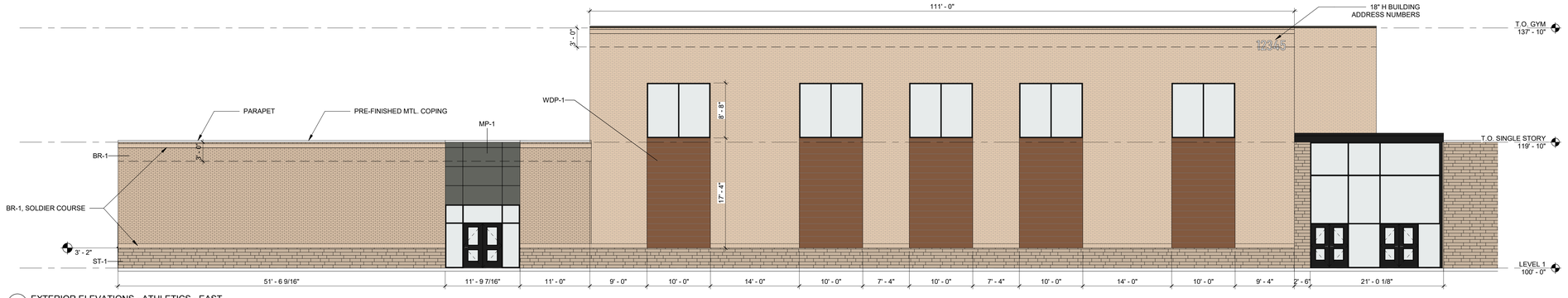
06 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



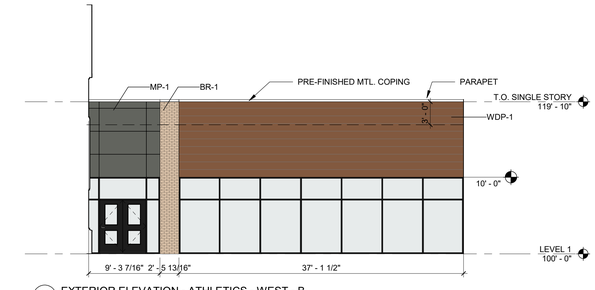
05 EXTERIOR ELEVATION - ADMIN - EAST
1/8" = 1'-0"



04 EXTERIOR ELEVATION - COMMONS - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATIONS - ATHLETICS - EAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - WEST - B
1/8" = 1'-0"

01 EXTERIOR ELEVATION - ATHLETICS - SOUTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

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EXTERIOR ELEVATIONS

As indicated

Rockwall Independent School District

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ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

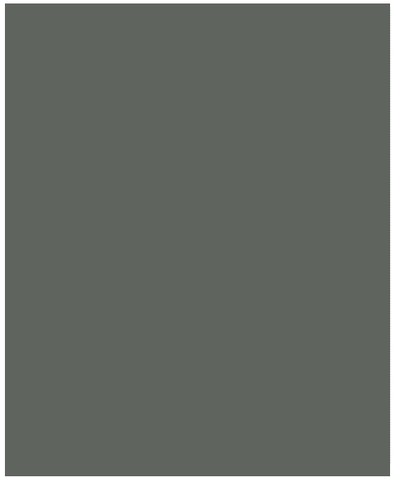
EXTERIOR - FM 1141, DALTON RANCH



BR-1 BRICK



WDP-1 PHENOLIC WOOD-LOOK PANEL



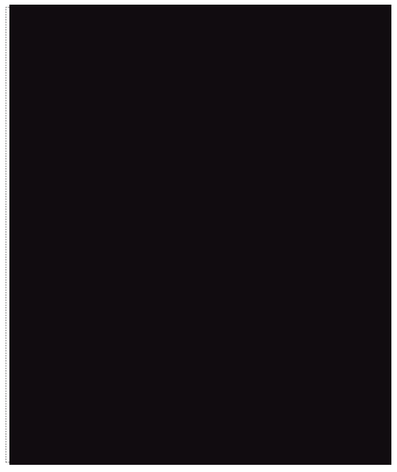
MP-1 METAL PANEL



ST-1 STONE



GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



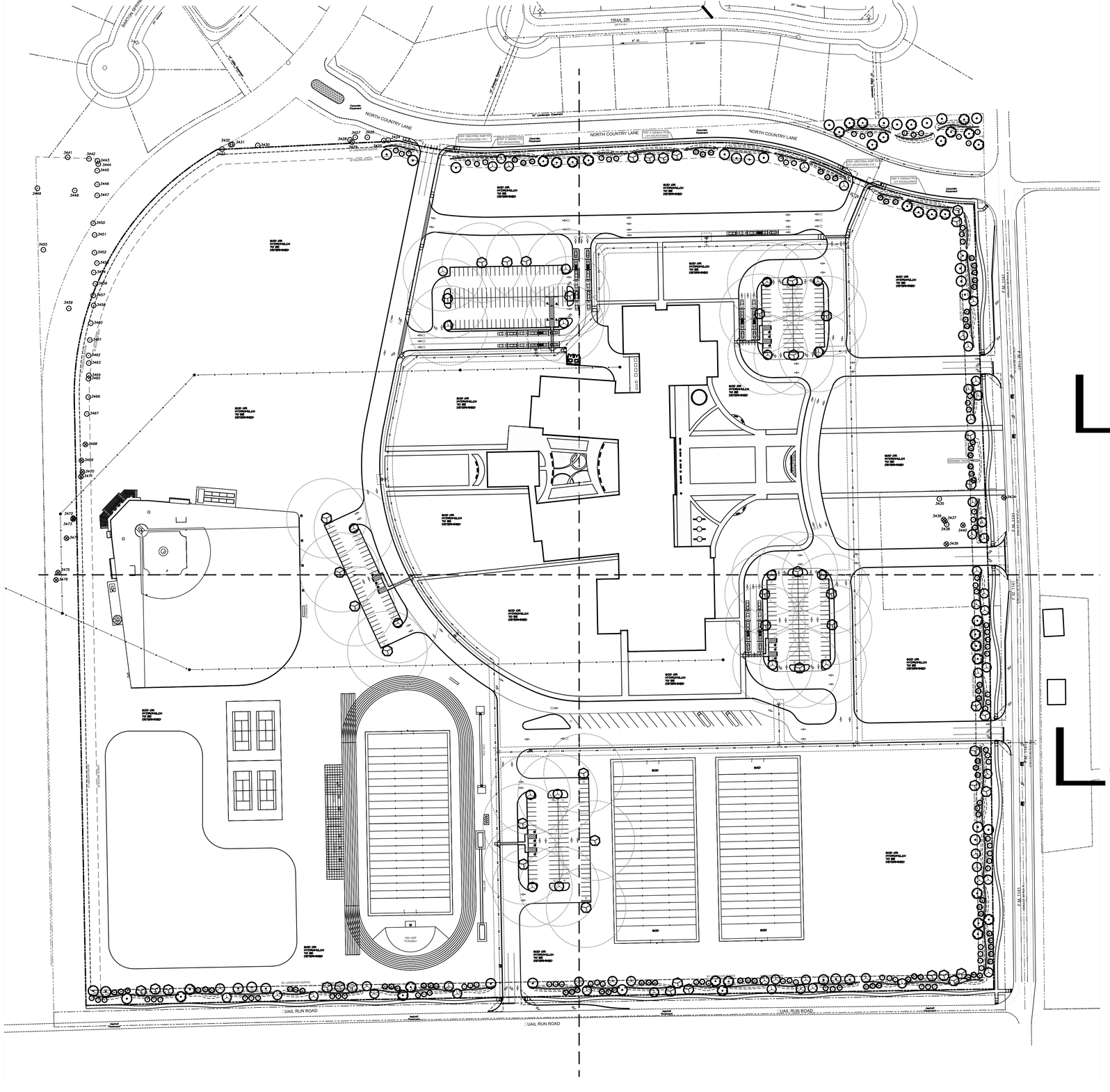
AL-1 STOREFRONT ALUMINUM

L5

L4

L2

L3



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F.=4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 40.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0'	203 SPACES
9.0x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

0 100 200

GRAPHIC SCALE
1"=100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

	REVISIONS

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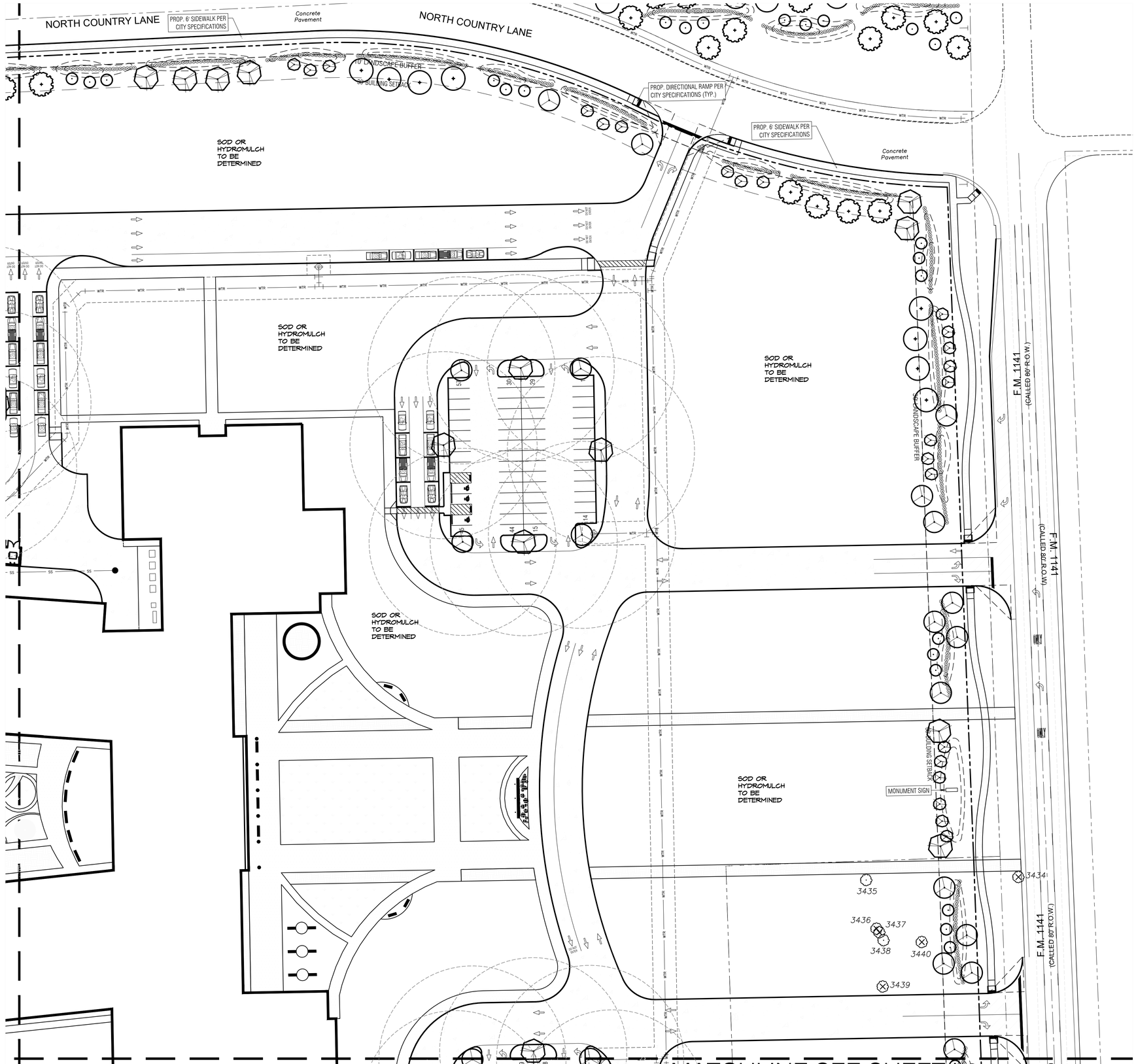
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

OVERALL LANDSCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET L 1



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FRISCO, TEXAS 75035
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EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA A

0 40 80
GRAPHIC SCALE
1" = 40'

JOB 21572.0000
DATE 04/14/2022
SHEET L 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

SOD OR HYDROMULCH TO BE DETERMINED

SOD

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

F.M. 1141 (CALLED 80' R.O.W.)

□UAIL RUN ROAD

Asphalt Pavement

GRAPHIC SCALE 1"=40'

CORGAN

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D□□□, TX 75202
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	ISSUES	
1	04/14/2022	PERMIT
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 04/14/2022
SHEET L 3

MATCHLINE SEE SHEET L5

3476

SCOREBOARD

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

10' LANDSCAPE BUFFER

30' BUILDING SETBACK

POLE VAULT

LONG JUMP

HIGH JUMP PIT/RUNWAY

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

□UAIL RUN ROAD

Asphatl Pavement

Asphatl Pavement

□UAIL RUN ROAD

MATCHLINE SEE SHEET L3

NORTH

0 40 80

GRAPHIC SCALE 1" = 40'

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	ISSUES	
1	04/14/2022	PERMIT
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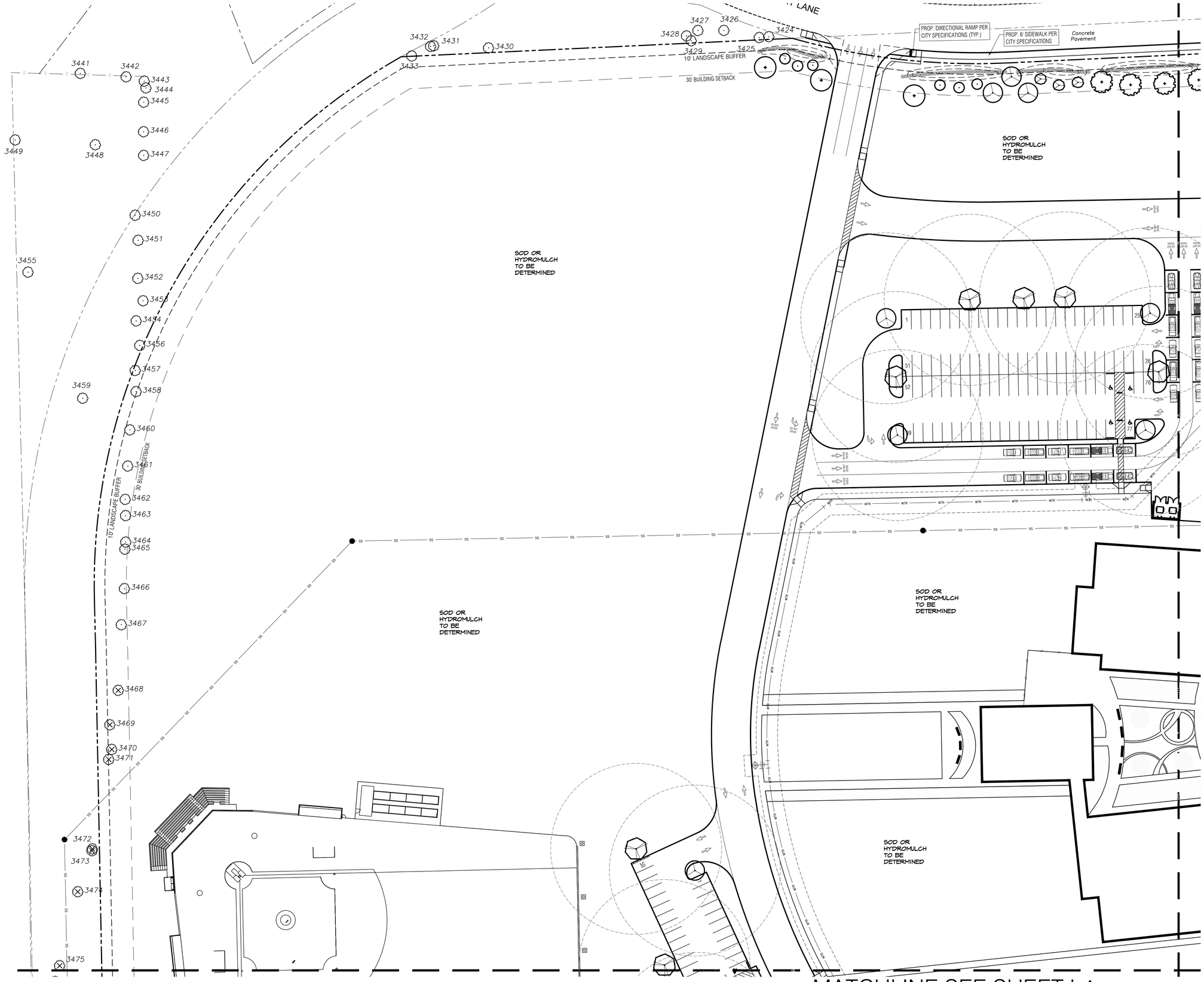
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FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 04/14/2022
SHEET L 4



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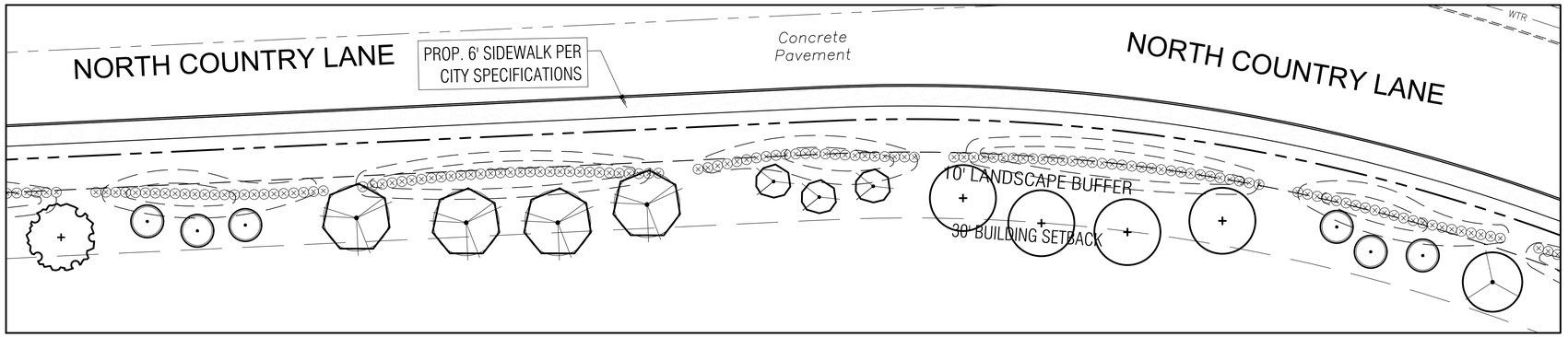
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

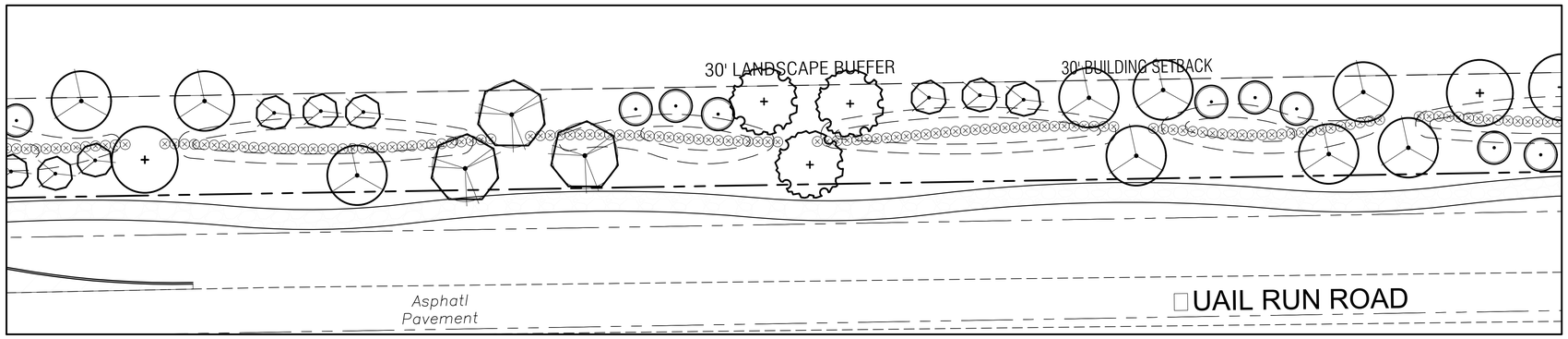
LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 04/14/2022
SHEET
L 5



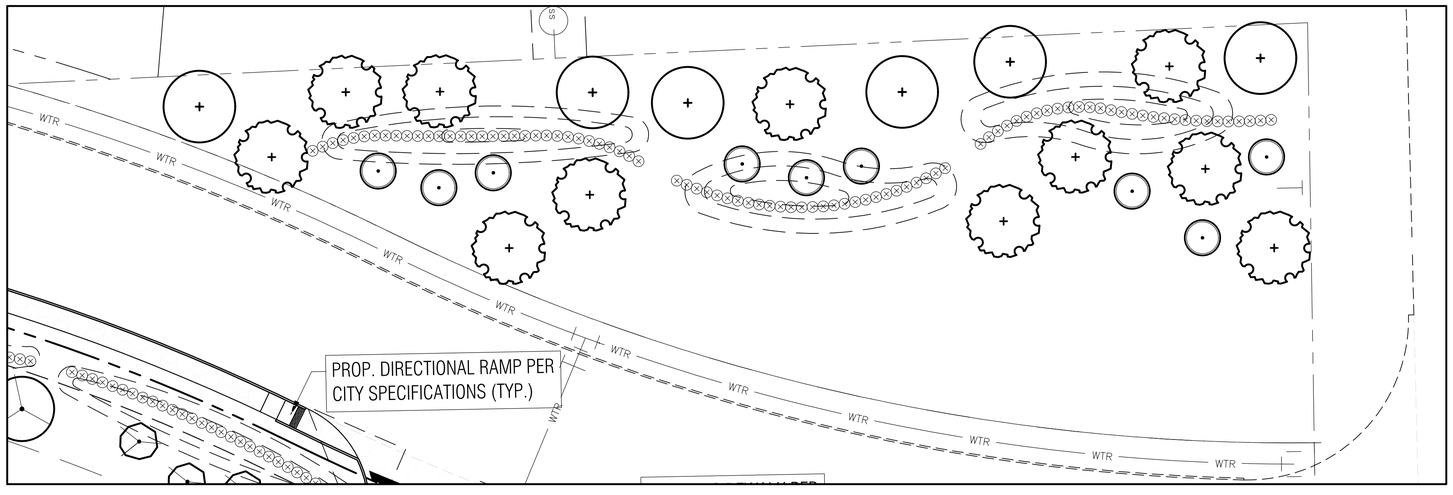
TYPICAL SEGMENT OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



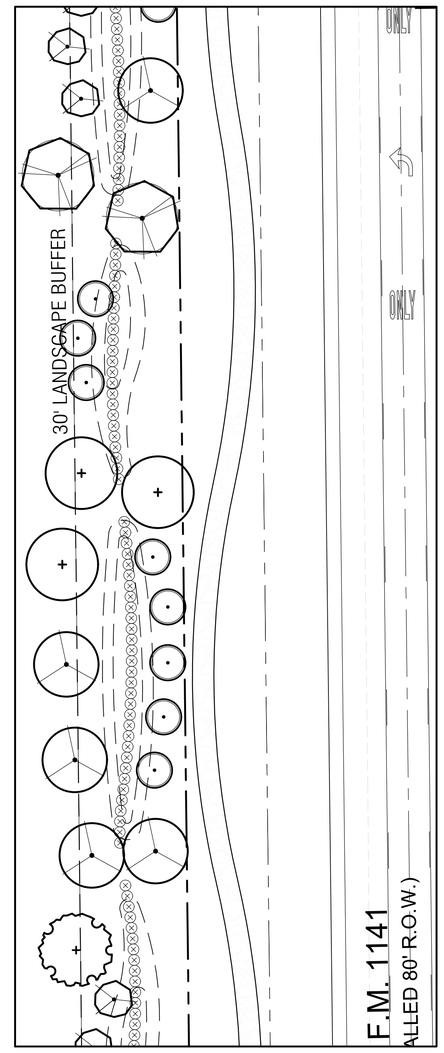
TYPICAL SEGMENT OF QUAIL RUN ROAD

SCALE: 1" = 20'-0"



REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF F.M. 1141

SCALE: 1" = 20'-0"

CORGAN

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D□□□, TX 75202
T: 214-748-2000

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EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

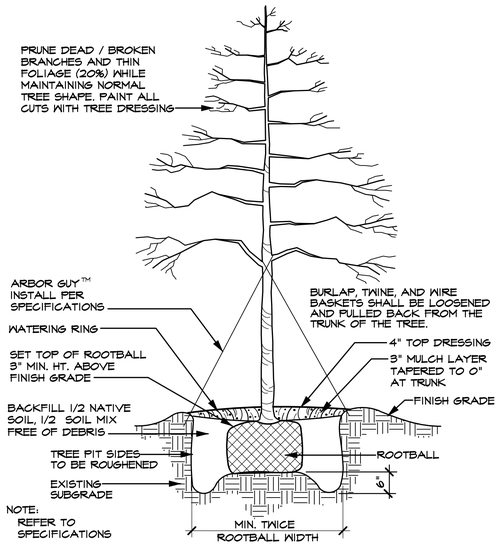
F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

NORTH

0 20 40
GRAPHIC SCALE
1" = 20'

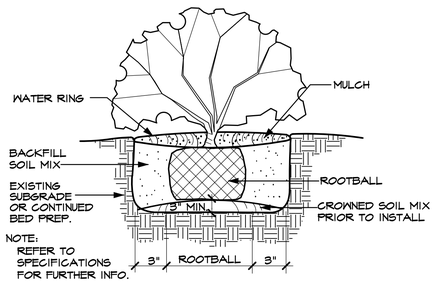
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 04/14/2022
SHEET L 6



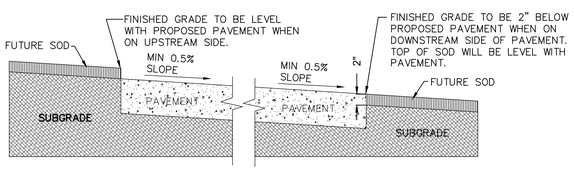
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
32		LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
34		RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
50		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
67		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
76		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 5'
95		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

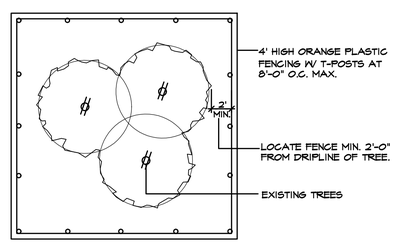
SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,596	⊗	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

LANDSCAPE TABULATIONS

F.M. 1141 AND QUAIL RUN ROAD STREET BUFFER

30' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 3 CANOPY/4 ACCENT TREES PER 100LF.

F.M. 1141 STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
F.M. 1141 BUFFER TREES REQUIRED (1,578 LF/100 LF =)	15.8 UNITS
BUFFER TREES REQ. (CAN. 3x15.8=47, ACC. 4x15.8=63	47 CANOPY/63 ACCENT
BUFFER TREES PROVIDED	47 CANOPY/63 ACCENT
QUAIL RUN ROAD STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
QUAIL RUN BUFFER TREES REQUIRED (1,824 LF/100 LF =)	18.2 UNITS
BUFFER TREES REQ. (CAN. 3x18.2=55, ACC. 4x18.2=73	55 CANOPY/73 ACCENT
BUFFER TREES PROVIDED	55 CANOPY/73 ACCENT

NORTH COUNTRY LANE AND PANHANDLE DRIVE STREET BUFFER

10' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 1 CANOPY/1 ACCENT TREE PER 50LF.

NORTH COUNTRY LANE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,176 LF/50 LF=)	24 UNITS
BUFFER TREES REQ. (CAN. 1x24=24, ACC. 1x24=24	24 CANOPY/24 ACCENT
BUFFER TREES PROVIDED	24 CANOPY/24 ACCENT
PANHANDLE DRIVE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,792 LF/50 LF=)	36 UNITS
BUFFER TREES REQ. (CAN. 1x36=22, ACC. 1x36=36	36 CANOPY/36 ACCENT
BUFFER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 CANOPY/0 ACCENT

WEST OF PANHANDLE AND NORTH OF N. COUNTRY LANE

HEAVY LANDSCAPING, BERM, 3 TIER SCREEN, 1-SMALL/MID SHRUBS, 2-L6 SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS.

NORTH COUNTRY LANE REMAINDER	360 LF
REMAINDER TREES REQUIRED (360 LF / 20' =)	18 TREES
REMAINDER TREES PROVIDED	18 TREES
PANHANDLE DRIVE REMAINDER	440 LF
REMAINDER TREES REQUIRED (440 LF / 20' =)	22 TREES
REMAINDER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 L6 TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	382 SPACES
PARKING LANDSCAPE REQUIRED 102,330 SF X 5% =)	5,117 SF
PARKING LANDSCAPE PROVIDED	8,203 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	3,044,080 SF
SITE LANDSCAPE REQUIRED 3,044,080 SF X 15% =)	456,612 SF
SITE LANDSCAPE PROVIDED	1,778,250 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(118%) 540,843 SF
SITE IMPERVIOUS AREA	1,244,655 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

CORGAN

401 N. H□□□□S□
D□□□, TX 75202
T: 214-748-2000

ISSUES

1	04/14/2022	PERMIT
2		
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REVISIONS

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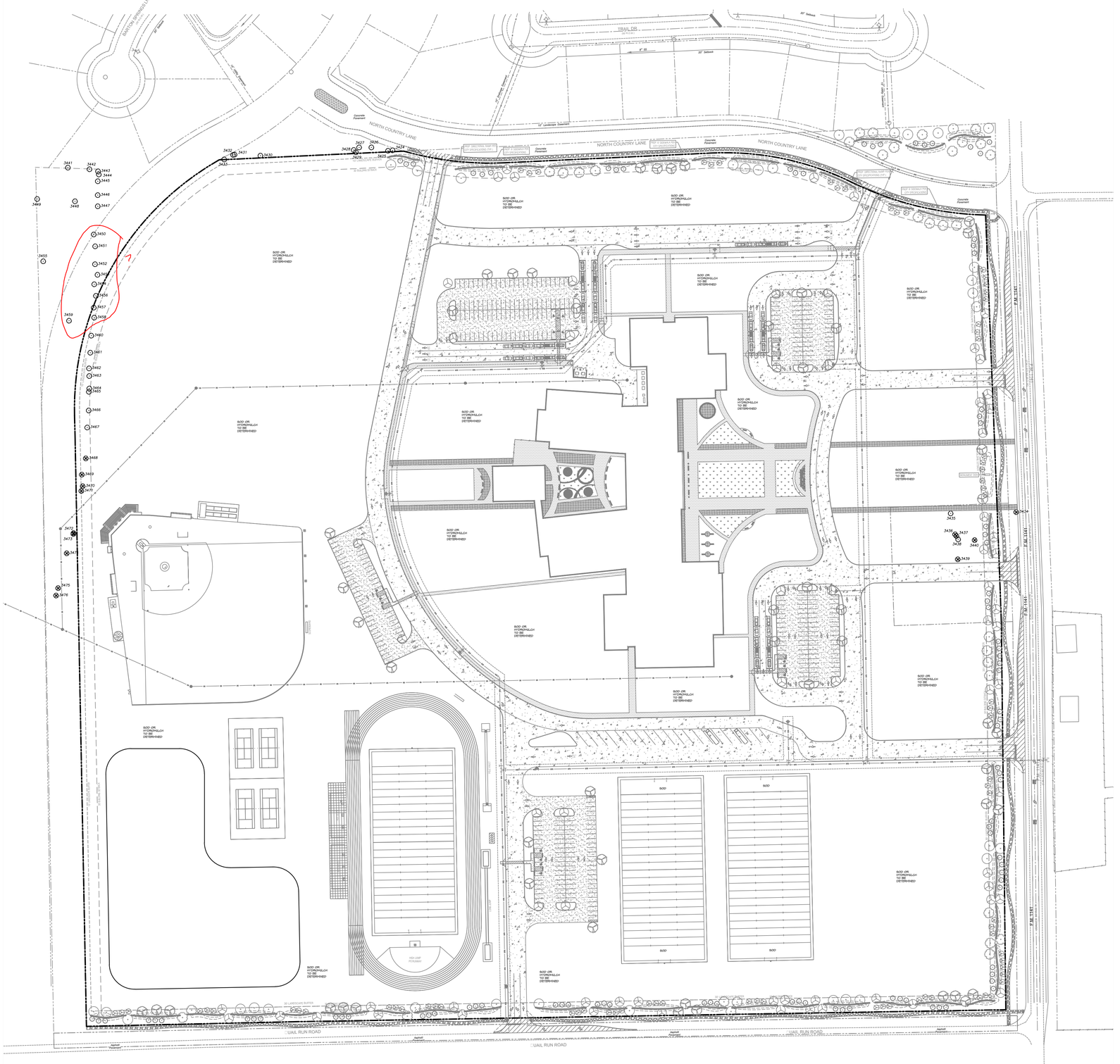
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 04/14/2022
SHEET L 7



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

MITIGATION 101.5 - 69 = 32.5 X $100.00 = $3,250.00

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 40.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0'	203 SPACES
9.0x20.0'	159 SPACES
15.0x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

ZONE 1

0 100 200

GRAPHIC SCALE 1"=100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN
401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

ISSUES

1	04/14/2022	PERMIT
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REVISIONS

