

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 30, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(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 November 9, 2021 Planning and Zoning Commission meeting.

(3) P2021-051 (HENRY LEE)

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a Preliminary 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.

(4) P2021-052 (HENRY LEE)

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a Master 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.

(5) P2021-057 (ANGELICA GAMEZ)

Consider a request by Frank Fite for the approval of a Final Plat for Lots 1 & 2, Block A, Fite Office Addition being a 0.82-acre tract of land identified as Lots A & D, Block 124, B. F. Boydston 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 & 812 N. Goliad Street [SH-205], and take any action necessary.

(6) P2021-059 (ANDREW REYNA)

Consider a request by Michael & Jennifer Wurster for the approval of a Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take any action necessary.

(7) P2021-061 (ANGELICA GAMEZ)

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

(8) P2021-062 (ANDREW REYNA)

Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Final Plat for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276, 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) MIS2021-014 (HENRY LEE)

Discuss and consider a request by Brian Baker of EMC on behalf of Tim Draughn of Lowes for the approval of an Exception to the Outdoor Lighting Standards for Non-Residential Properties for an existing General Retail Store (i.e. Lowes Home Improvement) being a 16.062-acre parcel of land identified as Lot 3, Block C, Steger Towne Crossing, Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 851 Steger Towne Drive, and take any action necessary.

(10) MIS2021-015 (ANDREW REYNA)

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of 549 Crossing, LP the approval of a Variance to the Utility Placement requirements in the General Overlay District Standards to allow overhead utilities in conjunction with a Retail Store with Gasoline Sales on a 1.503-acre portion of a larger tract of land being 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 December 14, 2021.

(11) Z2021-048 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for a General Retail Development/Shopping Center 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.

(12) Z2021-049 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

(13) P2021-058 (ANDREW REYNA)

Hold a public hearing to discuss and consider a request by Tari Kinsey for the approval of a Final Plat for Lots 1-4, Block A, Kinsey Addition being a 0.76-acre tract of land identified as a portion of Blocks 9 & 10, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802, 806, & 808 Kernodle Street, and take any action necessary.

(14) P2021-060 (HENRY LEE)

Discuss and consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a Final Plat for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

(15) SP2021-034 (HENRY LEE)

Discuss and consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a Site Plan for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

(16) SP2021-031 (HENRY LEE)

Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee)* on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

(17) SP2021-032 (ANDREW REYNA)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Timothy Payne of BT Management 11, LLC for the approval of a Site Plan for a *Medical Office Building* on a 0.47-acre parcel of land identified as Lot 2, Block 1, Elsey Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally south of the intersection of Sonoma Drive and N. Goliad Street [SH-205], and take any action necessary.

(18) SP2021-033 (HENRY LEE)

Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Salad and Go)* on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

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

- P2021-053: Final Plat for Phase 1 of the Discovery Lakes Subdivision (APPROVED)
- P2021-054: Final Plat for the Emerson Farms Subdivision (APPROVED)
- P2021-055: Final Plat for Phase 2 of the Saddle Star South Subdivision (APPROVED)
- P2021-056: Final Plat for Phase 2 of the Somerset Park Subdivision (APPROVED)
- SP2021-027: Alternative Tree Mitigation Settlement Agreement for Seefried Industrial Addition (APPROVED)
- Z2021-043: SUP for *Residential Infill in an Established Subdivision* at 601 Kernodle Street (APPROVED; 1ST READING)
- Z2021-044: SUP for *Residential Infill in an Established Subdivision* at 478 Renee Drive (APPROVED; 1ST READING)
- Z2021-035: SUP for *Residential Infill in an Established Subdivision* at 418 Columbia Drive (APPROVED; 1ST READING)
- Z2021-046: SUP for two (2) *Agricultural Accessory Buildings* and an *Animal Shelter or Loafing Shed* at 1700 SH-66 (APPROVED; 1ST READING)
- Z2021-047: SUP for an *Animal Shelter or Loafing Shed* at 555 Cornelius Road (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 November 24, 2021 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 NOVEMBER 9, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

I. CALL TO ORDER

Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were John Womble, Jean Conway, Derek Deckard and Vice-Chairman Jerry Welch. Absent from the meeting were Commissioner Mark Moeller and Sedric Thomas. Staff members present were Planning and Zoning Director Ryan Miller, Planner Andrew Reyna, Planning and Zoning Coordinator Angelica Gamez, City Engineer Amy Williams and Civil Engineers Sarah Johnston. Absent from the meeting were Planner Henry Lee and Civil 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. There being no one coming forward, 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 October 26, 2021 Planning and Zoning Commission meetings.

3. **P2021-053 (ANDREW REYNA)**

Consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Final Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.

4. **P2021-054 (HENRY LEE)**

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a Final Plat for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

5. **P2021-055 (ANDREW REYNA)**

Consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Final Plat for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

6. **P2021-056 (HENRY LEE)**

Consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a Final Plat for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

7. **SP2021-029 (HENRY LEE)**

Consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a Site Plan for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7

of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Thomas absent.

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.

8. Z2021-043 (ANGELICA GAMEZ)

Hold a public hearing to discuss and consider a request by Kenneth A. Selden on behalf of Johnathan Brown 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 0.426-acre tract of land identified as a portion of Lot 3, Block B, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Kernodle Street, and take any action necessary.

Planning and Zoning Coordinator Angelica Gamez provided a brief summary in regards to the request. The subject property is located at 601 Kernodle Street which is situated in the F&M Subdivision in Old Town Rockwall Historic District. The applicant is requesting approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home. The Unified Development Code (UDC) states that an established subdivision consists of 5 or more lots, is 90% developed, and has been in existence for more than 10 years. The applicant originally came forward in 2015 and received approval for a Certificate of Appropriateness from the Historic Preservation Advisory Board to construct a single-family home in the Historic District. He also received a variance from the Board of Adjustments to minimize the front yard building setback from 20-feet to 15-feet. Besides that, the request does appear to be in compliance with all other zoning requirements. Ms. Gamez explained that the Commission's job today was to ensure that the proposed home is architecturally compatible with the surrounding homes in the area. For that reason, and for their convenience, a housing analysis was included in the packet. On October 22, 2021, staff mailed out 82 notices to property owners and occupants within 500-feet of the subject property. There was a sign posted on the property and the public hearing was advertised in the Rockwall Herald Banner. Staff had since received 3 notices from property owners within the notification area in favor of the applicant's request.

Jonathan Brown
7814 Killarney Lane
Rowlett, TX 75089

Mr. Brown 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; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2021-043 with staff recommendations. Commissioner Conway seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that the item will go before the City Council on November 15, 2021.

9. Z2021-044 (ANDREW REYNA)

Hold a public hearing to discuss and consider a request by Alex Flores 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 0.33-acre parcel of land identified as a Lot 2, Block M, Lake Rockwall Estates East 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 478 Renee Drive, and take any action necessary.

Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting the approval of an SUP for the construction of a single-family home in Lake Rockwall Estates addressed at 478 Renee Drive. The applicant is proposing to construct a 1-story brick single-family home. The proposed home meets all of the density and dimensional requirements for the Single-Family 7 District stipulated by Planned Development District 75 and the UDC with the exception of the garage setback requirements. Staff should note that this waive for the garage has been approved in the past in this subdivision. Staff mailed out 88 notices to property and occupants within 500-feet of the subject property. As of today, staff had not received any notices in regards to the applicant's request.

Vice-Chairman Welch asked if all the homes in Lake Rockwall Estates were on septic.

Alex Flores
1650 John King Blvd, Apt. 6710
Rockwall, TX 75032

Mr. Flores 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; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Conway made a motion to approve Z2021-044. Commissioner Deckard seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that the item will go before the City Council on November 15, 2021.

10. **Z2021-045 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Vanio Dilov 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 0.1102-acre parcel of land identified as a Lot 40 of the Chandler's Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia Drive, and take any action necessary.

Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting approval of an SUP for the construction of a single-family home located in Chandlers Landing addressed as 418 Columbia Drive. The applicant is proposing to construct a two-story brick single-family home. The proposed home meets all of the density and dimensional requirements for Planned Development District 8 and the UDC with the exception of the garage setback requirements. The applicant is proposing to put the garage 4-feet 6-inches in front of the front façade of the home. If approved the Planning and Zoning Commission and City Council will be waiving that required 20-foot setback. Staff would like to point out that Planning and Zoning and City Council have waived this requirement in the past. Staff mailed out 97 notices to property owner and occupants within 50-feet of the subject property as well as notified all HOAs within 1500-feet of the subject property. At the time this report was drafted, staff had received one notice in favor of the applicant's request.

Vanio Dilov
7310 Lakeshore Drive
Rowlett, TX 75089

Mr. Dilov 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; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Conway made a motion to approve Z2021-045. Commissioner Womble seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that the item will go before the City Council on November 15, 2021.

11. **Z2021-046 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for two (2) Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. This property was annexed in 1998 and has been zoned Agricultural District since its annexation. In October 2018, Code Enforcement Department issued a stop work order for work being done in an animal shelter which was directly adjacent to SH66. It was brought to the Planning Department and it was determined that there were two (2) other noncompliant structures on the property: a detached garage in the southwest corner of the property and an accessory building located in the southeast corner in the floodplain. Both of these were constructed without permits. In lieu of this, the applicant did submit two specific use permits for a detached garage and for an animal shelter/loafing shed. The accessory building was not able to be considered at that time because accessory buildings are not allowed in Agricultural (AG) Districts. Ultimately, the detached garage was denied and the animal shelter was approved with the condition that the detached garage and accessory building be removed from the property. However, the SUP did expire on June 22, 2020 due to inactivity and the structures were not removed from the property and remaining noncompliant. At that time, the City did pursue enforcement action but, due to Covid, this was delayed through the courts and this case is still active. Recently, there have been two changes that allows the Commission to reconsider this case thru a different lens. Those being that in 2019, the City Council added a land use to the Use Charts for Agricultural accessory structures and this allows the detached garage and accessory building to be considered. Another thing that changed was that HB2439 was adopted and it prohibited cities from regulating building materials. Another thing to note is that the City recently adopted the noncompliance structure fee associated with SUP applications. When Staff was reviewing the case, they came across some additional details that were worked thru with the applicant. One was an additional structure that had been constructed on the property and the other issue being that there is storage along the floodplain. Staff mailed out 33 notices to property owners and occupants within 500-feet of the subject property. Staff has since received 4 notices in favor of the applicant's request.

Commissioner Womble asked if there were any drainage issues associated with the property.

Mike Peoples
1700 E. State Hwy 66
Rockwall, TX 75087

Mr. Peoples 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; 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 Z2021-046. Commissioner Deckard seconded the motion which passed by a vote of 4-1 with Commissioner Womble dissenting.

Chairman Chodun advised that the item will go before the City Council on November 15, 2021.

12. **Z2021-047 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a *Specific Use Permit (SUP)* for an *Animal Shelter/Loafing Shed* on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. Currently situated on the property according to Rockwall Central Appraisal District is a 1,700 square foot single-family home that was constructed in 1960, a 390-square foot barn constructed in 1973, a 7,000-square foot barn constructed in 1985, and 400-square foot carport constructed in 2008. The applicant is requesting is an animal shelter/loafing shed and will be removing the old structure. The proposed animal shelter will be 35-feet by 40-feet which is only a little bigger than what is currently out there. Animal shelters are allowed in an Agricultural (AG) District but do require a Specific Use Permit. Currently, there are no conditional use standards associated with that, they just have to meet Agricultural District standards. In this case, the proposed structure will not change the conformance of the property and will comply with all the setback requirements. Staff mailed out 26 notices to property owners and occupants within 500-feet from the subject property. Staff has since received 3 notices from property owners within the notification area in favor of the applicant's request. Mr. Miller then advised that the applicant and Staff were present and available for questions.

Andrea Danley and Michael Danley
300 S. Brown Avenue
Fate, TX 75132

Mrs. Danley 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; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Deckard made a motion to approve Z2021-047. Vice-Chairman Welch seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that the item will go before the City Council on November 15, 2021.

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.

13. **SP2021-027 (HENRY LEE)**

Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a *Site Plan* for a *Warehouse/Distribution Facility* on a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

Planning and Zoning Director Ryan Miller 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) warehouse distribution facilities on the subject property. It will be divided into two (2) lots and they will be constructing a portion of Data Drive to access that property. This property is in conformance with all the applicable requirements for the Light Industrial (LI) District with the exception of the three variances they are requesting. They are a variance to the building façade, a variance to the Overlay District standards, and an exception to use tilt wall which is required in all Light Industrial (LI) Districts. As with all variances, compensatory measures are required. Variances are a discretionary decision to the Planning and Zoning Commission and do require a super majority vote in order to get approved. The property is in compliance with all other applicable standards and does meet the technical requirements.

Chairman Chodun had a question regarding compensatory measures.

Nick Hobbs
2595 Dallas Parkway
Frisco, TX 75034

Bobby Pross
5310 Harvest Hill Road
Dallas, TX 75230

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

Commissioner Conway made a motion to approve SP2021-027 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 5-0.

273 14. **SP2021-030 (ANDREW REYNA)**

274 Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a
275 Site Plan for a Multi-Tenant Warehouse/Distribution Center on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City
276 of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of
277 Airport Road and John King Boulevard, and take any action necessary.
278

279 **Planner Andrew Reyna provided a brief summary in regards to the applicant's request. The applicant is proposing the construction of a**
280 **warehouse distribution center which will be divided between three (3) separate buildings. The applicant is requesting three (3) exceptions for**
281 **the subject property. These include building materials, an exception to the vertical and horizontal articulation standards, and a variance to the**
282 **screening and residential requirements. In this case, the applicant is requesting the use of three-tiered screening adjacent to the western**
283 **property line. Mr. Reyna explained that this case was also approved earlier by the Architectural Review Board. The Planning and Zoning**
284 **Commission is tasked with determining if the compensatory measures properly offset the requested variances.**
285

286 **Patrick Hogan**
287 **13455 Noel Road, 2 Galleria Office Tower, Suite 700**
288 **Dallas, TX 75240**
289

290 **Bobby Pross**
291 **5310 Harvest Hill Road**
292 **Dallas, TX 75230**
293

294 **The applicants came forward and provided additional details in regards to the request.**
295

296 **Vice-Chairman Welch made a motion to approve SP2021-030 with staff recommendations. Chairman Chodun seconded the motion which passed**
297 **by a vote of 5-0.**
298

299 VII. **DISCUSSION ITEMS**
300

301 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
302 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these*
303 *items are considered for action by the Planning and Zoning Commission.*
304

305 15. Director's Report of post City Council meeting outcomes for development cases (**RYAN MILLER**).
306

- 307 • P2021-049: Preliminary Plat for Lots 1 & 2, Block A, Seefried Addition [APPROVED]
- 308 • P2021-048: Replat for Lots 2 & 3, Block A, Pecan Valley Retail Addition [APPROVED]
- 309 • Z2021-038: SUP for an Accessory Building at 1 Soapberry Lane [APPROVED; 2ND READING]
- 310 • Z2021-039: SUP for Residential Infill in an Established Subdivision at 305 Blanche Drive [APPROVED; 2ND READING]
- 311 • Z2021-040: Text Amendment to Articles 04 & 13 for Urban Residential [APPROVED; 2ND READING]
- 312 • Z2021-041: SUP for a Restaurant, less than 2,000 SF, with a Drive-Through for Salads and Go [APPROVED; 2ND READING]
- 313

314 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council**
315 **meeting.**
316

317 VIII. **ADJOURNMENT**
318

319 **Chairman Chodun adjourned the meeting at 6:53 P.M.**
320

321 **PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this ____ day of _____**
322 **____, 2021.**
323

324 _____
325 Eric Chodun, Chairman

326 Attest:

327 _____
328 Angelica Gamez, Planning and Zoning Coordinator
329



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: November 30, 2021
APPLICANT: Humberto Johnson, Jr.; *Skorburg Co.*
CASE NUMBER: P2021-051; *Preliminary Plat for the Winding Creek Subdivision*

SUMMARY

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a Preliminary 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.

PLAT INFORMATION

- ☒ The purpose of the applicant's request is to *Preliminary Plat* the Winding Creek Subdivision. This subdivision is comprised of 132 single-family residential lots on a 78.831-acre tract of land. The proposed development will incorporate 16.197-acres (or 20.54%) of open space and will consist of lots constructed utilizing the Single-Family 16 (SF-16) District density and dimensional standards. Each lot will consist of a minimum size of 16,000 SF (*i.e. a minimum of 90' x 100'*). In addition to the *Preliminary Plat*, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary treescape plan; however, these plans will not be finalized until the submittal of the PD Site Plan.
- ☒ On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03 [Case No. A2010-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [*i.e. Case No. Z2021-005*] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [*i.e. Ordinance No. 21-17*] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [*Case No. P2021-026*] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [*Case No. Z2021-027; Ordinance No. 21-36*] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [*Case No. Z2021-036; Ordinance No. 21-49*] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots.
- ☒ On November 2, 2021, the Parks and Recreation Board reviewed the *Preliminary Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$76,164.00 (*i.e. \$577.00 x 132 Lots*), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$80,388.00 (*i.e. \$609.00 x 132 Lots*), which will be due prior to the issuance of a building permit.
- ☒ 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 the *Winding Creek Subdivision*, 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; and,
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22071-051

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 237 clem rd, Rockwall, Tx

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SE corner of Clem Rd and FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 21-17

CURRENT USE

Farm

PROPOSED ZONING PD 21-17

PROPOSED USE

Single Family

ACREAGE Approx 58.8363

LOTS [CURRENT] 0

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, PE

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 214-522-4945

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

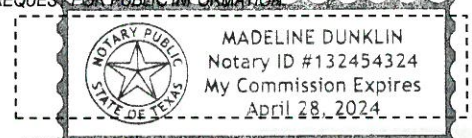
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF October, 2021. 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 October, 2021

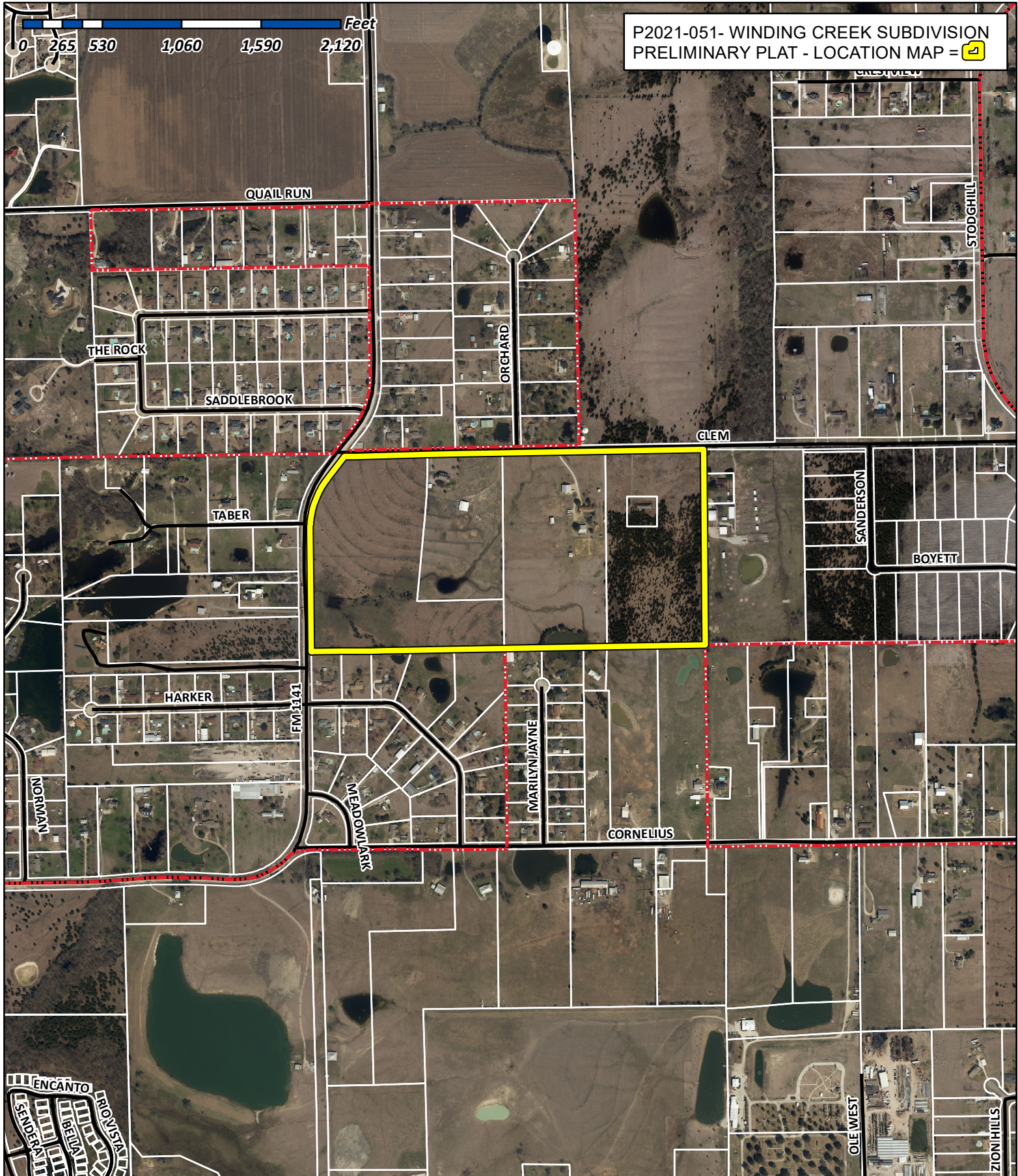
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

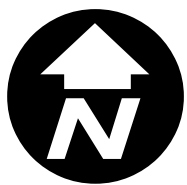
4/28/24



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.

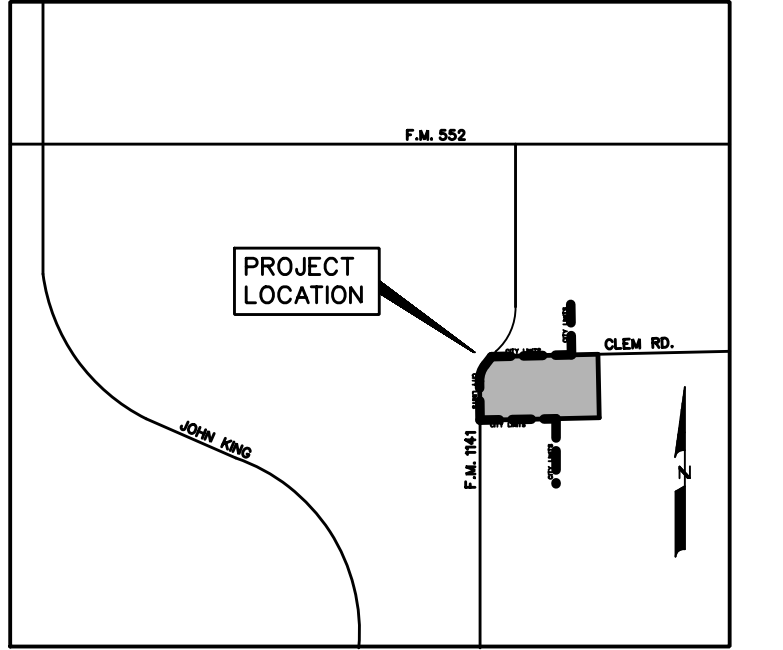
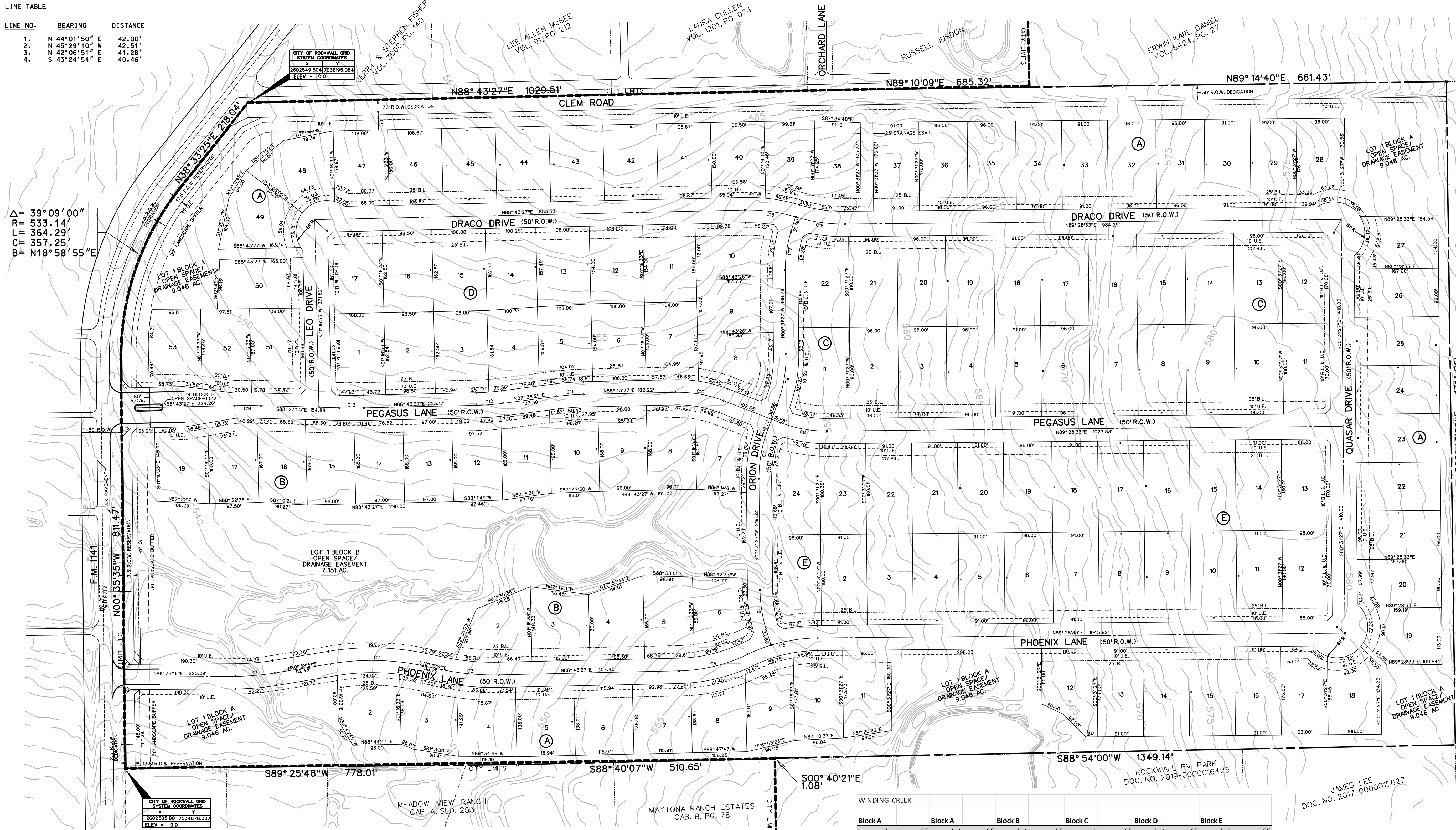


LINE TABLE

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" W	41.28'
4.	S 43°24'54" E	40.46'

Δ = 39°09'00"
R = 533.14'
L = 364.29'
C = 357.25'
B = N18°58'55"E

0 50 100 200
SCALE: 1" = 100'

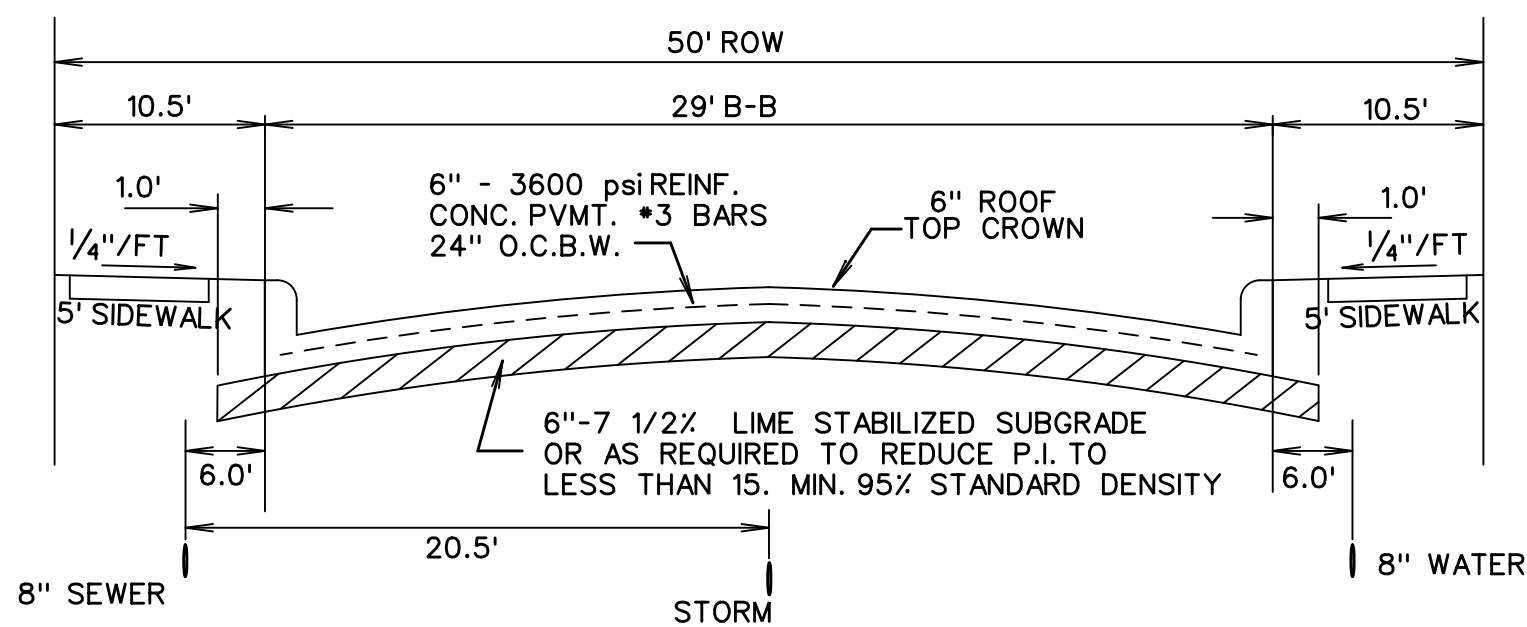


WILLIAM McCALLUM
DOC. NO. 2015-000001423

TOTAL ACRES 78.831
TOTAL RESIDENTIAL LOTS 132
DENSITY 1.674
EX. ZONING PD-91
LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION
--- CITY LIMIT LINE

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman

Date

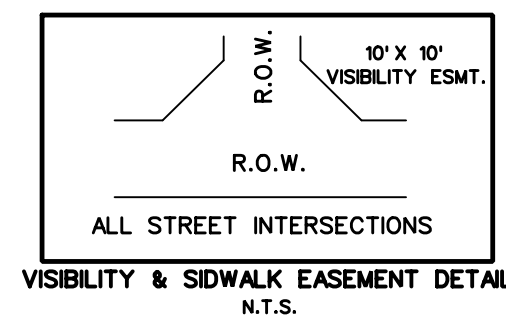
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2022.

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

WINDING CREEK									
Block A		Block B		Block C		Block D		Block E	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	394031	31	16896	1*	311524	1	18940	1	17455
2	16851	32	16896	2	16003	2	17280	2	16006
3	16054	33	16016	3	16002	3	17280	3	17219
4	16001	34	16016	4	16004	4	17280	4	16002
5	16000	35	16896	5	16015	5	16380	5	16341
6	16000	36	16896	6	16008	6	17280	6	16324
7	16000	37	16016	7	16040	7	17280	7	16077
8	16001	38	16056	8	16088	8	17280	8	16807
9	16403	39	16012	9	16128	9	17280	9	16160
10	16997	40	16009	10	16094	10	17280	10	17378
11	16019	41	16000	11	16019	11	16690	11	16016
12	16017	42	16001	12	16056	12	16690	12	16324
13	16016	43	16001	13	16005	13	17280	13	16509
14	16016	44	16001	14	16006	14	17280	14	16040
15	16016	45	16001	15	16025	15	17280	15	17225
16	16016	46	16001	16	16129	16	17280	16	16006
17	16007	47	16084	17	16146	17	17280	17	17500
18	16550	48	17872	18	16007	18	16380	18	16380
19	16175	49	17264	19*	511	19	17280	19	17280
20	16080	50	16694			20	17280	20	16380
21	16032	51	18190			21	17280	21	16380
22	16032	52	16011			22	18192	22	16380
23	16032	53	16006					23	16382
24	16032							24	17557
25	16032								
26	16032								
27	16090								
28	16482								
29	16016								
30	16016								

* Denotes open space



PRELIMINARY 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

DECEMBER 2021 SCALE 1" = 100'

CASE #P2021-051

PRELIMINARY UTILITY PLAN			
WINDING CREEK			
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS			
		CIVIL ENGINEERING DESIGN & CONSULTING (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com philip@macatee-engineering.com	
DESIGNED	CHECKED	DATE	DWC FILE
BCP	SDA	11/18/2021	WC_Preliminary utility
			PROJECT #
			SKO_WC
			SHEET NO.

LEGEND

544

EXISTING 1 FOOT CONTOUR INTERVAL

DRAINAGE DIVIDE

B6

DRAINAGE AREA

DIRECTION OF RUNOFF

CONCEPTUAL STORM ALIGNMENT

PROPOSED STORM SEWER
LOCATIONS ARE CONCEPTUAL
AND SUBJECT TO CHANGE
DURING DESIGN



PROPOSED RUNOFF CALCULATIONS					
AREA	ACRES	Tc (min)	C	I100	Q100
A1	0.24	10	0.5	9.8	1.2
A2	1.19	10	0.5	9.8	5.8
A3	2.03	10	0.5	9.8	9.9
A4	2.04	10	0.5	9.8	10.0
A5	1.36	10	0.5	9.8	6.7
A6	1.92	10	0.5	9.8	9.4
A7	1.02	10	0.5	9.8	5.0
A8	2.99	10	0.5	9.8	14.6
A9	2.81	10	0.5	9.8	13.8
A10	0.89	10	0.5	9.8	4.4
A11	1.63	10	0.5	9.8	8.0
A12	3.22	10	0.5	9.8	15.8
A13	3.28	10	0.5	9.8	16.1
A14	3.21	10	0.5	9.8	15.7
A15	3.20	10	0.5	9.8	15.7
A16	2.23	10	0.5	9.8	10.9
A17	0.86	10	0.5	9.8	4.2
A18	0.44	10	0.5	9.8	2.1
B1	2.43	10	0.5	9.8	11.9
B2	1.45	10	0.5	9.8	7.1
B3	2.76	10	0.5	9.8	13.5
B4	2.95	10	0.5	9.8	14.5
B5	3.78	10	0.5	9.8	18.5
B6	4.43	10	0.5	9.8	21.7
C1	1.51	10	0.5	9.8	7.4
C2	1.73	10	0.5	9.8	8.5
D1	2.25	10	0.5	9.8	11.0
D2	1.06	10	0.5	9.8	5.2
E1	3.28	10	0.5	9.8	16.1
F1	10.52	10	0.5	9.8	51.6
G1	1.72	10	0.5	9.8	8.4
X1	12.60	20	0.5	8.33	52.5
X2	0.90	10	0.9	9.8	7.9
X3	20.65	20	0.5	8.33	86.0
X4	27.35	20	0.5	8.33	113.9
X5	5.30	20	0.5	8.33	22.1
X6	0.83	10	0.9	9.8	7.3
X7	0.56	10	0.9	9.8	4.9
X8	4.00	10	0.5	9.8	19.6
X9	2.23	10	0.5	9.8	10.9
X10	2.92	10	0.5	9.8	14.3

PRELIMINARY
THIS IS A
PRELIMINARY
DOCUMENT, FOR
REVIEW ONLY.

CONCEPTUAL DRAINAGE AREA MAP

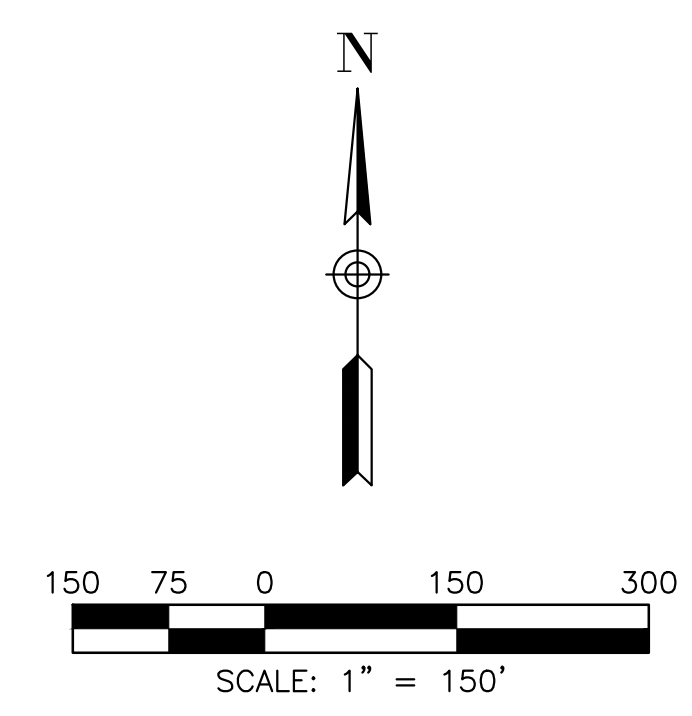
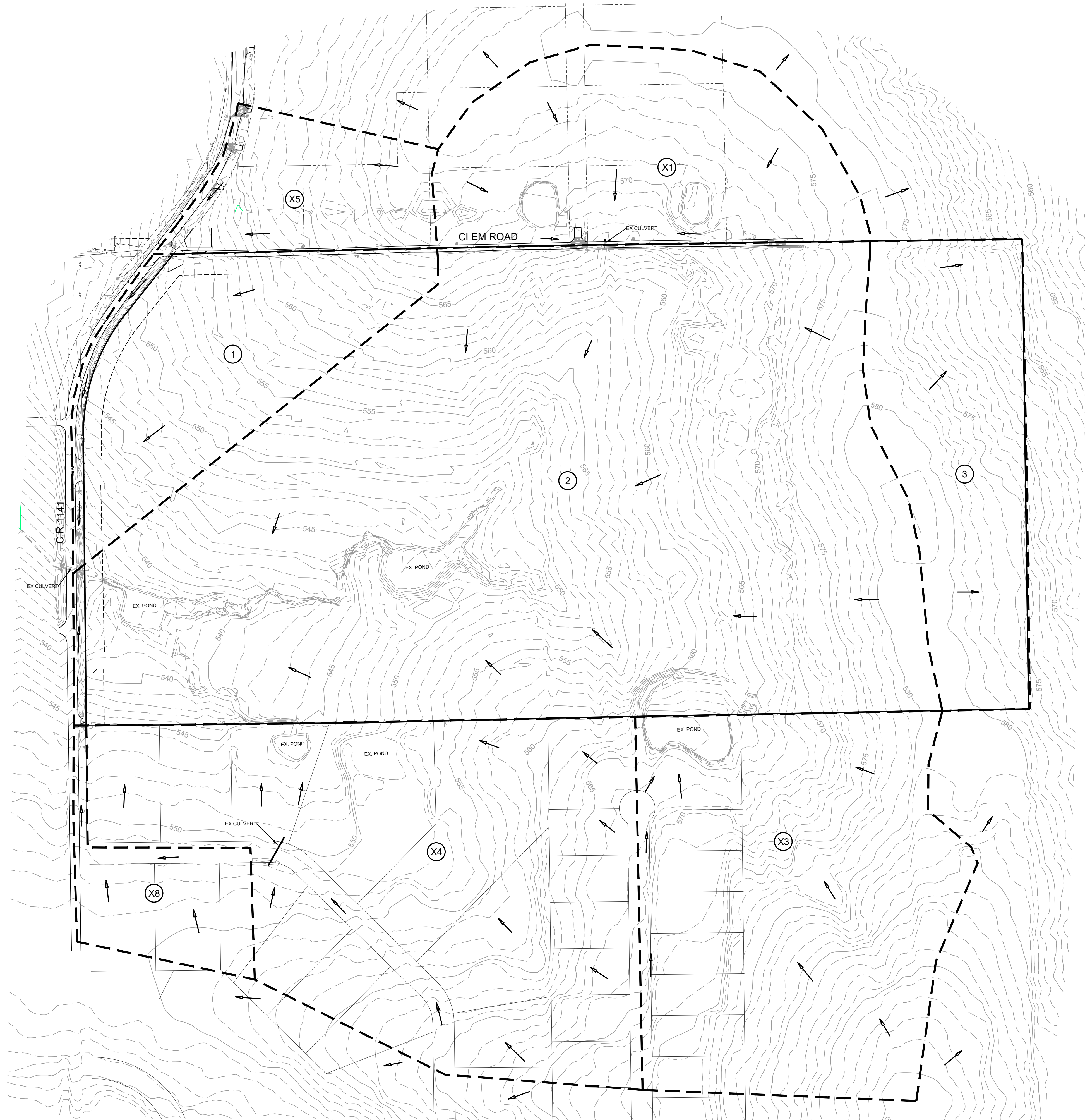
WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CIVIL ENGINEERING
DESIGN & CONSULTING
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
DALLAS, TEXAS 75243
TEL 214-373-1180 * FAX 214-373-6580
daytonm@macatee-engineering.com
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		11/18/2021			1 OF 1



EXISTING RUNOFF CALCULATIONS					
AREA	ACRES	Tc (min)	C	I100	Q100
1	10.79	20	0.35	8.33	31.5
2	58.25	20	0.35	9.8	199.8
3	10.99	20	0.35	9.8	37.7
X1	12.60	20	0.5	8.33	52.5
X3	20.65	20	0.5	8.33	86.0
X4	27.35	20	0.5	8.33	113.9
X5	5.30	20	0.5	8.33	22.1
X8	4.00	10	0.5	9.8	19.6

LEGEND

544

EXISTING 1 FOOT CONTOUR INTERVAL

DRAINAGE DIVIDE

B6

DRAINAGE AREA

PRELIMINARY

THIS IS A
PRELIMINARY
DOCUMENT, FOR
REVIEW ONLY.

EXISTING DRAINAGE AREA MAP

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M

MACATEE

CIVIL ENGINEERING

CIVIL ENGINEERING
DESIGN & CONSULTING

(Tex. Reg. No. F-456)

12655 N. CENTRAL EXPWY, SUITE 420

DALLAS, TEXAS 75243

TEL 214-373-1180 * FAX 214-373-6580

daytonm@macatee-engineering.com

phillipf@macatee-engineering.com

DESIGNED

CHECKED

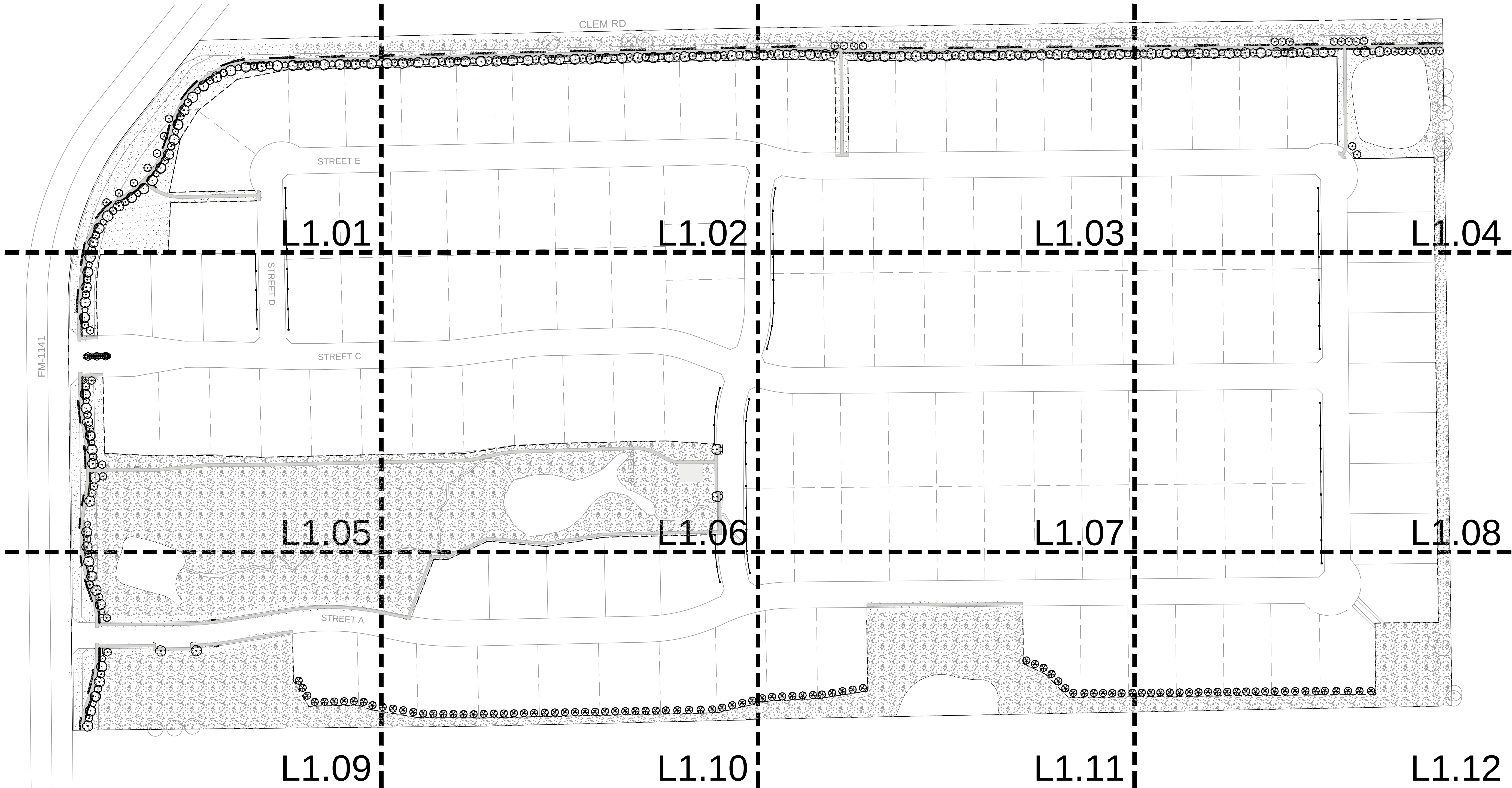
DATE
10/15/2021

DWG FILE

PROJECT #

SHEET NO.
1 OF 1

F:\B\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civ\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 11/18/2021 9:12 AM || Plotted By: mwilson



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR		HESPERALOE PARVIFLORA / RED YUCCA
	QUERCUS MACROCARPA / BURR OAK		LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK		ROSMARINUS OFFICINALIS / ROSEMARY
	ULMUS CRASSIFOLIA / CEDAR ELM		YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	GROUND COVERS	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS / DESERT WILLOW		CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SOD)
	ILEX VOMITORIA / YAUPON HOLLY		CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SEED)
	SOPHORA AFFINIS / EVE'S NECKLACE		

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	1,112.1
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	258.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	504.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	(45.9)
REMAINING MITIGATION REQUIRED	0.0

APPLICANT

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

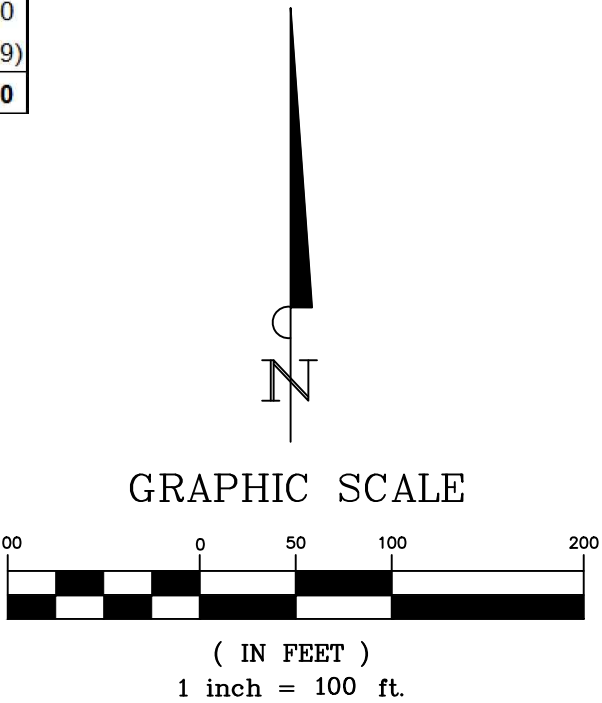
SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNERS

REDDY K VASUNDHARA & ALEX R. FREEMAN
100 N. CENTRAL EXPRESSWAY, STE. 108
DALLAS, TEXAS 75080

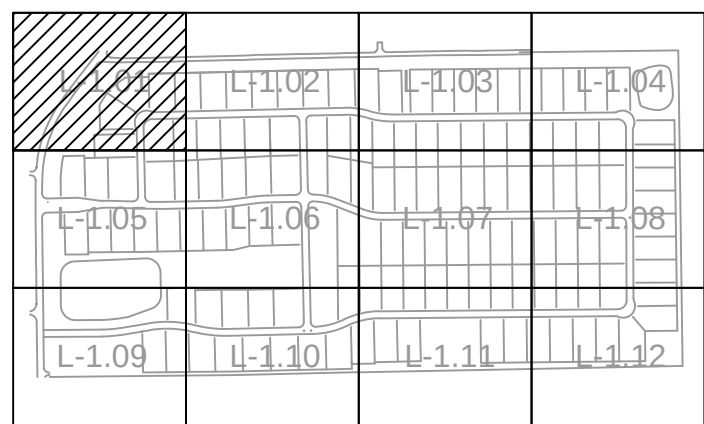
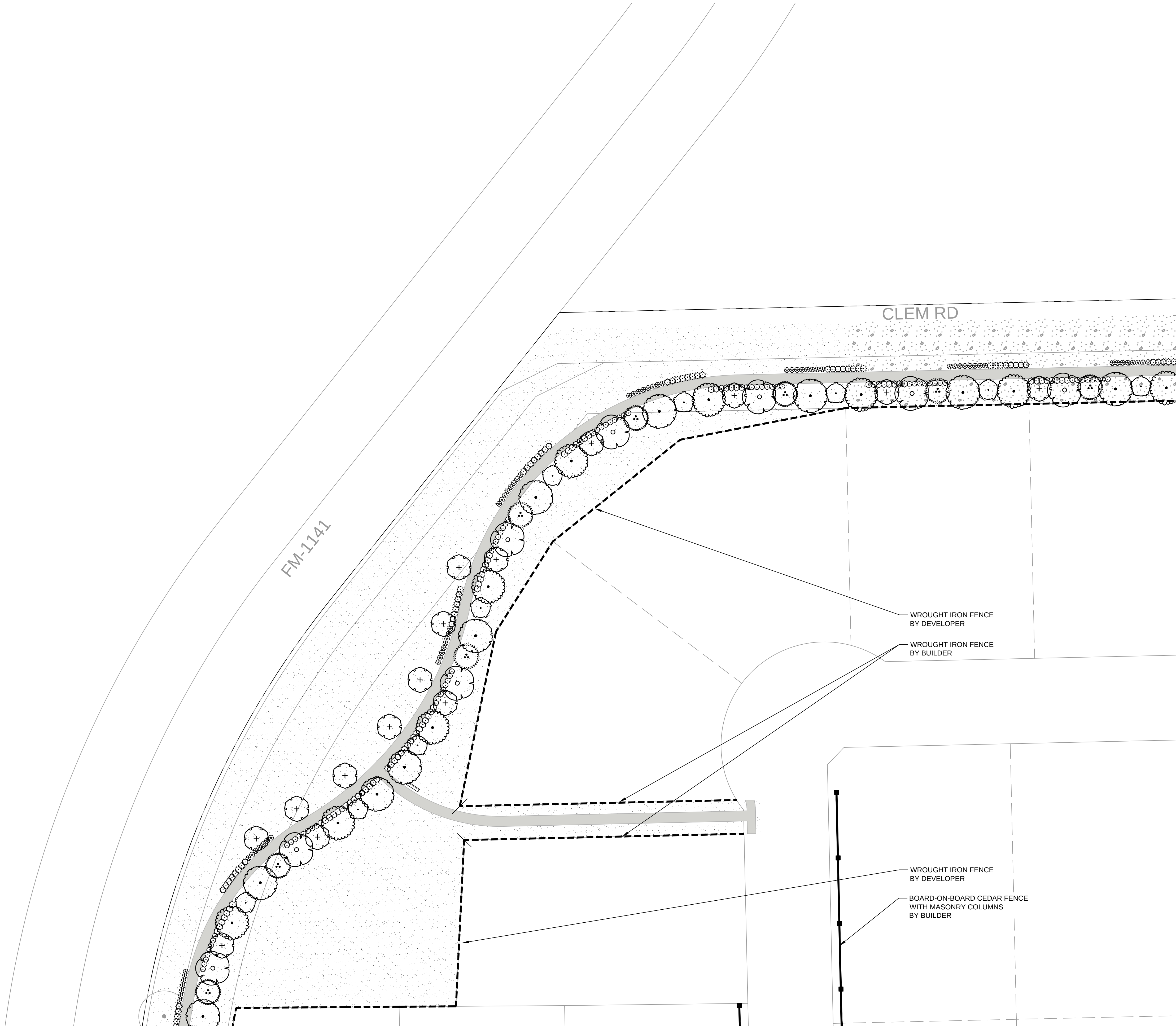
M.G. & J.K. TAYLOR LIVING TRUST
237 CLEM ROAD
ROCKWALL, TEXAS 75087



No.	Date	Revision	Description
PROJECT NO.: TEMPLATE			



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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

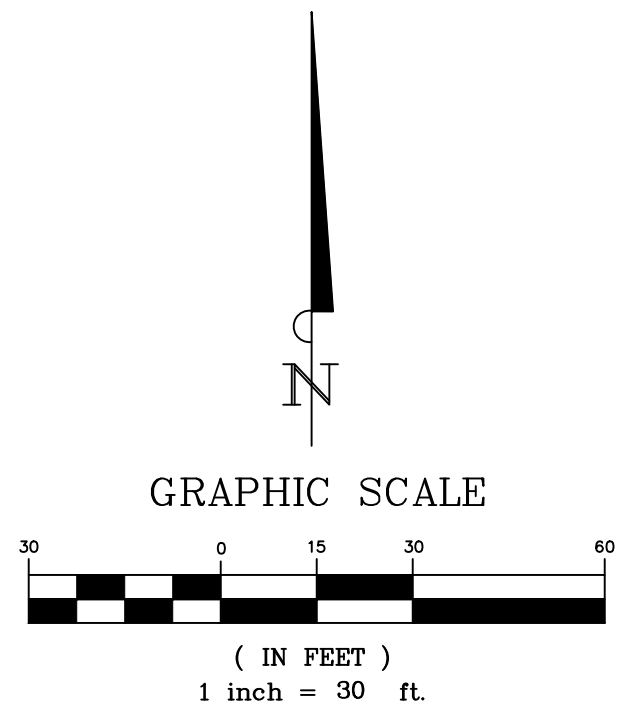
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA RED YUCCA
	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)

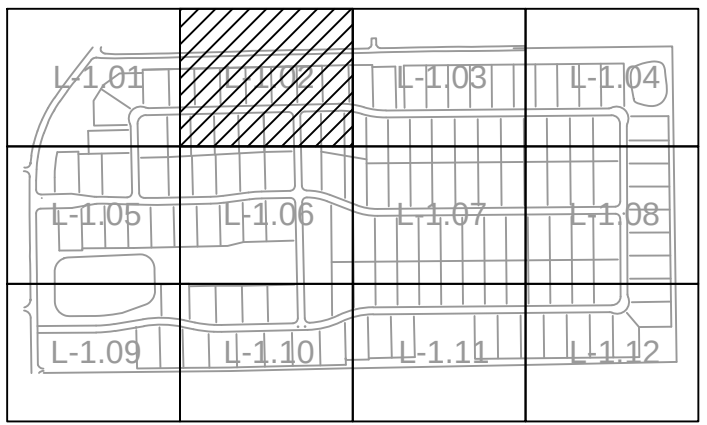
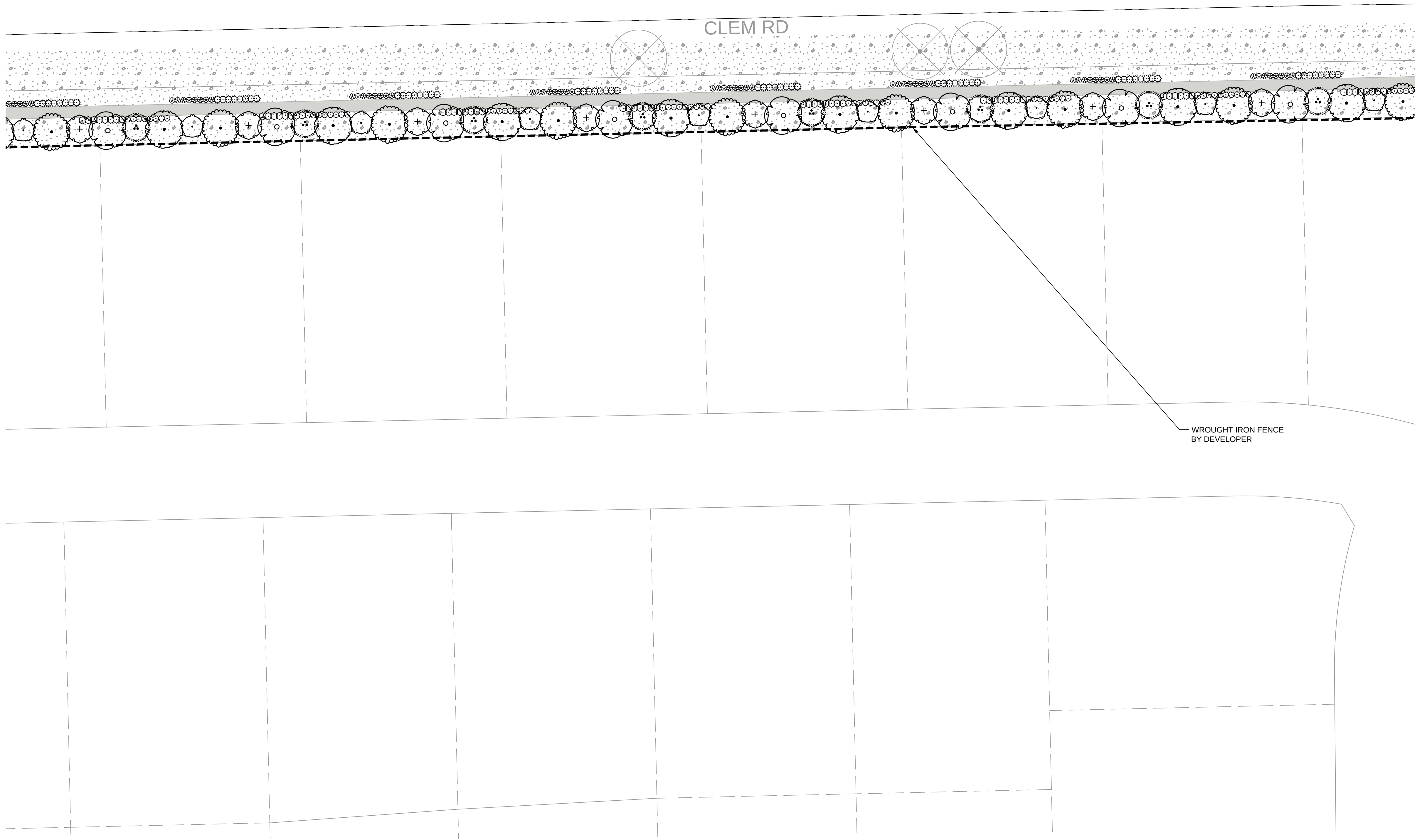
FENCING LEGEND

	WROUGHT - IRON
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR FENCE



No.	Date	Revision	Description





KEY

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

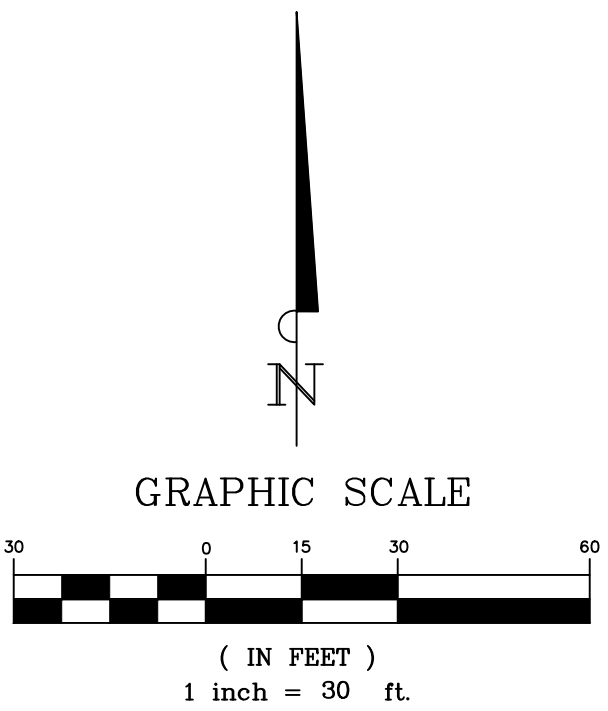
<u>ORNAMENTAL TREES</u>	<u>BOTANICAL / COMMON NAME</u>
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA RED YUCCA
	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

	WROUGHT - IRON
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR FENCE



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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SHEET NUMBER

L-1.02



CANOPY TREES

ORNAMENTAL TREES

SHRUBS

GROUND COVERS



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ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

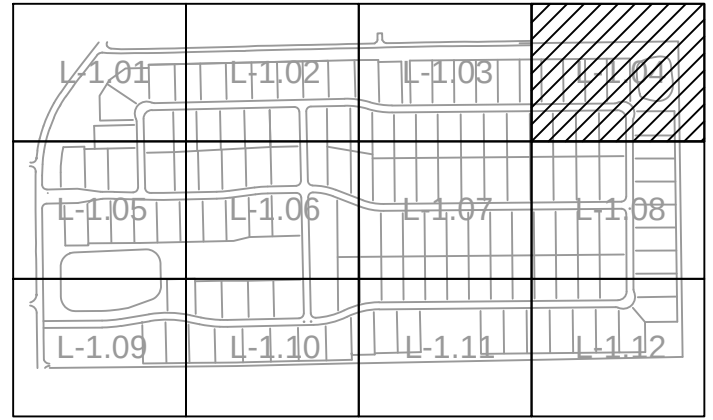
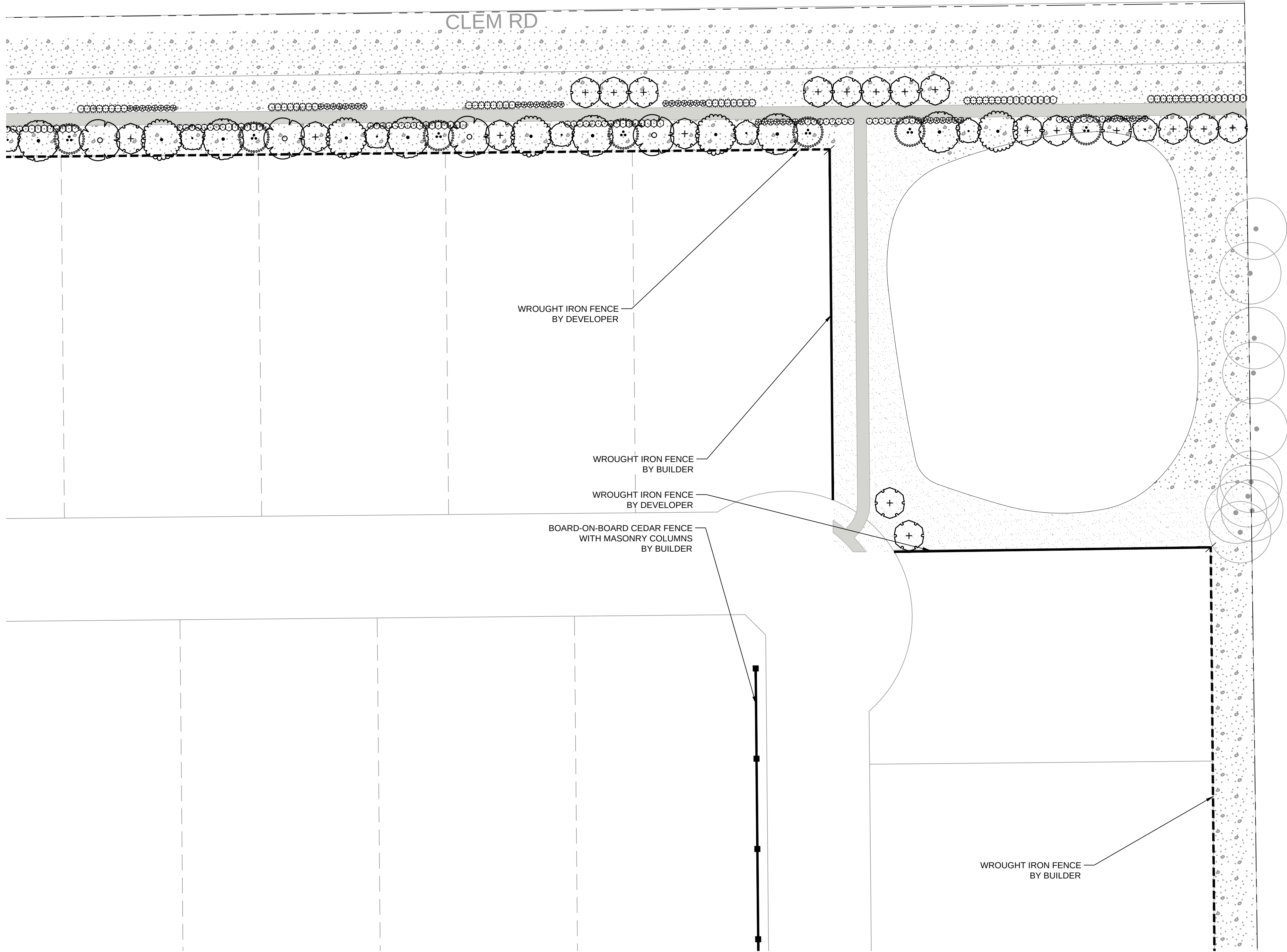
LANDSCAPE ENLARGEMENT

No.	Date	Revision Description
PROJECT NO.: TEMPLATE		



SHEET NUMBER

L-1.03



KEY

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

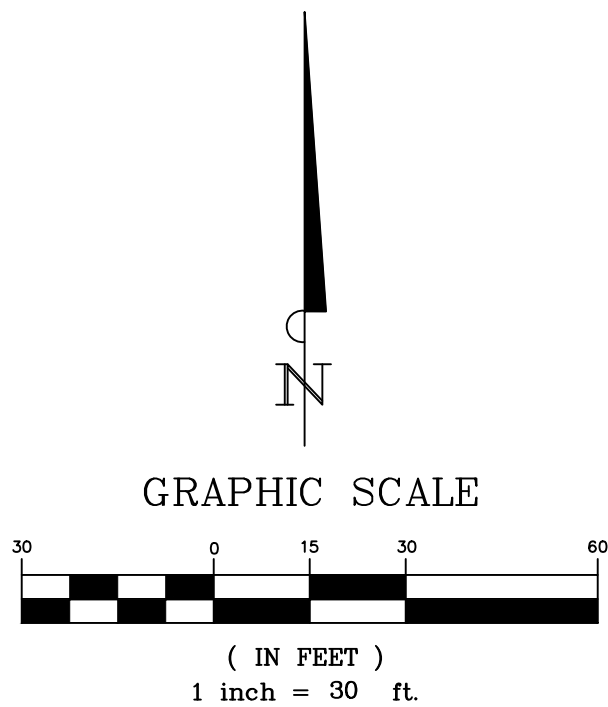
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
	HESPERALOE PARVIFLORA RED YUCCA
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 41 BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 41 BERMUDA GRASS (SEED)

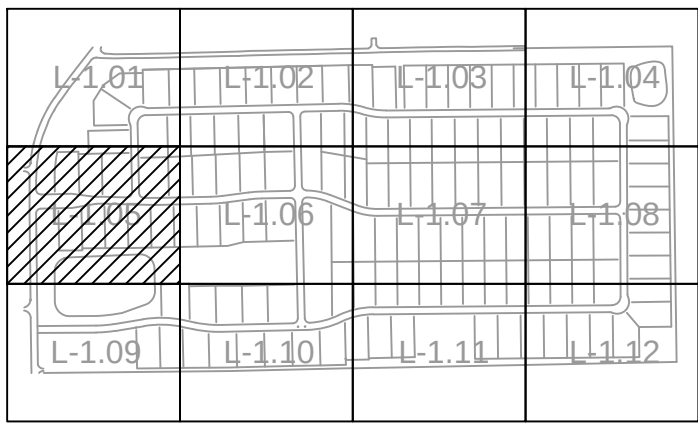
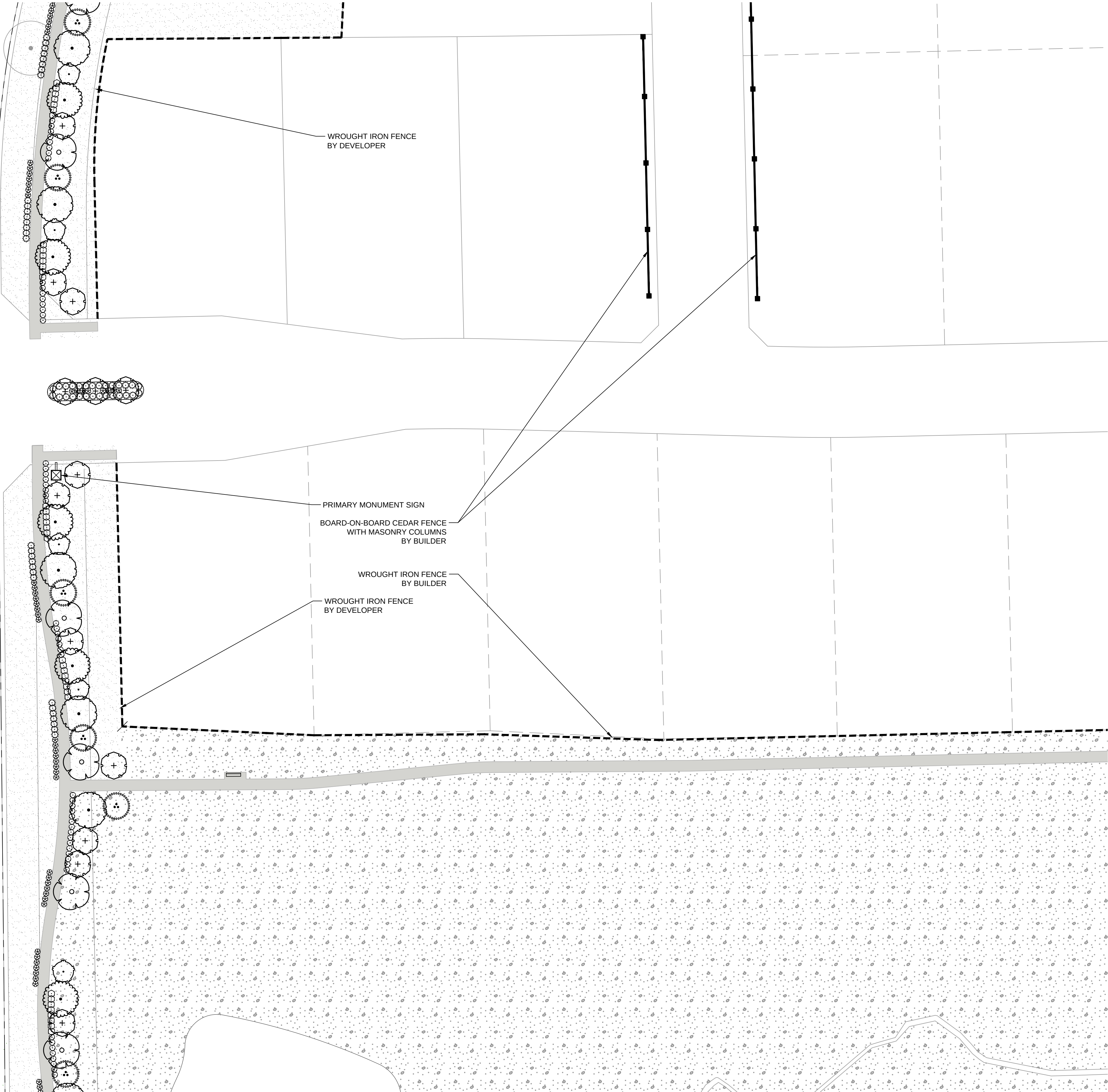
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	WROUGHT - IRON
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR FENCE



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FM-1141



KEY

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

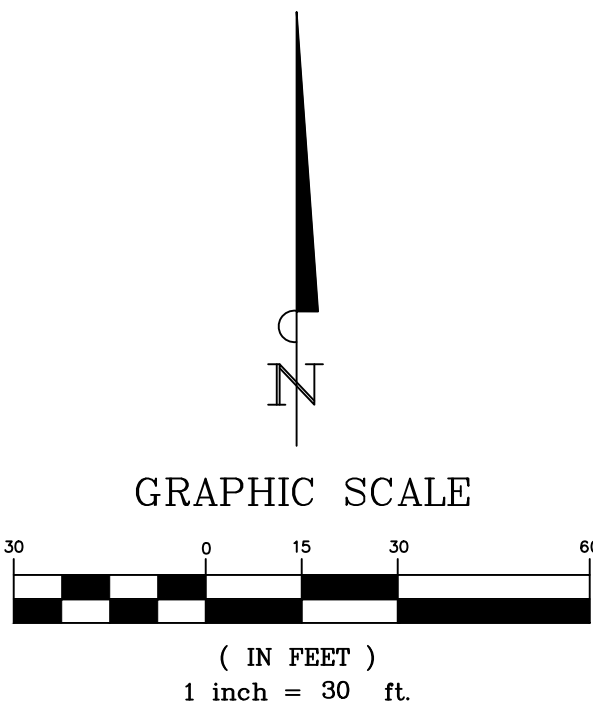
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS
	DESERT WILLOW
	ILEX VOMITORIA
	YAUPON HOLLY
	SOPHORA AFFINIS
	EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA
	RED YUCCA
	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

	WROUGHT - IRON
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR FENCE



Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description

PROJECT NO.: TEMPLATE



SHEET NUMBER

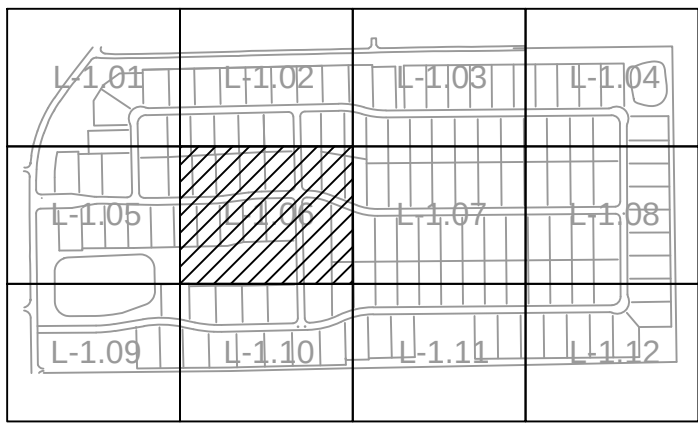
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BANISTER

ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

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PLANT SCHEDULE

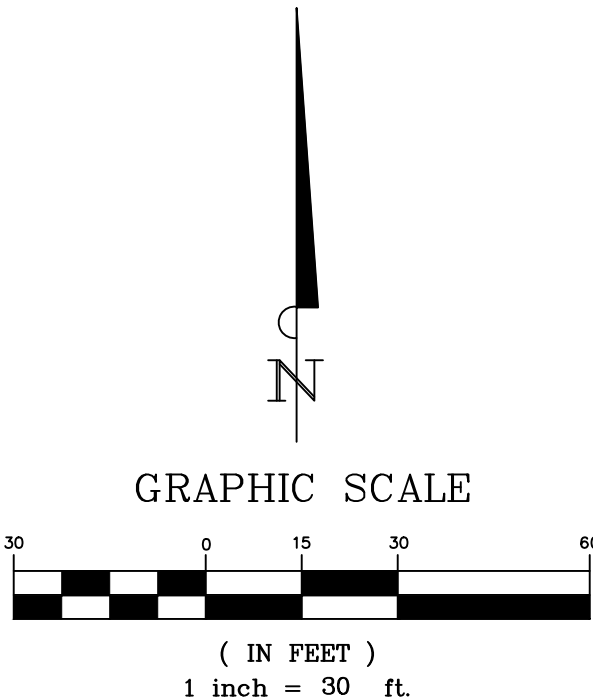
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	JUNIPERUS VIRGINIANA
	EASTERN RED CEDAR
	QUERCUS MACROCARPA
	BURR OAK
	QUERCUS VIRGINIANA
	SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA
	CEDAR ELM