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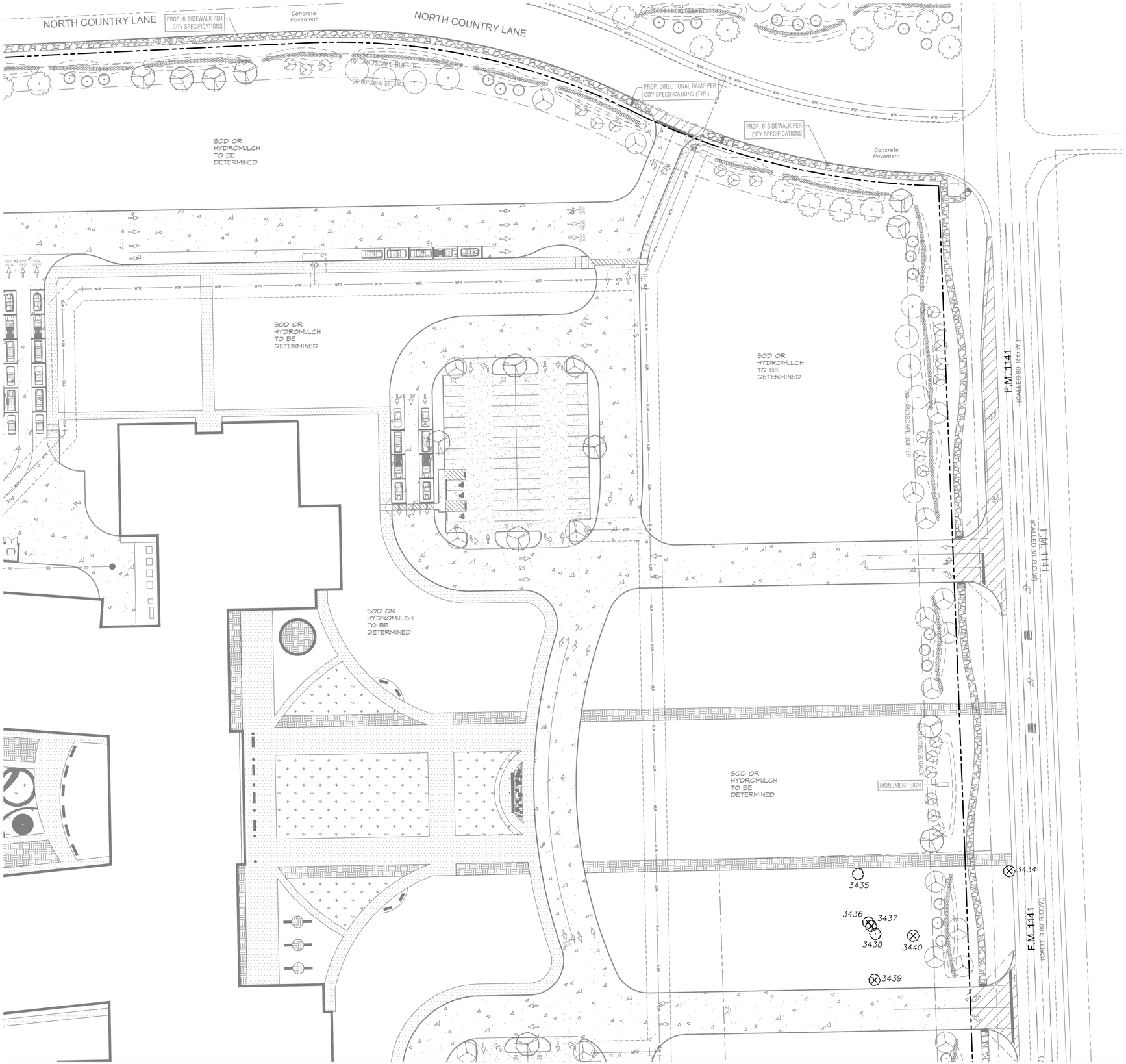
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET TS 1



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
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3427	TREE 16" HACKBERRY	OFF-SITE	0	
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3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
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3446	TREE 18" HACKBERRY	SAVE	0	
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3450	TREE 14" HACKBERRY	SAVE	0	
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3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

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CORGAN

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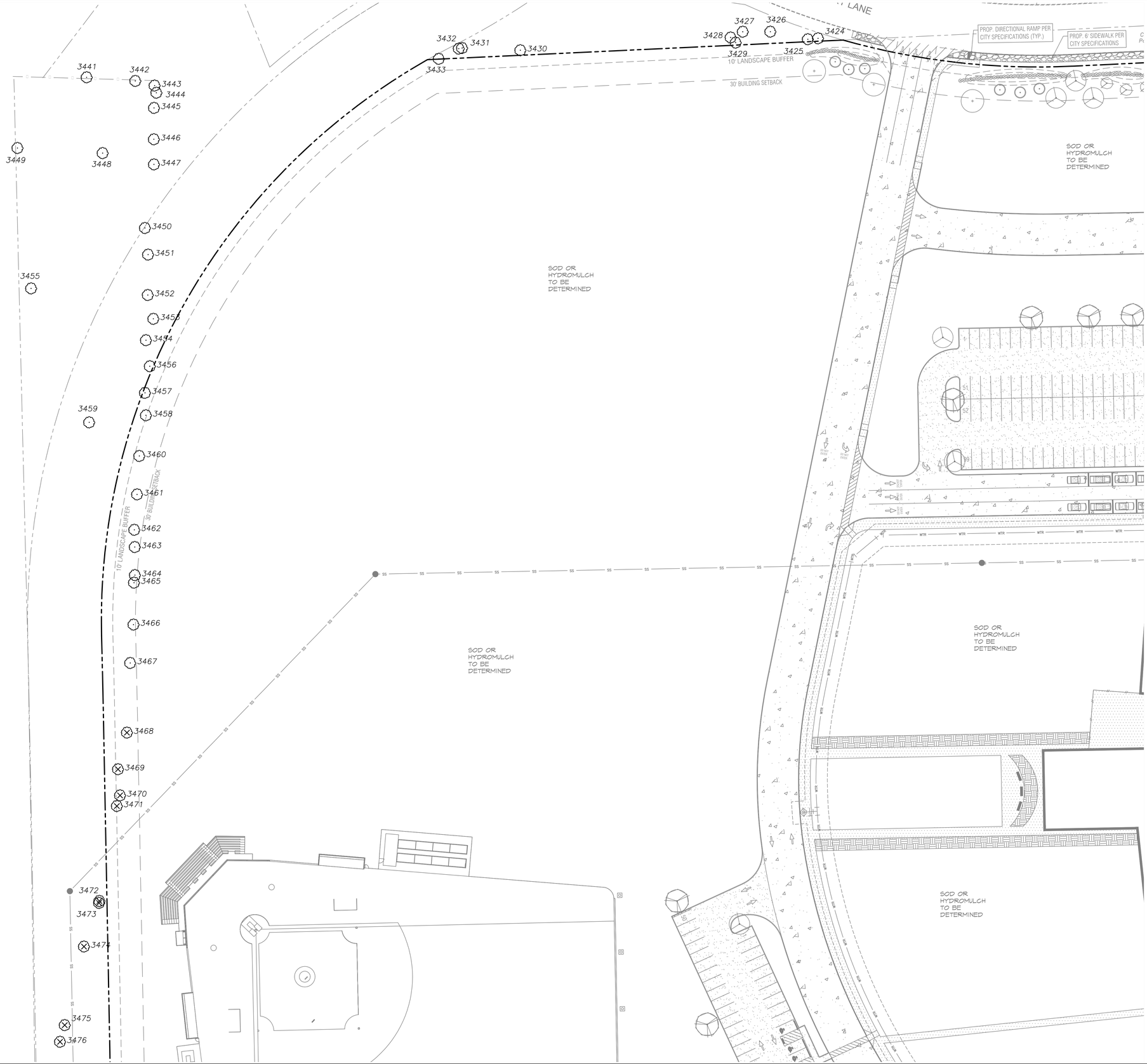
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN EAST

JOB 21572.0000
DATE 04/14/2022
SHEET TS 2



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
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3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
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3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
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3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

		ISSUES
1	04/14/2022	PERMIT
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	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND □UAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN WEST

JOB 21572.0000
DATE 04/14/2022
SHEET TS 3

LUMINAIRE SCHEDULE FOR ROCKWALL ISD NINTH GRADE CENTERS

Nada F - (903) 581-2677
nferro@emaengineer.com

General Requirements: (1) All luminaires to have .125 lens thickness, 4000K color temp, 10% THD drivers, 80 CRI or better and be dimmable down to 10% unless otherwise stated. (2) See Networked Lighting Control Chart and details for more information regarding controls. (3) Any luminaire that ends in "E" in the drawing set is to be treated as an emergency version of the listed luminaire. (4) All LED luminaires are to have lumen output tolerance of +/- 8% and VA tolerance of +5% / -10%. (5) All submitted luminaires shall have an L70 rating of at least 50k hrs and shall have a 5 year system warranty with both listed on the manufacturer cut sheet. (6) For linear luminaires (Lx, LHx, Px, PLx, Wx, etc.), the number in the Type Mark indicates the linear length in whole feet. For linear luminaires (Lx-x, LHx-x, Px-x, PLx-x, Wx-x, etc.), the numbers in the Type Mark indicates the linear length in feet and inches, unless otherwise noted. (7) Equals allowed ONLY by a manufacturer from an agency with other product lines already listed on this schedule. At least 3 day prior approval from designer required. *Lumen output and VA listed are per luminaire or per head or per linear foot and include both up and down component if direct and indirect are both specified.

Emergency Lighting Information: Linear Emer Section Layout >> EMER EMER EMER EMER EMER

Provide battery packs per this list unless otherwise noted on the drawings. (LO = Lumen Output) Tolerance shall be +/- 5%. Troffers - 1400lm, Can Lights - 50%LO, High & Low Bays (round or square) - 20 Watts, Linear recessed & Linear pendants & Surface/Wall mount - 1400lm per 4' emergency section, Exterior (building or canopy mounted) - 50%LO. Everything else - 50%LO.

Project Specific Comments and Requirements: ---EMA Project #108200790002---, Controls to be - IECC 2015 with Reduced Lighting Power additional efficiency package.

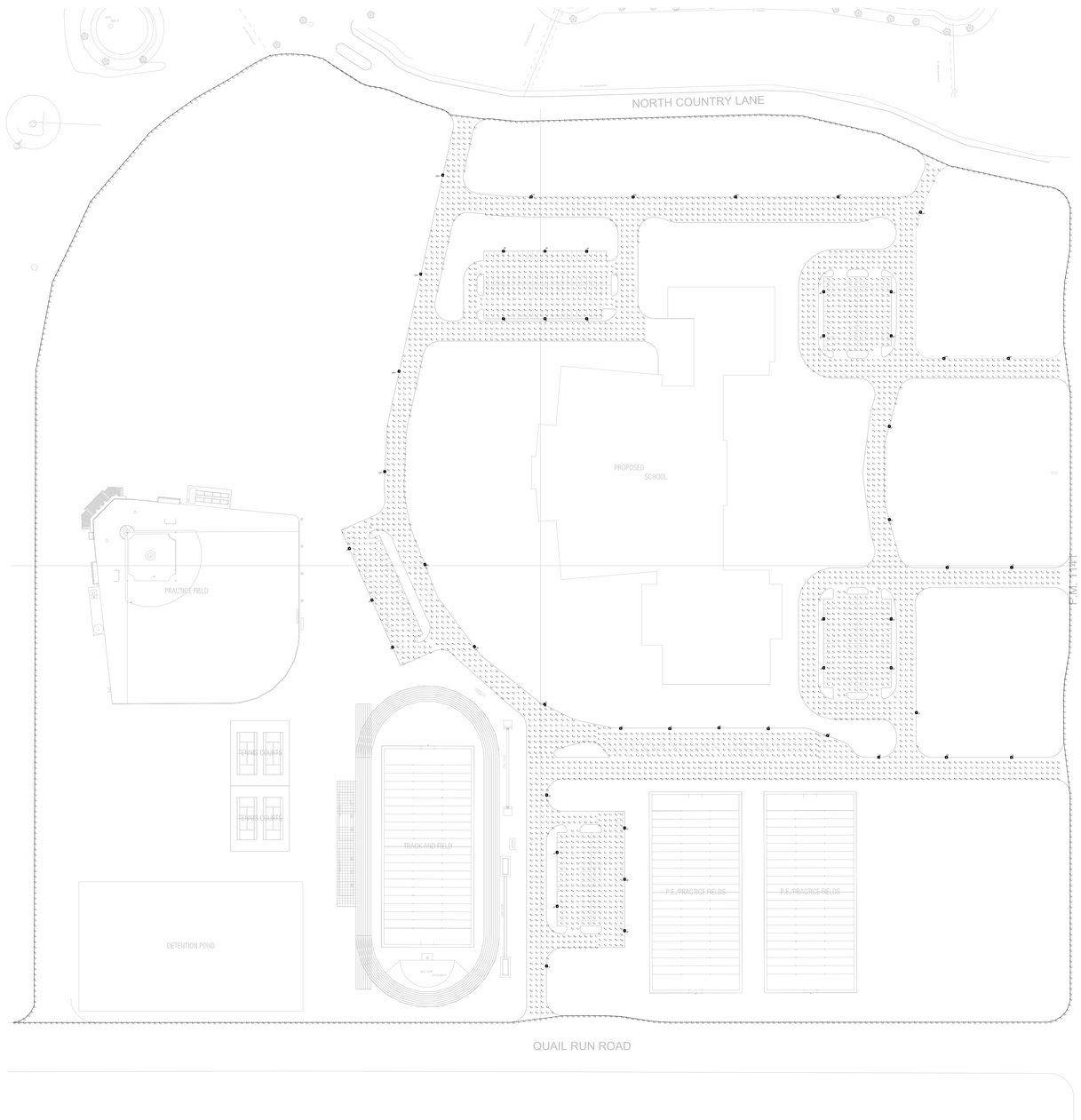
Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, - .

Type	Description	Luminaire Equivalents	Delivered Lumens	Comments	Volts	Watts Max
Z2	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . .	16000	F, MS/PC, VD	480v	150
Z2H	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . .	16000	F, HSS, MS/PC, VD	480v	150
ZF	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . .	16000	F, MS/PC, VD	480v	150
ZZZ	END OF SCHEDULE, , with , Color:	. . . . .				

Calculation Summary				
Label	CalcType	Avg	Max	Min
DRIVEWAY_LEFT	Illuminance	0.92	3.0	0.0
DRIVEWAY_RIGHT	Illuminance	0.95	3.1	0.0
PARKING LOT EAST	Illuminance	1.70	2.7	0.8
PARKING LOT NORTHEAST	Illuminance	1.93	2.6	1.3
PARKING LOT NORTHWEST	Illuminance	1.99	2.8	1.0
PARKING LOT SOUTH	Illuminance	1.67	2.6	0.8
PARKING LOT SOUTHWEST	Illuminance	1.74	2.6	1.1
PARKING LOT WEST	Illuminance	1.58	2.6	0.7
PROPERTY LINE	Illuminance	0.01	0.2	0.0

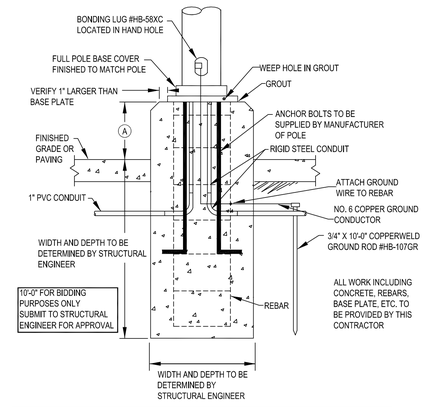
SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 NORTH PHOTOMETRIC SITE PLAN
1"=100'-0"

(A) IF POLE IS LOCATED IN CONCRETE OR ASPHALT, DIMENSION TO BE 2'-6" A.F.G. IF POLE IS LOCATED IN GRASS, DIMENSION TO BE 4" A.F.G.



SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLEBASE IS AT LEAST 12" AWAY.

2 POLE BASE DETAIL - 12'-30'
N.T.S.

CORGAN
www.corgan.com
T: 214.748.2000

	ISSUES
1	
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△	REVISIONS

This Document was produced by or under the authority of Registered Architect:

STATE OF TEXAS
CATHERINE L. HOLLENSHEAD
103572
LICENSED PROFESSIONAL ENGINEER
04-13-2022

Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

NORTH PHOTOMETRIC SITE PLAN

Apr 13, 2022

Apr 13, 2022

EMA
DESIGN SOLVE ENHANCE
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
Phone: 1 . 800 . 933 . 0538

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

1 082 0079 002

JOB 21572.0000
DATE 04/13/2022
SHEET ES1-03



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

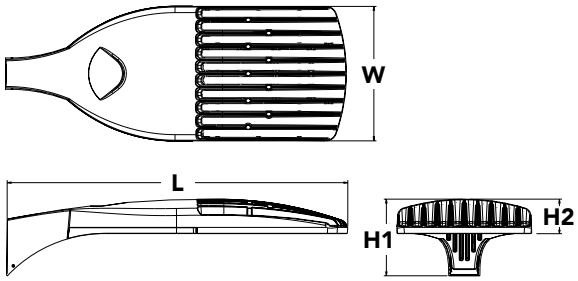
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1	P4 [1]	P7 [1]
P2	P5 [1]	P8
P3	P6 [1]	P9 [1]

Rotated optics

P10 [2]	P12 [2]
P11 [2]	P13 [1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short [3]
T5S	Type V short [3]
T5M	Type V medium [3]
T5W	Type V wide [3]
BLC	Backlight control [4]
LCCO	Left corner cutoff [4]
RCCO	Right corner cutoff [4]

Voltage

- MVOLT [5]
- XVOLT (277V-480V) [6,7,8]
- 120 [9]
- 208 [9]
- 240 [9]
- 277 [9]
- 347 [9]
- 480 [9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting [10]
WBA	Wall bracket [3]
SPUMBA	Square pole universal mounting adaptor [11]
RPUMBA	Round pole universal mounting adaptor [9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled [13]
PIRHN	Network, high/low motion/ambient sensor [14]
PER	NEMA twist-lock receptacle only (controls ordered separate) [15]
PER5	Five-pin receptacle only (controls ordered separate) [15,16]
PER7	Seven-pin receptacle only (controls ordered separate) [15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [20,21]
FAO	Field adjustable output [20,21]

Other options

Shipped installed

HS	House-side shield [23]
SF	Single fuse (120, 277, 347V) [9]
DF	Double fuse (208, 240, 480V) [9]
L90	Left rotated optics [2]
R90	Right rotated optics [2]
HA	50°C ambient operations [1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes [24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

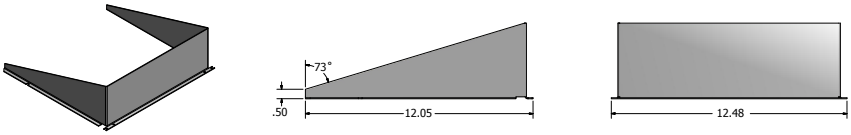
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

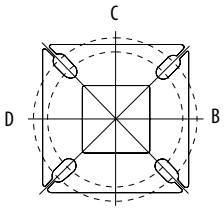
Options

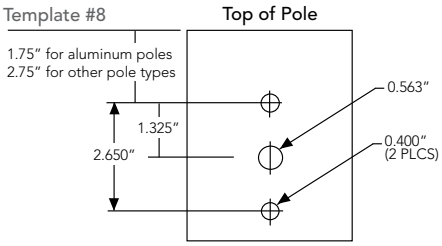
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

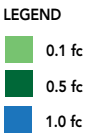
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

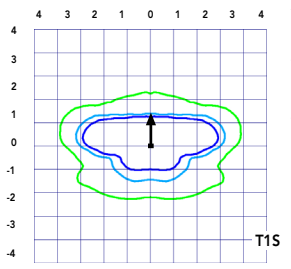
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Photometric Diagrams

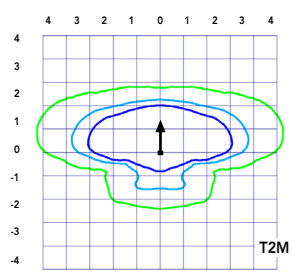
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

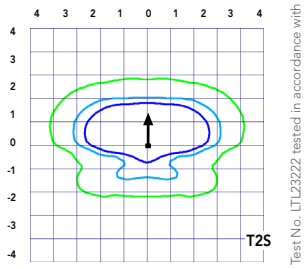




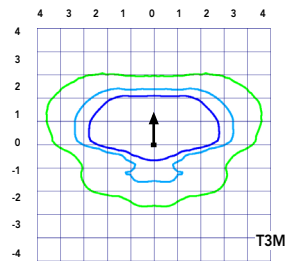
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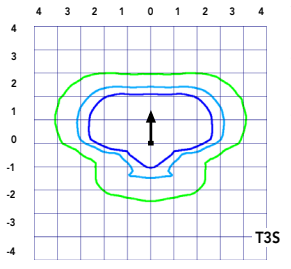
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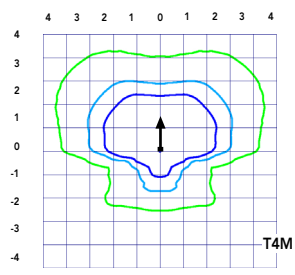
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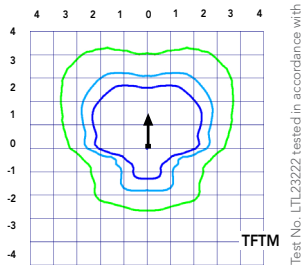
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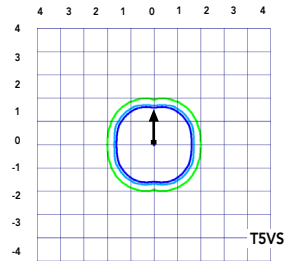
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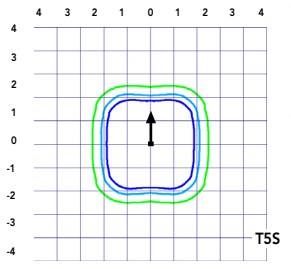
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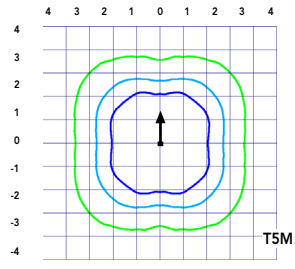
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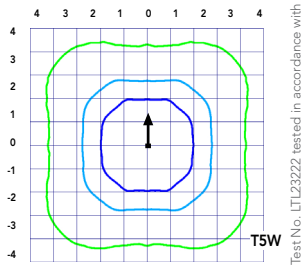
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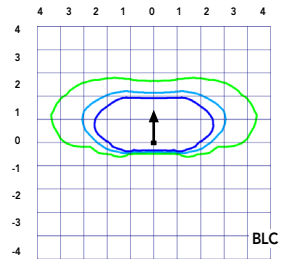
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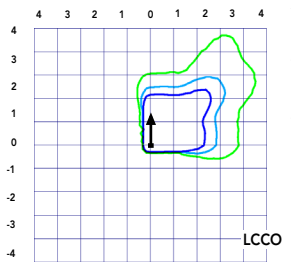
Test No. LTL23164B tested in accordance with IESNA LM-79-08.



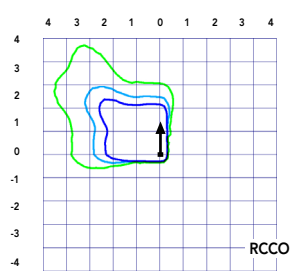
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



Test No. LTL23271 tested in accordance with IESNA LM-79-08.



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	SP2022-018	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Rockwall Heath Ninth Grade Center	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2727 S JOHN KING BLVD, ROCKWALL, 75032	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Site Plan for a Public Secondary School a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/22/2022	Needs Review

04/22/2022: SP2022-018; Site Plan for Rockwall Heath Ninth Grade Center
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 Public Secondary School a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. May 3, 2022 is the deadline to have all comments; please provide staff revised plans before May 3, 2022 to ensure all comments are addressed.
I.3 For reference, include the case number (SP2022-018) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.
M.5 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)
M.6 Site Plan:
(1) Indicate the perimeter dimensions of the proposed Ninth-Grade Center in feet. (Subsection 03.04.B, of Article 11, UDC)
(2) Update the lot coverage with all structures.
(3) Indicate/label all fire lanes. (Subsection 03.04.B, of Article 08, UDC)
(4) Indicate street centerline for proposed extension of Stableglen Drive. The RISD shall construct a minimum of 24-feet of this roadway with this project. Please reflect this on the site plan.(Subsection 03.04.B, of Article 11, UDC)
M.7 Photometric Plan:
(1) Please indicate all stadium and practice field/tennis courts lighting standards and photometric values.
(2) Indicate Lighting Levels (in Foot Candles, i.e. FC) of each light, and provide the light spread shown by each fixture (Subsection 03.03, of Article 07, UDC)
(3) Please indicate all light values adjacent to the existing residential properties.
M.8 Building Elevations:
(1) Please provide an exhibit of dumpster enclosures. Dumpster enclosures must be self-latching and indicated as such. (Subsection 01.05.B, of Article 05, UDC)
(2) Please indicate all RTU's proposed for the property and show that they will be screened.
(3) Please label horizontal measurements on all elevations.
(4) Please label exterior elevations with the adjacent public right of way for reference.

(5) Add percentages for all materials on each Façade. Do not include windows and doors in overall percentage. (Subsection 04.01, of Article 05, UDC)
(6) Exterior walls should consist of 90% masonry materials excluding doors and windows in the SH-205 By-Pass Overlay. “Overall Exterior Elevation East” currently consists of 88% masonry materials. (Subsection 06.02.C, of Article 05, UDC) If you are planning to request an exception for this requirement, please provide a letter outlining the requested exception and the two (2) compensatory measures. (Subsection 09.01 of Article 11, UDC)
M.9 Landscape Plan:
(1) Label all Berms and provide a measured exhibit of both berm and shrub. Add Berm to tree exhibit.
(2) All Canopy trees shall be at least 4’” caliper. (Subsection 07.01, of Article 09, UDC)
(3) Add landscaping along extension of Stable Glen Drive (Berm and Shrubbery of a minimum 30”, 1 canopy and 1 accent every 50-feet of linear frontage) and the remainder lot on the westside of Panhandle Drive (berm and three (3) tiered screening). (Section C2(3.b &c), Development Standards, of the Planned Development Ordinance)
(4) The developer shall establish hydro mulch or a non-sod option with a minimum of 1” in height. (Section 4.2, Coverage, Engineering Standards of Design and Construction)
M.10 Treescape Plan:
(1) Indicate all grades and major contours. (Subsection 03.01.C, of Article 09, UDC)
I.11 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 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.12 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 May 3, 2022; 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 May 10, 2022 Planning & Zoning Meeting.
I.13 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.
I.14 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	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Label angle of bus parking.
- Standard spaces to be 20'x9'.
- Must build Stableglen 60' ROW, 41' B-B paving with sidewalks.
- Must build a 12" water line in Stableglen ROW from north to south property lines.
- Label dumpster area to drain to oil/water separator prior to storm system.
- If no driveway assess at the south end of Stable Glen then Cul-de-sac to be installed.

The following items are informational for the engineering design process.
General Items:
-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage
- Remove signs from site plan

Water and Wastewater Items:
- W/WW Infrastructure Study Required (review fees apply)
- Must build 12" water line in Stableglen Dr. from north to south property line per the Master Plan.
- Must build 12-inch waterline down John King per Master Plan

For WW West of Stableglen Dr.:
-Hickory Ridge and Mims LS upgrades possibly required or Trunk sewer to be installed down to FM 3097 #1 LS depending results of Infrastructure study.
- Must sewer to Hickory Ridge Lift Station. Pro-rata for Hickory Ridge may apply.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system.
- Detention is required and a flood/detention study will be required for the entire developed site using the unit hydrograph method. Crossing the floodplain will require study. (Review Fee apply)
- Run off coeffients shall be per zoning type for entire tract out size of floodplain.
-WOTUS/Wetland determination for all creeks, streams and ponds.

Roadway Paving Items:
- Parking to be 20'x9'
- No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Stableglen to be 60' ROW, 41' B-B paving with sidewalks.
- If no driveway assess at the south end of Stable Glen then a temporary cul-de-sac will be installed.
- Must build a 10' wide trail along John King.
- Must build left turn lanes in John King for existing all median break driveways

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18" parking spaces shall be planted 4' from back of curb

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Needs Review

04/22/2022: Fire lane shall be labeled with the radius indicated.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved w/ Comments

04/19/2022: Assigned address will be *2727 S JOHN KING BLVD, ROCKWALL, TX 75032*

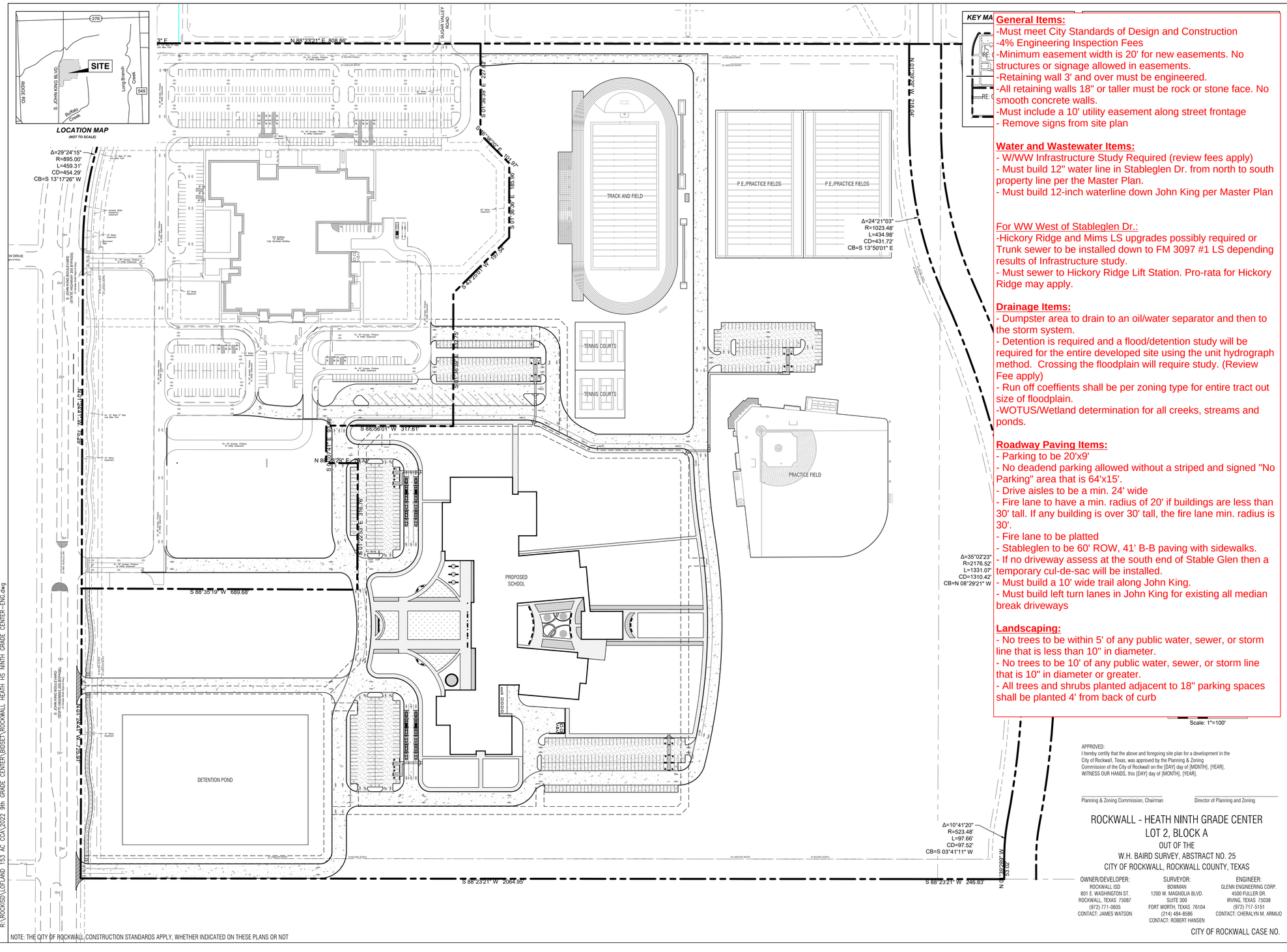
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: 1. Tree mitigation approved
2. Landscape plan approved with following comments; please verify you parking lot trees as every space must be within 80' of a tree

3. There are new varieties of Bermudagrass that are more shade, drought, wear and cold tolerant such as Tif Tuf and Tahoma 31
4. All canopy trees must be 4" caliper minimum



General Items:
-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage
- Remove signs from site plan

Water and Wastewater Items:
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- Fire lane to be platted
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- If no driveway assess at the south end of Stable Glen then a temporary cul-de-sac will be installed.
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- Must build left turn lanes in John King for existing all median break driveways

Landscaping:
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- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18" parking spaces shall be planted 4' from back of curb

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 14, 2022 - 8:56am User: KK
R:\ROCKSD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

CORGAN
CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1702575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY--FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: March 25, 2022

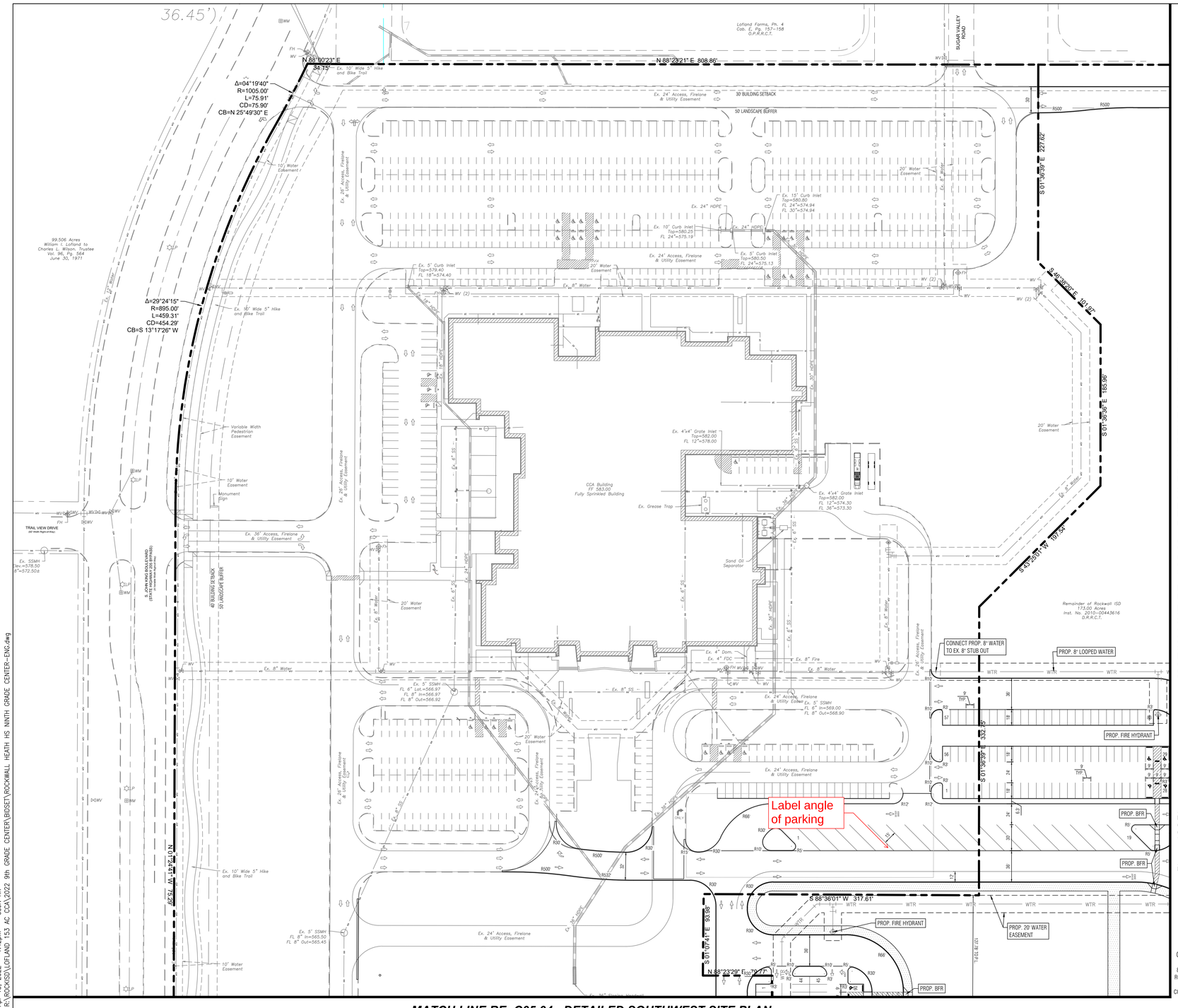
ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.00



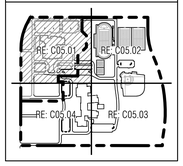
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP



0 25 50 100
Scale: 1"=50'

APPROVED:
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1702575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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Date: March 25, 2022

ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.01

Apr 13, 2022 - 1:42pm User: KK
R:\ROCKISD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BIDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

Lofland Farms, Ph. 5-A
Cab. E, Pg. 353-355
O.P.R.R.C.T.