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS
	DESERT WILLLOW
	ILEX VOMITORIA
	YAUPON HOLLY
	SOPHORA AFFINIS
	EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA
	RED YUCCA
	LEUCOPHYLLUM FRUTESCENS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS
	ROSEMARY
	YUCCA RECURVIFOLIA
	SOFT LEAF YUCCA

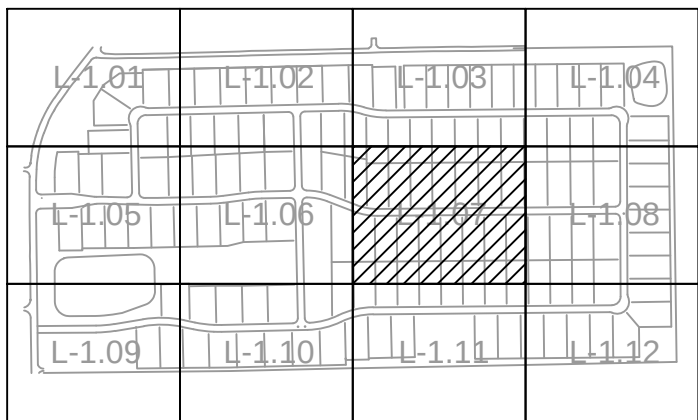
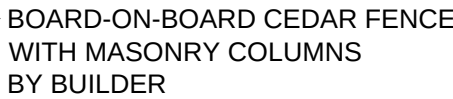
GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419'
	BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419'
	BERMUDA GRASS (SEED)

FENCING LEGEND	
	WROUGHT - IRON
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR FENCE



No.	Date	Revision	Description





KEY

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

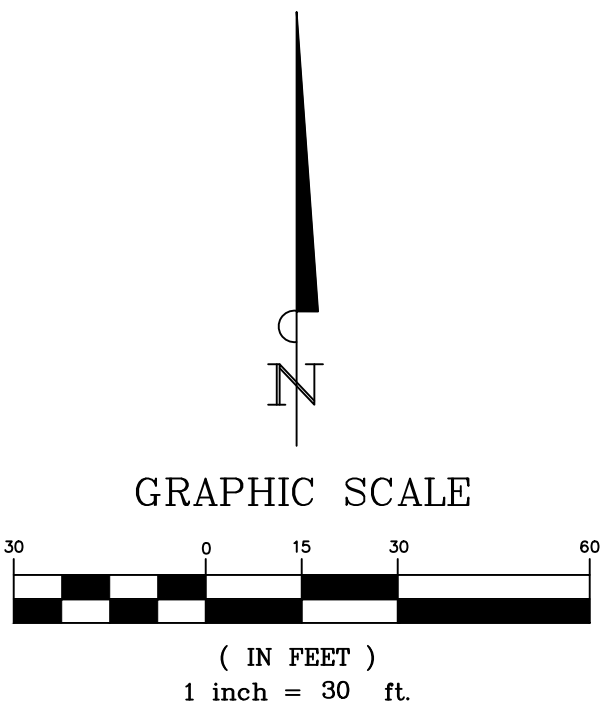
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA RED YUCCA
	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

 WROUGHT - IRON
 BOARD - ON - BOARD CEDAR
 WITH MASONRY COLUMNS
 BOARD - ON - BOARD CEDAR
 FENCE



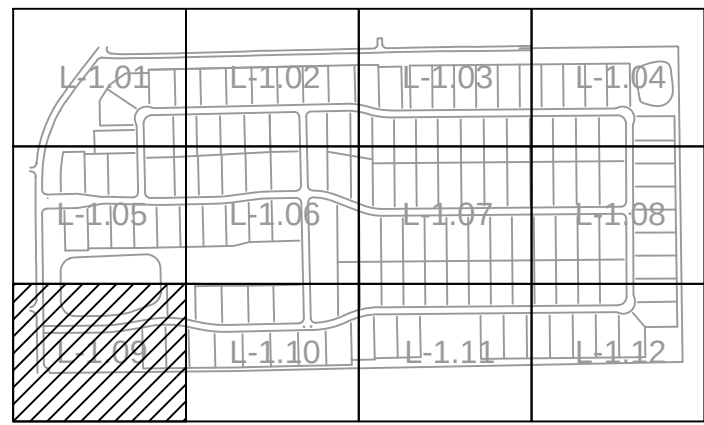
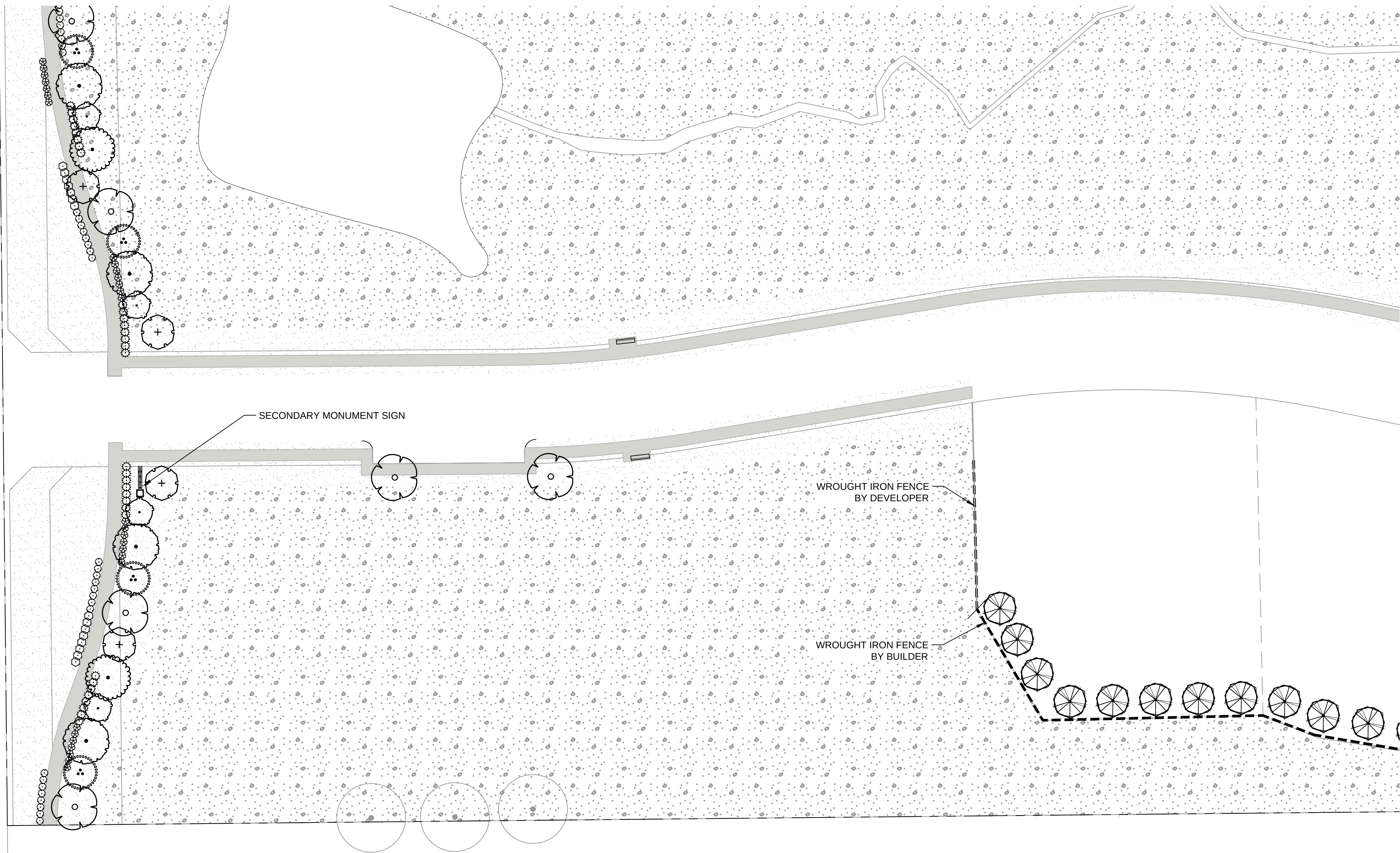
Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT



SHEET NUMBER

L-1.07



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

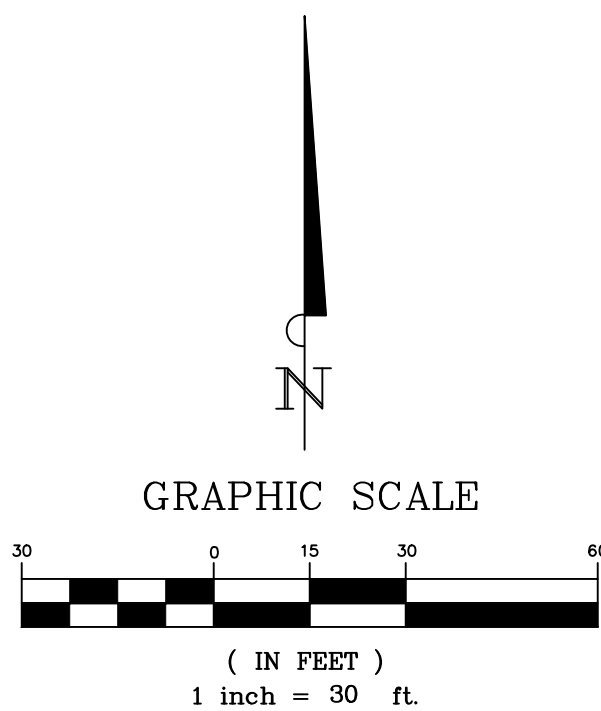
<u>ORNAMENTAL TREES</u>	<u>BOTANICAL / COMMON NAME</u>
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
	HESPERALOE PARVIFLORA RED YUCCA
	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

 WROUGHT - IRON
 BOARD - ON - BOARD CEDAR
 WITH MASONRY COLUMNS
 BOARD - ON - BOARD CEDAR
 FENCE



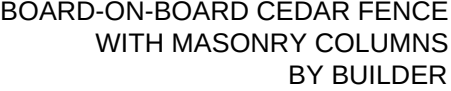
Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

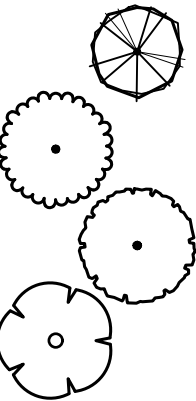


SHEET NUMBER

L-1.09



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



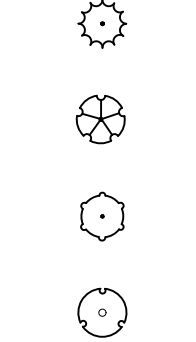
BOTANICAL / COMMON NAME

CHILOPSIS LINEARIS
DESERT WILLOW

ILEX VOMITORIA
YAUPON HOLLY

SOPHORA AFFINIS
EVE'S NECKLACE

SHRUBS



BOTANICAL / COMMON NAME

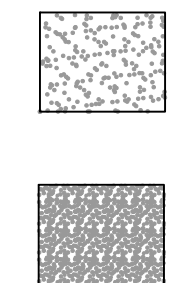
HESPERALOE PARVIFLORA
RED YUCCA

LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER

ROSMARINUS OFFICINALIS
ROSEMARY

YUCCA RECURVIFOLIA
SOFT LEAF YUCCA

GROUND COVERS

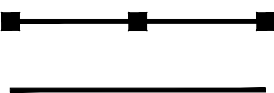


BOTANICAL / COMMON NAME

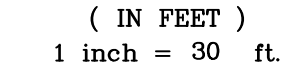
CYNODON DACTYLON `TIF 419'
BERMUDA GRASS (SOD)

CYNODON DACTYLON `TIF 419'
BERMUDA GRASS (SEED)

FENCING LEGEND



WROUGHT - IRON
BOARD - ON - BOARD CEDAR
WITH MASONRY COLUMNS
BOARD - ON - BOARD CEDAR
FENCE



ROCKWALL, TEXAS

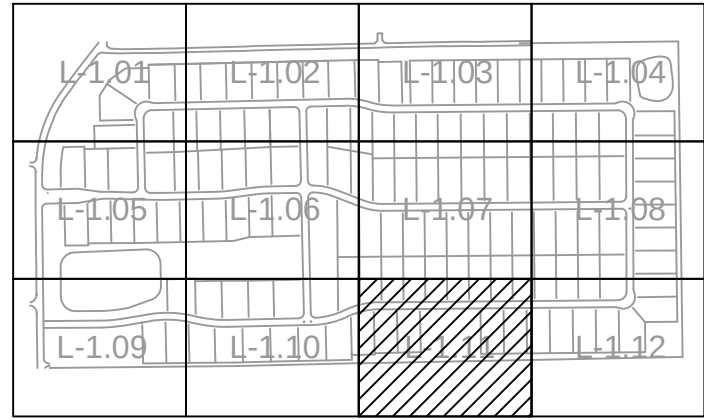
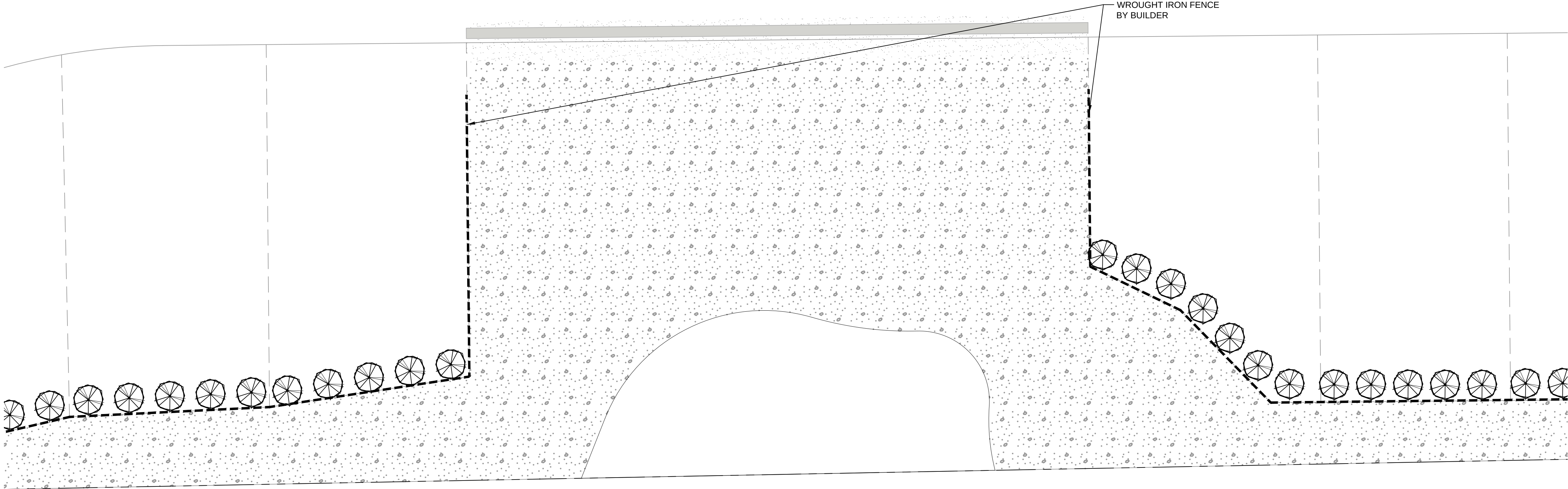
LANDSCAPE ENLARGEMENT

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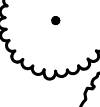
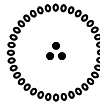
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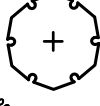
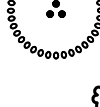
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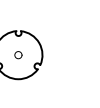
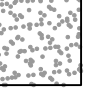
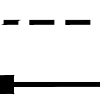
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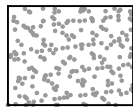
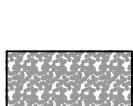


PLANT SCHEDULE

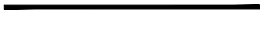
CANOPY TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA
	EASTERN RED CEDAR
	QUERCUS MACROCARPA
	BURR OAK
	QUERCUS VIRGINIANA
	SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA
	CEDAR ELM

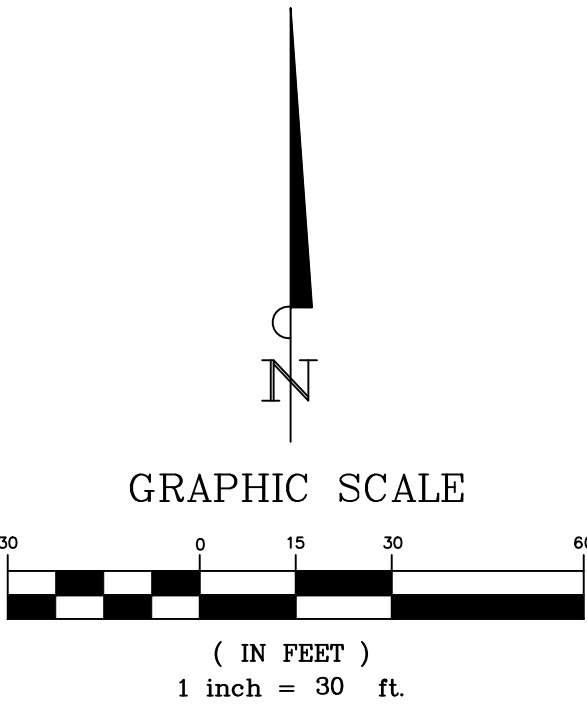
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS
	DESERT WILLOW
	ILEX VOMITORIA
	YAUPON HOLLY
	SOPHORA AFFINIS
	EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA
	RED YUCCA
	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

	WROUGHT - IRON
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR FENCE



Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT



SHEET NUMBER

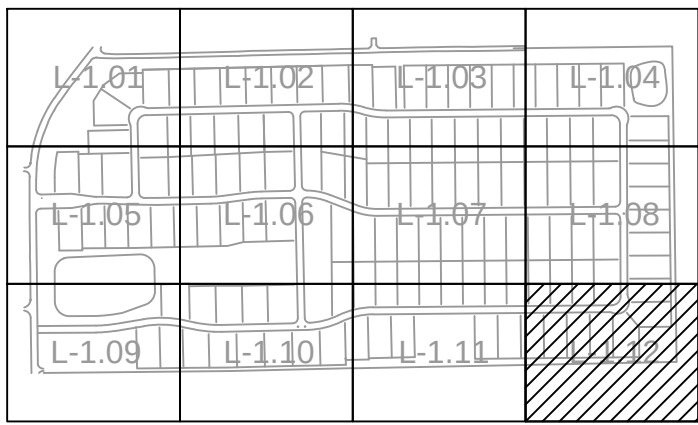
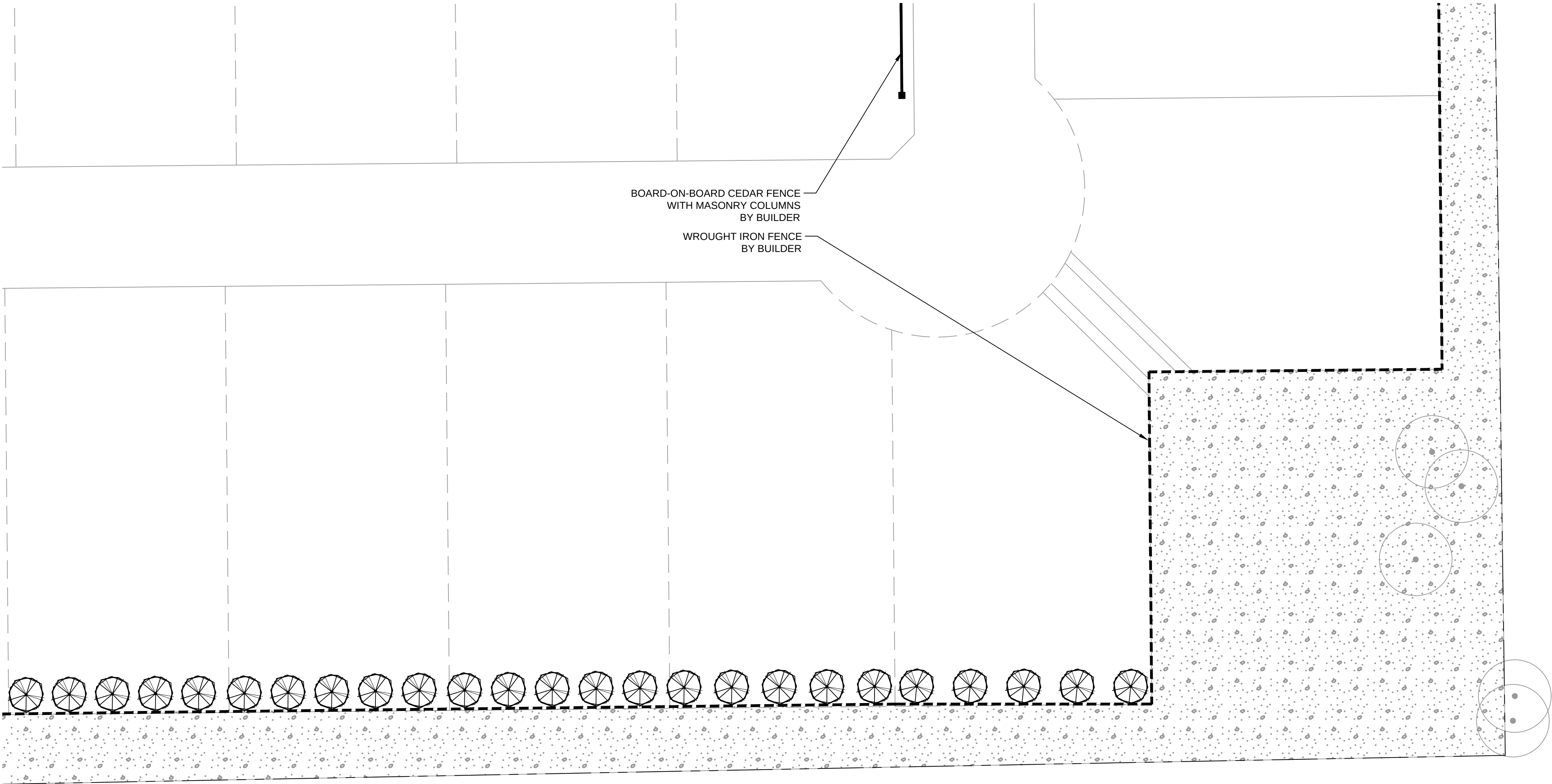
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BANISTER

ENGINEERING

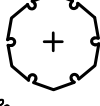
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

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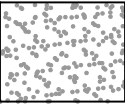
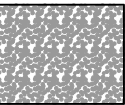


PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

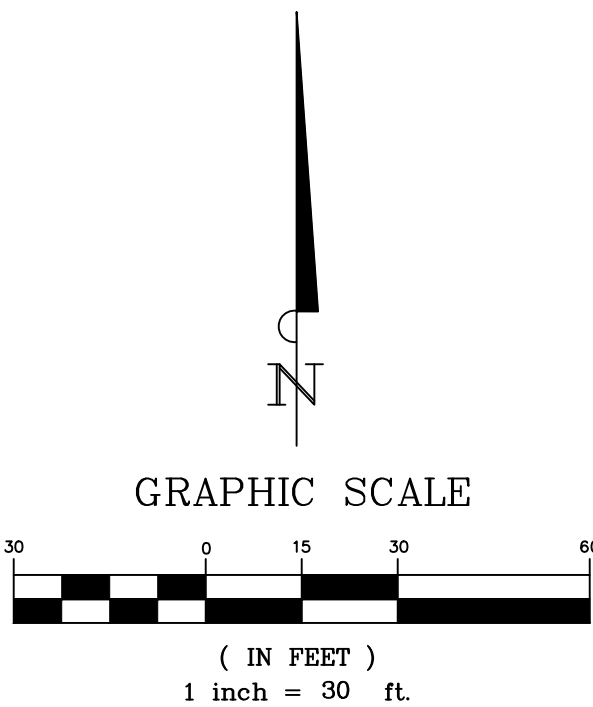
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA RED YUCCA
	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

	WROUGHT - IRON
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR FENCE



No.	Date	Revision	Description
PROJECT NO.: TEMPLATE			



11/18/21

SHEET NUMBER

L-1.12

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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 SEEDDED 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 OR AN C COMPO T

-20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA

T LL BED TO A DEPT 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.
-
- A SHRUB PLANTING DETAIL
- NOT TO SCALE
-
- B TREE STAKING DETAIL
- NOT TO SCALE
-
- C TREE 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.
- 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.

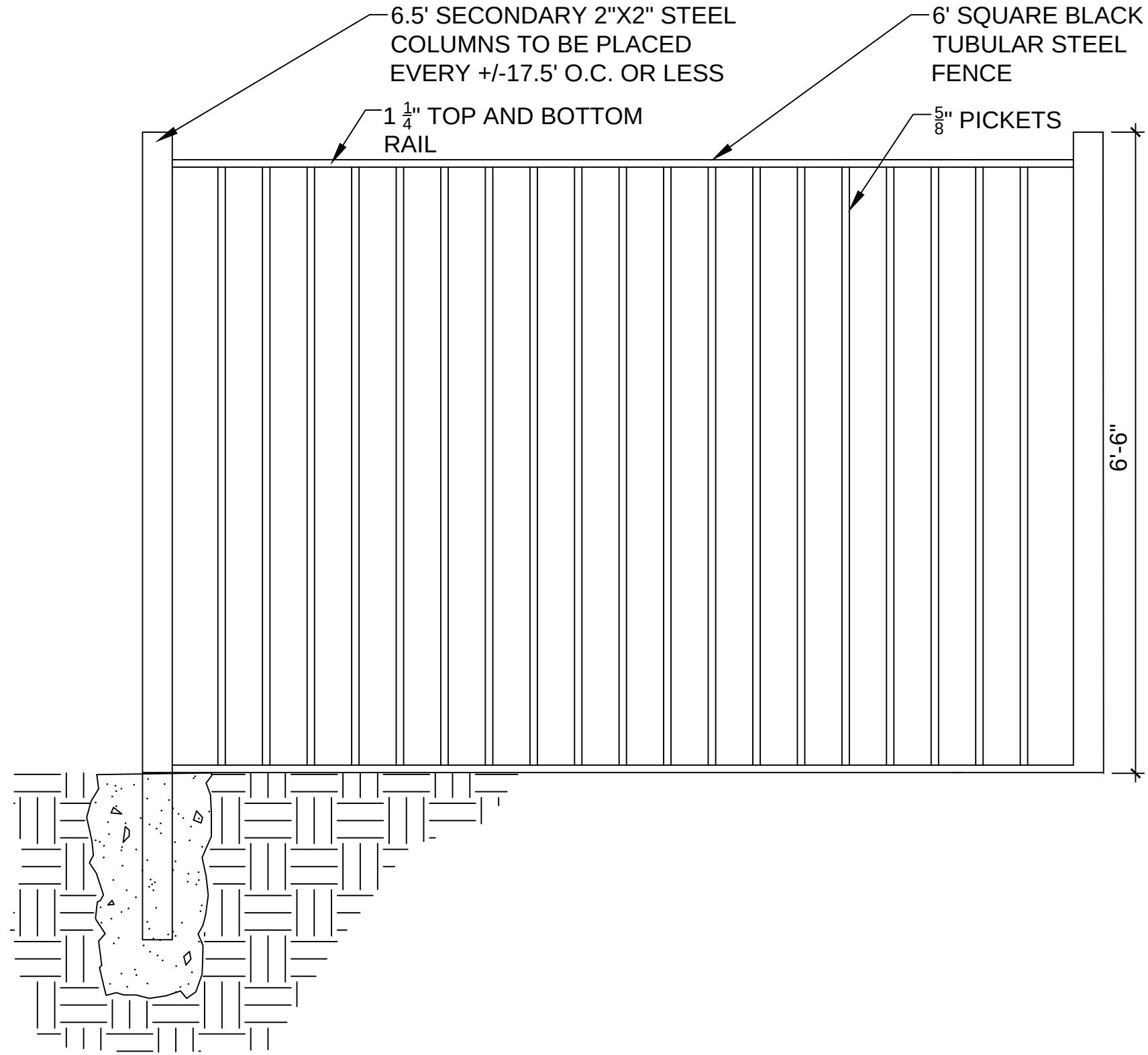
•

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.

•

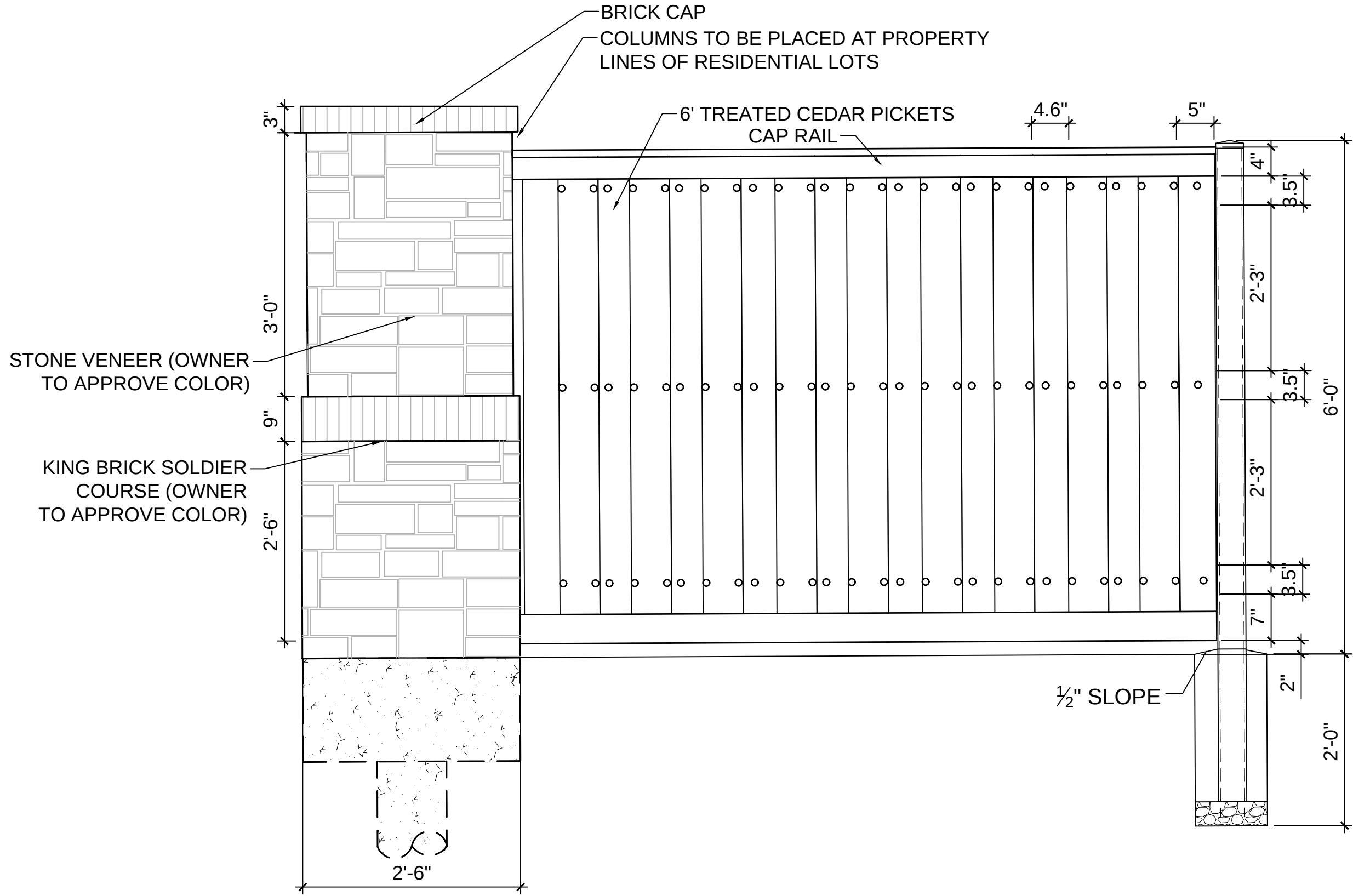
TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.
- Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS
- LANDSCAPE NOTES & DETAILS
- | No. | Date | Revision | Description |
|-----------------------|------|----------|-------------|
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| | | | |
| | | | |
| PROJECT NO.: TEMPLATE | | | |
-
- SHEET NUMBER
- L-2.00
- BANISTER**
ENGINEERING
240 North Mitchell Road | Wansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

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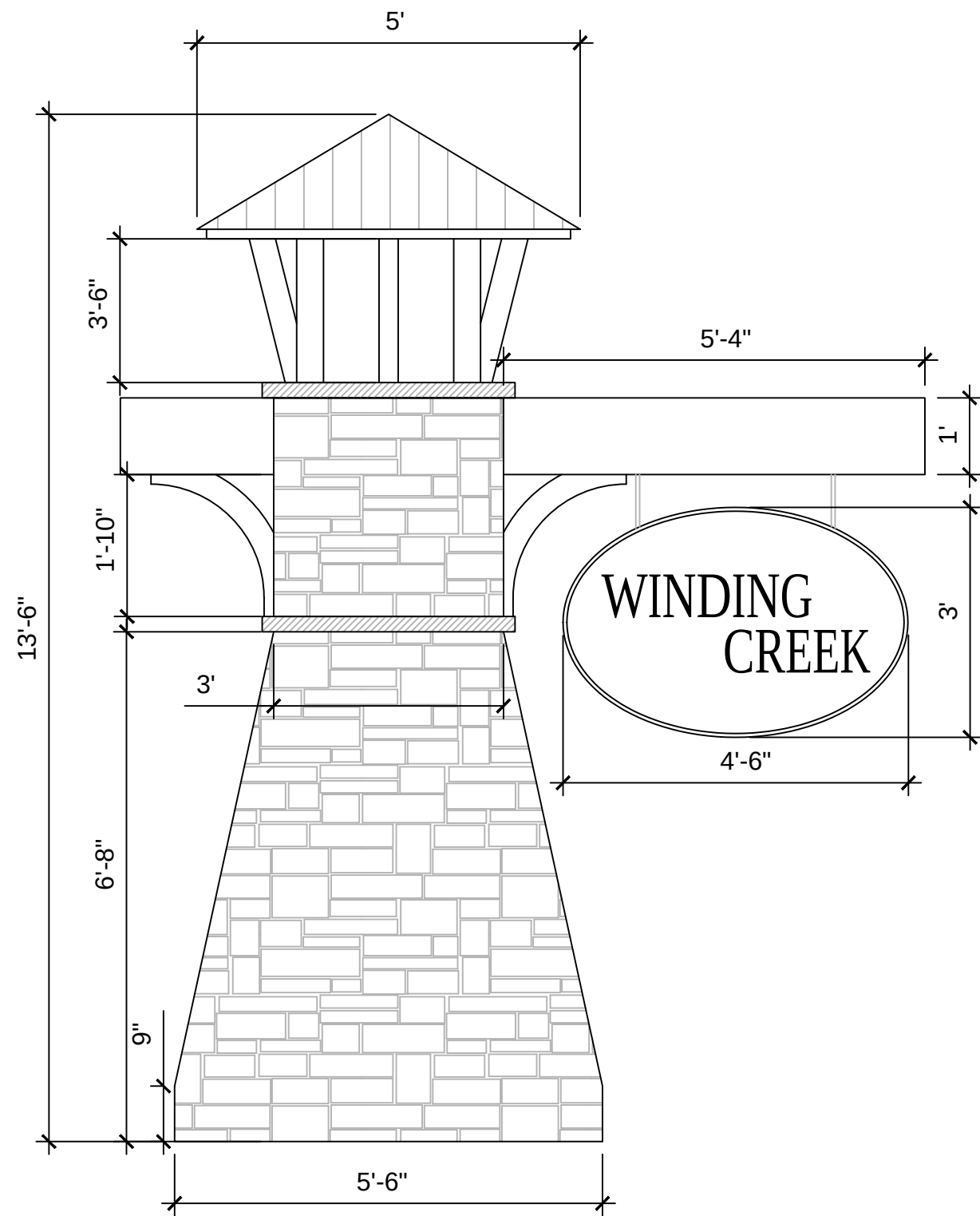
A WROUGHT IRON FENCE DETAIL

NOT TO SCALE



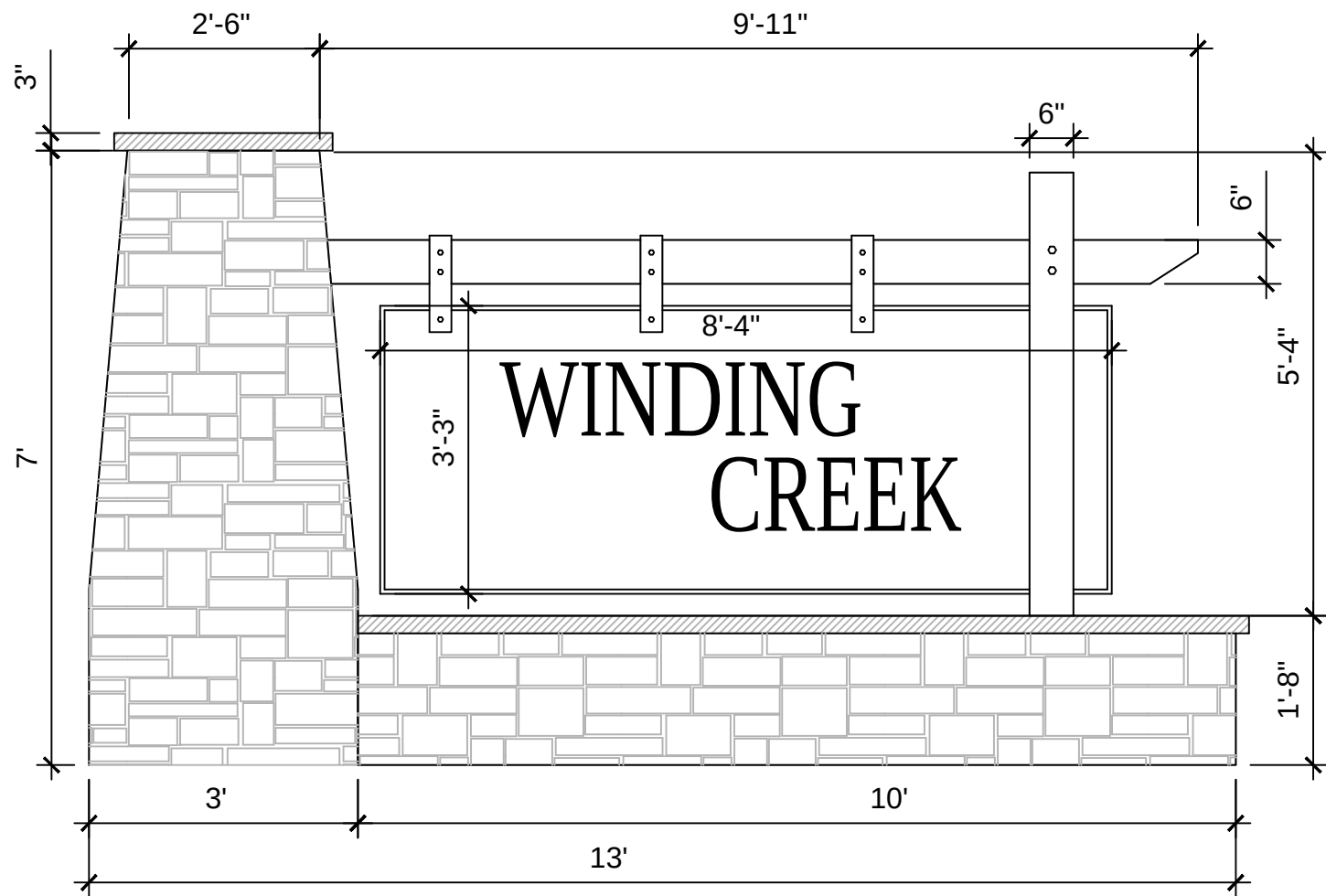
B CEDAR FENCE WITH MASONRY COLUMNS DETAIL

NOT TO SCALE



C PRIMARY MONUMENT SIGN DETAIL

NOT TO SCALE



D SECONDARY MONUMENT SIGN DETAIL

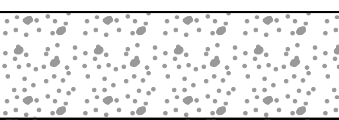
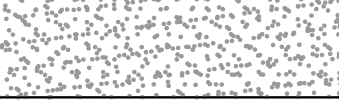
NOT TO SCALE

No.	Date	Revision	Description

PROJECT NO.: TEMPLATE



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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
	72	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL.	2"	4' MIN	FULL, MATCHING, SYMMETRICAL
	39	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
	327	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	309	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	271	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL.			
	309	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	395,787 SF	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	SEED RATE PER MANUFACTERER			
	215,054 SF	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	SOD			

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE SCHEDULE

No.	Date	Revision	Description
PROJECT NO.: TEMPLATE			



SHEET NUMBER
L-2.02



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ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

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.

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	Healthy	REMOVED	-	-	8.5	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-
507	11.6	sugarberry	11	No	Healthy	REMOVED	-	-	5.8	-	-
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-
514	20.3	live oak	22	No	Healthy	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	Healthy	REMOVED	60.4	-	-	-	-
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	PRESERVED	-	-	-	-	-
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	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	Healthy	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	Healthy	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	Healthy	PRESERVED	-	-	-	-	-
548	13.5	black willow	10	No	Healthy	PRESERVED	-	-	-	-	-
549	5.7	Hercules-club	6	Yes	Healthy	PRESERVED	-	-	-	-	-
550	6.5	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
552	4.2	common persimmon	5	No	Healthy	PRESERVED	-	-	-	-	-
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
							220.8	169.6	104.7	-	-
							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

617.8	201.6	292.7	-	-	1,112.1
Featured	Protected	Protected	Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	1,112.1
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	258.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	504.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	(45.9)
REMAINING MITIGATION REQUIRED	0.0

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
GRAPE 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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)

No.	Date	Revision	Description
PROJECT NO.: TEMPLATE			



11 / 18 / 21



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: November 30, 2021
APPLICANT: Humberto Johnson, Jr.; *Skorburg Co.*
CASE NUMBER: P2021-052; *Master Plat for the Winding Creek Subdivision*

SUMMARY

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a Master 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.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Master Plat* for the Winding Creek Subdivision. The Winding Creek Subdivision will be a two (2) phase, master planned community that will consist of 132 single-family residential lots on a 78.831-acre tract of land. The proposed *Master Plat* delineates the timing and phasing for the proposed development in order to determine compliance with Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The *Master Plat* also indicates the location of the 16.197-acres of open space, which comprises 20.54% of the total land area for the subdivision. It should be known that the applicant has also submitted a *Preliminary Plat* (i.e. Case No. P2021-051) concurrently with this *Master Plat*.
- ☑ On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03* [Case No. A2010-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [i.e. Case No. Z2021-005] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [i.e. *Ordinance No. 21-17*] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [Case No. P2021-026] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [Case No. Z2021-027; *Ordinance No. 21-36*] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [Case No. Z2021-036; *Ordinance No. 21-49*] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots.
- ☑ On November 2, 2021, the Parks and Recreation Board reviewed the *Master Plat* and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$76,164.00 (i.e. \$577.00 x 132 Lots), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$80,388.00 (i.e. \$609.00 x 132 Lots), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master 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 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 Master Plat for the *Winding Creek Subdivision*, 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;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P221-052

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 505 Clem Road, Rockwall, TX 75087

SUBDIVISION William Dalton Survey Abstract No. 72

LOT

BLOCK

GENERAL LOCATION Clem Road off of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural District (AG)

CURRENT USE AG

PROPOSED ZONING Amendment to PD-91

PROPOSED USE PD (SF-16)

ACREAGE 19.995 AC

LOTS [CURRENT] 98 (PD - 91)

LOTS [PROPOSED] 132

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3161 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 Gordon C. Fogg

☒ APPLICANT Skorburg Company

CONTACT PERSON Gordon C. Fogg

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 505 Clem Road

ADDRESS 8214 Westchester Dr. Ste. 900

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75225

PHONE (972) 931-0345 ext. 116

PHONE (214) 888-8845

E-MAIL gfogg@monarchair.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

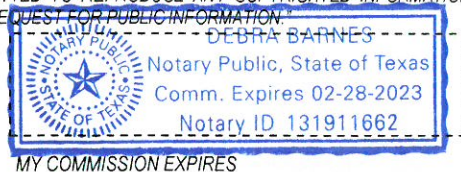
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1782.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF October, 2021. BY SIGNING THIS APPLICATION, 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."

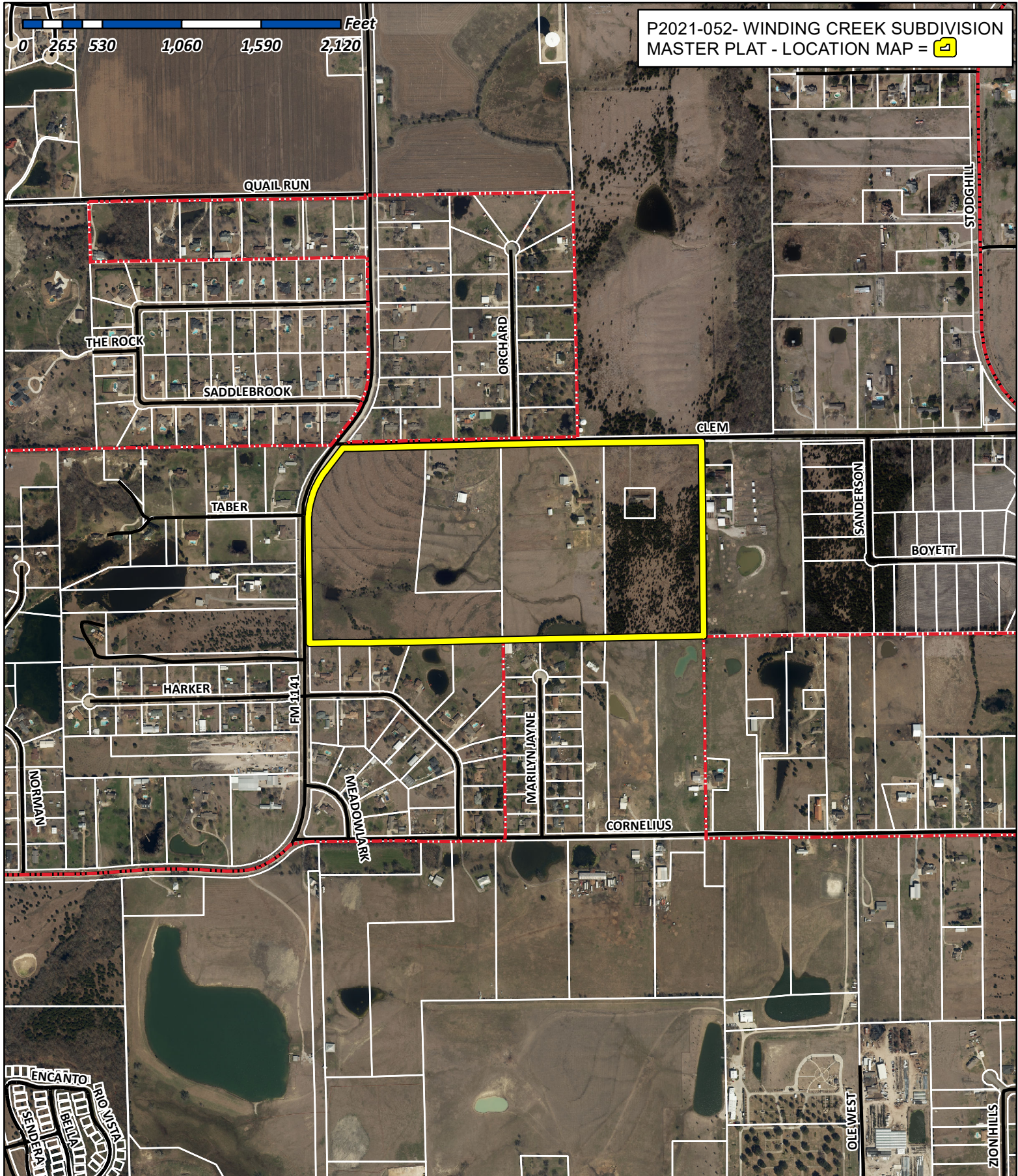
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF October, 2021.

OWNER'S SIGNATURE

Gordon C. Fogg
Debra Barnes

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

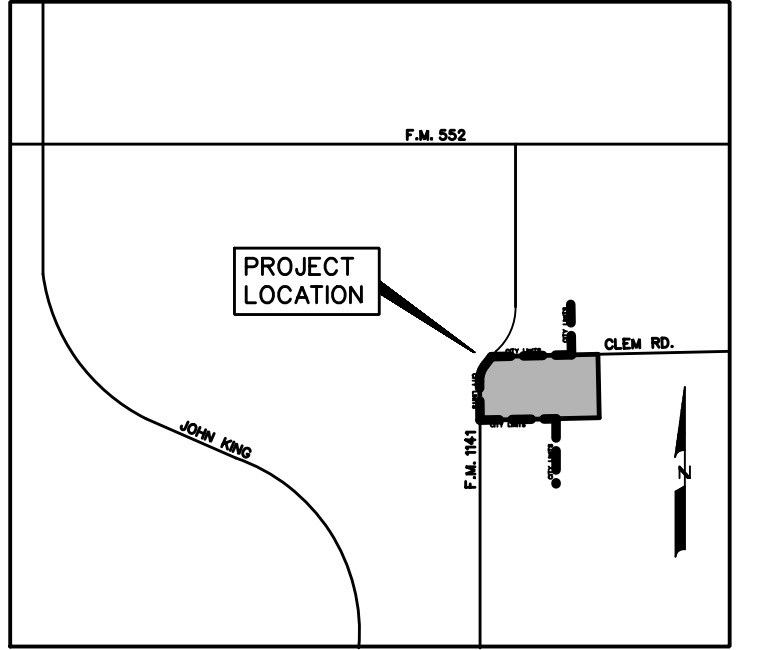


LINE TABLE

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" W	41.28'
4.	S 43°24'54" E	40.46'

Δ = 39°09'00"
R = 533.14'
L = 364.29'
C = 357.25'
B = N18°58'55"E

0 50 100 200
SCALE: 1" = 100'



WILLIAM McCALLUM
DOC. NO. 2015-000001423

TOTAL ACRES	78.831
PHASE I TOTAL LOTS	91
PHASE II TOTAL LOTS	41
TOTAL RESIDENTIAL LOTS	132
DENSITY	1.674
EX. ZONING	PD-91
LAND USE	SINGLE FAMILY DEVELOPMENT

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- H.O.A. - HOMEOWNERS ASSOCIATION
- CITY LIMIT LINE
- PHASE LINE

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

MASTER 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
DECEMBER 2021 SCALE 1" = 100'

CASE •P2021-052



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: November 30, 2021
APPLICANT: Frank Fite
SUBJECT: P2021-057; *Final Plat for Lots 1 & 2, Block A, Fite Office Addition*

SUMMARY

Consider a request by Frank Fite for the approval of a Final Plat for Lots 1 & 2, Block A, Fite Office Addition being a 0.82-acre tract of land identified as Lots A & D, Block 124, B. F. Boydston 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 & 812 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting approval of a Final Plat of a 0.82-acre tract of land (*i.e. Lots A & D, Block 124, B.F. Boydston Addition*) for the purpose of creating two (2) lots to establish the necessary easements and access to facilitate the construction of an office building on Lot 1.
- ☒ The subject property was incorporated into the City of Rockwall in the early 1900's. According to the City's Historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District from at least January 3, 1972 to November 5, 2001 when Planned Development District 50 (PD-50) was established by the City Council [Case No. PZ2001-080]. On December 19, 2019, the Historic Advisory Committee (HPAB) approved a Certificate of Appropriateness (COA) for the construction of a new office building on the subject property [Case No. H2019-019]. On January 14, 2019, the Planning and Zoning Commission approved a site plan for an office building incorporating all conditions required by the Historic Preservation Advisory Board [Case No. SP2019-046]. On September 24, 2020, amended site plan was approved administratively for the purpose of allowing minor modifications to the approved building elevations [Case No. SP2020-019].
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Final 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 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for Lots 1 & 2, Block A, Fite Office 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 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-057

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 810 GOLIAD

SUBDIVISION B.F. Boydston

LOT

A

BLOCK

124

GENERAL LOCATION SE corner GOLIAD & Heath

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-90

CURRENT USE UNDEV.

PROPOSED ZONING

PROPOSED USE OFFICE

ACREAGE .16

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 FRANK FITE

☐ APPLICANT

CONTACT PERSON "

CONTACT PERSON

ADDRESS 1200 Frontier Trail

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 469-733-8369

PHONE

E-MAIL frank@fiteagency.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

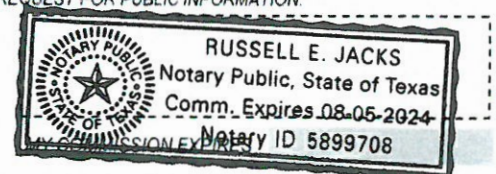
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK FITE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

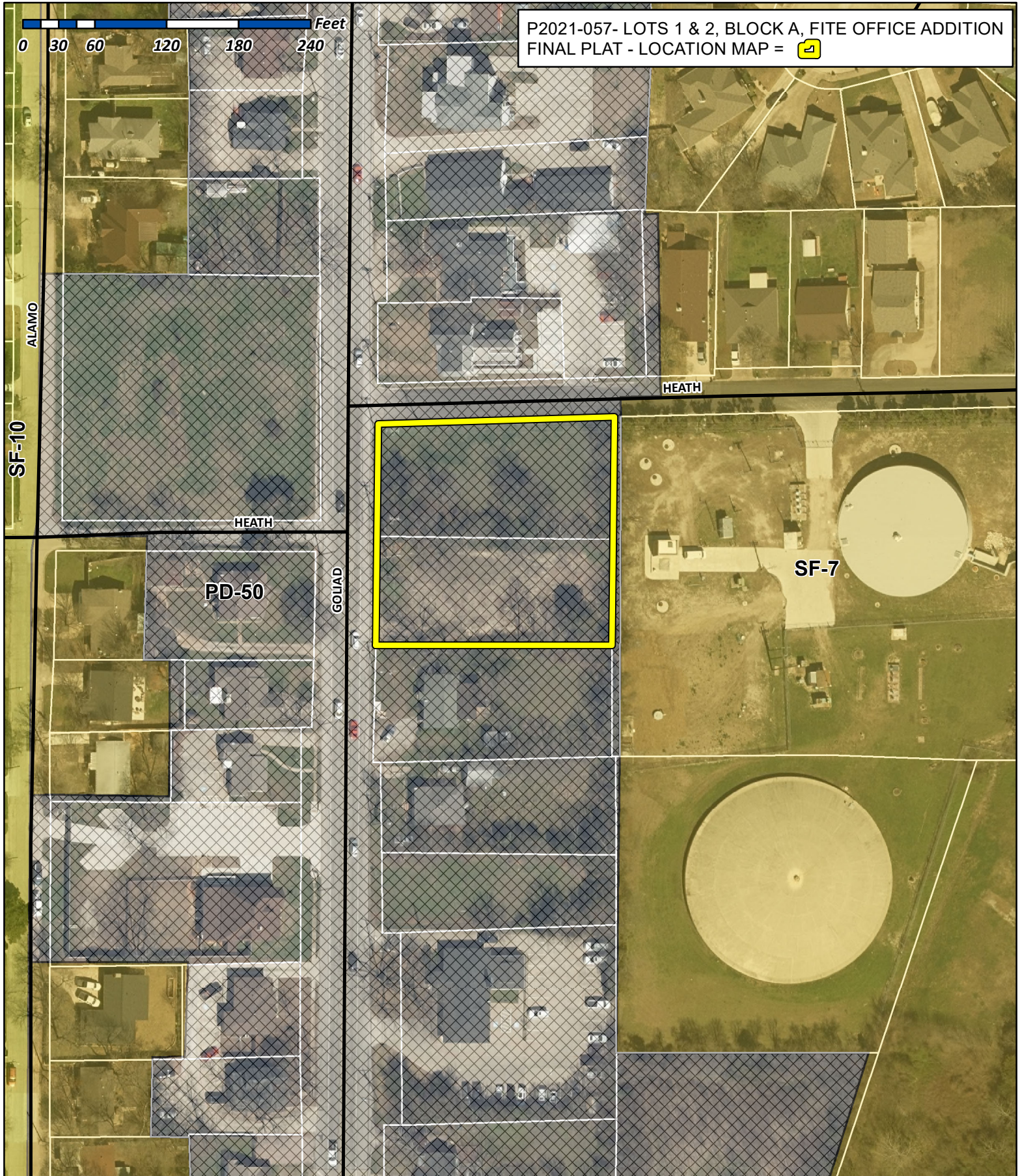
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF November, 20 21 (BY SIGNING THIS APPLICATION, 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 15th DAY OF NOVEMBER, 20 21

OWNER'S SIGNATURE Frank Fite

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Russell E. Jacks

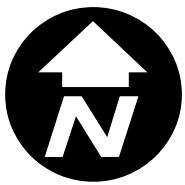


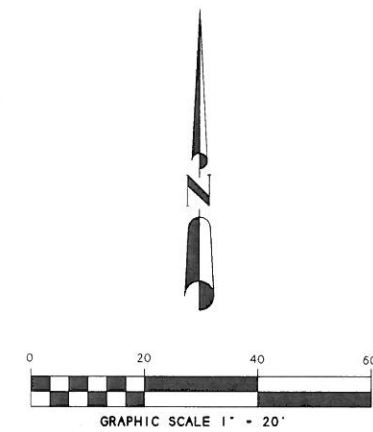
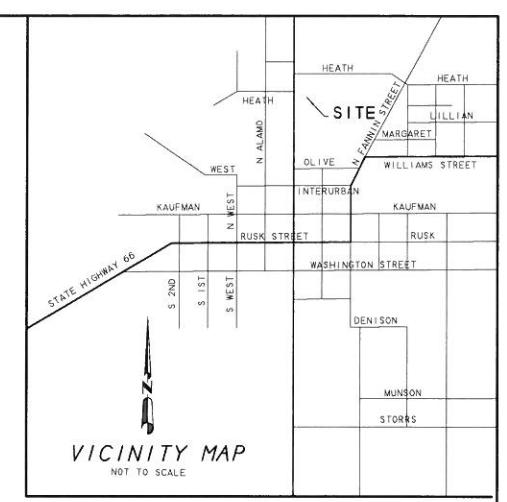


City of Rockwall

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

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(2 LOTS)
0.82 ACRES OR 35,624 S.F.

BEING A REPLAT OF BARNES ADDITION
KNOWN AS PART OF LOT A
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE ISSUER	GAS GAS METER	TEL PHONE	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	I/R IRON ROD SOUND CORNER
FENCE	BASEMENT LINE			A/C A/C COND. UNIT
	PROPERTY LINE			PT PROPANE TANK

SURVEY DATE DECEMBER 15, 2020
SCALE 1" = 20' FILE # 20190325-FP
CLIENT MONK GF # NONE

OWNER:
THE FITE AGENCY, LLC
2701 SUNSET RIDGE
SUITE 104
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2020-

NOTES

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated 5/26/2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) Property owner shall maintain, repair, and replace all drainage and detention easements.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE FITE AGENCY, LLC, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being known as a part of Lot A of BARNES ADDITION, an Addition to Rockwall, Texas, according to the Plat thereof recorded in Volume T, Page 439 of the Deed Records of Rockwall County, Texas and being all of a tract of land as described in a Warranty deed from Gregory S. Smith to The Fite Agency, LLC, dated December 19, 2018 and being recorded in Document no. 2019000022302 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT disk monument found for corner in the east right-of-way line of N. Goliad Street (State Highway 205) at the southwest corner of said Fite Agency tract, said point being in the north line of an alley as shown on plat;

THENCE N. 00 deg. 49 min. 55 sec. E. along said right-of-way line, passing at a distance of 88.75 feet a 1/2" iron rod found for corner at the southwest corner of a tract of land as described in a Warranty deed to Gregory Damon Hollow, as recorded in Volume 503, Page 95 of the Real Property Records of Rockwall County, Texas and continuing for a total distance of 182.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the south right-of-way of Heath street;

THENCE N. 89 deg. 02 min. 54 sec. E. along the south right-of-way of Heath street, a distance of 194.27 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 00 deg. 25 min. 21 sec. W. a distance of 183.66 feet to a 1/2" iron pipe found for corner;

THENCE S. 89 deg. 32 min. 39 sec. W. a distance of 195.54 feet to the POINT OF BEGINNING and containing 35,624 square feet or 0.82 acres of land.

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 FITE OFFICE ADDITION, LOT 1 & 2, BLOCK A, an 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 further certify that all other parties who have a mortgage or lien interest in FITE OFFICE ADDITION, LOT 1 & 2, BLOCK A, 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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 exaction's made herein.

for THE FITE AGENCY, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

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 _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of FITE OFFICE ADDITION, LOT 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT
FITE OFFICE ADDITION
LOT 1 & 2
BLOCK A
(2 LOTS)
0.82 ACRES OR 35,624 S.F.
BEING A REPLAT OF BARNES ADDITION
KNOWN AS PART OF LOT A
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV TELEVISION CABLE CROSS	CL GAS	PH PHONE CENTER	FL FIRE HYDRANT	PP POWER POLE	SP SP	SP SP	SP SP	SP SP	SP SP	SP SP	SP SP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP
ELC ELECTRIC	ELC ELECTRIC	WATER WATER	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP	LP LP

OWNER:
THE FITE AGENCY, LLC
2701 SUNSET RIDGE
SUITE 104
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE DECEMBER 15, 2020
SCALE 1" = 20' FILE # 20190325-FP
CLIENT MUNK GF # NONE

CITY CASE NO P2020-



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: November 30, 2021
APPLICANT: Michael & Jennifer Wurster
CASE NUMBER: P2021-059; *Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition*

SUMMARY

Consider a request by Michael & Jennifer Wurster for the approval of a Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a final plat for a 12.82-acre tract of land (*i.e. Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Wurster Estates Addition*) to allow for the construction of a single-family home on Lot 1.
- ☒ The subject property was annexed by the City Council on July 2, 1973 by *Ordinance No. 73-23 [Case No. 1973-001]*; However, according to the January 3, 1972 zoning map the subject property had already been annexed and was zoned Single Family 1 (SF-1) District. On September 4, 1973, the subject property was rezoned from a Single-Family 1 (SF-1) District to Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses [*Ordinance No. 73-31*]. According to the Rockwall Central Appraisal District (RCAD) a 5,206 SF single-family home was constructed on the property in 1978. On May 18, 1987, Planned Development District 5 (PD-5) was amended by *Ordinance No. 87-23*; however, the subject property remained designated for Single-Family 1 (SF-1) District land uses. On March 4, 2020, a demolition building permit [*BLD2020-0492*] was issued to allow the demolition of the existing single-family home. On June 7, 2021, the City Council approved a Specific Use Permit [*S-246; Ordinance No. 21-19; Case No. Z2021-008*] allowing for *Residential Infill Adjacent to an Established Subdivision*, a *Guest Quarters/Secondary Living Unit*, and an *Accessory Structure* on the subject property. The subject property is currently vacant.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final 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 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 Lots 1 & 2, Block A, Wurster Estates 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;

- (2) Any construction resulting from the approval of this 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-859

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 550 E Quail Run Rockwall, TX 75087

Subdivision SS McCurry

Lot 1 & 2 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 12.6

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 Michael & Jennifer Wurster

☐ Applicant

Contact Person

Contact Person

Address 1309 Moraine Place

Address

City, State & Zip Heath, TX 75032

City, State & Zip

Phone (214) 417-5338

Phone

E-Mail mike.jenw@sbglobal.net

E-Mail

Michael Wurster
Jennifer Wurster

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Michael & Jennifer Wurster [Owner] the undersigned, who stated the information on this application to be true and certified the following:

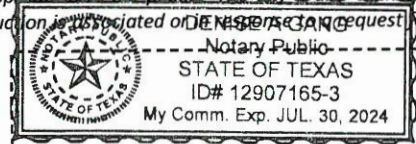
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 550.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of November, 20 21. By signing this application, 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 with a request for public information."

Given under my hand and seal of office on this the 16 day of November, 20 21.

Owner's Signature

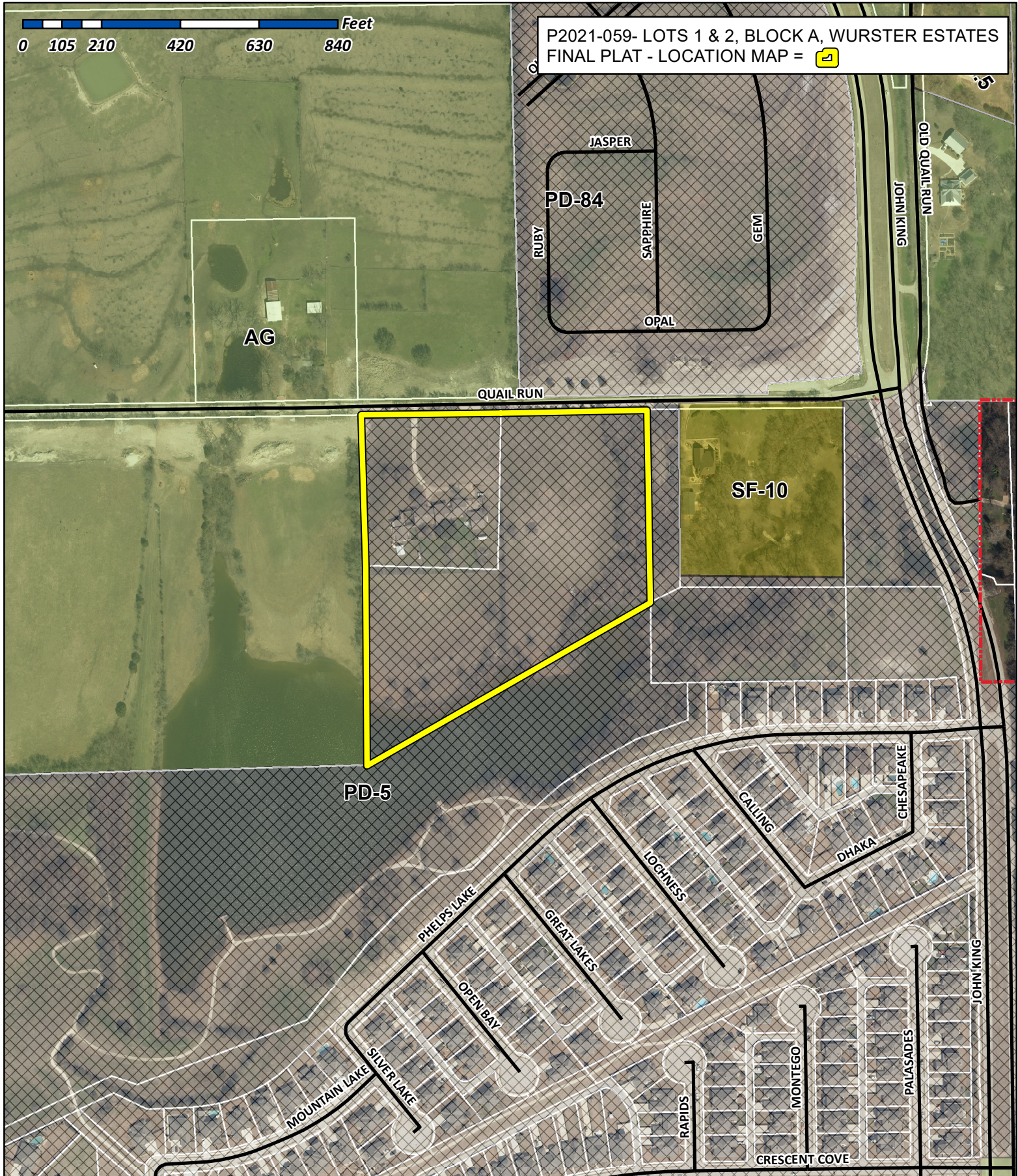
Michael & Jennifer Wurster

Notary Public in and for the State of Texas



My Commission Expires

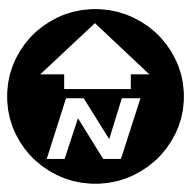
July 30, 2024

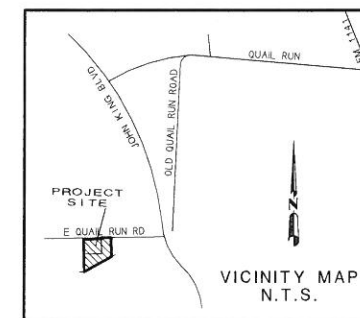


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
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LINE TABLE		
Line	Bearing	Distance
1	N 1°20'50"W	35.00'

S.S. MCCURRY SURVEY, A-146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
MICHAEL WURSTER
JENNIFER WURSTER
1309 MORAIN PL
HEATH, TX 75032

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	RIM FOR FIRE METER	LIFT POLE	
FENCE	EASEMENT LINE		AIR COND. UNIT	PROP. LINE

SURVEY DATE JANUARY 5, 2021
SCALE 1" = 100' FILE # 20200050-R
CLIENT WURSTER GF# R200139R

CASE NO. P2021-

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 28, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF ALL RETAINING WALLS AND ARE RESPONSIBLE FOR DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

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, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, MICHAEL WURSTER and JENNIFER WURSTER, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, Rockwall County, Texas, and being all of Lot 1 of L.L. LEONARD ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 336, of the Plat Records of Rockwall County, Texas, and being a part of a 13.773 acres tract of land as described in a Warranty deed to Kerry Cloyce Glover and Joann Adlin Glover, dated December 7, 1989 and recorded in Volume 513, Page 250 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the south right-of-way line of E. Quail Run Road, at the northwest corner of said Lot 1 L.L. Leonard Addition, from which a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for reference bears N. 01 deg. 09 min. 42 sec. W., 20.00 feet, and also being in the east boundary line of a tract of land as described in a Warranty deed to R & R Hance Investments, LP, as recorded in Volume 5433, Page 53 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 05 min. 24 sec. E. along the north boundary line of Lot 1 and said right-of-way line, a distance of 500.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for corner at an inner "Elm" corner of said 13.773 acres tract;

THENCE N. 01 deg. 20 min. 50 sec. W. a distance of 35.00 feet to a point for corner in the center of E. Quail Run Road;

THENCE N. 89 deg. 05 min. 24 sec. E. along the center of said road and north boundary line of said 13.773 acres tract, a distance of 270.51 feet to a point for corner at the northwest corner of a 1.00 acres tract of land as described in a Warranty deed to John R. Yingling and Lynelle Yingling, as recorded in Volume 625, Page 179 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 50 min. 37 sec. E., at 18.40 feet pass a 1/2" iron rod found for witness and continuing along the west boundary of said 1.00 acres tract, at 529.5 feet pass a 6" steel post for witness and then continuing for a total distance of 542.47 feet to a point in Phelps Lake for corner;

THENCE S. 60 deg. 40 min. 23 sec. W. along the southeast boundary line of said 13.773 acres tract, a distance of 870.45 feet to a point for corner at the southwest corner of same;

THENCE N. 01 deg. 09 min. 42 sec. W., at 243.0 feet pass a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for witness, at 506.72 feet pass the southwest corner of said L.L. Leonard Addition, and then continuing for a total distance of 921.71 feet to the POINT OF BEGINNING and containing 558,540 square feet or 12.82 acres of land.

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 WURSTER ESTATES, an 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, 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 WURSTER ESTATES 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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 exaction's made herein.

MICHAEL WURSTER

JENNIFER WURSTER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MICHAEL WURSTER 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 _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JENNIFER WURSTER 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 _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date _____

FINAL PLAT
WURSTER ESTATES
LOTS 1 & 2, BLOCK A
TWO LOTS (2) BEING
12.82 ACRES OR 558,540 S.F.
SITUATED IN THE
S.S. MCCURRY SURVEY, A-146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
MICHAEL WURSTER
JENNIFER WURSTER
1309 MORaine PL
HEATH, TX 75032

SYMBOL LEGEND											
TELEPHONE	WATER	WELL	PIPE	POLE	POST	RAILROAD	RAILROAD	RAILROAD	RAILROAD	RAILROAD	RAILROAD
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	JANUARY 5, 2021
SCALE	1" = 100'
FILE #	2020050-RP
CLIENT	WURSTER
GF #	R200139R

CASE NO. P2021-



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: November 30, 2021

APPLICANT: Randall Eardley, *Wier & Associates, Inc.*

SUBJECT: P2021-061; *Final Plat for Lots 5-8, Block B, Fit Sport Life Addition*

SUMMARY

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting approval of a Replat for a 15.281-acre portion of a larger 31.65-acre parcel of land for the purpose of establishing four (4) lots (*i.e. Lots 5-8, Block B, Fit Sport Life Addition*). Currently, a conveyance plat for Lots 1-4, Block B, Fit Sport Life Addition is in the process of being filed, and will be filed prior to this plat's approval by the City Council. The purpose of this plat is to establish the necessary easements for the development of an ~87,155 SF sports and recreation facility.
- ☒ The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. On May 11, 2021, the Planning and Zoning Commission approved a site plan [SP2021-010] for the purpose of developing a ~87,155 SF sports and recreation facility on Lot 2, Block B of the subject property. On May 17, 2021, the City Council approved the applicant's request to preliminary plat a 55.784-acre tract of land (*i.e. a portion of Tract 22 and all of Tracts 22-5 & 24 of the R. Irvine Survey, Abstract No. 120*) into six (6) lots (*i.e. Lots 1-6, Block A, Fit Sport Life Addition*) for the purpose of laying out a proposed non-residential subdivision of land. On August 2, 2021, the City Council approved a *Final Plat [Case No. P2021-043]* for the purpose of establishing two (2) lots (*i.e. Lots 1-4, Block B, Fit Sport Life Addition*); however, this plat has been waiting on an off-site temporary access easement to be prepared and filed, and has not been filed as of the date of this memo.
- ☒ 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 5-8, Block B, Fit Sport Life 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-001

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
- ☐ 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 3101 Fit Sport Life Boulevard

SUBDIVISION Structured REA - Rockwall Land, LLC

LOT

N/A

BLOCK

N/A

GENERAL LOCATION Southeast corner of Corporate Crossing & I-30 Frontage Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial & Light Industrial

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed Use

ACREAGE 15.28

LOTS [CURRENT]

N/A

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 Structured REA - Rockwall Land, LLC

☒ APPLICANT Wier & Associates, Inc.

CONTACT PERSON Stephen Doyle

CONTACT PERSON Randall Eardley, P.E.

ADDRESS 171 N. Aberdeen Street, Suite 400

ADDRESS 2201 E. Lamar Blvd, Suite 200E

CITY, STATE & ZIP Chicago, Illinois 60607

CITY, STATE & ZIP Arlington, Texas 76006

PHONE 847-951-8974

PHONE 817-467-7700

E-MAIL steved@structuredrea.com

E-MAIL RandyE@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Doyle [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 \$ 605.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November, 2021. 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 16th DAY OF November, 2021.

OWNER'S SIGNATURE

Stephen Doyle

County of Clark

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ NEVADA

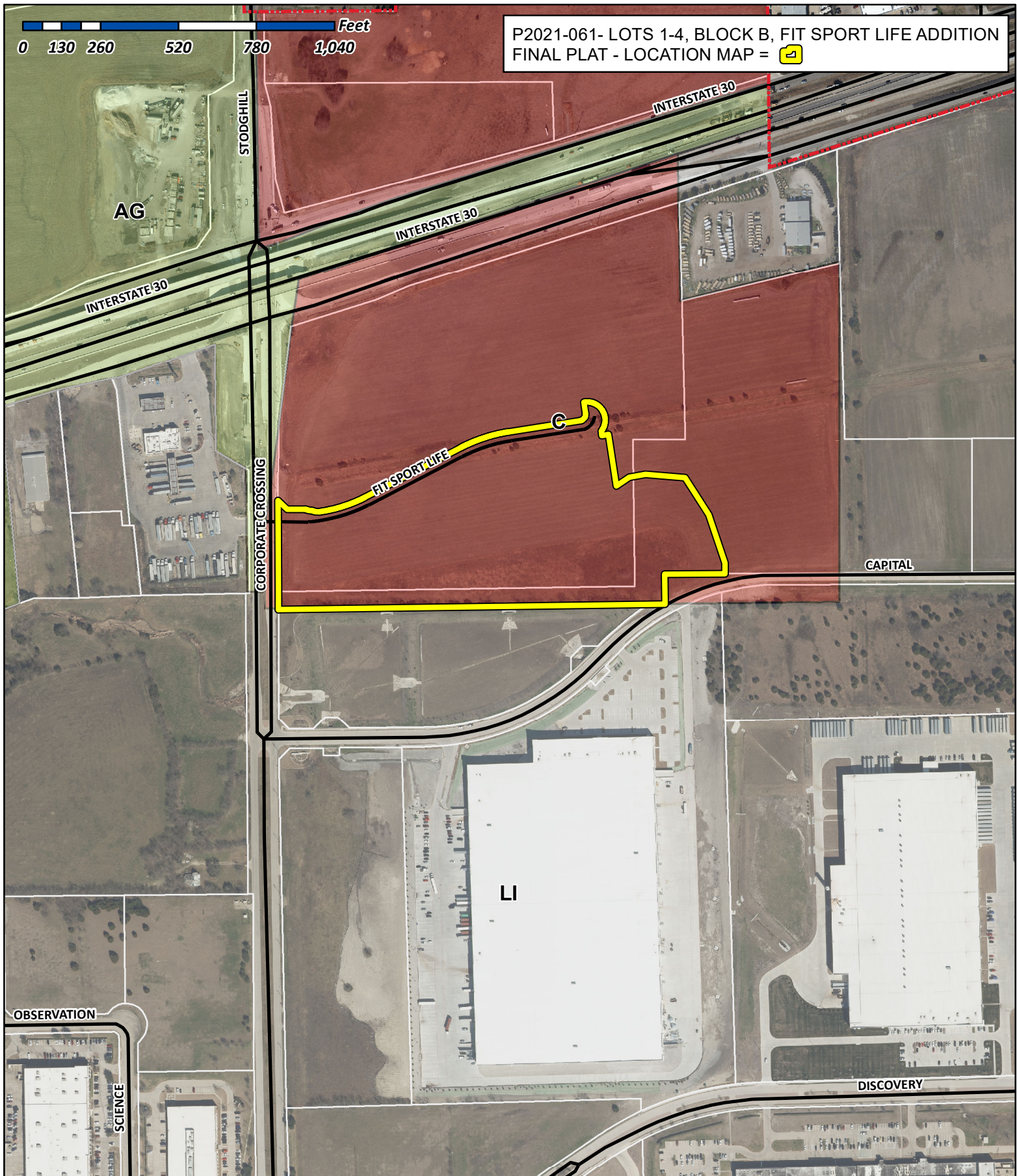
LAZARO OSVALDO LEON CERVINO



LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC
STATE OF NEVADA

My audio-video communication

Appt. No. 21-4351-01
EXPIRES
Expires May 10, 2025

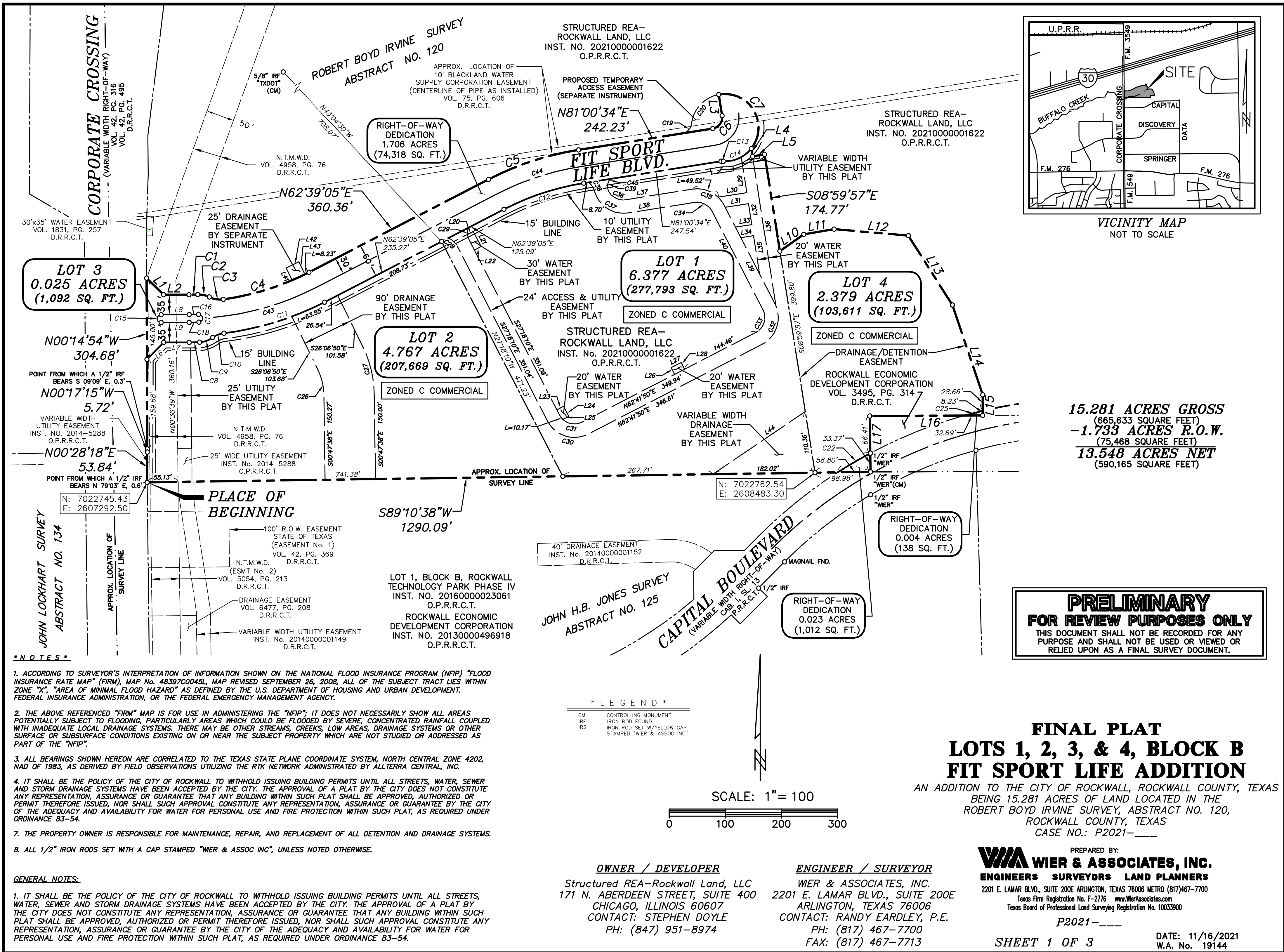


City of Rockwall

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.





* O W N E R ' S C E R T I F I C A T I O N *

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA–ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA–ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, BEING THE SOUTHWEST CORNER OF SAID STRUCTURED TRACT, THE NORTHWEST CORNER OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 20160000023061, O.P.R.R.C.T., AND IN THE EAST RIGHT–OF–WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT–OF–WAY), FROM WHICH A 1/2" IRON ROD FOUND BEARS N 79°03' E, 0.6 FEET;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT–OF–WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°28'18" E, 53.84 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 2) N 00°17'15" W, 5.72 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 09°09' E, 0.3 FEET;
- 3) N 00°14'54" W, 304.68 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 45°14'54" E, DEPARTING THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT–OF–WAY LINE OF SAID CORPORATE CROSSING, 42.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 89°45'06" E, 45.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE EASTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF N 88°46'32" E, 15.59 FEET TO A POINT AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF S 77°47'18" E, 21.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF S 80°32'20" E, 25.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF N 72°28'30" E, 160.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF N 71°49'49" E, 169.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF N 36°01'41" E, 28.27 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 08°57'11" W, 38.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 145.53 FEET ALONG SAID NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 138°58'09", AND A CHORD BEARING OF S 31°06'26" E, 112.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°54'00" E, 14.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 21.83 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°59'57" E, 174.77 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 54°39'20" E, 52.10 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 80°17'39" E, 54.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 85°03'35" E, 132.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 32°19'41" E, 146.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 18°41'36" E, 168.85 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°16'13" E, 36.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 89°43'47" W, 201.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°42'17" E, AT 66.41 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE NORTH RIGHT–OF–WAY LINE OF CAPITAL BOULEVARD (VARIABLE WIDTH RIGHT–OF–WAY), CONTINUING IN ALL A TOTAL DISTANCE OF 99.78 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID STRUCTURED TRACT;

THENCE S 89°10'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT, 1290.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.281 ACRES (665,633 SQUARE FEET) OF LAND, MORE OR LESS.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

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

OWNER / DEVELOPER

Structured REA–Rockwall Land, LLC
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, ILLINOIS 60607
CONTACT: STEPHEN DOYLE
PH: (847) 951–8974

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467–7700
FAX: (817) 467–7713

LINE TABLE		
LINE	BEARING	DIST
L1	S45°14'54"E	42.43'
L2	N89°45'06"E	45.46'
L3	N08°57'11"W	38.29'
L4	S08°54'00"E	14.16'
L5	N81°00'34"E	21.83'
L6	N44°45'06"E	42.43'
L7	N89°45'06"E	45.46'
L8	N89°45'06"E	50.00'
L9	S89°45'06"W	50.00'
L10	N54°39'20"E	52.10'
L11	N80°17'39"E	54.95'
L12	S85°03'35"E	132.91'
L13	S32°19'41"E	146.58'
L14	S18°41'36"E	168.85'
L15	S00°16'13"E	36.89'
L16	S89°43'47"W	201.46'
L17	S00°42'17"E	99.78'
L20	N62°36'14"E	11.83'
L21	S27°23'46"E	30.19'
L22	S62°36'14"W	13.53'
L23	S62°36'14"W	13.48'

LINE TABLE		
LINE	BEARING	DIST
L24	S27°23'46"E	20.00'
L25	S62°36'14"W	11.81'
L26	S26°47'35"E	13.59'
L27	S63°12'25"W	20.00'
L28	N26°47'35"W	13.41'
L29	N08°54'02"W	64.21'
L30	N81°06'00"E	51.90'
L31	N81°06'00"E	42.10'
L32	N08°54'00"W	37.68'
L33	N81°06'00"E	29.57'
L34	S81°06'00"W	22.91'
L35	N08°54'00"W	68.86'
L36	N08°54'00"W	269.39'
L37	S81°00'34"W	120.22'
L38	S81°00'34"W	119.33'
L39	N27°18'10"W	196.71'
L40	N27°18'10"W	197.57'
L41	S25°37'07"E	24.31'
L42	N63°53'10"E	25.00'
L43	S25°37'07"E	24.87'
L44	N55°52'49"E	198.99'

FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021–____



PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467–7700
Texas Firm Registration No. F–2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

P2021–____

SHEET 2 OF 3

DATE: 11/16/2021
W.A. No. 19144

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 LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION 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 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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2021:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, 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.

SURVEYED ON THE GROUND
JANUARY 14, 2020

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON November 16, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, 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 AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY SIGNATURE _____ MY COMMISSION EXPIRES: _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND 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 _____, 2021.

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 _____, 2021.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

OWNER / DEVELOPER

Structured REA-Rockwall Land, LLC
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, ILLINOIS 60607
CONTACT: STEPHEN DOYLE
PH: (847) 951-8974

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-____

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

P2021-____

SHEET 3 OF 3

DATE: 11/16/2021
W.A. No. 19144

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	15.59'	457.50'	1°57'08"	N88°46'32"E	15.59'
C2	21.38'	42.50'	28°49'27"	S77°47'18"E	21.16'
C3	25.46'	42.50'	34°19'30"	S80°32'20"E	25.08'
C4	161.17'	470.00'	19°38'50"	N72°28'30"E	160.38'
C5	169.82'	530.00'	18°21'29"	N71°49'49"E	169.09'
C6	31.40'	20.00'	89°57'45"	N36°01'41"E	28.27'
C7	145.53'	60.00'	138°58'09"	S31°06'26"E	112.39'
C8	18.48'	542.50'	1°57'08"	N88°46'32"E	18.48'
C9	25.16'	42.50'	33°55'26"	N70°50'15"E	24.80'
C10	21.64'	42.50'	29°10'15"	N68°27'40"E	21.41'
C11	188.66'	530.00'	20°23'42"	N72°50'56"E	187.66'
C12	150.59'	470.00'	18°21'29"	N71°49'49"E	149.95'
C13	4.13'	20.00'	11°49'23"	N86°55'15"E	4.12'
C14	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'
C15	21.99'	7.00'	180°00'00"	N00°14'54"W	14.00'
C16	16.80'	493.00'	1°57'08"	N88°46'32"E	16.80'
C17	21.99'	7.00'	180°00'00"	S02°12'02"E	14.00'
C18	17.27'	507.00'	1°57'08"	S88°46'32"W	17.27'
C19	25.92'	20.00'	74°15'48"	N43°52'39"E	24.15'
C20	76.09'	60.00'	72°39'45"	N43°04'38"E	71.09'
C22	67.69'	832.50'	4°39'31"	S59°37'37"W	67.67'
C25	33.71'	832.50'	2°19'12"	S75°35'29"W	33.71'
C28	21.93'	30.00'	41°53'34"	S48°14'57"E	21.45'
C29	21.91'	30.00'	41°50'42"	S06°22'49"E	21.43'
C30	84.82'	54.00'	90°00'00"	S72°18'10"E	76.37'
C31	47.12'	30.00'	90°00'00"	S72°18'10"E	42.43'
C32	87.44'	54.06'	92°40'05"	N18°09'09"E	78.21'
C33	45.55'	30.08'	86°46'00"	S16°08'31"W	41.32'
C34	37.54'	30.00'	71°41'16"	N63°08'48"W	35.13'
C35	67.56'	54.00'	71°41'16"	N63°08'48"W	63.24'
C36	33.13'	30.00'	63°16'43"	N67°21'05"W	31.47'
C37	75.79'	53.90'	80°34'15"	N58°47'48"W	69.70'
C38	22.11'	33.53'	37°47'22"	N31°44'52"W	21.71'
C39	18.65'	20.00'	53°26'33"	N08°59'26"W	17.99'
C45	7.90'	30.00'	15°05'21"	N25°16'31"E	7.88'

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Map-Check FPLATMNB 11/12/21 12:32:59 Factor: 1.0000000

Correct End - N: 5000.00000 E: 5000.00000
Calc. End - N: 5000.00377 E: 5000.01675
Error - N: 0.00 E: 0.02 Total: 0.02 Brg: S 77-18-24 W
Distance Traversed: 4019.34 Closure: 234096

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.
	5000.00000	5000.00000			1
N 00-28-18 E	53.84	5053.83818	5000.44321		2
N 00-17-15 W	5.72	5059.55810	5000.41451		3
N 00-14-54 W	304.68	5364.23524	4999.09396		4
S 45-14-54 E	42.43	5334.36302	5029.22626		5
N 89-45-06 E	45.46	5334.56005	5074.68583		6

RAD: 457.50 LEN: 15.59 TAN: 7.80 CEN.ANG: 1-57-09
CHORD: 15.59 MO: 0.07 EXT: 0.07 DEGREE: 12-31-25
SEG: 1 TRI: 3566 SEC: 3566

N 00-14-54 W	457.50	5792.05576	5072.70379	0.000	7	PC->RP
S 02-12-02 E	457.50	5334.89318	5090.27152		8	RP->PT
N 88-46-32 E	15.59	5334.89318	5090.27152		8	PC->PT

RAD: 42.50 LEN: 21.38 TAN: 10.92 CEN.ANG: 28-49-23
CHORD: 21.16 MO: 1.34 EXT: 1.38 DEGREE: 134-48-49
SEG: 19 TRI: 435 SEC: 454

S 02-12-00 E	42.50	5292.42450	5091.90293		9	PC->RP
N 26-37-24 E	42.50	5330.41834	5110.94810		10	RP->PT
S 77-47-18 E	21.16	5330.41834	5110.94810		10	PC->PT

RAD: 42.50 LEN: 25.46 TAN: 13.12 CEN.ANG: 34-19-25
CHORD: 25.08 MO: 1.89 EXT: 1.98 DEGREE: 134-48-49
SEG: 32 TRI: 509 SEC: 541

N 26-37-22 E	42.50	5368.41229	5129.99304		11	PC->RP
S 07-42-02 E	42.50	5326.29557	5135.68794		12	RP->PT
S 80-32-20 E	25.08	5326.29557	5135.68794		12	PC->PT

RAD: 470.00 LEN: 161.17 TAN: 81.38 CEN.ANG: 19-38-51
CHORD: 160.38 MO: 6.89 EXT: 6.99 DEGREE: 12-11-26
SEG: 738 TRI: 37137 SEC: 37875

N 07-42-04 W	470.00	5792.05634	5072.70458		13	PC->RP
S 27-20-56 E	470.00	5374.58995	5288.62543		14	RP->PT

N 72-28-30 E	160.38	5374.58995	5288.62543	14	PC->PT
N 62-39-05 E	360.36	5540.14053	5608.70719	15	

RAD: 530.00 LEN: 169.82 TAN: 85.64 CEN.ANG: 18-21-30
 CHORD: 169.09 MO: 6.79 EXT: 6.88 DEGREE: 10-48-38
 SEG: 766 TRI: 44236 SEC: 45002

S 27-20-56 E	530.00	5069.38119	5852.19364	16	PC->RP
N 08-59-26 W	530.00	5592.86974	5769.37011	17	RP->PT

N 71-49-49 E	169.09	5592.86974	5769.37011	17	PC->PT
N 81-00-34 E	242.23	5630.72343	6008.62410	18	

RAD: 20.00 LEN: 31.40 TAN: 19.98 CEN.ANG: 89-57-16
 CHORD: 28.27 MO: 5.85 EXT: 8.27 DEGREE: 286-28-44
 SEG: 114 TRI: 200 SEC: 314

N 08-59-41 W	20.00	5650.47748	6005.49722	19	PC->RP
N 81-03-03 E	20.00	5653.58863	6025.25376	20	RP->PT

N 36-01-41 E	28.27	5653.58863	6025.25376	20	PC->PT
N 08-57-11 W	38.29	5691.41211	6019.29487	21	

RAD: 60.00 LEN: 145.53 TAN: 160.35 CEN.ANG: 138-58-15
 CHORD: 112.39 MO: 38.97 EXT: 111.21 DEGREE: 95-29-35
 SEG: 3184 TRI: 1182 SEC: 4366

S 10-35-34 E	60.00	5632.43458	6030.32441	22	PC->RP
S 51-37-18 E	60.00	5595.18358	6077.36018	23	RP->PT

S 31-06-26 E	112.39	5595.18358	6077.36018	23	PC->PT
S 08-54-00 E	14.16	5581.19407	6079.55087	24	
N 81-00-34 E	21.83	5584.60548	6101.11267	25	
S 08-59-57 E	174.77	5411.98679	6128.45021	26	
N 54-39-20 E	52.10	5442.12615	6170.94762	27	
N 80-17-39 E	54.95	5451.39015	6225.11108	28	
S 85-03-35 E	132.91	5439.94430	6357.52732	29	
S 32-19-41 E	146.58	5316.08419	6435.91335	30	
S 18-41-36 E	168.85	5156.14144	6490.03024	31	
S 00-16-13 E	36.89	5119.25185	6490.20426	31	
S 89-43-47 W	201.46	5118.30151	6288.74650	31	
S 00-42-17 E	99.78	5018.52906	6289.97373	31	
S 89-10-38 W	1290.09	5000.00377	5000.01675	31	

Approx: Sq.Feet: 665644 Acres: 15.281



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: November 30, 2021
APPLICANT: Matt Wavering; *Rockwall Economic Development Corporation*
CASE NUMBER: P2021-062; *Final Plat for Phase V of Rockwall Technology Park*

SUMMARY

Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Final Plat for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a final plat for a 214.7576-acre tract of land (*i.e. being a portion of Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125*) for the purpose of establishing three (3) light industrial lots (*i.e. Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition*) to facilitate future expansion of the Rockwall Industrial Technology Park.
- ☒ The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 [Case No. Z2005-021]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. The subject property has remained zoned Light Industrial (LI) district since this change.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final 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 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 *Phase V of Rockwall Technology Park*, 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;
- (2) Any construction resulting from the approval of this 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-062

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

†: 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

SUBDIVISION Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION East of Data Drive, North of SH-276, West of Rochell Rd, South of IH-30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Undeveloped

PROPOSED ZONING

PROPOSED USE Business Park

ACREAGE 214.7576

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 Rockwall Economic Development Corporation

☐ APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl

ADDRESS

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

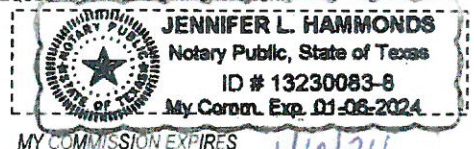
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

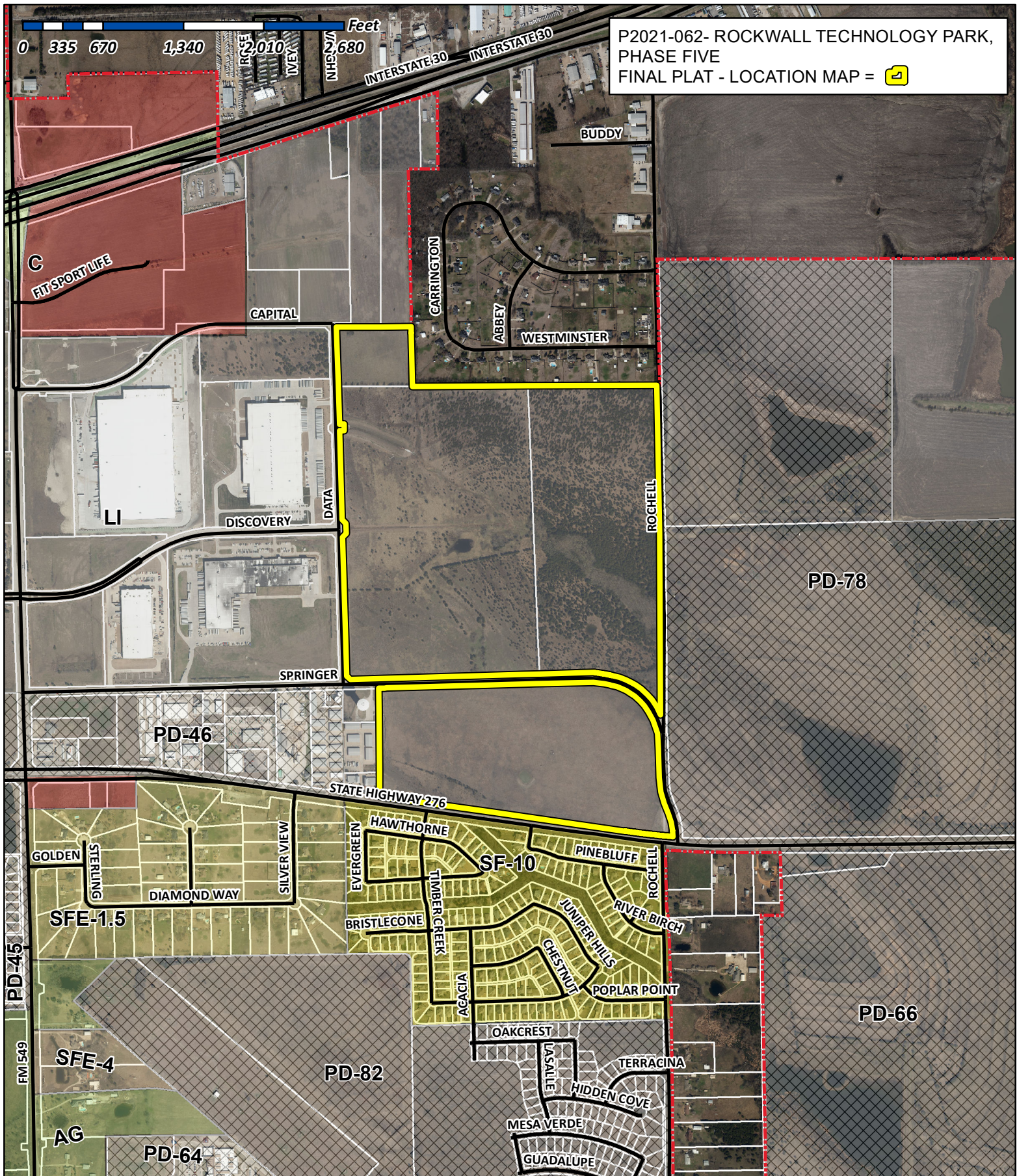
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,595.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November 2021. BY SIGNING THIS APPLICATION, 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 16 DAY OF November 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

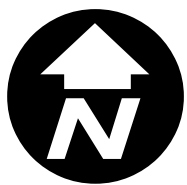


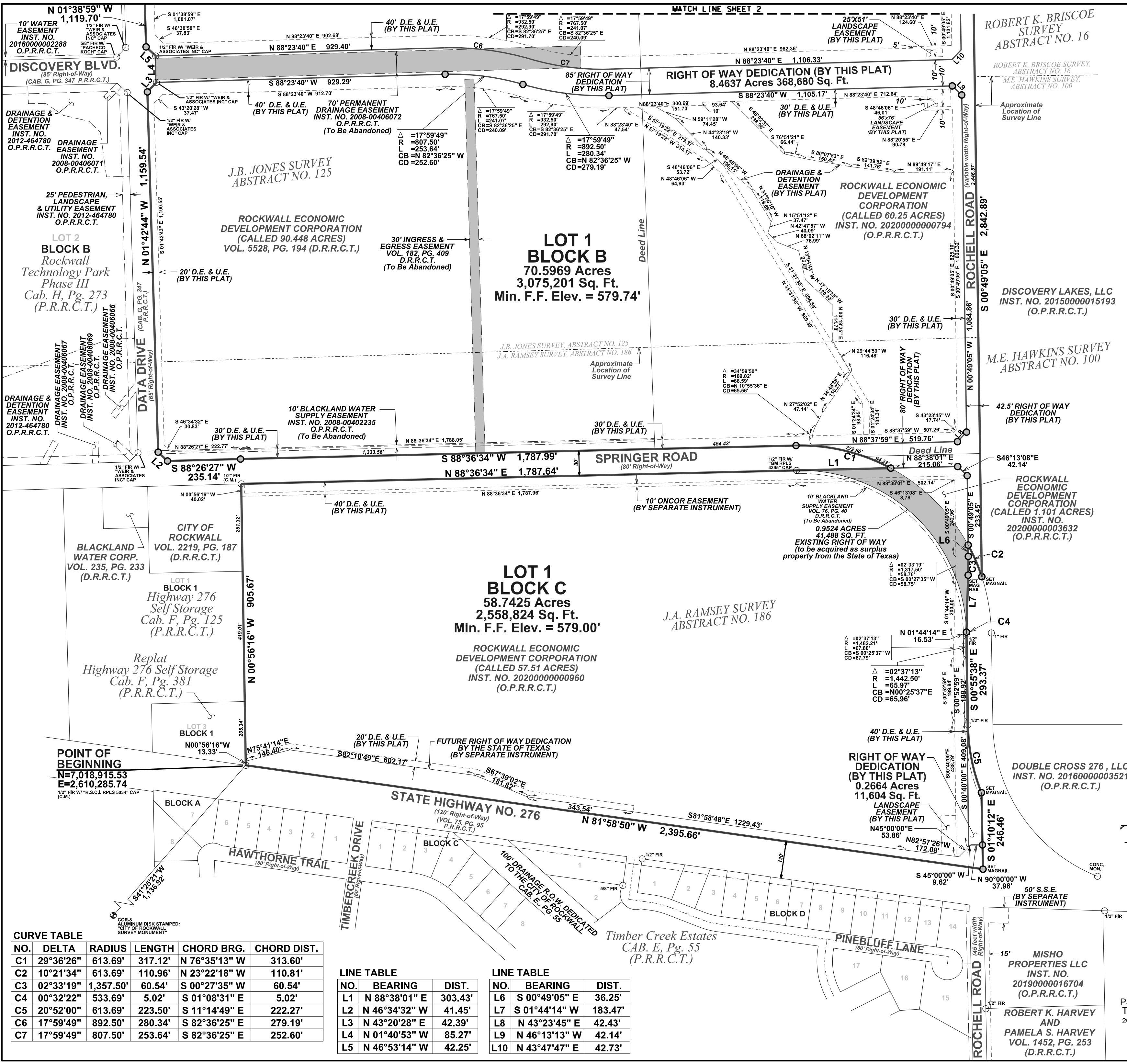


City of Rockwall

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.





200 0 400

SCALE: 1" = 200'

LEGEND

○	Monument Found	O.P.R.R.C.T.	Official Public Records Of Rockwall County Texas
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	D.R.R.C.T.	Deed Records Of Rockwall County Texas
SX	Set "X" Cut	P.R.R.C.T.	Plat Records Of Rockwall County Texas
FIR	Found Iron Rod	INST. NO.	Instrument Number
FIRC	Found Iron Rod with Cap	VOL.	Volume
FIP	Found Iron Pipe	PG.	Page
FPK	Found PK Nail	R.O.W.	Right-of-Way
FX	Found "X" Cut	D.E.	Drainage Easement
MON	Concrete Monument	U.E.	Utility Easement
(C.M.)	Controlling Monument	S.S.E.	Sanitary Sewer Easement
FND	Found		

General Notes:

- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
- Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
- Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
- There are no proposed building improvements with this plat.
- Water source shall be provided by the City of Rockwall.
- Sewage disposal shall be provided by the City of Rockwall.

FINAL PLAT
OF
ROCKWALL
TECHNOLOGY PARK
PHASE V

3 LOTS, BEING 214.7576 ACRES
SITUATED IN THE
J.A. RAMSEY SURVEY ABSTRACT NO. 186
J.B. JONES SURVEY, ABSTRACT NO. 125
AND THE
ROBERT BOYD IRVINE SURVEY,
ABSTRACT NO. 120
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

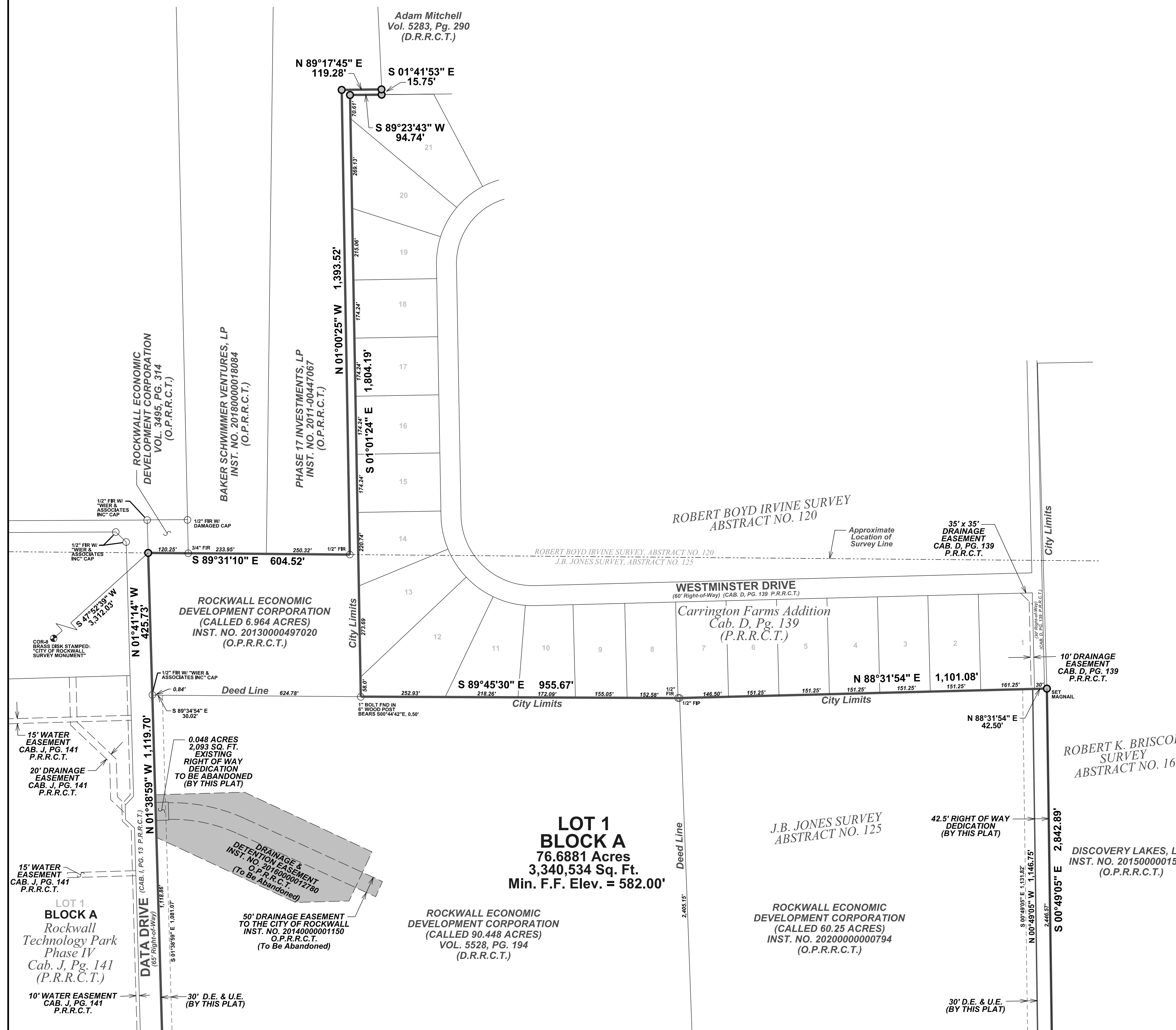
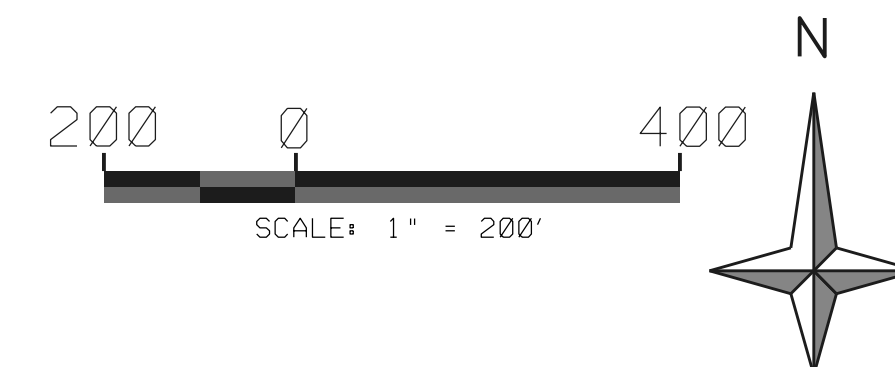
OWNER/SUBDIVIDER
ROCKWALL
ECONOMIC DEVELOPMENT
P.O. BOX 968
ROCKWALL, TEXAS 75087

CASE NO. P2020-XXX SHEET 1 OF 3

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	29°36'26"	613.69'	317.12'	N 76°35'13" W
C2	10°21'34"	613.69'	110.96'	N 23°22'18" W
C3	02°33'19"	1,357.50'	60.54'	S 00°27'35" W
C4	00°32'22"	533.69'	5.02'	S 01°08'31" E
C5	20°52'00"	613.69'	223.50'	S 11°14'49" W
C6	17°59'49"	892.50'	280.34'	S 82°36'25" E
C7	17°59'49"	807.50'	253.64'	S 82°36'25" E

LINE TABLE		
NO.	BEARING	DIST.
L1	N 88°38'01" E	303.43'
L2	N 46°34'32" W	41.45'
L3	N 43°20'28" E	42.39'
L4	N 01°40'53" W	85.27'
L5	N 46°53'14" W	42.25'

LINE TABLE		
NO.	BEARING	DIST.
L6	S 00°49'05" E	36.25'
L7	S 01°44'14" W	183.47'
L8	N 43°23'45" E	42.43'
L9	N 46°13'13" W	42.14'
L10	N 43°47'47" E	42.73'



LEGEND

○	Monument Found	O.P.R.R.C.T.	Official Public Records Of Rockwall County Texas
●	1/2" Set Iron Rod (W/Red P.J.B SURVEYING Cap) Unless otherwise noted	D.R.R.C.T.	Deed Records Of Rockwall County Texas
SX	Set "X" Cut	P.R.R.C.T.	Plat Records Of Rockwall County Texas
FIR	Found Iron Rod	INST. NO.	Instrument Number
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(C.M.)	Controlling Monument	S.S.E.	Sanitary Sewer Easement
END	Found		

General Notes:

1. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
2. Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
3. Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
4. There are no proposed building improvements with this plat.
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FINAL PLAT OF ROCKWALL TECHNOLOGY PARK PHASE V

3 LOTS, BEING 214.7576 ACRES
SITUATED IN THE
J.A. RAMSEY SURVEY ABSTRACT NO. 186
J.B. JONES SURVEY, ABSTRACT NO. 125
AND THE
ROBERT BOYD IRVINE SURVEY,
ABSTRACT NO. 120

ABSOLUTE TRACT NO. 129
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 SURVEYOR OWNER/SUBDIVIDER
 PJB SURVEYING, LLC ROCKWALL
 TPLS NO. 10194303 ECONOMIC DEVELOPMENT
 200 W. BELMONT, SUITE D P.O. BOX 968
 ALLEN, TEXAS 75013 ROCKWALL, TEXAS 75087

OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land inc the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J.A. Ramsey Survey, Abstract Number 186, the J.B. Jones Survey, Abstract No. 125, and the Robert Boyd Irvine Survey, Abstract No. 120 in Rockwall County, Texas, being all of a called 57.51 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20200000000960, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), all of a called 1,101 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 202000000003632, O.P.R.R.C.T., all of a called 60.25 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20200000000794, O.P.R.R.C.T., all of a called 6.964 acre tract of land described in deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20130000497020 ,O.P.R.R.C.T., and a called 90.448 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Volume 5528, Page 194, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "R.S.C.I. RPLS 5034"(controlling monument) found at the southwest corner of said REDC 57.51 acre tract and the southeast corner of Lot 3, Block 1, of the Replat of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 381, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), being in the existing northeasterly line of State Highway No. 276 (SH 276) (120 foot width right-of-way);

THENCE North 00 degrees 56 minutes 16 seconds West, departing the existing northeasterly line of said SH 276, with the west line of said REDC 57.51 acre tract and the east line of said Lot 3, Block 1, at a distance of 205.34 feet passing the northeast corner of said Lot 3, Block 1 and the easternmost southeast corner of Lot 1, Block 1 of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 125, P.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said Lot 1, Block 1 at a distance of 624.35 feet passing the easternmost northeast corner of said Lot 1, Block 1 and the southeast corner of a tract of land conveyed by deed to the City of Rockwall, as recorded in Volume 2219, Page 187, D.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said City of Rockwall tract, a total distance of 905.67 feet to a 1/2-inch iron rod (controlling monument) found at the northwest corner of said REDC 57.51 acre tract and the northeast corner of said City of Rockwall tract, being in the south line of Springer Road (80 foot right-of-way);

THENCE North 88 degrees 36 minutes 34 seconds East, with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 1,787.64 feet to a 1/2-inch iron rod with cap stamped "GM RPLS 4395" found;

THENCE North 88 degrees 38 minutes 01 seconds, continuing with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 303.43 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the southwest line of said REDC 1,101 acre tract and the existing northeasterly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 29 degrees 36 minutes 26 seconds;

THENCE with the southwest line of said REDC 1,101 acre tract and the northeasterly line of said Springer Road, with said curve to the left, at an arc distance of 94.33 feet passing the northwest corner of said REDC 1,101 acre tract and a southwest corner of said REDC 60.25 acre tract, continuing with a southwesterly line of said REDC 60.25 acre tract and the northeasterly line of said Springer Road, a total arc distance of 317.12 feet (Chord Bearing North 76 degrees 35 minutes 13 seconds West - 313.60 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set at the point of tangency;

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said REDC 60.25 acre tract and the north line of said Springer Road, at a distance of 454.43 feet passing the southwest corner of said REDC 60.25 acre tract and the southeast corner of said REDC 90.448 acre tract, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a total distance of 1,787.99 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set;

THENCE South 88 degrees 26 minutes 27 seconds West, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 235.14 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set;

THENCE North 46 degrees 34 minutes 32 seconds West, departing the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of Data Drive (65 foot width right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set ;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the east line of said Data Drive, a distance of 42.39 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC"found;

THENCE North 01 degree 40 minutes 53 seconds West, continuing with the east line of said Data Drive, a distance of 85.27 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC"found;

THENCE North 46 degrees 53 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 42.25 feet a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set;

THENCE North 01 degree 38 minutes 59 seconds West, continuing with the east line of said Data Drive, at a distance of 1,118.86 feet passing the north line of said REDC 90.448 acre tract and south line of said REDC 6.964 acre tract, continuing with the east line of said Data Drive, a total distance of 1,119.70 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC"found;

THENCE North 01 degree 41 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 425.73 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set at the westernmost northeast corner of said REDC 6.964 acre tract and the southwest corner of the remainder of a called 52.76 acre tract described in deed to Rockwall Economic Development Corporation, recorded in Volume 3495, Page 314, O.P.R.R.C.T.;

THENCE South 89 degrees 31 minutes 10 seconds East, departing the east line of said Data Drive, with the north line of said REDC 6.964 acre tract and the south line of said 52.76 acre remainder tract, at a distance of 120.25 feet passing a 3/4-inch iron rod found at the southeast corner of said 52.76 acre remainder tract and the southwest corner of a tract of land described in deed to Baker Schwimmer Ventures, LP, as recorded in Instrument No. 20180000018084, O.P.R.R.C.T., at a distance of 354.20 feet passing the southeast corner of said Baker Schwimmer Ventures, LP and the southwest corner of a tract of land described in deed to Phase 17 Investments, LP, as recorded in Instrument No. 2011-00447067, O.P.R.R.C.T., continuing with a north line of said REDC 6.964 acre tract and the south line of said Phase 17 Investments, LP, a total distance of 604.52 feet to a 1/2-inch iron rod found at in interior corner of said REDC 6.964 acre tract and the southeast corner of said Phase 17 Investments, LP tract;

THENCE North 01 degree 00 minutes 25 seconds West, with the west line of said REDC 6.964 acre tract and the east line of said Phase 17 Investments, LP tract, a distance of 1,393.52 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northernmost northwest corner of said REDC 6.964 acre tract and an interior corner of said Phase 17 Investments, LP tract;

THENCE North 89 degrees 17 minutes 45 seconds East, with a north line of said REDC 6.964 acre tract and a south line of said Phase 17 Investments, LP tract, a distance of 119.28 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set at the northeast corner of said REDC 6.964 acre tract and a southeast corner of said Phase 17 Investments, LP tract, being in the west line of a tract of land described in deed to Adam Mitchell, as recorded in Volume 5283, Page 290, D.R.R.C.T.;

THENCE South 01 degree 41 minutes 53 seconds East, with an east line of said REDC 6.964 acre tract and the west line of said Adam Mitchell tract, a distance of 15.75 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set at a southeast corner of said REDC 6.964 acre tract and the southwest corner of said Adam Mitchell tract, being in the north line of Carrington Farms Addition, an addition to the City of Fate, as recorded in Cabinet D, Page 139, P.R.R.C.T.;

THENCE South 89 degrees 23 minutes 43 seconds West, with a south line of said REDC 6.694 acre tract and the north line of said Carrington Farms Addition, a distance of 94.74 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set at an interior corner of said REDC 6.964 acre tract and the northwest corner of said Carrington Farms Addition;

THENCE South 01 degree 01 minute 24 seconds East, with the east line of said REDC 6.694 acre tract and the west line of said Carrington Farms Addition, a distance of 1,804.19 feet to the southeast corner of said REDC 6.964 acre tract and the southwest corner of said Carrington Farms Addition, being in the north line of said REDC 90.448 acre tract, from which a found 1-inch bolt in 6-inch wood post bears South 00 degrees 44 minutes 42 seconds East, a distance of 0.50 feet;

THENCE South 89 degrees 45 minutes 30 seconds East, with the north line of said REDC 90.448 acre tract and the south line of said Carrington Farms Addition, a distance of 955.67 feet to a 1/2-inch iron pipe found at the northeast corner of said REDC 90.448 acre tract and the northwest corner of said REDC 60.25 acre tract;

THENCE North 88 degrees 31 minutes 54 seconds East, with the north line of said REDC 60.25 acre tract and the south line of said Carrington Farms Addition, at a distance of 1,094.00 feet passing the southeast corner of said Carrington Farms Addition, continuing a total distance of 1,101.08 feet to a magnail set at the northeast corner of said REDC 60.25 acre tract, being in the west line of a tract of land described in deed to Discovery Lakes, LLC, as recorded in Instrument No. 20150000015193, O.P.R.R.C.T., being in the approximate center of Rochell Road;

THENCE South 00 degrees 49 minutes 05 seconds East, with the east line of said REDC 60.25 acre tract and the west line of said Discovery Lakes, LLC tract, with the approximate center of said Rochell Road, at a distance of 2,446.57 feet passing the southeast corner of said REDC 60.25 acre tract and the northeast corner of said REDC 1,101 acre tract, continuing a total distance of 2,842.89 feet to a magnail set at the southeast corner of said REDC 1,101 acre tract, being in the northerly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 10 degrees 21 minutes 34 seconds;

THENCE with the southwest line of said REDC 1,101 acre tract and the northerly line of said Springer Road, with said curve to the left, an arc distance of 110.96 feet (Chord Bearing North 23 degrees 22 minutes 18 seconds West - 110.81 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set;

THENCE South 00 degrees 49 minutes 05 seconds East, departing the southwest line of said REDC 1,101 acre tract and the northerly line of said Springer Road, a distance of 36.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set at the point of curvature of a curve to the right, having a radius of 1,357.50 feet and a central angle of 02 degrees 33 minutes 19 seconds;

THENCE with said curve to the right, an arc distance of 60.54 feet (Chord Bearing South 00 degrees 27 minutes 35 seconds West - 60.54 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set at the point of tangency;

THENCE South 01 degree 44 minutes 14 seconds West, a distance of 183.47 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING"set in the east line of said REDC 57.51 acre tract and the west line of Rochell Road (80 foot width right-of-way, being the point of curvature of a non-tangent curve to the right, having a radius of 533.69 feet and a central angle of 00 degrees 32 minutes 22 seconds;

THENCE with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the right, an arc distance of 5.02 feet (Chord Bearing South 01 degree 08 minutes 31 seconds East - 5.02 feet) to a 1/2-inch iron rod found;

THENCE South 00 degrees 55 minutes 38 seconds East, continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, a distance of 293.37 feet to a 1/2-inch iron rod found at the point of curvature of a non-tangent curve to the left, having a radius of 613.69 feet and a central angle of 20 degrees 52 minutes 00 seconds;

THENCE continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the left, an arc distance of 223.50 feet (Chord Bearing South 11 degrees 14 minutes 49 seconds East - 222.27 feet to a magnail set;

THENCE South 01 degree 10 minutes 12 seconds East, continuing with the east line of said a distance of 246.46 feet to a magnail set at the southeast corner of said REDC 57.51 acre tract, being in the existing northeasterly line of said SH 276;

THENCE North 81 degrees 58 minutes 50 seconds West, with the southwest line of said REDC 57.51 acre tract and the existing northeasterly line of said SH 276, a distance of 2,395.66 feet to the POINT OF BEGINNING, containing 214.7576 acres of land.

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 of _____.

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 OUT HANDS, this____day of _____.

Mayor, City of Rockwall City Secretary of Rockwall

City Engineer

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 desiganted herein as ROCKWALL TECHNOLOGY PARK PHASE V, an 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. We further certify that all other parties who have a mortgage or lien interest on the 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 of using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements described herein.
- 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 to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintailing, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 such improvements for the desiganted 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.

Rockwall Economic Development Corporation

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rockwall Economic Development Corporation, 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 under my hand and seal of office, this _____day of _____2021

Notary Public in and for the State of Texas My Commissin Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, 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 place under my personal supervision.

Patrick J. Baldasaro
Texas Registered Professional Land Surveyor No. 5504

FINAL PLAT
OF
ROCKWALL
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OWNER/SUBDIVIDER
ROCKWALL
ECONOMIC DEVELOPMENT
P.O BOX 968
ROCKWALL, TEXAS 75087



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: November 30, 2021

SUBJECT: MIS2021-014; *Exception to the Lighting Standards for Lowe's*

The applicant, Brian Baker of EMC, is requesting the approval of an *Exception* to the *Outdoor Lighting Standards for Non-Residential Properties*. The subject property is located on a 16.062-acre tract of land (*Lot 3, Block C, Steger Towne Crossing Phase 2 Addition*) addressed as 851 Steger Towne Drive. The applicant is requesting an exception to the *Outdoor Lighting Standards for Non-Residential Properties* for the subject property, which is zoned Commercial (C) District. Within the applicant's letter of request, they cite the following reasons for the request: [1] the spillover will benefit the neighboring commercial properties, [2] meeting the Unified Development Code (UDC) would defy Lowe's safety standards, [3] and the site's constraints.

On July 28, 2021, the applicant submitted a commercial building permit [*Permit No. COM2021-3953*] to replace the lighting fixtures on the subject property. Staff reviewed the Photometric Plan submitted with the permit and found that the foot-candles at the property lines did not meet the 0.2 FC requirement stipulated in the UDC. According to Subsection 03.03(C), *Light at Non-Residential Property Line*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), "(t)he allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) foot-candle or 0.2 FC." The applicant has since submitted two (2) more Photometric Plans, on August 18 and September 14, that also did not meet the 0.2 FC requirement. This prompted the applicant to submit the exception request to the Planning and Zoning Commission to exceed the 0.2 FC property line requirement for the areas indicated in the red boxes on the Photometric Plan. According to Subsection 03.03(C), *Light at Non-Residential Property Line*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), "(f)or planned shopping centers or other commercial developments that contain more than one (1) lot, the Planning and Zoning Commission may consider lighting plans that...result in light spillover across common lot lines within the same development."

Staff has included each Photometric Plan submitted with the commercial building permit [*Case No. COM2021-3953*] in the packet. This is a discretionary decision for the Planning and Zoning Commission and will require a $\frac{3}{4}$ -majority vote -- *with a minimum of four [4] vote in the affirmative* -- for approval. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on November 30, 2021.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-014

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 851 N. Steger Town Drive, Rockwall, TX 75082
SUBDIVISION Steger Towne Crossing Phase II LOT 3 BLOCK C
GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial CURRENT USE Retail
PROPOSED ZONING Commercial PROPOSED USE Retail
ACREAGE 16.062 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 Lowes ☒ APPLICANT EMC
CONTACT PERSON Tina Draughn CONTACT PERSON Brian Baker
ADDRESS 1000 Lowes Boulevard ADDRESS 2800 Hickelburg Lane
CITY, STATE & ZIP Rockwall, NC 28117 CITY, STATE & ZIP Pharmacia, VA 53117
PHONE 936-444-0921 PHONE 612-219-4866
E-MAIL tina.draughn@lowes.com E-MAIL bobkane@emcnc.com

NOTARY VERIFICATION [REQUIRED]

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

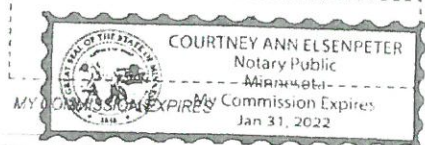
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF November 2021. BY SIGNING THIS APPLICATION, 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.

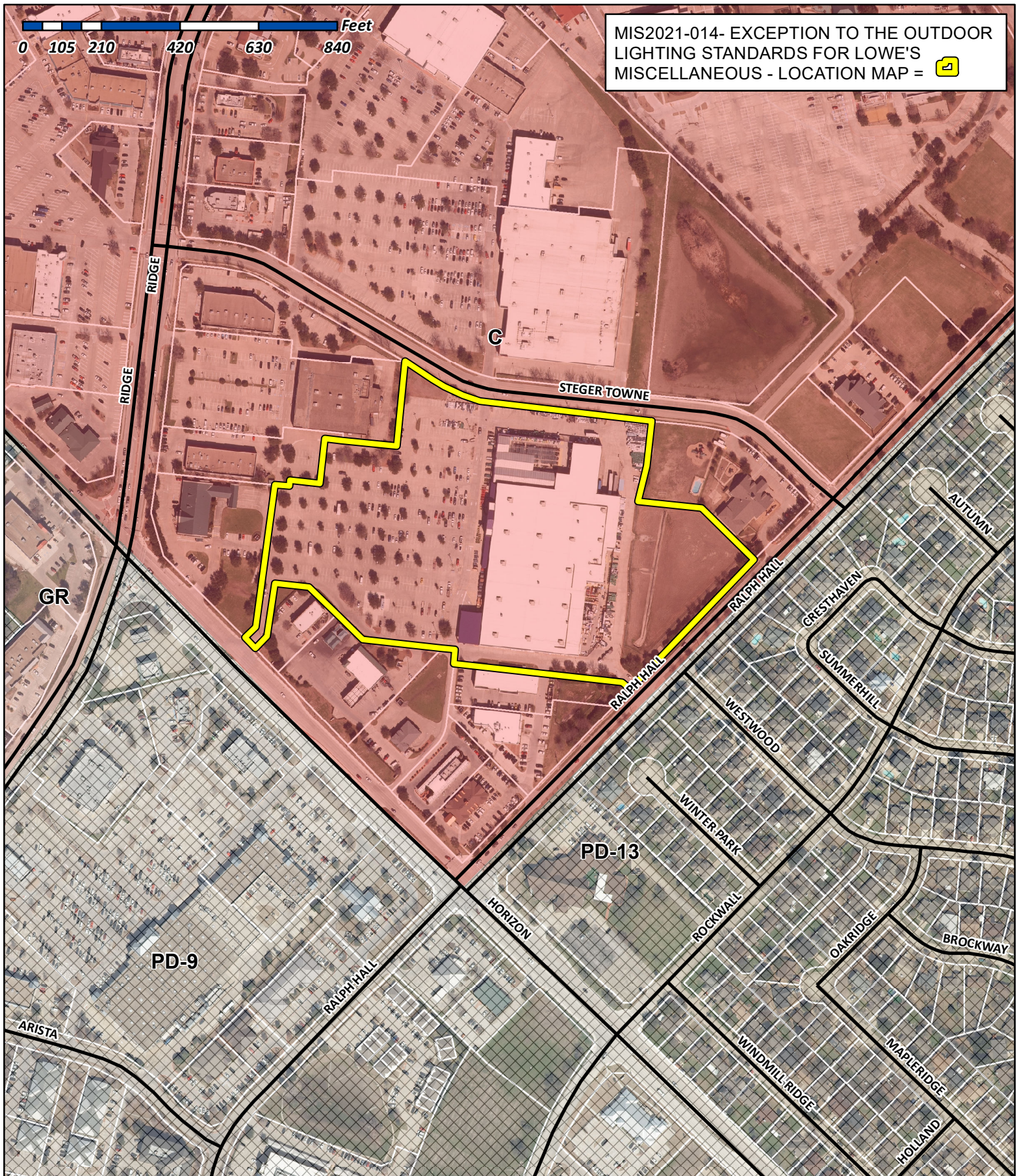
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF NOVEMBER 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

B Baker (Agent)
Courtney Ann Elsenpeter

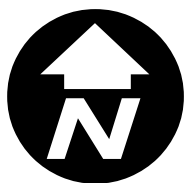




City of Rockwall

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.





Energy Management Collaborative
2890 Vicksburg Lane N
Plymouth, MN 55447

November 15, 2016

Attn: Planning and Zoning Department
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

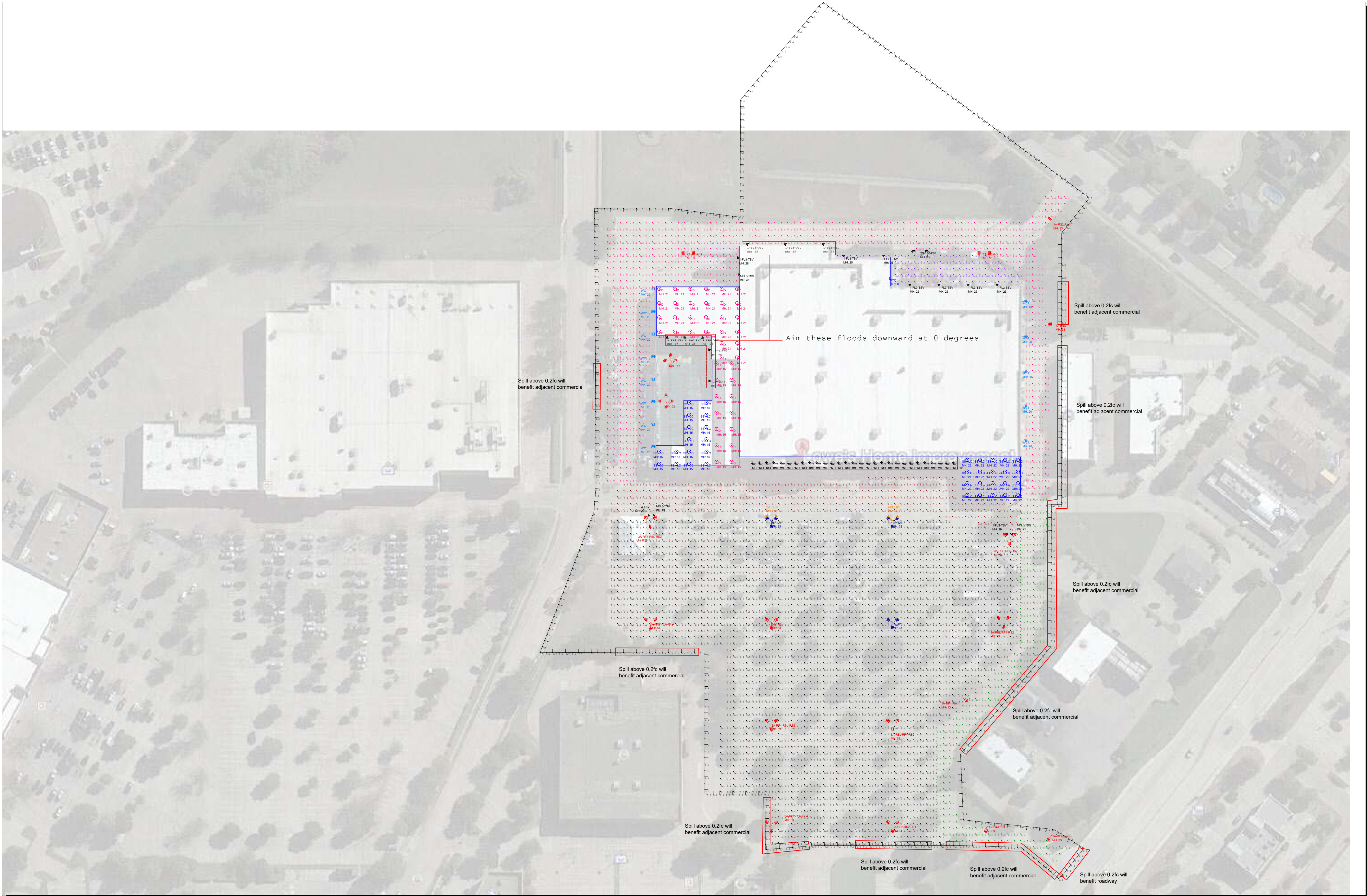
Mr. Henry Lee:

I am writing concerning an exterior light level variance request for the Lowes store located at 851 N. Steger Towne Drive, Rockwall, TX 75087. I am requesting a variance for this location as we are currently exceeding the ordinance of .2 fc in many areas along the property lines and are seeking approval to maintain Lowes safety and security standards. See below for key points initiating the request:

- The City of Rockwall, TX lighting property line ordinance of ≤ 0.2 foot candles at the property lines is understood.
- The property lines within this plaza are neighboring only with commercial locations also with pole-mounted area lights. This situation creates trespass of > 0.2 foot candles but ≤ 0.4 foot candles in many places resulting from proximity of the poles to the lot lines.
- Given that the property line goes directly through the plaza where the points are highest, all attempted redesigns necessitate that we use a combination of the lowest lumen package fixtures allowable, plus adding shields facing outwards towards the property line to further redirect extra light away from the property for all applicable fixtures possible but, we are unable to meet the lighting standard while achieving Lowes acceptable lighting minimums.
- We have made multiple design attempts to deliver an in-compliance project adhering to the City of Rockwall lighting standard of .2 foot candles or less at all property lines. If we comply with the standards, we are dramatically below Lowes safety and security standards in many areas and dramatically over lit in other areas. This creates a combination of safety concerns while wasting energy in other portions of the parking lot.
- Any spillage in proposed photometric conditions will only benefit adjacent commercial property with no residential property impacted.

Sincerely,

Brian Baker
Sr. Project Manager, EMC
612-219-4866
bbaker@emcllc.com



Scale: 1 inch= 73 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IEEE LIA-01-1989
Identifying Operating Factors for HID Luminaires

Provided for:
Andrew Fisher/John Downing
Current, powered by GE

Provided BY:
Application Solution Center
Current, Powered by GE
East Cleveland, OH
P: 216-266-3073

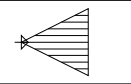
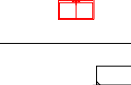
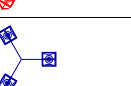
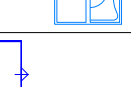
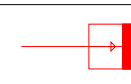
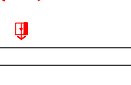
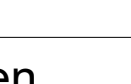
Designer: Ryan Wood

Date: 9/13/2021

GE Drawing #: Lowes #610 - ROCKWALL TX V4-AGI

Lowes #610 Rockwall, TX
Address: 851 N. Steger Town Drive, Rockwall, TX 75032

MOUNTING HEIGHTS AS INDICATED
HORIZONTAL Fc AT GRADE U.O.N
MAINTAINED OUTPUT SHOWN

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	Total Watts
	20	1-FL3-TSV	SINGLE	0.750	EFM101_CC7 WITH TSVBLCK-EFM1	96	11500	N.A.	1920
	1	1A-RBL	SINGLE	0.750	EALS03_C4AF with ELS-EAL-RBL-BLCK back shield	50	6700	B1-U0-G2	50
	2	2-FL3 90	2 @ 90 DEGREES	0.750	2-EFM101_CC77	192	30000	N.A.	384
	2	2A-180-RO	GROUP	0.750	1-EALS03_C4AH740__S1 and 1-EALS03_C4AH740__S2 Rotated optics	100	14400	N.A.	200
	1	2G-180-FS4	GROUP	0.750	2-EALS03_H4AH with ELS-EAL-FS4-BLCK side shields	280	33000	N.A.	280
	1	3A-120	3 @ 120 DEGREES	0.750	3-EALS03_C4AF	150	22500	B1-U0-G2	150
	3	3N-120	3 @ 120 DEGREES	0.750	3-EALP03_L5SH	789	101400	B5-U0-G4	2367
	2	4A	4 @ 90°	0.750	4-EALS03_C4AF	200	30000	B1-U0-G2	400
	42	HD	SINGLE	0.750	LPS02206840VRIWHITE w_ refractor	160	20048	B5-U3-G2	6720
	29	RC	SINGLE	0.750	1-LRC8RB420NRSDCLMR840VQ	19	2100	B2-U0-G0	551
	36	SS - LC	SINGLE	0.750	LPS01810840VRIWHITE w_ refractor	130	17358	B4-U4-G2	4680
	13	WC1	SINGLE	0.750	EACL_B3 and (1) WMB-EAMT06_____	36	5100	B1-U0-G1	468
	1	WP	SINGLE	0.750	EWAS01_B4AF	36	5000	B1-U0-G1	36
	1	1A-RS2-Right	SINGLE	0.750	EALS03_C4AF750_____WITH ELS-EAL-RS2-BLCK	50	5400	B1-U0-G1	50
	3	1A-RF4-Front	SINGLE	0.750	EALS03_C4AF750_____WITH ELS-EAL-RF4-BLCK	50	6000	B1-U0-G1	150
	3	3A-RS2-RS2-RF4	GROUP	0.750	3-EALS03_C4AF750 with 2x RS2 (one left and one right) and 1x	150	16800	N.A.	450
	2	3A-RF4-RBL-RS2	GROUP	0.750	3-EALS03_C4AF750 w/ RF4 (front) & RBL (back) and RS2 (right)	150	18100	N.A.	300
	3	3A-RBL-RF4-RS2	GROUP	0.750	3-EALS03_CF750 w/ RBL (back) & RF4 (front) & RS2 (left)	150	18100	N.A.	450

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bulpen	Illuminance	Fc	1.59	7.3	0.5	3.18	14.60
Drive	Illuminance	Fc	0.63	7.3	0.1	6.30	73.00
Front Aisle	Illuminance	Fc	3.42	13.7	0.2	17.10	68.50
Loading Canopy	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Main Parking	Illuminance	Fc	1.18	10.3	0.1	11.80	103.00
New_Property_Line	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.
Open Area	Illuminance	Fc	3.74	19.1	0.3	12.47	63.67
Rear	Illuminance	Fc	1.12	12.8	0.0	N.A.	N.A.

EXISTING CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 106.5 KVA
NEW CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 19.6 KVA

Zone	Application	Fixture	Family	Voltage	Color	Optical	Qty	Catalog Logic	GE Part #
Garden	Hight Bay - Shade Structure & Lumber Canopy	SS-4000K	LPS	120-277	W	18	36	LPS01810840VRIWHITE	93099230
Garden	Hight Bay - Hard Deck	HD-4000K	LPS	120-277	W	22	42	LPS02206840VRIWHITE	93099233
Building	8" Downlight - 4000K	RC1	LRC8	277	W	RB	29	LRC8RB420NRSDCLMR840VQ	93112637
Garden & Building	Area Light - Wall mounted	WC1	EACL	120-277	DB	10	13	EACL010B3AW740X1C1DKBZ	93121522
Garden & Parking	Pole - Area Light - Universal mount	G	EALS03	347-480	DB	H4	2	EALS03HH4AH740NDD1DKBZ	93102505
Parking	Pole - Area Light - Universal mount	N	EALP03	347-480	DB	L5	9	EALP03HL5SH740NDD1DKBZ	93121823
Garden & Building	Flood - Parking or Wall - Knuckle Slipfitter	FL-3	EFM1	277-480	DB	CC	24	EFM101ECC77740ADS1DKBZ	93130211
Garden & Building	Wall Pack	WP	EWAS	120-277	DB	B4	1	EWAS010B4AF740N1FMDKBZ	93131215
Building	Slipfitter Wall Mount		WMB-	Adder	DB	N/A	13	WMB-EAMT06DKBZ	186488
Parking	Pole - Area light - Universal mount	A	EALS03	480	DB	C4	44	EALS03HC4AF750XDD1DKBZ	93112029
Garden - Lumber Canopy	Refractor for High Bay LPS fixtures	N/A	16i	N/A		N/A	78	16in MOONGLOW REFRACTOR	93099795
Building	Beauty plate for downlight	N/A	BRA	N/A		00	29	BRA-1009961-01 PLATE, 17-1/2SQ, 8IN LRC	93110329
Garden & Parking	Pole - Area Light - Universal Mount	A	EALS	347-480	DB	C4	8	EALS03HC4AH740XDD1DKBZS1	93133284
Garden & Parking	Shield - Type 4 - Front - 2 Cutoff - 1 mod.		EALS/EALP	2	BL	RF4-	11	ELS-EAL-RF4-BLCK	93058251
Garden & Parking	Shield - Type 4 - Side - 1 Cutoff - 1 mod.	RS2	EALS/EALP	1	BL	RS2-	12	ELS-EAL-RS2-BLCK	93056057
Garden & Parking	Shield - Type 4 - Back - Long Cutoff - 1 mod.	RBL	EALS/EALP	Long	BL	RBL-	6	ELS-EAL-RBL-BLCK	93046054



Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IEEE LAA-51-1989
Identifying Operating Factors for HID Luminaires

Provided for:
Andrew Fisher/John Downing
Current, powered by GE

Provided BY:
Application Solution Center
Current, Powered by GE
East Cleveland, OH
P: 216-266-3073

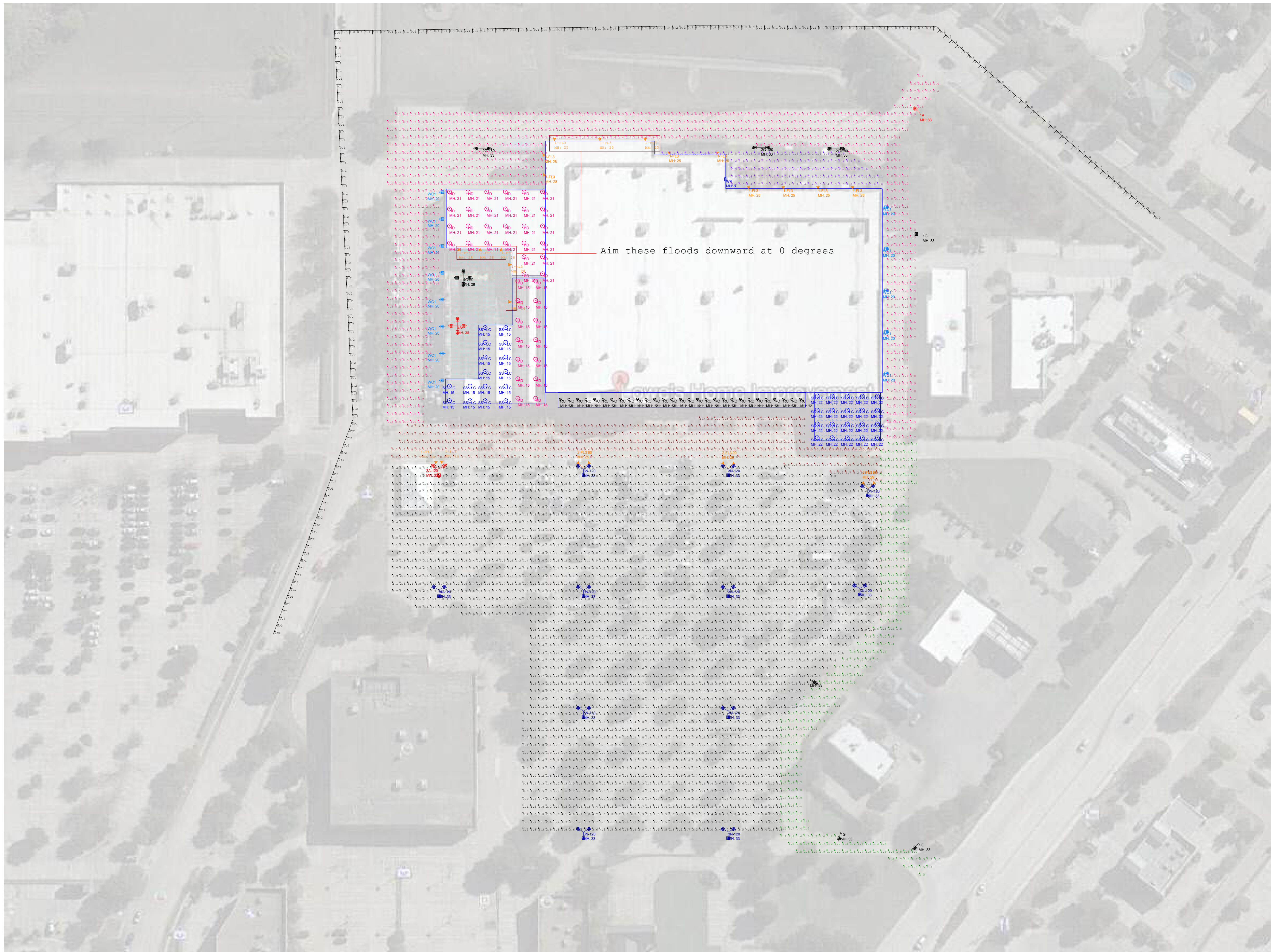
Designer: Ryan Wood	Date:9/13/2021	GE Drawing #: Lowes #0610 - ROCKWALL TX V4-AGI
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Lowes #610 Rockwall, TX
Address: 851 N. Steger Town Drive, Rockwall, TX 75032

MOUNTING HEIGHTS AS INDICATED
HORIZONTAL Fc AT GRADE U.O.N
MAINTAINED OUTPUT SHOWN

Ordering Number Light Logic									
Evolve™ LED Area Light [EALP-03]									
TYPE OF ORDER (DESCRIPTION)		PHYSICAL WEIGHT (LBS.)	PHYSICAL DIMENSIONS (L x W x H)	OPERATIONAL WEIGHT (LBS.)	OPERATIONAL DIMENSIONS (L x W x H)	LED BEAMS (120°)	LED BEAMS (60°)	LED BEAMS (30°)	LED BEAMS (15°)
		3000K	3000K	3000K	3000K	3000K	3000K	3000K	3000K
Type I	OK Asymmetric Forward tilt	7000	7000	53	18-0-0	18-0-0	EALP1-CAN700-01	EALP1-CAN700-01	EALP1-CAN700-01
	OK Asymmetric Forward tilt	14000	14000	74	18-0-0	18-0-0	EALP1-CAN700-02	EALP1-CAN700-02	EALP1-CAN700-02
	OK Asymmetric Forward tilt	21000	21000	109	18-0-0	18-0-0	EALP1-CAN700-03	EALP1-CAN700-03	EALP1-CAN700-03
	OK Asymmetric Forward tilt	28000	28000	143	18-0-0	18-0-0	EALP1-CAN700-04	EALP1-CAN700-04	EALP1-CAN700-04
	OK Asymmetric Forward tilt	35000	35000	177	18-0-0	18-0-0	EALP1-CAN700-05	EALP1-CAN700-05	EALP1-CAN700-05
	OK Asymmetric Forward tilt	42000	42000	212	18-0-0	18-0-0	EALP1-CAN700-06	EALP1-CAN700-06	EALP1-CAN700-06
	OK Asymmetric Forward tilt	49000	49000	246	18-0-0	18-0-0	EALP1-CAN700-07	EALP1-CAN700-07	EALP1-CAN700-07
	OK Asymmetric Forward tilt	56000	56000	280	18-0-0	18-0-0	EALP1-CAN700-08	EALP1-CAN700-08	EALP1-CAN700-08
	OK Asymmetric Forward tilt	63000	63000	315	18-0-0	18-0-0	EALP1-CAN700-09	EALP1-CAN700-09	EALP1-CAN700-09
	OK Asymmetric Forward tilt	70000	70000	350	18-0-0	18-0-0	EALP1-CAN700-10	EALP1-CAN700-10	EALP1-CAN700-10
	OK Asymmetric Forward tilt	77000	77000	385	18-0-0	18-0-0	EALP1-CAN700-11	EALP1-CAN700-11	EALP1-CAN700-11
	OK Asymmetric Forward tilt	84000	84000	420	18-0-0	18-0-0	EALP1-CAN700-12	EALP1-CAN700-12	EALP1-CAN700-12
Type II	OK Asymmetric side angle	8000	8000	60	18-0-0	18-0-0	EALP1-CAN700-13	EALP1-CAN700-13	EALP1-CAN700-13
	OK Asymmetric side angle	16000	16000	120	18-0-0	18-0-0	EALP1-CAN700-14	EALP1-CAN700-14	EALP1-CAN700-14
	OK Asymmetric side angle	24000	24000	180	18-0-0	18-0-0	EALP1-CAN700-15	EALP1-CAN700-15	EALP1-CAN700-15
	OK Asymmetric side angle	32000	32000	240	18-0-0	18-0-0	EALP1-CAN700-16	EALP1-CAN700-16	EALP1-CAN700-16
	OK Asymmetric side angle	40000	40000	300	18-0-0	18-0-0	EALP1-CAN700-17	EALP1-CAN700-17	EALP1-CAN700-17
	OK Asymmetric side angle	48000	48000	360	18-0-0	18-0-0	EALP1-CAN700-18	EALP1-CAN700-18	EALP1-CAN700-18
	OK Asymmetric side angle	56000	56000	420	18-0-0	18-0-0	EALP1-CAN700-19	EALP1-CAN700-19	EALP1-CAN700-19
	OK Asymmetric side angle	64000	64000	480	18-0-0	18-0-0	EALP1-CAN700-20	EALP1-CAN700-20	EALP1-CAN700-20
	OK Asymmetric side angle	72000	72000	540	18-0-0	18-0-0	EALP1-CAN700-21	EALP1-CAN700-21	EALP1-CAN700-21
	OK Asymmetric side angle	80000	80000	600	18-0-0	18-0-0	EALP1-CAN700-22	EALP1-CAN700-22	EALP1-CAN700-22
	OK Asymmetric side angle	88000	88000	660	18-0-0	18-0-0	EALP1-CAN700-23	EALP1-CAN700-23	EALP1-CAN700-23
	OK Asymmetric side angle	96000	96000	720	18-0-0	18-0-0	EALP1-CAN700-24	EALP1-CAN700-24	EALP1-CAN700-24
Type III	OK Asymmetric rear tilt	7000	7000	53	18-0-0	18-0-0	EALP1-CAN700-25	EALP1-CAN700-25	EALP1-CAN700-25
	OK Asymmetric rear tilt	14000	14000	74	18-0-0	18-0-0	EALP1-CAN700-26	EALP1-CAN700-26	EALP1-CAN700-26
	OK Asymmetric rear tilt	21000	21000	109	18-0-0	18-0-0	EALP1-CAN700-27	EALP1-CAN700-27	EALP1-CAN700-27
	OK Asymmetric rear tilt	28000	28000	143	18-0-0	18-0-0	EALP1-CAN700-28	EALP1-CAN700-28	EALP1-CAN700-28
	OK Asymmetric rear tilt	35000	35000	177	18-0-0	18-0-0	EALP1-CAN700-29	EALP1-CAN700-29	EALP1-CAN700-29
	OK Asymmetric rear tilt	42000	42000	212	18-0-0	18-0-0	EALP1-CAN700-30	EALP1-CAN700-30	EALP1-CAN700-30
	OK Asymmetric rear tilt	49000	49000	246					

Lowes #610 Rockwall, TX
Address: 851 N. Steger Town Drive, Rockwall, TX 75032



Scale: 1 inch= 65 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.