30' BUILDING SETBACK

50' LANDSCAPE BUFFER

HIGH JUMP
PIT/RUNWAY

TRACK AND FIELD

P.E./PRACTICE FIELDS

P.E./PRACTICE FIELDS

Remainder of Rockwall ISD
173.00 Acres
Inst. No. 2010-00443616
O.R.R.C.T.

N 00°28'10" W 2,210.12'

Must build Stableglen 60' ROW, 41' B-B paving with sidewalks.

Must build 12" water from north to south

Δ=24°21'03"
R=1023.48'
L=434.98'
CD=431.72'
CB=S 13°50'01" E

15' BASKIN ESTATES
#1 LANDSCAPE BUFFER

20' parking spaces

TENNIS COURTS

TENNIS COURTS

PROP. 20' WATER EASEMENT

PROP. 8" LOOPED WATER

PROP. FIRE HYDRANT

PROP. 20' WATER EASEMENT

PROP. BFR

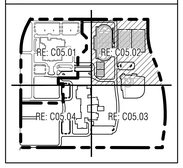
SITE LEGEND (PROPOSED)

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KEY MAP



N

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Scale: 1"=50'

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Planning & Zoning Commission, Chairman — Director of Planning and Zoning

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CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 13, 2022 – 1:43pm User: KK
R:\ROCKSD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

CORGAN

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ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1702575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

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Date: March 25, 2022

ROCKWALL-HEATH NINTH GRADE CENTER

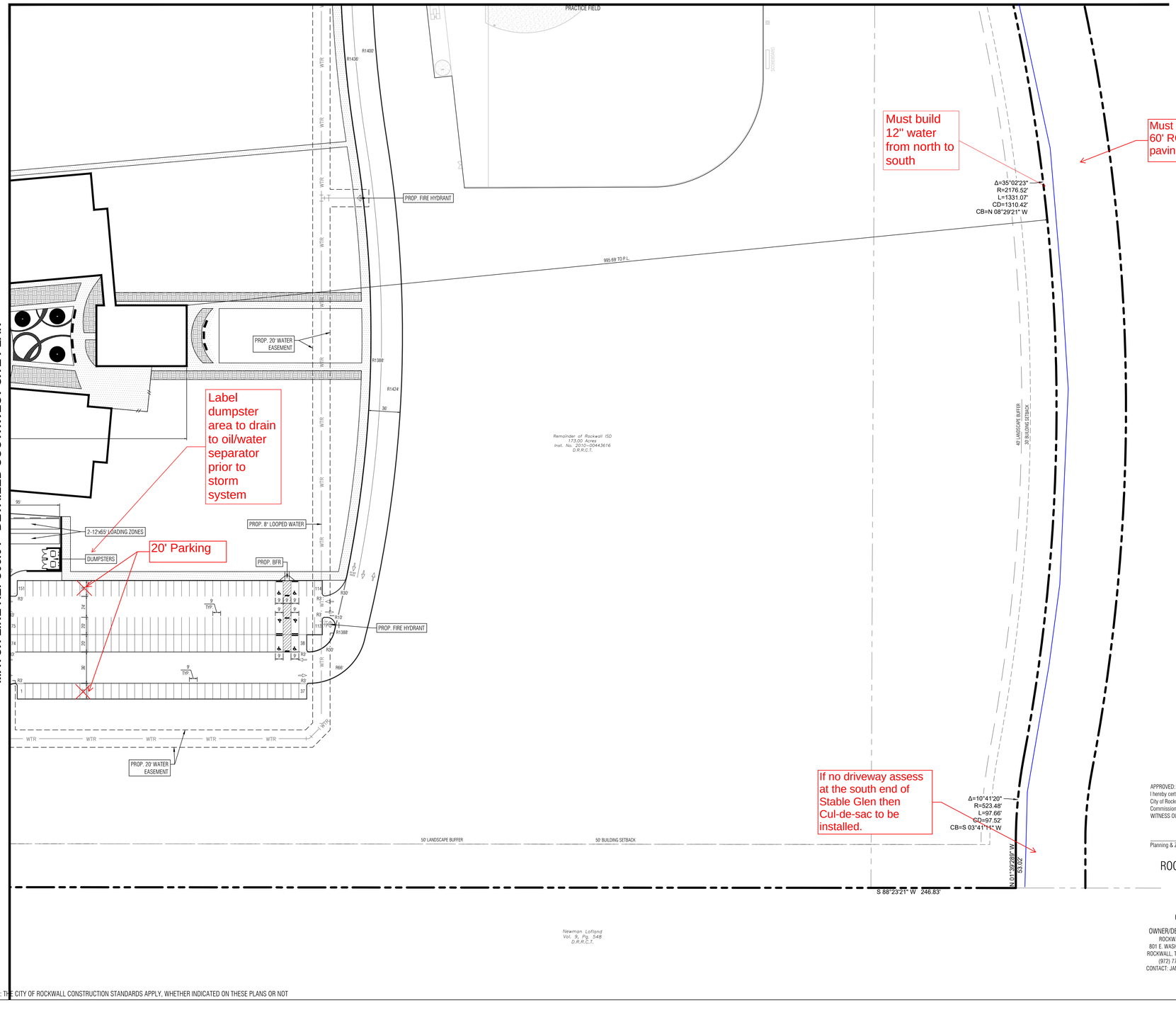
Rockwall, TX 75087

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.02

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



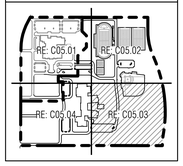
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- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- SANITARY SEWER (SS)
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

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Director of Planning and Zoning

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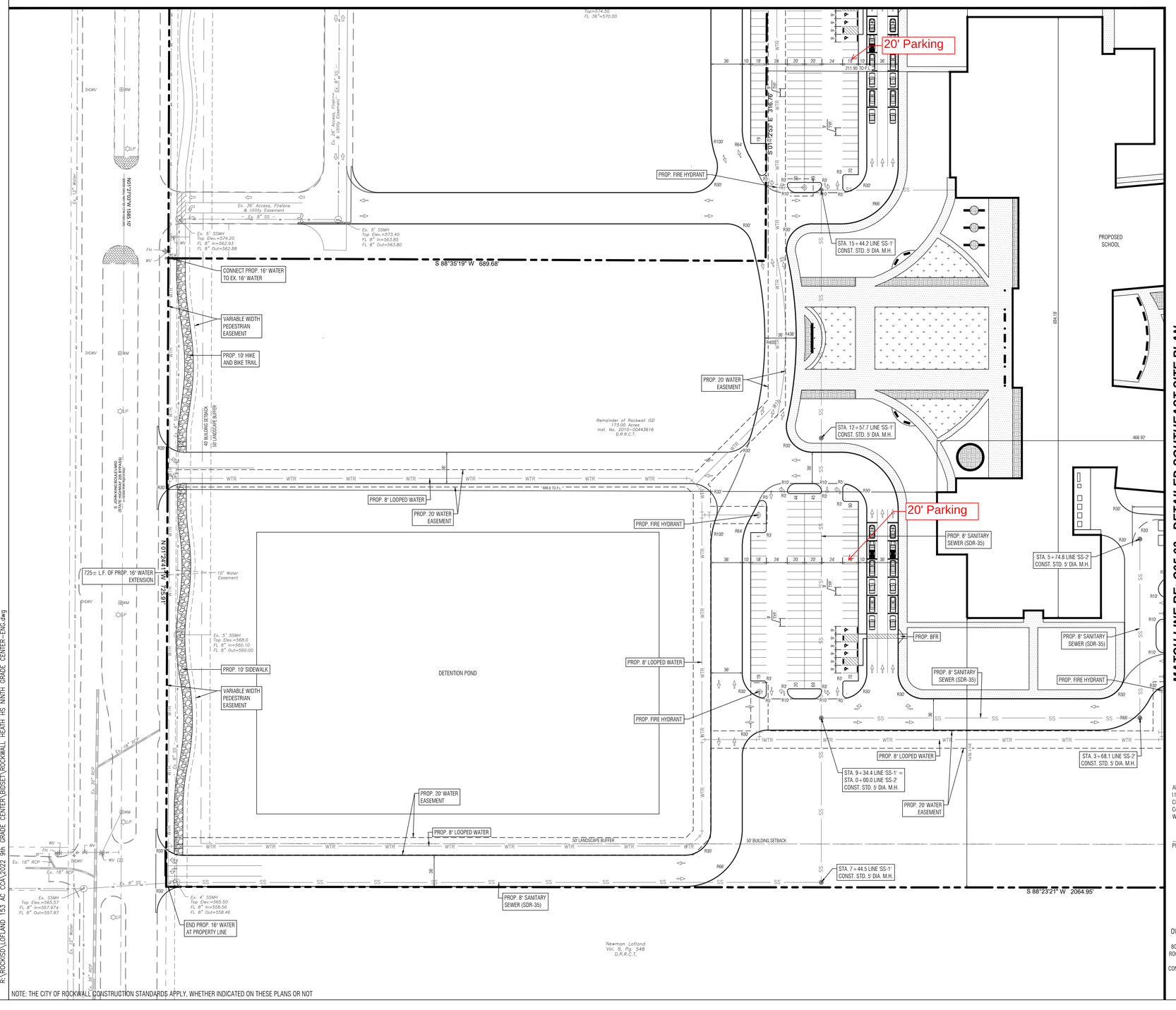
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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Scale: 1"=50'

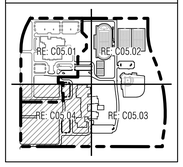
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CITY OF ROCKWALL CASE NO.

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Apr 13, 2022 - 1:44pm User: KK
R:\ROCKISD\LOPLAND 153 AC CCA\2022 9th GRADE CENTER\RDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

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Date: March 25, 2022

ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.04

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-017

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	2301 S. John King, Rockwall, TX				
SUBDIVISION	Rockwall Heath High School 9th Grade Center	LOT	2	BLOCK	A
GENERAL LOCATION	Rockwall 9th Grade Center - South site - at the Gene Burton Academy				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	79.54 acres	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	Rockwall Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILL SALEE [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 $1,840.80, *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* APRIL, 20 20. *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."*

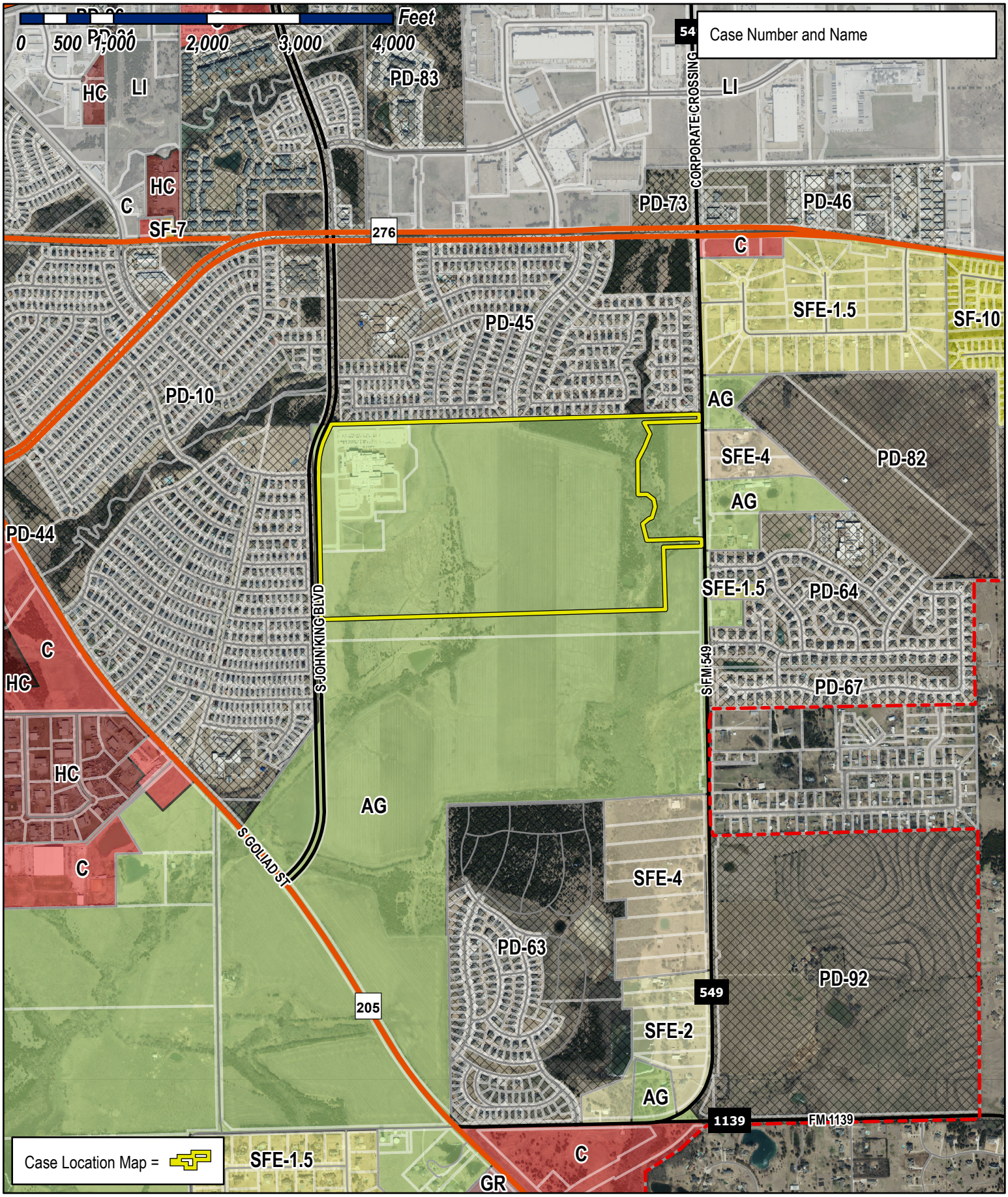
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* APRIL, 20 20.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

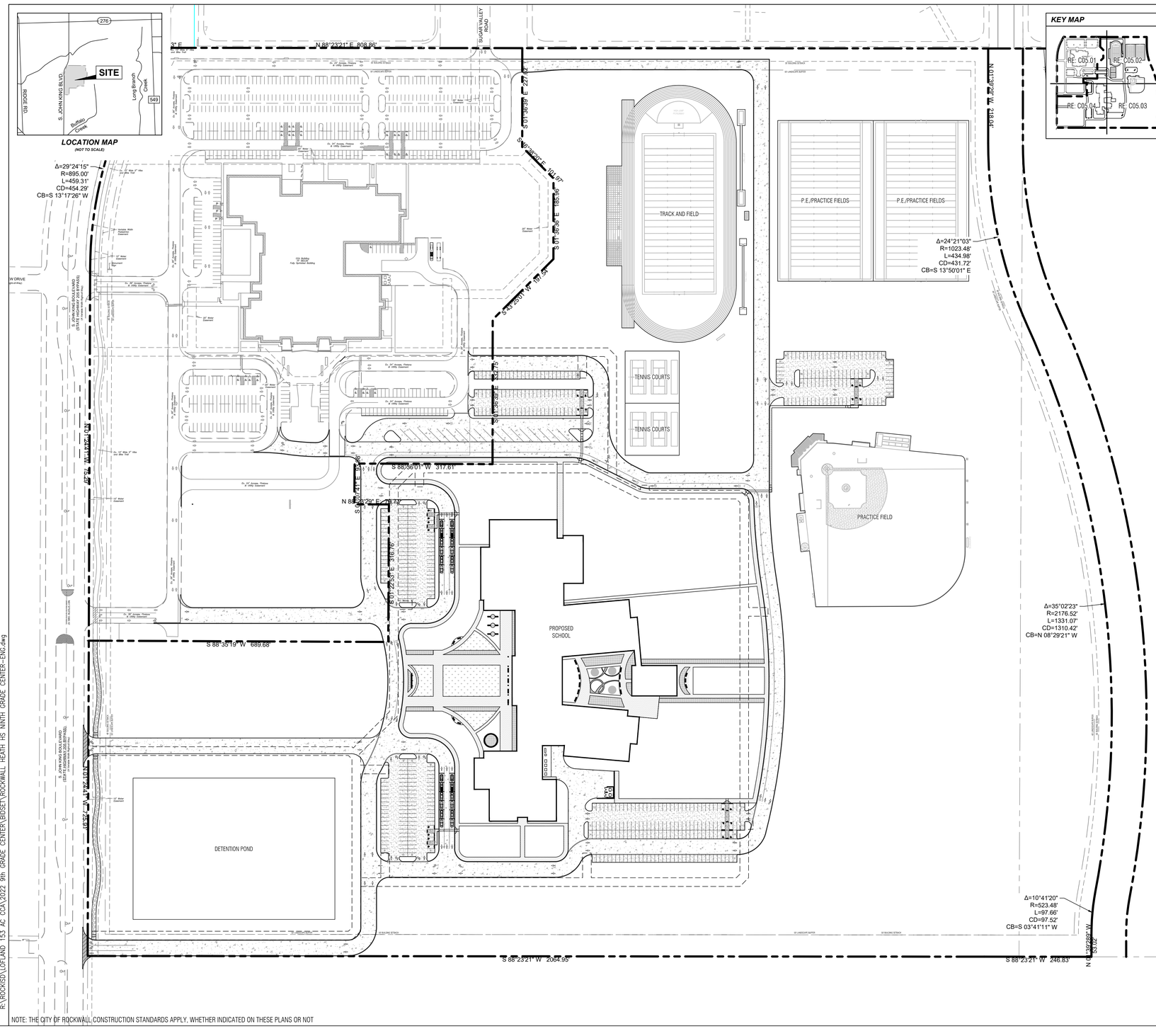
MY COMMISSION EXPIRES



City of Rockwall

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

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



GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6' RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1FOT-CANDLE-OR LESS.

PAVING LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 9" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- PLANTING AREAS. RE: LANDSCAPE

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. =4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	1ST.-10' (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	304 SPACES
9.0'x20.0'	209 SPACES
15.0'x20.0'	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES

0 50 100 200
Scale: 1"=100'

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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1720575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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Date: March 25, 2022

ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

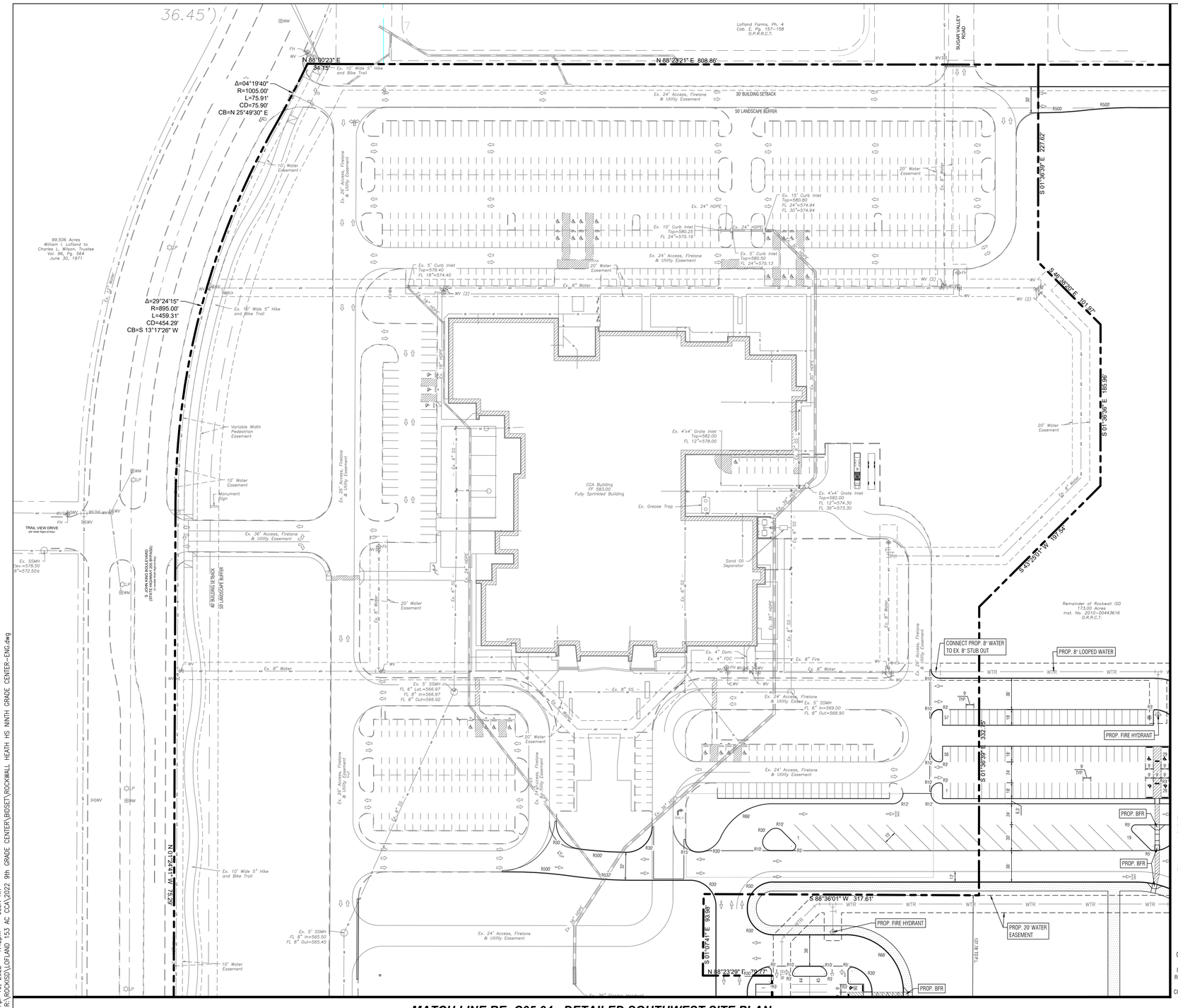
OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.00

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 14, 2022 - 8:56am User: KK
R:\ROCKISD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BIDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg



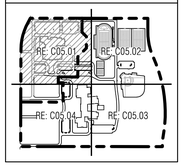
SITE LEGEND (PROPOSED)

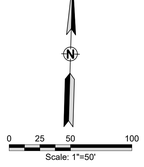
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KEY MAP





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CITY OF ROCKWALL CASE NO.

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CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
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TEXAS REGISTRATION #: F-303 HUB #: 1T0257519300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

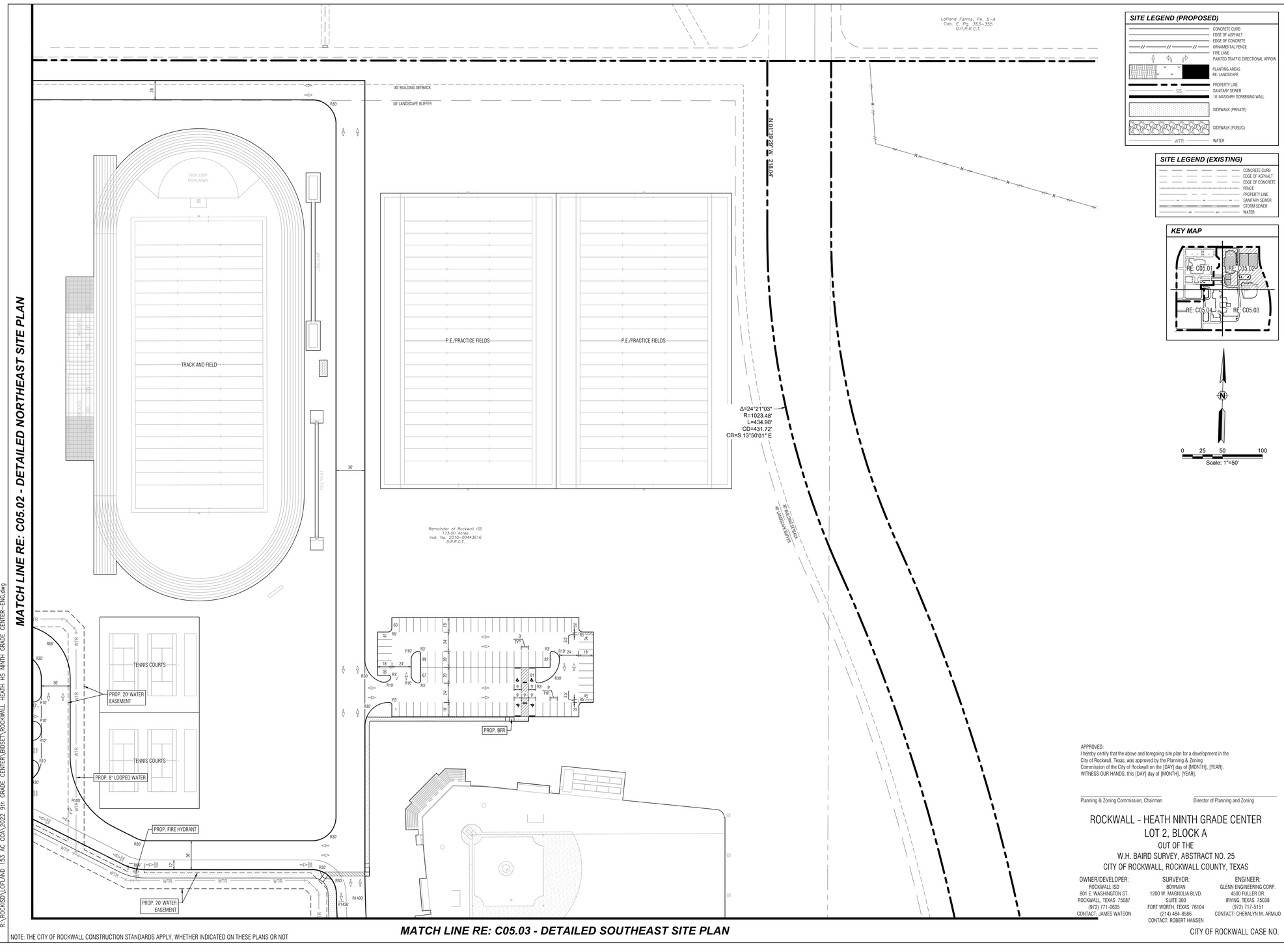
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Date: March 25, 2022

ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.01



SITE LEGEND (PROPOSED)

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- EDGE OF ASPHALT
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KEY MAP

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ISSUES

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ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.02

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ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
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	CONTACT: ROBERT HANSEN	

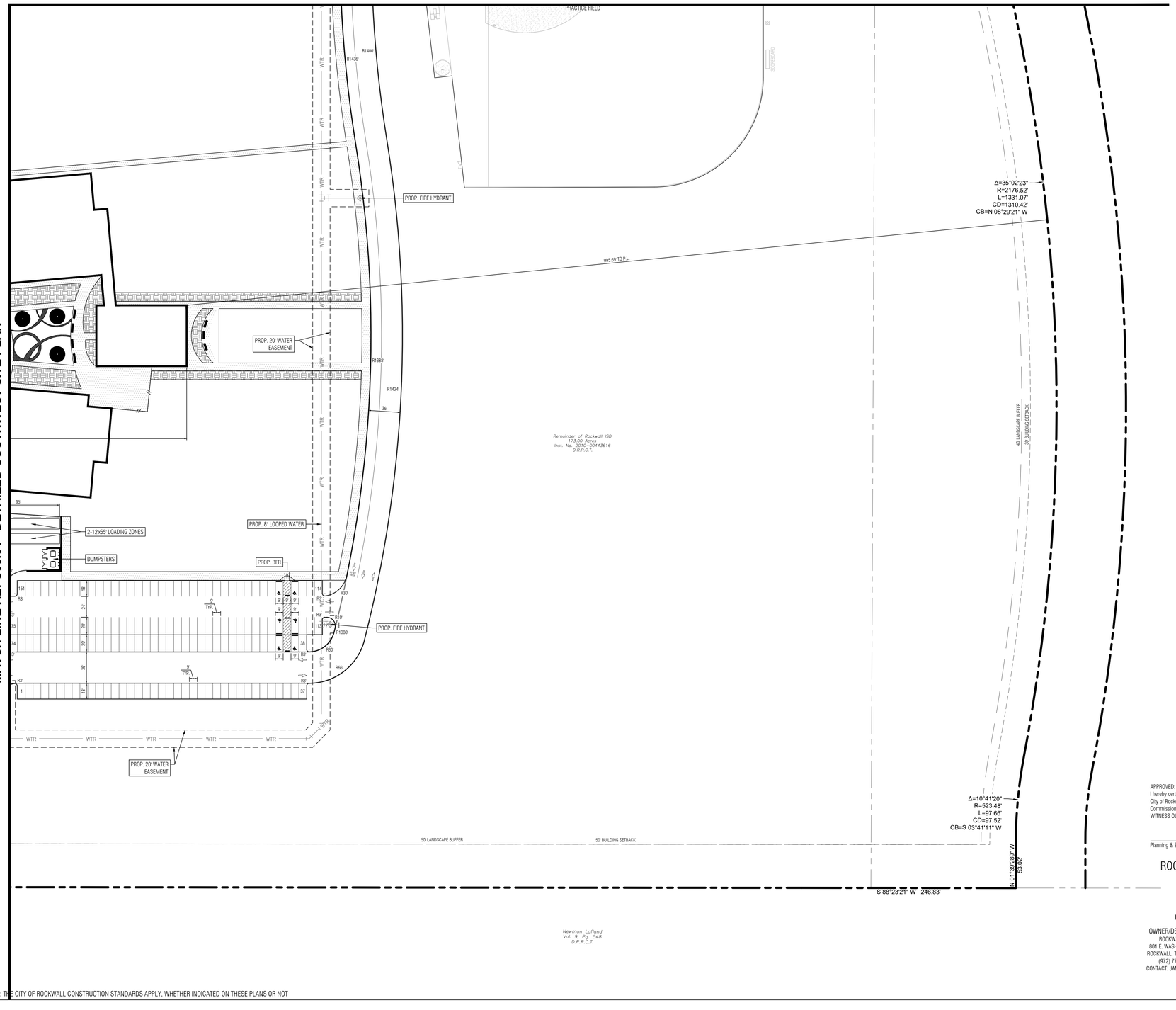
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Apr 13, 2022 - 1:43pm User: KK
R:\ROCKSD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



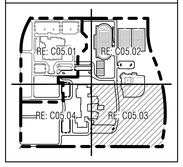
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OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

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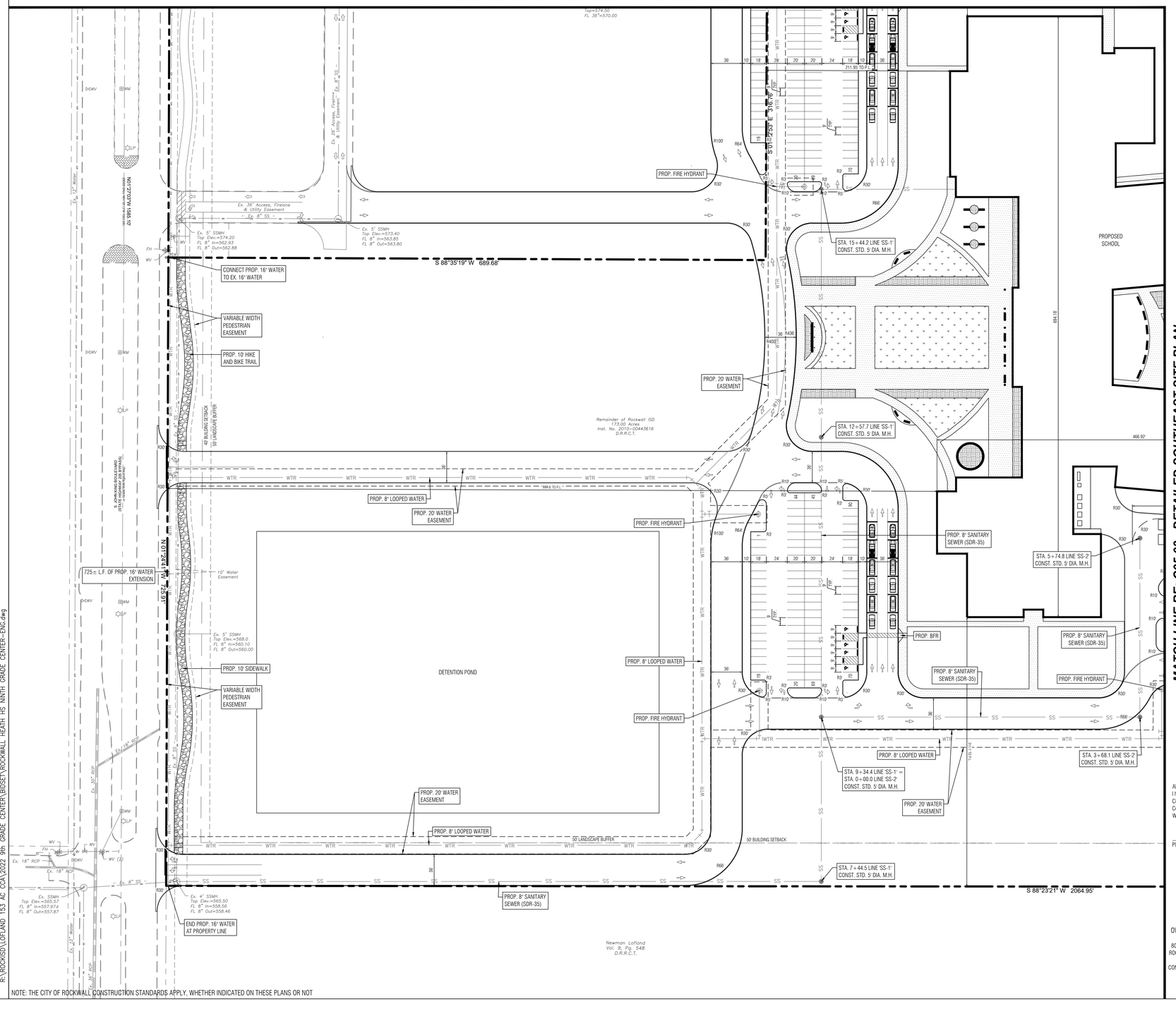
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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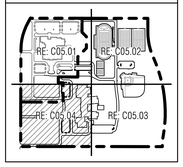
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0 25 50 100
Scale: 1"=50'