Ref: IES LM-61-1986
Identifying Operating Factors for HID Luminaires

Provided for:
Andrew Fisher/John Downing
Current, powered by GE

Provided BY:
Application Solution Center
Current, Powered by GE
East Cleveland, OH
P: 216-266-3073

Designer: Alhasan Abaid

Date: 8/17/2021

GE Drawing #: Lowes #0610 - ROCKWALL TX V3.AGI

Lowes #610 Rockwall, TX
Address: 851 N. Steger Town Drive, Rockwall, TX 75032

MOUNTING HEIGHTS AS INDICATED
HORIZONTAL Fc AT GRADE U.O.N
MAINTAINED OUTPUT SHOWN



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: Andrew Reyna, *Planner*

DATE: November 30, 2021

SUBJECT: MIS2021-015; *Variance Request to the Utility Standards for 7/11*

On August 10, 2021 the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (*i.e.* 7/11) on a 1.503-acre tract of land located east of the intersection of S. Goliad Street [SH-205] and S. FM-549. Additionally, the Planning and Zoning Commission approved a variance to the pitched roof requirements allowing a flat roof design on a building that was less than 5,000 SF. 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.*). The subject property is zoned Commercial (C) District and is situated within the SH-205 Overlay (SH-205 OV) District.

Since the site plan and variance were approved, the applicant has submitted civil engineering drawings and is working with the Engineering Department to address all comments. One of the issues that was identified through this process was a proposal by the applicant to relocate existing overhead powerlines from the interior of the site to the right-of-way line adjacent to the proposed landscape buffer. 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. In the applicant's letter, the applicant has stated that Farmers Electric Cooperation would need to relocate these lines in the future, and based on this they believe it would be complicated to underground this portion of the utilities. 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." The code goes on to state that two (2) compensatory measures that *directly offset* the requested variance shall be provided. In this case, the applicant has stated that they are willing to provide [1] an increased landscape buffer along FM-549, [2] increased landscaping, [3] increased natural stone, [4] increased architectural elements, and [5] increased glazing area (*i.e.* *faux windows*). Staff should point out that many of these compensatory measures were already used to justify the variance to the roof standards on the original site plan case, and that the increased glazing was a recommendation by the Architectural Review Board (ARB) if the roof variance was granted. Additionally, the proposed compensatory measures do not appear to directly off-set the requested variance. It should also be

noted that in previous cases for similar requests the City Council and Planning and Zoning Commission have not approved variances relating to the undergrounding utilities due to the potential of creating a precedence; however, variances 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. Staff is obligated to should point out that if this property is granted a variance it is part of a larger commercial tract, and the remainder of the tract would be required to underground the utilities at the time of development. If this is the case, this could create an aesthetically inconsistent frontage along SH-205.

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 $\frac{3}{4}$ -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 November 30, 2021 Planning and Zoning Commission work session.



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
- ☐ 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 **NEC of HWY 205 and FM 549, Rockwall, TX 75032**

SUBDIVISION **Creekside Commons**

LOT **1** BLOCK **A**

GENERAL LOCATION **NEC 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 **Convenience Store with Gas**

ACREAGE **1.503**

LOTS [CURRENT]

N/A

LOTS [PROPOSED] **N/A**

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

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

☐ OWNER **549 Crossing, LP**

☒ APPLICANT **The Dimension Group**

CONTACT PERSON **Michael Hampton**

CONTACT PERSON **Keaton Mai**

ADDRESS **10755 Sandhill Rd**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Dallas, TX 75238**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **469-500-5204**

PHONE **214-600-1152**

E-MAIL **mhampton@prudentdevelopment.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [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 15th DAY OF November, 2021. 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."

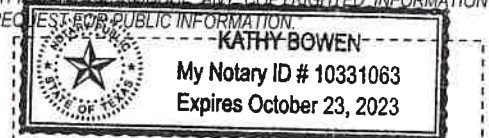
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2021.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kathy Bowen



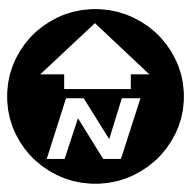
MY COMMISSION EXPIRES 10-23-23



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.





10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, dimensiongrp.com
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

November 17, 2021

To: City of Rockwall
Planning & Zoning Commission
385 S. Goliad Street
Rockwall, TX 75087

Re: 7-Eleven #1049078 (SP2021-021)
4949 S. Goliad Street
Rockwall, TX 75032
Variance Request Letter

The following letter is provided to request variances and identify the offsetting compensatory measures for the proposed 7-Eleven located at 4949 S. Goliad Street (SP21-0021). We are respectfully requesting the following variance to the City of Rockwall Unified Development Code:

1. Utility Placement- All overhead utilities within any overlay district shall be placed underground.

To offset these variances, we are providing the following compensatory measures:

1. Increased landscape buffer along FM 549 from 10-feet to 20-feet per ARB recommendation.
2. Increased parking lot landscaping to nine (9) percent (5 percent minimum).
3. Increased natural stone on exterior elevations to 35% of total area.
4. Increased awnings provided on building façade.
5. Increased glazing area (faux windows on rear elevation).

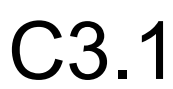
The overhead utility lines fronting the site along Hwy 205 will need to be relocated with the future TxDOT roadway expansion. This relocation is currently in design based on our discussions with Farmers Electric Coop. Moving this portion of the line underground could complicate the future relocation of the utility. Therefore, we would like to leave the lines in the current location until this expansion occurs. We have reached out to Farmers Electric Coop regarding permanent power service to the site. They have indicated that the lines may be buried during relocation, but a final decision has not been made. They do not support burying the portion of lines adjacent to this lot.

Thank you for your consideration and we appreciate your assistance with this matter.

Sincerely,

Keaton Mai, PE
Director of Civil Engineering

214.343.9400
www.dimensiongrp.com
10755 Sandhill Road, Dallas, TX 75238



[24x36TBS.dwg] [C-BASE.dwg] [C-BASE-OFFSITE.dwg]
Drawing name: L:\PRUDENT DEVELOPMENT\2020\200-672 & 200-673 - TBD - Rockwall, TX (205 & 549)\02 Civil\C3D Sheet\CD\C3.1-SITE PLAN.dwg Aug 03, 2021 - 10:41am

PROJECT COMMENTS



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

DATE: 11/19/2021

PROJECT NUMBER: Z2021-048
PROJECT NAME: PD Development Plan for SH-205 and Lakeshore Drive
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for a General Retail Development/Shopping Center 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	11/18/2021	Approved w/ Comments

11/18/2021: Z2021-048; PD Development Plan for SH-205 and Lakeshore Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a PD Development Plan for a General Retail Development/Shopping Center 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, and generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street (SH-205).

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2021-048) in the lower right-hand corner of all pages on future submittals.

I.4 According to Planned Development District 70 (PD-70) (Ordinance No. 19-41), "(t)he retail areas shall be designed to be pedestrian oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood."

M.5 Please make the following changes on the Concept Plan:

- (1) Remove the word Potential from the Potential Future Hike/Bike Trail.
- (2) Delineate the proposed playground/private park space on the concept plan.
- (3) Indicate the proposed outdoor seating areas on the concept plan.
- (4) Show connectivity from the Potential Future Hike/Bike Trail with the proposed playground/private park space and the overall development.
- (5) Please note that the required parking minimums are 1/250 SF for retail and 1/100 SF for restaurant. These are currently indicated incorrectly on the concept plan.

M.6 Please review the attached Draft Ordinance prior to the November 30, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 7, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

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 December 7, 2021; 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 December 14, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work

Session Meeting for this case will be held on November 30, 2021.

I.8 The projected City Council meeting dates for this case will be December 20, 2021 (1st Reading) and January 3, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	11/19/2021	Approved w/ Comments

11/19/2021: 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.

Roadway Paving Items:

- Driveway to be concrete.
- Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
- All parking 20'x9'.
- TIA required including City review fees.
- No deadend parking. Must have a 15'x64' turnaround that is striped as no parking.
- Quail Run Pro-rata = \$40,520.65

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.)

Drainage Items:

- Detention is required.
- Manning's C-value is per zoning type.
- Must have a flood study if you touch the floodplain. Review fees apply. Paving to be 1' above the floodplain elevation, building to be 2' above.
- Establish Erosion Hazard Setback and drainage easements.
- No vertical walls allowed in detention.
- Dumpster to drain to oil/water separator and then to the storm lines.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved w/ Comments

11/18/2021: Retail A (north building), will need to review for fire apparatus access/turn-around capabilities. FD will not back out onto SH 205/Goliad due to safety concerns.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved

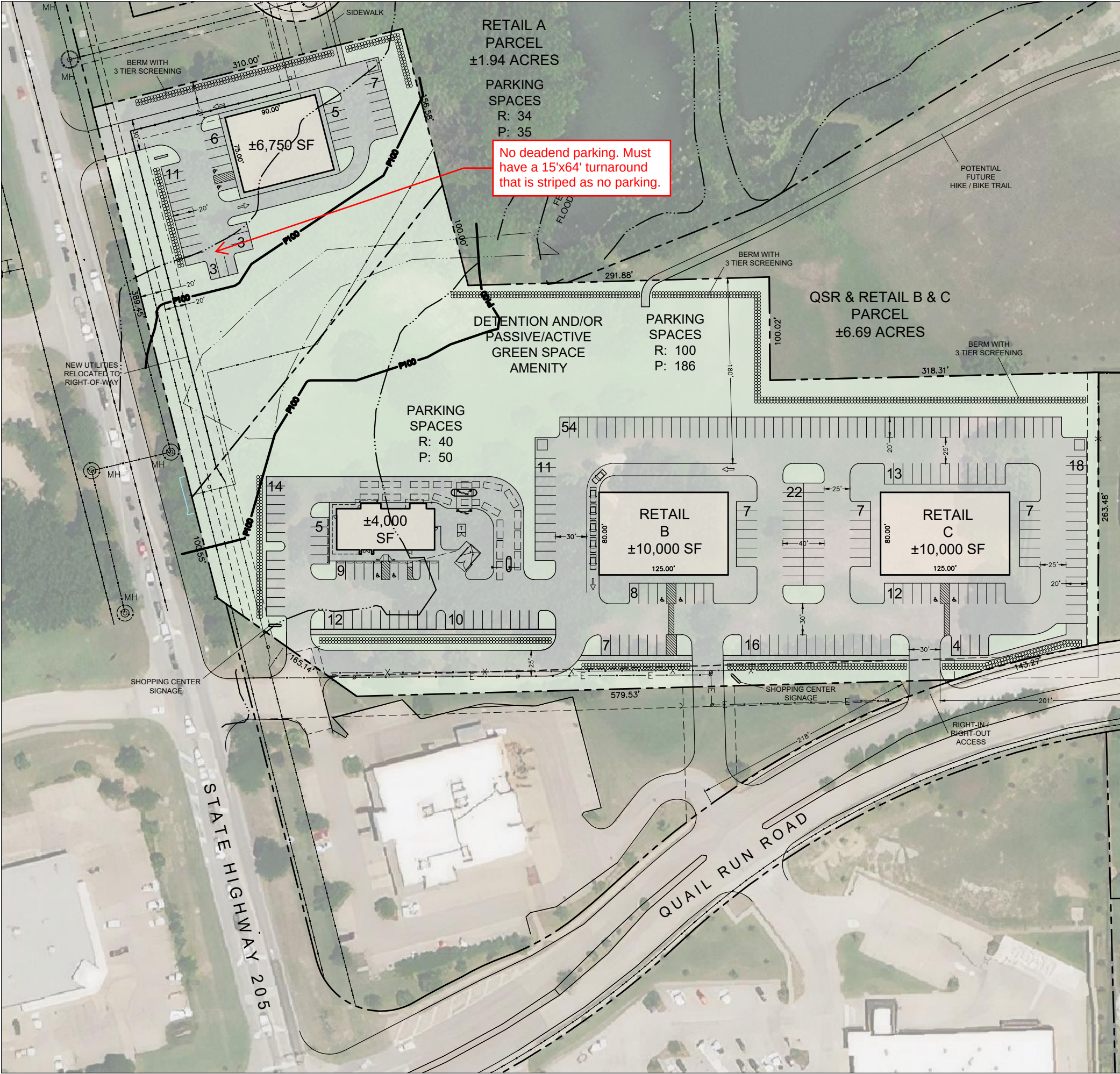
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	11/18/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

11/17/2021: 1. You will need to provide a Tree Mitigation Plan
2. You will need to provide a detailed Landscape Plan



Kirk Development Services
3985 Summit Court
Fairview, Texas 75069
(214) 498-4225
mail@kirkmcdonald.com
www.kirkmcdonald.com

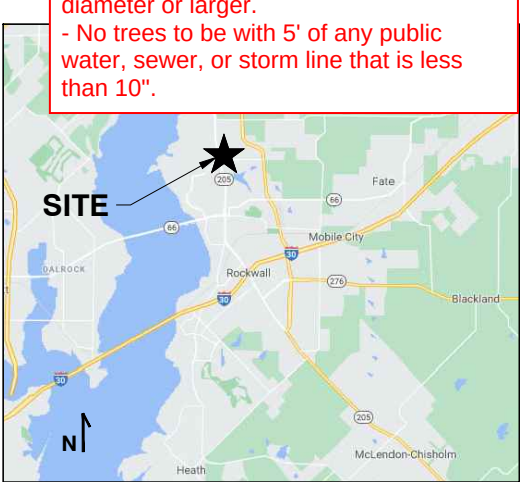
- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.

- Roadway Paving Items:**
- Driveway to be concrete.
 - Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
 - All parking 20'x9'.
 - TIA required including City review fees.
 - Quail Run pro-rata = \$40,520.65

- 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.)

- Drainage Items:**
- Detention is required.
 - Manning's C-value is per zoning type.
 - Must have a flood study if you touch the floodplain. Review fees apply. Paving to be 1' above the floodplain elevation, building to be 2' above.
 - Establish Erosion Hazard Setback and drainage easements.
 - No vertical walls allowed in detention.
 - Dumpster to drain to oil/water separator and then to the storm lines.

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



LOCATION MAP

DuWEST
CREATING, ENHANCING & PROTECTING VALUE
4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75205
duwestrealty.com

PROJECT INFORMATION

SITE AREA	
RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
TOTAL	±8.63 ACRES

BUILDING AREA	
RETAIL A	6,750 SF
RETAIL B	10,000 SF
RETAIL C	10,000 SF
QSR	4,000 SF
TOTAL	30,750 SF

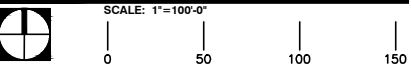
PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	34	35
RETAIL B & C	1/200 SF	100	186
QSR	1/100 SF	40	50
TOTAL		174	271

ZONING CLASSIFICATION	
JURISDICTION	CITY OF ROCKWALL
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

- PROJECT NOTES**
1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 2. THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
10/21/21	SCHEME 16	JKM

ROCKWALL TX
STATE HIGHWAY 205
& QUAIL RUN



SCHEME 16



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
- ☒ 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 not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

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 DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP

CITY, STATE & ZIP Dallas, TX 75025

PHONE

PHONE (214) 918-1804

E-MAIL

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

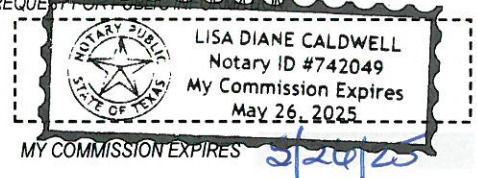
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1500.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2021 BY SIGNING THIS APPLICATION, 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."

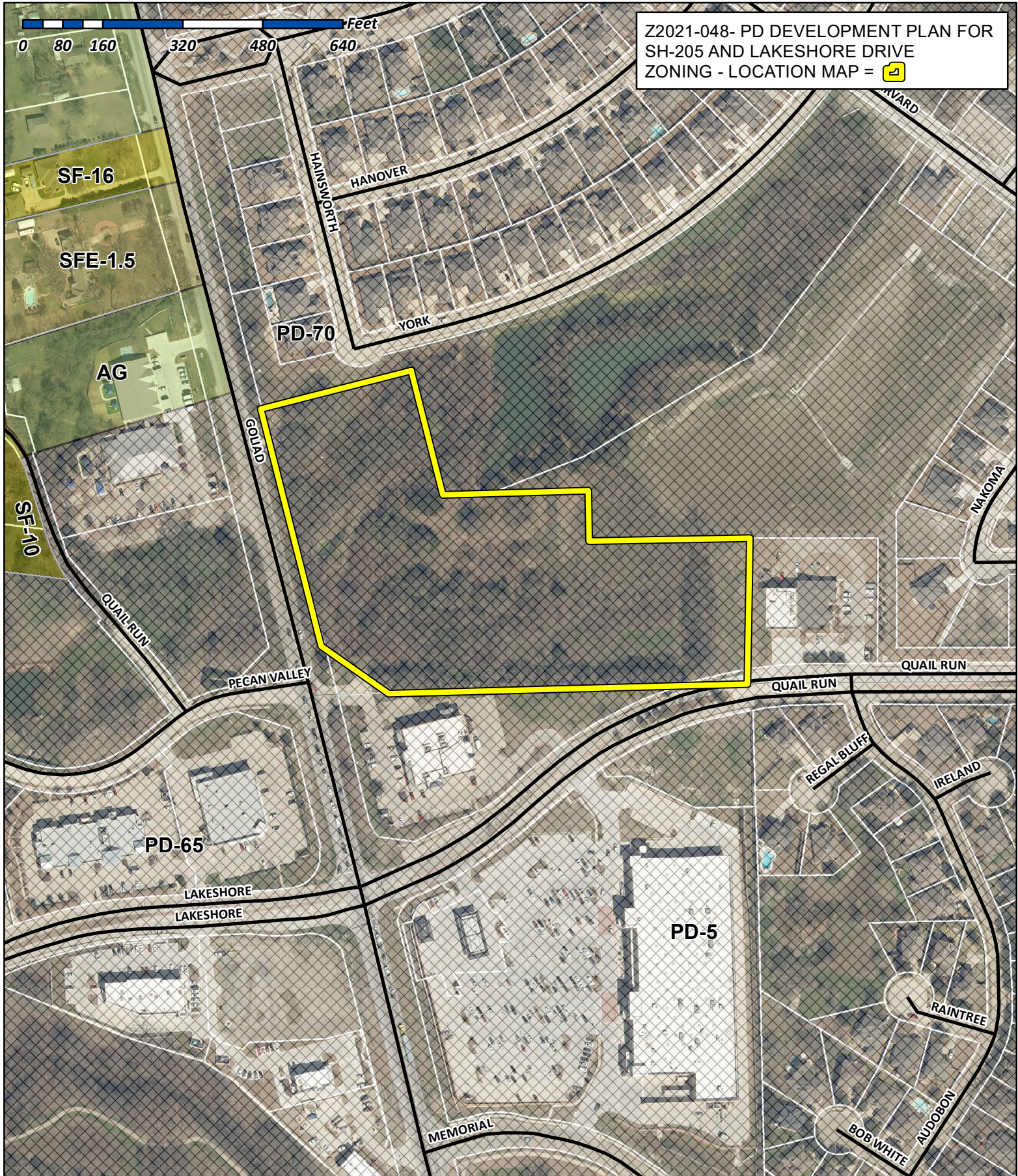
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





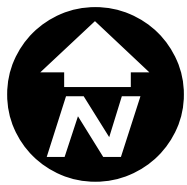
Z2021-048- PD DEVELOPMENT PLAN FOR
SH-205 AND LAKESHORE DRIVE
ZONING - LOCATION MAP = 



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.

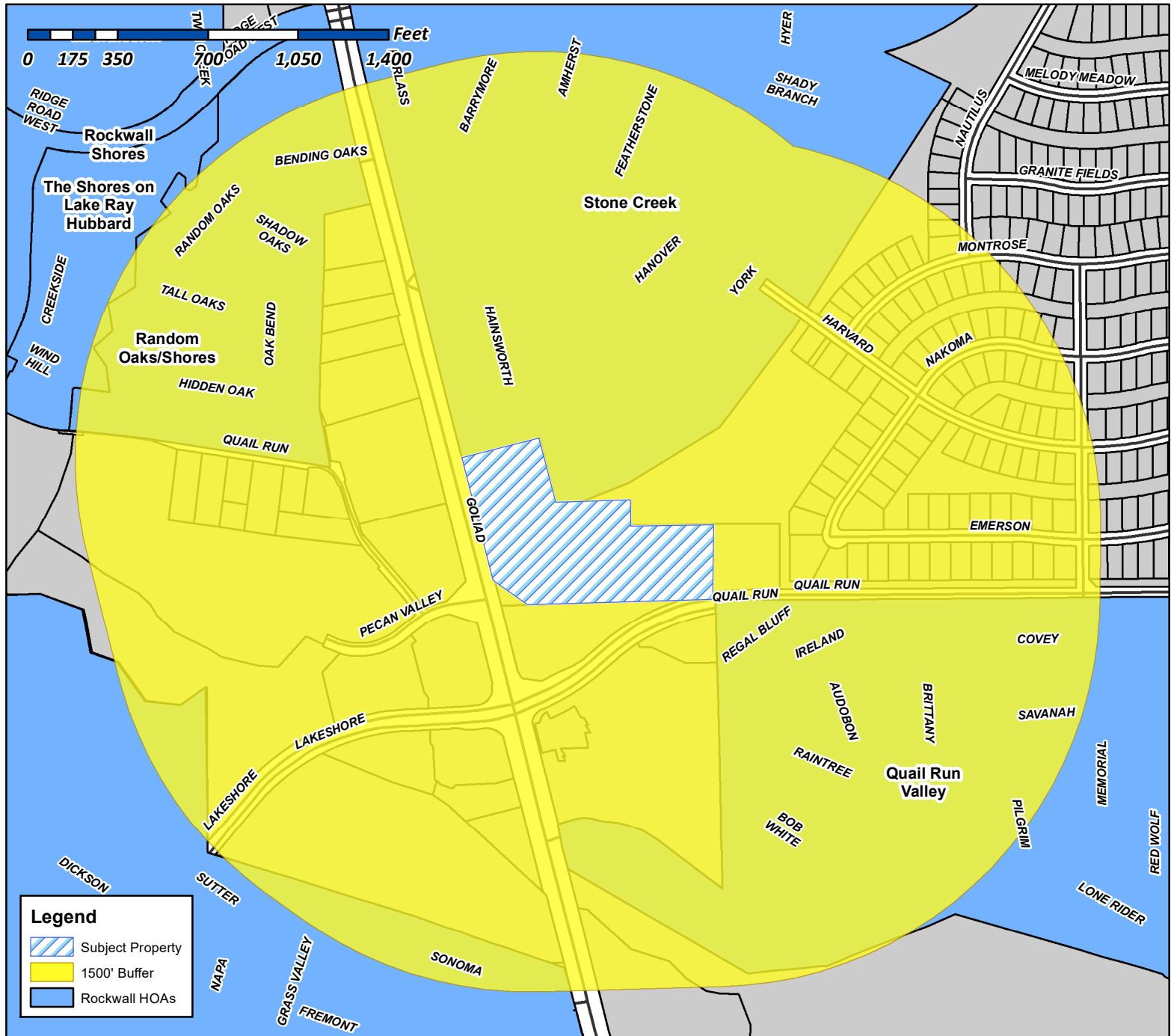
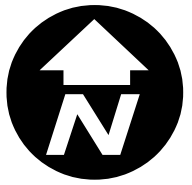




City of Rockwall

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

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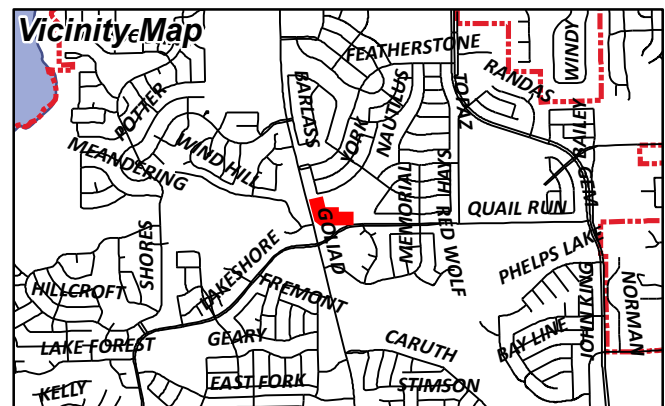


Case Number: Z2021-048
Case Name: PD Development Plan for SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)

Case Address: By SH-205 & Lakeshore Drive

Date Created: 11/16/2021

For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, November 18, 2021 8:55 AM
Cc: Miller, Ryan; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-048]
Attachments: Public Notice (11.18.2021).pdf; HOA Map (11.16.2021).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *November 26, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 20, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-048- PD Development Plan for General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *PD Development Plan* for a *General Retail Development/Shopping Center* 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.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

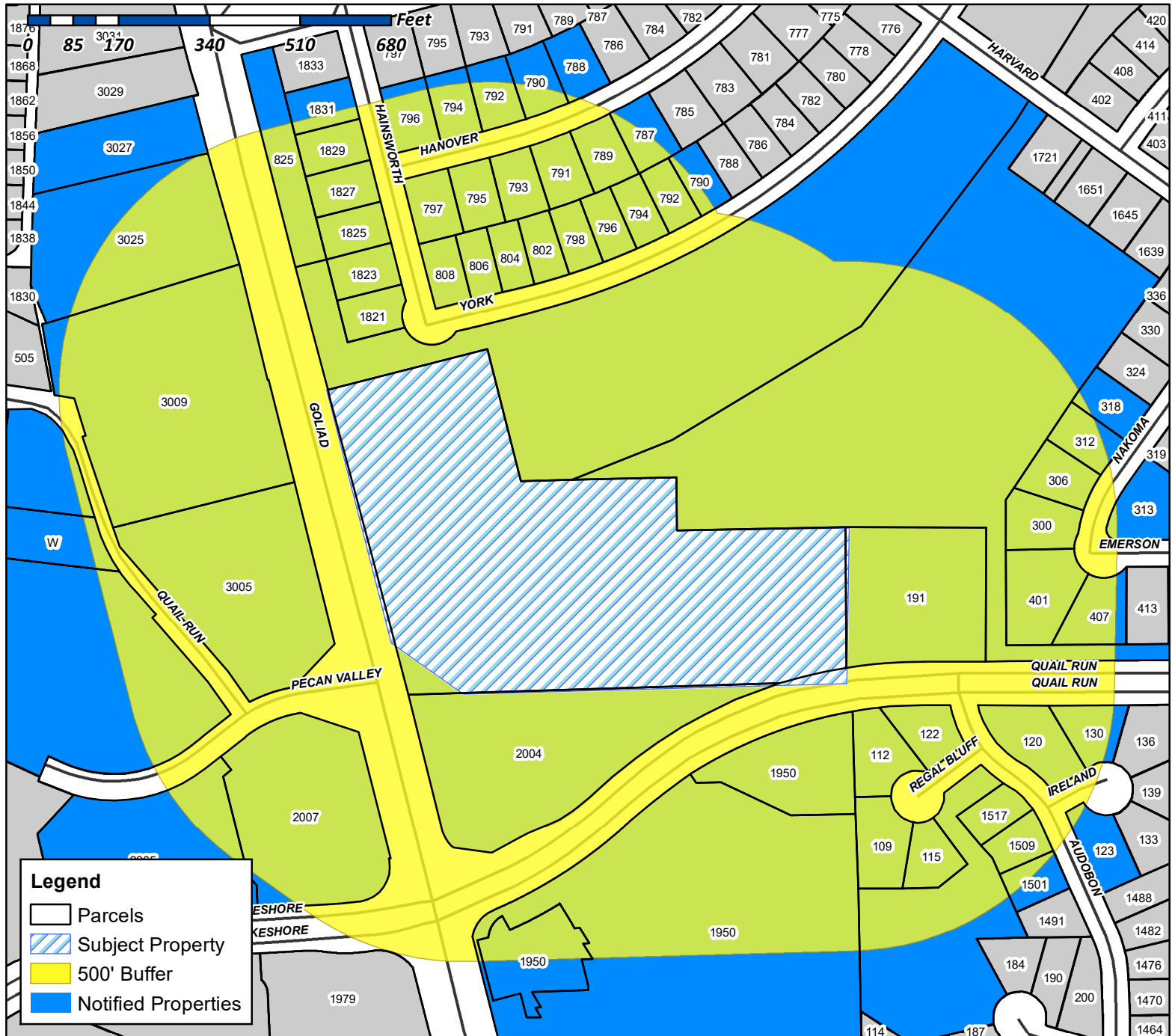
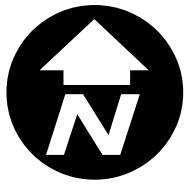
<http://www.rockwall.com/planning/>

This email was scanned by Bitdefender

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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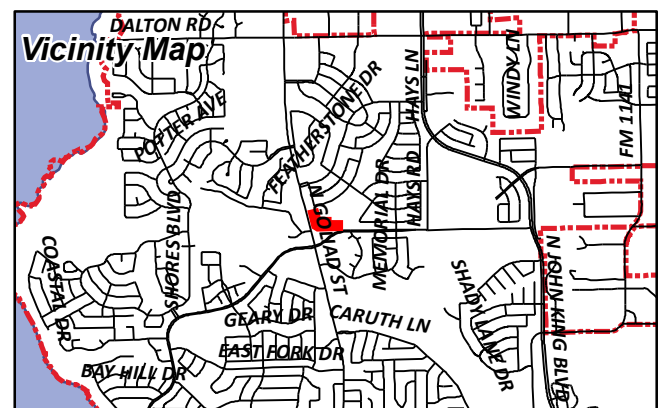


Case Number: Z2021-048
Case Name: PD Development Plan for
 SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70
 (PD-70)

Case Address: By SH-205 & Lakeshore Drive

Date Created: 11/16/2021

For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MILLER MATHIEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
1831 HAINSWORTH DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
191E QUAIL RUN RD
ROCKWALL, TX 75087

KROGER TEXAS LP
1950 N GOLIAD
ROCKWALL, TX 75087

JAVKER REALTY CORP
2004 N GOLIAD
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
2007 N GOLIAD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC
C/O DA GOLIAD PARTNERS LP
3005 N GOLIAD ST
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
3009 N GOLIAD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

VELASQUEZ-EDMONDSON DANIELA AND
CHRISTOPHER SUAREZ
306 NAKOMA DRIVE
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE SUITE 801
THE WOODLANDS, TX 77380

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
790 HANOVER DR
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
825 GOLIAD ST
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC
C/O DA GOLIAD PARTNERS LP
8350 N CENTRAL EXPRESSWAY SUITE 1300
DALLAS, TX 75206

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. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for a General Retail Development/Shopping Center 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 20, 2021 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:

Ryan Miller
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, December 20, 2021 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



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. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

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



November 15, 2021

City of Rockwall
385 South Goliad
Rockwall, TX 75087

Re: Retail Development on the NEQ of SH 205 and Quail Ridge

Mr. Miller,

We are working with The Skorburg Company to develop a neighborhood retail center complete with pad users on their existing land on the northeast quadrant of land at SH 205 and Quail Ridge. This letter serves as confirmation that we have been in communication with representatives at The Skorburg Company and have their approval to proceed with the necessary steps to deliver a high quality neighborhood center on their land. We will be working jointly with them to deliver a hike and bike trail that connects to their existing neighborhood to the north. By signing this letter below, The Skorburg company gives DuWest Realty a waiver to proceed with our development application and plans.

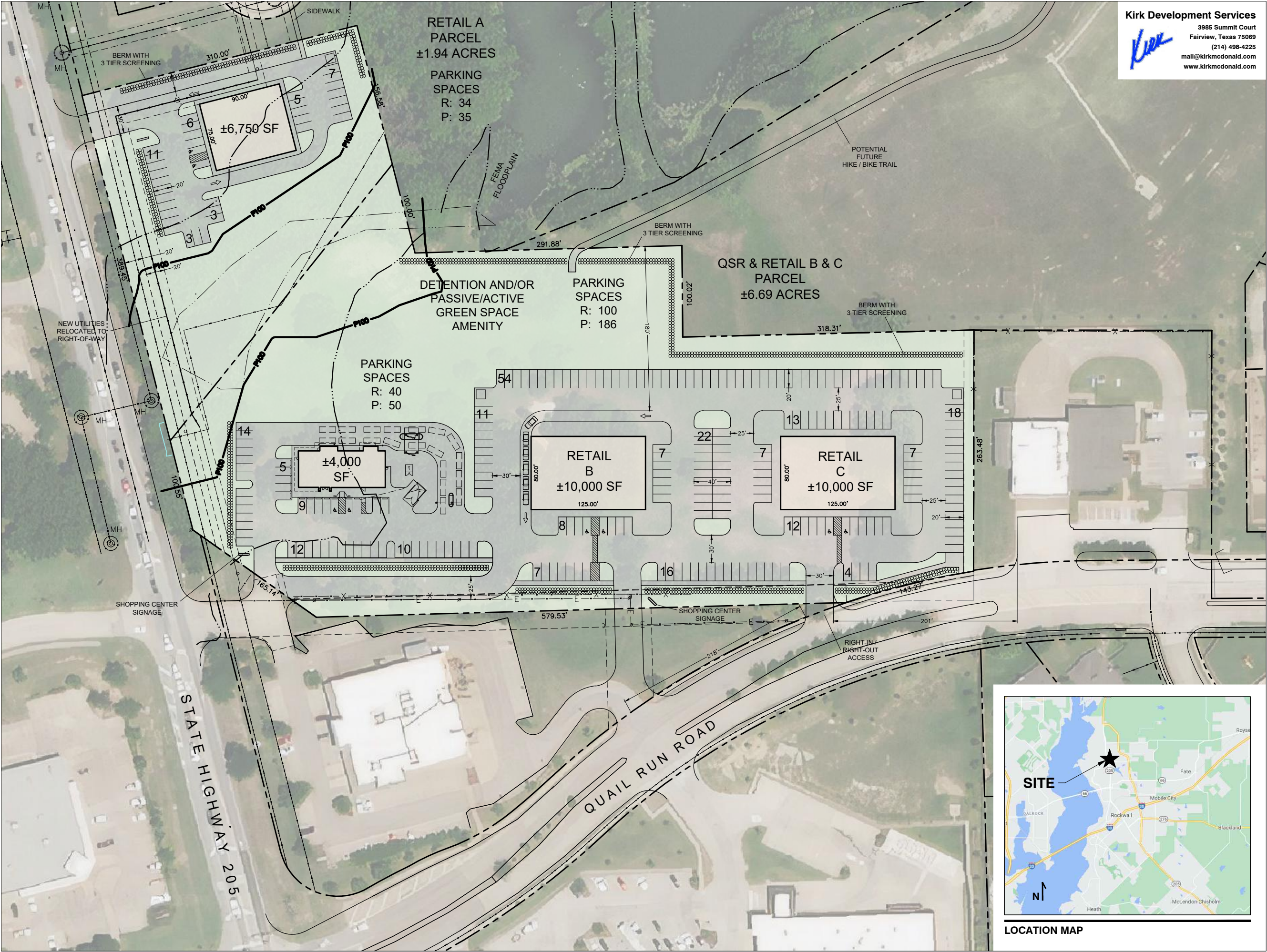
Sincerely,

A blue ink signature of Bowen Hendrix.

Bowen Hendrix
Director of Development
DuWest Realty

A black ink signature of John Arnold.

John Arnold
Authorized Signer
The Skorburg Company



Kirk Development Services
3985 Summit Court
Fairview, Texas 75069
(214) 498-4225
mail@kirkmcdonald.com
www.kirkmcdonald.com

DuWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75205
duwestrealty.com

PROJECT INFORMATION

SITE AREA	
RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
TOTAL	±8.63 ACRES

BUILDING AREA	
RETAIL A	6,750 SF
RETAIL B	10,000 SF
RETAIL C	10,000 SF
QSR	4,000 SF
TOTAL	30,750 SF

PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	34	35
RETAIL B & C	1/200 SF	100	186
QSR	1/100 SF	40	50
TOTAL		174	271

ZONING CLASSIFICATION	
JURISDICTION	CITY OF ROCKWALL
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

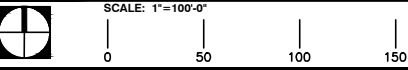
- PROJECT NOTES
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
10/21/21	SCHEME 16	JKM

ROCKWALL
TX
STATE HIGHWAY 205
& QUAIL RUN



LOCATION MAP



SCHEME 16

ROCKWALL, TX

DUWEST REALTY

CONCEPTUAL SITE PLANNING

CONTEXT



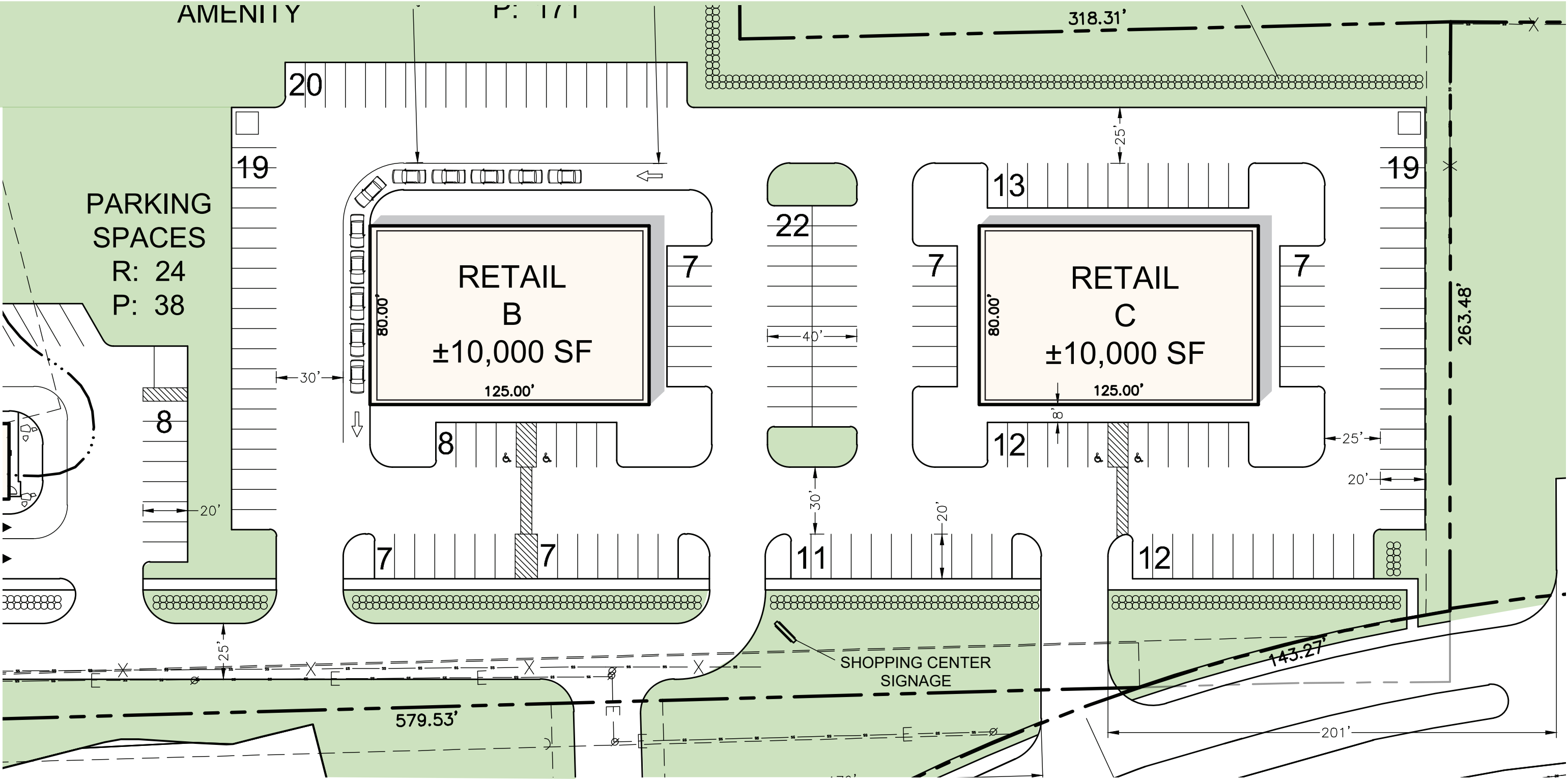
SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL SITE PLAN



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

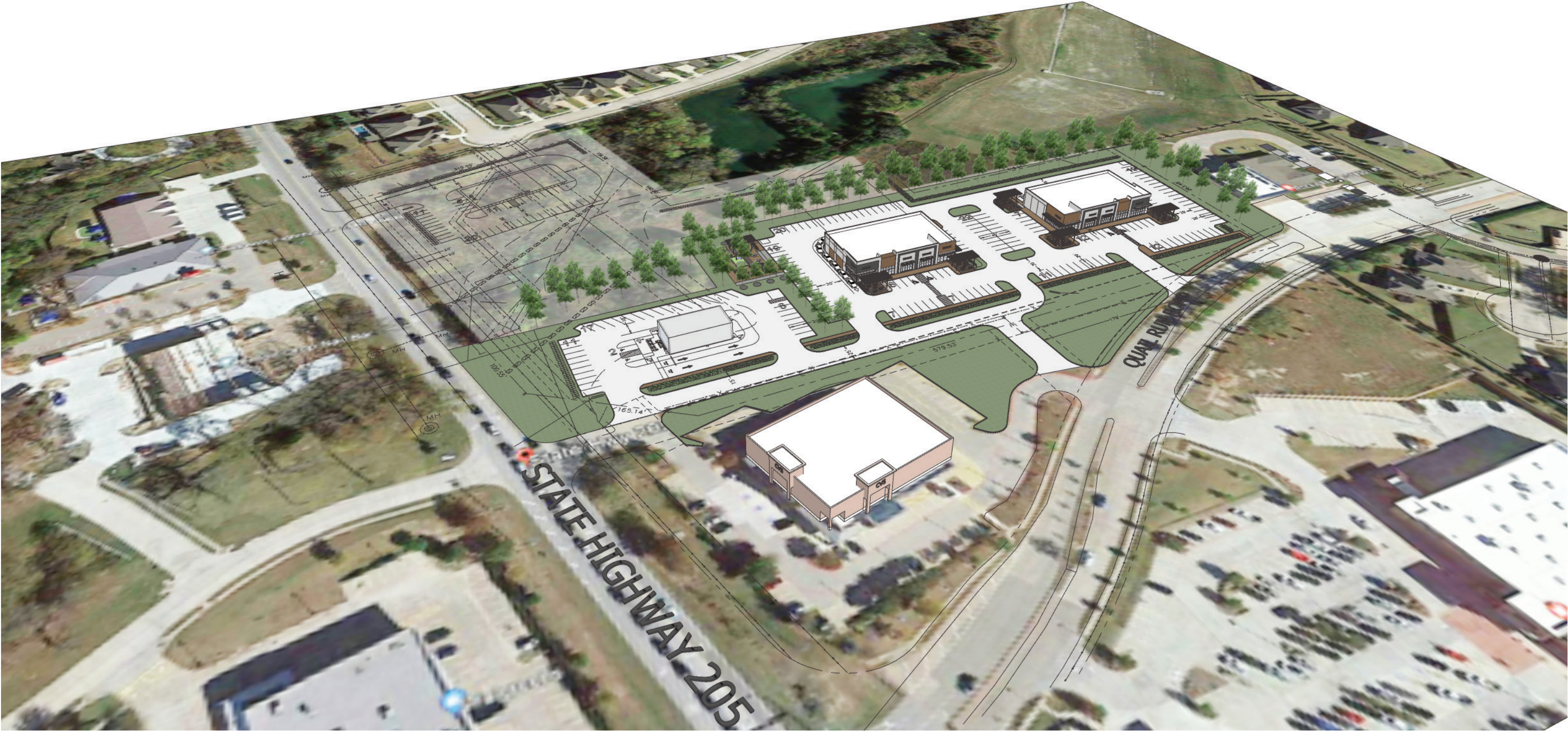
modus architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER/ARCHITECT OF RECORD TO VERIFY CODE COMPLIANCE AND CONSTRUCTABILITY REQUIREMENTS.

DATE: 09/28/2021

3

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER/ARCHITECT OF RECORD TO VERIFY CODE COMPLIANCE AND CONSTRUCTABILITY REQUIREMENTS.

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

OVERALL DEVELOPMENT



CONCEPT STUDY



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

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DATE: 09/28/2021

7

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO.'S 17-08, & 19-41] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER 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 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 by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for the development of a general retail shopping center within Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] 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 and being 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 Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] and 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-08*.

SECTION 2. That Planned Development District 70 (PD-70) [Ordinance No. 19-41] and the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 19-41* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 70 (PD-70) [Ordinance No. 19-41], the Unified

Development Code (UDC) [Ordinance No. 02-02], and in compliance with the following conditions and requirements:

- (1) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) *Retail Buildings 'B' & 'C'* -- as depicted in *Exhibit 'C' of this ordinance* -- shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance; however, the elevations submitted with the *PD Site Plan* shall require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission.
- (3) Outdoor seating areas shall be permitted in conformance with the *Concept Pedestrian Centers* depicted in *Exhibit 'E'* of this ordinance.
- (4) The development of the *Subject Property* shall incorporate a private passive/active greenspace amenity that is generally in the same location as depicted in *Exhibit 'C'* of this ordinance and that generally conforms to the *Concept Passive/Active Greenspace Amenity* in *Exhibit 'F'* of this ordinance.
- (5) The pedestrian pathways provided adjacent to the southern property boundary shall be generally as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (6) Trails connecting to the adjacent residential subdivision shall generally be constructed as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

SECTION 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 5. 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 6. 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 7. 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 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 3RD DAY OF JANUARY, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 20, 2021

2nd Reading: January 3, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B':
Location Map



DuWest
DESIGN • BUILD • CONSTRUCT

4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75206
dw@westl.com

TX
STATE HIGHWAY 206
& QUAIL RUN

PROJECT INFORMATION

SITE AREA

NET AREA	11.24 ACRES
IMPROVEMENTS	16.63 ACRES
TOTAL	27.87 ACRES

BUILDING AREA

NETAL B	4,700 SF
NETAL C	10,000 SF
NETAL D	10,000 SF
TOTAL	30,700 SF

PAVING SUMMARY

USER	ASPH	CONC	SPACES	PAVING
NETAL A & B	1/200 SF	34	39	39
NETAL C	1/100 SF	40	40	40
TOTAL	174	271	271	271

PROJECT NOTES

1. THE SITE PLAN IS BASED ON AERIAL PHOTO MAP.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS CONSTRUCTION CODE.

3. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS CONSTRUCTION CODE.

4. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS CONSTRUCTION CODE.

5. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS CONSTRUCTION CODE.

SOILS

1. THE SOILS ARE CLASSIFIED AS **CLAYEY SAND**.

2. THE SOILS ARE CLASSIFIED AS **CLAYEY SAND**.

3. THE SOILS ARE CLASSIFIED AS **CLAYEY SAND**.

FOUNDATION

1. THE FOUNDATION SHALL BE **CONCRETE**.

2. THE FOUNDATION SHALL BE **CONCRETE**.

3. THE FOUNDATION SHALL BE **CONCRETE**.

ROCKWALL

1. THE ROCKWALL SHALL BE **CONCRETE**.

2. THE ROCKWALL SHALL BE **CONCRETE**.

3. THE ROCKWALL SHALL BE **CONCRETE**.

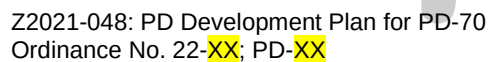


Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Concept Pedestrian Centers



An aerial perspective rendering of a proposed park layout. The plan shows a large, irregularly shaped green area with various zones. A prominent feature is a playground area with colorful equipment (slides, swings, climbing structures) and a sandpit. Adjacent to the playground is a paved walking path, indicated by a dashed line and arrows. The path is bordered by a series of trees and shrubs. A large, rectangular area is labeled '20' and '30', possibly indicating dimensions or specific zones. A building with a sign that reads 'SIGNAGE' is visible on the right side of the plan. The overall design emphasizes green space, pedestrian access, and recreational facilities.

PROJECT COMMENTS



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

DATE: 11/22/2021

PROJECT NUMBER: Z2021-049
PROJECT NAME: SUP for Expansion of Motor Vehicle Dealership (Clay Cooley)
SITE ADDRESS/LOCATIONS: 1540 E INTERSTATE 30, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	11/19/2021	Approved w/ Comments

11/19/2021: Please address the following comments. (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. 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 On future submittals please include the case number (Z2021-049) of the project in the lower right-hand corner.

M.4 Change the zoning to LI from F1 in the site data table on the site plan.

M.5 All signage will be covered separately in during the building permit process. Remove all proposed signage from the site plan.

I.6 No signage will be allowed in or overhang into the Right-of-Way. Clarify if the existing pylon sign is to be removed or rehabbed.

M.7 Remove the proposed vehicle display. It is not allowed in the Right-of-Way or landscape buffer.

M.8 The parking needs to be broken down by use; a floor plan will be needed to verify the parking. 1 space per 250 sf of sales floor, 1 space per 300 SF of office, and 1 space per bays.

I.9 At the time of site plan a dumpster detail will be required that includes elevations and a self-latching gate.

M.10 Correct the street name from Clay Cooley Drive to Commerce Street.

I.11 At the time of site plan the pad/roof mounted utility equipment must be indicated along with their subsequent screening.

I.12 At the time of site plan the landscape plan must show screening for the relocated fueling station.

I.13 At the time of site plan the applicant will be required to bring the landscaping up to the approved site plan from Case No. 2012-010. Also, the shrubs and accent trees along Commerce Street will need to continue south along the proposed expansion.

I.14 Below are the operation conditions listed in the Specific Use Permit draft ordinance:

- (1) The development or redevelopment of the Subject Property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.
- (2) The development or redevelopment of the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (4) Motor vehicle inventory for the proposed New Motor Vehicle Dealership for Cars and Light Trucks shall not be stored on an unimproved surface.
- (5) Motor vehicle inventory for the proposed New Motor Vehicle Dealership for Cars and Light Trucks shall not be stored along Commerce Street.

I.15 Please review the attached Draft Ordinance prior to the Planning & Zoning Meeting on November 30, 2021.

I.16 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. Unless previously stated, revisions for this case will be due to staff on December 7, 2021 by no later than 3:00 p.m.; 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 December 14, 2021 Planning & Zoning Meeting.

I.17 The projected City Council Meeting dates for this case are as follows: 1) First Reading, December 20, 2021; 2) Second Reading, January 3, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/19/2021	Needs Review

11/19/2021: M - Trees/signs are not allowed in right-of-way or in easements.

M - May need to relocate FH.

M - Show 5' clearance around fire hydrants,

M - Parking to be 20'x9' min.

M - Dumpster to have an oil/water separator and then drain to the storm lines.

M - All runoff water for wash bay to go through an oil/water separator before leaving the car was.

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.
- Will need to plat

Roadway Paving Items:

- Driveway to be concrete.

- Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
- All parking 20'x9'.

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.)
- Must remove septic system and tie to City sanitary sewer

Drainage Items:

- Detention is required.
- Manning's C-value is per zoning type.
- No vertical walls allowed in detention. - Dumpster to drain to oil/water separator and then to the storm lines.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved w/ Comments

11/18/2021: All new additions/buildings will need to comply with all fire code requirements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/19/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

- 11/17/2021: 1. Please provide detailed landscape plans
2. Please provide detailed tree mitigation plans as required



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
- ☐ 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	1540 I30 Rockwall TX		
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2 BLOCK 1
GENERAL LOCATION	IH30 & Clay Cooley Drive		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1	CURRENT USE	Auto Dealer
PROPOSED ZONING		PROPOSED USE	
ACREAGE	7.17	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	1540 East IH 30 Rockwall LLC	☒ APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

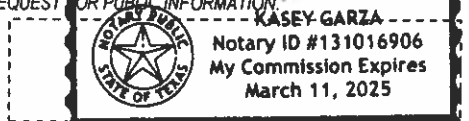
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November 2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF November, 2021 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."

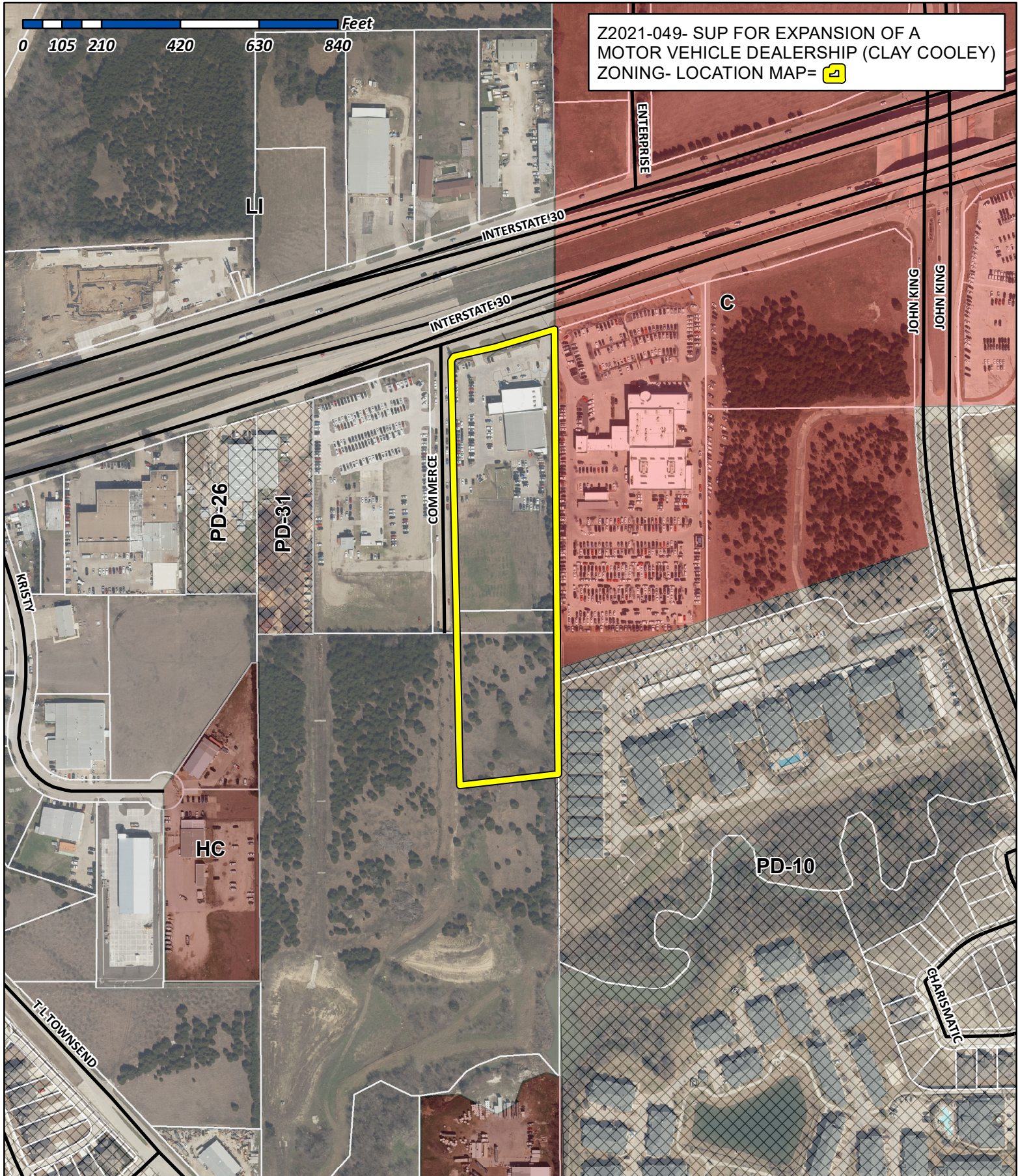
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



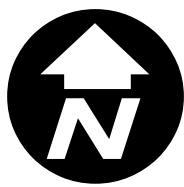
MY COMMISSION EXPIRES 03/11/2025



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.

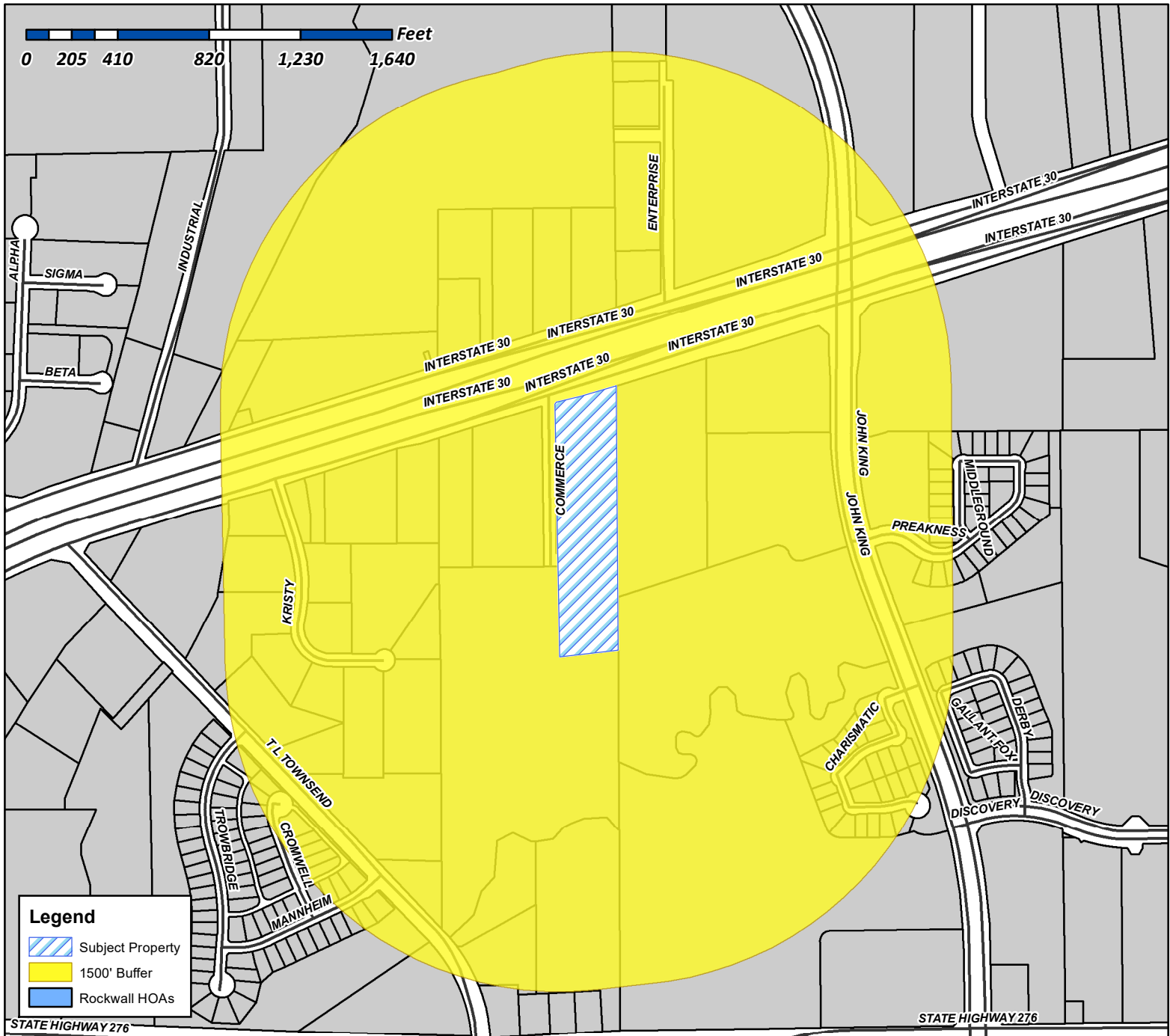




City of Rockwall

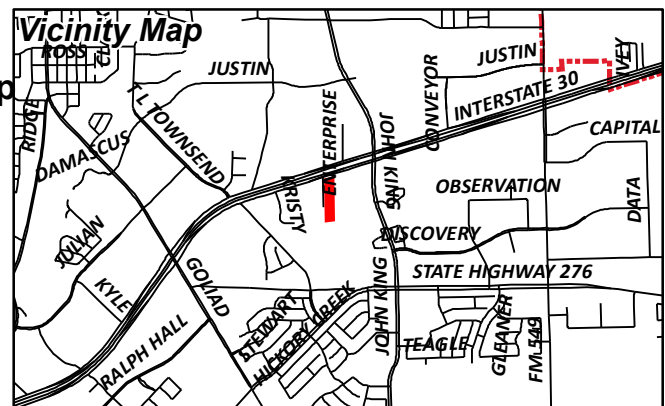
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Case Number: Z2021-049
Case Name: Expansion of Motor Vehicle Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 E. I-30

Date Created: 11/16/2021
For Questions on this Case Call (972) 771-7745

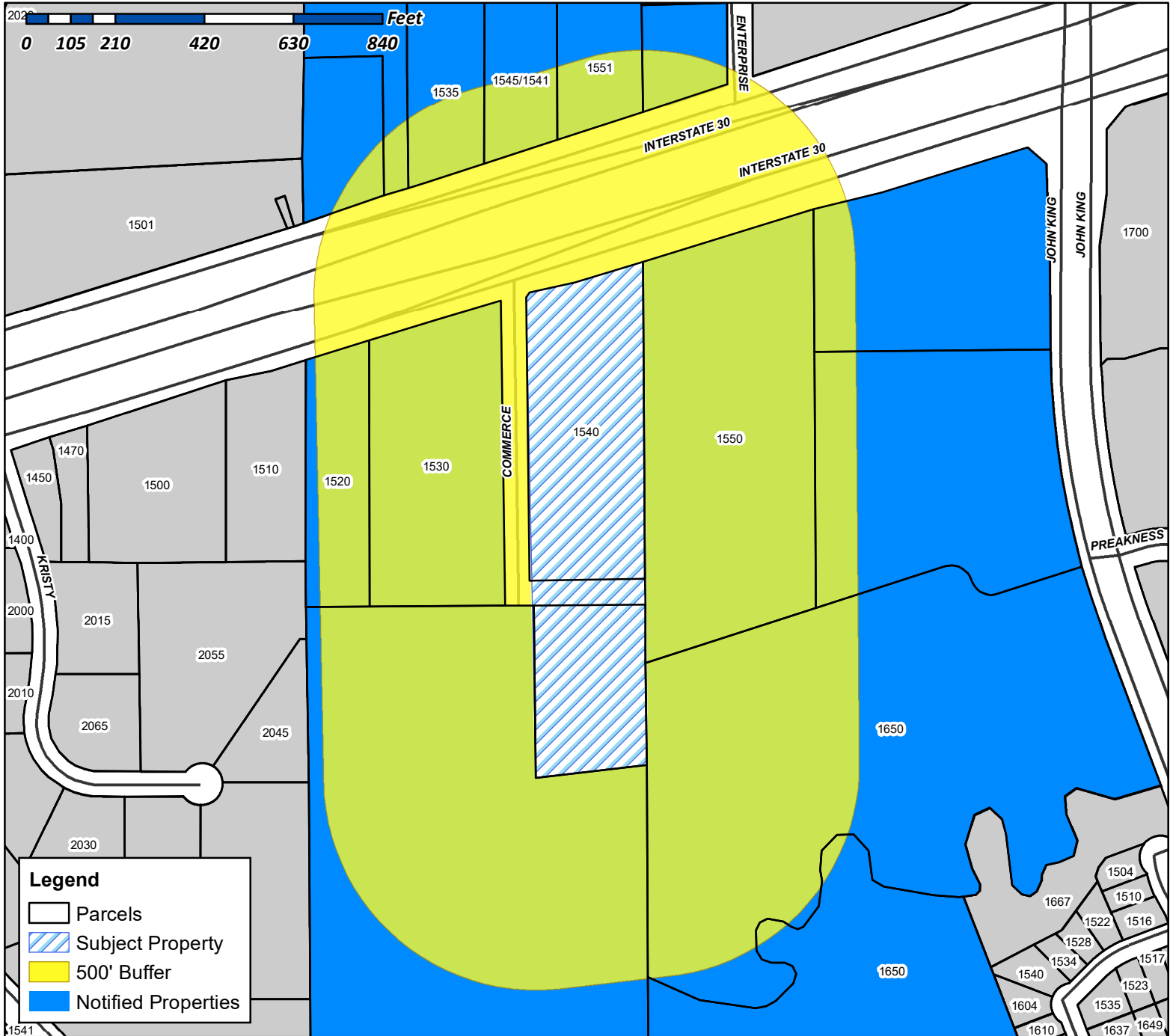




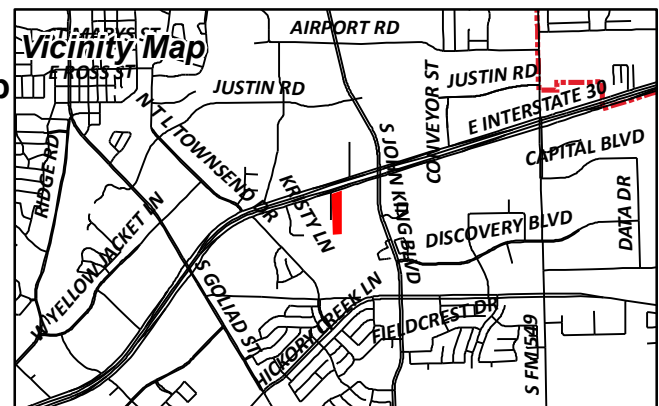
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Case Number: Z2021-049
Case Name: Expansion of Motor Vehicle Dealership
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Zoning: Light Industrial (LI) District
Case Address: 1540 E. I-30



Date Created: 11/16/2021
For Questions on this Case Call (972) 771-7745

LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

ROCKWALL CREDIT SERVICES LC
1520 E I30
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC
1530 S I30
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD
1535 I30
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC
1540 I30
ROCKWALL, TX 75087

DYNACAP HOLDINGS LTD &
CHARLES SMITH
1545/1541 I30
ROCKWALL, TX 75087

LITHIA REAL ESTATE INC
1550 E I30
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
1650 S JOHN KING
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
18100 VON KARMAN SUITE 500
IRVINE, CA 92612

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

CAMBRIDGE PROPERTIES INC
C/O GARRETT POINDEXTER
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC
PO BOX 570809
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

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. Z2021-049: SUP for Expansion of Existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, 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, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 20, 2021 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:

Henry Lee
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, December 20, 2021 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



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. Z2021-049: SUP for Expansion of Existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)

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](#)



November 16, 2021

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Zoning Request
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

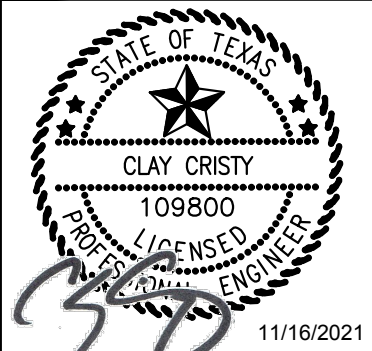
A handwritten signature in blue ink, appearing to read "Matt Moore".

Matt Moore, P.E.

CLAY MOORE
ENGINEERING

PHONE: 817.281.0972
WWW.CLAYMOOREENG.COM

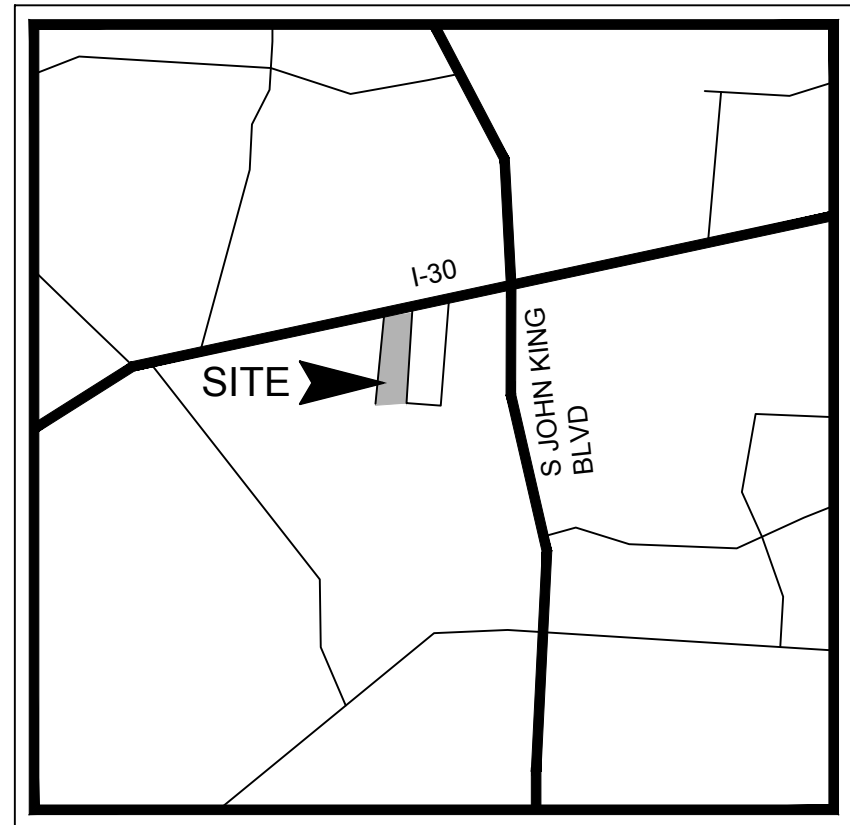
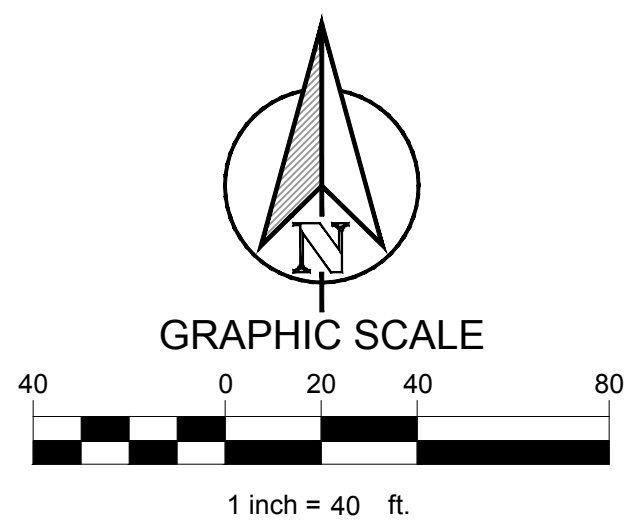
200 CENTRAL DR. SUITE #406
EDWORTH, TX 76021



CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	11/16/2021
SHEET SP-1	
File No.	2020-021



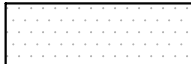
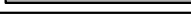
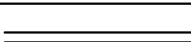
VICINITY MAP
N.T.S.