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ROCKWALL-HEATH NINTH GRADE CENTER

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DETAILED SOUTHWEST SITE PLAN

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SHEET

C05.04

ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL-HEATH HIGH SCHOOL

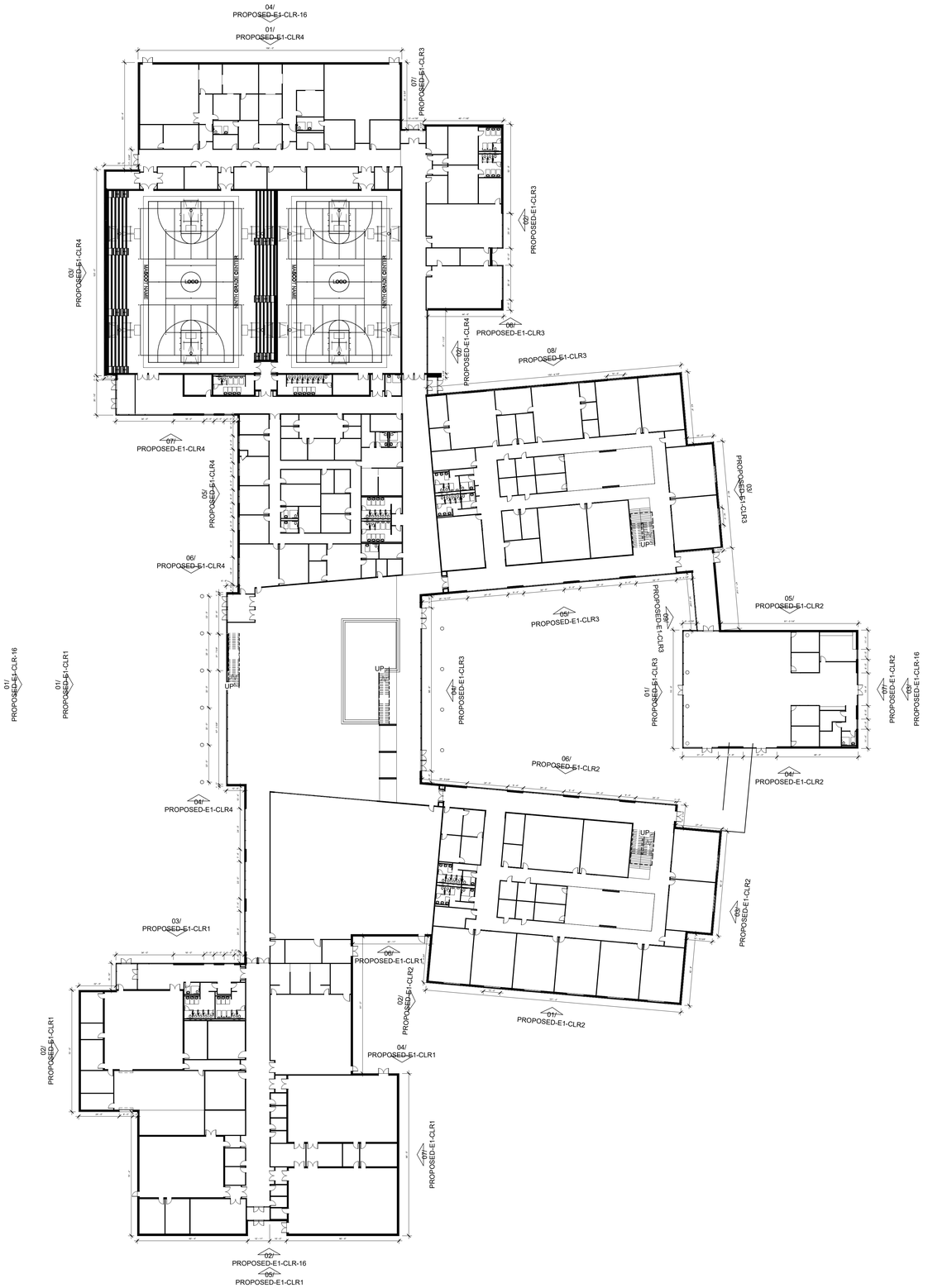
EXTERIOR - S. JOHN KING BLVD. NEAR DR. GENE BURTON COLLEGE & CAREER ACADEMY

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	CLOUD CERAMICS	CORONADO GRAY
ST-1	STONE	BBCO QUARRIES	MILLS COUNTY BLEND
WDP-1	PHENOLIC PANEL, WOOD-LOOK	FUNDERMAX	PHOENIX - NT
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 - SOLARGRAY + CLEAR
MP-1	METAL PANEL	IMTECO	CHARCOAL
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK

* SEE ROCKWALL HIGH SCHOOL FINISH BOARD FOR FULL GLAZING UNIT







0' 2' 4' 8' 16'

N

DIMENSION PLAN - LEVEL 01 - OVERALL

1" = 30'-0"

Rockwall Independent School District

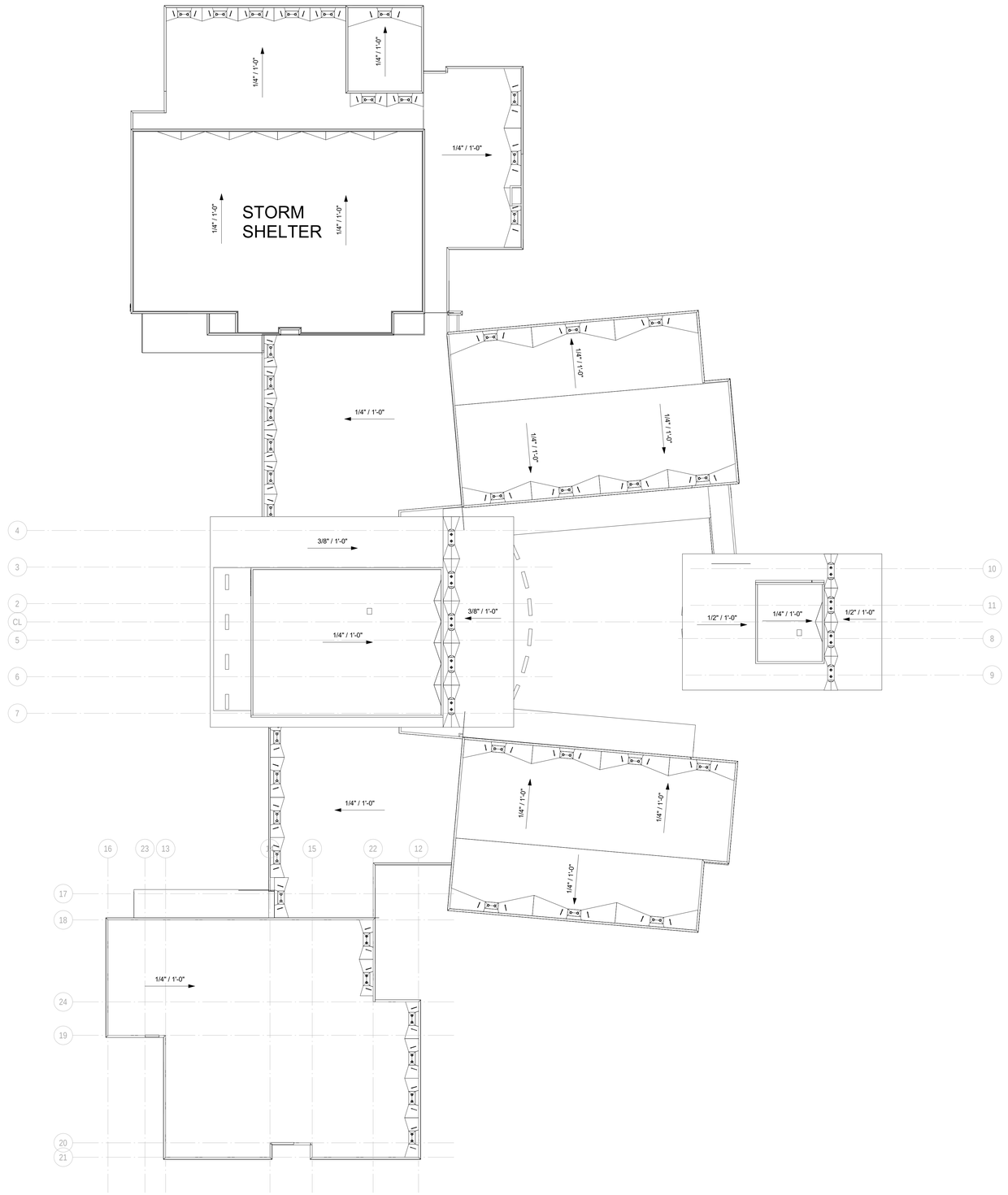
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04/12/22 • 21572.0000

ROOF TOTALS	
ARMKO MULTI-PLY THERMOPLASTIC	157733 SF
TOTAL	157733 SF



1 OVERALL ROOF PLAN
1" = 30'-0"

GENERAL ROOF NOTES:

A. PROVIDE ALL REQUIRED UTILITY / STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY OMISSIONS OR INCONSISTENCIES ENCOUNTERED IN THE CONSTRUCTION DOCUMENTS.
B. THE WORD 'PROVIDE' SHALL MEAN 'FURNISH AND INSTALL' COMPLETE AND READY TO USE.
C. IF DISCREPANCIES APPEAR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE HIGHER QUALITY, QUANTITY, AND PRICE SHALL SUPERSEDE.
D. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE ON-SITE / OFF-SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
E. PROVIDE METAL END CLOSURE ON EXPANSION JOINTS WHERE THEY OCCUR AT THE EDGE OF THE ROOF.
F. ROOF SLOPES SHOWN ON DRAWINGS ARE GENERAL AND CONCEPTUAL ONLY. TAPER INSULATION IS SHOWN CONCEPTUALLY AND FOR INTENT ONLY; NOT TO SCALE AND SHOWN AS GRAPHIC REPRESENTATION ONLY TO SHOW SLOPE. INTENT IS TO PROVIDE POSITIVE DRAINAGE TO ALL ROOF DRAINS, SCUPPERS, AND GUTTERS. VERIFY INSULATION AND TAPER IN SHOP DRAWINGS AS REQUIRED TO MAINTAIN SLOPE PRIOR TO INSTALLATION. REFER TO STRUCTURAL (IF APPLIES) FOR EXACT TOS/BOD ELEVATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
G. PROVIDE TAPERED INSULATION CRICKETS (1/2"/FT. MIN. SLOPE) AT HIGH SIDE OF ALL MECHANICAL UNITS, SMOKE VENTS, ROOF HATCHES, AND OTHER MISC. ROOF PENETRATIONS, TO SHED WATER AROUND AND TO ENSURE POSITIVE ROOF DRAINAGE.
H. PROVIDE ADDITIONAL MANUFACTURER'S WALK PADS AS PROTECTION AT "SERVICE SIDE" OF ALL MECHANICAL EQUIPMENT - FIELD VERIFY LOCATIONS, AS WELL AS PROTECTION AT "ACCESS SIDE" OF ALL ROOF HATCHES AND ROOF ACCESS LADDERS - FIELD VERIFY LOCATIONS, AND AT DOWNSPOUT LOCATIONS.
I. ALL WOOD BLOCKING AT ROOF EDGES ARE TO BE FABRICATED FROM CONT. 2X6 FR-WD BOARDS. PROVIDE LARGER 2X FR-WD AS REQUIRED PER DIMENSIONED DETAILS OR AS FIELD CONDITIONS DICTATE. ALL COPING TO BE SLOPED TOWARD THE INTERIOR.
J. ALL EXPOSED FLASHING, COPING (IF APPLICABLE), AND THEIR ACCESSORIES SHALL BE AS SPECIFIED. PAINT ALL METAL FLASHING THAT IS NOT PREFINISHED (TYPICAL) AND VISIBLE FROM THE GROUND.
K. HEIGHT OF ALL NAILERS SHALL BE FLUSH WITH NEW INSULATION THICKNESS.
L. ALL THROUGH WALL FLASHING SYSTEMS TO ACCOMMODATE 8" MINIMUM FLASHING HEIGHT FROM FINISHED ROOF SURFACE. PROVIDE END DAMS AS CONDITIONS ALLOW. ALL FLASHING TO HAVE 4" LAP MINIMUM AND OR STEP.
M. ALL PITCH PANS SHALL BE DOUBLE SOLDERED STAINLESS STEEL AND RECEIVE EITHER MECHANICALLY ATTACHED GOOSENECKS OR METAL BONNETS. METAL BONNETS SHALL BE SECURED WITH CLAMPING RING AND SEALANT. SPECIAL CARE GIVEN TO WASH ALL METAL PRIOR TO INSTALLATION.
N. ALL INFIELD EXPANSION JOINTS SHALL HAVE LOW SLOPED STANDING SEAM JOINTS AND SHALL BE CHAMFERED AT TERMINATION AT ROOF EDGE TO MEET PROFILE OF PERIMETER.
O. ANY CRACKS OR VOIDS IN RISE WALLS ABOVE COUNTER FLASHING SHALL BE REPAIRED WITH COMPATIBLE SEALANT.
P. ALL VERTICAL MEMBRANE FLASHING SHALL BE MECHANICALLY FASTENED AND INSTALLED WITH NEW METAL COUNTER FLASHING UTILIZING A CONTINUOUS CLEAT. SLIDE METAL COVER PLATE DOWN OVER VERTICAL CLEAT AND SEAL.
Q. PROVIDE NEW CONCRETE SPLASH BLOCKS ON ROOF ELEVATION ON TOP OF A WALK PAD WHERE DOWNSPOUTS OCCUR.
R. ALL PIPES AND CONDUIT SHALL RECEIVE PIPE SUPPORTS AND RELATED SHIMS AND SHALL BE PLACED ON AN ADDITIONAL ADHERED ROOF MEMBRANE UNDER SPECIFIED WALK PAD PRIOR TO SURFACE APPLICATION. SUPPORTS TO OCCUR AT 10'-0" O.C. AND WITHIN 2'-0" OF ALL SLOPES, TEES AND CORNERS. ALL PIPES TO BE PAINTED PER BUILDING CODE REQUIREMENTS.
S. ALL METAL FLASHING SHALL EXTEND BEYOND ROOF EDGE MIN. 8" WHERE FLASHING ABUTS VERTICAL WALL SURFACE AS DETAILED. ALL FLASHING SHALL BE INSTALLED IN SHINGLE FASHION.
T. AT ALL LOCATIONS WHERE CONVERGENCE OF MULTIPLE PLANES OF ROOFING TO WALL OCCUR, FIELD FABRICATE THERMOPLASTIC BOOT TO BE INSTALLED OVER NEW ROOFING, COMPLETELY OVERLAYING THE TRANSITIONS OF ALL ROOF TO WALL ELEVATIONS, INSIDE AND OUTSIDE 90 DEGREE CORNERS, ETC. PRIOR TO METAL INSTALLATION.
U. ALL EQUIPMENT CURBS TO BE RAISED AS NECESSARY TO MAINTAIN 10" MINIMUM HEIGHT ABOVE FINISHED ROOF SURFACE.
V. MECHANICAL, ELECTRICAL, AND PLUMBING ROOF EQUIPMENT SHOWN ON THIS PLAN IS FOR GENERAL ARCHITECTURAL INFORMATION ONLY. REFER TO MEP DOCUMENTS (IF APPLIES) FOR ROOFTOP EQUIPMENT NOT SHOWN, AND FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
W. FLASHING AND STRIPPING MATERIALS, BASE PLY SHEETS, MEMBRANES, INSULATION, AND ACCESSORIES SHOULD BE AS RECOMMENDED BY THE ROOFING SYSTEM MANUFACTURER FOR INTENDED USE AND COMPATIBILITY WITH THE MEMBRANE ROOFING SYSTEM.
X. WHERE WOOD BLOCKING EXCEEDS 6" IN VERTICAL THICKNESS AT TAPERED INSULATION, PROVIDE STEM WALL CONSTRUCTED OF 6" GALVANIZED COLD FORMED METAL FRAMING AT 16" O.C. WITH CONT. TRACK AT TOP AND BOTTOM AND WITH 3/4" FR-EXT GRADE PLYWOOD AT EACH SIDE, TOP TO SLOPE WITH TAPERED INSULATION.
Y. REFER TO MEP DOCUMENTS (IF APPLIES) FOR PIPE SUPPORT LOCATIONS, TYPE, AND DETAILS. PAD SHALL BE MIN 2" WIDER THAN SUPPORT IN ALL DIRECTIONS.
Z. PROVIDE STEP FLASHING AND COVER PLATE AT SLOPED ROOF HIGH/LOW CONDITIONS.
AA. GUTTERS SHALL BE PREFINISHED GALVANIZED STEEL, SIZE PER DRAWINGS, UNO. PROVIDE PREFINISHED 1/4"x1 1/2" GALVANIZED STEEL BENT PLATE BRACKETS AND PREFINISHED 1" GALVANIZED STEEL SPACERS AT 36" O.C. MAX, STAGGER WITH EACH OTHER AT 18" O.C.
BB. PROVIDE PREFINISHED GUTTER EXPANSION JOINTS 30'-0" O.C. MAX.
CC. DOWNSPOUTS SHALL BE 5"x6" PREFINISHED GALVANIZED STEEL UNO WHERE LOCATED ON ROOF PLAN. PROVIDE PREFINISHED 2" GALVANIZED STEEL HANGERS AT 36" O.C. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
DD. PROVIDE CAST IRON BOOT (TYPICAL) AT ALL DOWNSPOUTS THAT ARE TO GRADE, CONNECT TO STORM SEWER.
EE. PROVIDE SPLASH BLOCKS AT ALL ROOF LEADER NOZZLES THAT SPILL ONTO GROUND.
FF. VERIFY ELEVATION OF ROOF DRAIN RELATIVE TO OVERFLOW SCUPPER PRIOR TO INSTALLATION OF SCUPPERS.
GG. LOCATE SCUPPERS AS INDICATED ON ELEVATIONS, EITHER CENTERED OVER WINDOWS/OPENINGS, OR CENTERED BETWEEN WINDOWS/OPENINGS, UNO. ADJUST PLACEMENT TO MEET MASONRY COURSING MODULES.
HH. ALL ROOF DETAILS FOR METAL BUILDING AND METAL ROOF CONSTRUCTION ARE FOR BASIS OF DESIGN, FOR BOTH PRE-MANUFACTURED METAL BUILDING SYSTEMS AND METAL ROOF SYSTEMS. FINAL DETAILS SHALL BE SUBMITTED BY METAL BUILDING MANUFACTURER AND/OR METAL ROOF SYSTEM MANUFACTURER AND COORDINATED WITH ARCHITECTURAL THROUGH THE SUBMITTAL PROCESS PRIOR TO CONSTRUCTION TO ACTIVATE AND PROVIDE A SINGLE SOURCE 20 YEAR NDL WARRANTY WITH WEATHERTIGHTNESS PROTECTION AS SPECIFIED FOR METAL BUILDING AND METAL ROOF SYSTEM.

ROOF SCOPE OF WORK:

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK METAL, SLOPE IN STRUCTURE

- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
- PROVIDE 1-PLY 60 MIL THERMOPLASTIC ELVALOY FLEECEBACK CAP SHEET ADHERED IN HOT ASPHALT
- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK - STORM SHELTER CONCRETE, SLOPE IN STRUCTURE

- ATTACH ONE LAYER OF VENTING BASE SHEET MEMBRANE OVER PRIMED CONCRETE DECK.
- CONTRACTOR SHALL NOT INSTALL ANY ROOFING MATERIAL TO THE CONCRETE DECK PRIOR TO SUCCESSFUL ADHESION PULL TEST OF MEMBRANE PER MEMBRANE MANUFACTURER'S GUIDELINES.
- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
- PROVIDE 1-PLY 60 MIL THERMOPLASTIC ELVALOY FLEECEBACK CAP SHEET ADHERED IN HOT ASPHALT
- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

CH CHILLER LINE
G GAS LINE
SST SPLASH PAN / SUPPORT PAD
RPH ROOF PENETRATION HOUSING
GUY WIRE
ANTENNA
SOIL / PLUMBING VENT
FLANGE MOUNTED EQUIPMENT
EDP ELECTRICAL DISTRIBUTION PANEL
HS HOT STACK
CURB MOUNTED VENT
RTU ROOF TOP UNIT
CURB MOUNTED EQUIPMENT
MISC. EQUIP. ON EQUIP. CURBS
RD PRIMARY ROOF DRAIN
OD OVERFLOW ROOF DRAIN
RD OD PRIMARY AND OVERFLOW ROOF DRAIN
DS/SB DOWNSPOUT/ SPLASHBLOCK
EJ EXPANSION JOINT
ME/G METAL EDGE W/GUTTER
ME METAL EDGE
RW RISE WALL
RME RAISED METAL EDGE
RW/EJ RISE WALL W/EXPANSION JOINT
CD CONDENSATE LINE
TEL / FO TELE / FIBER OPTICS
E ELECTRIC LINE
A ANCHOR STANCHION
V VENT STACK
W WATER HYDRANT
E ELECTRIC DISCONNECT PEDESTAL
SECURITY CAMERA
PITCH PAN
PROCESS VENT STACK
FLANGE MOUNTED VENT
SATELLITE DISH
MISC. EQUIPMENT
ROOF HATCH
SC THROUGH WALL SCUPPER
OS OVERFLOW SCUPPER
SC EDGE SCUPPER
DS/CH DOWNSPOUT/ COLLECTOR HEAD
DS DOWNSPOUT
ROOF ACCESS LADDER
P PARAPET
P/EJ EXPANSION JOINT AT PARAPET
SLOPE DIRECTION
SL SKYLIGHT

ROOF LEGEND

LOW SLOPE ROOF SYSTEM

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	ISSUES	
1	04/12/2022	100% Design Developement
2		
3		
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	REVISIONS	

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H. Ray Stringer

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Date of issue:
04/12/2022

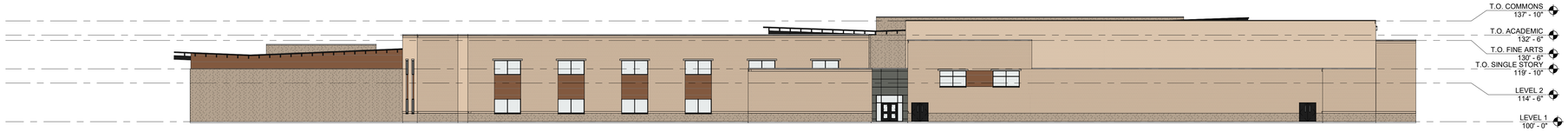
Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

OVERALL ROOF PLAN

JOB 21572.0000
DATE 04/12/2022
SHEET R1.01

4/12/2022 4:37:31 PM R1.01 OVERALL ROOF PLAN



04/12/2022 • 21572.0000

04 OVERALL EXTERIOR ELEVATION - NORTH
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE: 26999 SQ. FT.
BRICK: 13454 SQ. FT.
STONE: 8067 SQ. FT. (34.23% STONE)
GLAZING: 3434 SQ. FT.
METAL PANEL: 169 SQ. FT.
PHENOLIC PANEL: 1875 SQ. FT.



03 OVERALL EXTERIOR ELEVATION - EAST
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE: 26393 SQ. FT.
BRICK: 14378 SQ. FT.
STONE: 4823 SQ. FT. (24.04% STONE)
GLAZING: 5317 SQ. FT.
METAL PANEL: 95 SQ. FT.
PHENOLIC PANEL: 1780 SQ. FT.



02 OVERALL EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

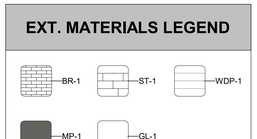
TOTAL FACADE SQUARE FOOTAGE: 28,413 SQ. FT.
BRICK: 12895 SQ. FT.
STONE: 9477 SQ. FT. (38.55% STONE)
GLAZING: 3831 SQ. FT.
METAL PANEL: 454 SQ. FT.
PHENOLIC PANEL: 1756 SQ. FT.



01 OVERALL EXTERIOR ELEVATION - WEST
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE: 24,281 SQ. FT.
BRICK: 8892 SQ. FT.
STONE: 5058 SQ. FT. (29.80% STONE)
GLAZING: 7311 SQ. FT.
METAL PANEL: 498 SQ. FT.
PHENOLIC PANEL: 2522 SQ. FT.

EXT. MATERIALS LEGEND



OVERALL MASONRY PERCENTAGE = 90.44%
OVERALL STONE PERCENTAGE = 30.61%



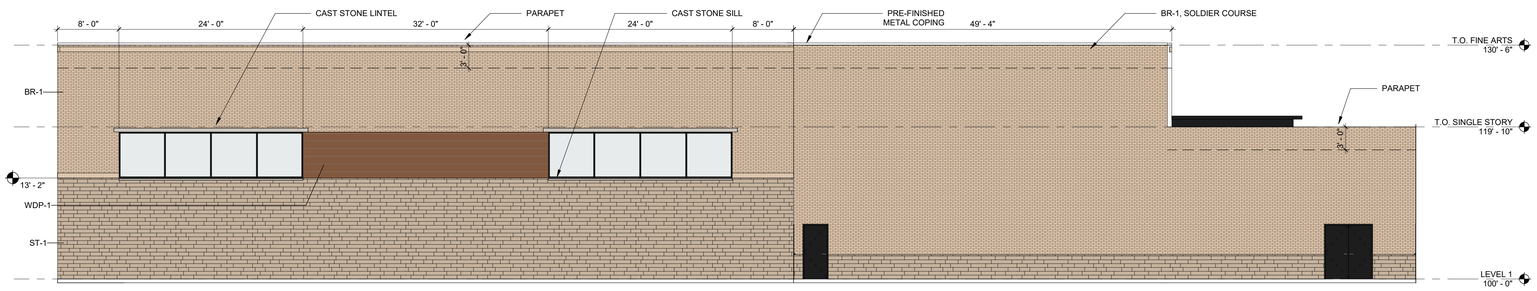
EXTERIOR ELEVATIONS - OVERALL

As indicated

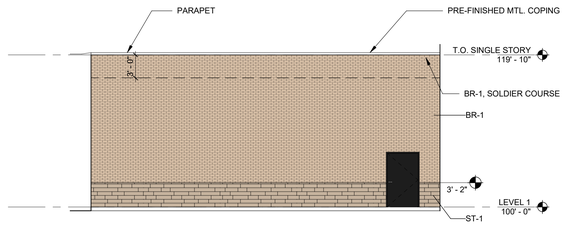
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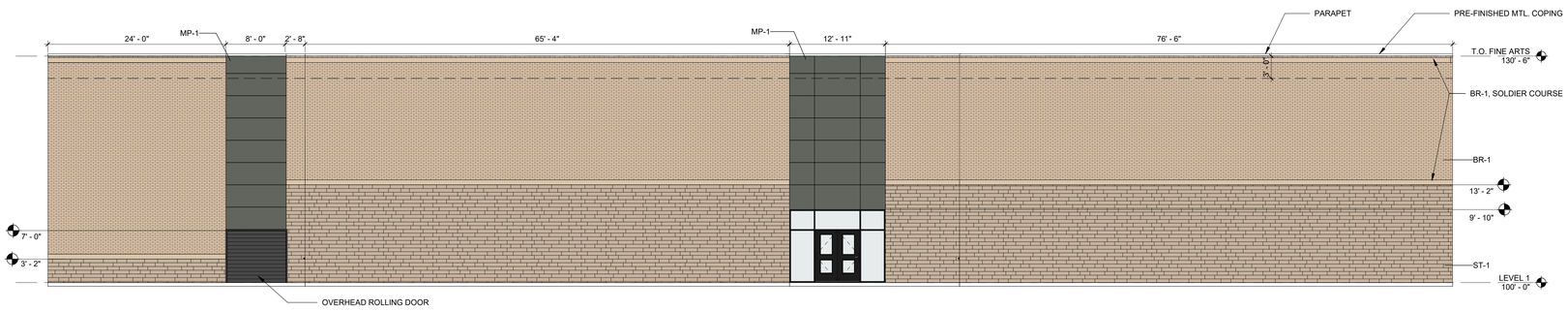
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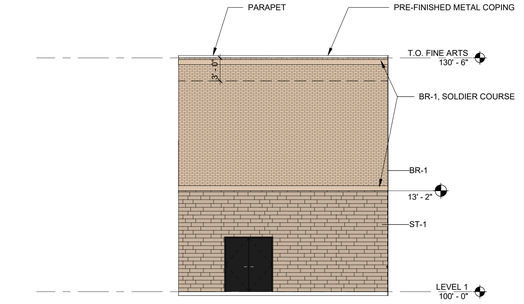
07 EXTERIOR ELEVATION - FINE ARTS - EAST
1/8" = 1'-0"



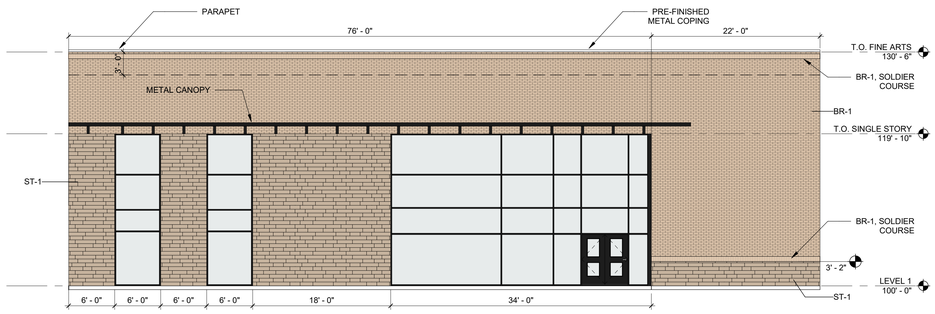
06 EXTERIOR ELEVATION - SERVERY - SOUTH
1/8" = 1'-0"



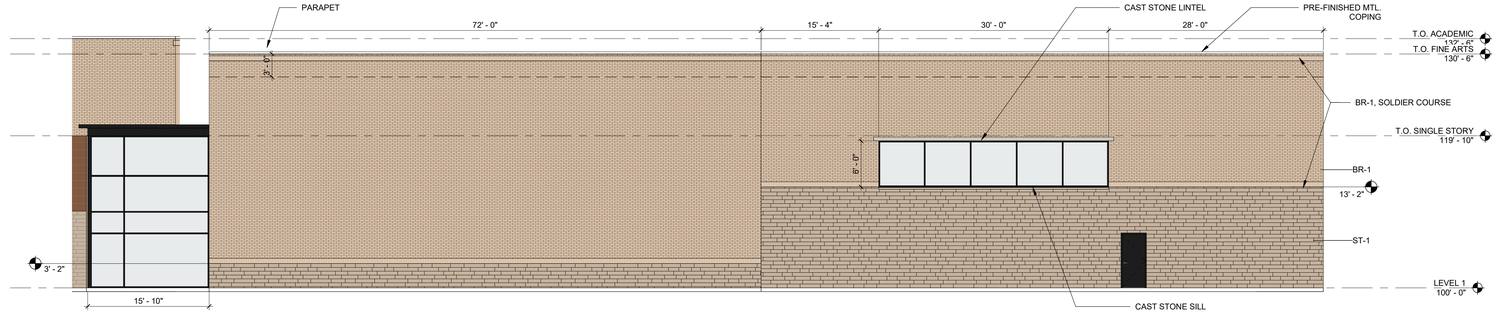
05 EXTERIOR ELEVATION - FINE ARTS - SOUTH
1/8" = 1'-0"



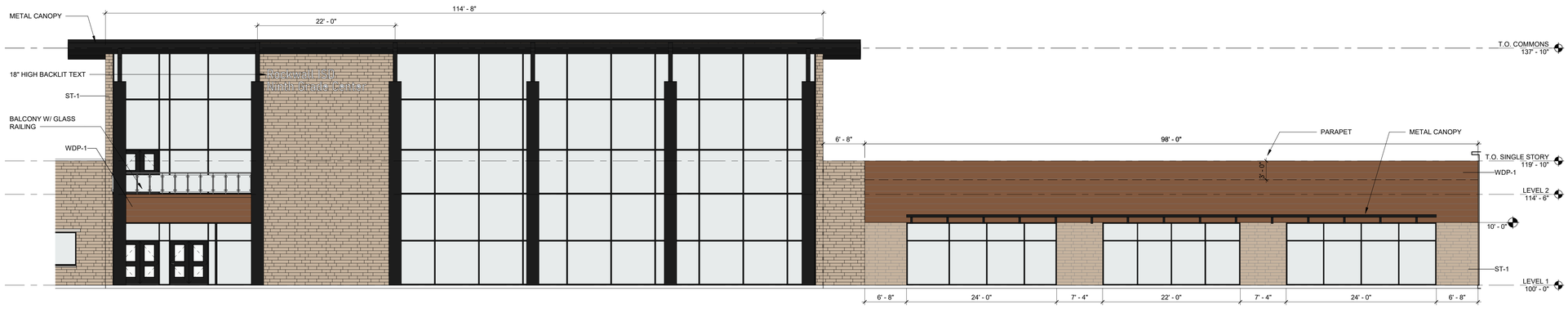
04 EXTERIOR ELEVATIONS - FINE ARTS - NORTH - B
1/8" = 1'-0"



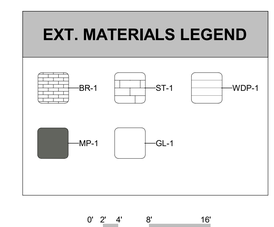
03 EXTERIOR ELEVATION - FINE ARTS - NORTH - A
1/8" = 1'-0"



02 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - MAIN ENTRY
1/8" = 1'-0"