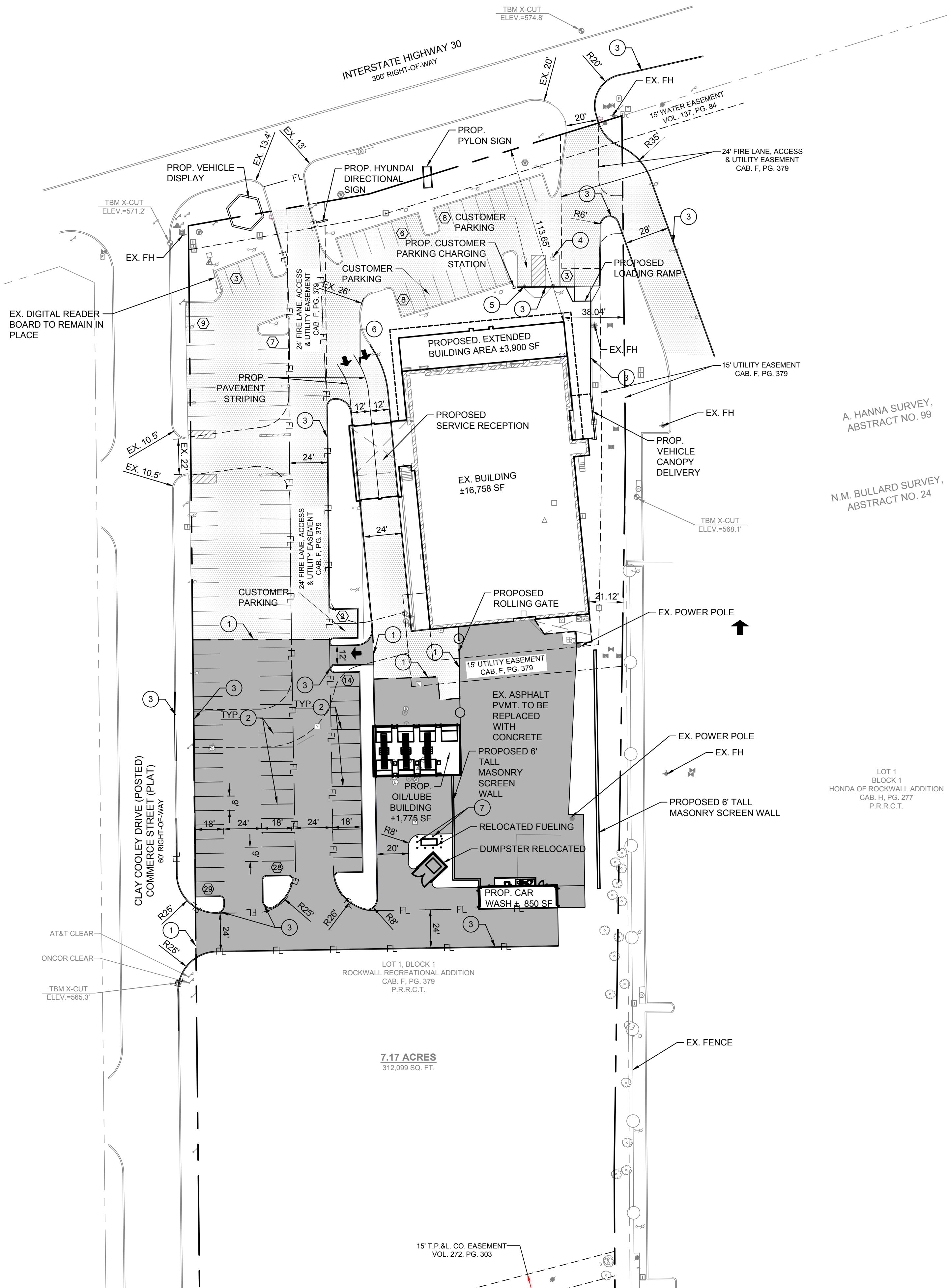
CONSTRUCTION SCHEDULE	
①	PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CONCRETE CURB & GUTTER
④	EX. HANDICAP SYMBOL
⑤	EX. HANDICAP SIGN
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. PROPOSED BOLLARD

NOTES:

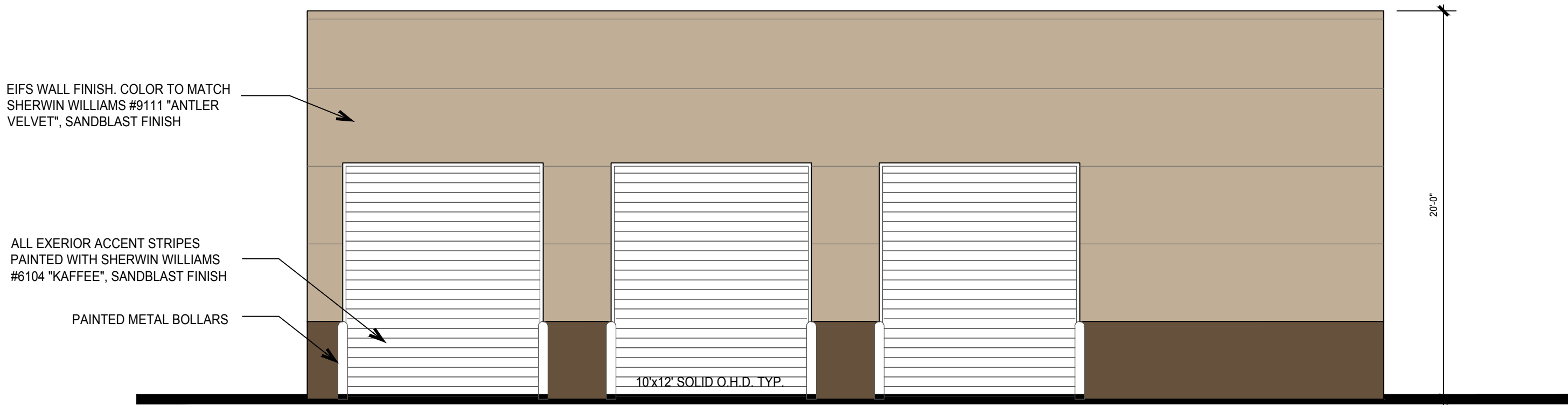
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED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

SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	F1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
DISPLAY PARKING PROVIDED	104 SPACES
CUSTOMER PARKING PROVIDED	13 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT



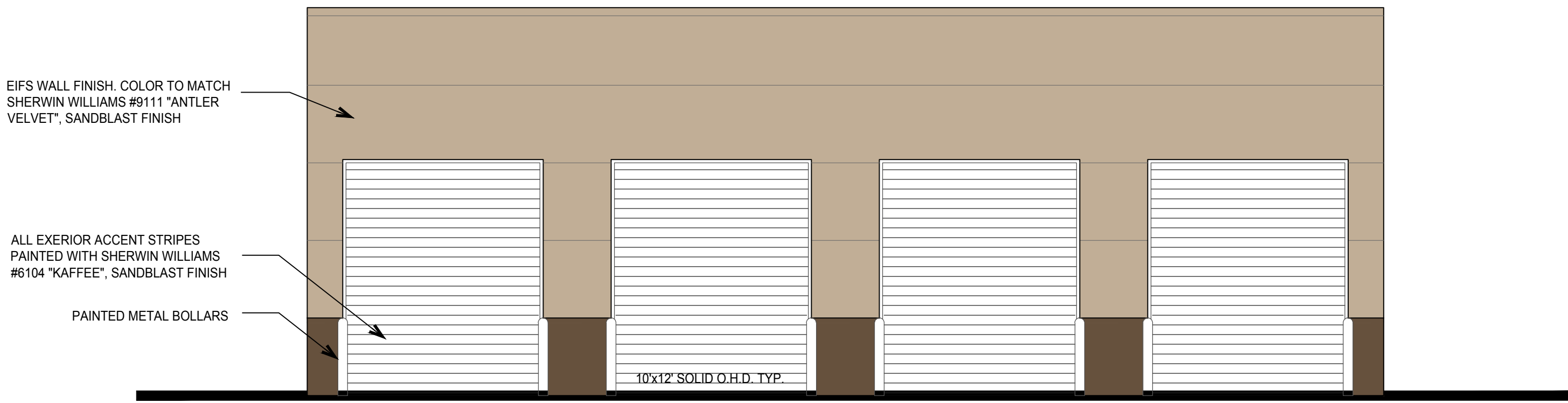
PLOTTED BY: AMIRA ABDALLAH
 PLOT DATE: 11/16/2021 12:07 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 11/16/2021 12:06 PM



4

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



3

NORTH ELEVATION

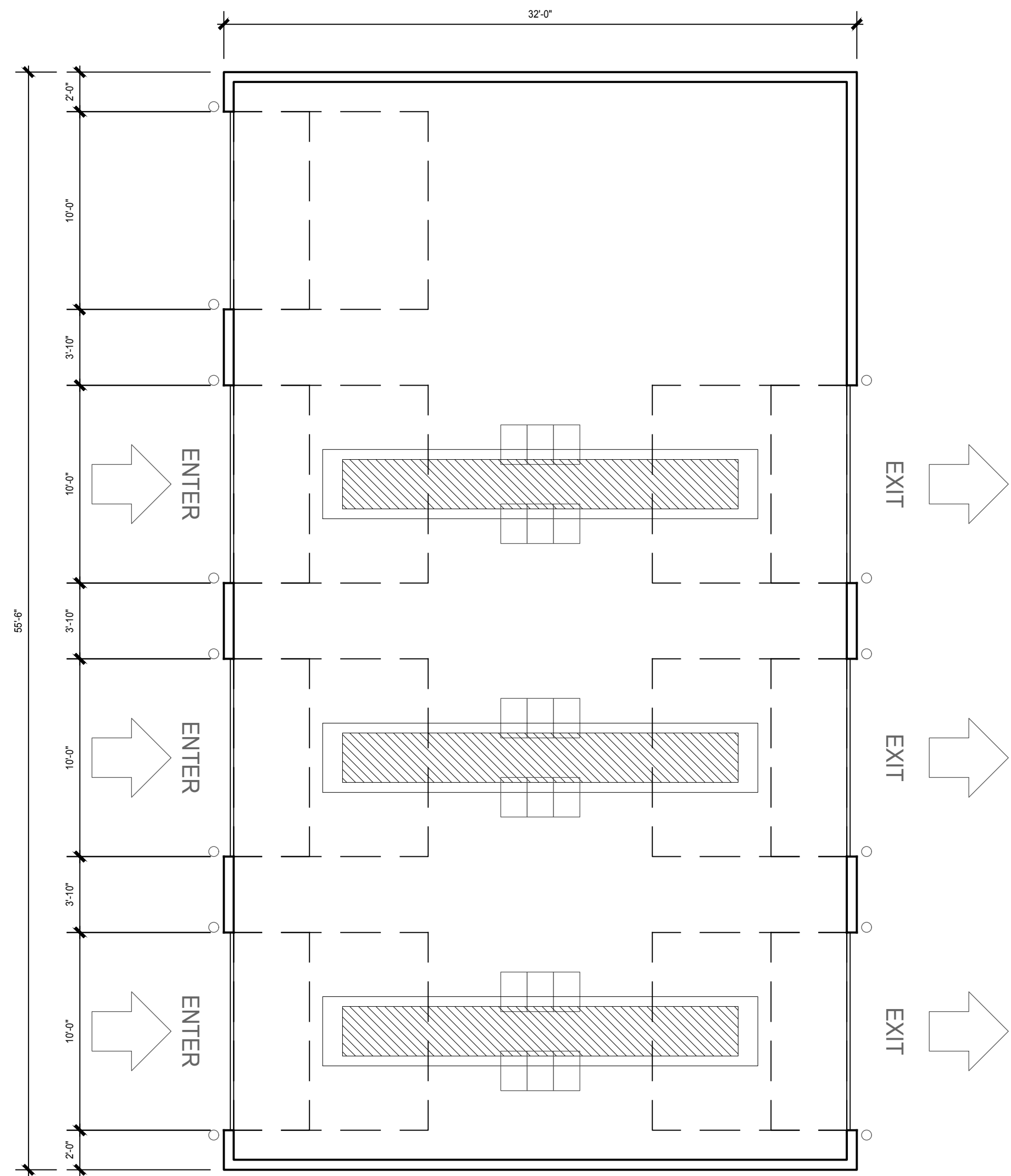
SCALE: 3/16" = 1'-0"



2

EAST & WEST ELEVATIONS

SCALE: 3/16" = 1'-0"



1

FLOOR PLAN

SCALE: 3/16" = 1'-0"

**INCOMPLETE
CONSTRUCTION
DOCUMENTS**

THIS DOCUMENT IS INCOMPLETE AND
MAY NOT TO BE USED FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
DATE: 11/16/2021



HYUNDAI

CLAY COOLEY
HYUNDAI ROCKWALL

Oil Change
Building

PROJECT

CLAY COOLEY HYUNDAI

ADDRESS

1540 INTERSTATE 30 E

CITY

ROCKWALL

STATE

TX

ZIP

75087

**FLOOR PLAN &
EXTERIOR ELEVATIONS**

JOB NO.

21034

DATE

11/16/2021

ISSUE FOR

SUP Submittal

DRAWN BY

GJJ, JR

SHEET



ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699

INCOMPLETE
CONSTRUCTION
DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND
MAY NOT TO BE USED FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.
(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
DATE: 10/07/2021



CLAY COOLEY
HYUNDAI ROCKWALL

Carwash
Building

PROJECT
CLAY COOLEY HYUNDAI
ADDRESS
1540 INTERSTATE 30 E
CITY
ROCKWALL
STATE
TX
ZIP
75087

FLOOR PLAN &
EXTERIOR
ELEVATIONS

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

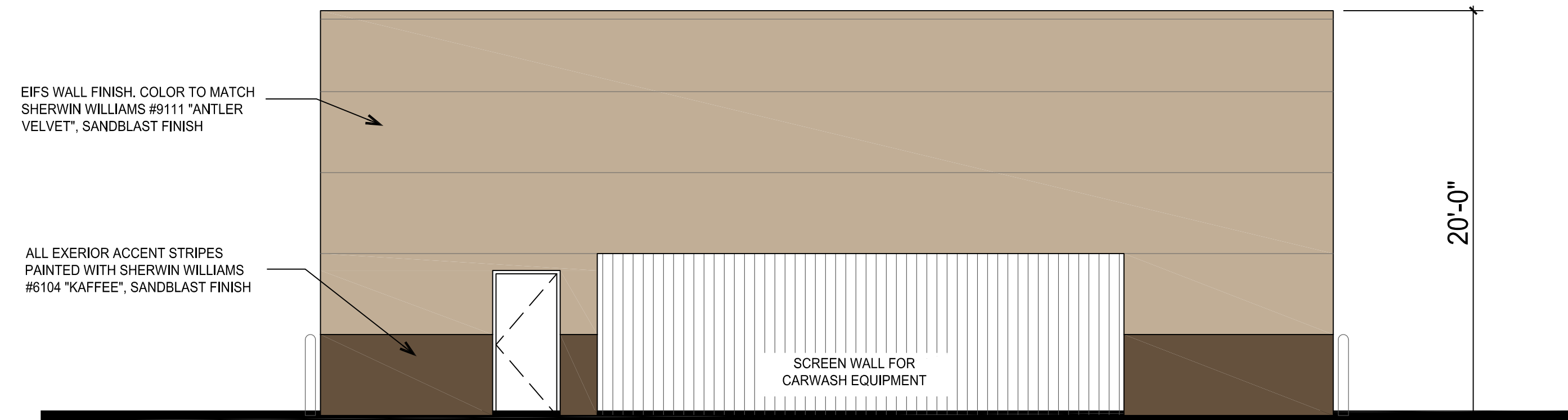
SHEET

A4.01



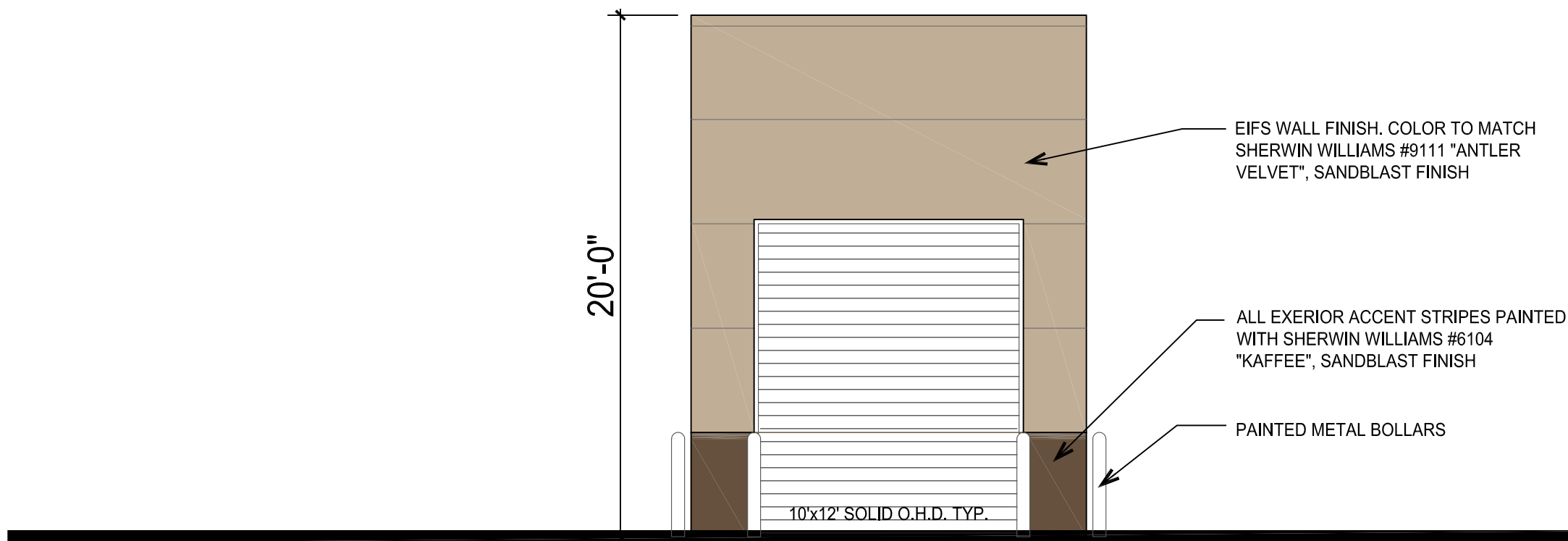
2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



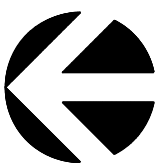
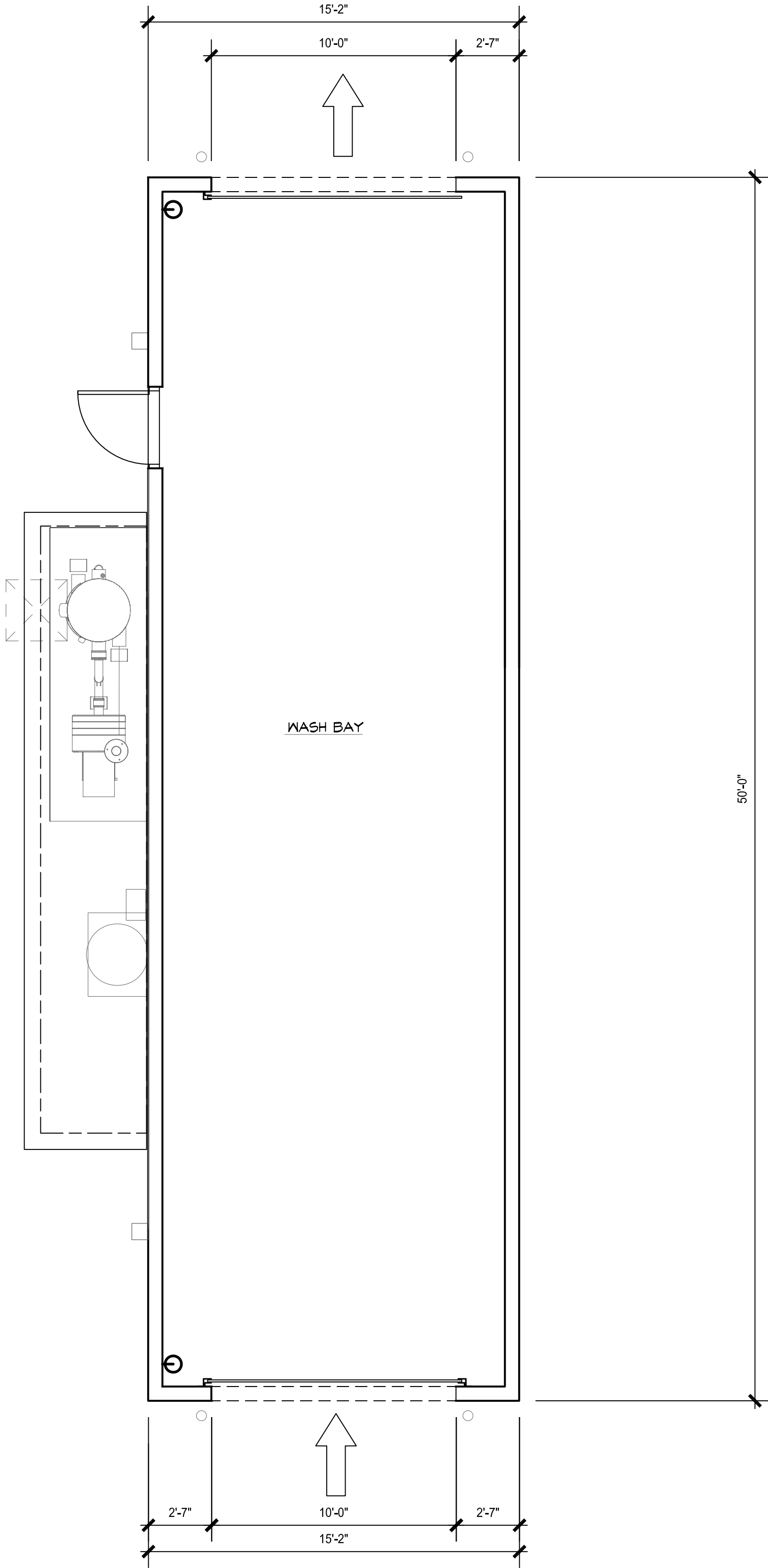
2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST & WEST ELEVATIONS

SCALE: 3/16" = 1'-0"



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

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 *ORDINANCE NO. 12-11 [S-094]* 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) TO ALLOW A NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described 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 *Ordinance No. 12-11 [S-094]* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 12-11*.

SECTION 2. 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 *New Motor Vehicle Dealership for Cars and Light Trucks* 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 3. 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 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (4) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (5) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored along Commerce Street.

3.2. 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 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 3RD DAY OF JANUARY, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 20, 2021

2nd Reading: January 3, 2022

Exhibit 'A'
Zoning Exhibit

Address: 1540 E. IH-30

Legal Description: Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition

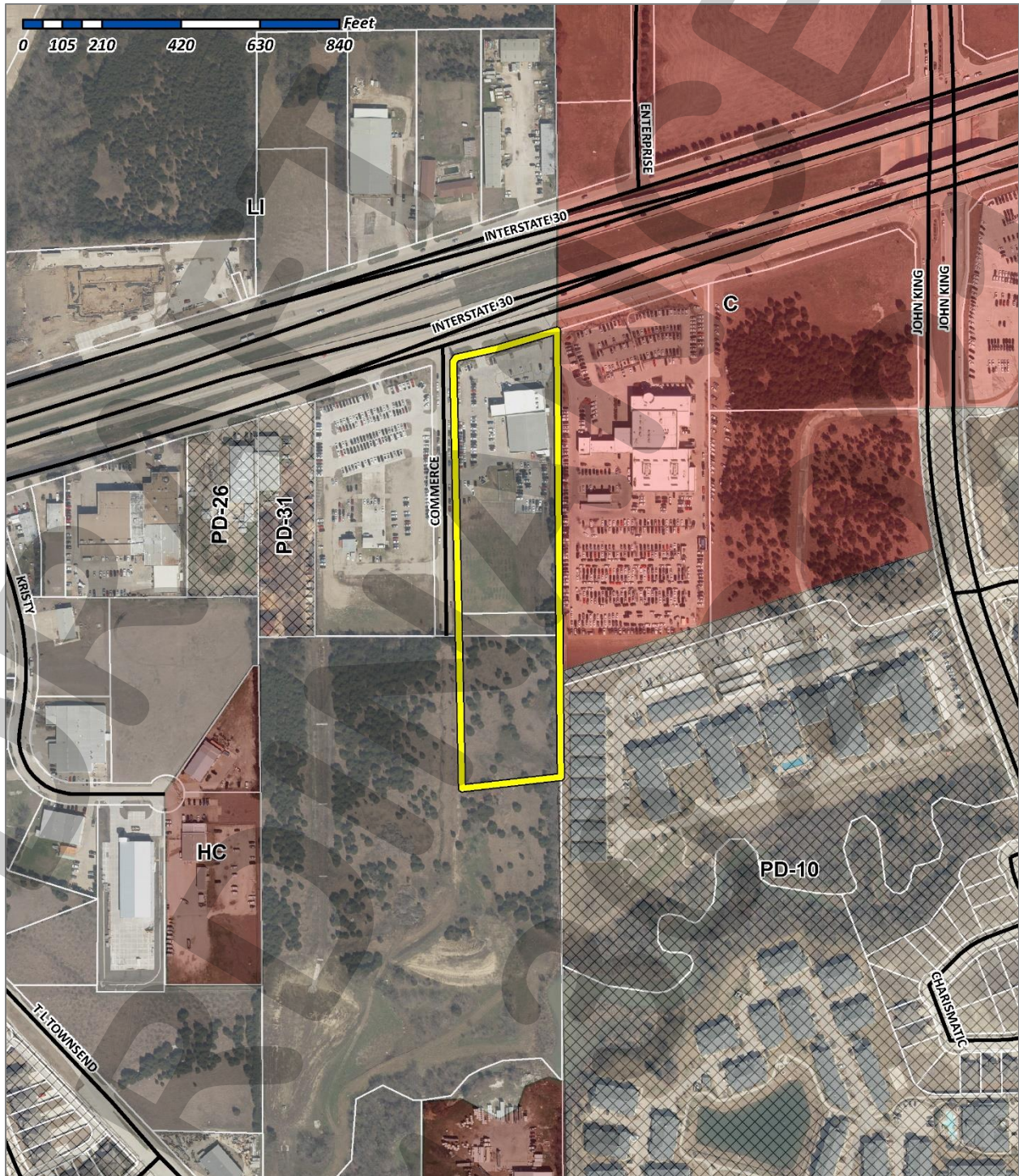
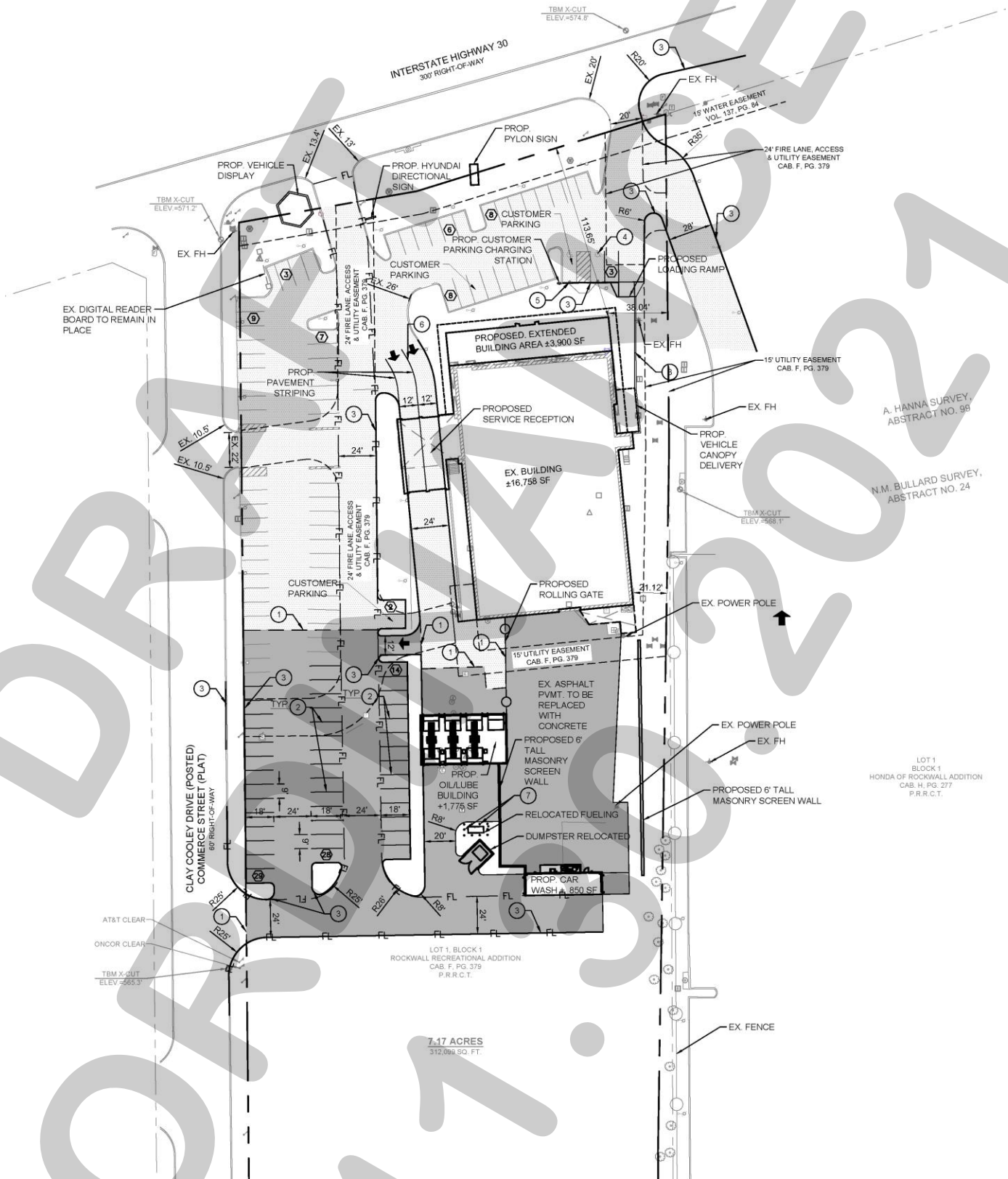


Exhibit 'B': Site Plan



KLINE HARDIN
ARCHITECTURE - PLANNING - INTERIORS
205 CHATELAIN DRIVE, SUITE 200
CORPUS CHRISTI, TX 78401
737.321.3400

**INCOMPLETE
CONSTRUCTION
DOCUMENTS**
1100 CLAY COOLEY, SUITE 200, ROCKWALL, TX 75087
PROJECT: OIL CHANGE BUILDING
DATE: 08/10/2016
DRAWN: J. L. HARRIS
CHECKED: J. L. HARRIS
DATE: 08/10/2016

HYUNDAI
CLAY COOLEY
HYUNDAI ROCKWALL
Oil Change
Building

**FLOOR PLAN &
EXTERIOR ELEVATIONS**
21034
DATE: 08/10/2016
DRAWN: J. L. HARRIS
CHECKED: J. L. HARRIS
DATE: 08/10/2016

A4.01

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

2 EAST & WEST ELEVATIONS
SCALE: 1/8" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

City of Rockwall, Texas

Exhibit 'C': Building Elevations



INCOMPLETE CONSTRUCTION DOCUMENTS
THIS SET OF CONSTRUCTION DOCUMENTS IS NOT TO BE USED FOR CONSTRUCTION OF ANY PROJECT WITHOUT THE SIGNATURE OF THE ARCHITECT. ANY CHANGES TO THE DOCUMENTS MUST BE MADE IN WRITING AND SIGNED BY THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S SIGNATURE ARE VOID. JAMES B. KLINE, ARCHITECT, TEAM DISTRIBUTION INC. 11/24/2021

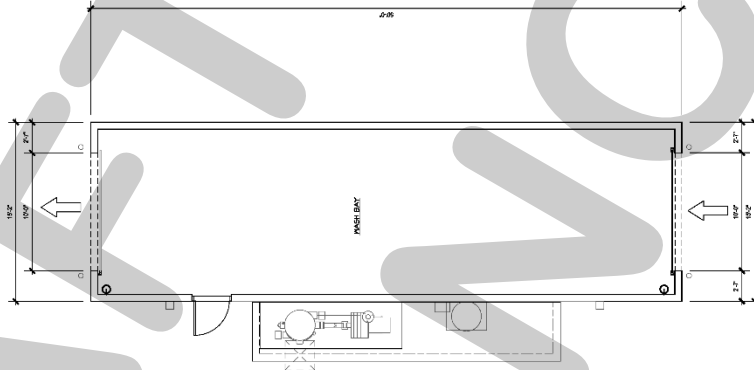


PROJECT: CLAY COOLEY HYUNDAI
1500 INTERSTATE 36 E
ROCKWALL, TX 75087

FLOOR PLAN & ELEVATIONS

JOB NO. 21034
DATE: 11/24/2021
BY: J.B.K.
SHEET: 18
SHEET TOTAL: 18

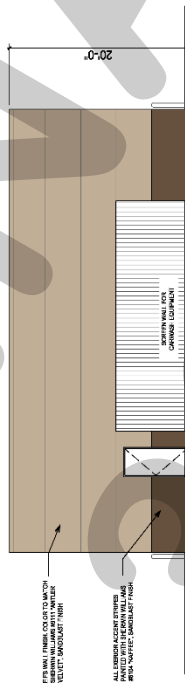
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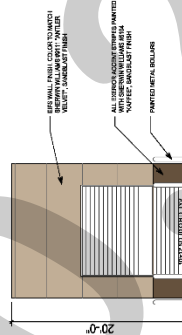
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST & WEST ELEVATIONS
SCALE: 3/8" = 1'-0"

A4.01



PROJECT COMMENTS



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

DATE: 11/23/2021

PROJECT NUMBER: P2021-058
PROJECT NAME: Lots 1-4, Block A, Kinsey Addition
SITE ADDRESS/LOCATIONS: 802 KERNODLE ST, ROCKWALL, 75087

CASE MANAGER: Andrew Reyna
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tari Kinsey for the approval of a Final Plat for Lots 1-4, Block A, Kinsey Addition being a 0.76-acre tract of land identified as a portion of Blocks 9 & 10, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802, 806, & 808 Kernodle Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	11/17/2021	Approved w/ Comments

11/17/2021: 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 Lots 1-4, Block A, Kinsey Addition being a 0.76-acre tract of land identified as a portion of Blocks 9 & 10, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802, 806, & 808 Kernodle Street.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Single Family 7 (SF-7) District, and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 For reference, include the case number (P2021-058) in the lower right-hand corner of all pages on future submittals.

M.5 Indicate the point of beginning.

M.6 Indicate the front building setback.

I.7 Cannot meet depth due to existing condition, considered to be a lot of record.

I.8 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 submittal on mylar for filing.

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

- (1) Planning & Zoning work session meeting will be held on November 30, 2021.
- (2) Planning & Zoning Public Hearing will be held on December 14, 2021. Action Item
- (3) City Council Public Hearing will be held on December 20, 2021. Action Item

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

ENGINEERING	Sarah Johnston	11/19/2021	Needs Review
11/19/2021: M - Must tie two points to GPS. N: E: M - 5-ft ROW dedication to create overall 50-ft ROW. M - 10-ft U.E. all ROW frontage. M - 20'x20' visibility and sidewalk easement clip. M - 5-ft ROW dedication to create overall 50-ft ROW			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments
11/17/2021: Addressing will be as follows: Lot 1 - 808 KERNODLE ST (75087) Lot 2 - 806 KERNODLE ST (75087) Lot 3 - 804 KERNODLE ST (75087) Lot 4 - 802 KERNODLE ST (75087)			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	11/23/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments
11/17/2021: P2021- 058 (Andrew Reyna) (Final Plat) Cash In Lieu of Land: \$455.00 x 1 lot = \$455.00 Pro Rata Equipment Fee: \$431.00 x 1 lots = \$431.00 Total per lot x lots = \$886.00 x 1 lots = \$886.00 These are the fees that will be due to City of Rockwall			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-058

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 802 - 808 Kernodle St Rockwall
SUBDIVISION Farmers and Merchants LOT 9/10 BLOCK
GENERAL LOCATION Kernodle and Cornelia

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 ~~REPLAT~~ CURRENT USE Residential
PROPOSED ZONING SF-7 PROPOSED USE Residential
ACREAGE 0.76 LOTS [CURRENT] 3 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 Tari Kinsey ☐ APPLICANT
CONTACT PERSON Tari Kinsey CONTACT PERSON
ADDRESS 2 Manor Ct ADDRESS
CITY, STATE & ZIP Heath, Tx 75032 CITY, STATE & ZIP
PHONE 972-571-1759 PHONE
E-MAIL tari.kinsey@yahoo.com E-MAIL

NOTARY VERIFICATION [REQUIRED]

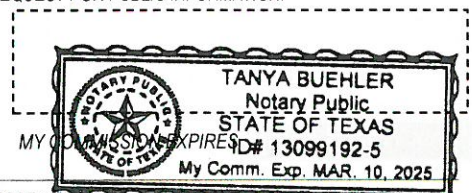
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tari Kinsey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

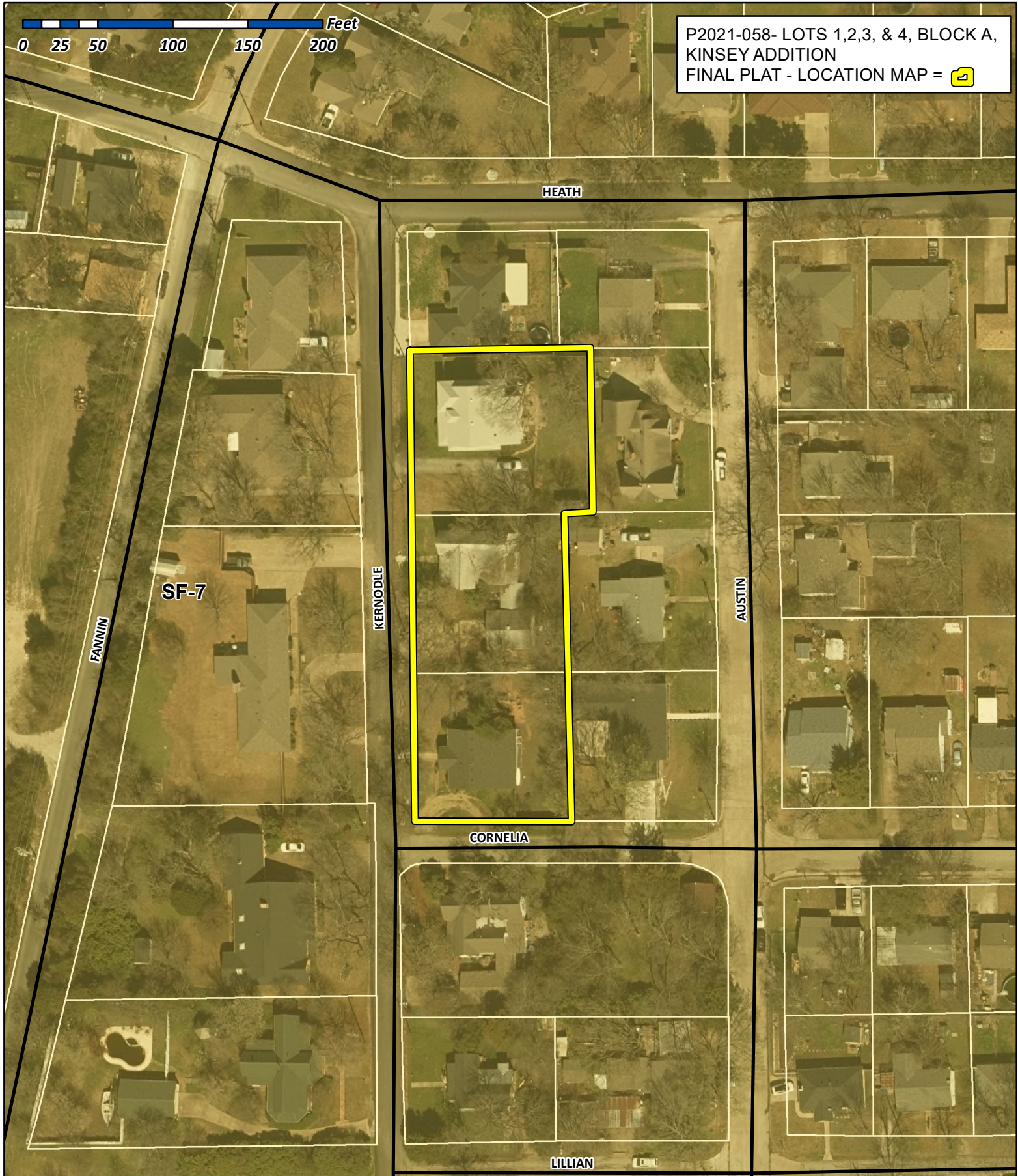
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF November, 2021 BY SIGNING THIS APPLICATION, 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 November, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

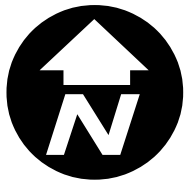




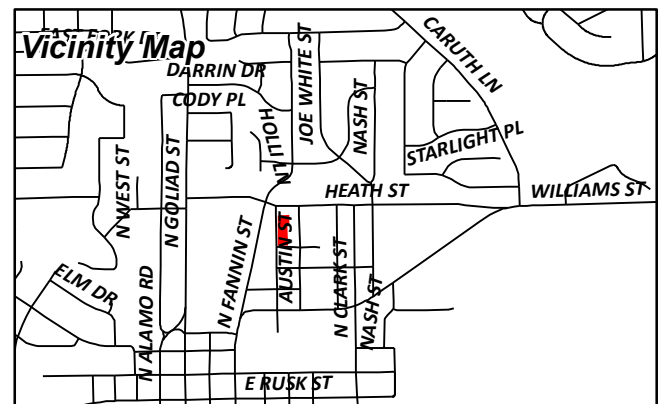
City of Rockwall

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

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Case Number: P2021-058
Case Name: Lots 1-4, Block A, Kinsey Addition
Case Type: Final Plat
Zoning: Single-Family 7 (SF-7) District
Case Address: 802-808 Kernodle



Date Created: 11/16/2021
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. P2021-058: Lots 1-4, Block A, Kinsey Addition

Hold a public hearing to discuss and consider a request by Tari Kinsey for the approval of a Final Plat for Lots 1-4, Block A, Kinsey Addition being a 0.76-acre tract of land identified as a portion of Blocks 9 & 10, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802, 806, & 808 Kernodle Street, 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, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 20, 2021 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:

Andrew Reyna
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, December 20, 2021 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



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. P2021-058: Lots 1-4, Block A, Kinsey Addition

Please place a check mark on the appropriate line below:

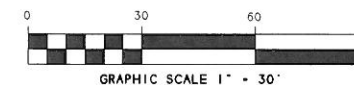
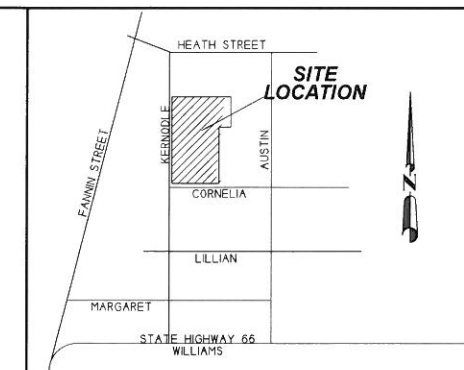
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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



BEING A REPLAT OF PART
OF BLOCK 9 AND BLOCK 10
FARMERS & MERCHANTS
NATIONAL BANK ADDITION

0.76 ACRES OR 33,299 S.F.
(3 LOTS)

B.F. BOYDSTON SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

				
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	F/H FIRE HYDRANT	PP POWER POLE
				
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	JUNCTION METER	L/P LIGHT POLE	V/I NON RIG FOUND 1 CORNER 1
				
FENCE	EASEMENT LINE		AIR COND	N/C

SURVEY DATE JANUARY 6, 2021
SCALE 1" = 30' FILE # 20031993R
CLIENT KINSEY

OWNER:
DONALD H. KINSEY
TARI L. KINSEY
2 MANOR COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2021-

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated September 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS "RPLS 5034."
- 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DONALD H. KINSEY and TARI L. KINSEY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Block 9 and Block 10, Farmers and Merchants National Bank Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume R, Page 313 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the east right-of-way of Kernodle Street and the north right-of-way line of Cornelia Street, at the southwest corner of said Block 9;

THENCE N. 00 deg. 26 min. 35 sec. W. along east right-of-way line of Kernodle Street, a distance of 310.67 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 53 sec. E. a distance of 121.47 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 1, Block A, Replat of part of Block 10, Farmers & merchant National Bank Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 118 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 00 min. 31 sec. E. a distance of 108.94 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block A, of Replat;

THENCE S. 89 deg. 30 min. 08 sec. W. a distance of 20.64 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 16 min. 27 sec. E. a distance of 100.31 feet to a 3/8" iron rod found for corner;

THENCE S. 00 deg. 33 min. 35 sec. E. a distance of 100.66 feet to a 1/2" iron rod found for corner in the north right-of-way line of Cornelia Street;

THENCE S. 89 deg. 39 min. 57 sec. W. a distance of 99.91 feet to the POINT OF BEGINNING and containing 33,299 square feet or 0.76 acres of land.

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 KINSEY ADDITION LOTS 1, 2, & 3, BLOCK A, an 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 further certify that all other parties who have a mortgage or lien interest in KINSEY ADDITION LOTS 1, 2, & 3, BLOCK A, 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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

7) Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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 exaction's made herein.

DONALD H. KINSEY

TARI L. KINSEY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DONALD H. KINSEY 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 _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TARI L. KINSEY 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 _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of KINSEY ADDITION LOTS 1, 2, & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date _____

FINAL PLAT
KINSEY ADDITION
LOTS 1, 2, 3 & 4
BLOCK A

BEING A REPLAT OF PART
OF BLOCK 9 AND BLOCK 10
FARMERS & MERCHANTS
NATIONAL BANK ADDITION

0.76 ACRES OR 33,299 S.F.
(3 LOTS)

B.F. BOYDSTON SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PS	PP	DATA	WATER	WATER	WATER	WATER	WATER	WATER
TELEPHONE	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
METER	METER	METER	METER	METER	METER	METER	METER	METER	METER	METER	METER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER

OWNER:
DONALD H. KINSEY
TARI L. KINSEY
2 MANOR COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 6, 2021
SCALE 1" = 30' FILE # 20031993RP
CLIENT KINSEY

PROJECT COMMENTS



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

DATE: 11/22/2021

PROJECT NUMBER: P2021-060
PROJECT NAME: Saddle Star Estates South, Phase Three
SITE ADDRESS/LOCATIONS: 3076 HAYS LN, ROCKWALL

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a Final Plat for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/19/2021	Approved w/ Comments

11/19/2021: 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 Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone 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 (P2021-060) 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 79 (PD-79), the SH-205 By-Pass Overlay, and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Indicate the City Limits along the north and east subdivision boundary line.

M.6 Remove #7 from sheet 2, this note is already included on sheet 1 in the general notes.

I.7 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 November 30, 2021 & December 14, 2021. The Parks Board meeting will be held on December 7, 2021.

I.8 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

I.9 The projected City Council Meeting date for this case will be December 20, 2021.

I.10 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	11/19/2021	Needs Review

11/19/2021: M - Add note, "HOA/Property owner is responsible for maintaining and repairing all open space/green belt lots/areas., and drainage easements."

M - Add "light poles and appurtenances" to note 4.

M - Add "light poles and appurtenances" to the first sentence of the Note box.

M - Include instrument number 20210000031297 to the drainage easement.

M - Need instrument number before filing plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments

11/17/2021: Please submit CAD (.dwg) file of lot lines and road centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/19/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

11/17/2021: P2021- 060 (Henry Lee) (Final Plat)

Park District 6 (pro rata equipment fees approved to be utilized for HOA park and open space in February 2020 meeting for project which includes Phases 1 -3. The fees now being confirmed and amenity cost must exceed required pro rata equipment fees.) Pro rata equipment fees collected in all three phases must be exceeded with amenities, trails and landscape which will be exceeded with no issues. This will be verified by Parks and Recreation Department. (cash in lieu of land collect fees only)

Cash In Lieu of Land: \$984.00 x 33 lots = \$32,472.00

Pro Rata Equipment Fee: \$931.00 x 33 lots = \$30,723.00

Total per lot x lots = \$1,915.00 x 33 lots = \$63,195.00



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
- ☐ 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 John King Blvd & Hays Lane

SUBDIVISION Saddle Star Phase 3

LOT

BLOCK

GENERAL LOCATION Along John King Blvd, City of Rockwall, Rockwall County, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79

CURRENT USE Agricultural

PROPOSED ZONING PD-79

PROPOSED USE Single Family

ACREAGE 14.995

LOTS [CURRENT] 1

LOTS [PROPOSED] 33 SF/3 Open

☐ **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 CDT ROCKWALL/2017, LLC

☐ APPLICANT CDT ROCKWALL/2017, LLC

CONTACT PERSON Pat Atkins

CONTACT PERSON Pat Atkins

ADDRESS 6925 FM 2515

ADDRESS 6925 FM 2515

CITY, STATE & ZIP Kaufman, Tx 75142

CITY, STATE & ZIP Kaufman, TX 75142

PHONE 972-388-6383

PHONE 972-388-6383

E-MAIL kpatatkins@yahoo.com

E-MAIL kpatatkins@yahoo.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:

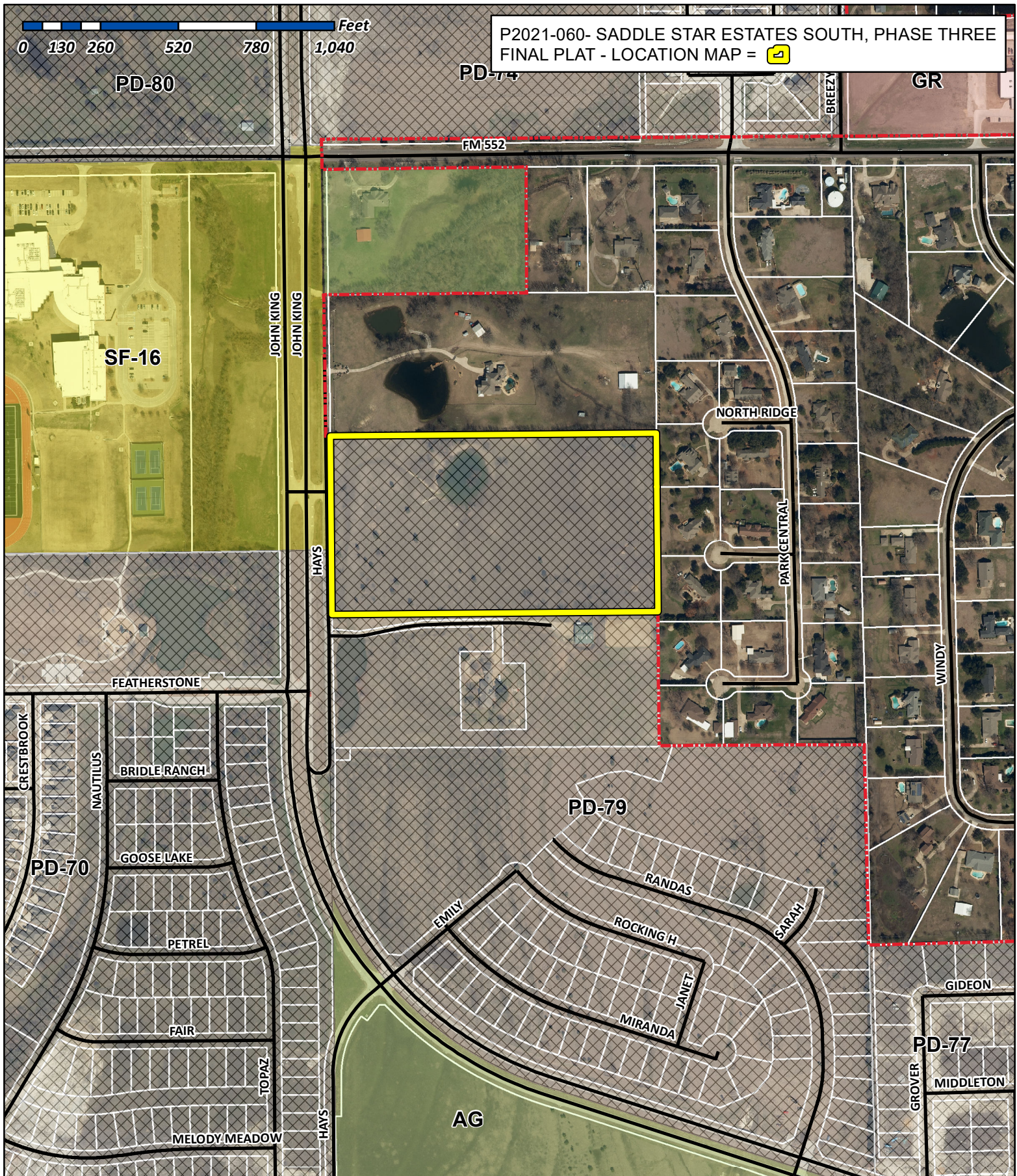
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 599.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF November, 2021 BY SIGNING THIS APPLICATION. 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

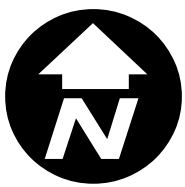
MY COMMISSION EXPIRES

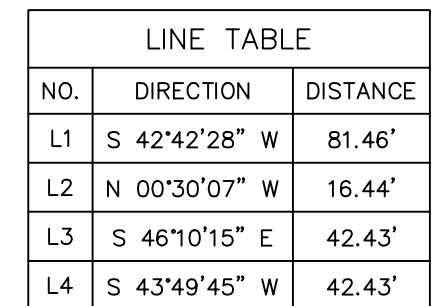
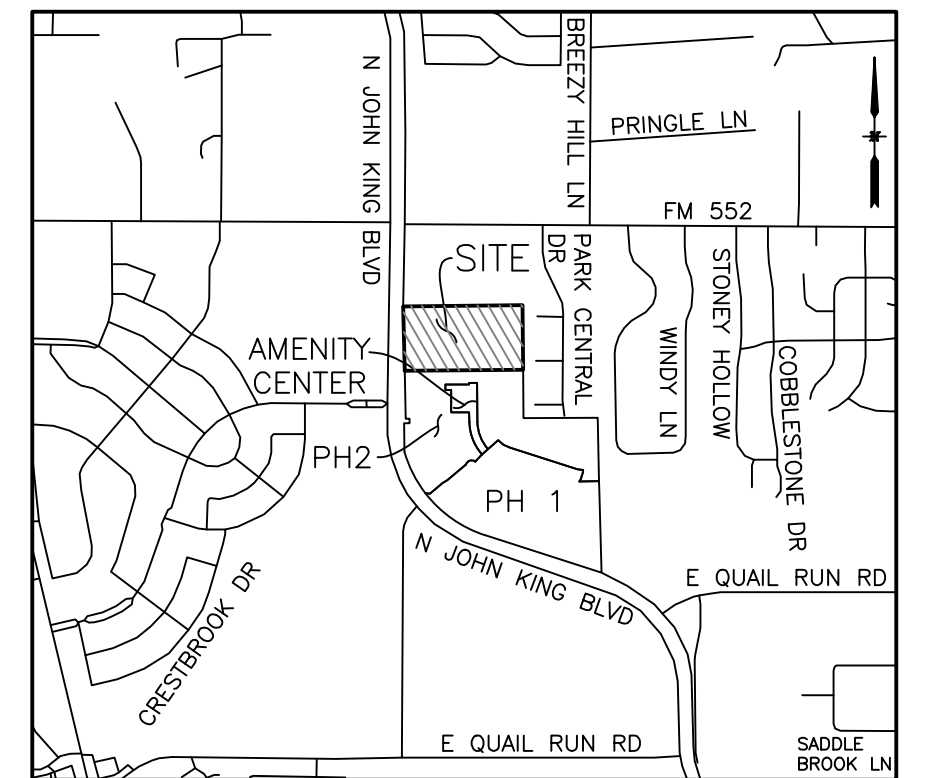


City of Rockwall

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.

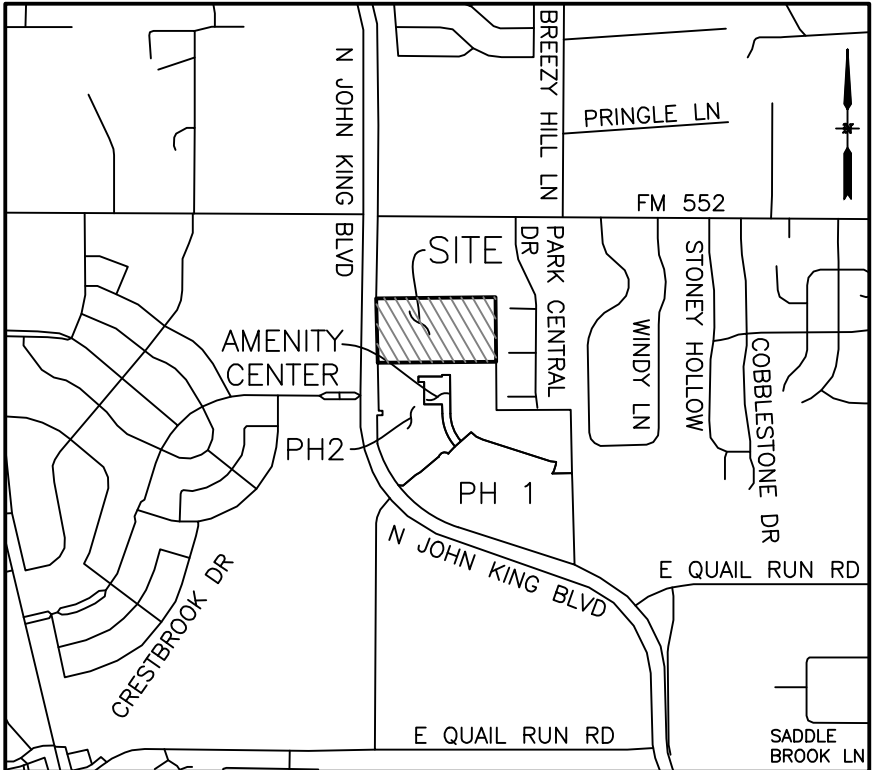
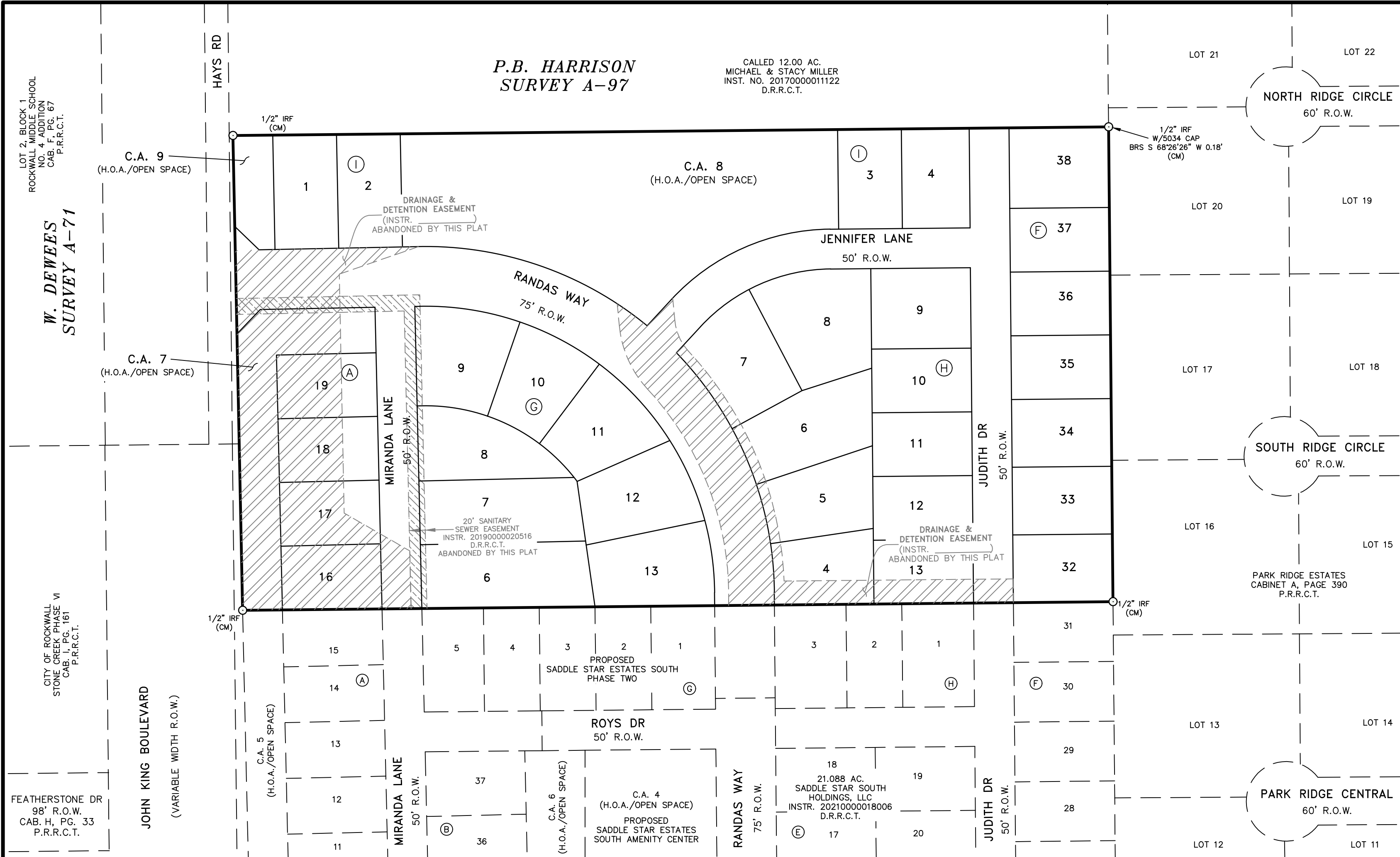




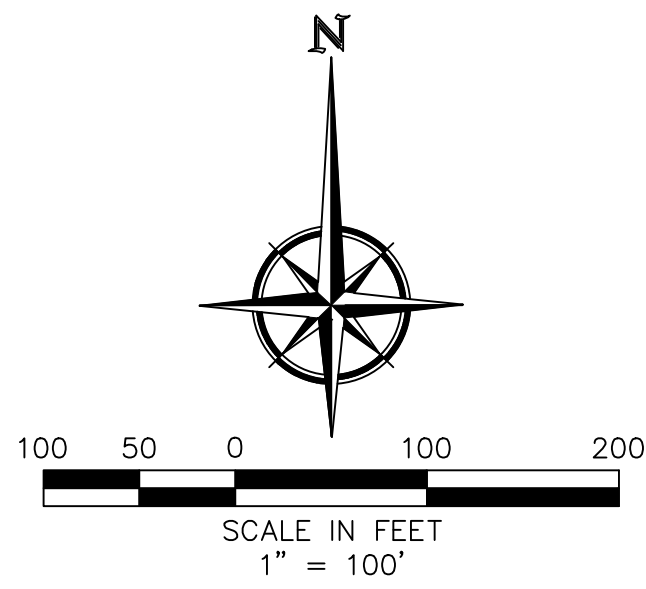
Note: The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

LEGEND	
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

DATE: 11/5/2021 CASE #: P____-____ SHEET 1 OF 3



VICINITY MAP
N.T.S.



LEGEND	
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
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U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

EASEMENT LEGEND	
	SANITARY SEWER EASEMENT
	DRAINAGE & DETENTION EASEMENT

ZONING DISTRICT: PD-79
OPEN SPACE = 2.853 AC.
33 DWELLING UNITS
2.20 UNITS PER ACRE

OWNERS
CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

DATE: 11/5/2021 CASE #: P_____ SHEET 2 OF 3

FINAL PLAT
**SADDLE STAR ESTATES
SOUTH, PHASE THREE**
33 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
14.995 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CDT ROCKWALL/2017, LLC, BEING THE OWNER OF A 14.995 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00 acre tract and a called 9.127 acre tract of land described in deed to Gwendolyn Reed, recorded in Instrument 20160000002283, DRCCT;

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and with the west line of said 15.00 acre tract, a distance of 596.15 feet, to a 1/2–inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 12.00 acre tract of land described in deed to Michael and Stacy Miller, recorded in Instrument 20170000011122;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390, Plat Records, Rockwall County, Texas, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00 acre tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said 9.127 acre tract;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

CDT ROCKWALL/2017, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. CDT ROCKWALL/2017, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. CDT ROCKWALL/2017, LLC understands and does 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. CDT ROCKWALL/2017, LLC also understands 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/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

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.

CDT ROCKWALL/2017, LLC further acknowledges 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; CDT ROCKWALL/2017, LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that CDT ROCKWALL/2017, LLC may have as a result of the dedication of exactions made herein.

FOR: CDT ROCKWALL/2017, LLC

By: _____
NAME: _____
TITLE: _____

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 stated.

Given upon my hand and seal of office this ____ day of _____, 2021.

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

SURVEYOR'S CERTIFICATE

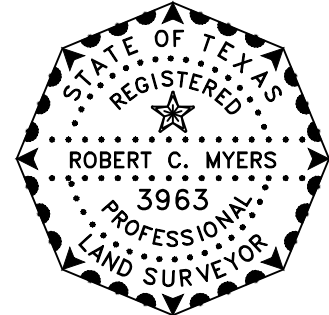
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

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. This final plat is released on May 25, 2021 for review by the City and other parties for comments and progression to an approved Final Plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



APPROVAL CERTIFICATE

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 _____, 2021.

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 _____, 2021.

Mayor, City of Rockwall	City Secretary	City Engineer
-------------------------	----------------	---------------

FINAL PLAT

SADDLE STAR ESTATES
SOUTH, PHASE THREE

ZONING DISTRICT: PD-79
OPEN SPACE = 2.853 AC.
33 DWELLING UNITS
2.20 UNITS PER ACRE

33 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
14.995 ACRES

OWNERS
CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098
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LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

DATE: 11/5/2021

CASE #: P -

SHEET 3 OF 3

PROJECT COMMENTS



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

DATE: 11/22/2021

PROJECT NUMBER: SP2021-034
PROJECT NAME: Saddle Star Estates South, Phase Three
SITE ADDRESS/LOCATIONS: 3076 HAYS LN, ROCKWALL

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a Site Plan for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/19/2021	Approved w/ Comments

11/19/2021: 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 Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-034) 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), the requirements stipulated by Planned Development District 79 (PD-79), the SH-205 Bypass Overlay District, and the Development Standards of Article V, that are applicable to the subject property.

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 Update all plan sets to indicate that all canopy trees will be 4 caliper inches not 3 caliper inches. Update all plan sets to indicate that shrubs will be 5 gallons and not 3 gallons.

M.7 On the site plan and buffer plans indicate the required 30"- 48" berm in the landscape buffer.

M.8 The landscape buffer along John King needs one (1) more canopy tree for a total of 18 canopy trees.

M.9 The treescape plan is in conformance with the Unified Development Code (UDC) and leaves a mitigation balance of zero. That being said there were some errors in the removal and replacement calculations that need to be reflected on the plans. First the replacement inches are 460 caliper inches as the builder will be installing 4 caliper inch trees not 3. For the removal there are only 338 caliper inches being removed. Review the tree mitigation requirements in the UDC to see how this was calculated.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on December 7, 2021 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 December 7, 2021; 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 December 14, 2021 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on November 30, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on December 14, 2021.

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	11/19/2021	Needs Review

11/19/2021: M - No trees within 10' of 16" water line.

M - No trees in 10' utility easement along the lots. Move all trees out of the easements.

M - No trees in Median.

M - Make sure detail shows how the black star crushed granite will be contained in the beds. Not allowed to erode out of beds.

M - Make sure the detention pond is irrigated permanently.

M - Edging must be above mulch to keep the mulch in the beds.

The following are informational comments.

General Items:

I - Must meet City Standards of Design and Construction

I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - 10-ft U.E. on all ROW frontage

I - 30'x30' ROW clip at John King.

Water and Wastewater Items:

I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

Landscaping:

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

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

M- All mulch and gravel must stay contained in beds. Show detail with edging higher than bed materials.

M - All detention ponds must have irrigation installed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	11/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/19/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

11/17/2021: SP2021-034 (Henry Lee) (Site Plan)

Trail location and landscape which has been designed to continue the current layout through neighborhood and along John King rights-of-ways for continuity throughout all three phases. The Parks and Recreation Department has reviewed plans and has accepted them with tree relocations due to utility easement issues

1. Please relocate all trees out of the utility easement
2. the entire detention pond must have automatic irrigation system providing 100% coverage to all turfgrass and trees designed according to the TCEQ



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
- ☐ 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 John King Blvd & Hays Lane

SUBDIVISION Saddle Star Phase 3

LOT

BLOCK

GENERAL LOCATION Along John King Blvd, City of Rockwall, Rockwall County, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79

CURRENT USE Agricultural

PROPOSED ZONING PD-79

PROPOSED USE Single Family

ACREAGE 14.995

LOTS [CURRENT] 1

LOTS [PROPOSED] 33 SF/3 Open

☐ **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 CDT ROCKWALL/2017, LLC

☐ APPLICANT CDT ROCKWALL/2017, LLC

CONTACT PERSON Pat Atkins

CONTACT PERSON Pat Atkins

ADDRESS 6925 FM 2515

ADDRESS 6925 FM 2515

CITY, STATE & ZIP Kaufman, Tx 75142

CITY, STATE & ZIP Kaufman, TX 75142

PHONE 972-388-6383

PHONE 972-388-6383

E-MAIL kpatatkins@yahoo.com

E-MAIL kpatatkins@yahoo.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:

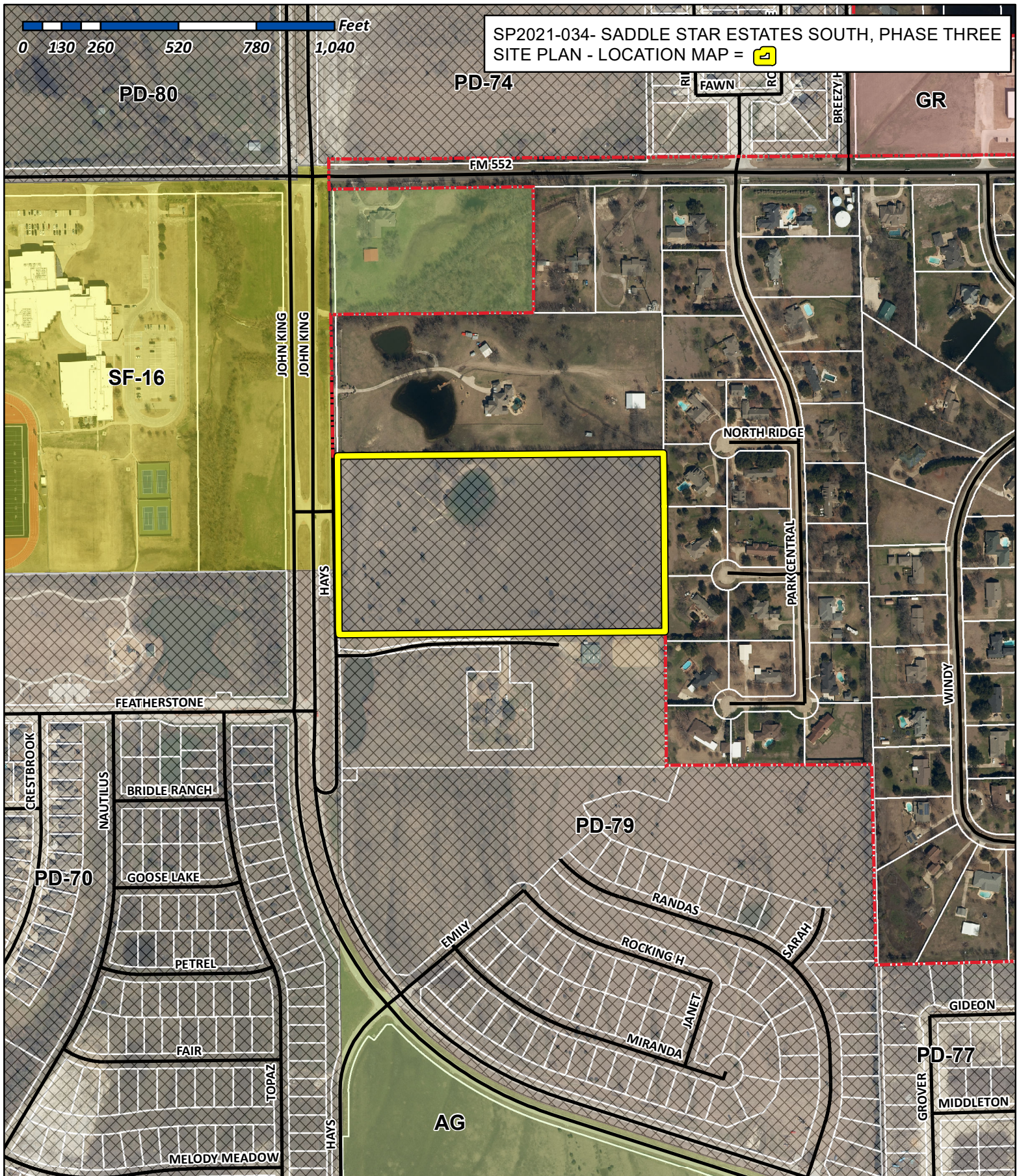
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

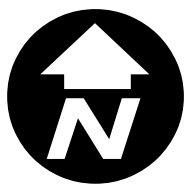
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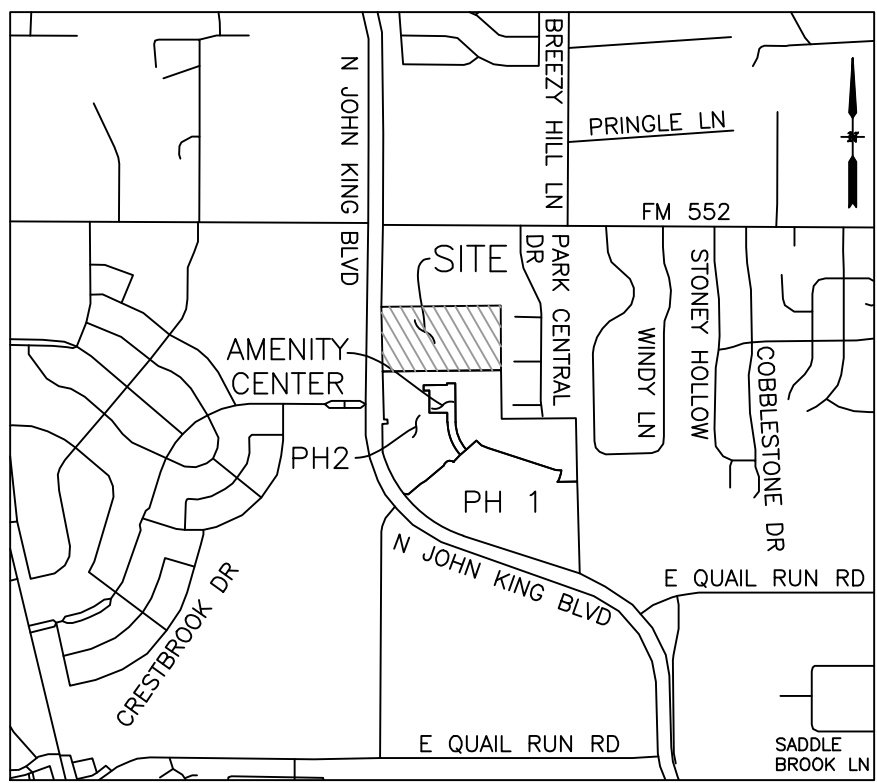


City of Rockwall

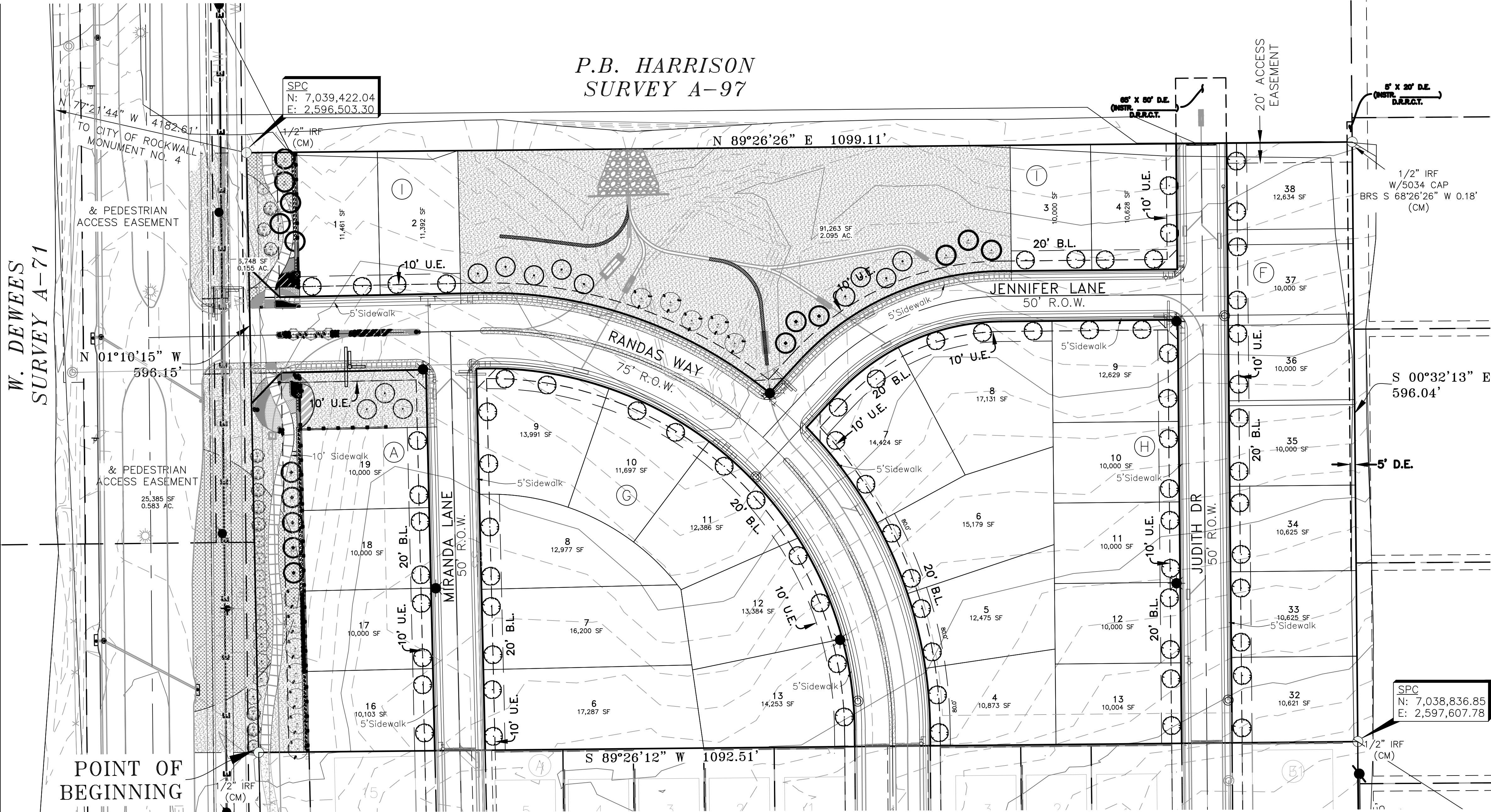
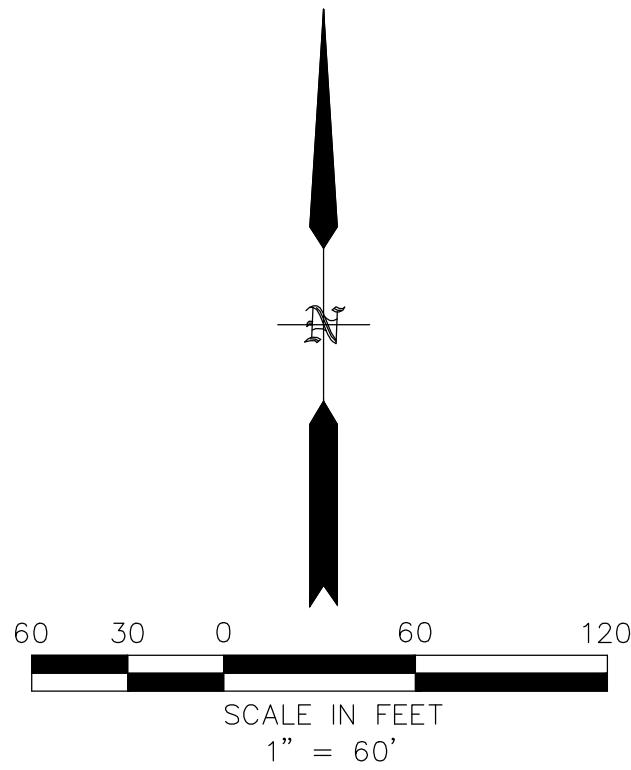
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(P): (972) 771-7745
(W): www.rockwall.com

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.