EXTERIOR ELEVATIONS

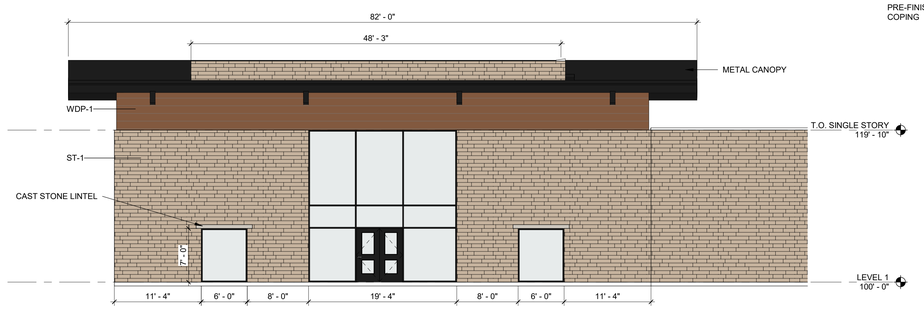
As indicated

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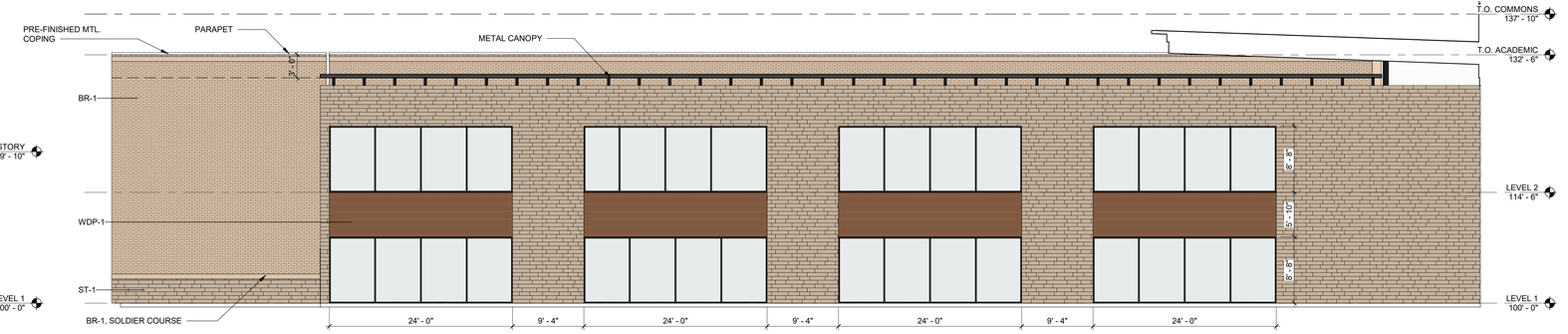
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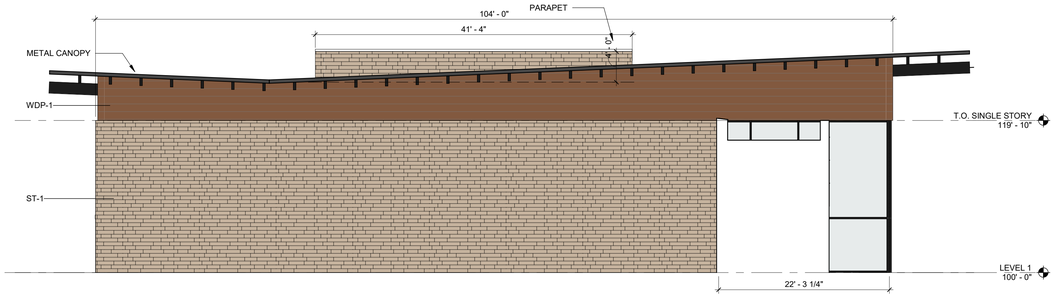
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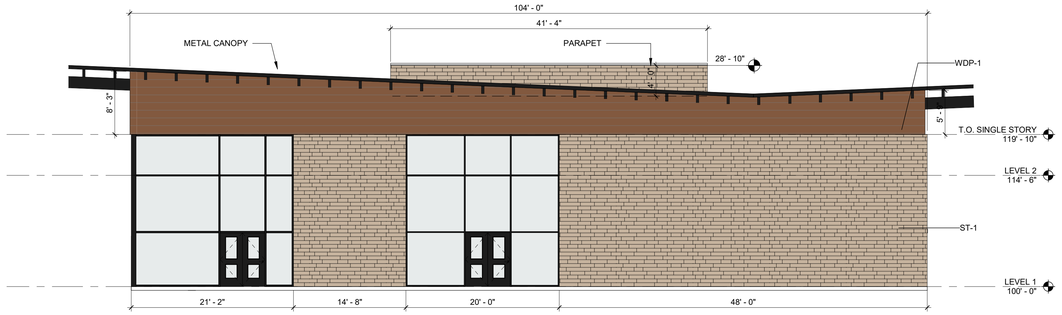
07 EXTERIOR ELEVATION - LIBRARY - EAST
1/8" = 1'-0"



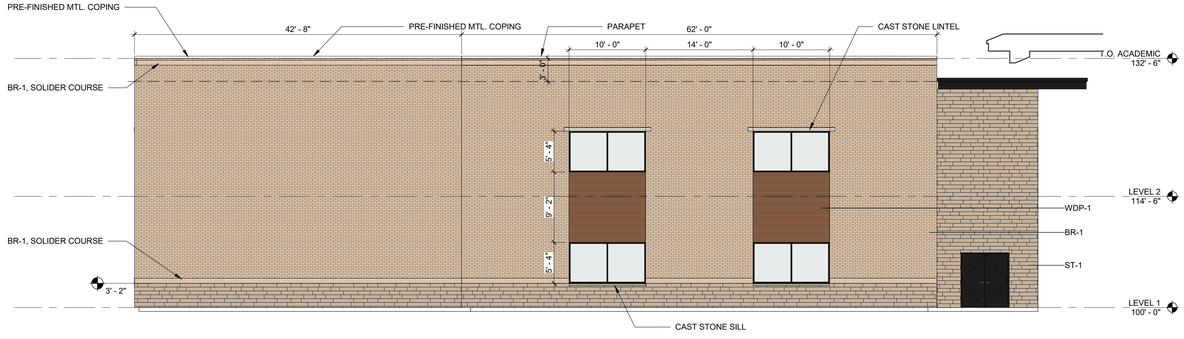
06 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - NORTH
1/8" = 1'-0"



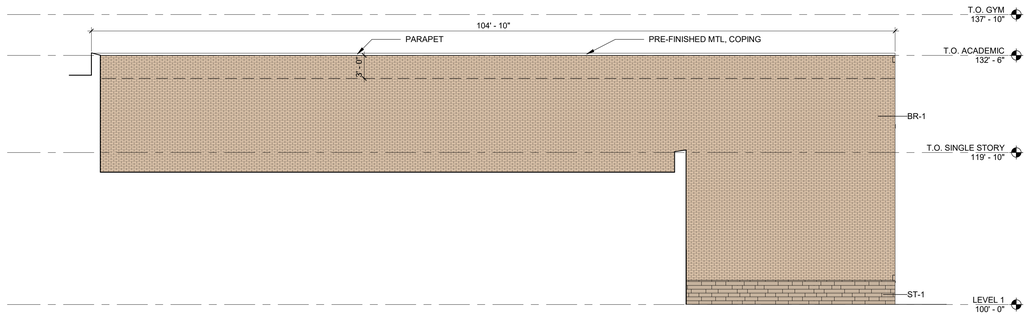
05 EXTERIOR ELEVATION - LIBRARY - NORTH
1/8" = 1'-0"



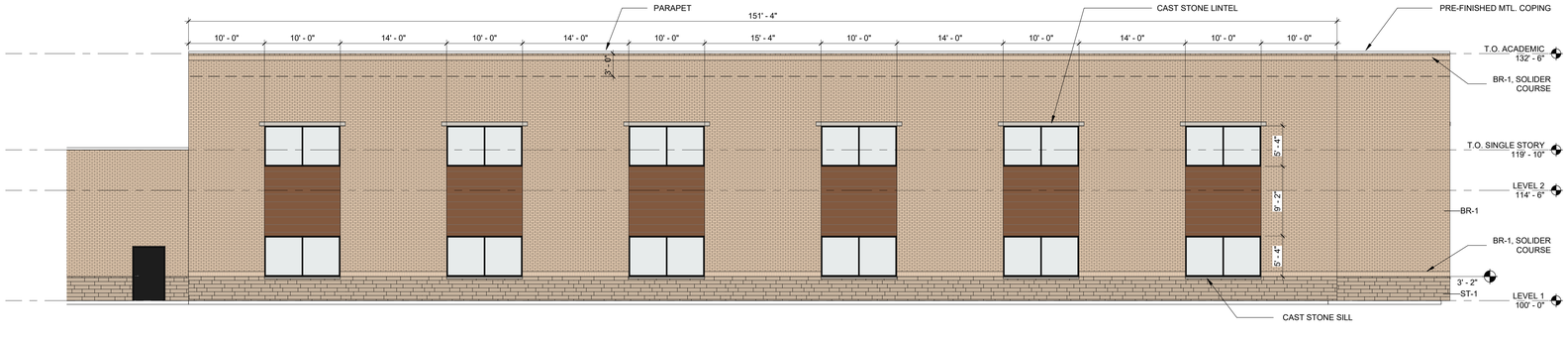
04 EXTERIOR ELEVATION - LIBRARY - SOUTH
1/8" = 1'-0"



03 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - EAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - WEST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - SOUTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 — BRICK
ST-1 — STONE
WDP-1 — WOOD PANEL
MP-1 — METAL PANEL
GL-1 — GLASS

0' 2' 4' 8' 16'

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EXTERIOR ELEVATIONS

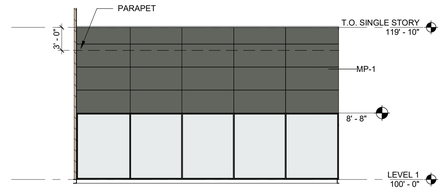
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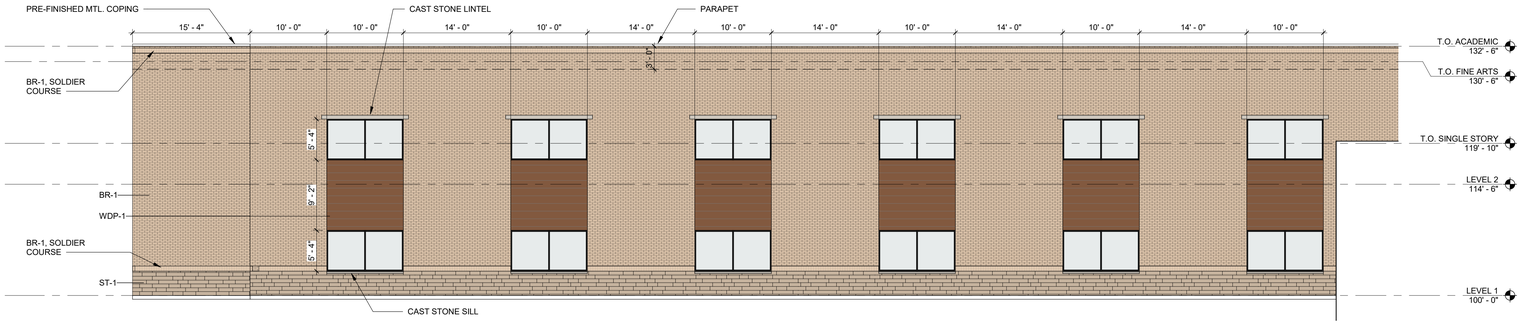
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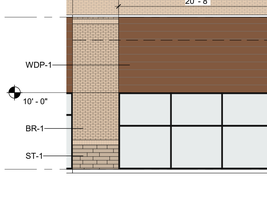
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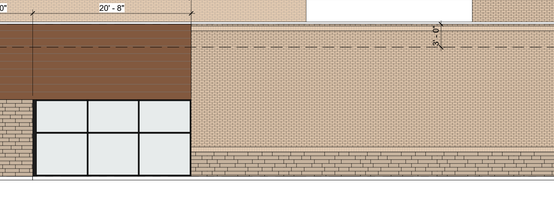


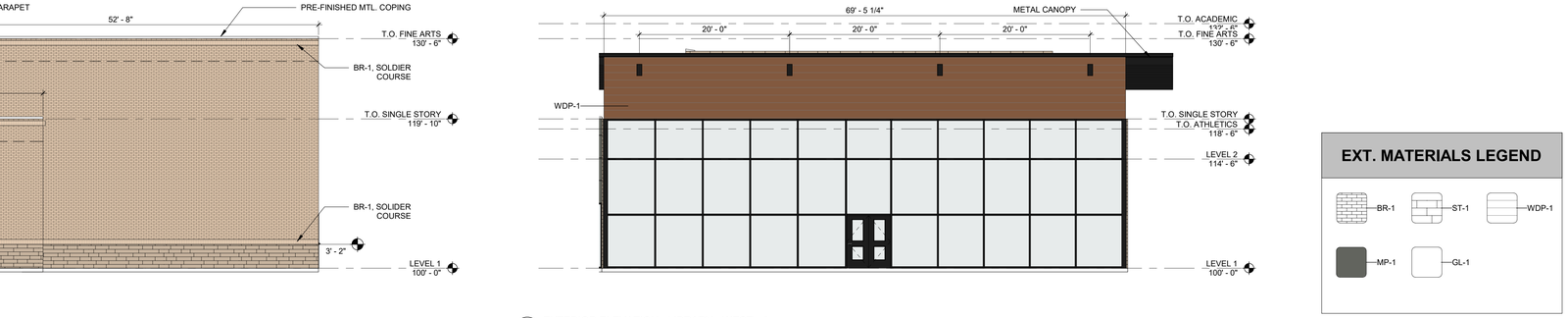
09 EXTERIOR ELEVATION - LIBRARY - WEST - B
1/8" = 1'-0"



08 EXTERIOR ELEVATION - NORTH CLASSROOM WING - NORTH
1/8" = 1'-0"



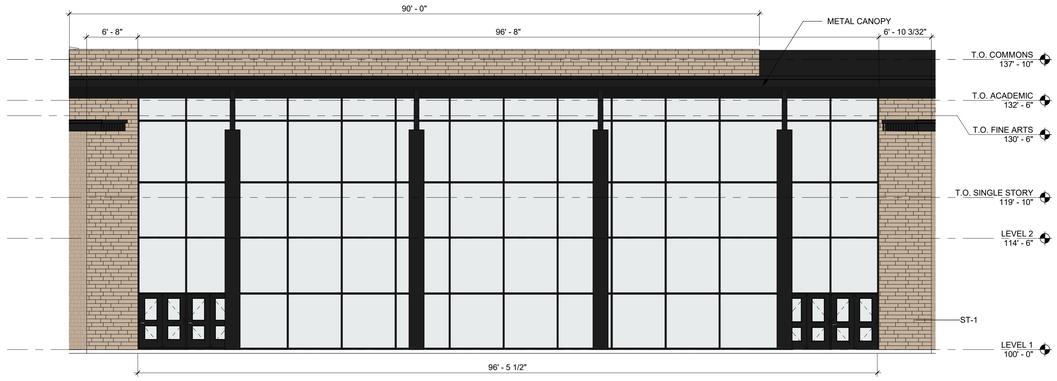




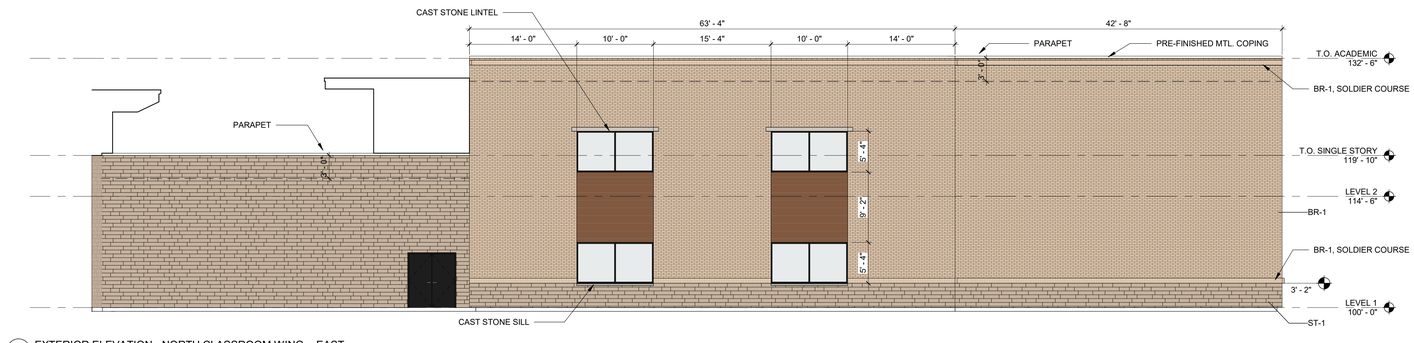
07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"

06 EXTERIOR ELEVATION - ATHLETICS - SOUTH - A
1/8" = 1'-0"

05 EXTERIOR ELEVATION - NORTH CLASSROOM WING - SOUTH
1/8" = 1'-0"



04 EXTERIOR ELEVATION - COMMONS - EAST
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"

02 EXTERIOR ELEVATION - ATHLETICS - EAST - A
1/8" = 1'-0"

01 EXTERIOR ELEVATION - LIBRARY - WEST - A
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

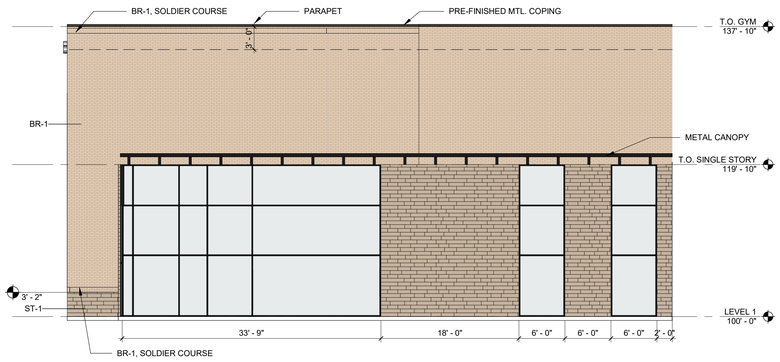
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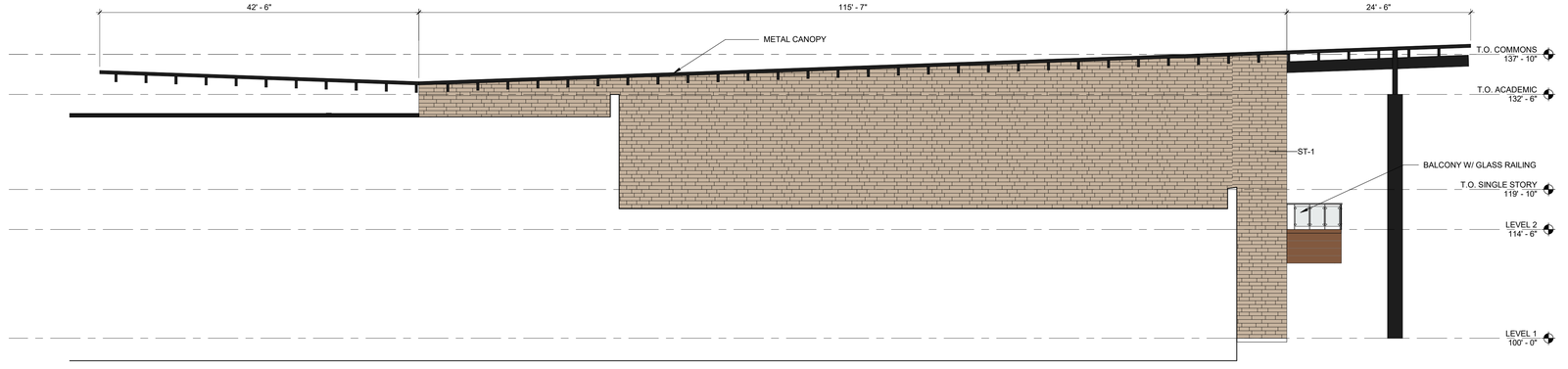
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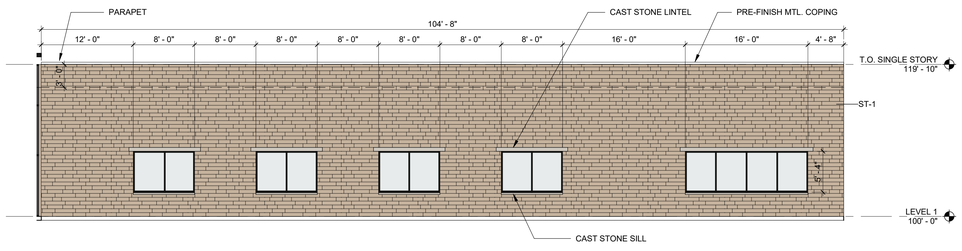
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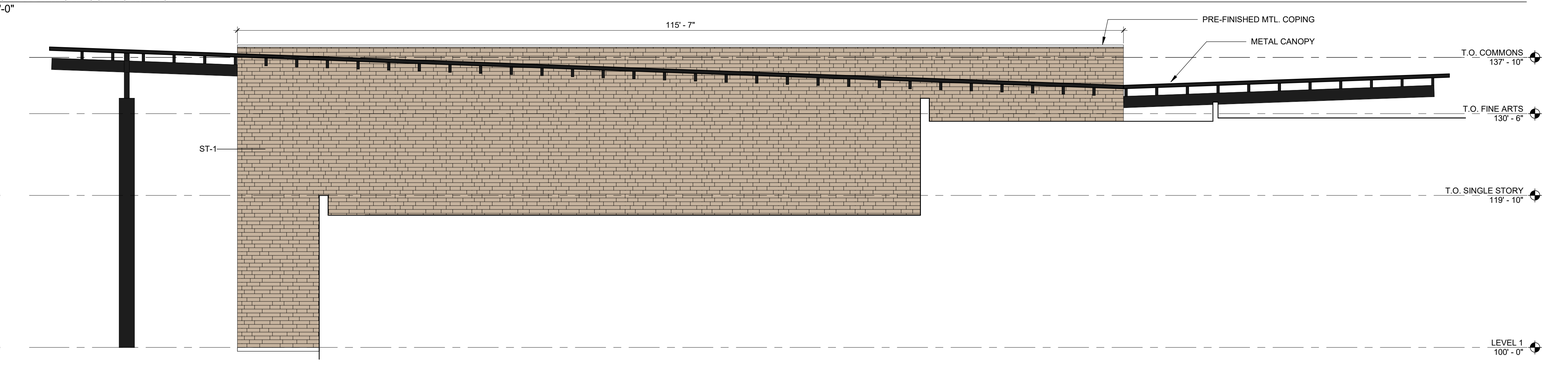
07 EXTERIOR ELEVATION - ATHLETICS - SOUTH - B
1/8" = 1'-0"



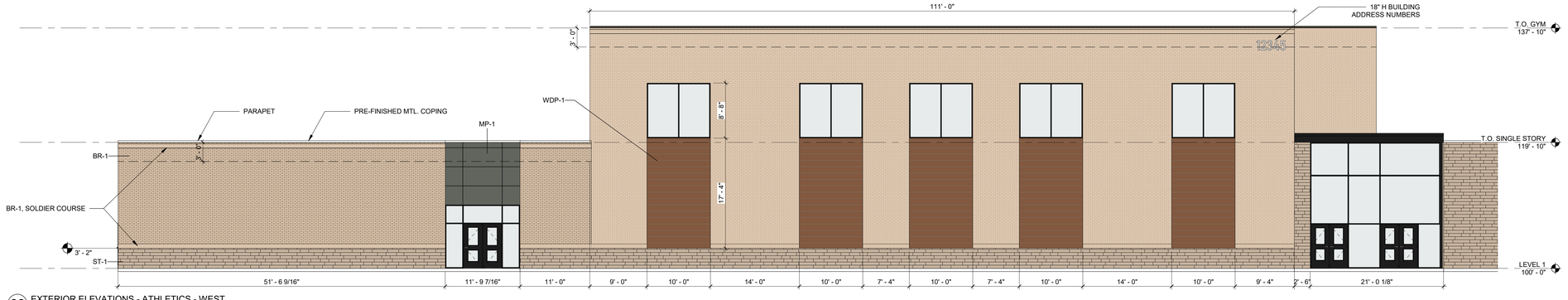
06 EXTERIOR ELEVATION - COMMONS - NORTH
1/8" = 1'-0"



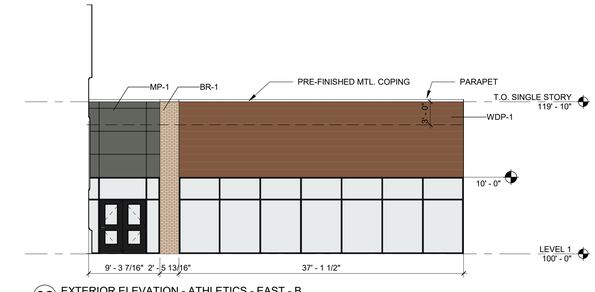
05 EXTERIOR ELEVATION - ADMIN - WEST
1/8" = 1'-0"



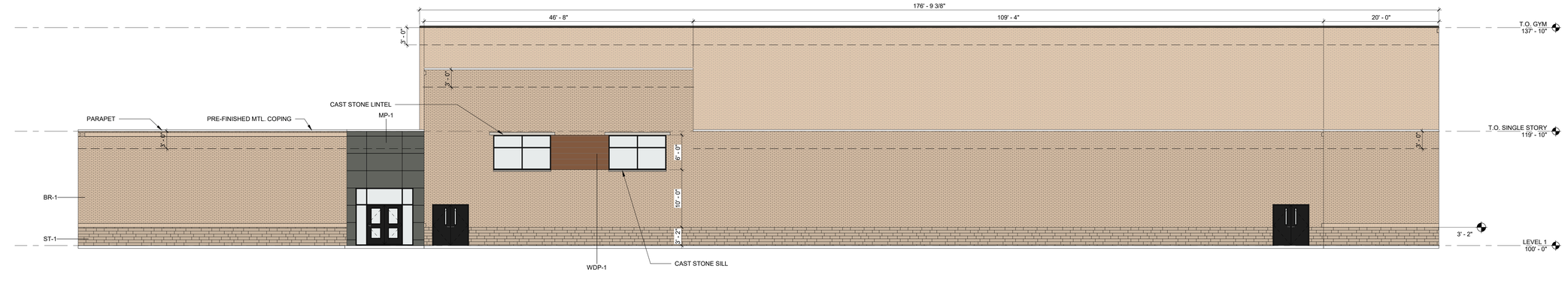
04 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



03 EXTERIOR ELEVATIONS - ATHLETICS - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - EAST - B
1/8" = 1'-0"



01 EXTERIOR ELEVATION - ATHLETICS - NORTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

04/12/2022 • 21572.0000

EXTERIOR ELEVATIONS

As indicated

Rockwall Independent School District

CORGAN

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This document is incomplete and may not be used for regulatory approval, permit or construction.

ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL-HEATH HIGH SCHOOL

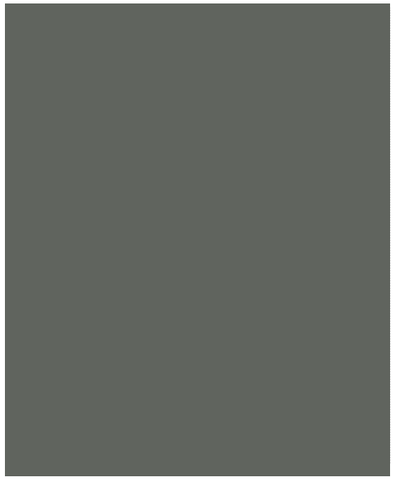
EXTERIOR - S. JOHN KING BLVD. NEAR DR. GENE BURTON COLLEGE & CAREER ACADEMY



BR-1 BRICK



WDP-1 PHENOLIC WOOD-LOOK PANEL



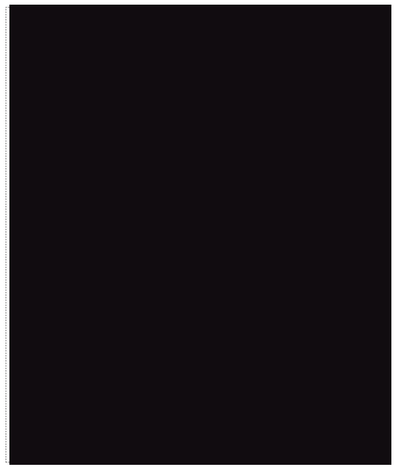
MP-1 METAL PANEL



ST-1 STONE



GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



AL-1 STOREFRONT ALUMINUM

N89°00'23"E
34.15'
(DEED CALL
N89°49'51"E
36.45')

N89°00'23"E
34.15'

N 88°23'21" E
808.86'

SUGAR VALLEY ROAD

N88°23'21"E 3926.93'

PART OF 58
N.L. LC
VOL. 38,

L6

L2

L3

L4

L5

TRAIL VIEW DRIVE

S. JOHN KING BOULEVARD
(STATE HIGHWAY 205 BYPASS)

FALLBROOK DRIVE

LOT 1, BLOCK "A"
1,055,819 SQ. FEET
24.239 ACRES
FUTURE EXPANSION POSSIBLE

CO Building
SF 58,000
Fully Sprinkled Building

TRACK AND FIELD

P.E./PRACTICE FIELDS

P.E./PRACTICE FIELDS

TENNIS COURTS

TENNIS COURTS

REMAINDER ROCKWALL ISD
173.00 ACRES
INSTRUMENT NO. 2010-00443616
D.R.R.C.T.

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2010-00443616
O.P.R.R.C.T.

PRACTICE FIELD

PROPOSED SCHOOL

TEMP DETENTION BASIN

DETENTION POND

SOD OR HYDROMULCH TO BE DETERMINED

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA TO REMAIN ALONG THE PROPERTY LINE. EXISTING TREES TO REMAIN ALONG THE PROPERTY LINE.

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA TO REMAIN ALONG THE PROPERTY LINE. EXISTING TREES TO REMAIN ALONG JOHN KING BLVD.

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. = 4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

NORTH

0 100 200
GRAPHIC SCALE
1"=100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

△	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET L 1

MATCHLINE SEE SHEET L6

S. JOHN KING BOULEVARD
(STATE HIGHWAY 205 BYPASS)

(A V□□□ Wd□R□□□W□)

Ex. 8" Water

20' Water Easement

Ex. 6"

Ex. 8" Water

Ex. 8" SS

Ex. 4" Dom.

Ex. 4" FDC

FH WV

Ex. 36" HDPE

Ex. 6" SS

Ex. 8" Fire

Ex. 8" Water

Ex. 8" Water

Ex. 26' Access, Firelane & Utility Easement

Ex. 24' Access, Firelane & Utility Easement

Ex. 24' Access, Firelane & Utility Easement

Ex. 26' Access, Firelane & Utility Easement

Ex. 24' Access, Firelane & Utility Easement

Ex. 8" SS

Ex. 36" HDPE

ONLY

S 01°36'01" E 327.77'

S 88°36'01" W 317.61'

S 01°07'41" E 93.98'

N 88°23'29" E 79.71'

S 01°23'53" E 316.78'

SOD OR HYDROMULCH TO BE DETERMINED

Ex. 10' Wide 5' Hike and Bike Trail

Ex. 24' Access, Firelane & Utility Easement

Ex. 36" HDPE

Ex. 8" SS

Ex. 26' Access, Firelane & Utility Easement

100 Year 1% Annual Chance Flood Plain
Ex. Elev. 533 Private Detention Basin and Drainage Easement

10' Water Easement

50' Landscape Buffer

40' Building Setback

S. JOHN KING BOULEVARD
(STATE HIGHWAY 205 BYPASS)

N01°27'W (BASIS)

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

NORTH

0 40 80
GRAPHIC SCALE
1"=40'

CORGAN

401 N. H□□□□□ S□
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	ISSUES	
1	04/14/2022	PERMIT
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 04/14/2022
SHEET L 2

MATCHLINE SEE SHEET L2

N01°27'03"W 1585.10'
(DEED CALL N01°35'37"W 1585.95')

Ex. 36' Access, Firelane & Utility Easement
Ex. 8" SS

S 88°35'19" W 689.68'

SOD OR HYDROMULCH TO BE DETERMINED

SAVE 29" AMERICAN ELM TREE
3110

PROPOSED SCHOOL

SOD OR HYDROMULCH TO BE DETERMINED

DETENTION POND

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

20' Landscape Buffer

S. JOHN KING BOULEVARD
(STATE HIGHWAY 205 BYPASS)

Ex. 18" RCP
Ex. 30" RCP
Ex. 8" SS
Water Easement
WV (2)
Ex. 8" SS
3206

MATCHLINE SEE SHEET L4

NORTH

0 40 80
GRAPHIC SCALE
1" = 40'

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
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	REVISIONS

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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 04/14/2022
SHEET
L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

3380

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

NORTH

0 40 80
GRAPHIC SCALE
1"=40'

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
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ISSUES		
1	04/14/2022	PERMIT
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 04/14/2022
SHEET L 4

MATCHLINE SEE SHEET L6

D.R.R.C.T.

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2010-00443616
O.P.R.R.C.T.

MATCHLINE SEE SHEET L2

TENNIS COURTS

TENNIS COURTS

R100'

SOD OR HYDROMULCH TO BE DETERMINED

37,535,881 Sq. Ft.
or 173.00 Acres

7,535,881 Sq Ft
173.00 Ac.

PRACTICE FIELD

SCOREBOARD

SOD OR HYDROMULCH TO BE DETERMINED

MATCHLINE SEE SHEET L4

NORTH

0 40 80
GRAPHIC SCALE
1" = 40'

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
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	ISSUES	
1	04/14/2022	PERMIT
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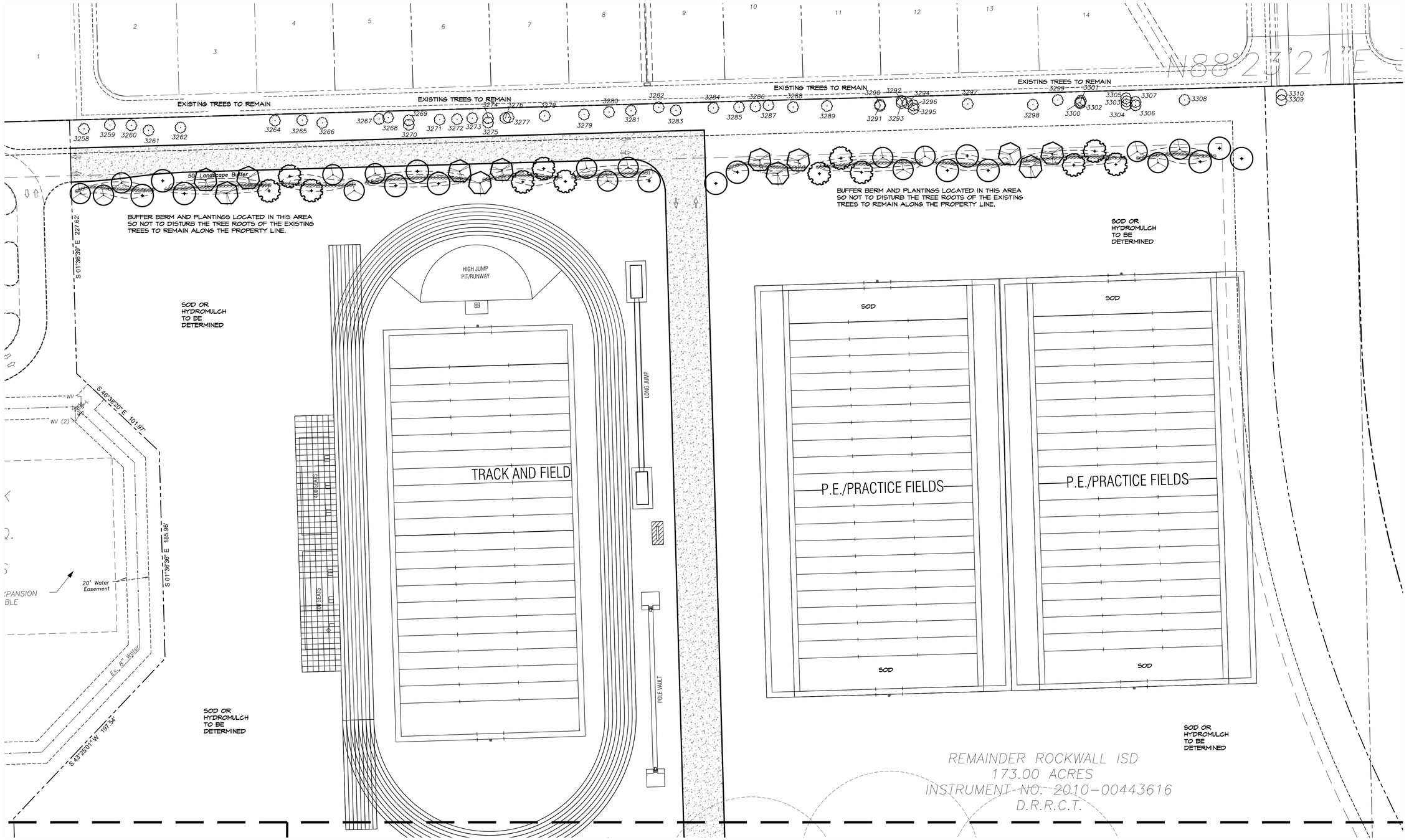
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 04/14/2022
SHEET
L 5



CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
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REVISIONS		

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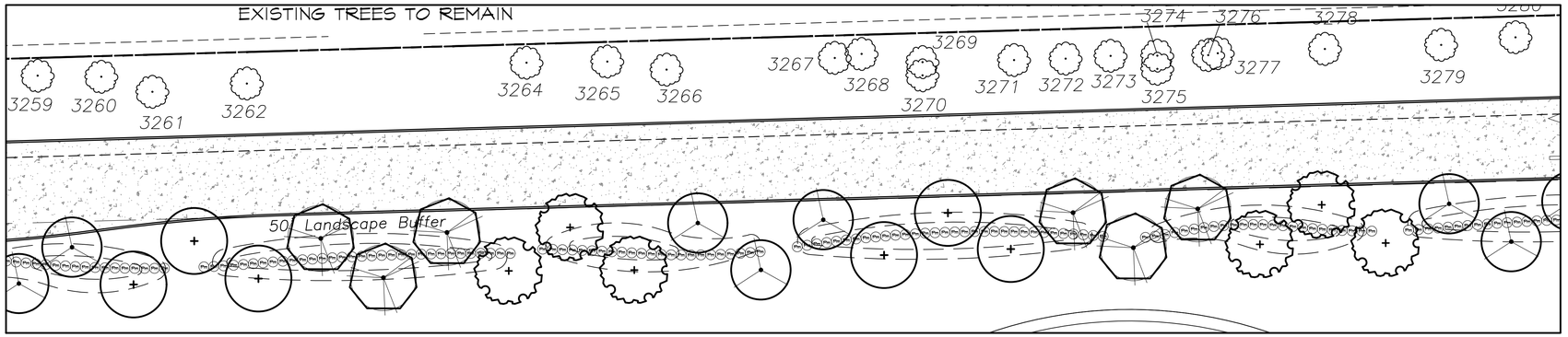
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

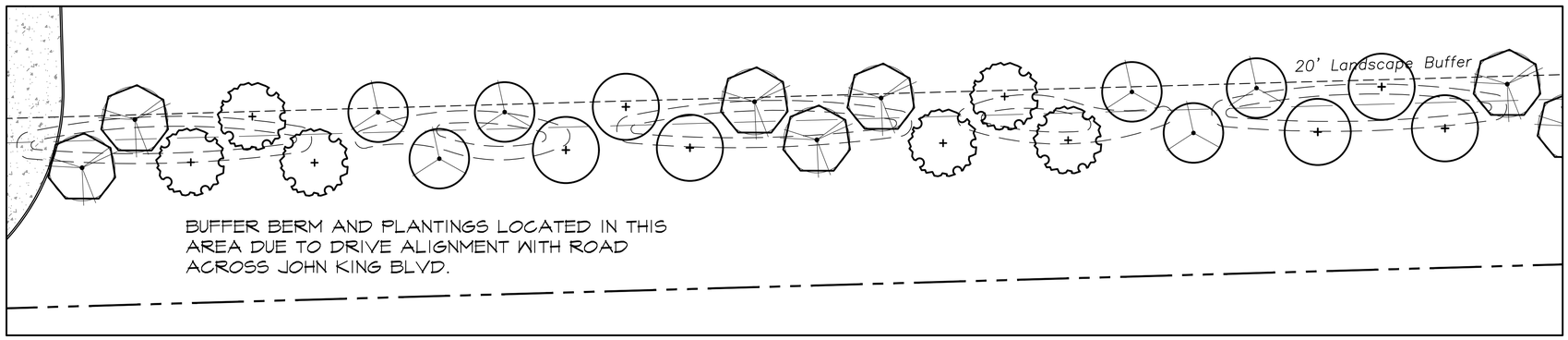
LANDSCAPE PLAN
AREA E

JOB 21572.0000
DATE 04/14/2022
SHEET L 6



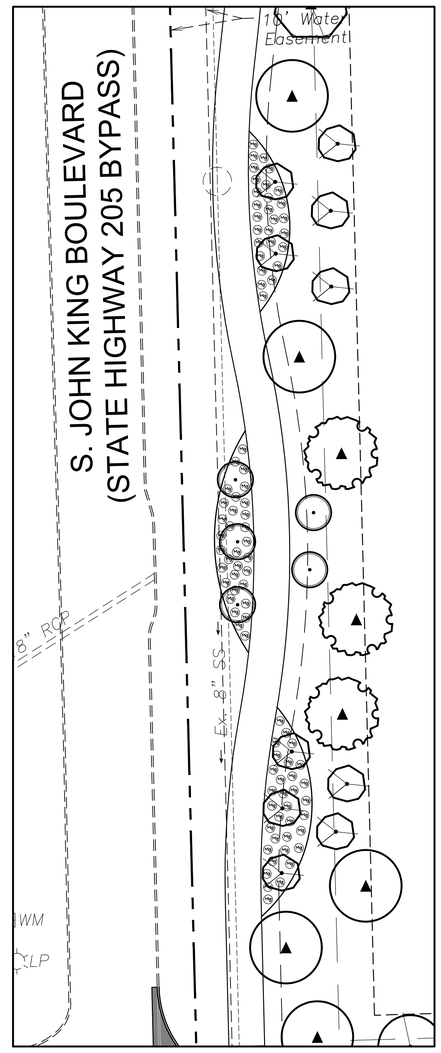
TYPICAL SEGMENT OF NORTH RESIDENTIAL BUFFER

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF SOUTH RESIDENTIAL BUFFER

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF JOHN KING BOULEVARD

SCALE: 1" = 20'-0"

NORTH

0 20 40

GRAPHIC SCALE 1"=20'

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
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	ISSUES	
1	04/14/2022	PERMIT
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△	REVISIONS

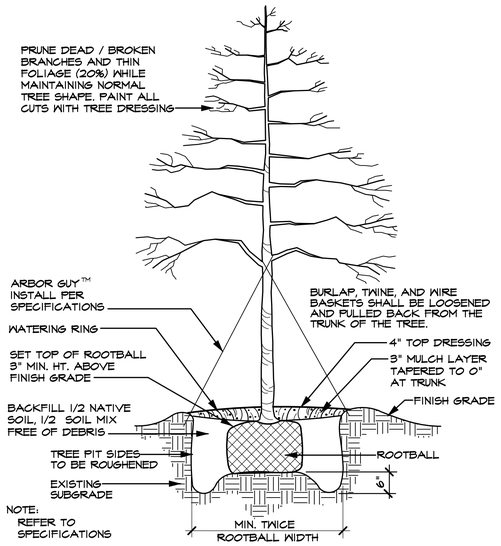
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

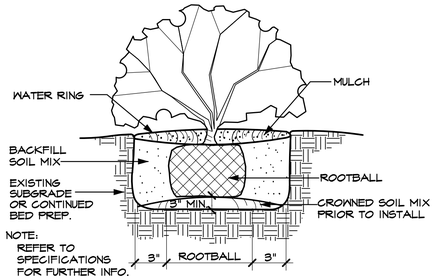
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 04/14/2022
SHEET L 7



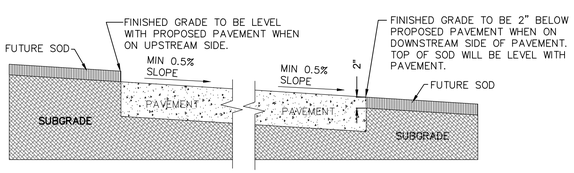
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
7		4" LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
44		LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
9		4" RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
39		RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
6		4"LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
67		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
75		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
15		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 3'
15		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
293		P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full
242		D. MAIDEN	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE TABULATIONS

NORTH RESIDENTIAL BUFFER

20' BUFFER, BERM, 3 TIER SCREENING, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS, BERM+SHRUB MIN. 48" TOTAL.

NORTH RESIDENTIAL BUFFER REQUIRED	20' BUFFER
NORTH BUFFER PROVIDED	20' BUFFER
BUFFER TREES REQUIRED (1,073 LF / 20' =)	54 TREES
NORTH BUFFER PROVIDED	54 TREES
SHRUBS PROVIDED	243 SHRUBS
ACCENT TREES PROVIDED (EXIST. HACKBERRY TREES)	40 EX. TREES

SOUTH RESIDENTIAL BUFFER

20' BUFFER, BERM, CANOPY MIN. 20' CENTERS

NORTH RESIDENTIAL BUFFER REQUIRED	20' BUFFER
NORTH BUFFER PROVIDED	20' BUFFER
BUFFER TREES REQUIRED (2,312 LF / 20' =)	116 TREES
NORTH BUFFER PROVIDED	116 TREES

JOHN KING STREET BUFFER LANDSCAPING

JOHN KING - 50' BUFFER, 30" SHRUBBERY, 3 CANOPY/4 ACCENT TREES PER 100LF.

JOHN KING STREET BUFFER REQUIRED	50' BUFFER
BUFFER PROVIDED	50' BUFFER
JOHN KING BUFFER TREES REQUIRED (726 LF/100 LF =)	7.3 UNITS
BUFFER TREES REQ. (CAN. 3x7.3=22, ACC. 4x7.3=29	22 CANOPY/29 ACCENT
BUFFER TREES PROVIDED	22 CANOPY/29 ACCENT

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

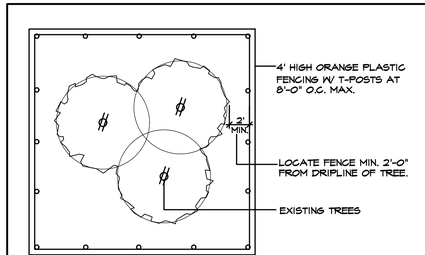
PARKING SPACES	544 SPACES
PARKING LANDSCAPE REQUIRED (50,130 SF X 5% =)	7,507 SF
PARKING LANDSCAPE PROVIDED	12,050 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	3,464,960 SF
SITE LANDSCAPE REQUIRED 3,464,960 SF X 15% =)	519,744 SF
SITE LANDSCAPE PROVIDED	1,927,482 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(84%) 463,430 SF
SITE IMPERVIOUS AREA	1,426,672 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

ISSUES

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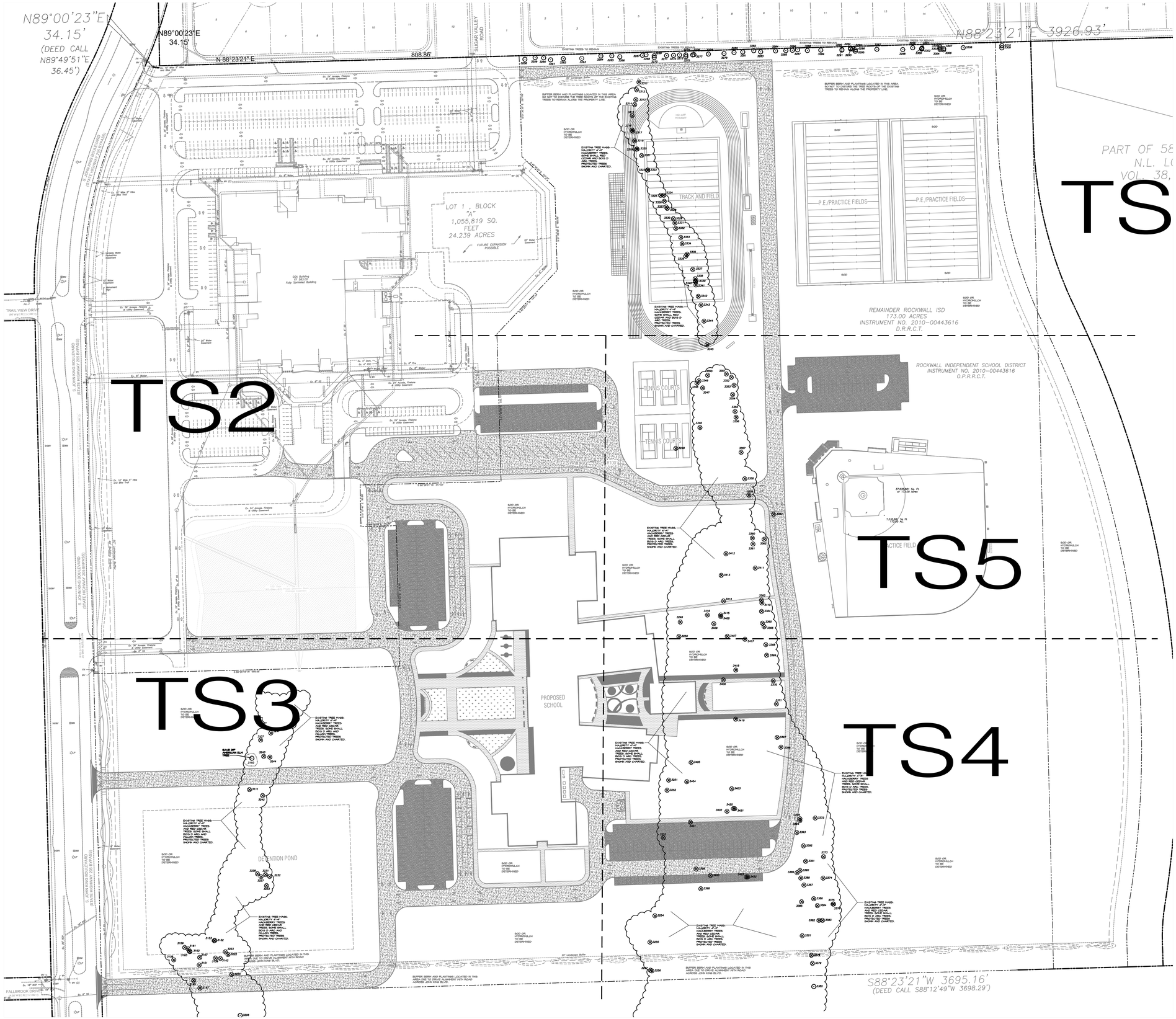
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 04/14/2022
SHEET L 8



EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F.=4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0	203 SPACES
9.0x20.0	159 SPACES
15.0x30.0	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

NORTH

0 100 200

GRAPHIC SCALE 1"=100'

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] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN

401 N. H□□□□ S□
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ISSUES		
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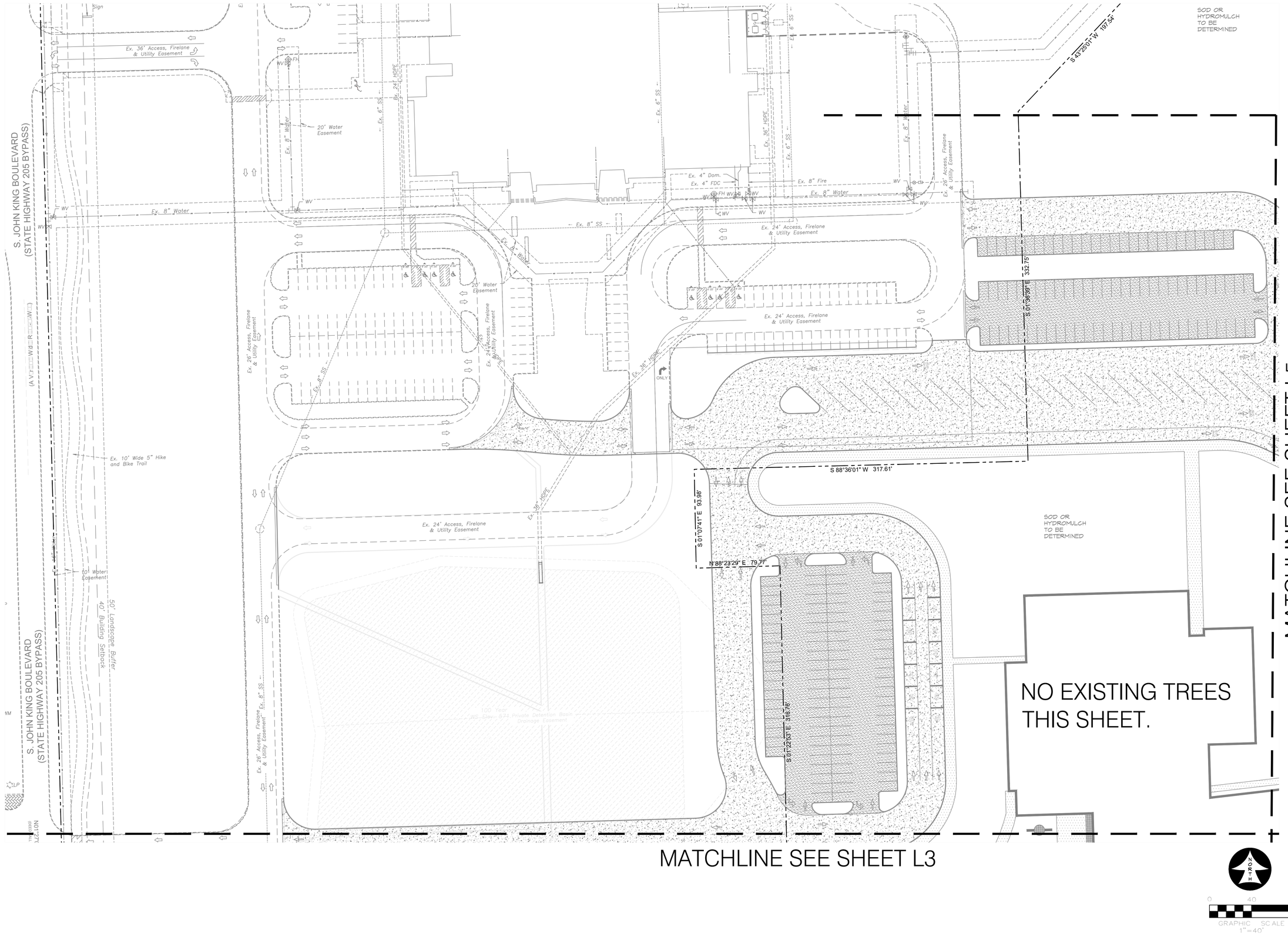
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET TS 1



CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN AREA A

JOB 21572.0000
DATE 04/14/2022
SHEET TS 2

MATCHLINE SEE SHEET L2

N01°27'03"W 1585.10'
(DEED, PLAT, RECORDS, ROCKWALL COUNTY, TEXAS)

Ex. 36' Access, Firelane & Utility Easement

Ex. 8" SS

FH

WV

S 88°35'19" W 689.68'

SOD OR HYDROMULCH TO BE DETERMINED

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.

SAVE 29" AMERICAN ELM TREE

3247 3107 3243 3244 3110 3111 3242

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.

SOD OR HYDROMULCH TO BE DETERMINED

DETENTION POND

3228 3231 3232 3227 3233

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.

3133 3132 3159 3161 3162 3223 3158 3163 3167 3222 3139 3142 3151 3220 3195 3197 3206

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

PROPOSED SCHOOL

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

20' Landscape Buffer

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

MATCHLINE SEE SHEET L4

S. JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS)

10' Water Easement

Ex. 18" RCP

Ex. 30" RCP

Ex. 8" SS

WV (2)

WV WM LP

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE 1"=40'

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

ISSUES		
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN AREA B

JOB 21572.0000
DATE 04/14/2022
SHEET TS 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC TREES. PROTECTED TREES SHOWN AND CHARTED.

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC TREES. PROTECTED TREES SHOWN AND CHARTED.

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC TREES. PROTECTED TREES SHOWN AND CHARTED.

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC TREES. PROTECTED TREES SHOWN AND CHARTED.

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

NORTH

0 40 80
GRAPHIC SCALE
1"=40'

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN AREA C

JOB 21572.0000
DATE 04/14/2022
SHEET TS 4

MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

D.R.R.C.T.

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2010-00443616
O.P.R.R.C.T.

TENNIS COURTS

TENNIS COURTS

R100'

3345 3350 3351 3349 3352 3348 3353 3347 3354 3355 3356 3346 3248 3357 3358 3359 3367 3360 3362 3361 3412 3411 3413 3414 3363 3410 3364 3416 3415 3408 3249 3409 3365 3366 3250 3407 3417 3368

EXISTING TREE MASS. MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC TREES. PROTECTED TREES SHOWN AND CHARTED.

SOD OR HYDROMULCH TO BE DETERMINED

37,535,881 Sq. Ft.
or 173.00 Acres

7,535,881 Sq Ft
173.00 Ac.

PRACTICE FIELD

SCOREBOARD

SOD OR HYDROMULCH TO BE DETERMINED

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80
GRAPHIC SCALE
1" = 40'

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
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ISSUES		
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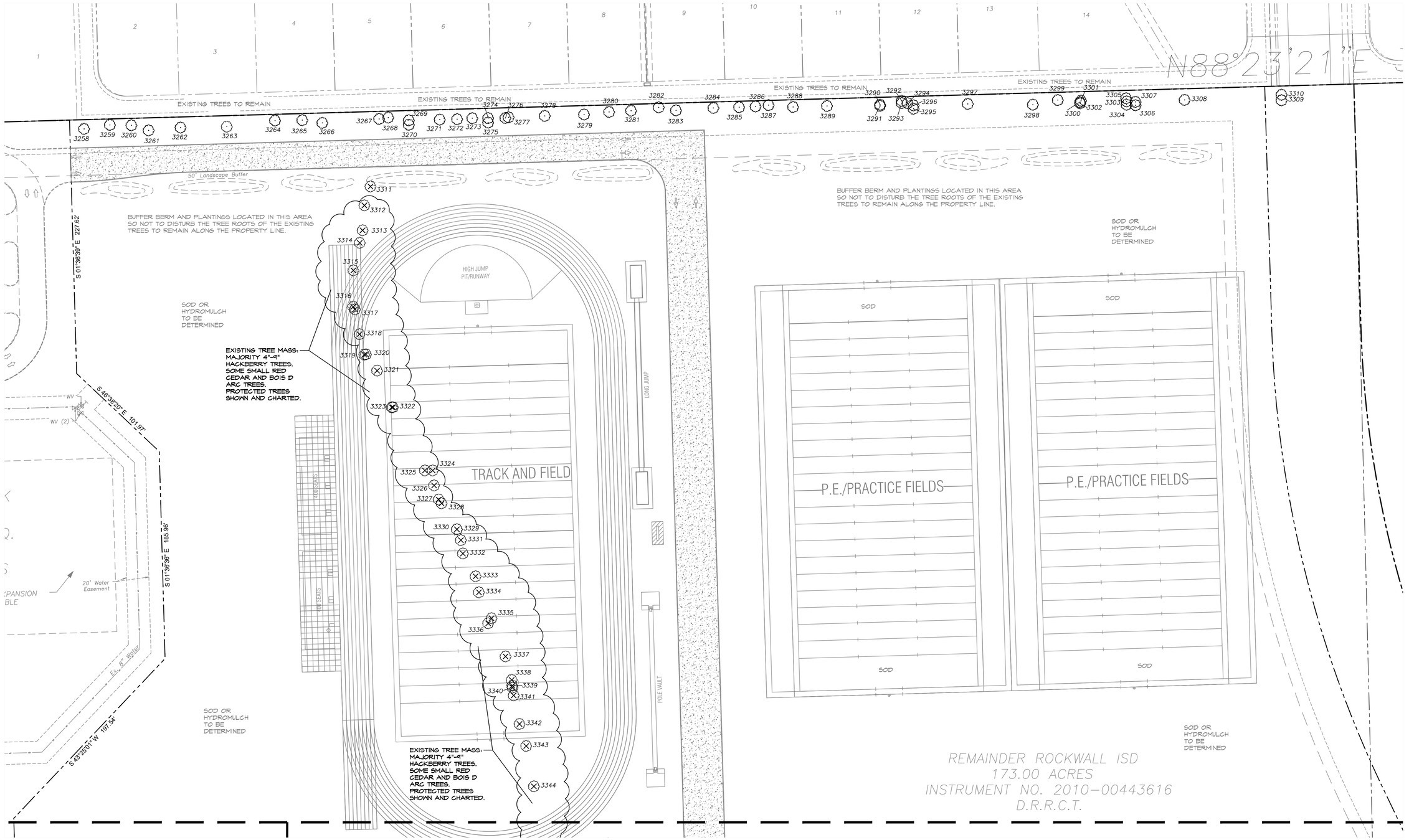
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN AREA E

JOB 21572.0000
DATE 04/14/2022
SHEET TS 5



EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE 1" = 40'

CORGAN

401 N. H□□□□□ S□
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ISSUES		
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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN AREA E

JOB 21572.0000
DATE 04/14/2022
SHEET TS 6

ROCKWALL JH SOUTH				
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3107	TREE 19" HACKBERRY	REMOVE	9.5	
3110	TREE 29" AMERICAN ELM MT	SAVE	0	29
3111	TREE 17" HACKBERRY	REMOVE	8.5	
3132	TREE 12" HACKBERRY	REMOVE	6	
3133	TREE 20" HACKBERRY	REMOVE	10	
3139	TREE 13" HACKBERRY	REMOVE	6.5	
3142	TREE 15" HACKBERRY	REMOVE	7.5	
3151	TREE 13" HACKBERRY	REMOVE	6.5	
3158	TREE 25" HACKBERRY	REMOVE	12.5	
3159	TREE 19" HACKBERRY	REMOVE	9.5	
3161	TREE 12" HACKBERRY	REMOVE	6	
3162	TREE 17" HACKBERRY	REMOVE	8.5	
3163	TREE 13" HACKBERRY	REMOVE	6.5	
3167	TREE 14" HACKBERRY	REMOVE	7	
3195	TREE 13" HACKBERRY	REMOVE	6.5	
3197	TREE 15" HACK. Heartrot & Split	REMOVE	0	SICK/EXEMPT
3206	TREE 15" AM ELM	SAVE	0	OFF-SITE
3220	TREE 11" HACKBERRY	REMOVE	5.5	
3222	TREE 12" RED CEDAR	REMOVE	6	
3223	TREE 15" BOIS D ARC	REMOVE	0	
3227	TREE 13" HACKBERRY	REMOVE	6.5	
3228	TREE 12" HACKBERRY	REMOVE	6	
3231	TREE 13" HACKBERRY	REMOVE	6.5	
3232	TREE 14" HACKBERRY	REMOVE	7	
3233	TREE 12" HACKBERRY	REMOVE	6	
3242	TREE 18"" HACKBERRY	REMOVE	9	
3243	TREE 12" HACKBERRY	REMOVE	6	
3244	TREE 18" HACKBERRY	REMOVE	9	
3247	TREE 21" HACK. Heartrot & Split	REMOVE	0	SICK/EXEMPT
3248	TREE 12" RED CEDAR	REMOVE	6	
3249	TREE 15" RED CEDAR	REMOVE	7.5	
3250	TREE 15" RED CEDAR	REMOVE	7.5	
3251	TREE 11" RED CEDAR	REMOVE	5.5	
3252	TREE 18" HACKBERRY	REMOVE	9	
3253	TREE 12" RED CEDAR	REMOVE	6	
3254	TREE 13" RED CEDAR	REMOVE	6.5	
3255	TREE 11" RED CEDAR	REMOVE	5.5	
3256	TREE 13" RED CEDAR	REMOVE	6.5	
3257	TREE 15" RED CEDAR	REMOVE	7.5	
3258	TREE 13" HACKBERRY	SAVE	0	
3259	TREE 13" HACKBERRY	SAVE	0	
3260	TREE 16" HACKBERRY	SAVE	0	
3261	TREE 11" HACKBERRY	SAVE	0	
3262	TREE 17" HACKBERRY	SAVE	0	
3263	TREE 22" HACKBERRY HEARTROT	REMOVE	0	SICK/EXEMPT
3264	TREE 19" HACKBERRY	SAVE	0	
3265	TREE 14" HACKBERRY	SAVE	0	
3266	TREE 15" HACKBERRY	SAVE	0	
3267	TREE 13" HACKBERRY	SAVE	0	
3268	TREE 15" HACKBERRY	SAVE	0	
3269	TREE 12" HACKBERRY	SAVE	0	
3270	TREE 17" HACKBERRY	SAVE	0	
3271	TREE 20" HACKBERRY	SAVE	0	
3272	TREE 14" HACKBERRY	SAVE	0	
3273	TREE 18" HACKBERRY	SAVE	0	
3274	TREE 14" HACKBERRY	SAVE	0	
3275	TREE 15" HACKBERRY	SAVE	0	
3276	TREE 18" HACKBERRY	SAVE	0	
3277	TREE 18" HACKBERRY	SAVE	0	
3278	TREE 23" HACKBERRY	SAVE	0	
3279	TREE 11" HACKBERRY	SAVE	0	
3280	TREE 14" HACKBERRY	SAVE	0	OFF-SITE
3281	TREE 13"HACKBERRY	SAVE	0	
3282	TREE 13" HACKBERRY	SAVE	0	
3283	TREE 25" HACKBERRY	SAVE	0	
3284	TREE 15" HACKBERRY	SAVE	0	
3285	TREE 13" HACKBERRY	SAVE	0	
3286	TREE 20" HACKBERRY HEARTROT	REMOVE	0	SICK/EXEMPT
3287	TREE 13" HACKBERRY	SAVE	0	
3288	TREE 15" HACKBERRY	SAVE	0	
3289	TREE 12" HACKBERRY	SAVE	0	
3290	TREE 18" HACKBERRY	SAVE	0	
3291	TREE 18" HACKBERRY	SAVE	0	
3292	TREE 14" HACKBERRY	SAVE	0	
3293	TREE 11" HACKBERRY	SAVE	0	
3294	TREE 11"HACKBERRY	SAVE	0	
3295	TREE 15" HACKBERRY	SAVE	0	
3296	TREE 18" HACKBERRY MT	SAVE	0	
3297	TREE 25" HACKBERRY	SAVE	0	
3298	TREE 15" HACKBERRY MT	SAVE	0	
3299	TREE 12" HACKBERRY	SAVE	0	
3300	TREE 12" HACKBERRY	SAVE	0	
3301	TREE 12" HACKBERRY	SAVE	0	
3302	TREE 12" HACKBERRY	SAVE	0	
3303	TREE 11" HACKBERRY	SAVE	0	
3304	TREE 13" HACKBERRY	SAVE	0	
3305	TREE 11" HACKBERRY	SAVE	0	
3306	TREE 11" HACKBERRY	SAVE	0	
3307	TREE 18" HACKBERRY	SAVE	0	
3308	TREE 15" HACKBERRY	SAVE	0	
3309	TREE 11" HACKBERRY	SAVE	0	
3310	TREE 11" HACKBERRY	SAVE	0	
3311	TREE 11" HACKBERRY	REMOVE	5.5	
3312	TREE 17" HACKBERRY MT	REMOVE	8.5	
3313	TREE 20" HACKBERRY MT	REMOVE	10	
3314	TREE 20" HACKBERRY MT	REMOVE	10	
3315	TREE 24" HACKBERRY	REMOVE	12	
3316	TREE 12" HACKBERRY	REMOVE	6	
3317	TREE 15" HACKBERRY	REMOVE	7.5	
3318	TREE 21" HACKBERRY MT	REMOVE	10.5	
3319	TREE 16" HACKBERRY	REMOVE	8	
3320	TREE 21" HACKBERRY	REMOVE	10.5	
3321	TREE 12" HACKBERRY	REMOVE	6	
3322	TREE 20" HACKBERRY MT	REMOVE	10	
3323	TREE 11" HACKBERRY MT	REMOVE	5.5	
3324	TREE 16" HACKBERRY MT	REMOVE	8	
3325	TREE 16" HACKBERRY MT	REMOVE	8	
3326	TREE 21" HACKBERRY MT	REMOVE	10.5	
3327	TREE 21" HACKBERRY MT	REMOVE	10.5	
3328	TREE 20" HACKBERRY MT	REMOVE	10	
3329	TREE 16" HACKBERRY	REMOVE	8	
3330	TREE 11" HACKBERRY	REMOVE	5.5	
3331	TREE 18" HACKBERRY MT	REMOVE	9	
3332	TREE 12" HACKBERRY	REMOVE	6	
3333	TREE 17" HACKBERRY MT	REMOVE	8.5	
3334	TREE 22"HACKBERRY MT	REMOVE	11	
3335	TREE 14" HACKBERRY MT	REMOVE	7	
3336	TREE 11" HACKBERRY	REMOVE	5.5	
3337	TREE 20" HACKBERRY MT	REMOVE	10	
3338	TREE 15" HACKBERRY MT	REMOVE	7.5	
3339	TREE 11" HACKBERRY MT	REMOVE	5.5	
3340	TREE 11" HACKBERRY MT	REMOVE	5.5	
3341	TREE 11" HACKBERRY MT	REMOVE	5.5	
3342	TREE 18" HACKBERRY MT	REMOVE	9	
3343	TREE 12" HACKBERRY	REMOVE	6	
3344	TREE 22" HACKBERRY	REMOVE	11	
3345	TREE 17" HACKBERRY MT	REMOVE	8.5	
3346	TREE 14" RED CEDAR	REMOVE	7	
3347	TREE 12" HACKBERRY	REMOVE	6	
3348	TREE 12" HACKBERRY	REMOVE	6	
3349	TREE 12" HACKBERRY	REMOVE	6	
3350	TREE 14" HACKBERRY	REMOVE	7	
3351	TREE 14" HACKBERRY	REMOVE	7	
3352	TREE 11" HACKBERRY	REMOVE	5.5	
3353	TREE 17" HACKBERRY	REMOVE	8.5	
3354	TREE 11" HACKBERRY MT	REMOVE	5.5	
3355	TREE 12" HACKBERRY	REMOVE	6	
3356	TREE 24" HACKBERRY	REMOVE	12	
3357	TREE 20" HACKBERRY MT	REMOVE	10	
3358	TREE 14" RED CEDAR	REMOVE	7	
3359	TREE 19" HACKBERRY	REMOVE	9.5	
3360	TREE 16" RED CEDAR	REMOVE	8	
3361	TREE 11" HACKBERRY	REMOVE	5.5	
3362	TREE 15" HACKBERRY	REMOVE	7.5	
3363	TREE 14" HACKBERRY	REMOVE	7	
3364	TREE 17" HACKBERRY	REMOVE	8.5	
3365	TREE 16" HACKBERRY	REMOVE	8	
3366	TREE 15" HACKBERRY	REMOVE	7.5	
3367	TREE 13" HACKBERRY	REMOVE	6.5	
3368	TREE 11" RED CEDAR	REMOVE	5.5	
3369	TREE 11" RED CEDAR	REMOVE	5.5	
3370	TREE 16" HACKBERRY	REMOVE	8	
3371	TREE 14" HACKBERRY	REMOVE	7	
3372	TREE 13" RED CEDAR	REMOVE	6.5	
3373	TREE 12" RED CEDAR	REMOVE	6	
3374	TREE 18" RED CEDAR	REMOVE	9	
3375	TREE 12" RED CEDAR	REMOVE	6	
3376	TREE 11" RED CEDAR	REMOVE	5.5	
3377	TREE 12" HACKBERRY	REMOVE	6	
3378	TREE 17" HACKBERRY	REMOVE	8.5	
3379	TREE 18" HACKBERRY MT	REMOVE	9	
3380	TREE 13" HACKBERRY	SAVE	0	OFF-SITE
3381	TREE 11" HACKBERRY	REMOVE	5.5	
3382	TREE 12" RED CEDAR	REMOVE	6	
3383	TREE 11" RED CEDAR	REMOVE	5.5	
3384	TREE 11" HACKBERRY	REMOVE	5.5	
3385	TREE 15" HACKBERRY	REMOVE	7.5	
3386	TREE 12" RED CEDAR	REMOVE	6	
3387	TREE 11" RED CEDAR	REMOVE	5.5	
3388	TREE 15" RED CEDAR	REMOVE	7.5	
3389	TREE 13" RED CEDAR MT	REMOVE	6.5	
3390	TREE 12" RED CEDAR	REMOVE	6	
3391	TREE 14" RED CEDAR	REMOVE	7	
3392	TREE 12" RED CEDAR	REMOVE	6	
3393	TREE 15" RED CEDAR MT	REMOVE	7.5	
3394	TREE 14" RED CEDAR	REMOVE	7	
3395	TREE 14" RED CEDAR	REMOVE	7	
3396	TREE 14" RED CEDAR MT	REMOVE	7	
3397	TREE 11" RED CEDAR	REMOVE	5.5	
3398	TREE 15" RED CEDAR MT	REMOVE	7.5	
3399	TREE 18" RED CEDAR	REMOVE	9	
3400	TREE 11" RED CEDAR MT	REMOVE	5.5	
3401	TREE 12" RED CEDAR	REMOVE	6	
3402	TREE 14" RED CEDAR	REMOVE	7	
3403	TREE 13" OAK MT	REMOVE	13	
3404	TREE 11" RED CEDAR	REMOVE	5.5	
3405	TREE 18" RED CEDAR	REMOVE	9	
3406	TREE 11" RED CEDAR	REMOVE	5.5	
3407	TREE 11" RED CEDAR	REMOVE	5.5	
3408	TREE 14" RED CEDAR MT	REMOVE	7	
3409	TREE 14" RED CEDAR MT	REMOVE	7	
3410	TREE 14" OAK MT	REMOVE	14	
3411	TREE 12" OAK	REMOVE	12	
3412	TREE 12" RED CEDAR MT	REMOVE	6	
3413	TREE 13" RED CEDAR	REMOVE	6.5	
3414	TREE 11" RED CEDAR	REMOVE	5.5	
3415	TREE 15" RED CEDAR MT	REMOVE	7.5	
3416	TREE 16" RED CEDAR MT	REMOVE	8	
3417	TREE 15" RED CEDAR	REMOVE	7.5	
3418	TREE 12" RED CEDAR	REMOVE	6	
3419	TREE 15" RED CEDAR	REMOVE	7.5	
3420	TREE 13" RED CEDAR	REMOVE	6.5	
3421	TREE 13" RED CEDAR	REMOVE	6.5	
3422	TREE 14" RED CEDAR	REMOVE	7	
3423	TREE 14" RED CEDAR	REMOVE	7	
	TOTALS		1079.5	29