- SADDLE STAR SOUTH PHASE 3
PLANT LEGEND
- 8 - 4" LIVE OAK
 - 12 - 4" SHUMARD OAK
 - 8 - 4" BUR OAK
 - 12 - 4" CEDAR ELM
 - 9 - 2" TEXAS REDBUD
 - 7 - 2" CHASTE TREE
 - 4 - 2" NATCHEZ CRAPE MYRTLE
 - 75 - 3" CANOPY TREE (BY BUILDER)

LEGEND

EXISTING TREE

PROPOSED 4" CANOPY TREE
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)

PROPOSED 3" CANOPY TREE
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)

PROPOSED 3" EASTERN RED CEDAR

PROPOSED 2" ORNAMENTAL TREE
(Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

LEGEND

IRF IRON ROD FOUND

B.L. BUILDING SETBACK LINE

CM CONTROL MONUMENT

D.E. DRAINAGE EASEMENT

HOA HOMEOWNERS ASSOCIATION

S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT

D.U.E. DRAINAGE & UTILITY EASEMENT

U.E. UTILITY EASEMENT

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

BERMUDA GRASS - 36,555 SF

NATIVE GRAVEL - 730 SF

BUFFALO GRASS - 108346 SF

WEeping LOVE GRASS - 380 G

TEXAS RIVER ROCK MIX - 542 SF

LIRIOPAPE GRASS - 111 G

GULF MUHLY GRASS - 413 G

OKLAHOMA MOSS BOULDERS -4T

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD.
ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
ELEVATION = 557.33'

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 ___, 2021.

WITNESS OUR HANDS, this ___ day of ___, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SADDLE STAR PHASE 3 SITE PLAN DATA

- a. 14.995 Acres
- b. PD-79 Zoning
- c. 33 Dwelling Units
- d. 2.853 Acres Open Space
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. Denotes Street Lights 20' Maximum Height
- g. Denotes Stop Sign & Street Names

ZONING DISTRICT: PD-79
OPEN SPACE = 2.853 AC.
33 DWELLING UNITS
2.20 UNITS PER ACRE

OWNERS
CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN

SADDLE STAR ESTATES
SOUTH, PHASE THREE

33 SINGLE FAMILY LOTS

3 COMMON AREA TRACT

14.995 ACRES

SITUATED IN THE

P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 11/12/2021

CASE #: P-----

GENERAL CONSTRUCTION NOTES

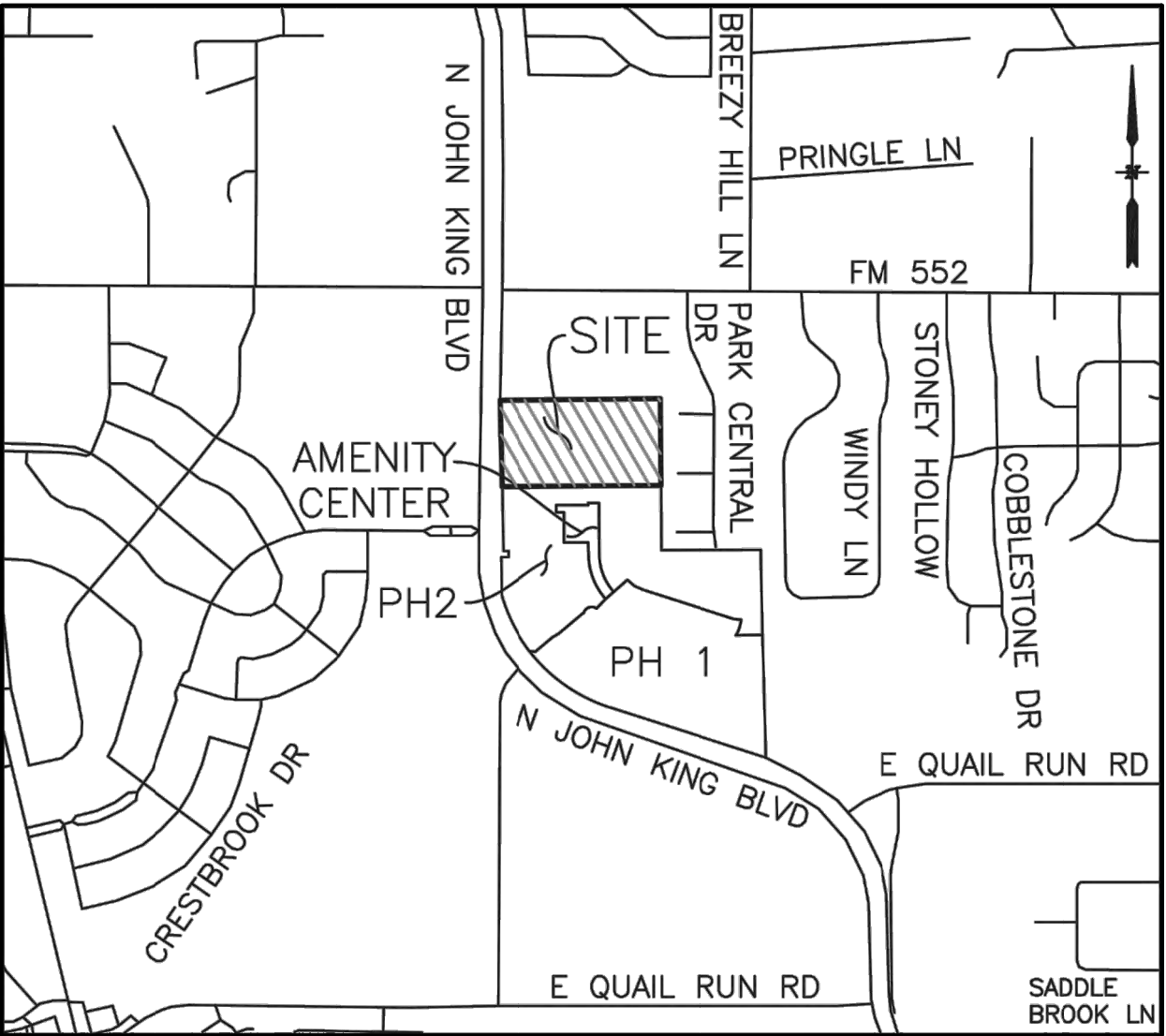
1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS
FOR
SCREENING AND BUFFERING

~SADDLE STAR SOUTH - PH3~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: September 21, 2021



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS6	HARDSCAPE DETAILS
L1-L4	LANDSCAPE PLANS
L5-L6	LANDSCAPE DETAILS
IR1-IR4	IRRIGATION PLANS
IR5-IR6	IRRIGATION DETAILS

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 Z60.1-2014) 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 FILLED 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 (5') 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.

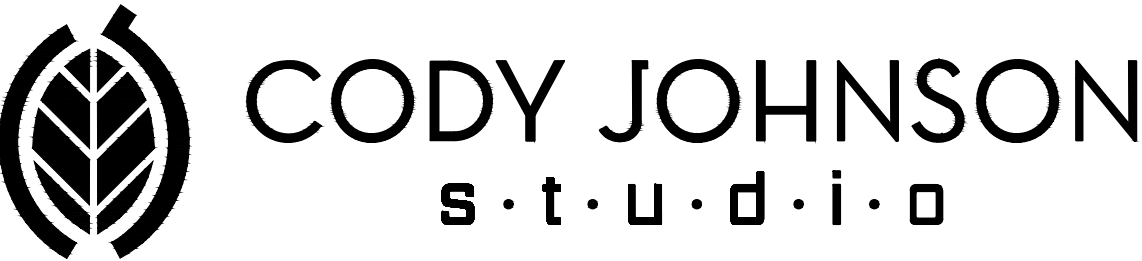
- MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 3. NO PLANT MATERIAL SHALL 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.

OWNER / DEVELOPER:
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201
PH. (972) 716-2900
CONTACT: PAT ATKINS

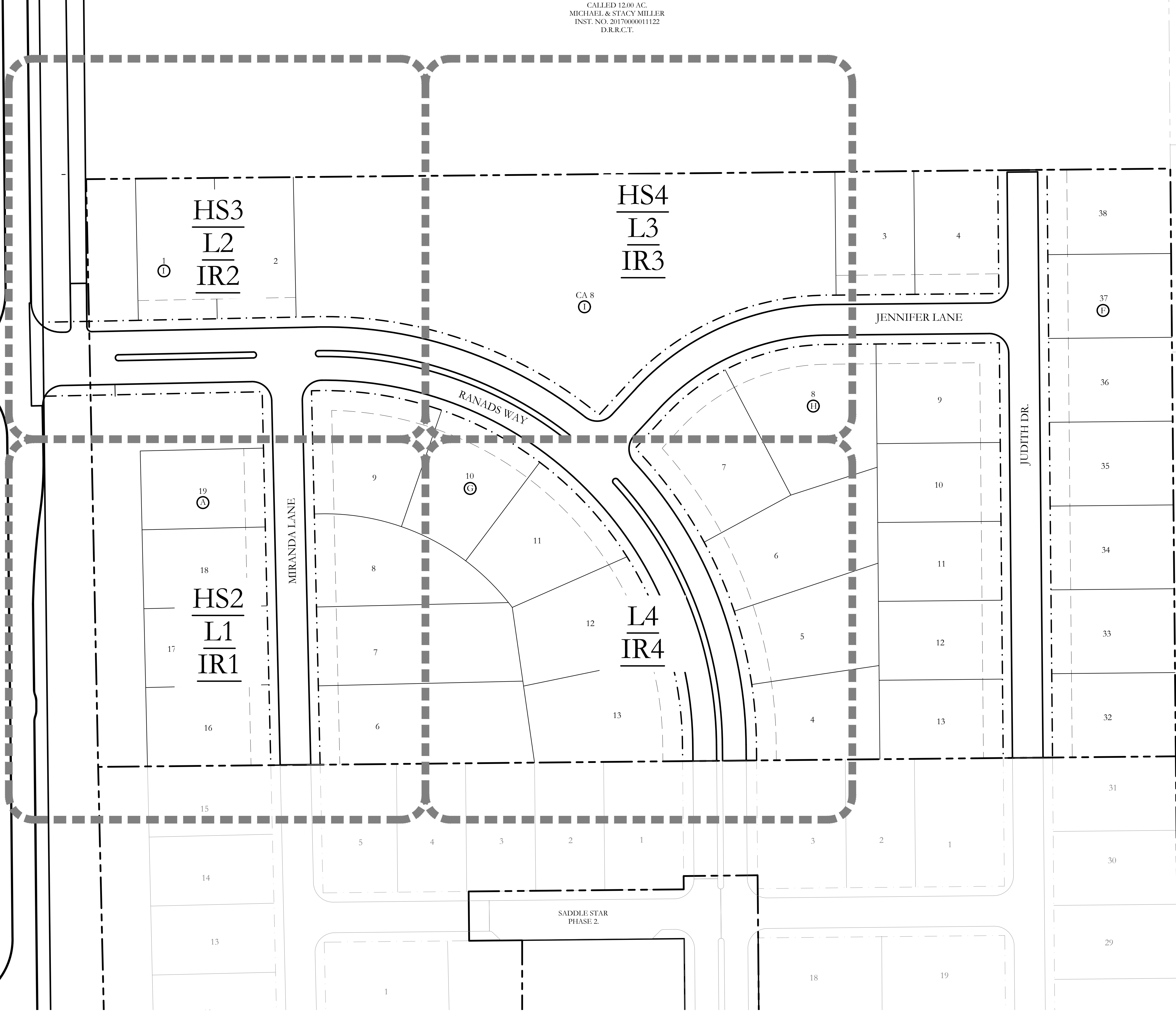
CIVIL ENGINEER:
ENGINEERING CONCEPTS & DESIGN, LP
201 WINDCO CIRCLE
SUITE 200
WYLIE, TEXAS 75098
PH. (972) 941-8400
CONTACT: RYAN KING

LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI



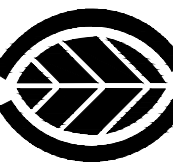
CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

JOHN KING BOULEVARD

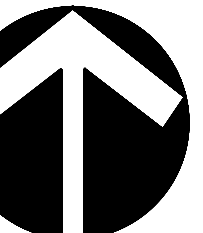


CALLED 12.00 AC.
MICHAEL & STACY MILLER
INST. NO. 20170000011122
D.R.R.C.T.

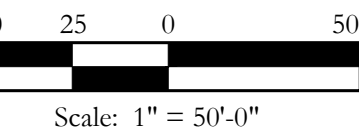
CODY JOHNSON
s.t.u.d.i.o



September 21, 2021



NORTH



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Overall Layout Plan

Saddle Star South - Phase 3

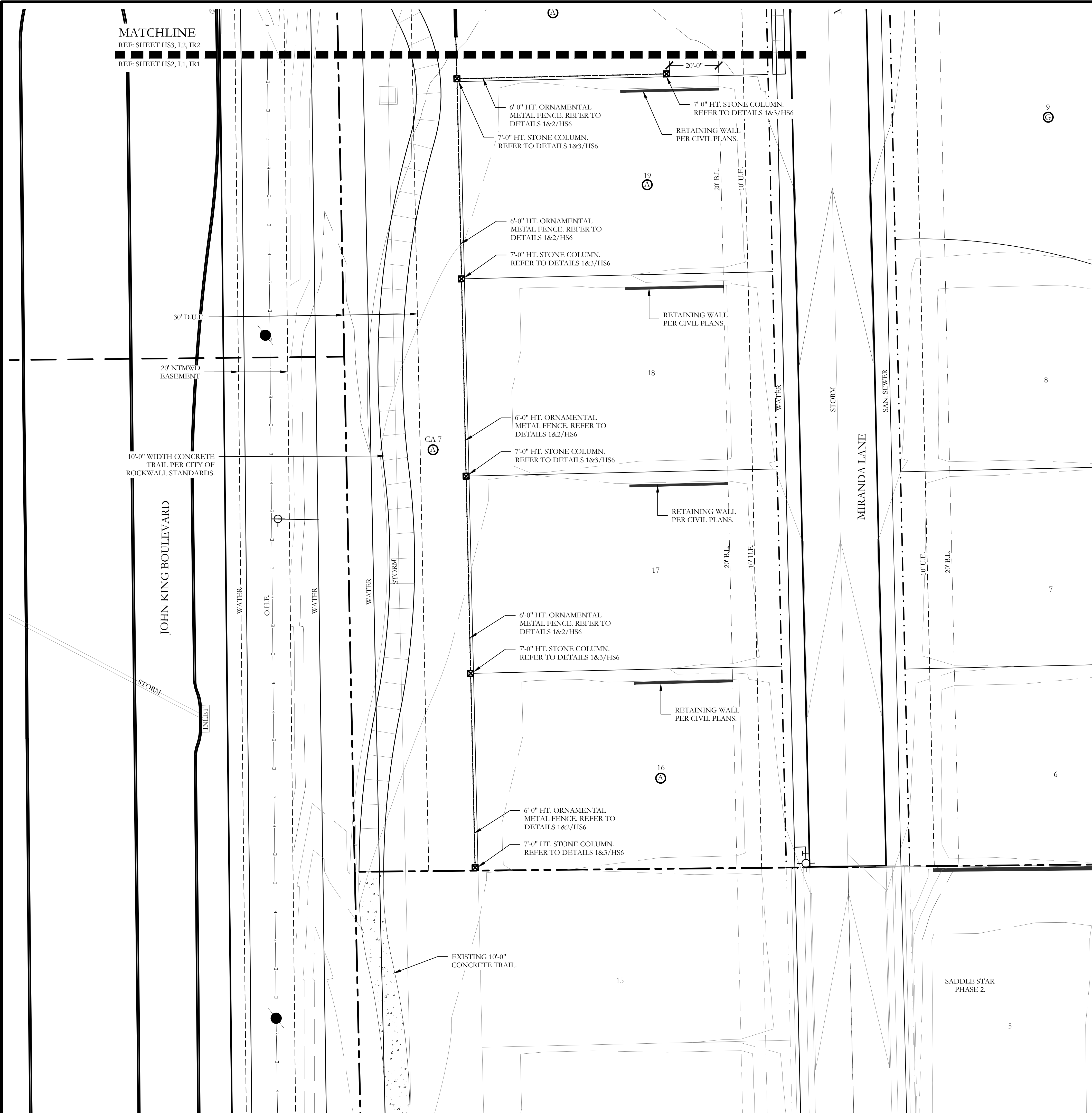
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.

PAD001B

SHEET NO.

HS1 of 6



6'-0" HT. ENTRY SIGN WALL.
REFER TO DETAILS 1,2&3/HS5.

⊠

14'-0" HT. STONE ENTRY TOWER
REFER TO DETAILS 1&4/HS5.

⊞

7'-0" HT. STONE COLUMN.
REFER TO DETAILS 1&3/HS6.

6'-0" HT. ORNAMENTAL METAL FENCE
REFER TO DETAILS 1&2/HS6.

CODY JOHNSON

s · t · u · d · i · o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025

PH: (909) 570-0162

EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT

CODY L. JOHNSON

2893

STATE OF TEXAS

September 21, 2021

↑

NORTH

20 10 0 20

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Plans

Saddle Star South - Phase 3

City of Rockwall, RockwallCounty, Texas

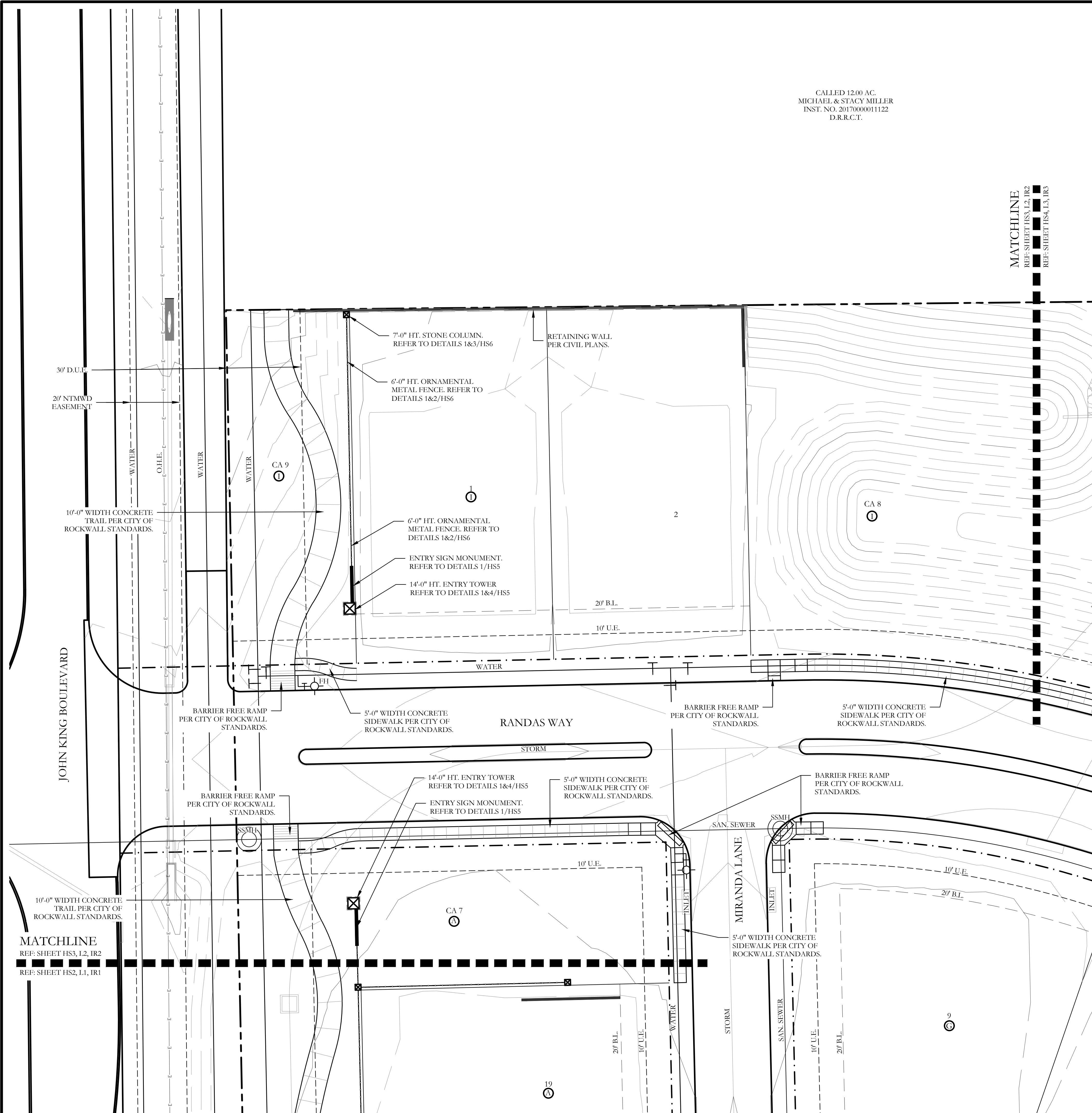
△

CJS PROJECT NO.

PAD001B

SHEET NO.

HS2 of 6



CALLED 12.00 AC.
MICHAEL & STACY MILLER
INST. NO. 20170000011122
D.R.R.C.T.

HARDSCAPE LEGEND

6'-0" HT. ENTRY SIGN WALL.
REFER TO DETAILS 1,2&3/HS5.

14'-0" HT. STONE ENTRY TOWER
REFER TO DETAILS 1&4/HS5.

7'-0" HT. STONE COLUMN.
REFER TO DETAILS 1&3/HS6.

6'-0" HT. ORNAMENTAL METAL FENCE
REFER TO DETAILS 1&2/HS6.

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS

September 21, 2021

NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING

Hardscape Plans

Saddle Star South - Phase 3

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001B

SHEET NO.
HS3 of 6

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET HS4, L3, IR3

CA 8
 ①

STORM HEADWALL
REFER TO CIVIL PLANS

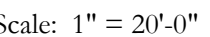
JENNIFER LANE

5'-0" WIDTH CONCRETE
SIDEWALK PER CITY OF
ROCKWALL STANDARDS

BARRIER FREE RAMP
R CITY OF ROCKWALL
STANDARDS.

10
G

☒



One Inch

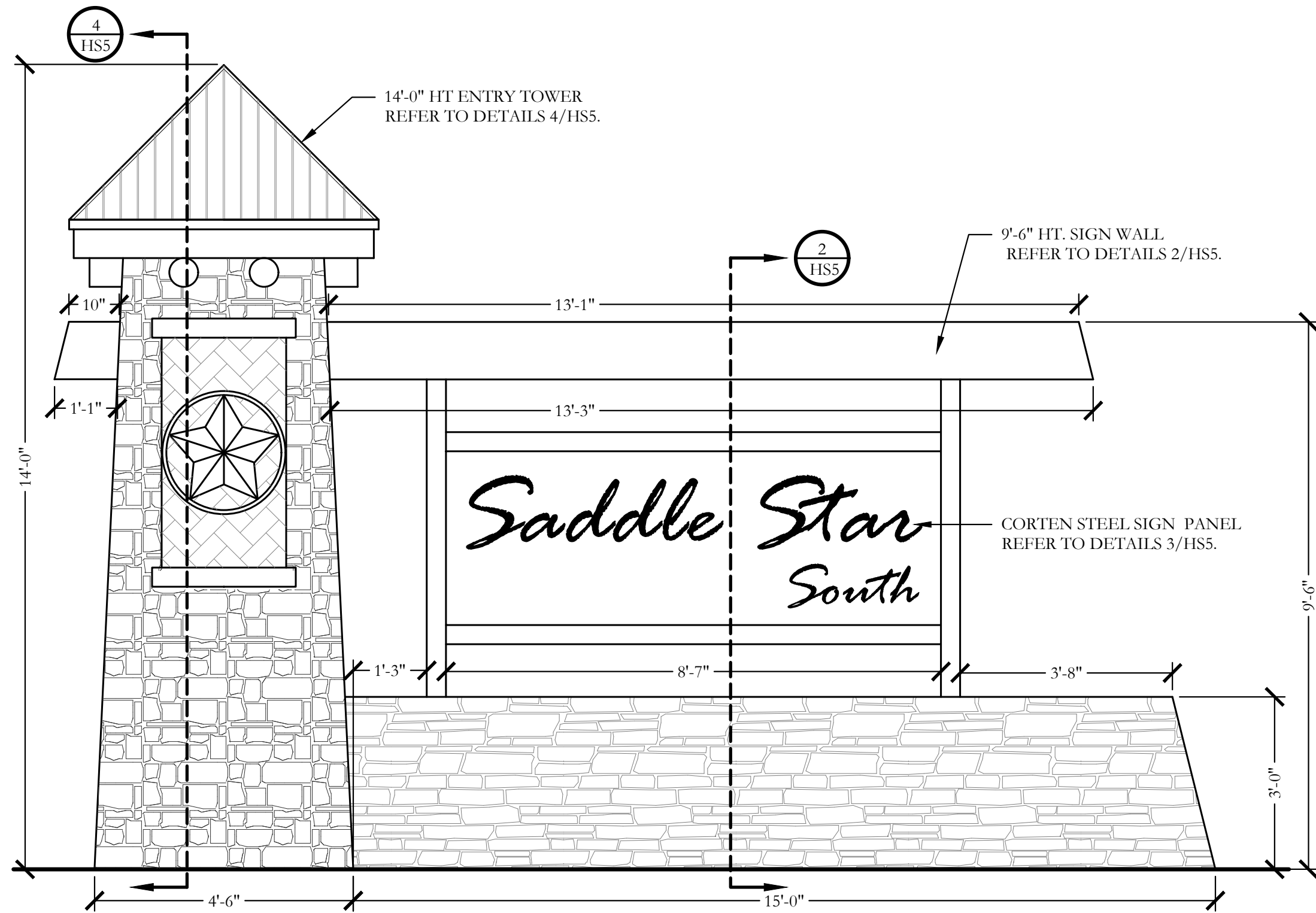
Hardscape Plans

City of Rockwall, Rockwall County, Texas



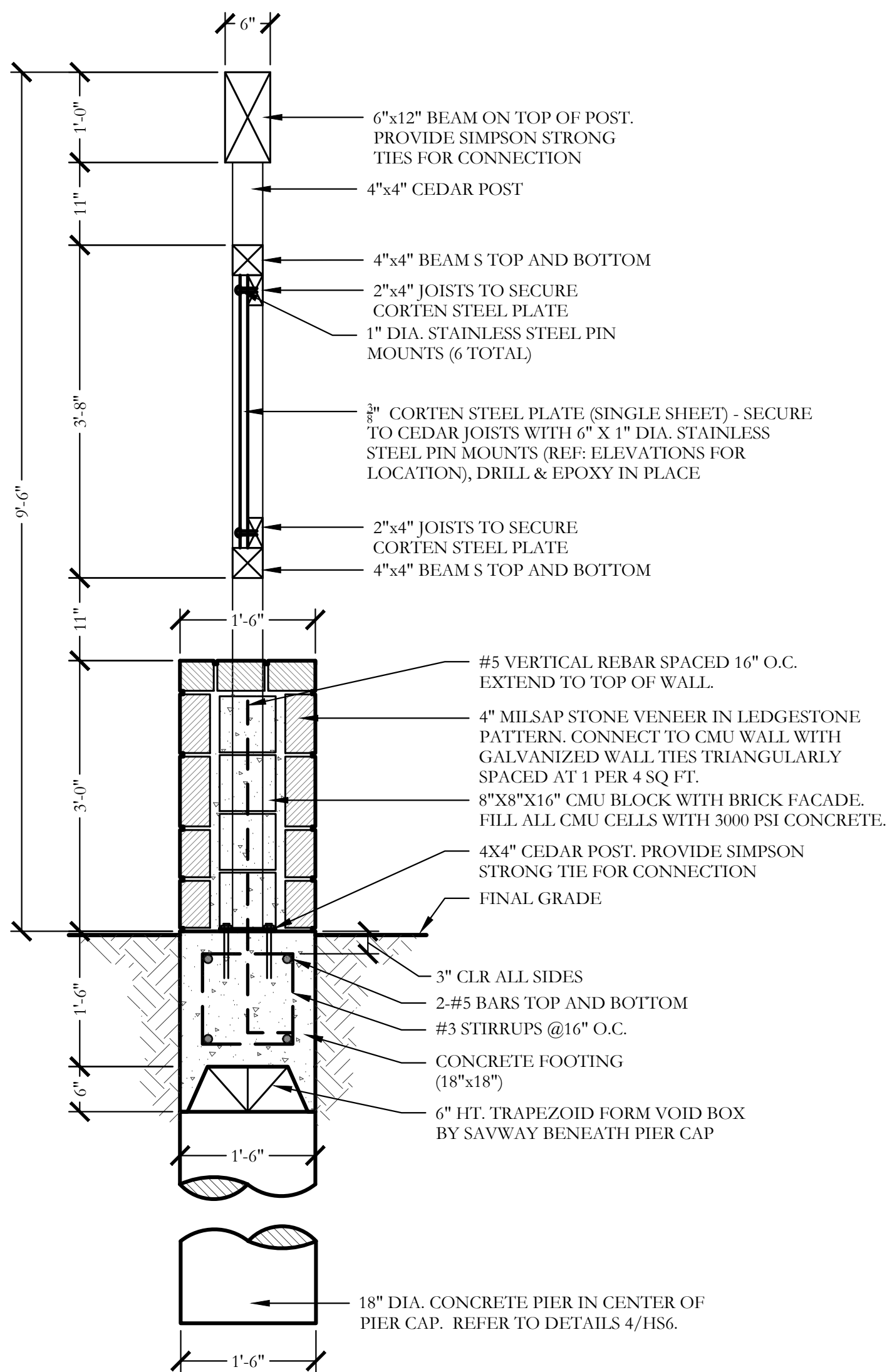
PAD001B

HS4 of 6



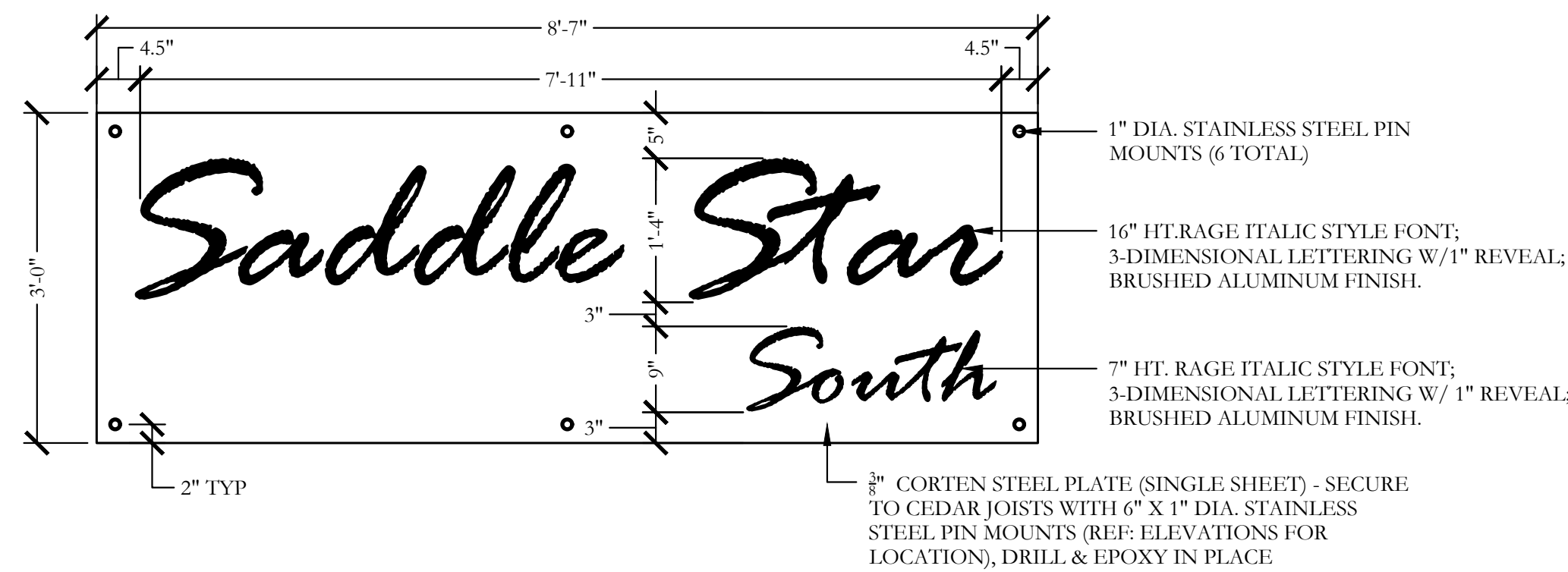
1 ENTRY SIGN MONUMENT
ELEVATION

SCALE: 1/2" = 1'-0"



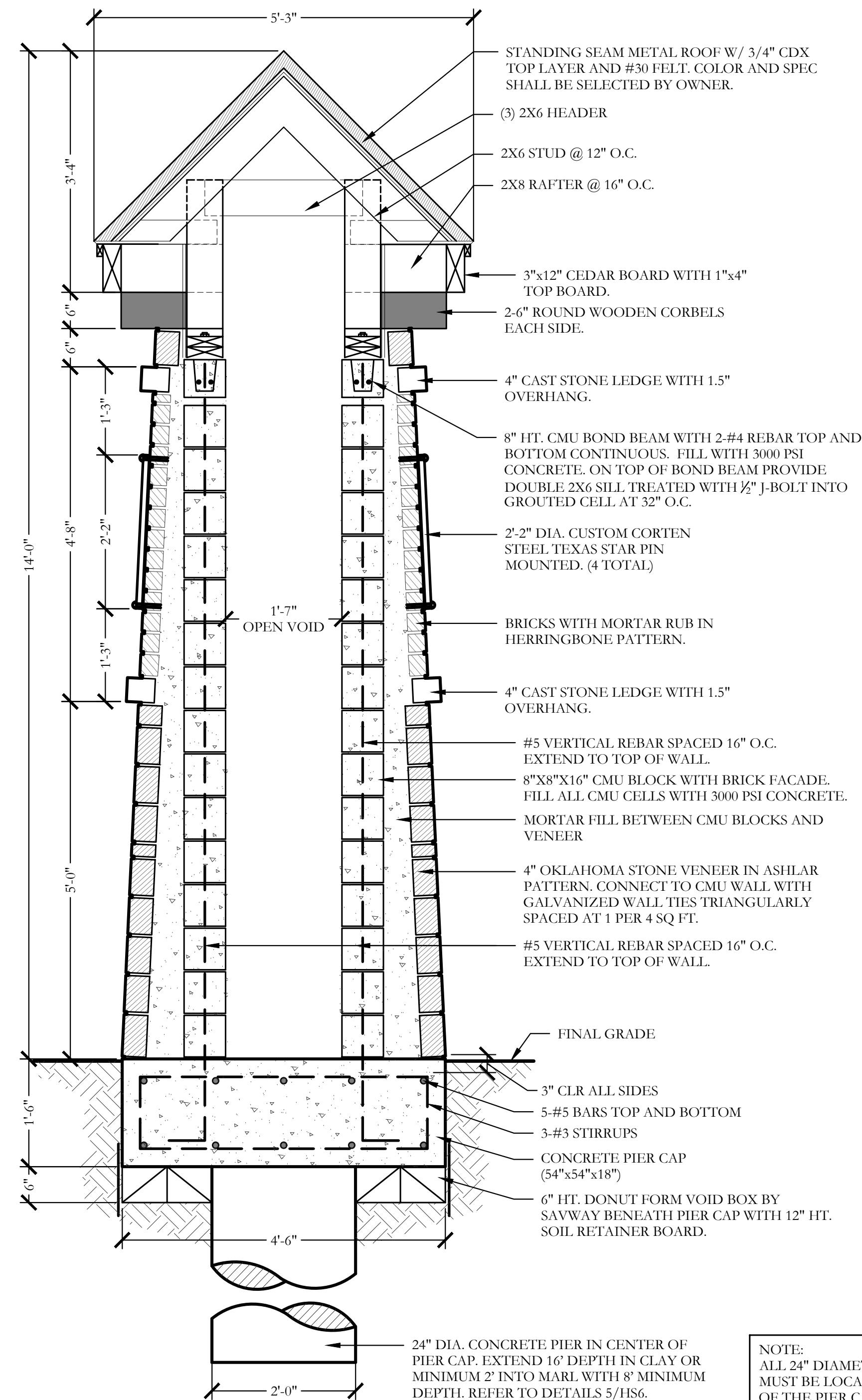
2 9'-6" HT. SIGN WALL
ELEVATION

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



3 CORTEN STEEL SIGN PANEL
ELEVATION

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



4 14'-0" HT. STONE ENTRY TOWER
SECTION

NOTE:
ALL 24" DIAMETER CONCRETE PIERS
MUST BE LOCATED IN THE CENTER
OF THE PIER CAP.

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

THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT
INTENDED FOR
CONSTRUCTION OR
BIDDING PURPOSES.

September 21, 2021

Bar is one inch on
original drawing. If not
one inch on this sheet,
adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

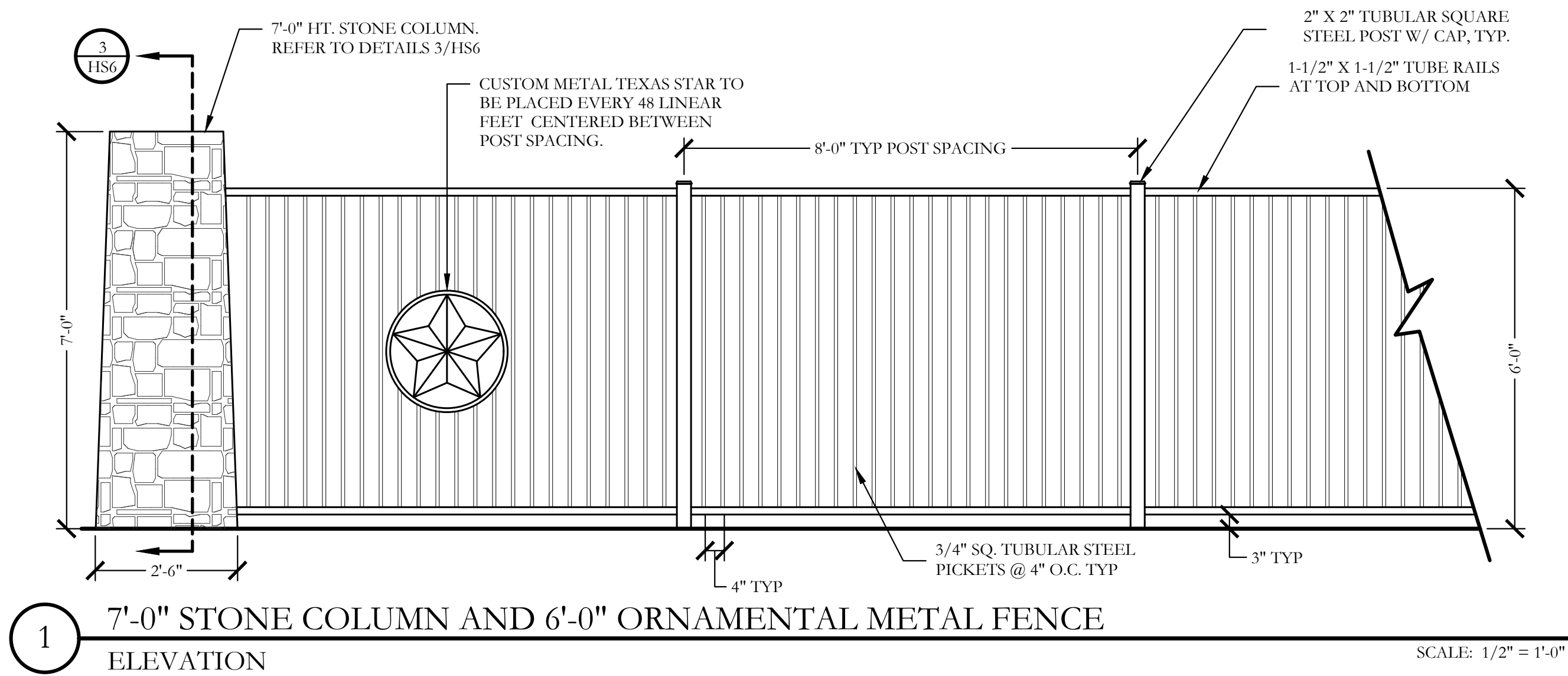
Hardscape Details

Saddle Star South - Phase 3

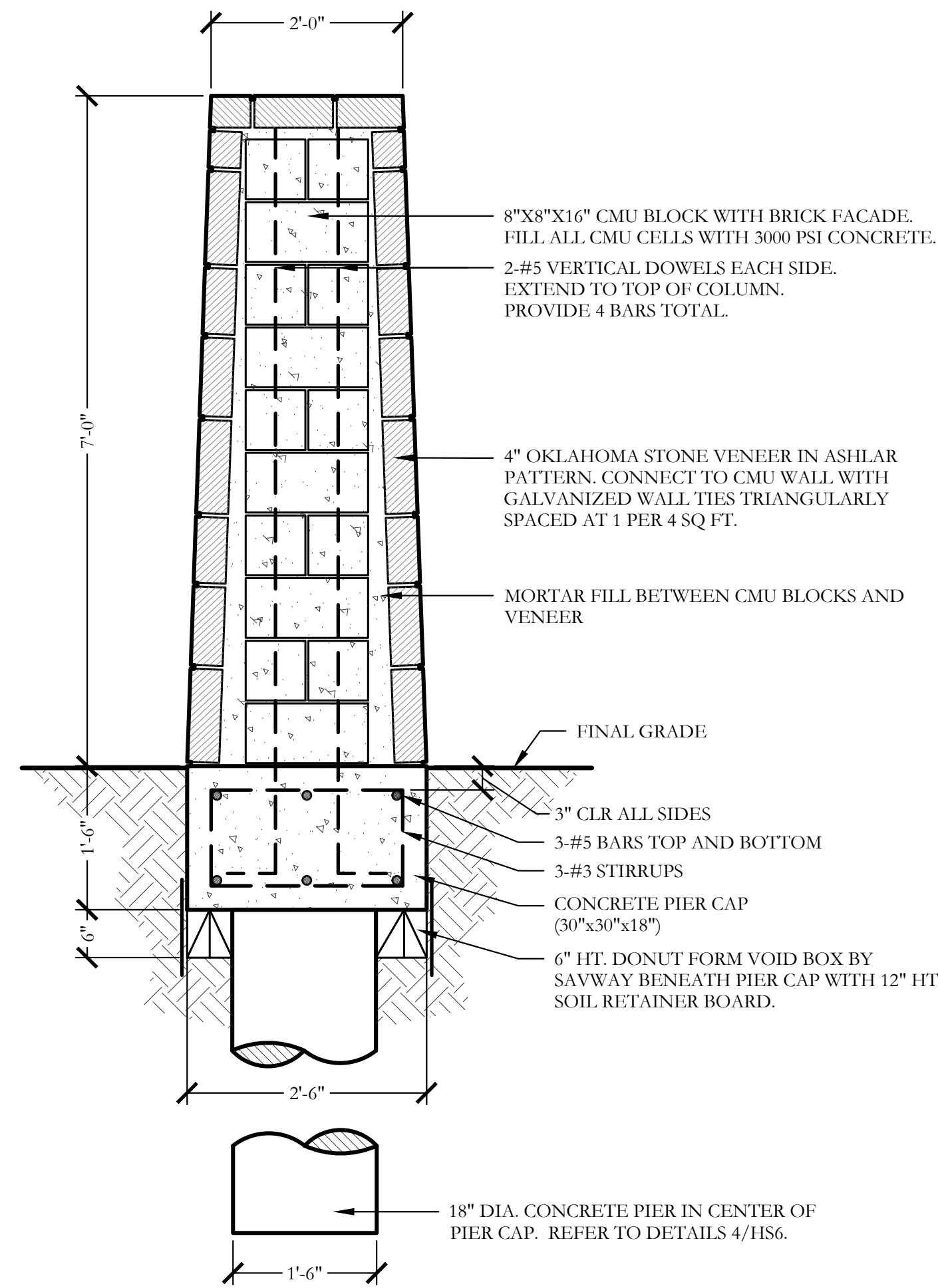
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001B

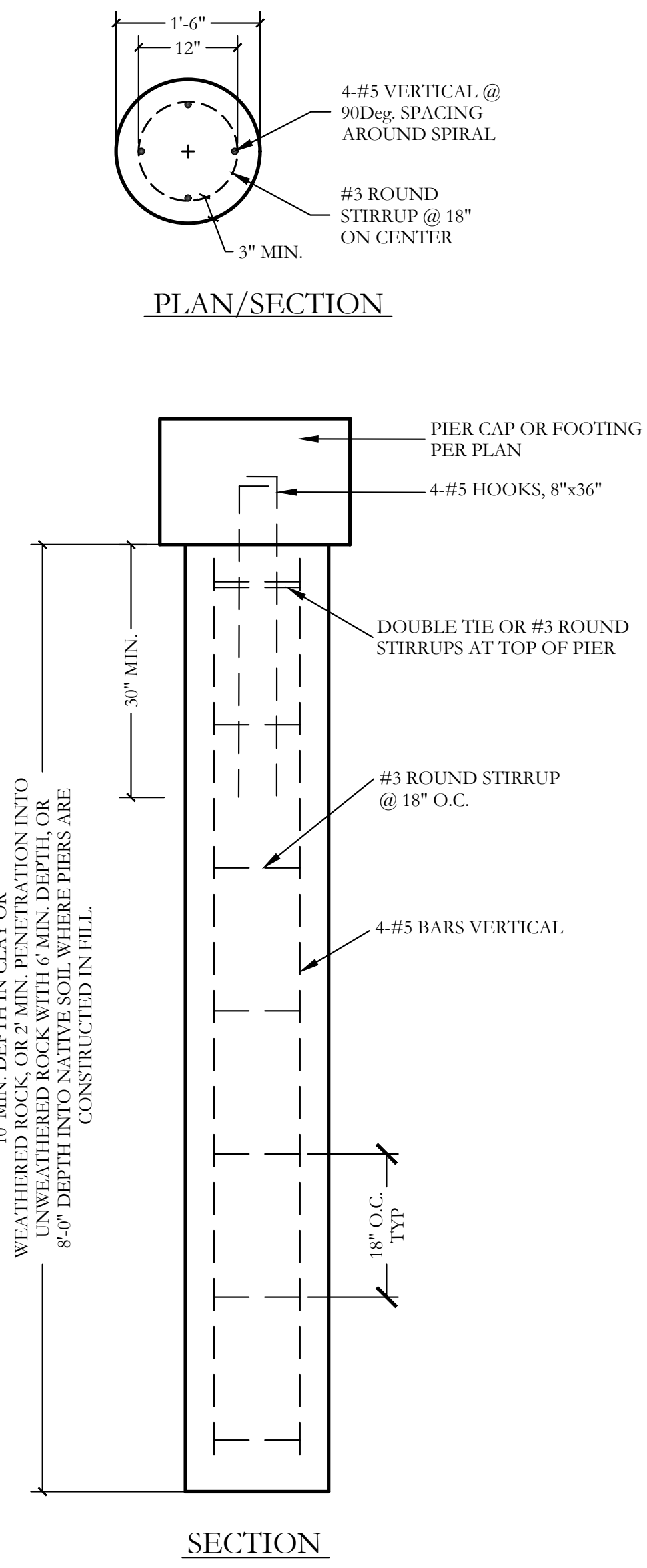
SHEET NO.
HS5 of 6



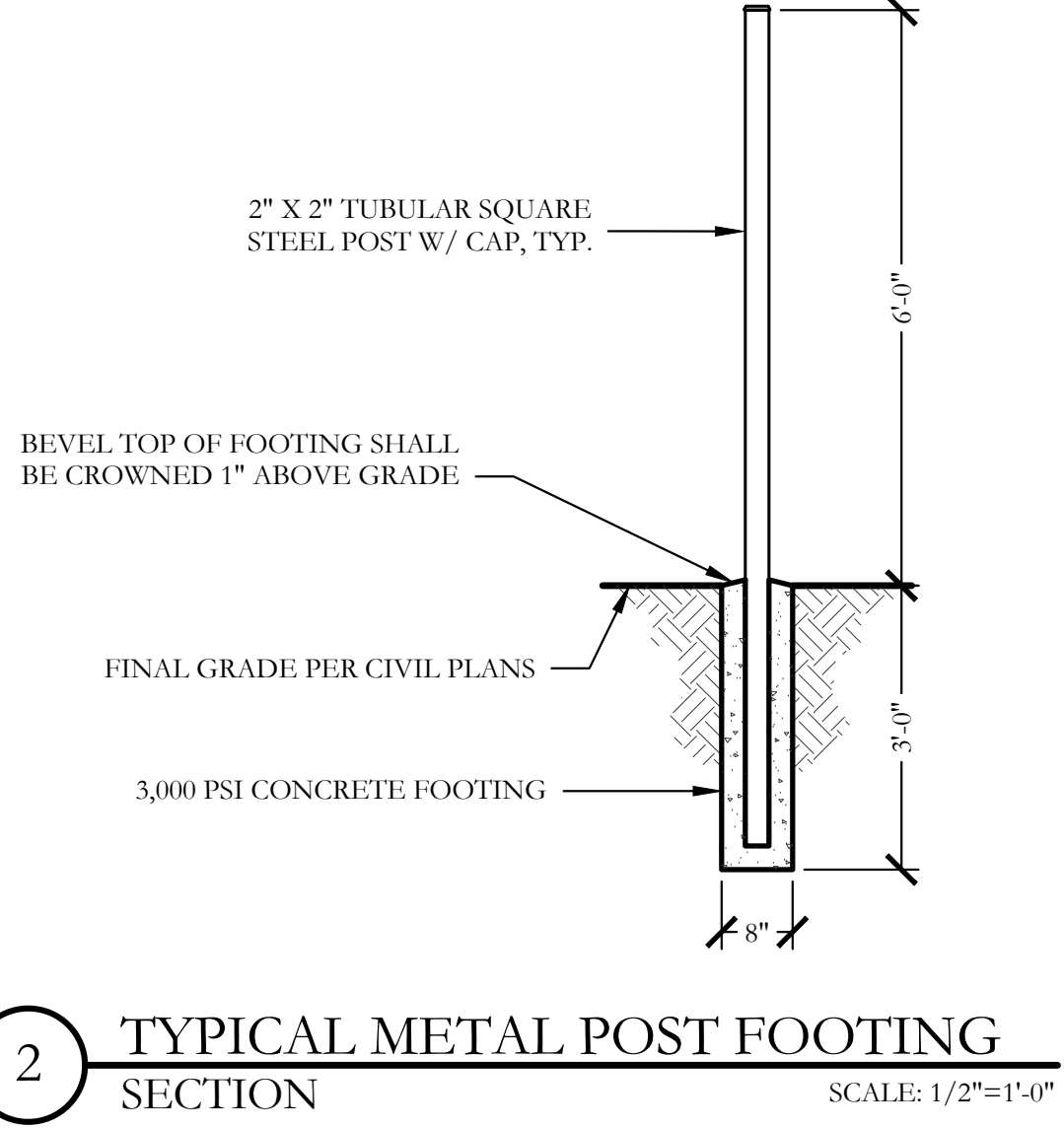
1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION



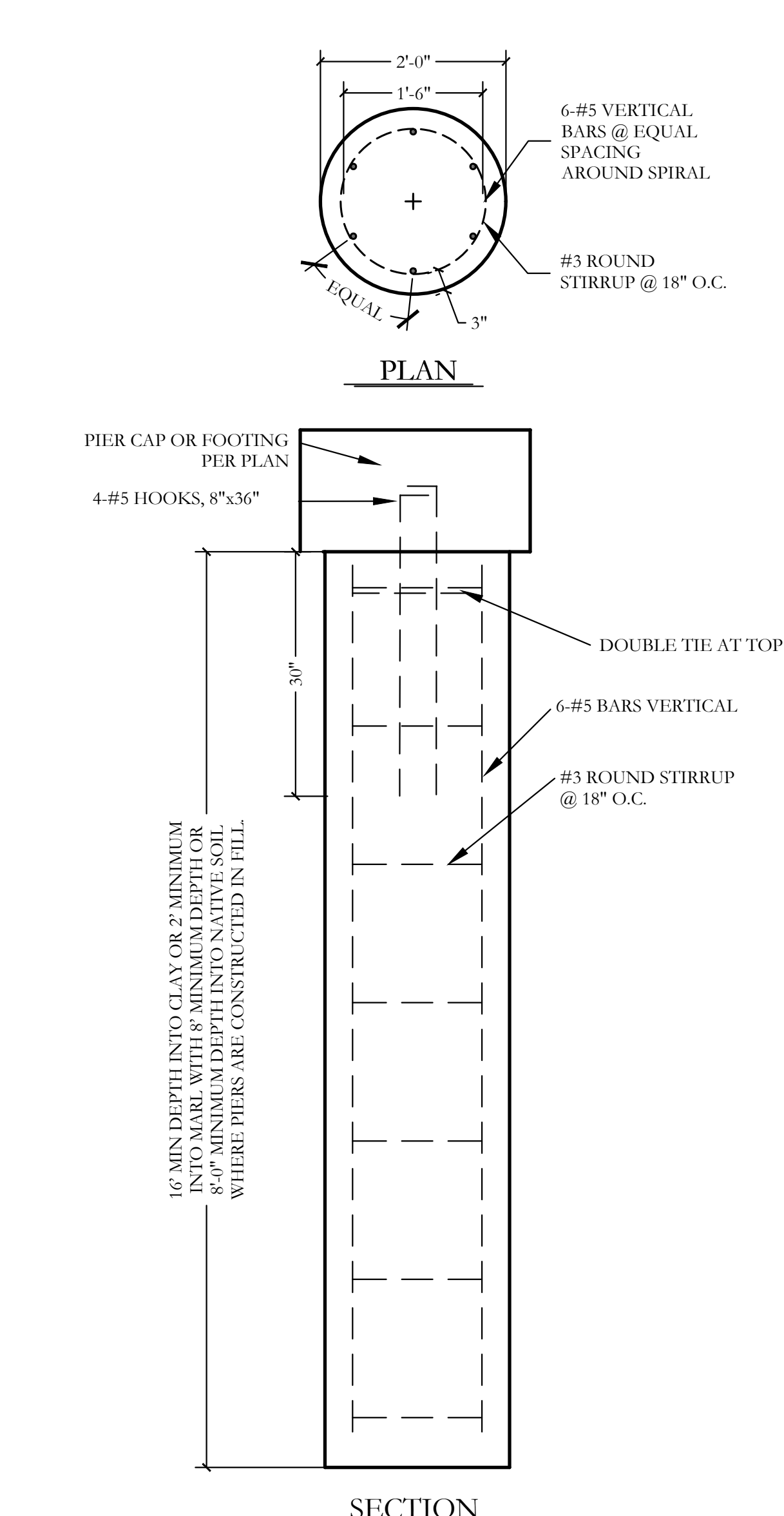
3 7'-0" HT. STONE COLUMN
SECTION



4 PIER (18" DIA.)
SECTION



2 TYPICAL METAL POST FOOTING
SECTION



5 PIER (24" DIA.)
SECTION

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
 - BEAMS AND COLUMNS: 1-1/2 INCHES
 - SHELLS AND FOLDED PLATES:
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6" MAXIMUM LIFTS.

WALL NOTES

- THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
- PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
- ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
- CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES. REFER TO DETAILS FOR TYPE AND SIZE OF STONELINE REINFORCING BEFORE MANUFACTURING.
- ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
- ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
- STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
- LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSE LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FT MAXIMUM.
- CLEAN STONELINE WORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
- THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONELINE WORK ON THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

ORNAMENTAL METAL FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES, AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
- PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
- GRIND SMOOTH ALL WELDS.
- ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
- ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - PICKETS, 3/4" SQUARE 16 GA.
 - RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
 - POSTS, 2" SQUARE 11 GA.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
- CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
- POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
- FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

September 21, 2021

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

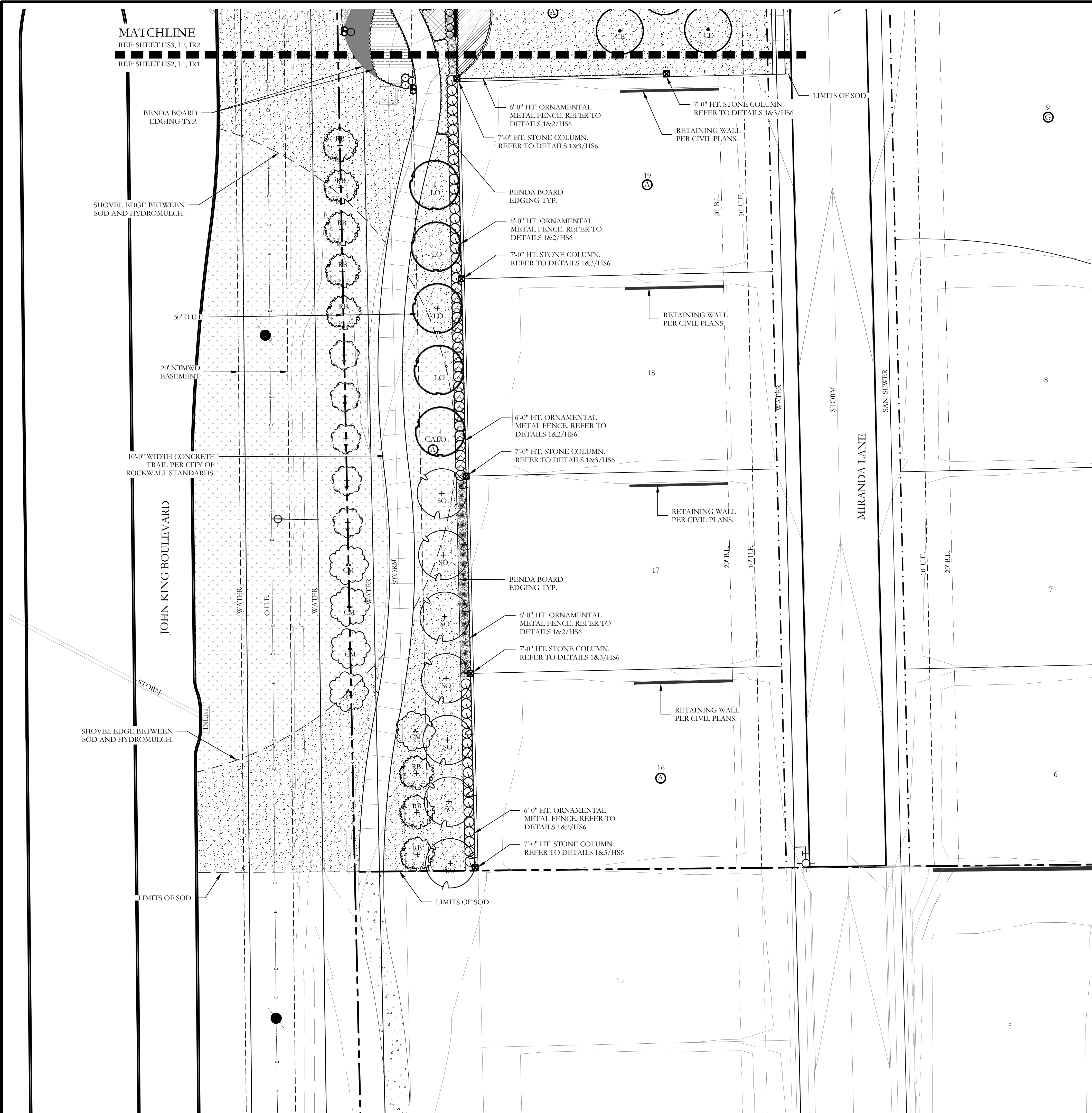
Hardscape Details

Saddle Star South - Phase 3

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001B

SHEET NO.
HS6 of 6



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER 4' MIN. HT.	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS	2" CALIPER 4' MIN. HT.	AS SHOWN
	CM	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER 4' MIN. HT.	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" 1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220A33 PLANO, TEXAS 75025
PH: (903) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2853
STATE OF TEXAS

September 21, 2021

NORTH

20 10 0 20
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 3

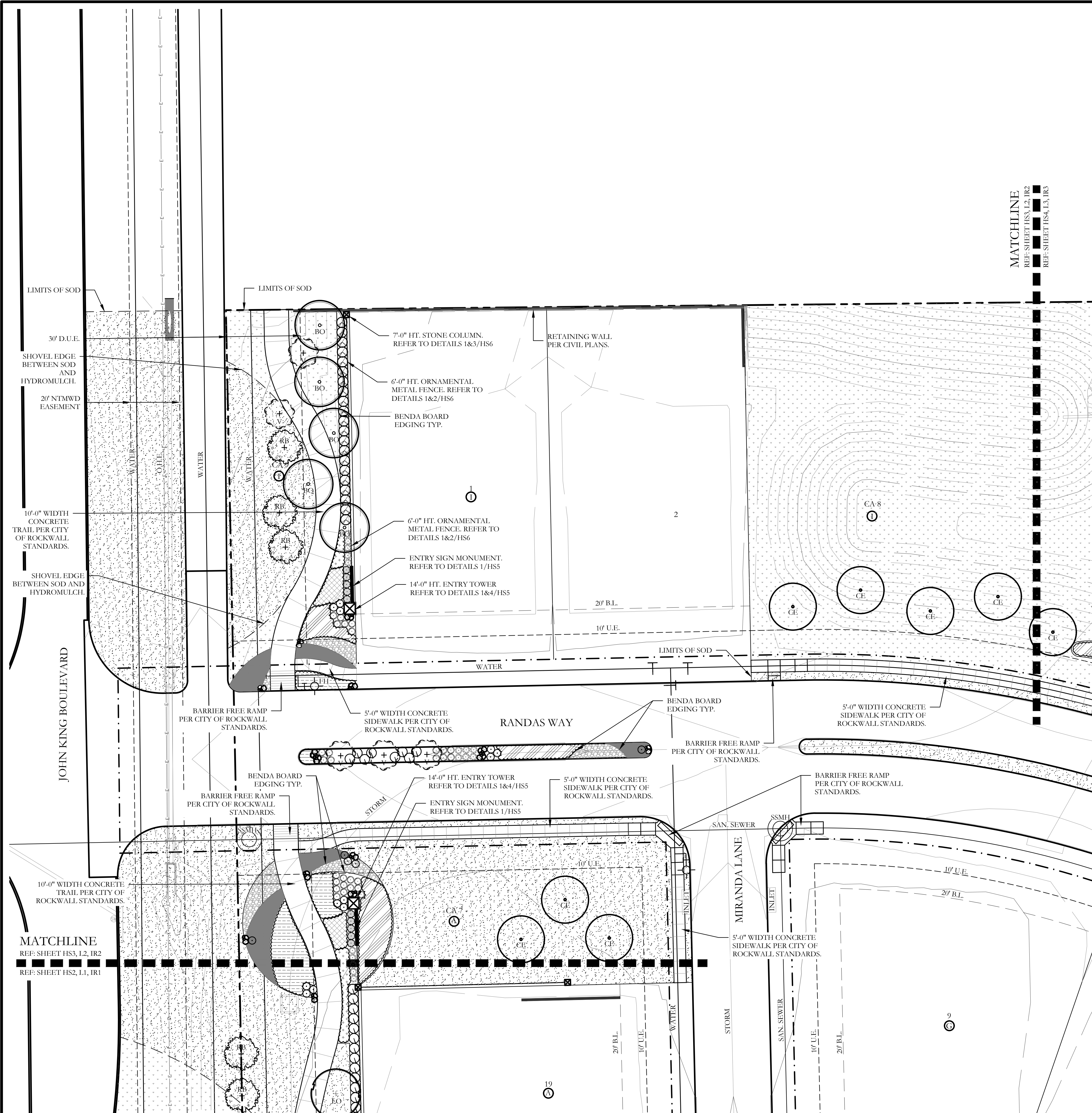
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.

PAD001B

SHEET NO.

L1 of 6



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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	CM	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER 4' MIN. HT.	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS

September 21, 2021

NORTH

20 10 0 20
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SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 3

City of Rockwall, RockwallCounty, Texas

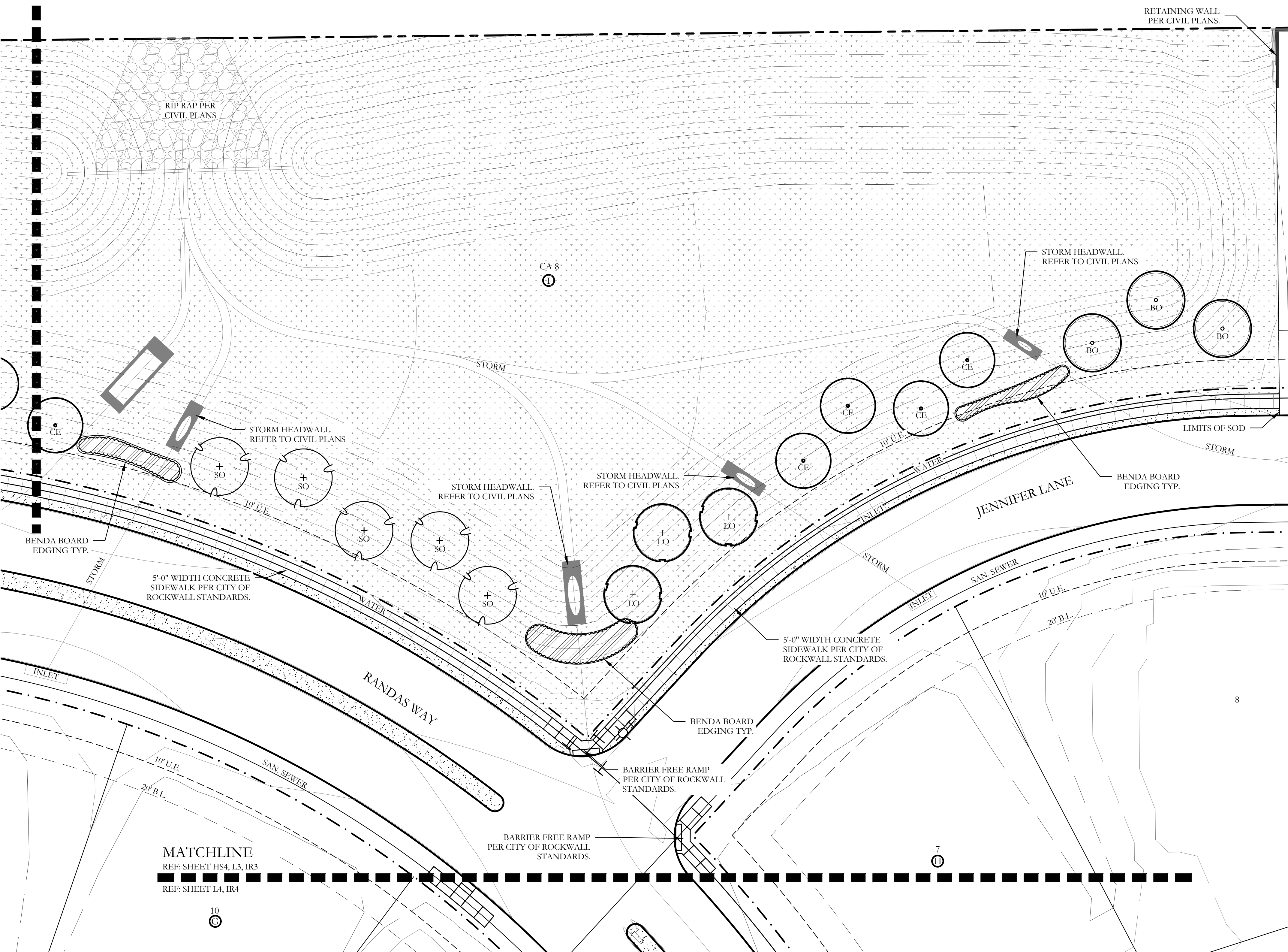
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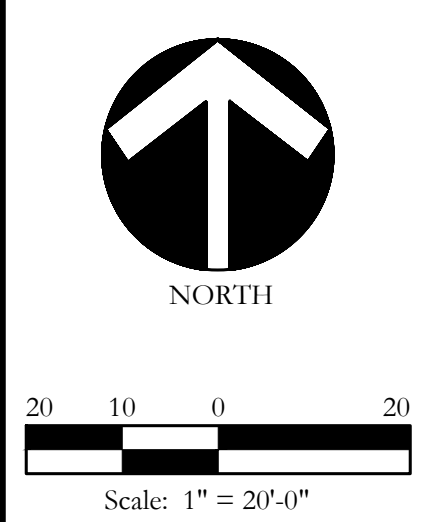
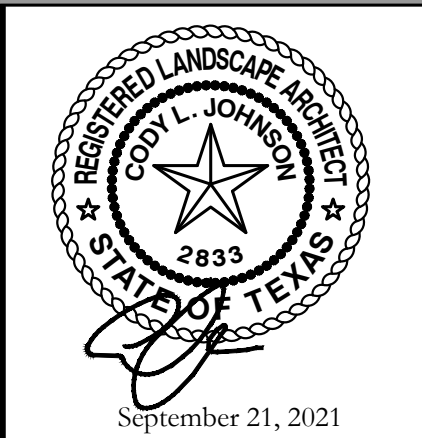
L2 of 6

MATCHLINE
REF: SHEET HS4, L3, IR3
REF: SHEET HS4, L3, IR3



MATCHLINE
REF: SHEET HS4, L3, IR3
REF: SHEET L4, IR4

PLANT LEGEND					
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		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

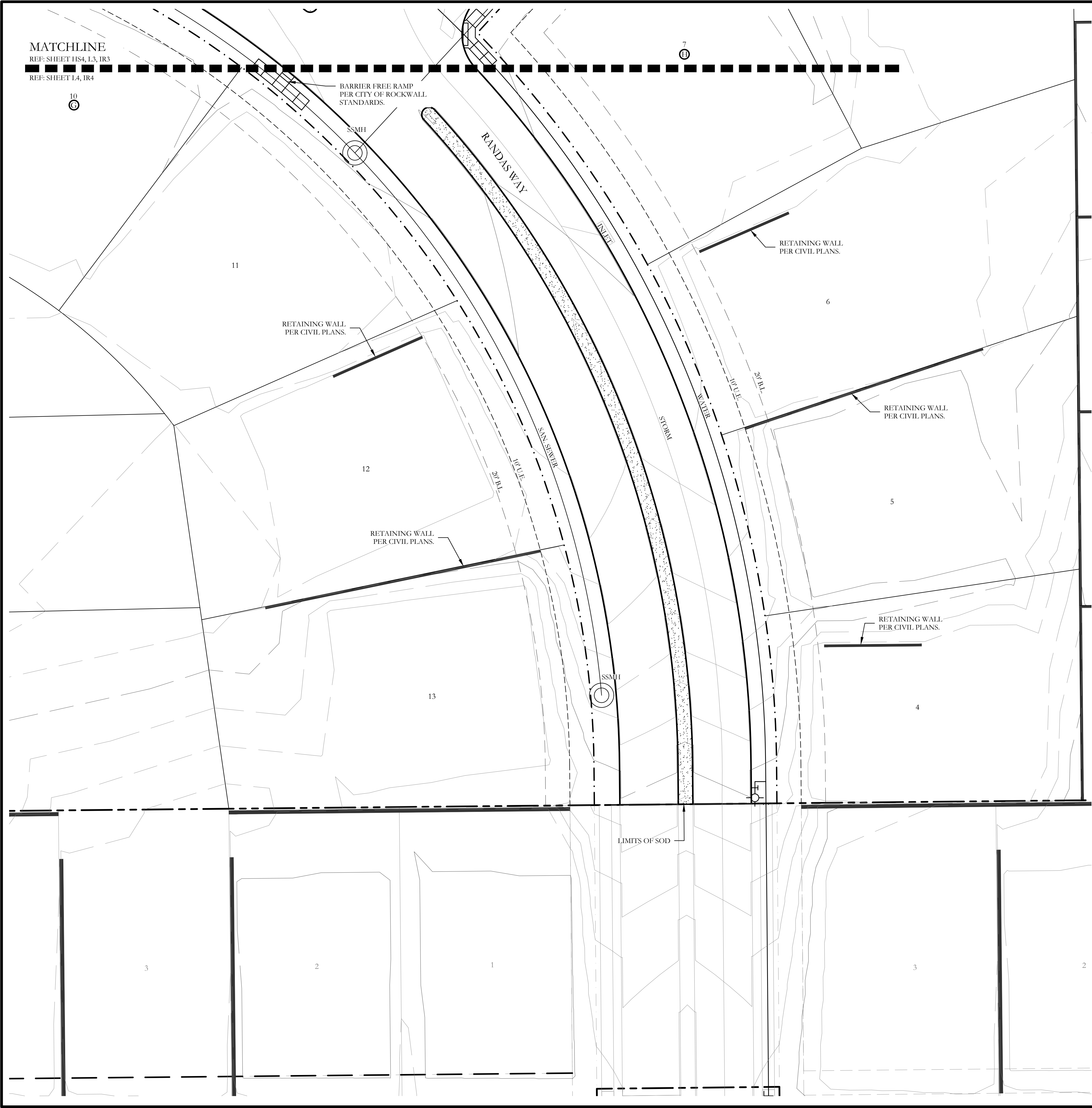


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SCREENING AND BUFFERING

Landscape Plan
Saddle Star South - Phase 3
City of Rockwall, Rockwall County, Texas



LANDSCAPE PROVIDED

JOHN KING BOULEVARD

- A. MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED
- B. 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.
- C. 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
542 LF OF FRONTAGE / 100 LF = 17 - 4" CAL. TREES & 22 ACCENT TREES REQUIRED.
PROVIDED: 17 - 4" CALIPER CANOPY TREES & 23 ACCENT TREES PROVIDED
- D. MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

DETENTION AREA LOT C#8 BLOCK 1

- A. 1 SHRUB OR ORNAMENTAL GRASS PER 750 SF OF DRY DETENTION AREA.
91,263 SF OF DETENTION AREA / 750 SF = 122 - SHRUBS OR ORNAMENTAL GRASSES.
PROVIDED: 188 ORNAMENTAL GRASSES.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	8	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	12	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	12	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	11	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	10	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
CM	5	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	48	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	41	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	20	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	10	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	28	AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	17	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	16	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	55	ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	413	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	111	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	380	WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	36,555	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	108,346	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	730	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	542	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	4	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	TONS	FIELD LOCATE	50 LB - 250 LB PER BOULDER

GENERAL LANDSCAPE NOTES

INSPECTIONS:

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

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

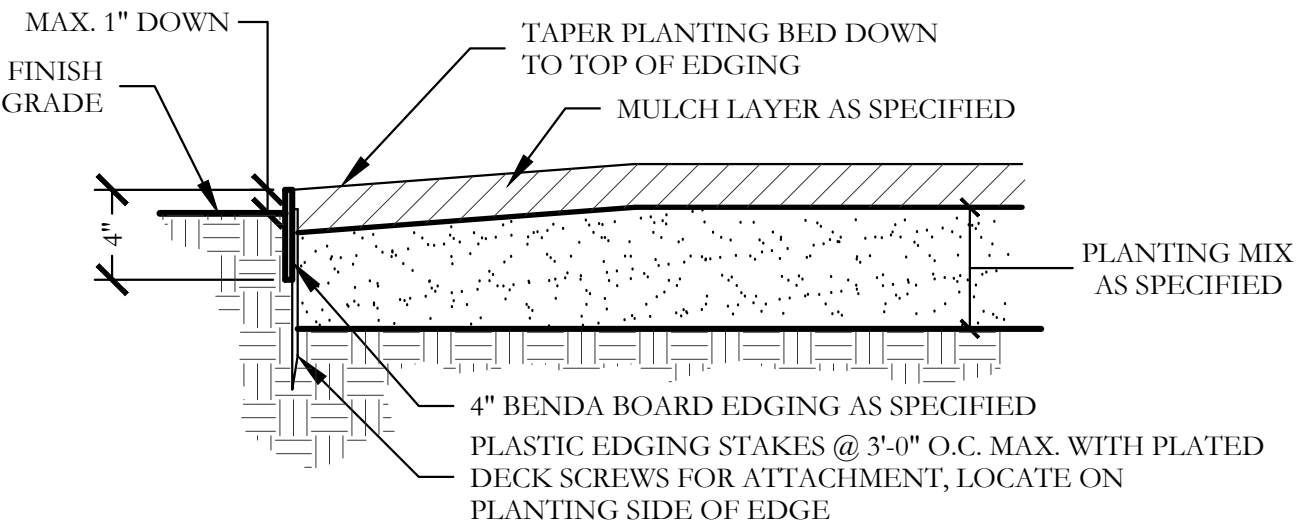
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

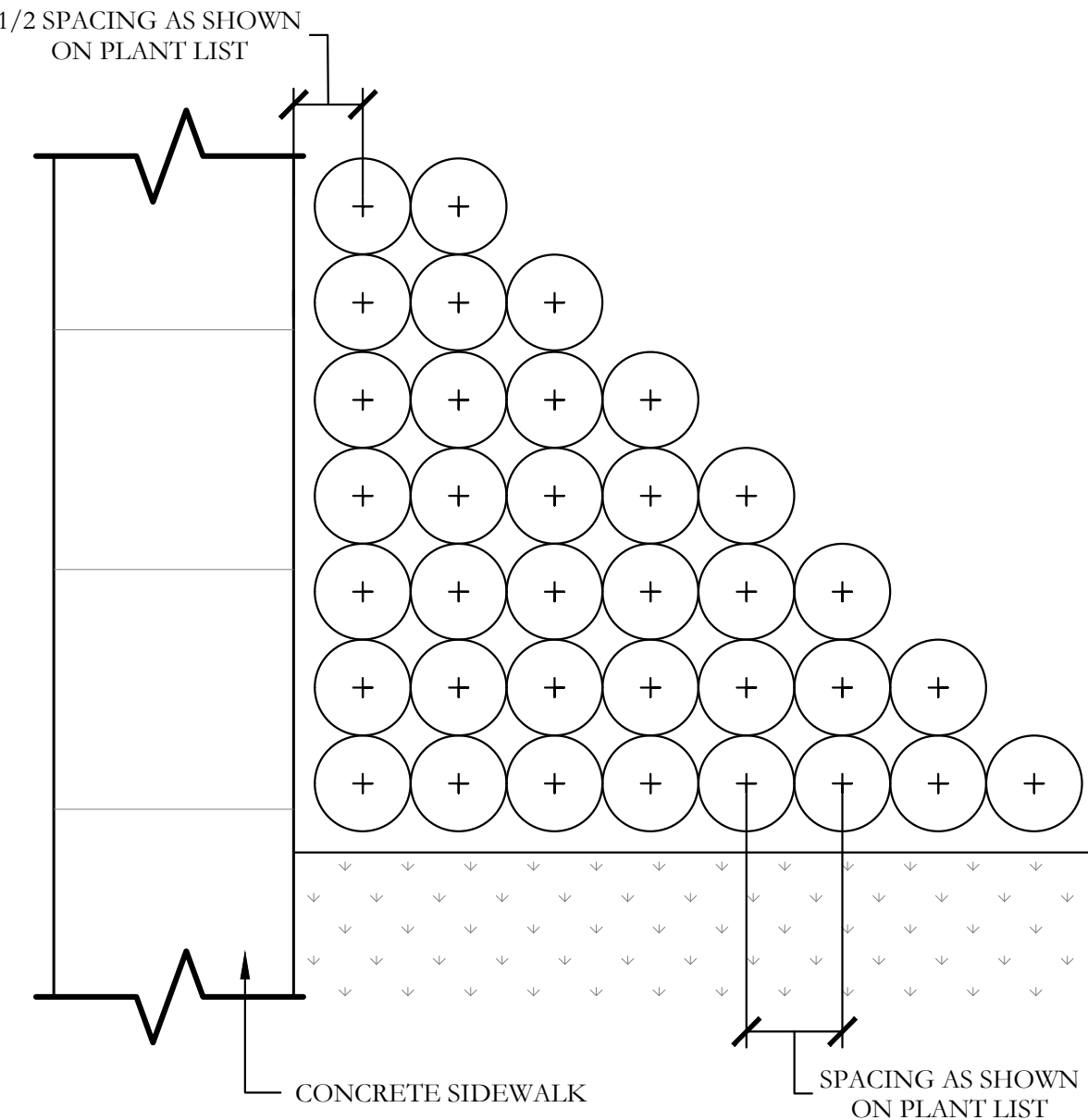
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON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

TREE PROTECTION NOTES:

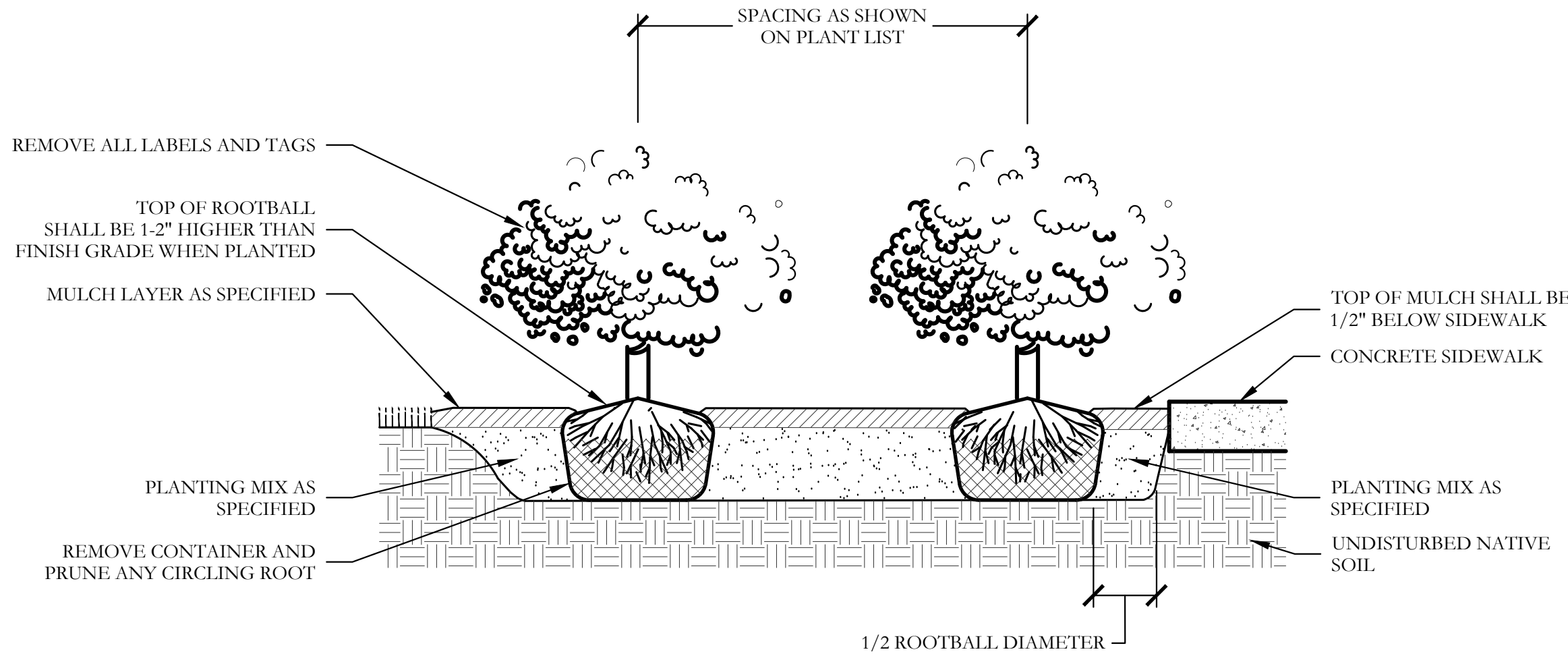
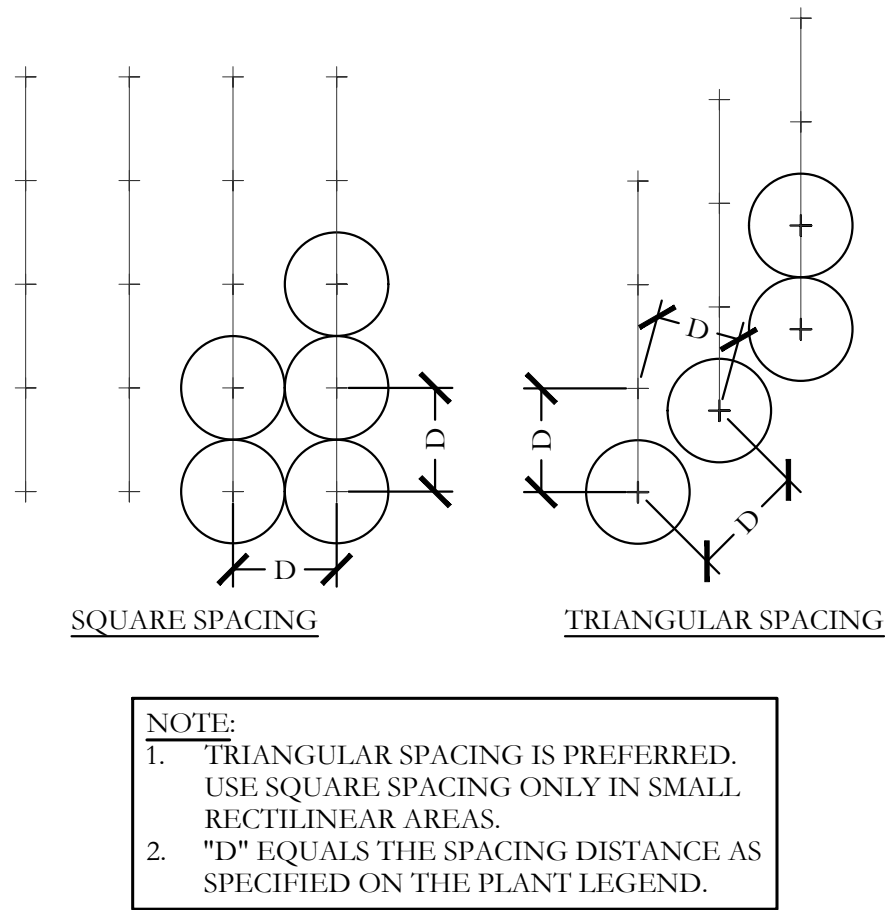
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING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

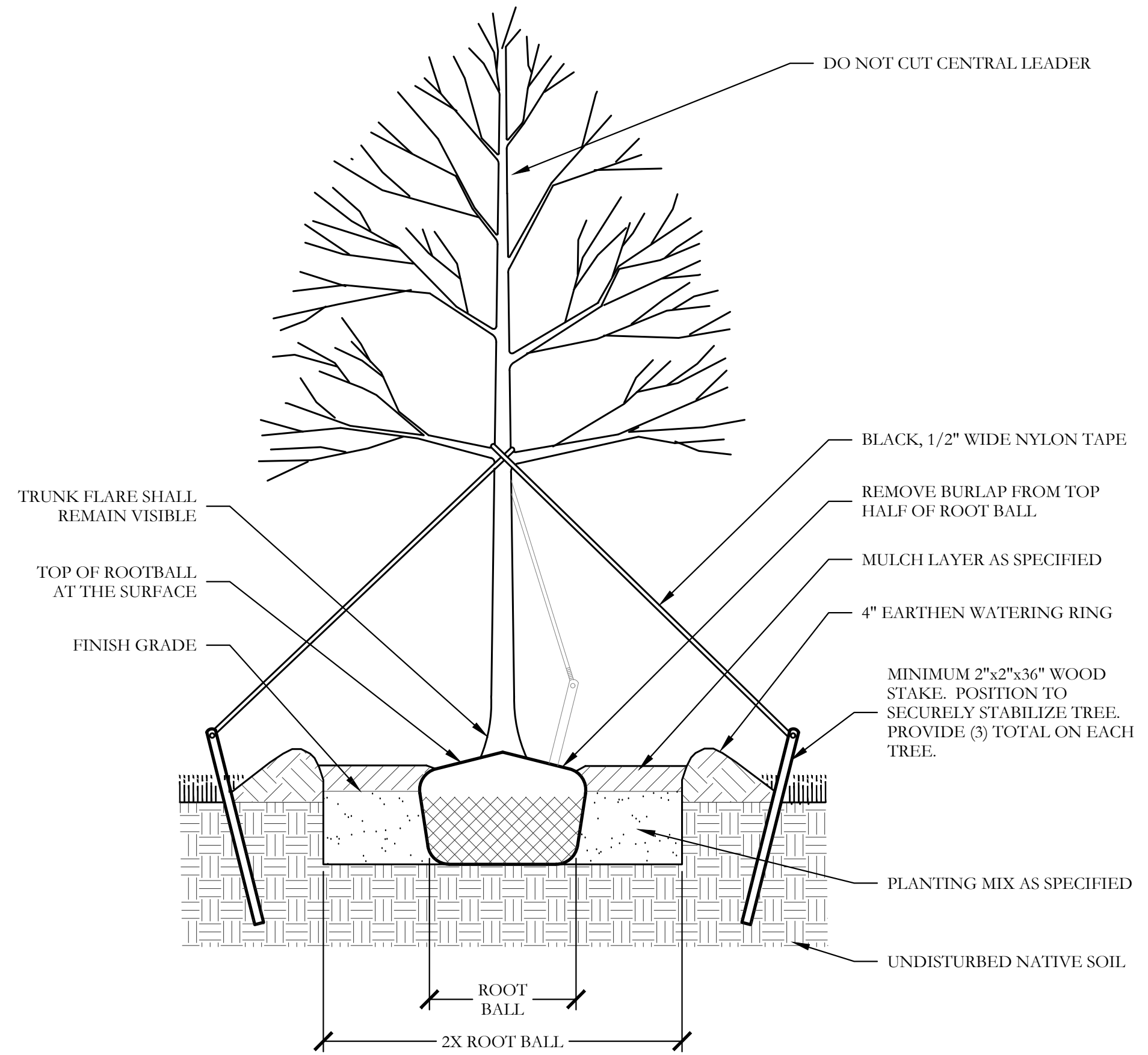


1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE

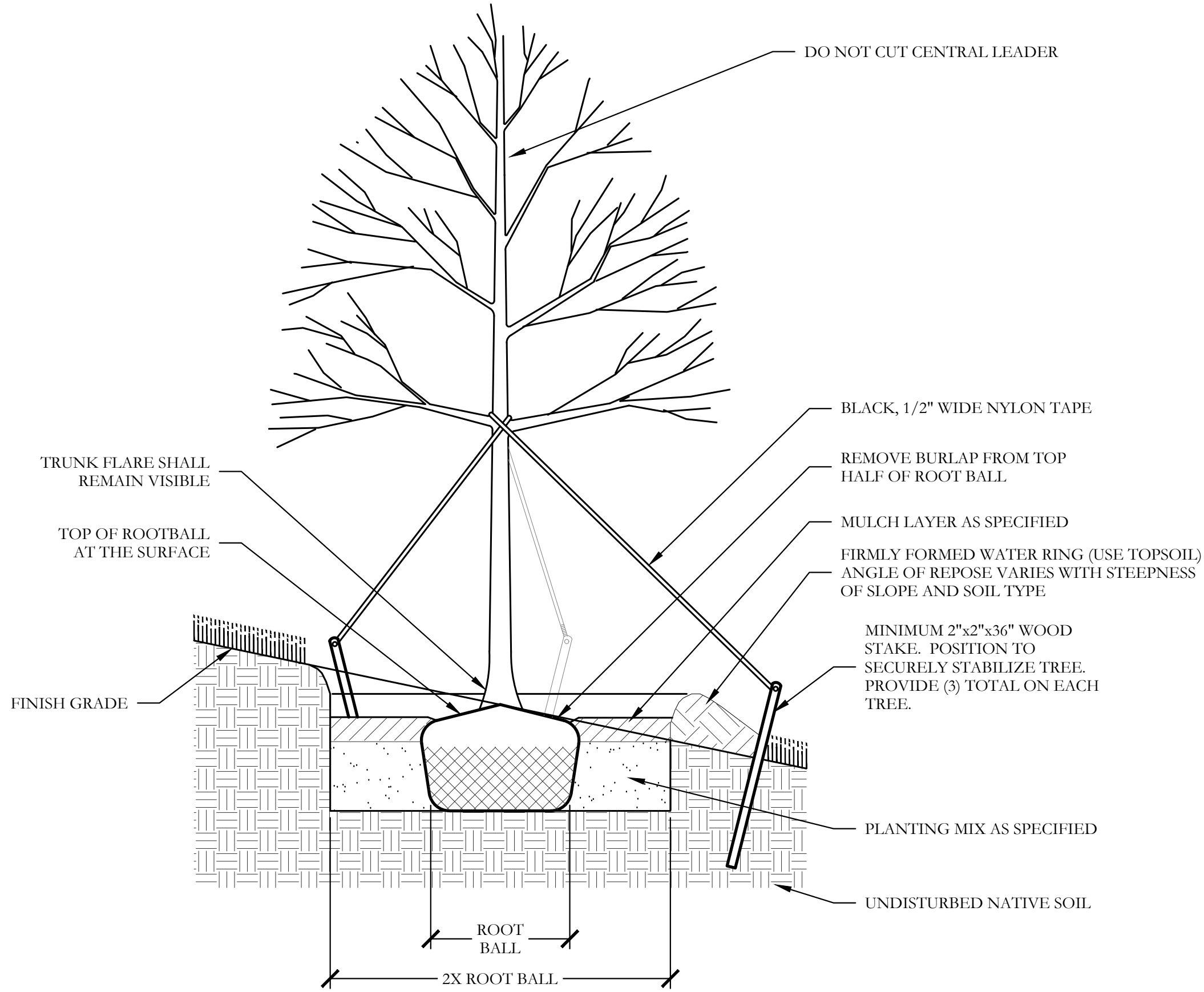


2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE

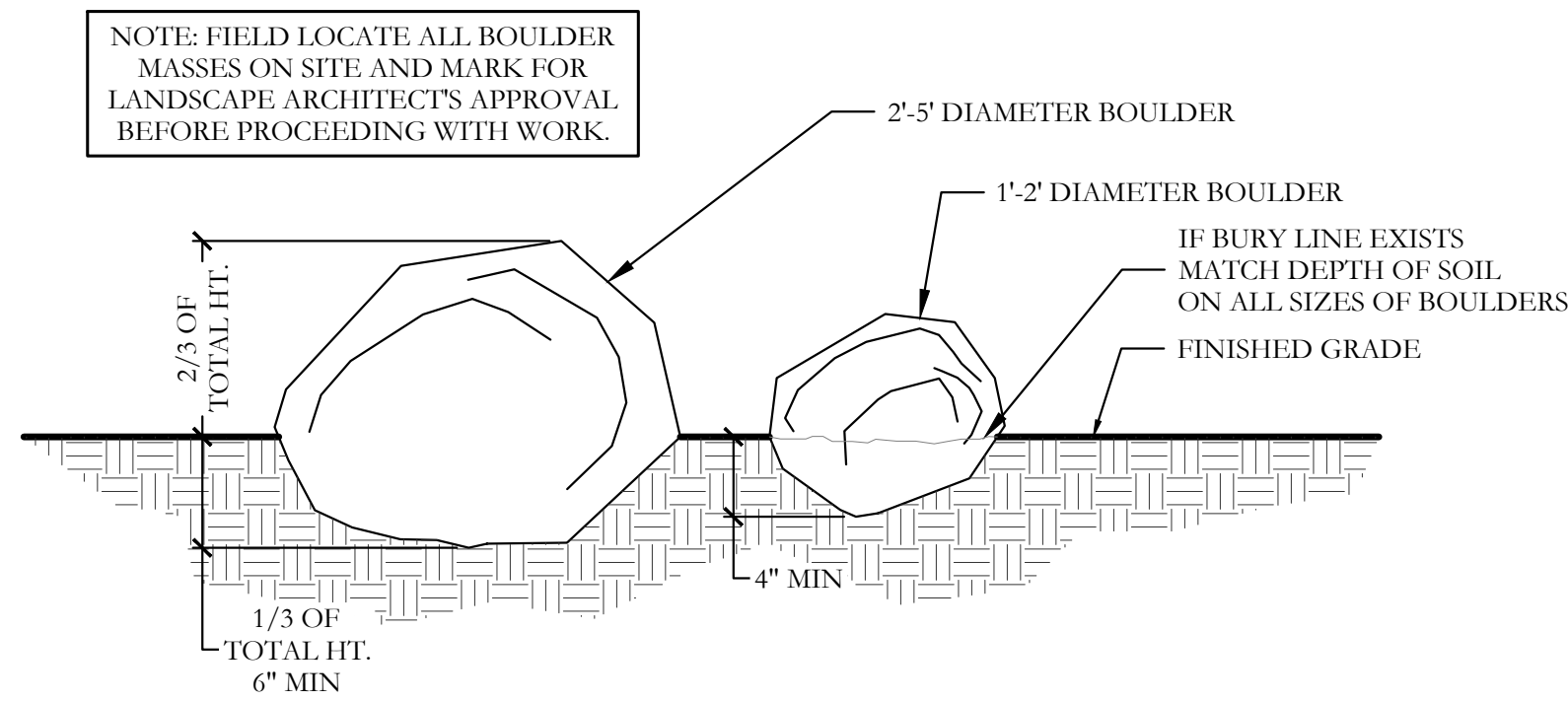




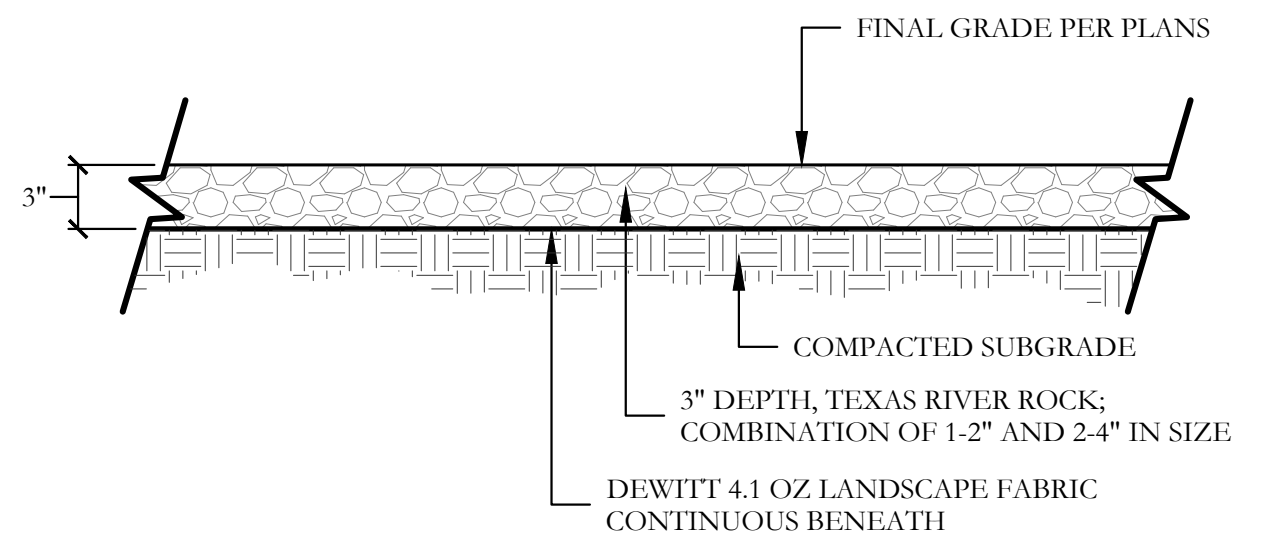
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



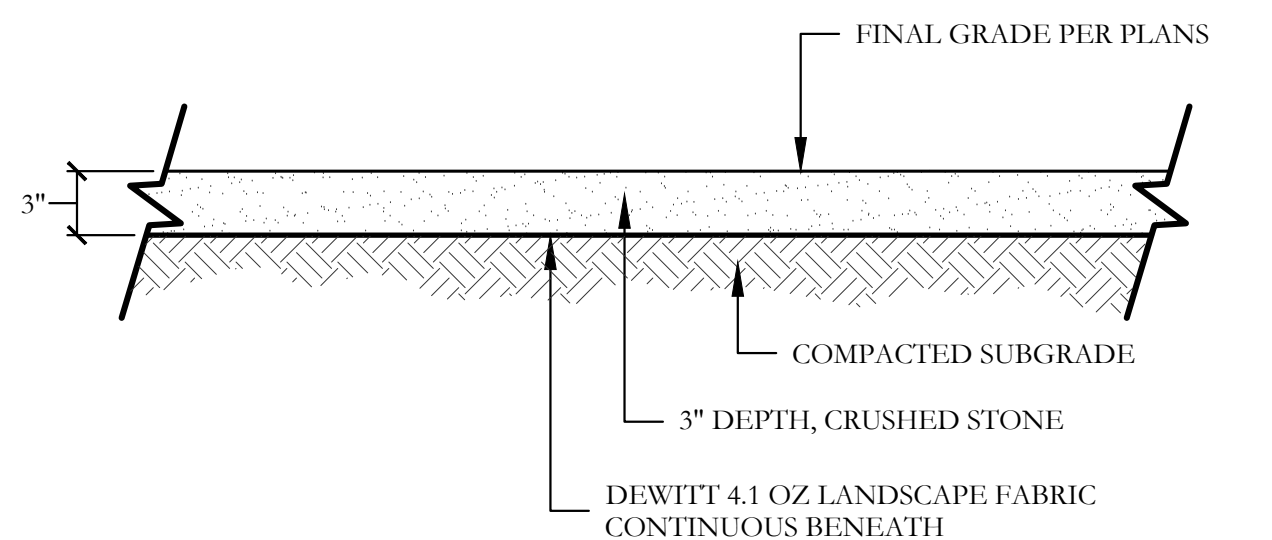
3 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE



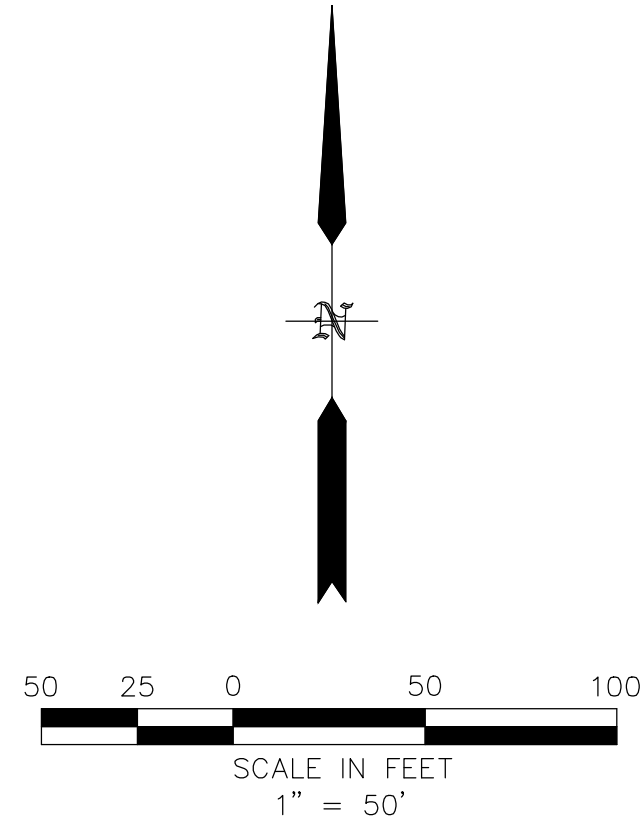
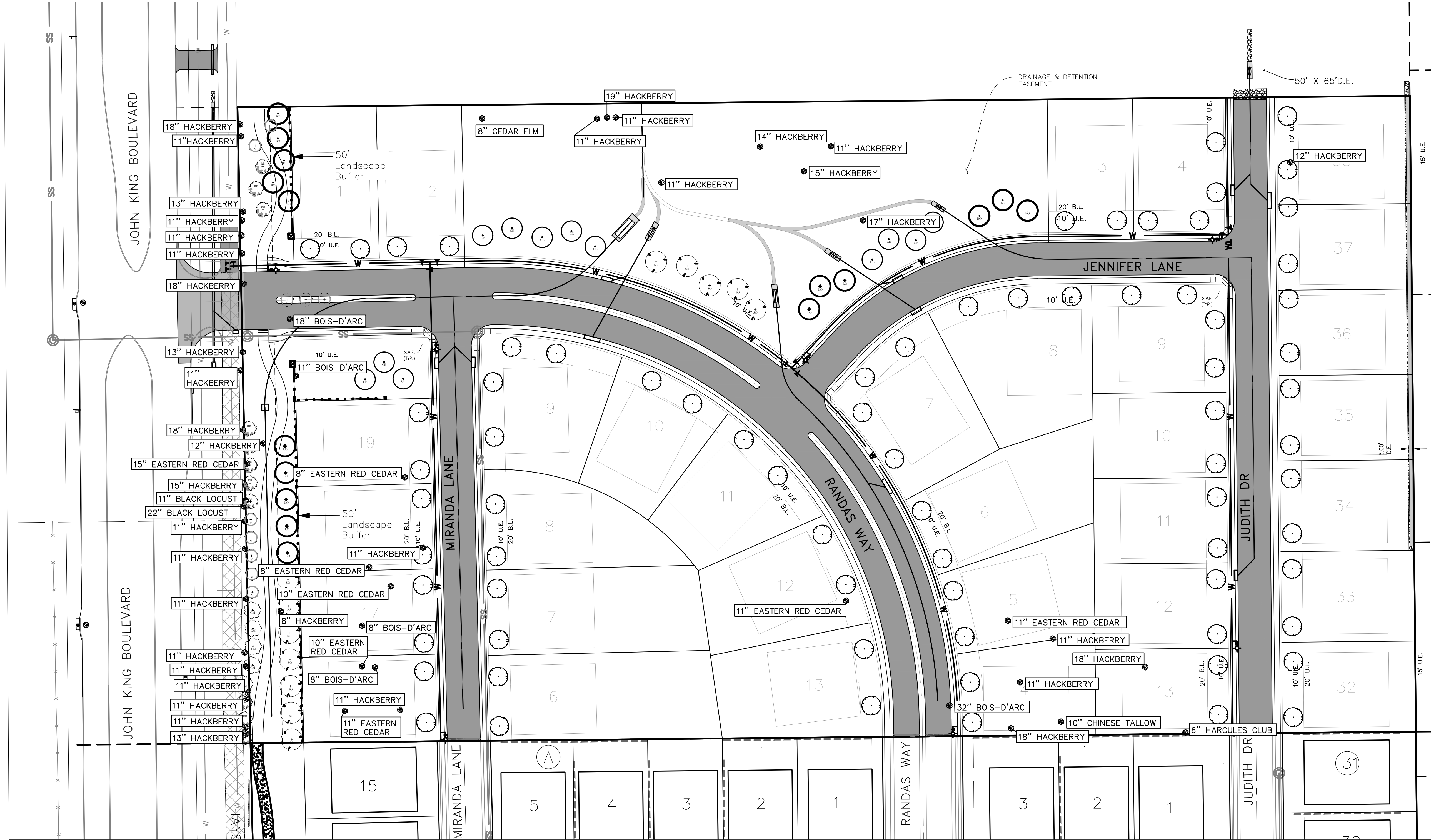
2 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



4 TEXAS RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



5 CRUSHED STONE DETAILS SECTION SCALE: 1" = 1'-0"



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER 4" MIN. HT.	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS	2" CALIPER 4" MIN. HT.	AS SHOWN
	CM	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER 4" MIN. HT.	AS SHOWN

-
-
- SADDLE STAR SOUTH PHASE 3
TREES to be REPLACED**
- 8 – 4" LIVE OAK
12 – 4" SHUMARD OAK
8 – 4" BUR OAK
12 – 4" CEDAR ELM
9 – 2" TEXAS REDBUD
7 – 2" CHASTE TREE
4 – 2" NATCHEZ CRAPE MYRTLE
75 – 3" CANOPY TREE (BY BUILDER)
425 CALIPER INCHES REPLACED

- CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE
- (A) **Primary Protected Trees.** Primary protected trees measuring four inches through 25-inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
- (B) **Secondary Protected Trees.** Hackberry and cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (1/2) of the inches being removed).
- (C) **Featured Trees.** Featured trees (i.e. all trees greater than 25-inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).
- (D) **Non-Protected Tree.** No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow, cottonwood, locust and Chinaberry trees.

TABLE 1: SUMMARY OF MITIGATION REQUIREMENTS			
Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1"=1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1"=1/2" or 1"=0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1"=2"	A 30-inch tree would require 60-inches of mitigation.

OWNER/DEVELOPER

CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

- 1 – 8" CEDAR ELM
1 – 11" BLACK LOCUST
1 – 22" BLACK LOCUST
2 – 8" BOIS-D'ARC
1 – 11" BOIS-D'ARC
1 – 18" BOIS-D'ARC
1 – 32" BOIS-D'ARC

- 1 – 8" HACKBERRY
21 – 11" HACKBERRY
2 – 12" HACKBERRY
3 – 13" HACKBERRY
1 – 14" HACKBERRY
2 – 15" HACKBERRY
1 – 17" HACKBERRY
5 – 18" HACKBERRY
1 – 19" HACKBERRY

- 1 – 8" EASTERN RED CEDAR
2 – 10" EASTERN RED CEDAR
3 – 11" EASTERN RED CEDAR
1 – 15" EASTERN RED CEDAR

- 1 – 10" CHINESE TALLOW

- 1 – 6" HARCULES CLUB

422 CALIPER INCHES REMOVED

*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.

*SEE "NTMWD NOTES" SHEET 1

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CAUTION! EXISTING UTILITIES
THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626-4569 AT LEAST 72 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES.

BENCHMARK:

BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)

CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
ELEVATION = 557.33'



ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYILE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 10/8/2021
PROJECT NO.: 06828	
DWG FILE NAME: 06828 TREESCAPE.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF - (-) ON 10/8/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

TREE MITIGATION PLAN
SADDLE STAR SOUTH PHASE 3
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
35
OF
35

PROJECT COMMENTS



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

DATE: 11/22/2021

PROJECT NUMBER: SP2021-031
PROJECT NAME: Site Plan for Dutch Bros
SITE ADDRESS/LOCATIONS: 2230 RIDGE RD, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/19/2021	Approved w/ Comments

11/19/2021: 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 Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-031) 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), the Commercial (C) District standards, the Scenic Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

M.6 Site Plan:

1. Confirm the lot acreage as the plat indicates a different lot size. (Subsection 03.04. B, of Article 11)
2. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
3. Please label the centerline for Ridge Road. (Subsection 03.04. B, of Article 11)
4. In the parking table include the parking required for the outside seating, which is 1 space per 4 seats. This would bring the total required parking spaces to 8, which the site plan is still in compliance. (Subsection 05.01, of Article 06)
5. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. Please correct the parking areas as they are indicated as asphalt. (Subsection 03.02, of Article 06)
6. Signage will be covered at the time of building permit. (Subsection 06.02. F, of Article 05)
7. Dumpster Screening. The masonry screening wall must be 8-feet in height because the property is located in an overlay district. The gate must be self-latching and not

manual. The security gate inside the dumpster enclosure must also not be visible above the screening wall. (Subsection 01.05. B, of Article 05)

8. Confirm that the dashed line behind the parapet is roof mounted equipment; provide a label. (Subsection 01.05. C, of Article 05)

M.7 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Indicate and delineate the landscape buffer along Ridge Road. (Subsection 05.01, of Article 08)
3. Desert Willow is considered an accent tree; they are also not allowed within the landscape buffer. (Appendix C)
4. Per the previously approved Miscellaneous Case (MIS2021-001) you are required to have 8 canopy and 8 accent trees in the landscape buffer. (Subsection 05.01, of Art. 08)
5. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.8 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. In this case please confirm that along the north property line the 0.2 FC is met. Currently I cannot determine if it is met. (Subsection 03.03. G, of Article 07)
3. Please provide light cutsheets for all proposed light fixtures. (Subsection 03.03, of Article 07)

M.9 Building Elevations:

1. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
2. 90% masonry materials are required on each façade of the proposed building. As discussed previously the Nichiha is not a recognized masonry material in the City of Rockwall and will not contribute to the masonry requirement. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
3. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
4. Indicate the parapet wall height. Include a note that the parapet will be finished on both sides. (Subsection 04.01, of Article 05)

I.10 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, and [3] no pitched roof. The variance letter provided proposed the following compensatory measures: [1] increased building articulation, [2] increased architectural elements, [3] bicycle rack, [4] outdoor seating, [5] no outdoor speaker in menu boards, and [6] a pergola with seating. In the provided variance letter change the 1st variance to an existing variance, not a requested variance. This variance already exists on the property and would not be requested per this site plan. Also update the variance letter to include the less than 90% masonry material.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on December 7, 2021 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 December 7, 2021; 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 December 14, 2021 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on November 30, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on December 14, 2021.

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	11/19/2021	Approved w/ Comments

11/19/2021: M - Approx. location of water stub out per the Skyridge Infrastructure plans.

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 including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (1.5' and taller including any exposed building slab) must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is accounted for previously.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

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.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north
- Show irrigation meter

Roadway Paving Items:

- TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.

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	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments

11/17/2021: Address will be *2230 Ridge Rd, Rockwall, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/19/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved

11/17/2021: Planning is going to double check my calculations as the numbers of trees look thin for site, but I cannot find anything miscalculated.



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
- ☐ 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	2200 Ridge Rd		
SUBDIVISION	Vacant Land - Commercial	LOT	1 BLOCK A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped/Vacant
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Drive-Thru Coffee Shop
ACREAGE	0.57 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	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Ct Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-999-0081 (x101)	PHONE	(817) 505-8117
E-MAIL	jason@catalystcommercial.net	E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

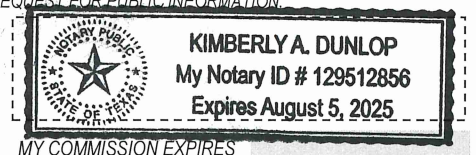
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM MOORE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

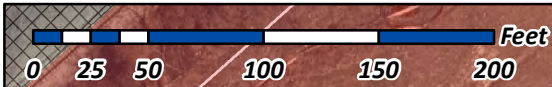
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE TENTH DAY OF NOVEMBER, 2021. BY SIGNING THIS APPLICATION, 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 10 DAY OF November, 2021.

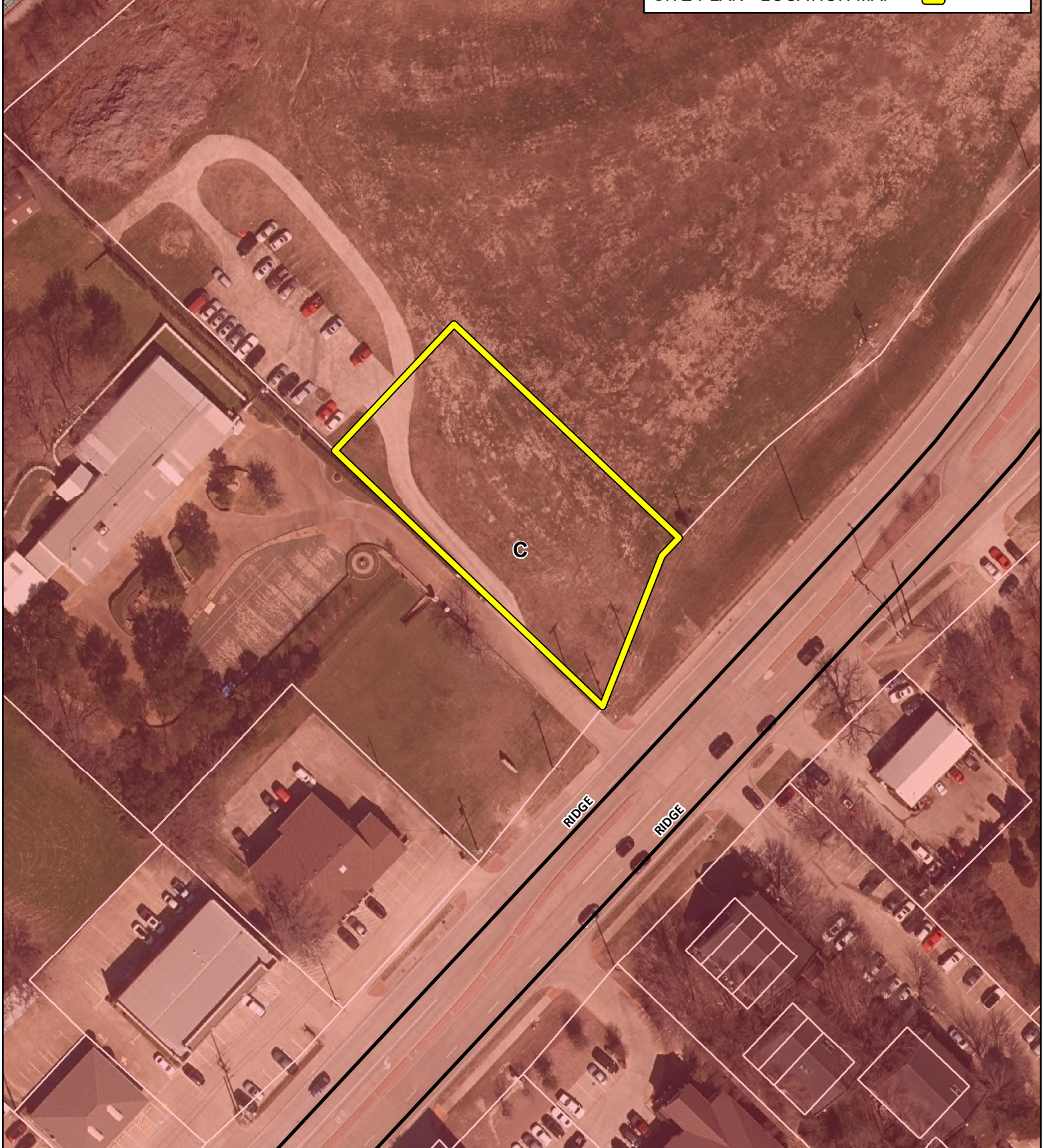
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





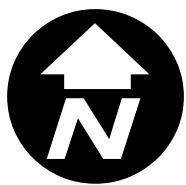
SP2021-031- SITE PLAN FOR DUTCH BROS
SITE PLAN - LOCATION MAP = 



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.





Dutch Bros Coffee
ARB & Site Plan Submittal
Variance Request Letter

Howdy,

Thank you for the opportunity to further present our proposed Dutch Bros Coffee project at 2200 Ridge Rd. We are excited to be submitting for ARB and Site Plan approval. Below are the existing and requested variances for our project, followed by the proposed compensatory measures.

Requested Variances

1. Reduced landscape buffer along Ridge Rd.
 - Reasoning – this is an existing variance on the property, which covers the reduced variable buffer width along Ridge Rd.
2. More than 10% of secondary material on the Eastern and Southern elevations.
 - Reasoning – the blue Nichiha siding (cement fiber board) is higher than the allowable secondary material amount. The blue tower is a signature marketing feature for Dutch Bros' buildings. We have removed the cement plaster on the preliminary elevations to raise the primary material percentage as much as possible throughout the building, but request to keep the blue Nichiha tower because of the marketing feature for Dutch Bros.
3. Building is less than 6,000sf and does not have a pitched roof
 - Reasoning – the building has a flat roof with parapet walls to be able to screen the roof mounted equipment.

Proposed Compensatory Measures

1. Increased building articulation
 - a. Building articulation is achieved through the tower, canopy, and awnings from a horizontal and vertical articulation perspective.
2. Masonry building materials being equal or greater than surrounding properties
 - a. Along with the proposed brick, Nichiha board is being used which is considered to be a masonry product as it is a cement fiber board, similar to hardie-lap siding.
3. Increased architectural elements
 - a. Varied roof heights, awnings, canopies, and added pergola.
4. Proposed outdoor seating under building canopy.
5. Increased canopy length, which will span the length of the Northern elevation.
6. Additional outdoor seating under pergola.
7. No outdoor speakers in menu boxes.
8. Bike rack, promoting an alternative transportation and help reduce path obstructions.



Thank you again for your consideration.
We look forward to working together.

Sam Moore

Best,

Sam Moore

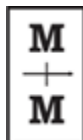
Main & Main Capital Group, LLC

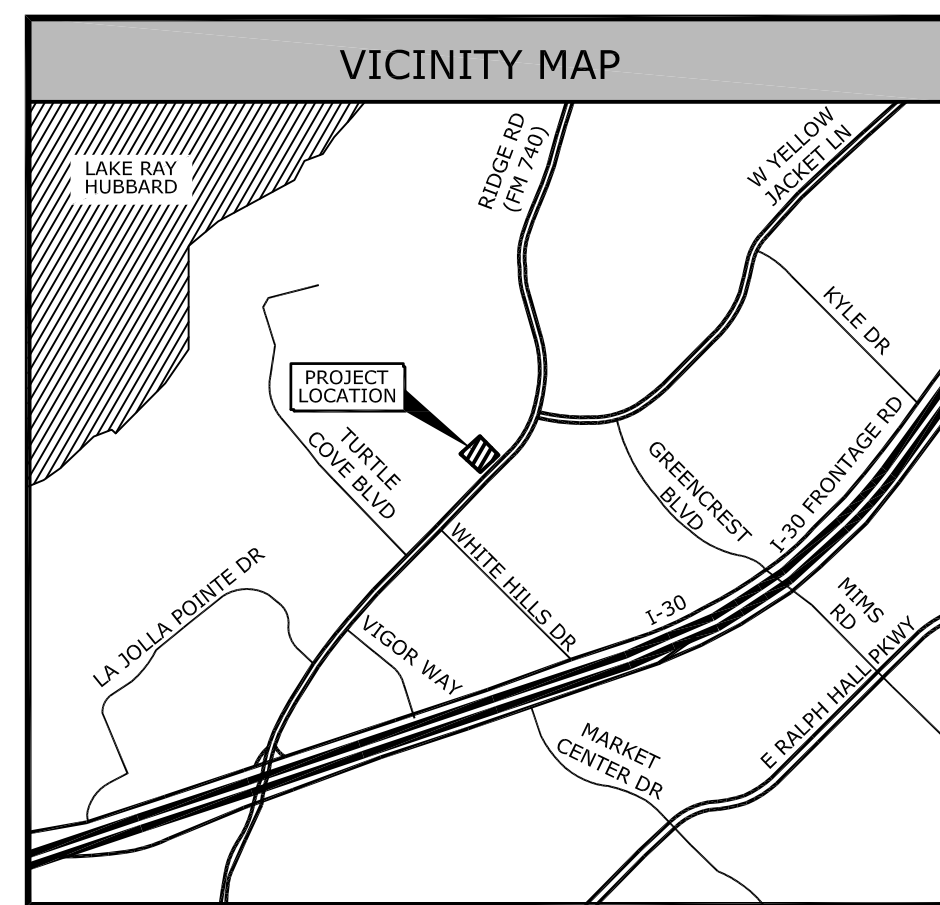
M: (817) 505-8117

F: (214) 308-1016

E: sm@maincg.com

5750 Genesis Court Suite 103 Frisco, TX 75034

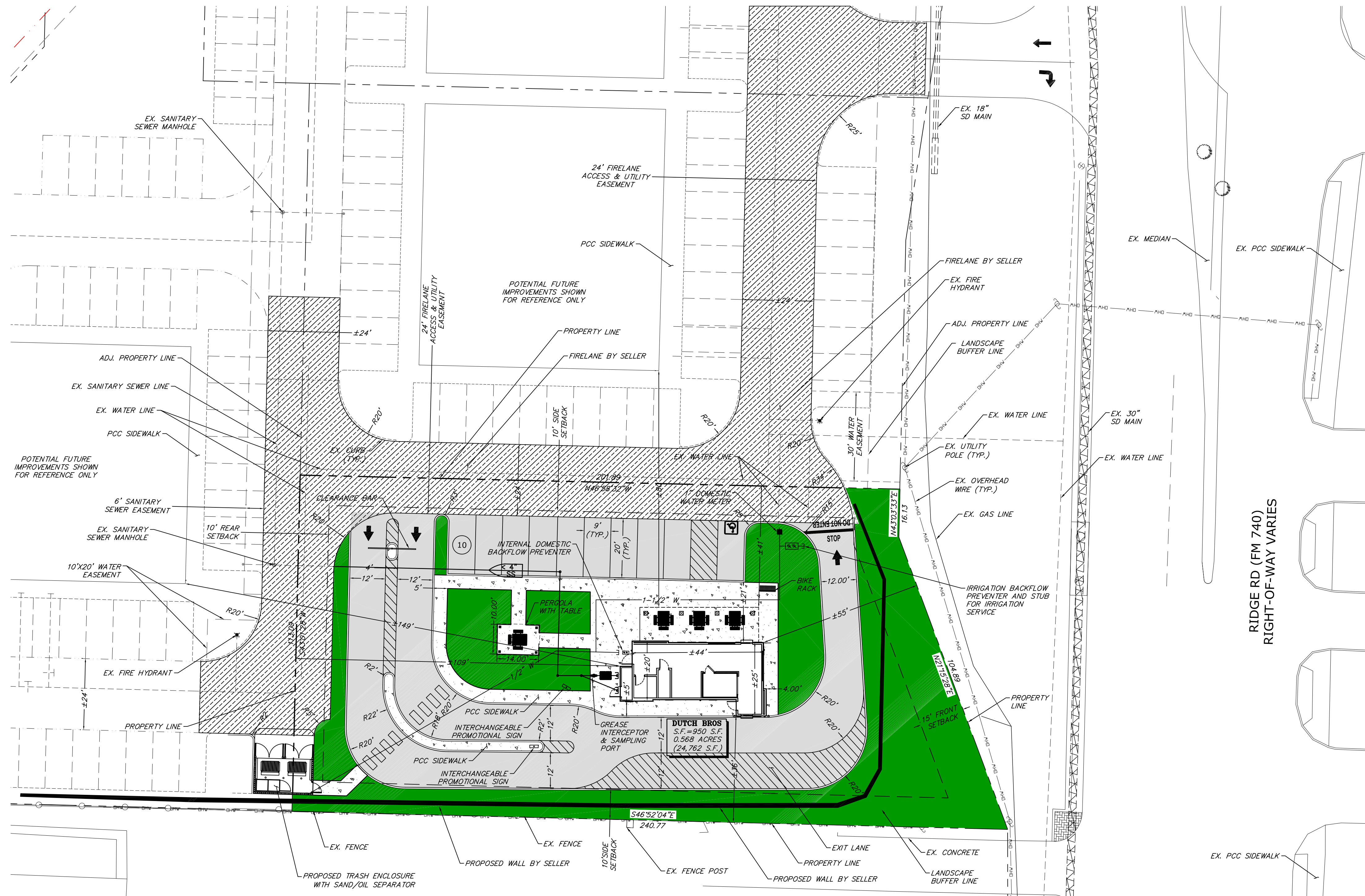




SCALE: N.T.S 

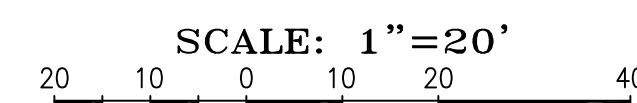
LEGEND		PROPOSED MEDIAN CURB
		EXISTING MEDIAN CURB
		EXISTING FIRE HYDRANT
		PROPERTY LINE
		EXISTING EASEMENT LINE
		SITE SETBACK LINE
		EXISTING ROADWAY CENTERLINE
		EXISTING FENCING
		EXISTING UTILITY POLE
		PROPOSED WALL BY SELLER
		EXISTING SSMH
		PROPOSED SEWER CLEANOUT
		PROPOSED GREASE INTERCEPTOR & SAMPLING PORT
		PROPOSED BACKFLOW PREVENTER
		PROPOSED WATER METER (SHADED IF EXISTING)
		PROPOSED WATER LINE (DASHED IF EXISTING)
		PROPOSED SANITARY SEWER MAIN (DASHED IF EXISTING)
		PROPOSED STORM DRAIN (DASHED IF EXISTING)
		PROPOSED ELEC / TELECOMM CONDUIT
		3" ASPHALT
		SIDEWALK
	PROPOSED LANDSCAPED AREA	
	PROPOSED FIRELANE BY SELLER	
	PROPOSED MENU BOARD	
	PROPOSED CLEARANCE BAR	
	PROPOSED PYLON SIGN/MONUMENT	
	PROPOSED PAVEMENT MARKING (DASHED IF EXISTING)	

PROJECT SUMMARY TABLE	ZONING	C (COMMERCIAL DISTRICT)
	EXISTING LAND USE	VACANT/UNDEVELOPED
	PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
	LOT AREA	0.564 ACRES (24,762 S.F.)
	BUILDING AREA	950 S.F.
	BUILDING HEIGHT	24 FT (1-STORY)
	SETBACK FRONT	15 FEET
	SETBACK SIDE	10 FEET
	SETBACK REAR	10 FEET
	BUILDING COVERAGE	3.8%
	LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
	LANDSCAPE COVERAGE	32.3%
	PARKING REQUIRED	4 SPACES (1 PER 250 S.F.)
	PARKING PROVIDED	10 SPACES
	HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS	



SITE PLAN

SCALE: 1" = 20'-0"



CASE #: UNASSIGNED

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) day of (MONTH), (YEAR).

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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DRAWN: M.C.M.
DESIGNED: J.P.B.
CHECKED/STAMPED:
MATT K. RASMUSSEN, P.E.

PRELIMINARY

STAMP:

DESIGNER:

Dutch Bros No.: TX1802

TBD Ridge Rd, Rockwall, TX 75087

MAIN & MAIN

STANLEY & JAMES
CAPITAL GROUP, LLC

5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008



PROJECT/CLIENT:

DATE:	10/15/21
	11/08/21

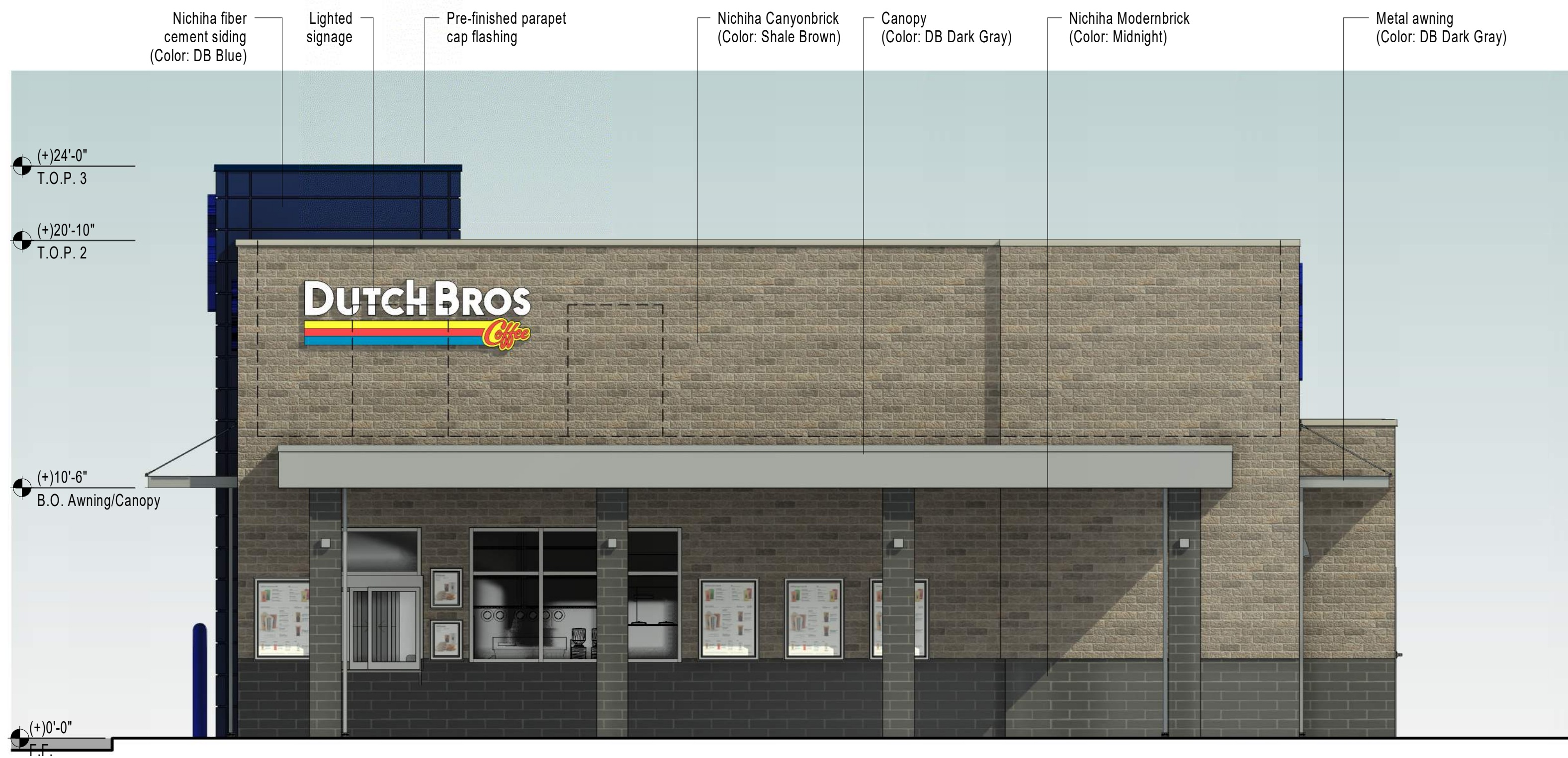
SUBMITTAL
SITE PLAN
SUBMITTAL

SUBMITTAL RECORD:

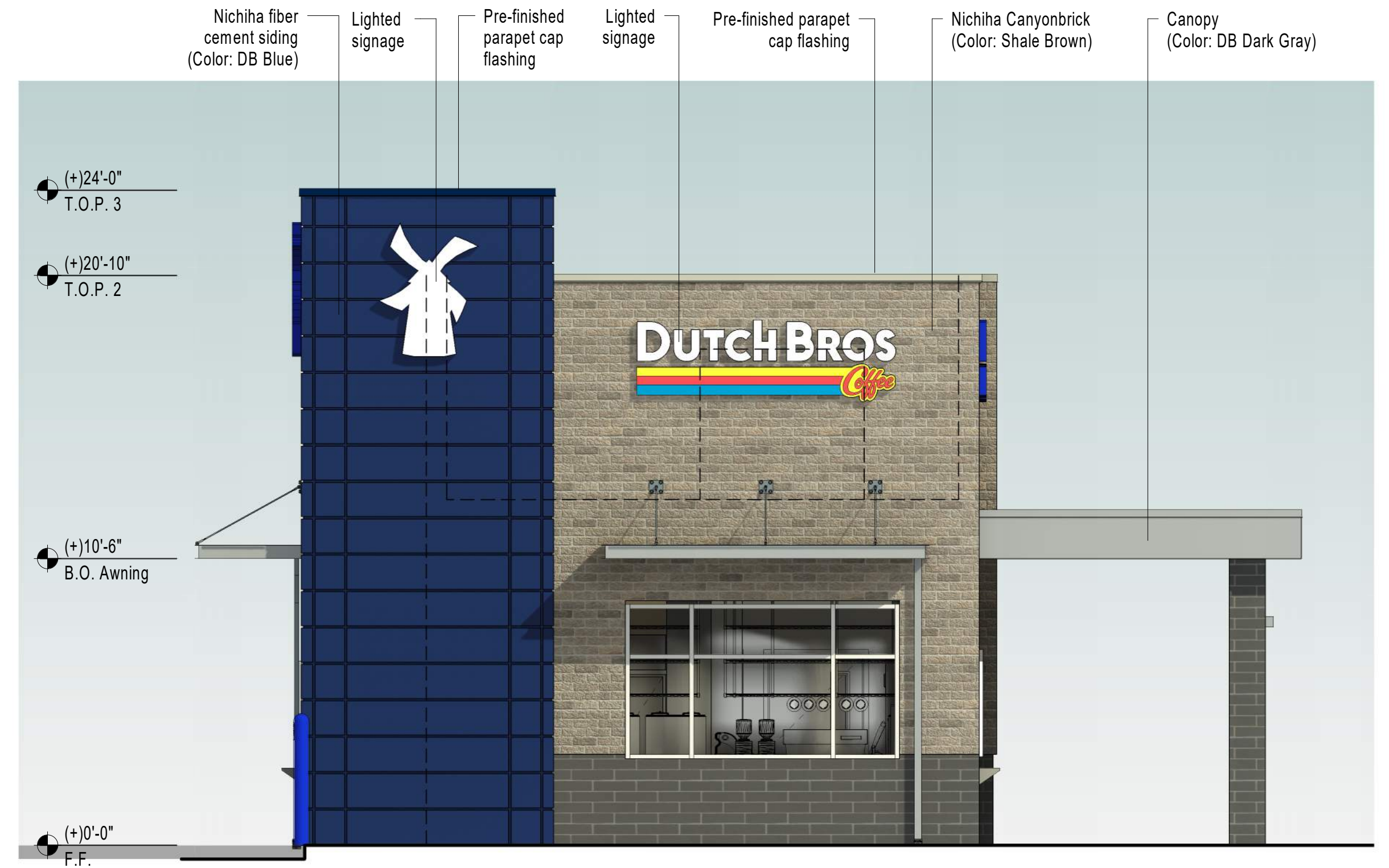
SHEET:	SHEET TITLE:
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SITE PLAN

C2.1



North Elevation - (Walk-Up Elevation)
1/4" = 1'-0"



East Elevation - (Front Elevation)
1/4" = 1'-0"

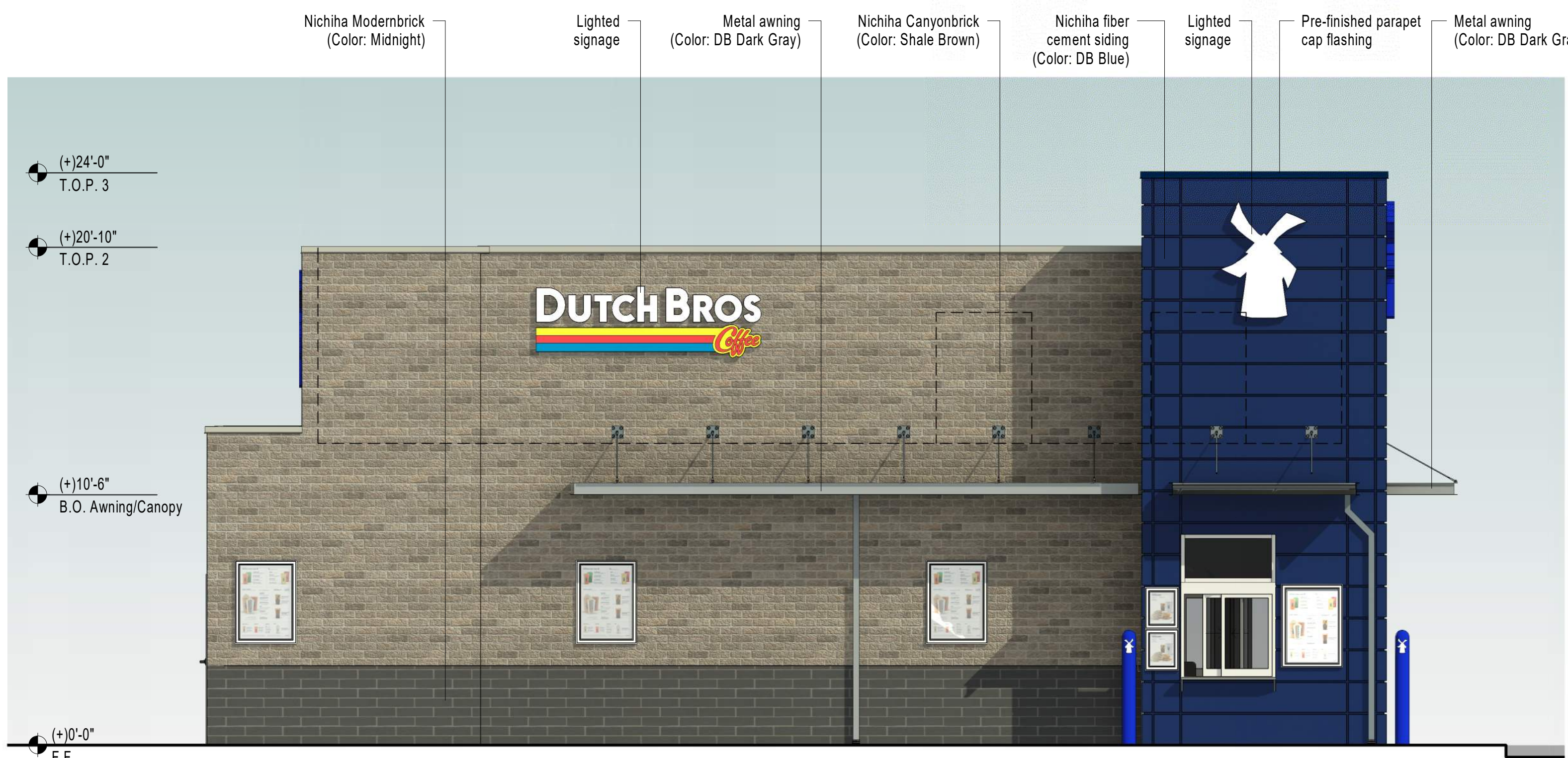
Material Calculations

Drive-Up Elevation:
Primary Material: Brick 76%
Secondary Material: Nichia Siding 24% (Request variance)

Rear Elevation:
Primary Material: Brick 100%

Walk-Up Elevation:
Primary Material: Brick 100%

Front Elevation:
Primary Material: Brick 60%
Secondary Material: Nichia Siding 40% (Request variance)



South Elevation - (Drive-up Elevation)
1/4" = 1'-0"



West Elevation - (Rear Elevation)
1/4" = 1'-0"





Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru





1. Nichiha Fiber Cement Siding, Dutch Bros Blue



2. Nichiha Canyonbrick, Shale Brown



3. Nichiha Modernbrick, Midnight

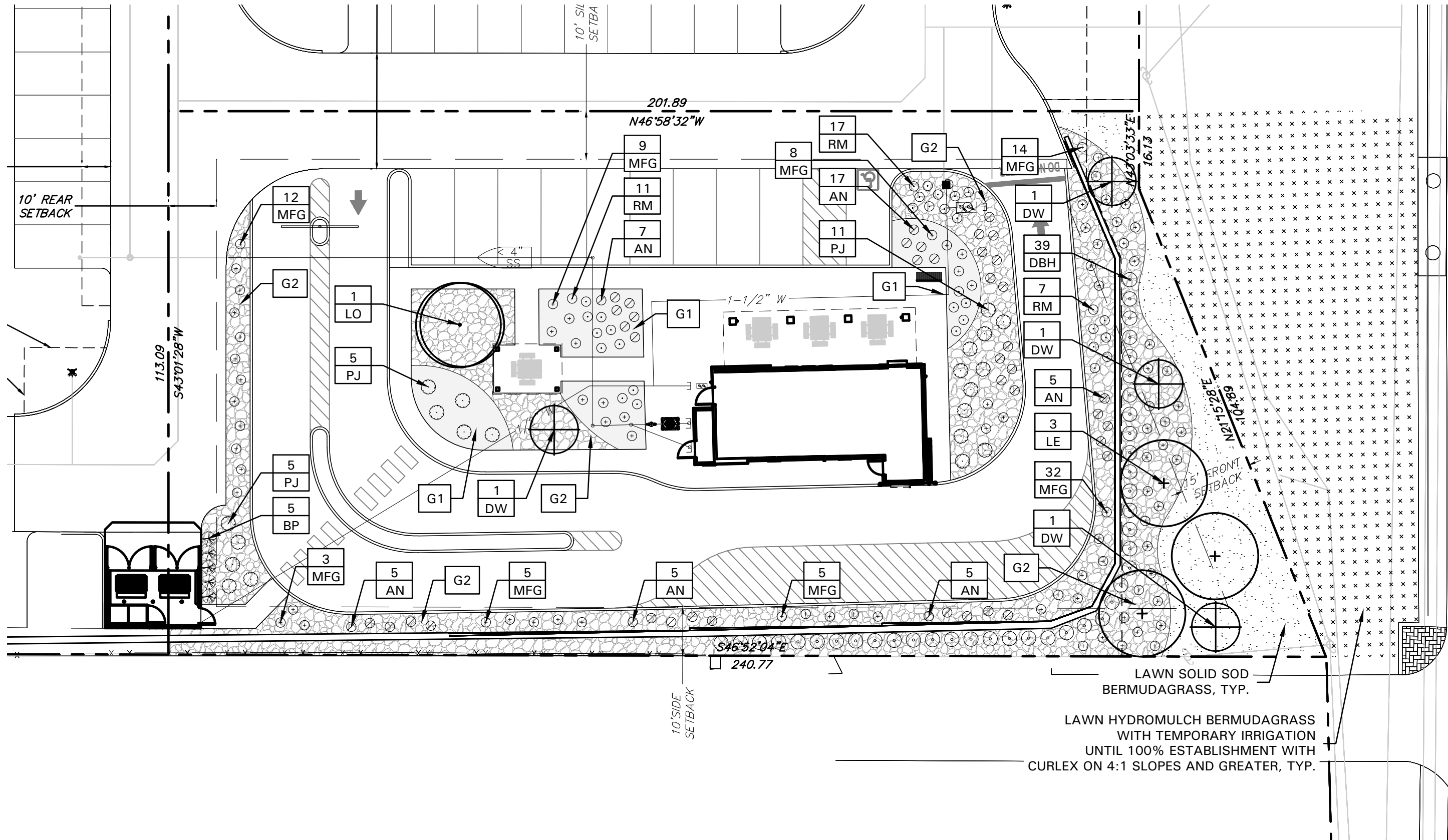
Applicant Information

Sam Moore
Main & Main
5750 Genesis Ct. Suite 103
Frisco, TX 75034
(817) 505-8117
sm@maincg.com

Owner Information

Jason Claunch
7.1 Ridge LLC
106 E Rusk Suite 200
Rockwall, TX 75087
(972) 999-0081 x101
jason@catalystcommercial.net

Dutch Bros Coffee
Case Z2021-032



RIDGE RD (FM 740)
RIGHT-OF-WAY VARIES

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS
THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

- Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery.

RIDGE ROAD (FM 740): 121 l.f.	
Required	Provided
10' wide buffer	20' wide buffer
(3) trees, 4" cal.	(3) trees, 4" cal.
(3) accent trees	(3) accent trees

SITE LANDSCAPING

- Twenty (20%) percent of the total site shall be landscaped for COMMERCIAL.
- Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 0.56 AC; 24,760 s.f.

Required	Provided
4,952 s.f. (20%)	8,100 s.f. (32%)
2,476 s.f. (50%)	2,812 s.f. (56%)



SCALE: 1" = 20'-0"
0 10 20 40

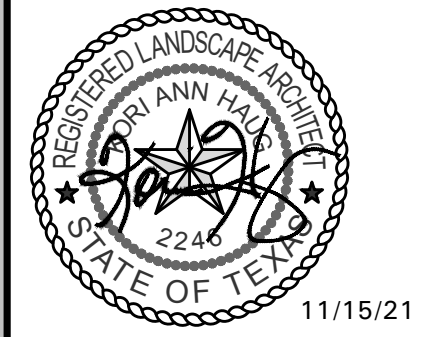


BELLE FIRMA

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

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DRAWN: RMT
DESIGNED: RMT
CHECKED/STAMPED:



STAMP:

TECTONICS
DESIGN GROUP

730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

DESIGNER:

Dutch Bros No.: TX1802
TBD Ridge Rd, Rockwall, TX 75087

MAIN & MAIN
CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008



PROJECT/CLIENT:

DATE:	SUBMITTAL
10/15/21	SITE PLAN
11/15/21	SUBMITTAL
	SUBMITTAL

SUBMITTAL RECORD:

SHEET TITLE: LANDSCAPE PLAN

SHEET: L1.01

General Electrical Requirements

PART 1 - GENERAL

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

- A. Furnish manufacturer's electrical equipment of the types and sizes specified.
- B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:
- 2017 National Electric Code
 - National Electrical Safety Code
 - Local County and City Electrical Codes
 - Owner's Electrical Standards
 - American National Standards Institute Standards
 - American Society for Testing Materials Standard Tests
 - Certified Ballast Manufacturers Standards
 - Illuminating Engineering Society Handbook Standards
 - Insulated Power Cable Engineers Association Standards
 - National Electrical Manufacturers Association Standards
 - National Fire Protection Association Standards
 - Occupational Safety and Health Act
 - Underwriters' Laboratories, Inc. Standards

1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

- 2017 National Electric Code
- National Electrical Safety Code
- County and City Electrical Codes
- Owner's Electrical Standards
- American National Standards Institute Standards
- American Society for Testing Materials Standard Tests
- Certified Ballast Manufacturers Standards
- Illuminating Engineering Society Handbook Standards
- Insulated Power Cable Engineers Association Standards
- National Electrical Manufacturers Association Standards
- National Fire Protection Association Standards
- Occupational Safety and Health Act
- Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative.

A. Materials List. Submit complete list of materials to be installed to architect and/or owner as required.

B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multi-component assemblies in sections that facilitate field handling and installation.
- B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.
- C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

- A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and ordinances.
- B. Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.
- C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.
- D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as as any other persons within the workspace. Hold all others harmless of negligent safety practices which could cause injury to others on or near the jobsite.
- 1.07 RELATED ELECTRICAL WORK
- Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in advance.

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings.

1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

1.11 AREA CLASSIFICATIONS

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

- A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and location.
- B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.
- C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.
- D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion resistant epoxy.

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner.

3.02 ELECTRICAL SUPERVISION

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

3.03 INSPECTION

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

3.06 PROTECTIVE DEVICE ADJUSTMENTS

Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

- A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.
- B. Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.
- C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.
- Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as required.
 - Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing system shutdown.
 - Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

SHEET LEGEND

SHEET ES-0.1 - SPECIFICATIONS

SHEET ES-1.0 - ELECTRICAL SITE PLAN

SHEET ES-1.1 - CANOPY LIGHTING DETAIL

SHEET ES-2.0 - PHOTOMETRIC SITE PLAN

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SCOTT B. GARRISON, P.E.