MITIGATION 1,079.5 - 29 = 1,050.5 X $100.00 = $105,050.00

CORGAN

401 N. H□□□□□ S□
D□□□, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
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REVISIONS		

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RAMSEY LANDSCAPE ARCHITECTS, LLC
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PHONE (972) 335-0889
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EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN CHART

JOB 21572.0000
DATE 04/14/2022
SHEET TS 7

LUMINAIRE SCHEDULE FOR ROCKWALL ISD NINTH GRADE CENTERS

Nada F - (903) 581-2677
nfarric@emaengineer.com

General Requirements: (1) All luminaires to have .125 lens thickness, 4000K color temp, 10% THD drivers, 80 CRI or better and be dimmable down to 10% unless otherwise stated. (2) See Networked Lighting Control Chart and details for more information regarding controls. (3) Any luminaire that ends in "E" in the drawing set is to be treated as an emergency version of the listed luminaire. (4) All LED luminaires are to have lumen output tolerance of +/- 8% and VA tolerance of +5% / -10%. (5) All submitted luminaires shall have an L70 rating of at least 50k hrs and shall have a 5 year system warranty with both listed on the manufacturer cut sheet. (6) For linear luminaires (Lx, LHx, Px, PLx, Wx, etc.), the number in the Type Mark indicates the linear length in whole feet. For linear luminaires (Lxx, LHxx, Pxx, PLxx, Wxx, etc.), the numbers in the Type Mark indicates the linear length in feet and inches, unless otherwise noted. (7) Equals allowed ONLY by a manufacturer from an agency with other product lines already listed on this schedule. At least 3 day prior approval from designer required. "Lumen output and VA listed are per luminaire or per head or per linear foot and include both up and down component if direct and indirect are both specified.

Emergency Lighting Information: Linear Emer Section Layout >> EMER | EMER | EMER | EMER

Provide battery packs per this list unless otherwise noted on the drawings. (LO = Lumen Output) Tolerance shall be +/- 5%. Troffers - 1400lm. Can Lights - 50%LO. High & Low Bays (round or square) - 20 Watts, Linear recessed & Linear pendants & Surface/Wall mount - 1400lm per 4' emergency section, Exterior (building or canopy mounted) - 50%LO. Everything else - 50%LO.

Project Specific Comments and Requirements: ---EMA Project #1082007900Z---, Controls to be - IECC 2015 with Reduced Lighting Power additional efficiency package.

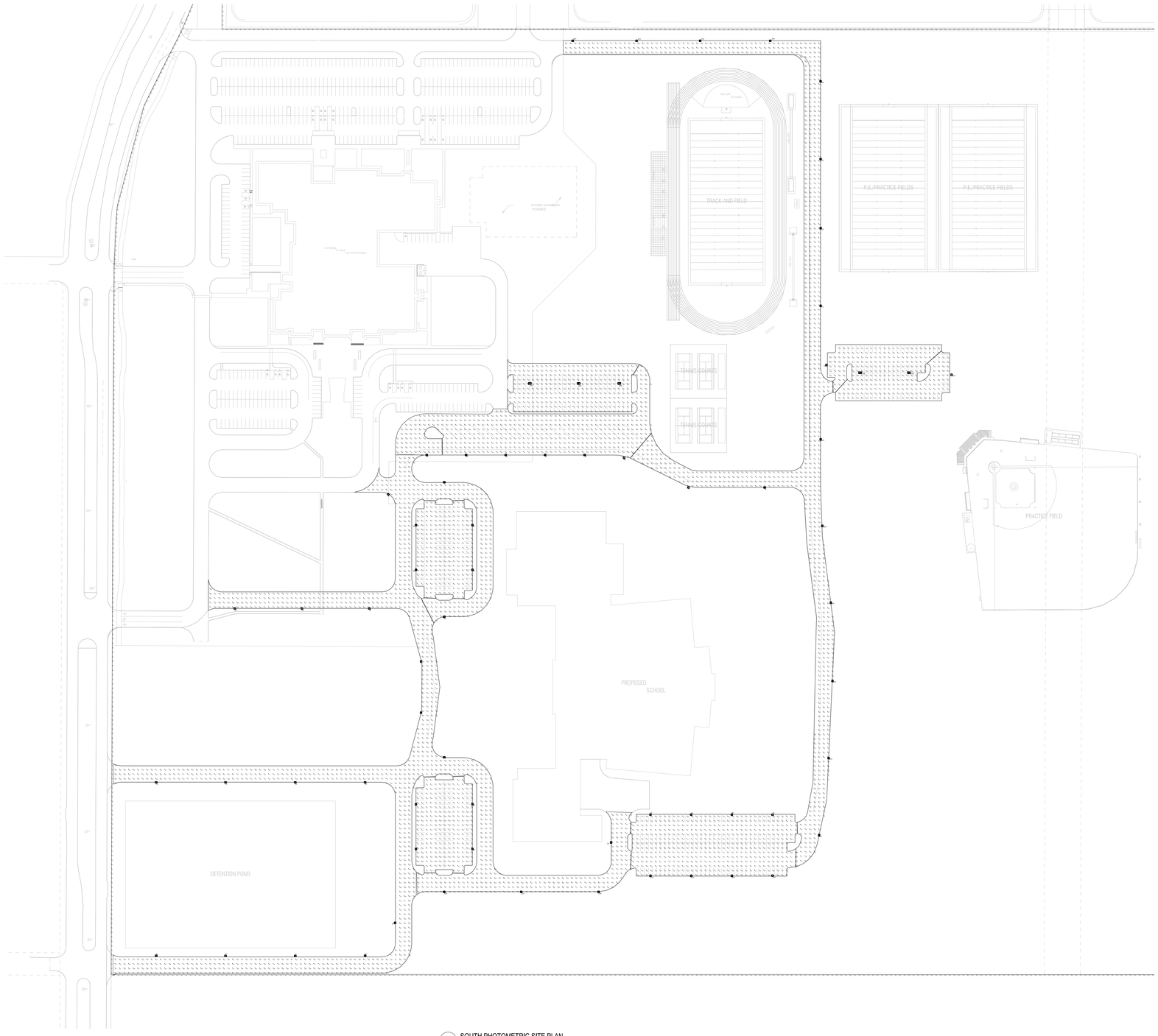
Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, - ,

Type	Description	Luminaire Equivalents	Delivered Lumens	Comments	Volts	Watts Max
Z1	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T1S Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, .	16000	F, MS/PC, VD	480v	150
Z2	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, .	16000	F, MS/PC, VD	480v	150
Z2H	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, .	16000	F, HSS, MS/PC, VD	480v	150
Z2D	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 2 Heads @ 180deg, T5 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, .	16000	F, MS/PC, VD	480v	150
ZF	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, .	16000	F, MS/PC, VD	480v	150
ZFH	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, .	16000	F, MS/PC, VD, HSS	480v	150
ZZZ	END OF SCHEDULE, , with , Color:	, , , , , , ,				

Calculation Summary				
Label	CalcType	Avg	Max	Min
DRIVEWAY LEFT	Illuminance	1.27	5.3	0.0
DRIVEWAY RIGHT	Illuminance	1.27	3.0	0.1
SOUTH SITE PARKING LOT NORTHEAST	Illuminance	2.06	3.7	0.8
SOUTH SITE PARKING LOT NORTHWEST	Illuminance	1.58	3.9	0.2
SOUTH SITE PARKING LOT SOUTHEAST	Illuminance	1.57	2.9	0.6
SOUTH SITE PARKING LOT SOUTHWEST	Illuminance	1.61	2.8	0.9
SOUTH SITE PARKING LOT WEST	Illuminance	1.62	2.9	0.9
SOUTH SITE PROPERTY LINE	Illuminance	0.01	0.2	0.0

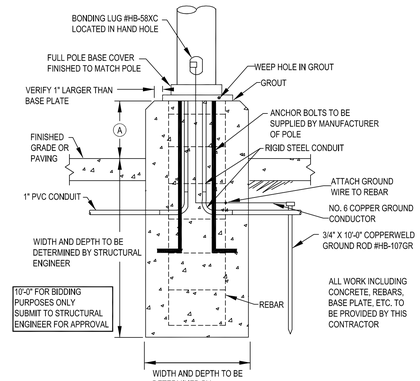
SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 SOUTH PHOTOMETRIC SITE PLAN
1"=100'-0"

Ⓐ IF POLE IS LOCATED IN CONCRETE OR ASPHALT, DIMENSION TO BE 2'-6" A.F.G. IF POLE IS LOCATED IN GRASS, DIMENSION TO BE 4" A.F.G.



SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLEBASE IS AT LEAST 12" AWAY.

2 POLE BASE DETAIL - 12'-30'
N.T.S.

CORGAN
www.corgan.com
T: 214.748.2000

	ISSUES	
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△	REVISIONS	

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STATE OF TEXAS
CATHERINE L. HOLLENSHEAD
103572
LICENSED
PROFESSIONAL ENGINEER
04-13-2022

Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

J. SCOTT CLEVENGER TEXAS P.E. 94830 Apr 13, 2022
JAMES M. TATE III TEXAS P.E. 103437 Apr 13, 2022

EMA
DESIGN SOLVE ENHANCE
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
Phone: 1 . 800 . 933 . 0538

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

1 082 0079 002

SOUTH PHOTOMETRIC SITE PLAN

JOB 21572.0000
DATE 04/13/2022
SHEET ES1-04



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

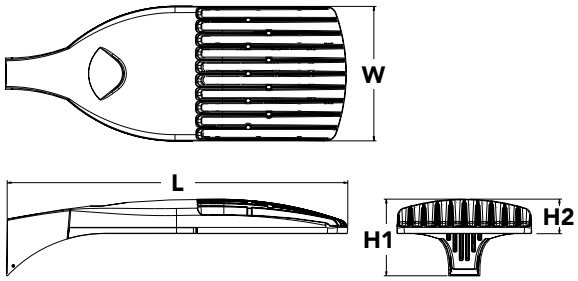
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1	P4 [1]	P7 [1]
P2	P5 [1]	P8
P3	P6 [1]	P9 [1]

Rotated optics

P10 [2]	P12 [2]
P11 [2]	P13 [1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short [3]
T5S	Type V short [3]
T5M	Type V medium [3]
T5W	Type V wide [3]
BLC	Backlight control [4]
LCCO	Left corner cutoff [4]
RCCO	Right corner cutoff [4]

Voltage

- MVOLT [5]
- XVOLT (277V-480V) [6,7,8]
- 120 [9]
- 208 [9]
- 240 [9]
- 277 [9]
- 347 [9]
- 480 [9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting [10]
WBA	Wall bracket [3]
SPUMBA	Square pole universal mounting adaptor [11]
RPUMBA	Round pole universal mounting adaptor [9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled [13]
PIRHN	Network, high/low motion/ambient sensor [14]
PER	NEMA twist-lock receptacle only (controls ordered separate) [15]
PER5	Five-pin receptacle only (controls ordered separate) [15,16]
PER7	Seven-pin receptacle only (controls ordered separate) [15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [20,21]
FAO	Field adjustable output [20,21]

Other options

Shipped installed

HS	House-side shield [23]
SF	Single fuse (120, 277, 347V) [9]
DF	Double fuse (208, 240, 480V) [9]
L90	Left rotated optics [2]
R90	Right rotated optics [2]
HA	50°C ambient operations [1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes [24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

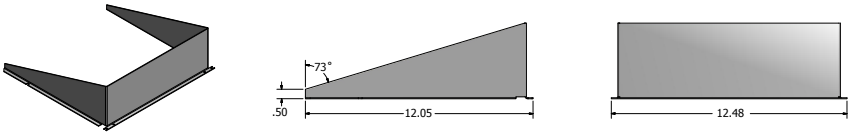
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

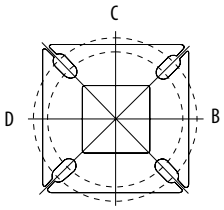
Options

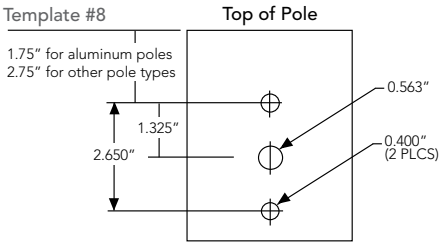
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

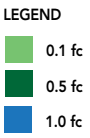
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

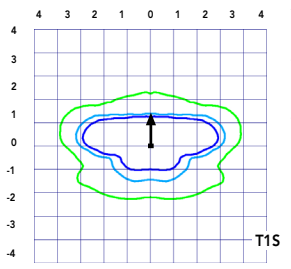
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Photometric Diagrams

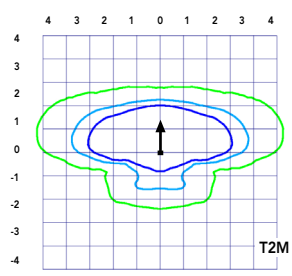
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

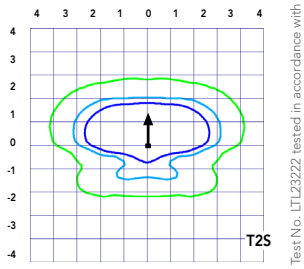




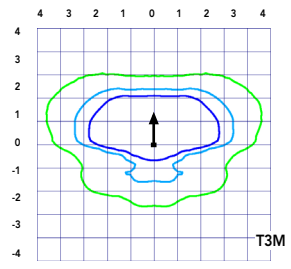
Test No. LTL23211 tested in accordance with IESNA LM-79-08.



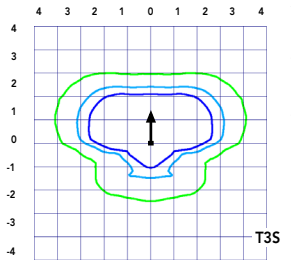
Test No. LTL23164B tested in accordance with IESNA LM-79-08.



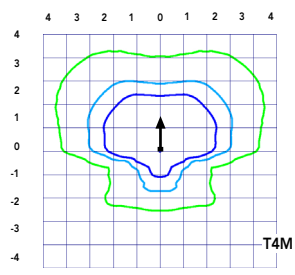
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



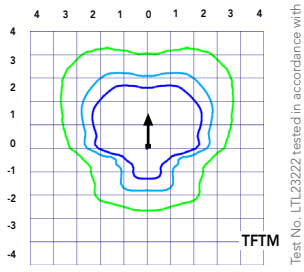
Test No. LTL23271 tested in accordance with IESNA LM-79-08.



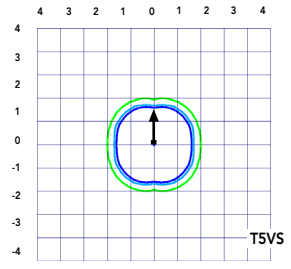
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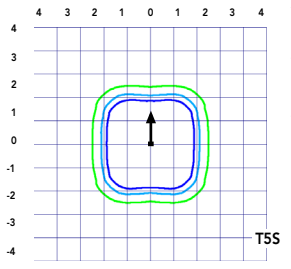
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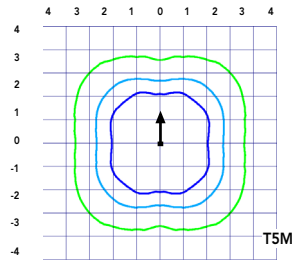
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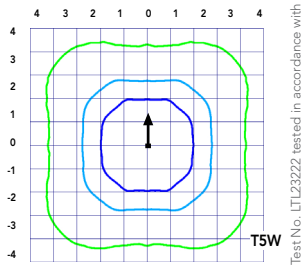
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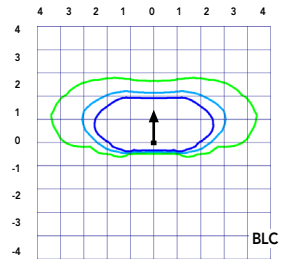
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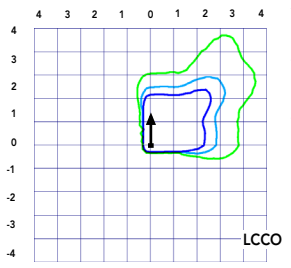
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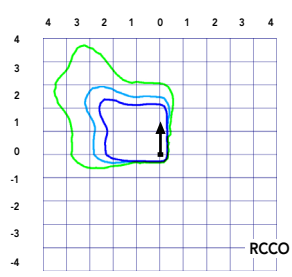
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



Test No. LTL23271 tested in accordance with IESNA LM-79-08.



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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PROJECT COMMENTS

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

DATE: 4/21/2022

PROJECT NUMBER:	SP2022-019	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Amended Site Plan for 1910 Alpha Drive	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	1910 ALPHA DR, ROCKWALL, 75087	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Discuss and consider a request by Richard Sullivan on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of an Amended Site Plan for Outside Storage on a 1.89-acre tract of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1910 Alpha Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	04/19/2022	Approved w/ Comments

04/19/2022: SP2022-019; Amended Site Plan for Outside Storage at 1910 Alpha Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an Amended Site Plan for Outside Storage on a 1.89-acre tract of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1910 Alpha Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (SP2022-020) in the lower right-hand corner of all pages on future submittals.
I.4 There is currently two (2) outstanding code enforcement cases on the subject property (i.e. CE2022-1921 and CE2022-1923) that involve the construction of a fence without a permit and the establishment of outside storage without a Certificate of Occupancy (CO).
I.5 The proposed land use being proposed for the subject property is Building and Landscape Material with Outside Storage. According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the Building and Landscape Material with Outside Storage is permitted by-right within a Light Industrial (LI) District subject to conformance with the following conditions:

(1) Outside storage shall be permitted in accordance with the requirements for outside storage contained in Article 04, Permissible Uses, and Article 08, Landscape and Fence Standards, of the Unified Development code (UDC).
(2) All outside storage must be screened from adjacent properties, public right-of-way, and parks and open space.

I.6 According to Article 13, Definitions, of the Unified Development Code (UDC), Outside Storage and/or Outside Display is defined as “(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24 -hours.”
I.7 According to Article 05, District Development Standards, of the Unified Development Code (UDC), “(o)utside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or ally from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concreate masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and canopy trees on 20-foot centers.” As an alternative, the Planning and Zoning Commission -- at their discretion -- may approve one (1) of the two (2) alternative screening methods:

(1) Alternative #1. A wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers.
(2) Alternative #2. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

I.8 The replat that established the subject property as Lot 3, Block D, Ellis Centre #2 Addition also established a 24-foot Firelane, Public Access and Utility Easement and a 20 -foot Utility Easement at the rear of the proposed building. Please note that outside storage is not permitted within an established easement, and that a property owner cannot restrict access to a public access easement by fencing the easement.
M.9 Please make the following changes to the site plan to show conformance to the minimum standards:

(1) Please indicate the proposed outside storage area on the site plan and make sure that the area does not encroach any established easements. The site plan should indicate the square footage of the proposed outside storage area.
(2) Please provide staff with parking calculations to show conformance to the requirements of the Unified Development Code (UDC). A floor plan of the building will be needed to show the square footage of office and warehouse space. Please note that the minimum parking requirement for office is 1/300 SF and the minimum square footage for warehouse space is 1/1,000 SF. Please also note any other land uses being done on the subject property (e.g. assembly, fabrication, etc.).
(3) Please indicate what materials are being stored outside. Will this include any overnight storage of motor vehicles (e.g. service trucks)?
(4) Please indicate the preferred storage method (i.e. masonry fence, three [3] tiered landscaping, etc.). The current indicated screening method does not appear to meet the requirements of the Unified Development Code (UDC).
(5) Please remove the gates from the diagram. As stated above public access easements are not permitted to be gated. In addition, by gating this drive-aisle and firelane, the property would become out of compliance with the parking requirements contained in the Engineering Standards of Design and Construction (see Engineering Comments).

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refunds 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.11 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 May 3, 2022; 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 May 10, 2022 Planning & Zoning Meeting.
I.12 Please note that all meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street. The meeting schedule for this case is as follows:

(1) Planning & Zoning Work Session Meeting: March 29, 2022.
(2) Planning & Zoning Meeting: April 12, 2022.

I.13 Please note that a representative should be present for each meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Cannot block public access easement or Fire Lane. Will need to replat.
- No dead-end parking allowed. Must have a proper turnaround for vehicles. (64'x15' area striped "no parking")

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	04/21/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

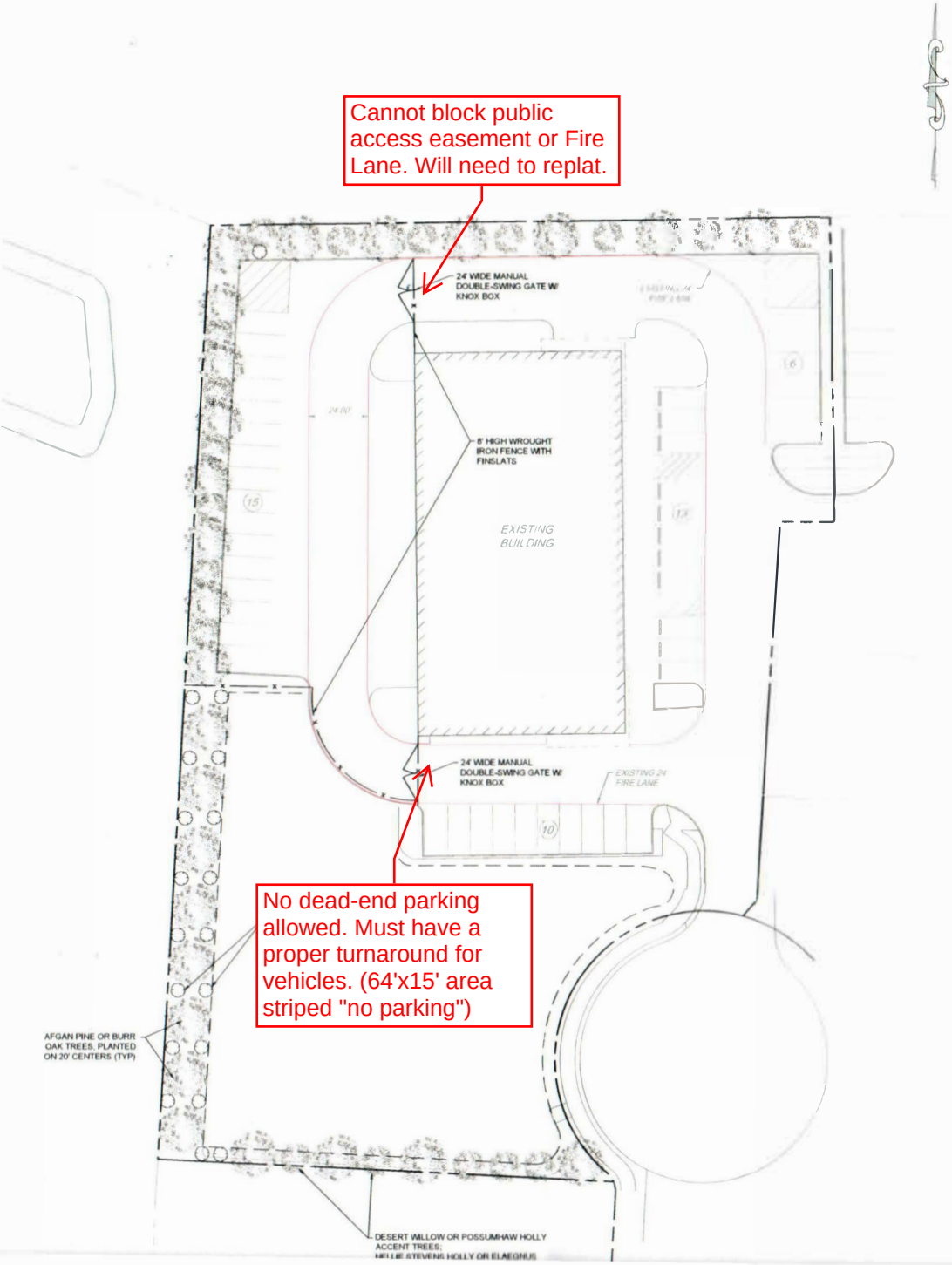
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	04/21/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: 1. Please provide a required versus proposed legend for landscape

2. Please provide a plant chart showing container and caliper inch sizes and quantities





LOCATION MAP
SCALE: 1" = 1000'

SITE PLAN NOTES:

1. OWNER:
SRS DISTRIBUTION, INC.
~~7410 STATE HIGHWAY 121~~
McKINNEY, TX 75070

2. APPLICANT:
LONGBOW INTERESTS
13150 COIT ROAD
DALLAS, TX 75240

3. ENGINEER:
INDEPENDENCE ENGINEERING OF NJ LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505

4. ZONING DISTRICT:
LI (LIGHT INDUSTRIAL ZONE)

5. EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE AT THE TIME OF SITE EVALUATION. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
6. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAN.
7. NO SOILS REPORT HAS BEEN PERFORMED IN PREPARATION OF THIS PLAN. IF ONE IS REQUIRED, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, TO PERFORM TESTING AND ANALYSIS AS NECESSARY.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
10. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
11. SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
12. ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
14. CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGL POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
15. NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING, AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
16. INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS, COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
17. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
18. DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
19. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
20. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
21. BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
22. LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
24. THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONE SHALL

REV	DATE	DESCRIPTION

Independence ENGINEERING LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505
(609) 496-9369 INDEPENDENCE@INDEPENG.COM

PERMIT PLAN
for
SRS DISTRIBUTORS, INC. - ROCKWALL TX
1910 ALPHA DRIVE, BUILDING 3, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75087

811

ID #

0 15 30
GRAPHIC SCALE: 1" = 30'

PROJECT
030-022

DATE
04-13-2022

SCALE
1" = 30'

DRAWN
MAS

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	1910 Alpha Drive Road				
SUBDIVISION	Ellis Centre 2		LOT		BLOCK
GENERAL LOCATION	On cul-de-sac terminus of Alpha Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Vacant	
PROPOSED ZONING	LI		PROPOSED USE	Wholesale and Retail	
ACREAGE	1.89	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	Rockwall Urban Industrial LP	☑ APPLICANT	Richard Sullivan
CONTACT PERSON	Reid Caldwell, Corp Manager	CONTACT PERSON	
ADDRESS	13150 Coit Road Suite 205	ADDRESS	7440 TX 121
CITY, STATE & ZIP	Dallas, Texas 75240	CITY, STATE & ZIP	McKinney, TX 75079
PHONE	214-457-8198	PHONE	469-307-0746
E-MAIL	reid@longbowinterests.com	E-MAIL	Richard.Sullivan@srsdistribution.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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."

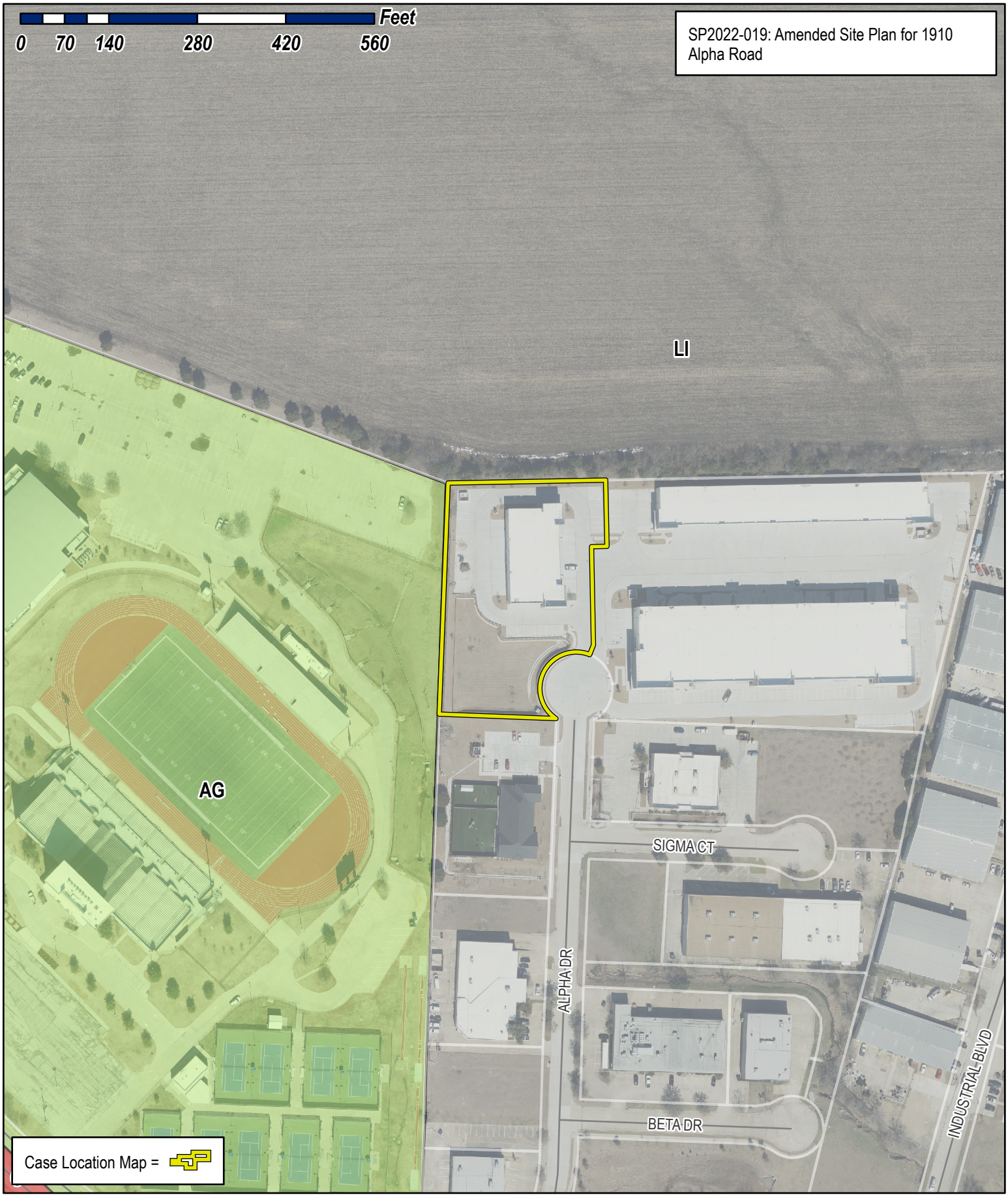
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2022

OWNER'S SIGNATURE: Reid Caldwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Kathleen Bolyog

KATHALEEN BOLYOG
Notary ID #132891067
My Commission Expires
January 27, 2025

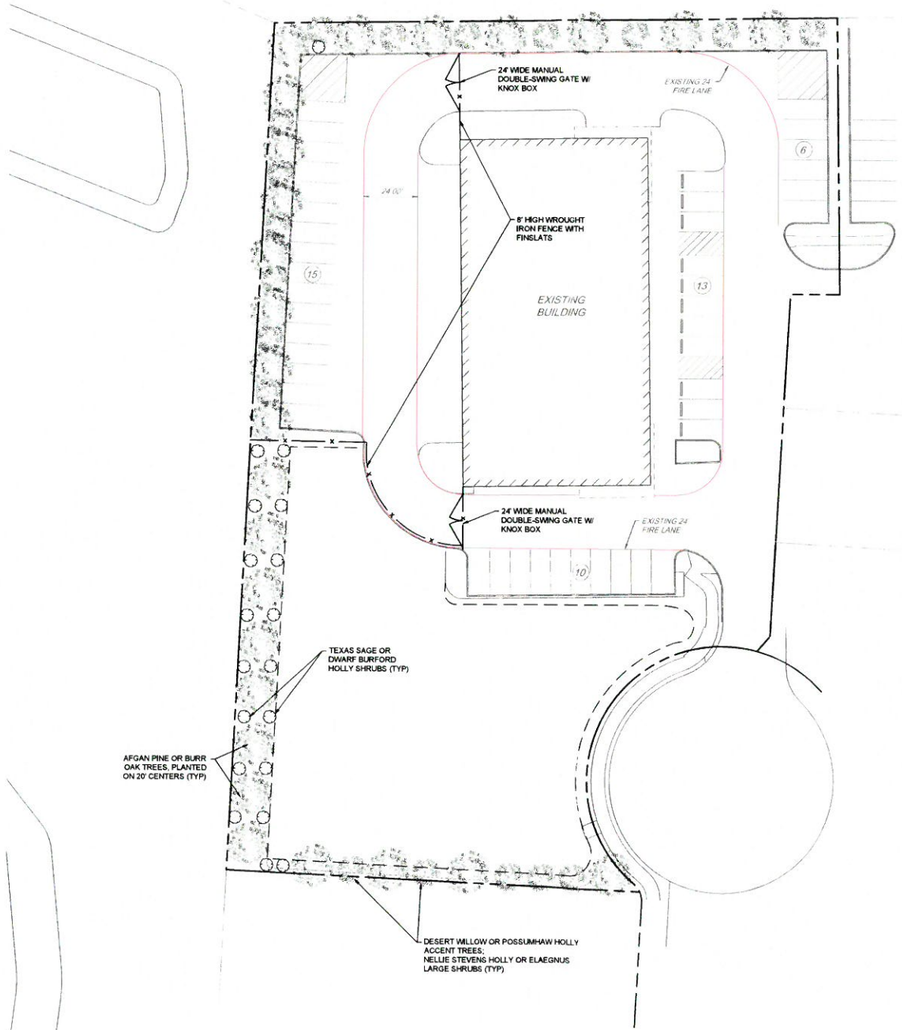
MY COMMISSION EXPIRES 01/27/25

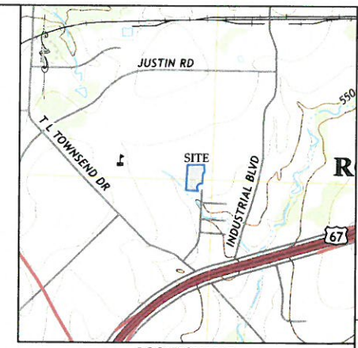


City of Rockwall

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

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





LOCATION MAP
SCALE: 1" = 1000'

SITE PLAN NOTES:

1. OWNER:
SRS DISTRIBUTION, INC.
7440 STATE HIGHWAY 121
McKINNEY, TX 75070

2. APPLICANT:
LONGBOW INTERESTS
13150 COIT ROAD
DALLAS, TX 75240

3. ENGINEER:
INDEPENDENCE ENGINEERING OF NJ LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505

4. ZONING DISTRICT:
LI (LIGHT INDUSTRIAL ZONE)

5. EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE AT THE TIME OF SITE EVALUATION. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
6. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAN.
7. NO SOILS REPORT HAS BEEN PERFORMED IN PREPARATION OF THIS PLAN. IF ONE IS REQUIRED, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, TO PERFORM TESTING AND ANALYSIS AS NECESSARY.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
10. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
11. SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
12. ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
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25. ALL DEBRIS, RUBBISH, SALVAGE, HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED AT THE EARLIEST POSSIBLE TIME. REMOVED MATERIALS MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE LOCAL FIRE DEPARTMENT AND OTHER JURISDICTIONAL AGENCIES.

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
	LARGE TREE	26
	SMALL TREE	18
	SHRUB	19

REV	DATE	DESCRIPTION	BY

Independence
ENGINEERING LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505
(609) 496-9369 INDEPENDENCE@INDEPENG.COM

PERMIT PLAN
for
SRS DISTRIBUTORS, INC. - ROCKWALL TX
1910 ALPHA DRIVE, BUILDING 3, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75087

811
ID #

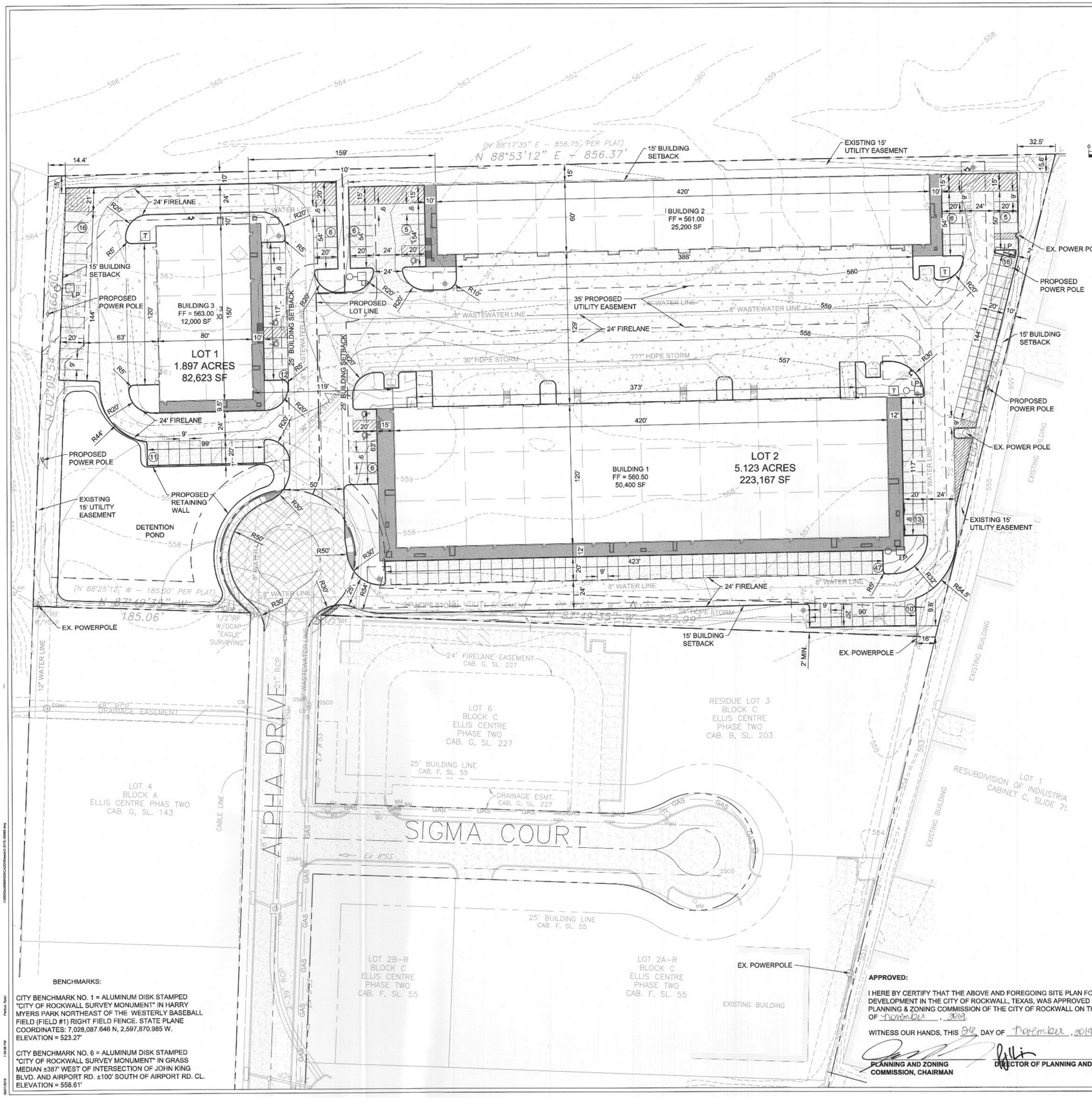
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GRAPHIC SCALE: 1" = 30'

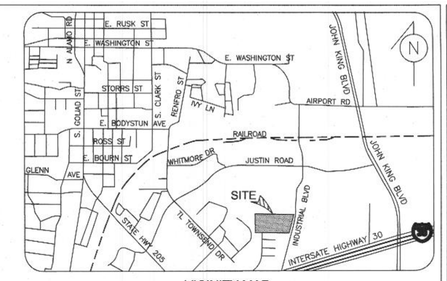
PROJECT
030-022
DATE
04-13-2022

SCALE	DRAWN
1" = 30'	MAS
DESIGNED	CHECKED
KL	NES

CP-A

SHEET	OF
1	1





VICINITY MAP
NOT-TO-SCALE

SHEET DATA:

CURRENT ZONING	LIGHT INDUSTRIAL	
PROPOSED LAND USE:	LIGHT INDUSTRIAL	
TOTAL SITE AREA:	7.02 ACRES	
BUILDING:		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF
PARKING:		
REQUIRED: 1 SPACE/1,000 SF (75%) 1 SPACE/300 SF (25%)		
TOTAL REQUIRED:	139	SPACES
PROVIDED:	159	SPACES
ACCESSIBLE SPACES PROVIDED:	6*	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

PAVING LEGEND

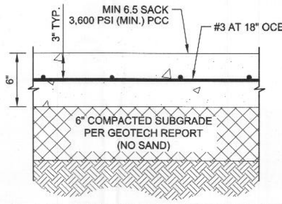
- 6" 3,600 PSI CONCRETE PAVEMENT.
- 7" 4,000 PSI CONCRETE PAVEMENT.
- 8" 3,600 PSI CONCRETE PAVEMENT.
- 4" SIDEWALK
- 6" CURB
- FIRE LANE
- PROPERTY LINE

EXISTING FEATURES LEGEND

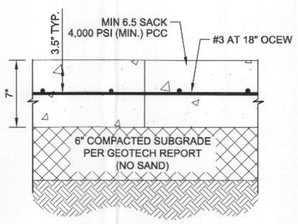
- F.H. FIRE HYDRANT
- PP OVERHEAD POWERPOLE
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- 558 EXISTING CONTOURS
- FDC

PROPOSED FEATURES LEGEND

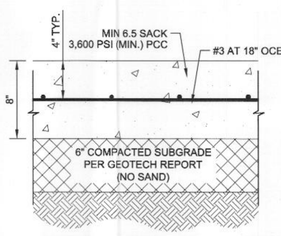
- POWER POLE
- FIRE HYDRANT
- GRATE INLET
- CURB INLET
- STORM HEADWALL
- T TRANSFORMER PAD
- 558 PROPOSED CONTOURS
- LP LIGHT POLE
- (#) NO. OF PARKING SPACES



01 6" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



02 7" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



03 8" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

OWNER/ DEVELOPER

ROCKWALL URBAN INDUSTRIAL , LP
13150 COIT ROAD
DALLAS, TX. 75240
CONTACT: REID CALDWELL
EMAIL: reid@longbowinterests.com
TEL: (214) 457-8198

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DYLAN HEDRICK
EMAIL: dhedrick@halff.com
TEL: (214) 217-6426
TBPE FIRM# F-312

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

BENCHMARKS:

CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'

CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'

APPROVED:

I HERE BY 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 12 DAY OF November , 2019.

WITNESS OUR HANDS, THIS 12 DAY OF November , 2019.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

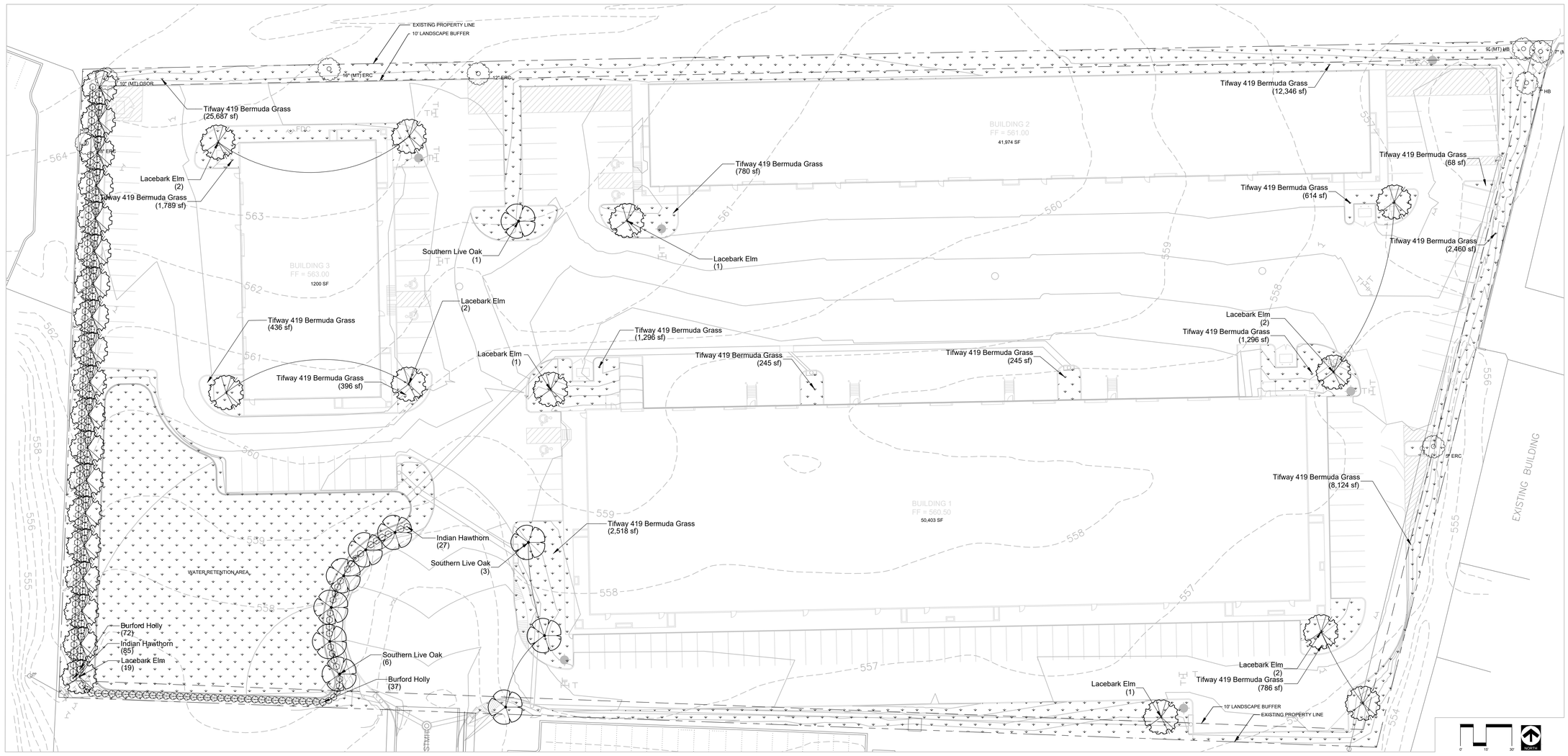
DYLAN B. HEDRICK 102108
NAME P.E. NO.
DATE 11/15/2019
TBPE FIRM # F-312

Project No.:	35989
Issued:	NOVEMBER 2019
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title

DETAILED SITE PLAN

1 OF 1
Sheet Number



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY
	Quercus virginiana / Southern Live Oak	B & B	4" Cal	10`-12` Ht.	6`-8`	10
	Ulmus parvifolia / Lacebark Elm	B & B	4" Cal	10`-12` Ht.	6`-8`	30
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HT	SPD		QTY
	Ilex cornuta `Burfordii` / Burford Holly	5 gal	18"-24"	12"-18"		109
	Rhaphiolepis indica / Indian Hawthorn	5 gal	18"-24"	12"-18"		112
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE			QTY
	Cynodon dactylon `Tifway 419` / Tifway 419 Bermuda Grass	SOLID SOD				59,764 sf

EXISTING TREES

EXISTING TREE TO REMAIN

LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPING		
ZONED LIGHT INDUSTRIAL	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA PROVIDED (%)	15% OF SITE	21% OF SITE
TOTAL LANDSCAPE AREA PROVIDED (SF)	45,869 SF	63,914 SF

TREE MITIGATION		
	REQUIRED	**PROVIDED**
MITIGATION REQUIREMENTS (inches)	59" CALIPER*	160" CALIPER
* See Sheet L 1.01 for calculations		

PARKING LOT LANDSCAPING		
	REQUIRED	**PROVIDED**
200 SF MIN/ 2 ROWS OR MORE		✓
3 AREAS 200 FT/SQ X 3	600 SF	✓
ONE TREE WITHIN 80' OF REQ. PARKING		✓
PERMIABLE LANDSCAPE PROVIDED		3,756 SF
1 TREE / 10 PARKING SPACES	16	16

SCREENING REQUIREMENTS		
	REQUIRED	**PROVIDED**
SCREEN TRASH AREAS	N/A	
SCREEN RESIDENTIAL OR MULTI-FAMILY	N/A	

STREET TREES		
	REQUIRED	**PROVIDED**
1 TREE /50' FRONTAGE	1	1

PLANTING NOTES

PREPARATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS
REFER TO PLANTING PLAN FOR PlaNTING LOCATION AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

COORDINATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

MAINTENANCE
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

VERIFICATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATION BY IANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES PER LANDSCAPE PLAN.

PLANTING BEDS
ALL BED AREAS ARE TO BE FLUSH WITH FINISHED GRADE AT ADJACENT PAVEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO BE A DEPTH OF 6", ADDING PREPARED SOIL MIXTURE AS REQUIRED.

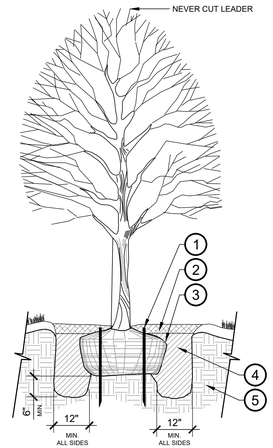
MULCH
AFTER SETTLEMENT, ALL PLANTING BED MULCH DEPTHS SHALL BE A MIN. OF 3". ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND REPLANTED. MULCH SHALL BE TEXAS NATIVE CEDAR

STANDARDS
ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.

PROTECTED TREES
PROTECTED TREES SHALL BE MARKED AND THE DRIP LINE OF SAID TREES SHALL BE PROTECTED PRIOR TO AND DURING ALL CONSTRUCTION, INCLUDING EARTHWORK.

IRRIGATION
IRRIGATION WILL MEET ALL TCEQ AND UDC REQUIREMENTS.

NO TREES SHALL BE PLANTED WITHIN 5' OF UTILITIES



1 NEW TREE PLANTING
N.T.S.

KEY:

1. (3) ARBOR STAKES. INSTALL PER MANUFACTURE'S SPECIFICATIONS
2. SPECIFIED MULCH - 3" MIN. DEPTH ENTIRE TREE BASIN
3. SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE. BUILD 3" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
4. LIVING EARTH PLANTING MIX OR APPROVED EQUAL BY LANDSCAPE ARCHITECT. WATER AND TAMP TO REMOVE SIDE AND BOTTOM AIR POCKETS 6" MIN.
5. UNCOMPACTED NATIVE SOIL/UNDISTURBED SUBGRADE

NOTE:
FOR BALL & BURLAP REMOVE WIRE/TWINE FROM AROUND BURLAP, FOLD TOP THIRD DOWN OR CUT/REMOVE PRIOR TO BACKFILL.

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

LICENSED LANDSCAPE ARCHITECT — 3066 — STATE OF TEXAS — REGISTERED

11-21-19

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL A. WILSON, R.L.A. #3066 ON 21NOV 2019. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE LANDSCAPE ARCHITECT IS AN OFFENSE UNDER TITLE 22, TEXAS ADMINISTRATIVE CODE, CHAPTER 3 LANDSCAPE ARCHITECTS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 4000 FOSSIL CREEK BLVD, FORT WORTH, TX 76137-2720. TBPE FIRM #F-312

Project No.:	35989
Issued:	11-21-19
Drawn By:	CAP
Checked By:	MAW
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L 2.01

Sheet Number

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Wilson, Michael
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05/21/2019




IRRIGA
STATIO











PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	SP2022-020	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for Wendys	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2545 RIDGE RD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Mark Griffin of Linear Architecture, LLC on behalf of Roland C. Spongberg of WKS Frosty Corp. for the approval of an Amended Site Plan for an existing Restaurant with Drive-Through on a 0.964-acre parcel of land identified as Lot 3R, Block A, Rockwall Towne Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2545 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Needs Review

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing Restaurant with Drive-Through on a 0.964-acre parcel of land identified as Lot 3R, Block A, Rockwall Towne Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2545 Ridge Road.

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. May 3, 2022 is the deadline to have all comments; please provide staff revised plans before May 3, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-020) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the City standard Site Plan Signature Block on all sheets of the plans. Also remove the placeholder text (i.e. [Day] [Month] [Year]).

M.5 Building Elevations:
(1) Provide the material percentages for all materials on the building. (Subsection 04.01, of Article 05)
(2) The use of 90% masonry material is required. By providing this material percentages staff may review conformance to this requirement; staff will take into consideration that this is an existing building. (Subsection 06.02. C. of Article 05)
(3) The use of 20% natural or quarried stone is required. By providing this material percentages staff may review conformance to this requirement; staff will take into consideration that this is an existing building. (Subsection 06.02. C. of Article 05)
(4) The use of EIFS is not permitted, rather three (3) part Stucco is acceptable. Please update the building elevations to reflect this. (Subsection 04.01, of Article 05)
(5) Please indicate the building height and parapet heights. (Subsection 04.01, of Article 05)
(6) The new red tower element may not meet the vertical articulation requirements. Per the Unified Development Code (UDC) vertical wall projections must be 25% taller than the wall height. Please indicate conformance to this requirement. (Subsection 05.01. C.1. of Article 05)
(7) Please crosshatch the roof mounted utility equipment. (Subsection 01.05.C. of Article 05)

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 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.7 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 May 3, 2022; 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 May 10, 2022 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.

I.9 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	Sarah Johnston	04/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: Please provide landscape plans

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-020

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	2545 Ridge Rd., Rockwall, TX 75087				
SUBDIVISION	4837 Rockwall Towne Center PH 1	LOT	4	BLOCK	A
GENERAL LOCATION	Ridge Rd and I-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	A-2		
PROPOSED ZONING	C	PROPOSED USE	A-2		
ACREAGE	1	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***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	WKS Frosty Corp	☑ APPLICANT	Linear Architecture LLC
CONTACT PERSON	Roland C Spongberg	CONTACT PERSON	Mark Griffin
ADDRESS	5856 Corporate Ave Suite 200	ADDRESS	4436 Harvest Hill Rd
CITY, STATE & ZIP	Cypress, CA 90630	CITY, STATE & ZIP	Dallas, TX 75244
PHONE	562-425-1402	PHONE	214 317 9523
E-MAIL	jim.donati@clockworkgc.com	E-MAIL	mgriffin@linear-architecture.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 ____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

On 14 APRIL 2022 before me, DEBORAH PELLEGRINO,
Date *Here Insert Name and Title of the Officer*

personally appeared ROLAND C SPONGBERG
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEBORAH PELLEGRINO
Notary Public - California
Orange County
Commission # 2284479
My Comm. Expires Apr 6, 2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

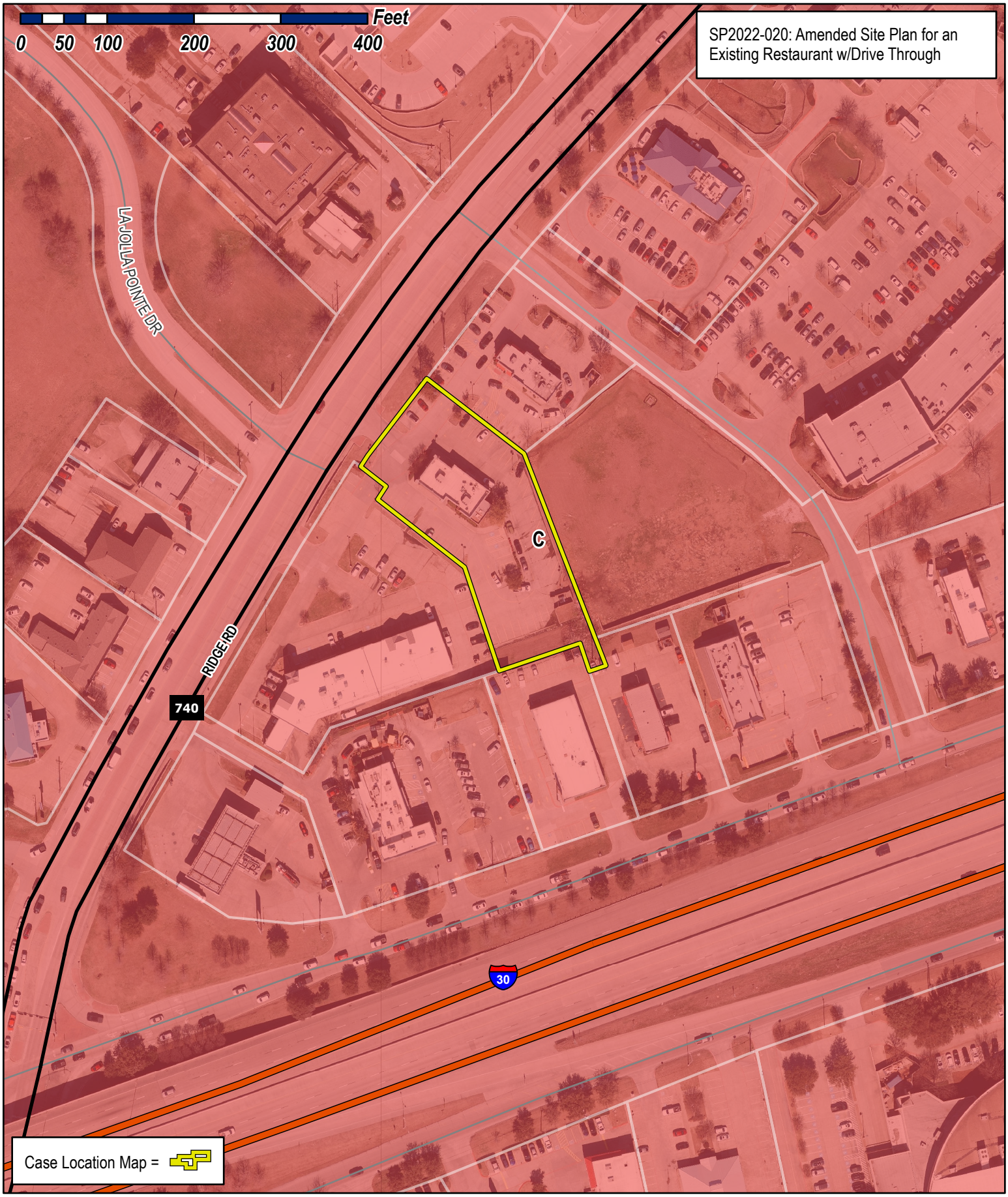
Title or Type of Document: DEVELOPMENT APPLICATION Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☑ Corporate Officer — Title(s): PRESIDENT	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: WKS FROSTY	Signer Is Representing: _____

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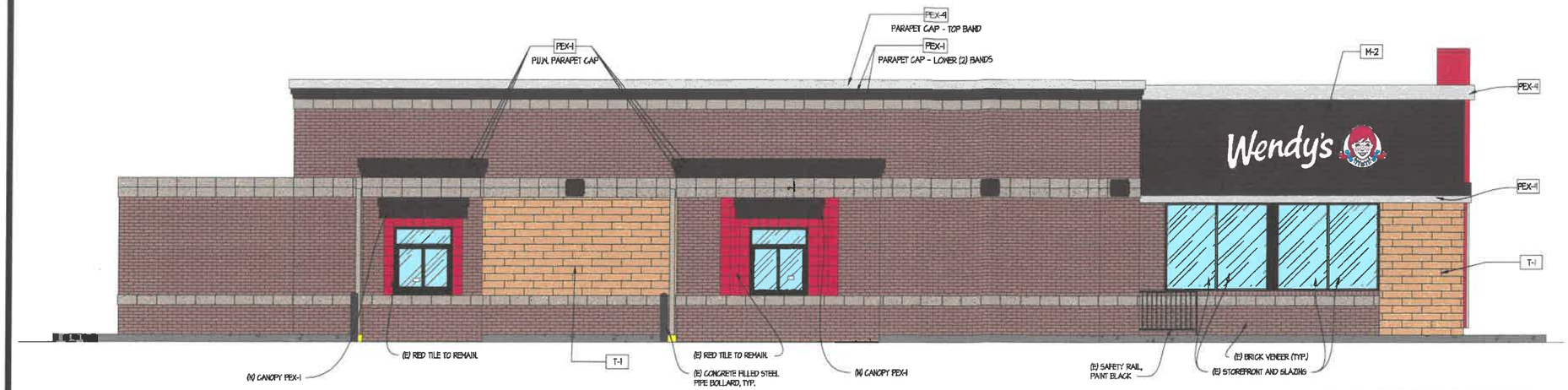
City of Rockwall

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

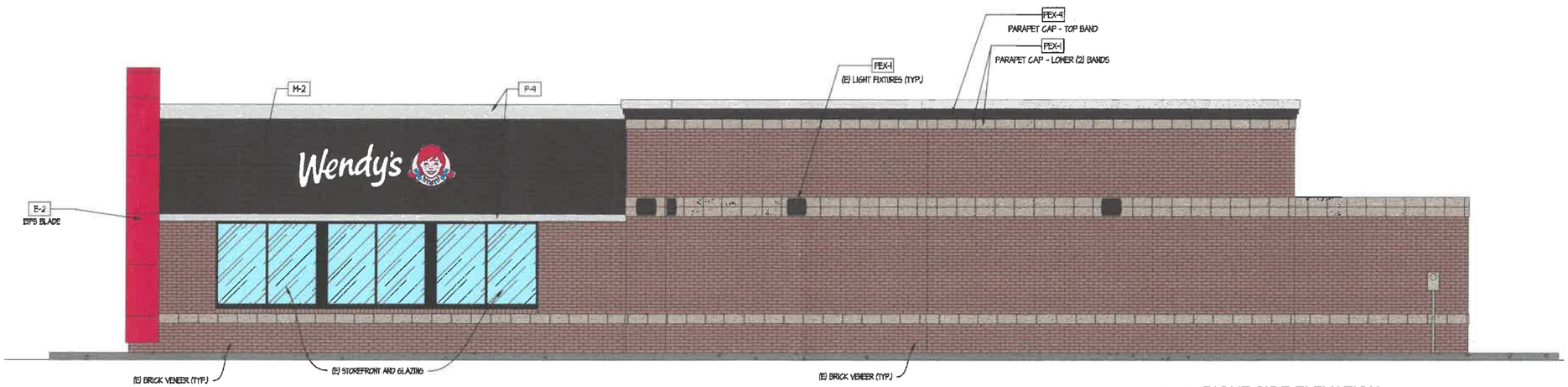
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

EXTERIOR FINISHES LEGEND

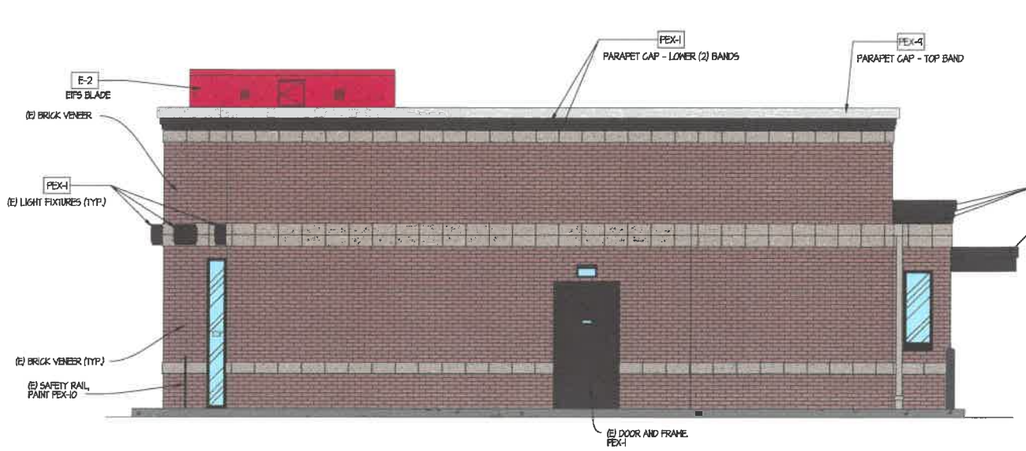
E-2	EIFS - (WENDY'S RED)
M-2	CORRUGATED METAL PANEL (DARK BRONZE)
PEX-1	PAINT (WENDY'S DARK BRONZE) SH "MSSW5591PP1 BRONZE"
PEX-4	PAINT (WENDY'S SILVER) SH "SILVER BRIGHT"
T-1	EXTERIOR WOOD LOOK TILE



04 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



03 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



02 REAR ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SITE NUMBER:	02248
BUILDING TYPE:	CG3480
ASSET TYPE:	FREE STANDING
CLASSIFICATION:	REFRESH
OWNER:	WKS
BASE VERSION:	2021 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2022
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	SPRING 2021

Linear Architecture LLC
4436 Harvest Hill Rd.
Dallas, TX 75244
PHONE: 469-299-7056

WKS Restaurant Group

5856 CORPORATE AVE., STE. 200
CYPRESS, CA 90603
PHONE: (562) 309-4434

PROJECT TYPE: CG3480 REFRESH

Wendy's

WENDY'S # 02248
2545 RIDGE RD.
ROCKWALL, TX 75087

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/31/2022
PROJECT NUMBER: 21-XXX
DRAWN BY:
CHECKED BY:

SEAL

REGISTERED ARCHITECT
MARC W. BRUNETTE
14295
STATE OF TEXAS
01/28/2022

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.1

4/27/2022 2:28 PM C:\Users\mgriffin\Linear Architecture, Inc\Marc Brundige - Public\WENDY'S\00 IN PERMITTING\02 xxx WKS 02248 Rockwall (2545 Ridge Rd) (REFRESH)\Construction Documents\03_A2_X_Exterior Elevations_COLOR.dwg, mgriffin