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STAMP:

TECTONICS
DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-5988
fax 775-824-5986
www.tectonicsdesigngroup.com

DESIGNER:

Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

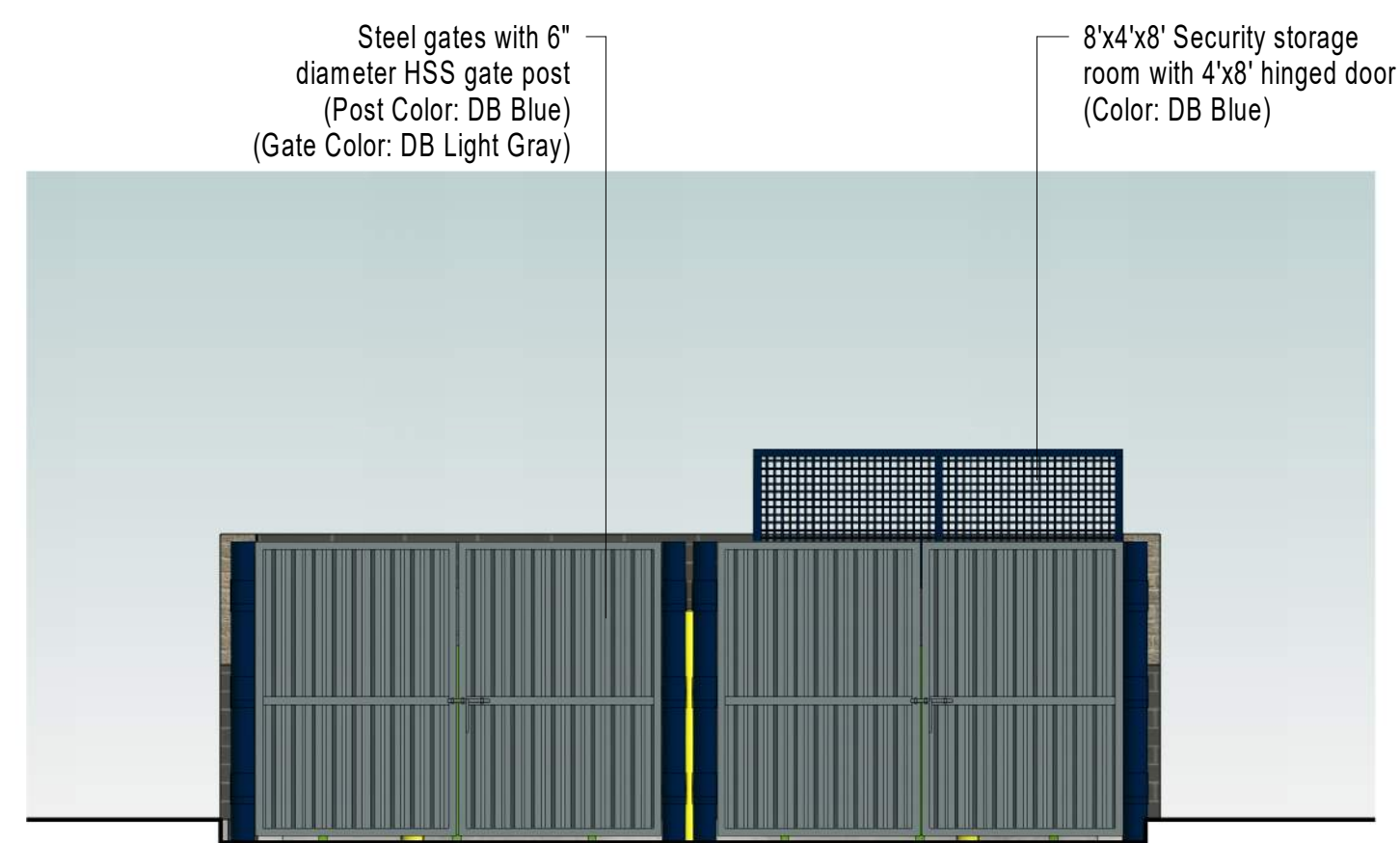
PROJECT/CLIENT:
#: 21090

DATE: 11/15/21
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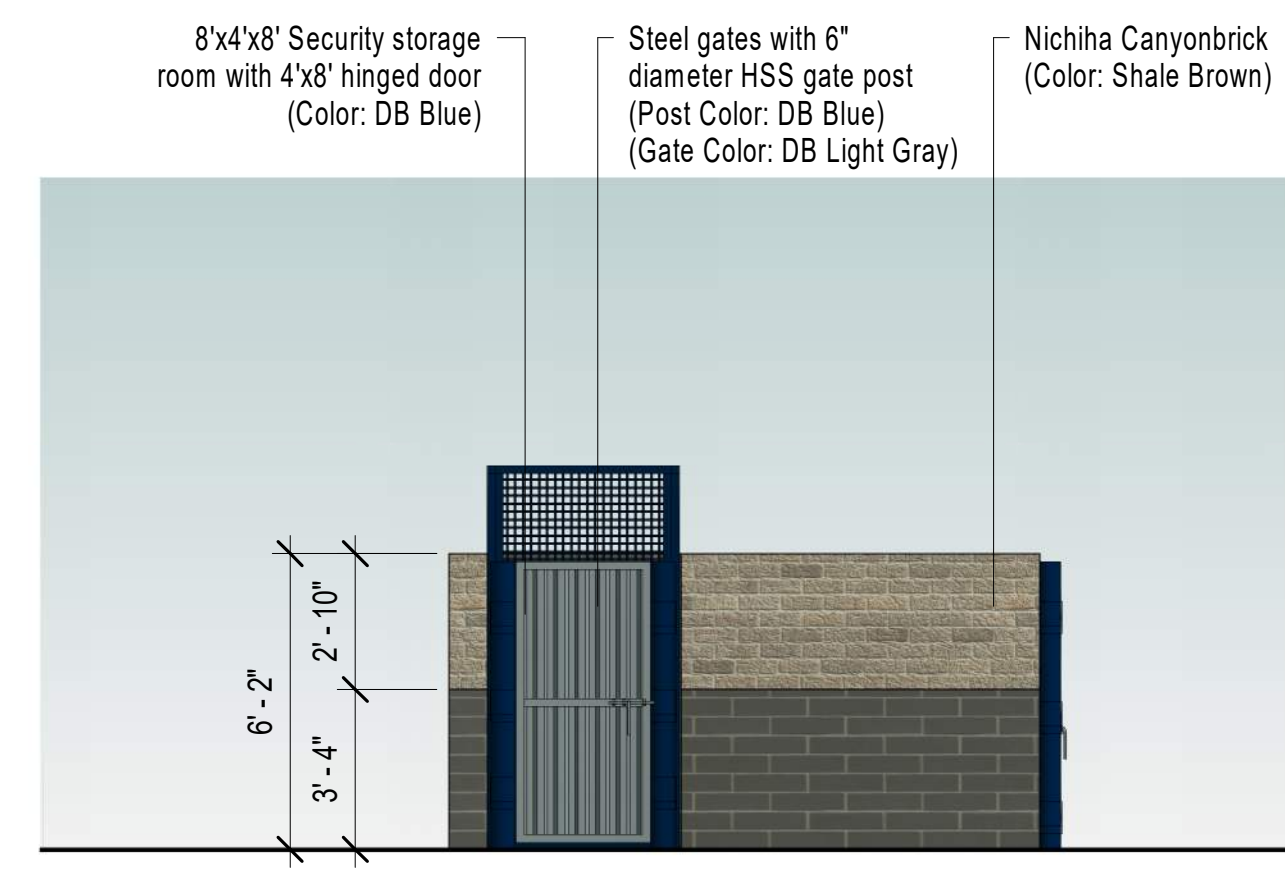
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SHEET TITLE:
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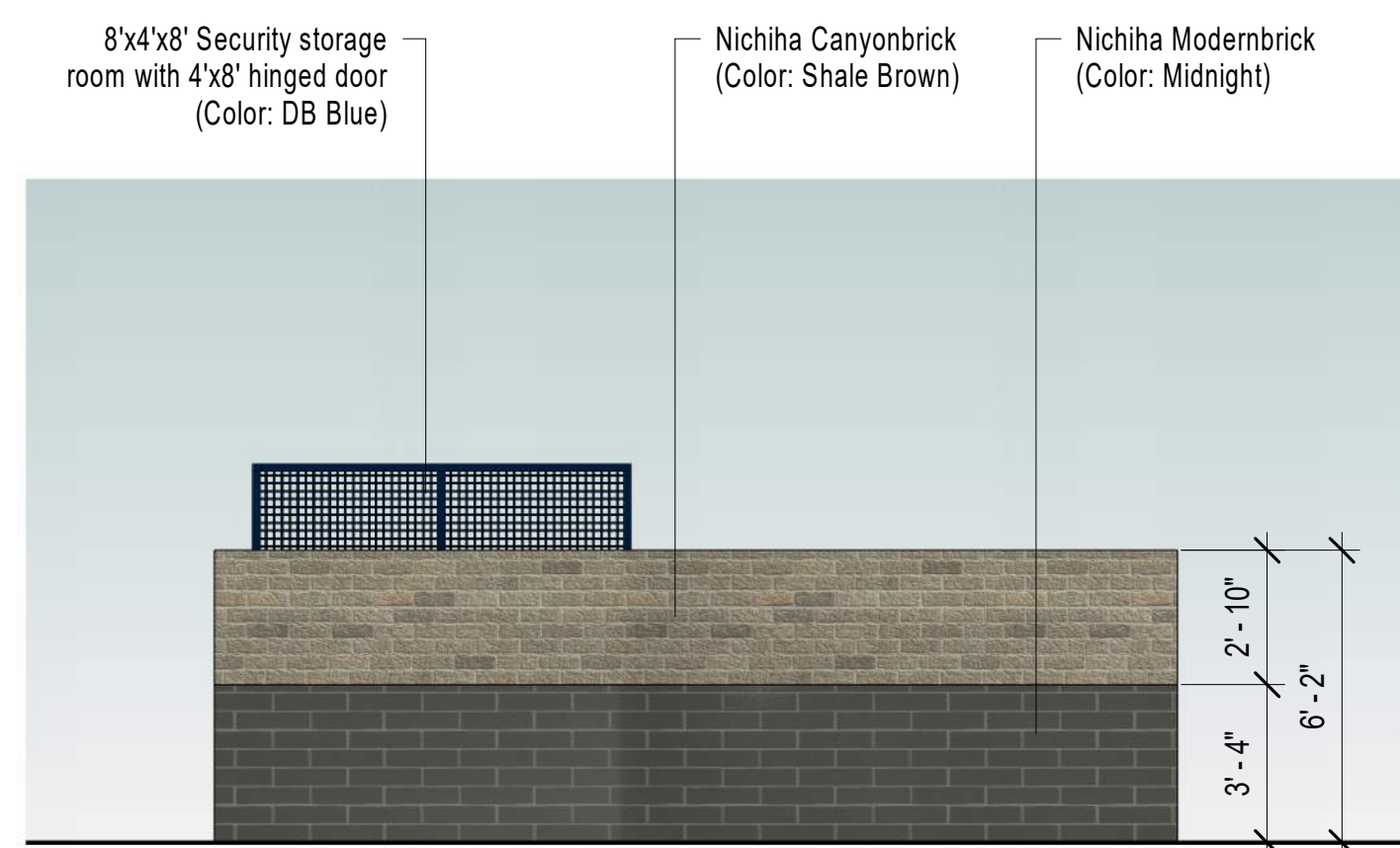
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ES-0.1



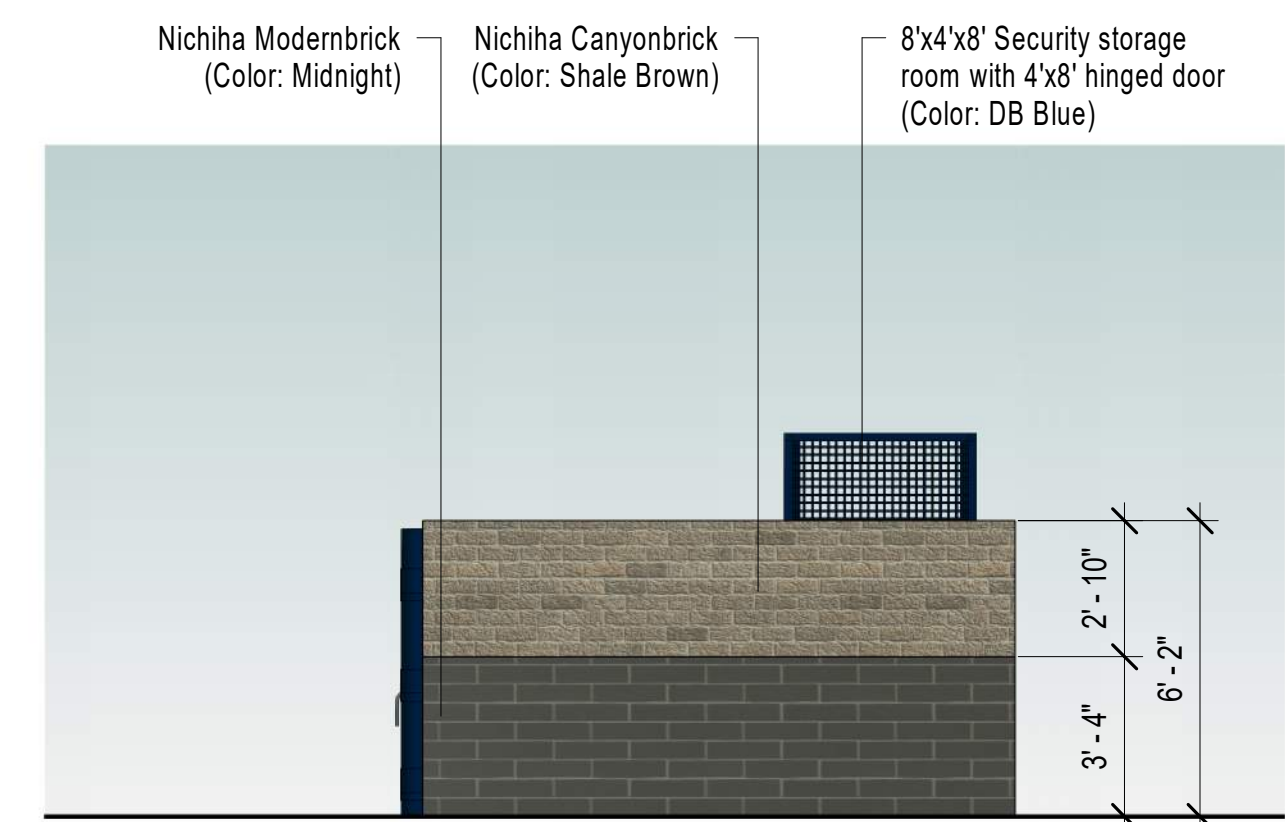
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1/4" = 1'-0"



East Elevation - (Side Elevation)
1/4" = 1'-0"



South Elevation - (Rear Elevation)
1/4" = 1'-0"

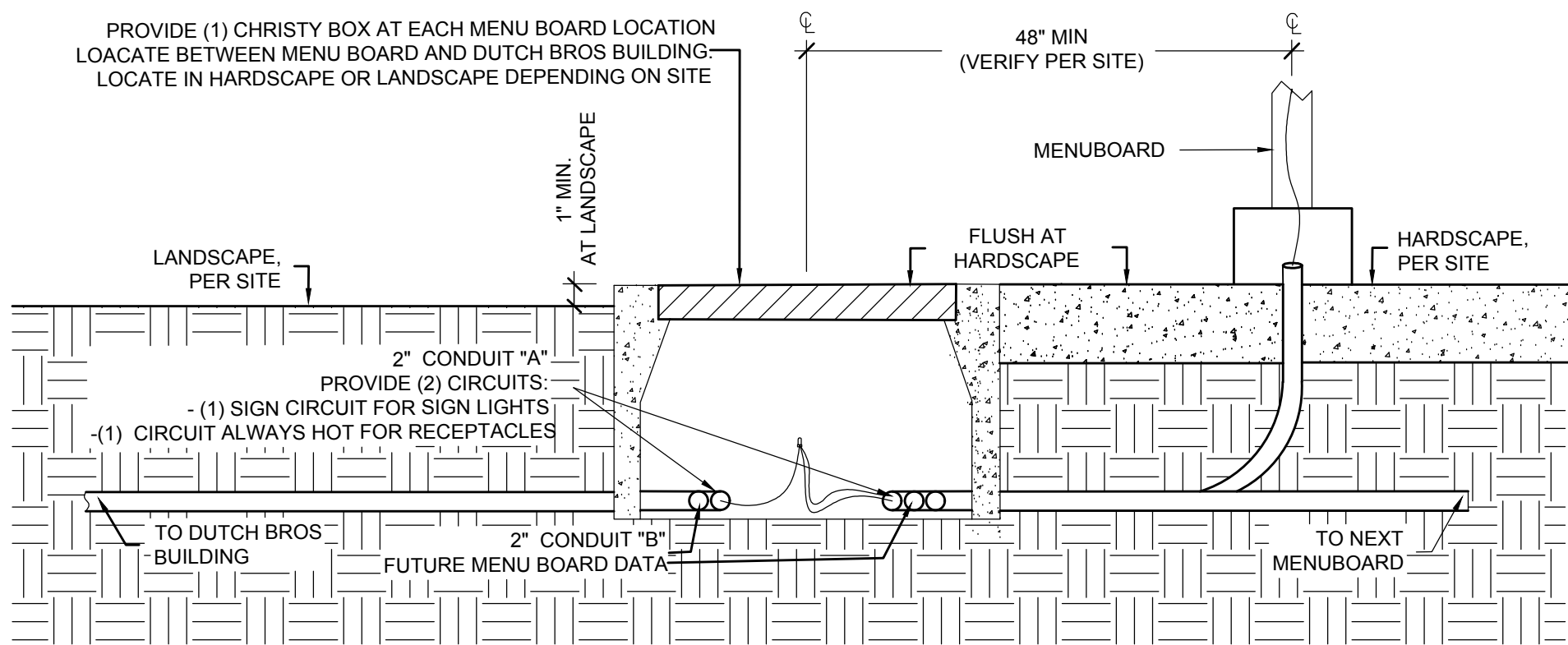


West Elevation - (Side Elevation)
1/4" = 1'-0"

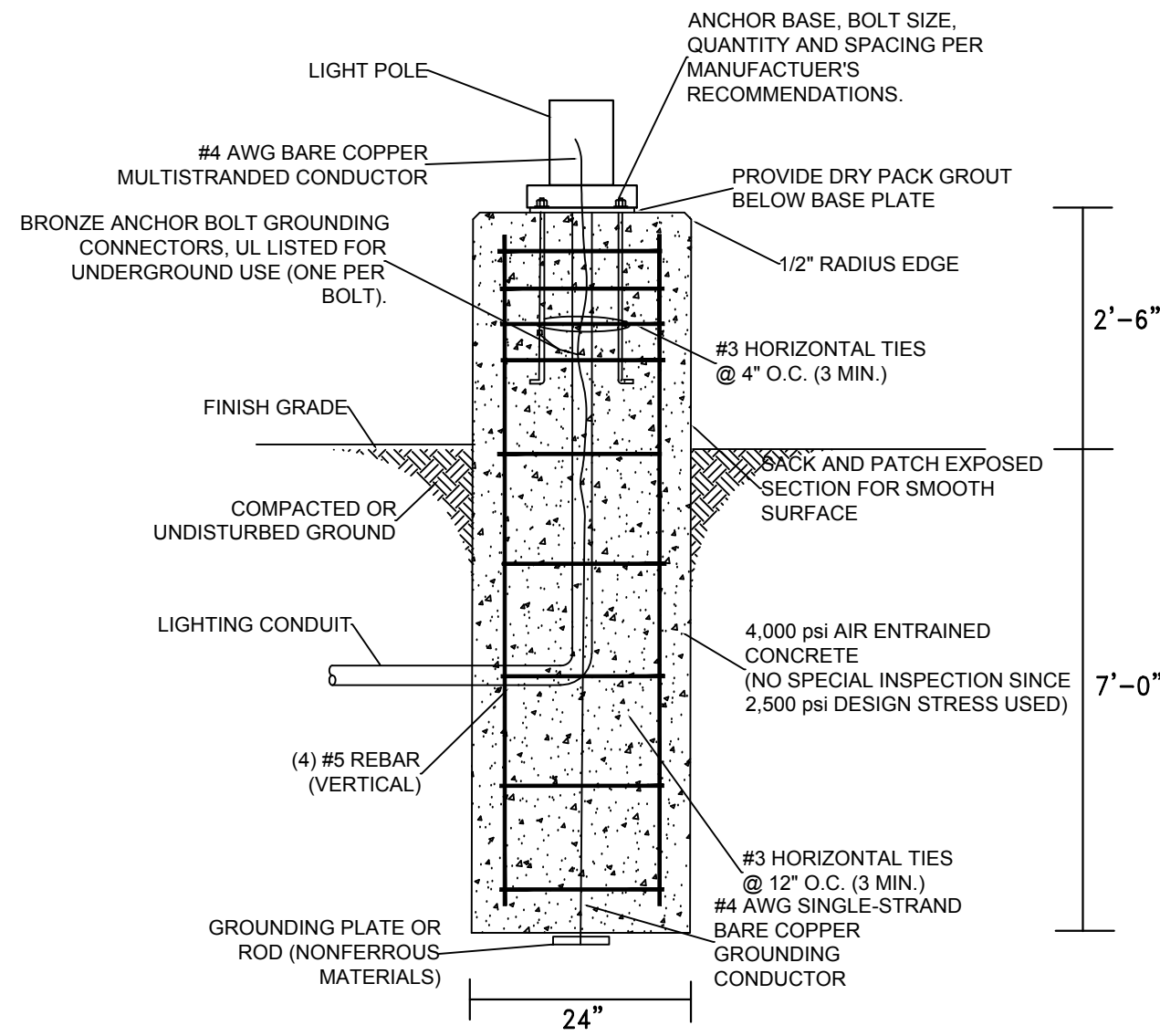




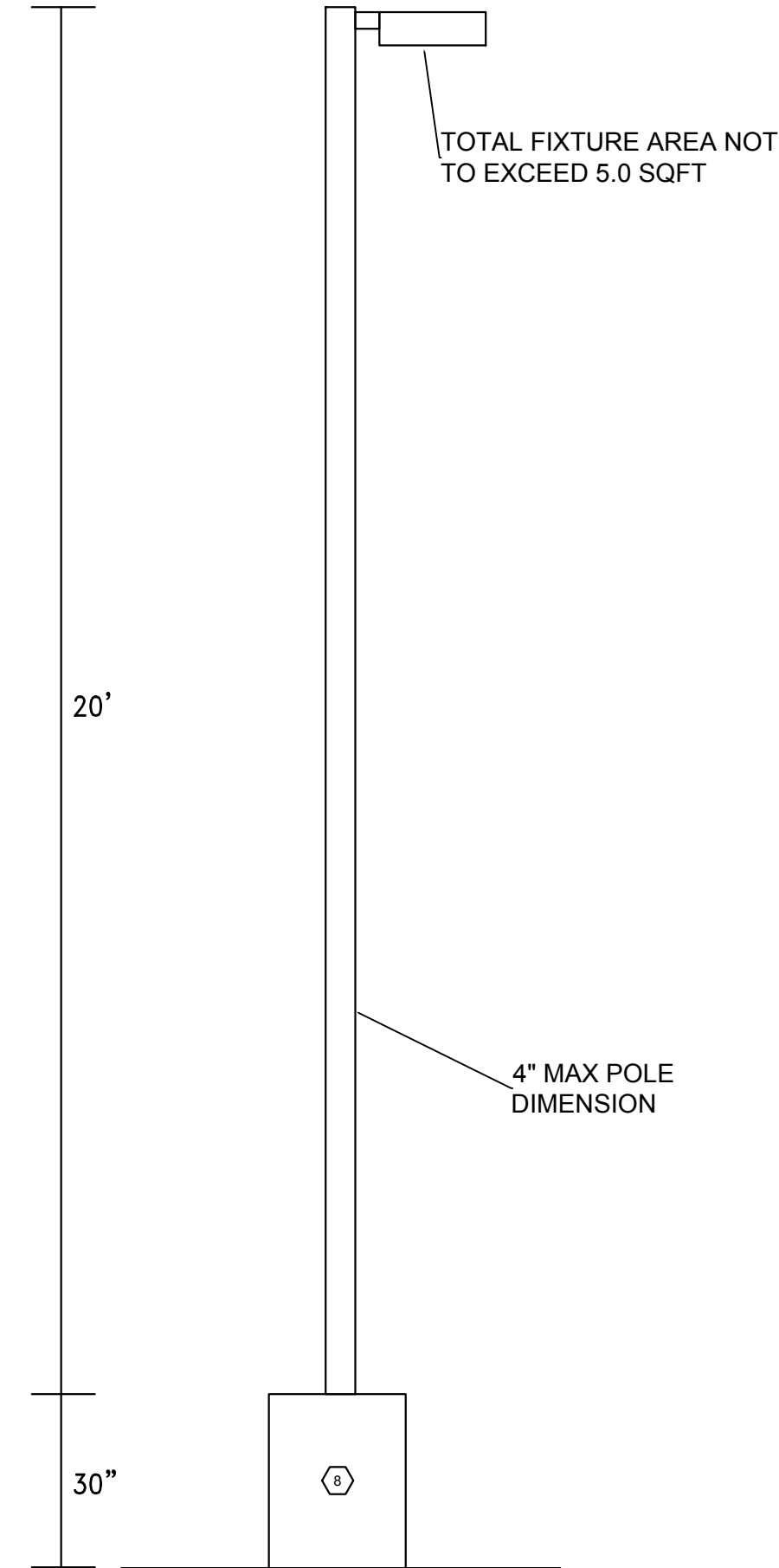




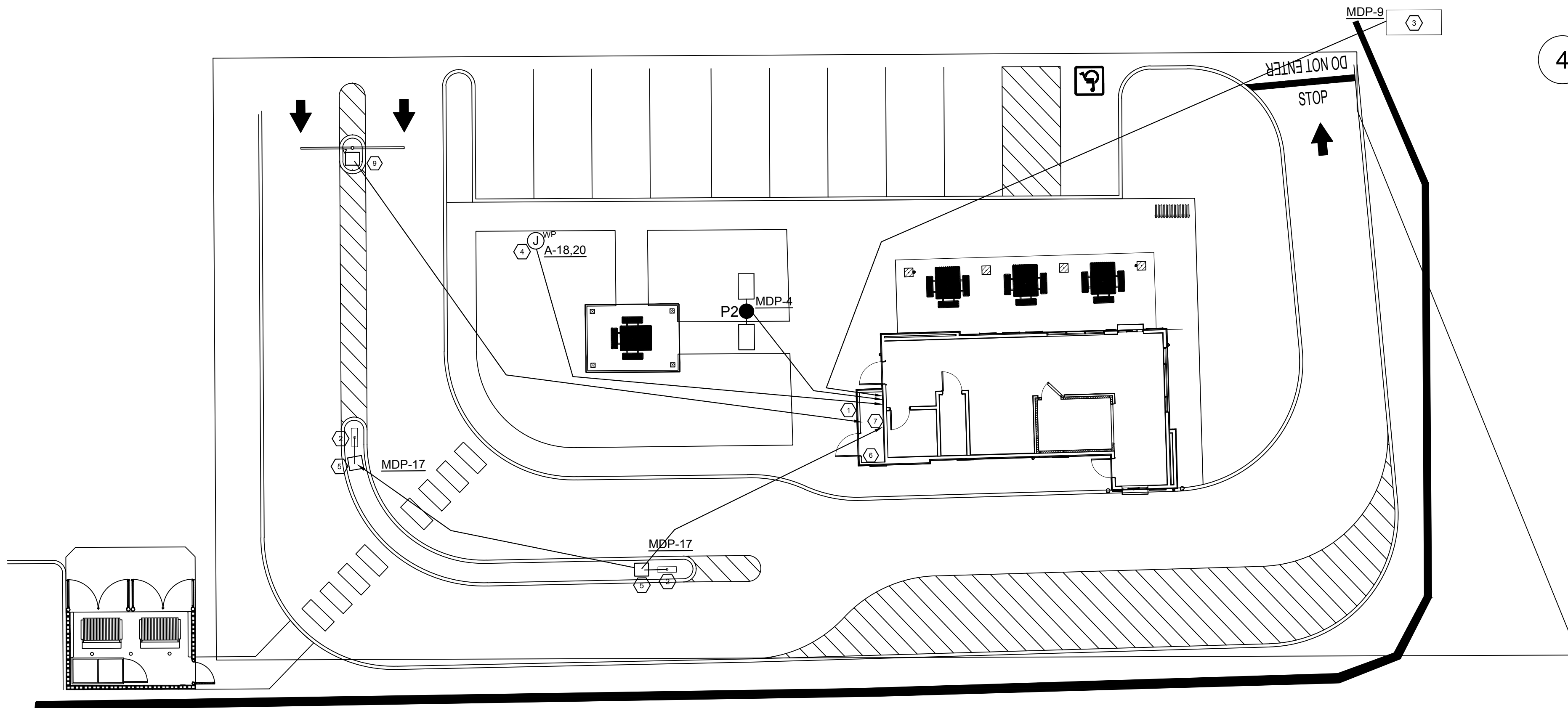
2 MENU BOARD & CHRISTY BOX DETAIL
Scale: NOT TO SCALE



3 PARKING LOT LIGHT POLE BASE
Scale: N/A



4 PARKING LOT LIGHT ELEVATION
Scale: N/A



1 ELECTRICAL SITE PLAN
Scale: 0 30' 60'

GENERAL NOTES

- FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER AND SANITARY SEWER LOCATIONS, SEE CIVIL SITE PLAN.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS AND STANDARDS. VERIFY REQUIREMENTS WITH UTILITY PRIOR TO INSTALLATION.

KEYED NOTES

- THE LOCATION OF UTILITY METER, CT CABINET AND PULL CAN. INSTALLATION PER LOCAL ELECTRIC UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 (RISER DIAGRAM) ON MODULAR BUILDING ELECTRICAL SHEET E-3.1.
- PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE THROUGH CHRISTY BOX FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN THE CENTER OF POST. SEE DETAIL 2 ON THIS SHEET. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS AND DIMENSIONS FOR EC TO MATCH. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE FOR MONUMENT SIGN. COORDINATE LOCATION WITH OWNER/ARCHITECT FOR MONUMENT SIGN REQUIREMENTS, IF ANY.
- (FUTURE) ELECTRIC VEHICLE CHARGING STATION LOCATION. EC TO PROVIDE A 2" MARKED "EV CAPABLE" FROM PANEL 'A' TO THE JUNCTION BOX SHOWN ON PLANS. SEE PANEL SCHEDULE ON MODULAR BUILDING ELECTRICAL SET FOR MORE INFORMATION.
- PROVIDE A 2" PVC CONDUIT ROUTED BELOW GRADE TO CHRISTY BOX FOR FUTURE DATA CONNECTION TO DRIVE-THRU MENU SIGN PER REPRESENTATIVE INSTRUCTIONS PRIOR TO ROUGH IN. SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- LOCATION OF CABLE INTERNET DEMARC.
- VERIFY EXACT LOCATION OF PANELS ON MODULAR BUILDING ELECTRICAL PLANS.
- LIGHT POLE BASE IS TO BE LEFT WITH THE SACK FINISH. DO NOT PAINT.
- PROVIDE A 2" CONDUIT WITH PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.

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STAMP:	PRELIMINARY		
DESIGNER:			

TECTONICS
DESIGN GROUP

tel 775-824-9988
fax 775-824-9986

730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com

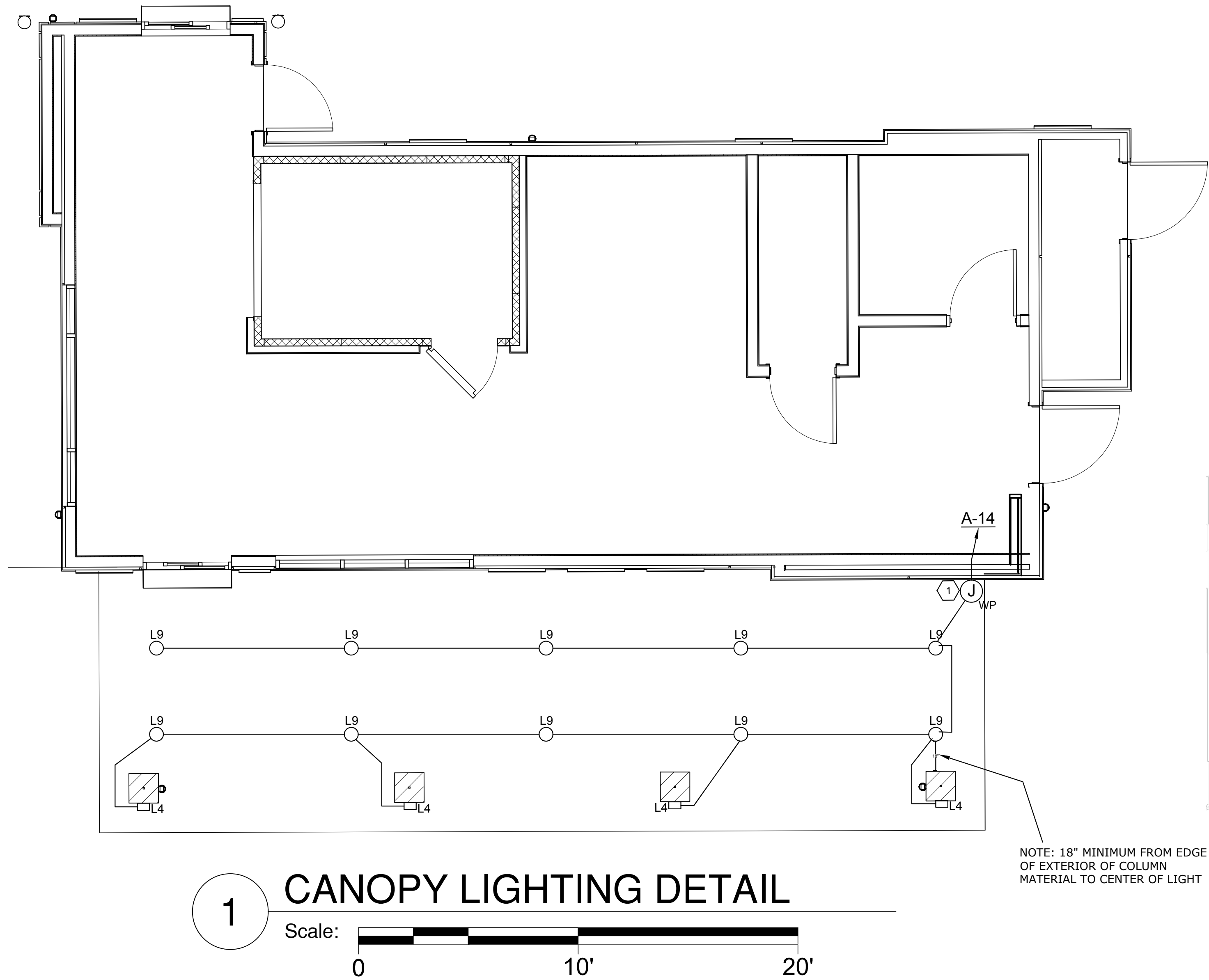
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

21090

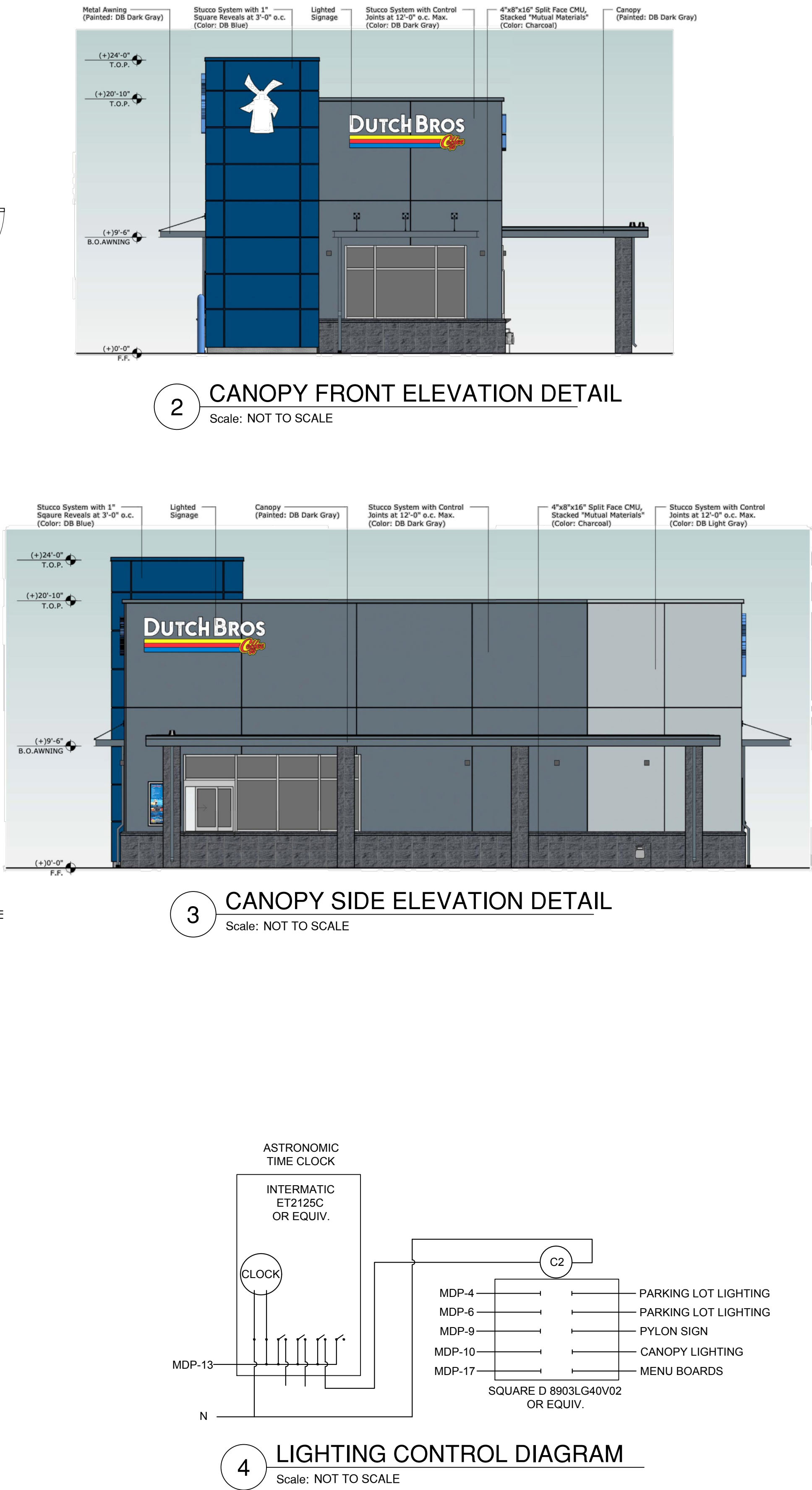
DATE: 11/15/21
SUBMITTAL: SITE PLAN
SUBMITTAL: SUBMITTAL

ELECTRICAL
SITE PLAN

ES-1.0



LIGHTING SCHEDULE						
ID	MANUFACTURER	MODEL #	LAMP TYPE	VOLTAGE	WATTAGE	DESCRIPTION
P1	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-98C-SGL-BRZ-3430	LED	120/277	156W	SITE POLE HEAD, LED 156W, 19000LM, 4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE. VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
P2	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-98C-SGL-BRZ-3430 (2 HEADS AT 180 DEGREES)	LED	120/277	156W	(2) SITE POLE HEADS AT 180 DEGREES, LED 156W, 19000LM, 4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE. VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
L4	TECH LIGHTING	700 OWVEX-9-3000K-4-H-UNV 120V NON-DIM	LED	120/277	19W	EXTERIOR LIGHT SCENCE, 5" SQUARE, 19W 600LM, 3000K, WET LOCATION, ADJUSTABLE UP/DOWN BEAM, COLOR CHARCOAL
L9	DMF LIGHTING	DRD5S-4-R	LED	120/277	12W	4" ROUND CANOPY DOWNLIGHT
A. INSTALLATION OF LIGHT FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS. B. VERIFY THE EXACT MOUNTING HEIGHT AND FINISH OF ALL LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN. C. LIGHT FIXTURES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. D. PURCHASING: THE ABOVE LIGHTING MATERIAL IS TO BE PURCHASED AS A "LIGHTING PACKAGE" FROM DUTCH BROTHERS COFFEE'S NATIONAL ACCOUNT THE REQUIRED LIGHTING VENDOR - IMPERIAL LIGHTING, MADE AVAILABLE TO FRANCHISEES AND THEIR CONTRACTORS AT ESTABLISHED DISCOUNTED PRICING. USED FROM NEGOTIATED STOCK INVENTORIED PRODUCT COMMITTED TO, AND OBLIGATED FOR USE BY DBC. CONTACT JOSH ROGERS, JOSH@IMPERIAL-LIGHTING.COM, 760-636-0762, FOR QUOTATION, ORDER PLACEMENT AND DELIVERY. IF ANYTHING OTHER THAT ABOVE IS INSTALLED WITHOUT EXPRESSED WRITTEN CONSENT BY DBC CORPORATE OFFICE AND THE FRANCHISEE, CONTRACTOR WILL BE REQUIRED TO REMOVE IT AND REPLACE IT WITH THE ABOVE.						



GENERAL NOTES

- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ORDERING AND INSTALLING LIGHTING IN THE DUTCH BROTHERS OUTDOOR CANOPY. COORDINATE INSTALLATION WITH THE MODULAR BUILDING AFTER DELIVERY.

KEYED NOTES

- THE LIGHTING CIRCUIT INTO JUNCTION BOX LOCATED IN THE CANOPY SOFFIT (PROVIDED BY MODULAR BUILDING MANUFACTURER). JUNCTION BOX WILL HAVE CONDUIT RUNNING TO PANEL 'A' ON THE INTERIOR OF THE MODULAR BUILDING. ENSURE THE LIGHTING CIRCUIT IS TIED INTO THE TIME CLOCK.

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SUBMITTAL RECORD:

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SHEET:

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Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

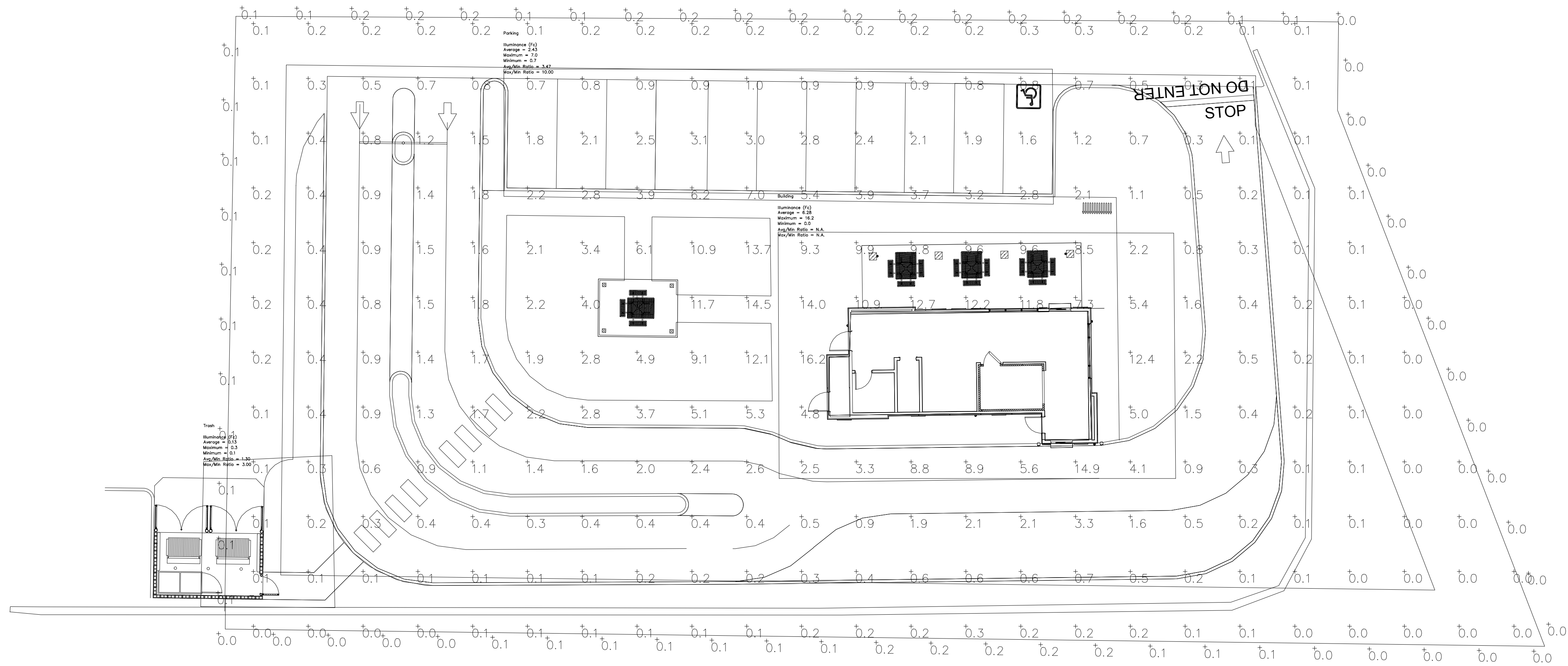
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SUBMITTAL

CANOPY LIGHTING DETAIL
ES-1.1

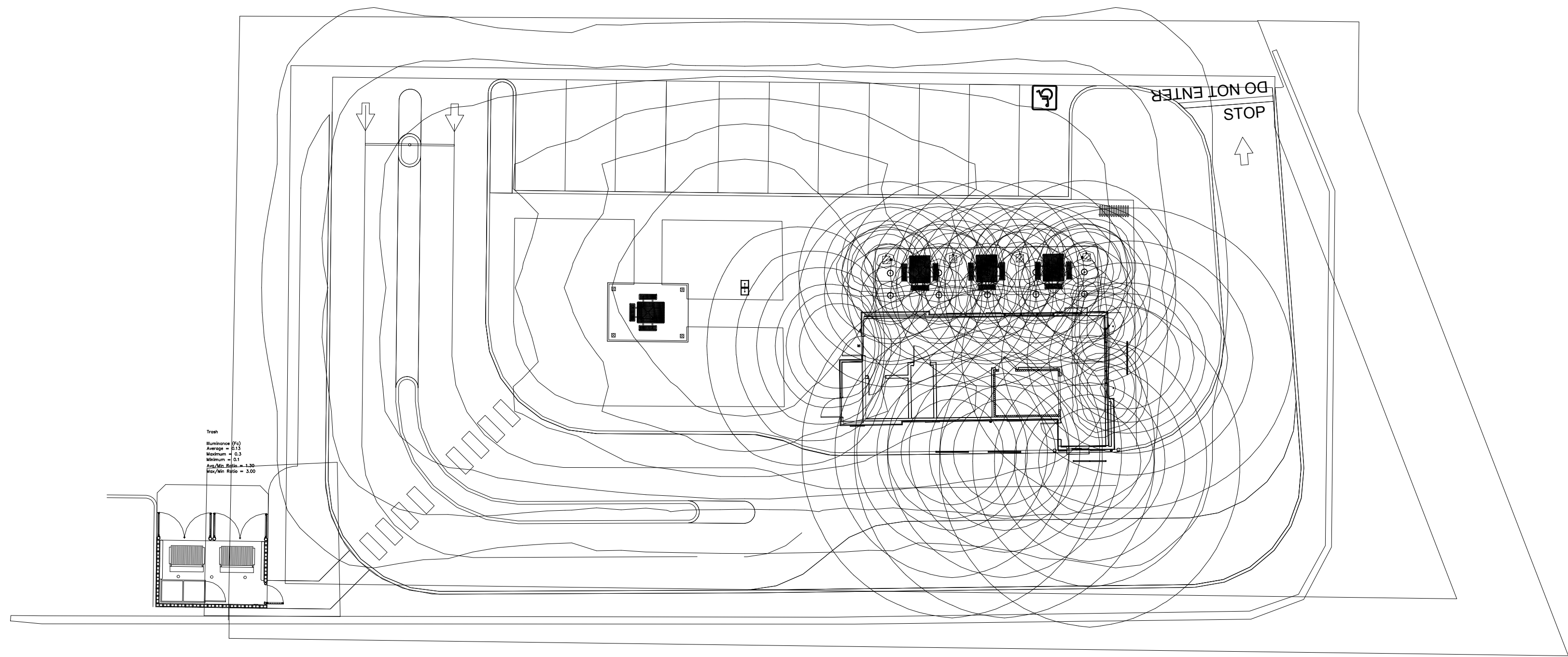
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730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
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1 **PHOTOMETRIC CALCULATIONS**
Scale: NOT TO SCALE



2 **LIGHTING DISTRIBUTION AREAS**
Scale: NOT TO SCALE

Photometric Statistics

PROPERTY LINE	
ILLUMINANCE (FC)	
AVERAGE=0.09	MAXIMUM=0.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.
SITE	
ILLUMINANCE (FC)	
AVERAGE=1.93	MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.
BUILDING	
ILLUMINANCE (FC)	
AVERAGE=6.28	MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.
PARKING	
ILLUMINANCE (FC)	
AVERAGE=2.43	MAXIMUM=7.0 MINIMUM=0.7 AVG/MIN=3.47 MAX/MIN=10.00
TRASH	
ILLUMINANCE (FC)	
AVERAGE=0.13	MAXIMUM=0.3 MINIMUM=0.1 AVG/MIN=1.30 MAX/MIN=3.00

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DESIGN GROUP

730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

Dutch Bros No.: TX1802

TBD RIDGE ROAD, ROCKWALL, TX 75087

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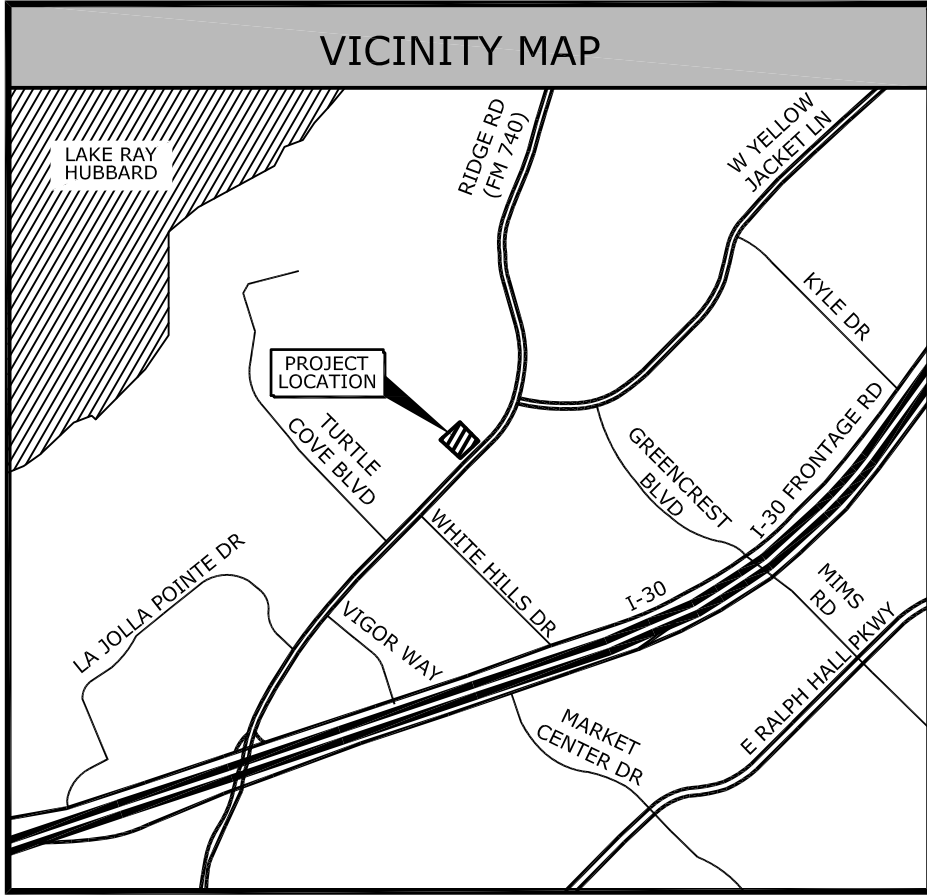
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DATE: 11/15/21

SUBMITTAL: SITE PLAN

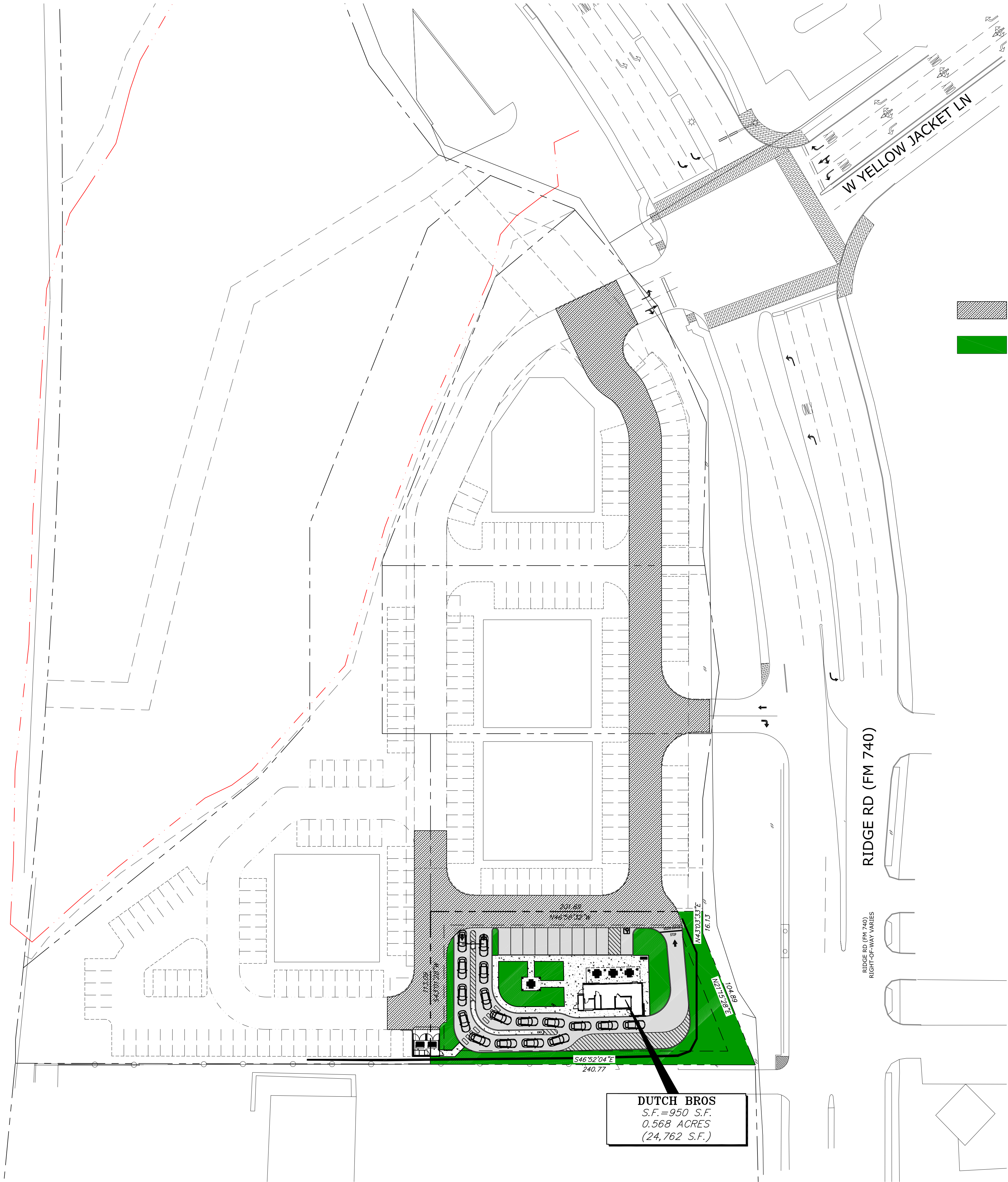
PHOTOMETRIC
SITE PLAN

ES-2.0



SCALE: N.T.S.

UNION PACIFIC RR



SITE PLAN - OVERALL CENTER

SCALE: 1" = 40'-0"



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DESIGNED:	J.P.B.	
	CHECKED/STAMPED:	MATT K. RASMUSSEN, P.E.
STAMP:	PRELIMINARY	
	TECTONICS DESIGN GROUP 730 Sandhill Rd., #250, Reno, Nevada 89521 tel 775-824-9988 fax 775-824-9986 www.tectonicsdesigngroup.com	
DESIGNER:	Dutch Bros No.: TX1802 TBD Ridge Rd, Rockwall, TX 75087 MAIN & MAIN CAPITAL GROUP, LLC 5750 Genesis Ct, Suite 103, Frisco, Texas 75034 tel 214-308-0008	
PROJECT/CLIENT:	#21090	
SUBMITTAL RECORD:	DATE:	SUBMITTAL
	10/15/21	SITE PLAN
SHEET TITLE:	SITE QUEUE	
	C2.3	

PROJECT COMMENTS



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

DATE: 11/23/2021

PROJECT NUMBER: SP2021-032
PROJECT NAME: Site Plan for Payne Chiropractic
SITE ADDRESS/LOCATIONS: 1213 N Goliad St #B

CASE MANAGER: Andrew Reyna
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Timothy Payne of BT Management 11, LLC for the approval of a Site Plan for a Medical Office Building on a 0.47-acre parcel of land identified as Lot 2, Block 1, Elsey Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally south of the intersection of Sonoma Drive and N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	11/17/2021	Approved w/ Comments

11/17/2021: 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 Medical Office Building on a 0.47-acre parcel of land identified as Lot 2, Block 1, Elsey Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally south of the intersection of Sonoma Drive and N. Goliad Street [SH-205]

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

M.3 For reference, include the case number (SP2021-032) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 this project is subject to all requirements stipulated by the Unified Development Code (UDC) and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, treescape plan, and building elevations) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. Please ensure that the signature block includes a signature space for the Planning and Zoning Commission Chairman (§03.04.A, Art. 11, UDC)

M.6 Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist for all plans.

M.7 Please provide Treescape Plan

M.8 Please provide Photometric Plan/Cut Sheets for mounted lighting

M.9 Please provide color rendering of Building elevations

M.10 Please provide sample material board

I.11 Please note that the property will require a replat to abandon the alleyway in rear of building prior to the issuance of a building permit. Additionally, all comments must be addressed prior to an approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.12 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.13 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
- 2) Two front parking spots along the southeast corner of the proposed building fall within the front building setback and will need to be removed or relocated per the development standards identified in Planned Development 65 (PD-65) District and Residential Office (RO) DISTRICT uses. (§07.03, of Art. 05, UDC)
- 3) Proposed parking in proposed turnaround needs to be removed, no parking spots are allowed in turn around areas.
- 4) Per Planned Development District Planned Development 65 (PD-65) District, no specific parking requirements identified, Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided. (§05.01, of Art. 06)
- 5) Verify the parking count on the site plan with the parking table for total number of spaces. Identify Parking for Medical = 1/200 SF and parking for office = 1/300 SSF (§05.01, Art. 06, UDC)
- 6) Indicate and label the widths of all fire lanes existing and proposed for the site. (§03.04.B, of Art. 11, UDC)
- 7) Indicate location of all Fire Hydrants (§03.04.B, of Art. 11, UDC)
- 8) Based on the building footprint, an exception to the horizontal articulation standards will be required. Please provided a letter of explanation for the associated exception(s) and the compensatory measures justifying these exceptions/variances as required by the UDC for consideration. (§05.01.C.1, Art. 05, UDC)
- 9) Indicate the street centerline for all existing and proposed streets. Provide width of street ROW (§03.04.B, Art. 11, UDC)
- 10) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate on plans where these units are located and provide detail for screening of units. (§01.05.C, Art. 05, UDC)
- 11) Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. Provide detail. (§06.0.d(7), Art. 05, UDC)

M.14 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Please update landscape plan data table to provide correct parking requirements.
- 2) Indicate the locations and dimensions of the required landscape buffers. 25 foot frontage landscape buffer with berm required. Additionally, a minimum of two canopy and four accent trees required in the frontage landscape buffer. (§06.01.E, Art. 05, UDC)
- 3) Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage. (§05.01, of Art. 08, UDC)
 - 1) Based on residential screening requirements the Planning and Zoning Commission may approve three-tier screening with a wrought iron fence in lieu of a six foot masonry wall (§05.02.B, Art. 08, UDC)
 - 2) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass prior to the issuance of a Certificate of Occupancy (CO) (§05.03.G, of Art. 08)
 - 3) The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. (Section 4.2, Engineering Standards of Design and Construction)
 - 4) Correct plans to include screening details where applicable for residential adjacency. [(§01.05(A)&(E), Art. 05, & Residential Adjacency Standards (§01.06, Art. 05, UDC)]

- 5) 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. Add a note to plans meeting these requirements. (§05.03.E, Art. 08, UDC)
- 6) Identify visibility triangles on all lots for all driveway intersections and public streets. (§01.08. Art. 05, UDC)

M.15 Treescape Plan.

- 1) Please provide Treescape Plan

M.16 Photometric Plan

- 1) Applicant indicated no pole lighting, please provide cut sheets for any mounted or wall scones

The following are located within the General Overlay District standards of Subsection 06.02, of Article 05, of the Unified Development Code (UDC):

- 1) A minimum of 20% natural or quarried stone is required on all building façades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination, both the Architectural Review Board (ARB) and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.
- 2) The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.
- 3) Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation.
- 4) Please provide the exact exterior material calculation of each façade (i.e. brick, stone, lap siding, etc.)

Based on the building elevation submittal, staff has identified the following that require approval of variances to the Unified Development Code (UDC) for development within the General Overlay District and Planned Development District 69 (PD-69):

- 1) Stone. The proposed building does not meet the stone requirement for each facade established by the UDC (§06.02.C.1, Art. 05, UDC)
- 2) Cementitious Materials. The proposed building exceeds the 50% allowable use of cementitious materials on each exterior façade (§06.02.C.2, Art. 05, UDC)
- 3) Parking. Please see comments in Site Plan comments section. Based on applicants proposed use, 23 parking spots would be required on site. If current configuration remains as is, an additional variance would be required.

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

Please provide a letter of explanation for all of the associated exceptions and variances, and the compensatory measures justifying the exceptions being requested for consideration.

I.17 Please note that failure to address all comments provided by staff by 3:00 PM on December 7, 2021 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.18 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 December 7, 2021; 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 December 14, 2021 Planning & Zoning Meeting.

I.19 The Architectural Review Board (ARB) meeting will be held on November 30, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.20 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on November 30, 2021.
- 2) Architectural Review Board (ARB) meeting will be held on November 30, 2021.
- 3) Planning & Zoning regular meeting will be held on December 14, 2021.
- 4) Architectural Review Board (ARB) meeting will be held on December 14, 2021

I.21 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/19/2021	Approved w/ Comments

11/19/2021: I - The cross access easement will need to be platted as fire lane.

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 including walls allowed in or across easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls. Walls and footings to be completely on their property.

Drainage Items:

- Detention is required. Manning's C-value is calculated by zoning type.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Need to show ex. fire hydrants. If a new one is needed, will need proof that the ex. 4" water will provide the needed fire requirements if it doesn't, a minimum of an 8" water will need to be provided

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide. See markup
- 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.

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	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Needs Review

11/18/2021: Need to show the location of fire lane and fire hydrants to meet coverage requirements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments

11/17/2021: Due to the lack of available addresses in this block of North Goliad St, this development will have to be addressed as *1213-B North Goliad St, Rockwall, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	11/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

11/17/2021: 1. The legend states that the Cedar Elm will be 4' high at planting and also 4" minimum caliper. The ordinance states 4" caliper minimum and a 4" caliper trees would never be 4 foot tall so might want to remove that comment

2. Please provide tree mitigation for the trees left on site with species, health and size.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP 2021-632

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 1213 N. Goliad Street Rockwall, TX 75087

SUBDIVISION J. H. B. Jones Survey Abstract No. 124

LOT 1 BLOCK 1

GENERAL LOCATION N. Goliad across from YMCA

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - 69

CURRENT USE N/A

PROPOSED ZONING PD - 69

PROPOSED USE Office

ACREAGE 0.47 AC.

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 BT Managment 11, LLC

☒ APPLICANT Carroll Architects, Inc.

CONTACT PERSON Timothy Payne

CONTACT PERSON Jeff Carroll

ADDRESS 1141 Ridge Road Court

ADDRESS 750 E. Interstate 30

Suite #4217

Suite 110

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 903.268.6965

PHONE 214.632.1762

E-MAIL btmanagement11@gmail.com

E-MAIL jc@carrollarch.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



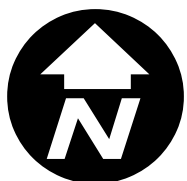
SP2021-032- SITE PLAN FOR PAYNE CHIROPRACTIC
SITE PLAN - LOCATION MAP = 

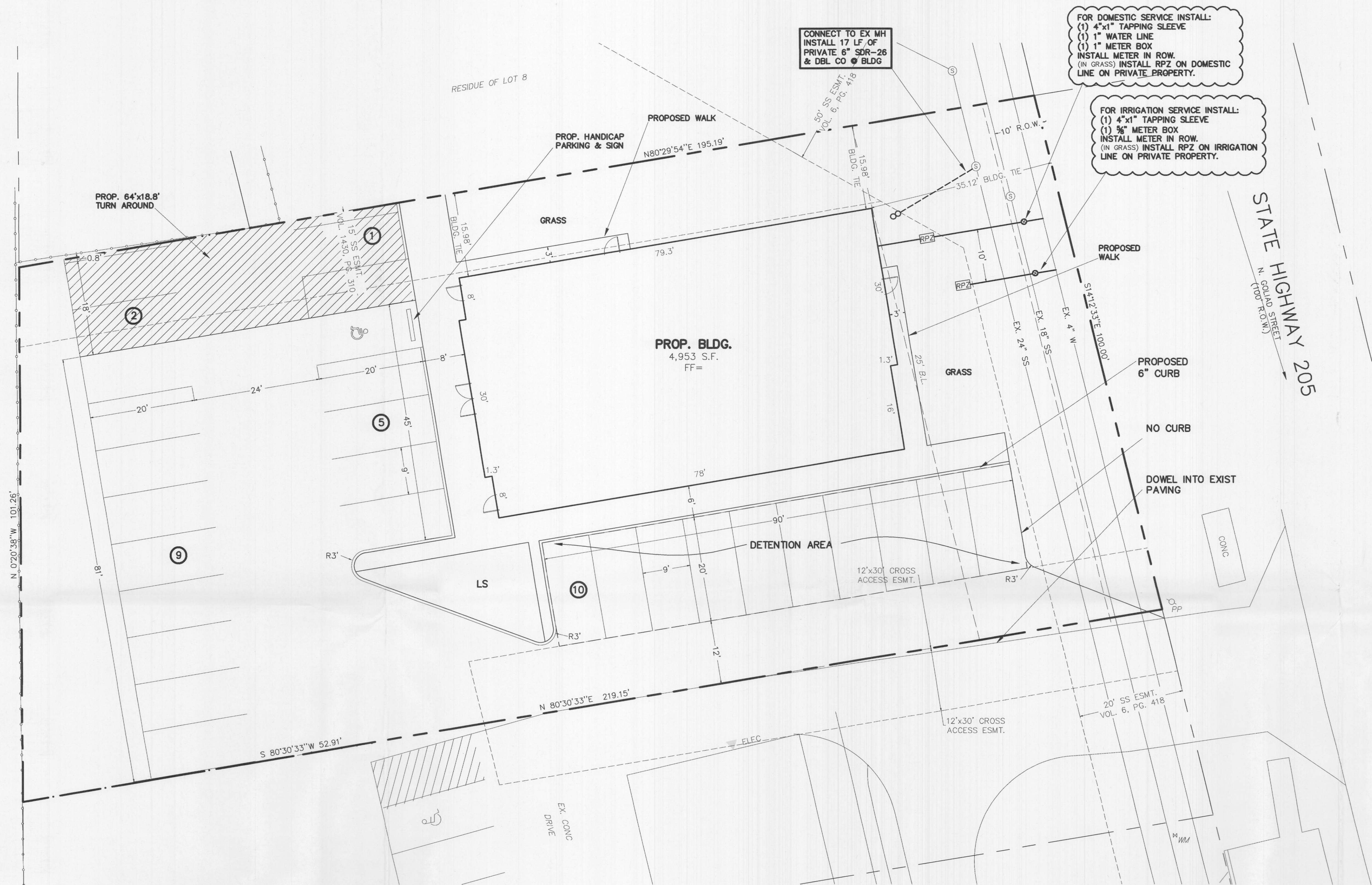


City of Rockwall

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.





NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 5) PRIVATE TRASH SERVICE

** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY 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.

PAVING NOTES:

- 1) APPROACHES AND FIRELANE TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
- 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
- 5) NO SAND UNDER PAVING.

GENERAL NOTES

- 1) Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
- 2) Fire lanes shall be designed and constructed per city standards.
- 3) Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
- 4) Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
- 5) All signage contingent upon Building Inspection Department.
- 6) Approval of the site plan is not final until all engineering plans are approved.
- 7) Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- 8) Please contact the Building Inspection Department to determine the type of construction and occupancy group.
- 9) All electrical transmission, distribution and service lines must be underground.

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.

WARNING:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

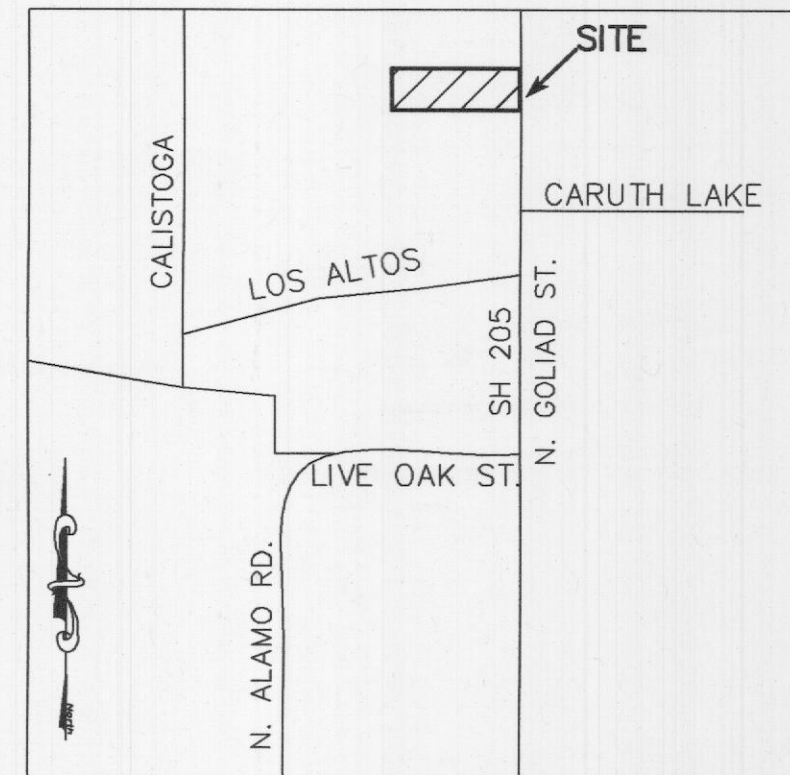
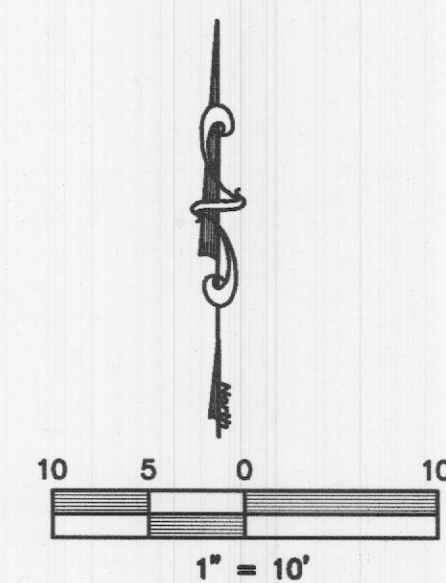
SITE PLAN SIGNATURE BLOCK

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 and Zoning



VICINITY MAP
NOT TO SCALE

SITE DATA:

LOT AREA:
0.47 Acres, 20,473.2 sq.ft.
LOT COVERAGE:
17.5%
FLOOR TO AREA RATIO:
5.7:1
BUILDING AREA:
1ST FLOOR: 3,588 sq.ft.
2ND FLOOR: 1,365 sq.ft.
TOTAL: 4,953 sq.ft.
BUILDING HEIGHT:
2 STORY
PROPOSED FUTURE USE:
OFFICE
IMPERVIOUS AREA
(including buildings):
14,046.2 sq.ft.
ZONING:
PD-69, NORTH 205 OVERLAY
PARKING:
Required:
Office (1/500sf) = 10
Handicap = 1
Provided:
Standard = 26
Handicapped = 1
Total Provided = 27
LANDSCAPE AREA:
Required: (15%) 3,071 sq.ft.
Provided: 6,427 sq.ft.
FIRESPRINKLER:
NO

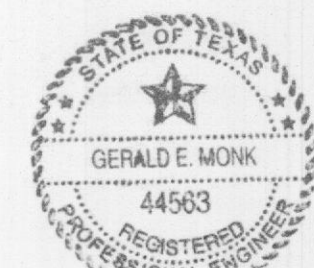
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

LEGEND

---	= PROPERTY LINE
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
⊙ FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
⊙	= EXISTING SS MANHOLE
⊠	= EX. TELEPHONE BOX
EXIST. or EX.	= EXISTING
CL	= CENTERLINE
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
B-B	= BACK OF CURB TO BACK OF CURB
NEW PAVING	= NEW PAVING

REVISIONS

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



Gerald E. Monk
10/2/21

2021-032

CASE #:

SITE PLAN

PAYNE CHIRO

1213 N. Gollad
Lot 2, Block 1, Eassey Addition 0.47 ACRES
City of Rockwall, Rockwall County, Texas

BT MANAGEMENT 11, LLC
1141 Ridge Road Ct. #4217
Rockwall, TX 75087

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT #: 2021-13 REG. NO.: F-2567

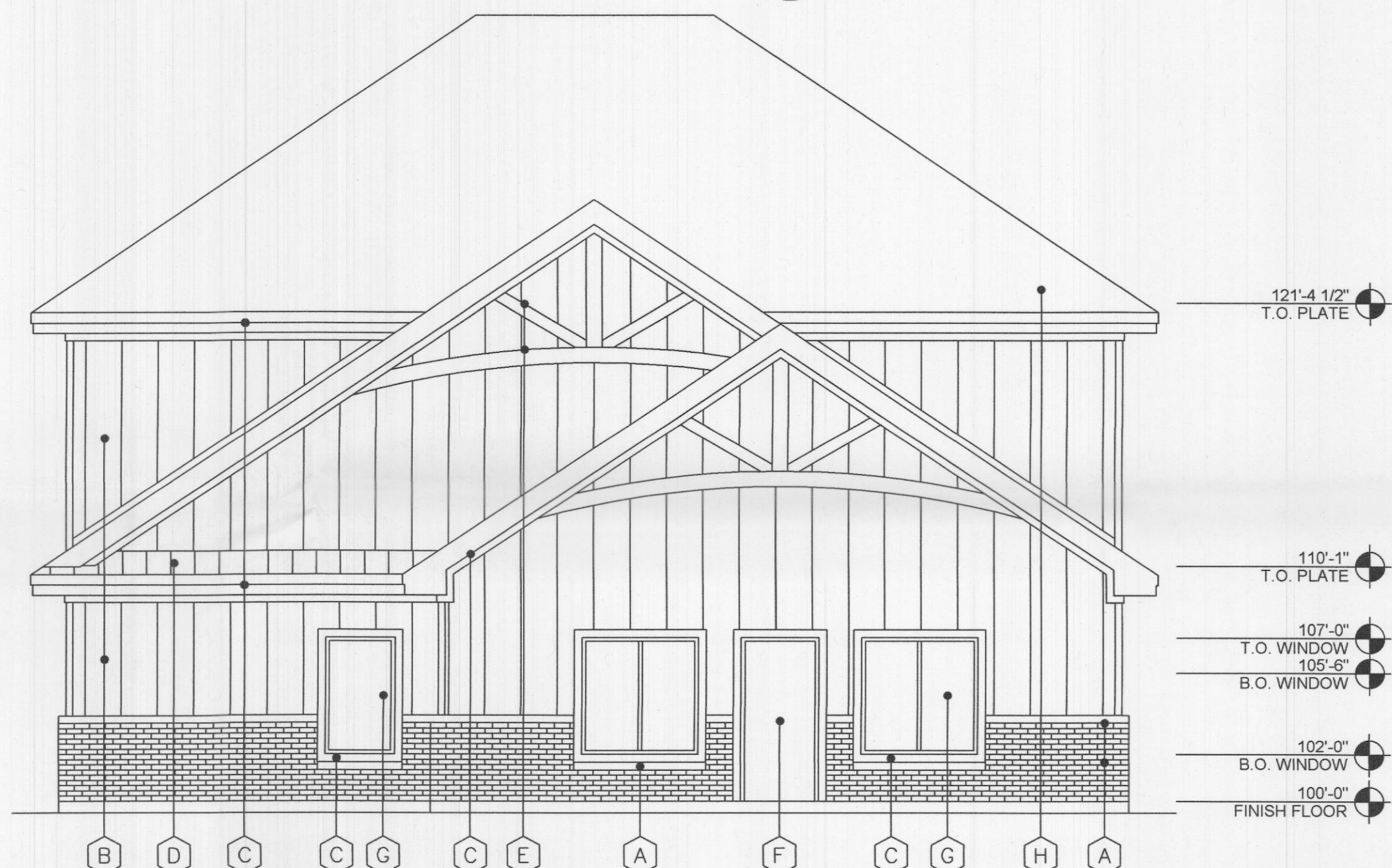
date: 10/12/21 scale: 1"=10' sheet: C101



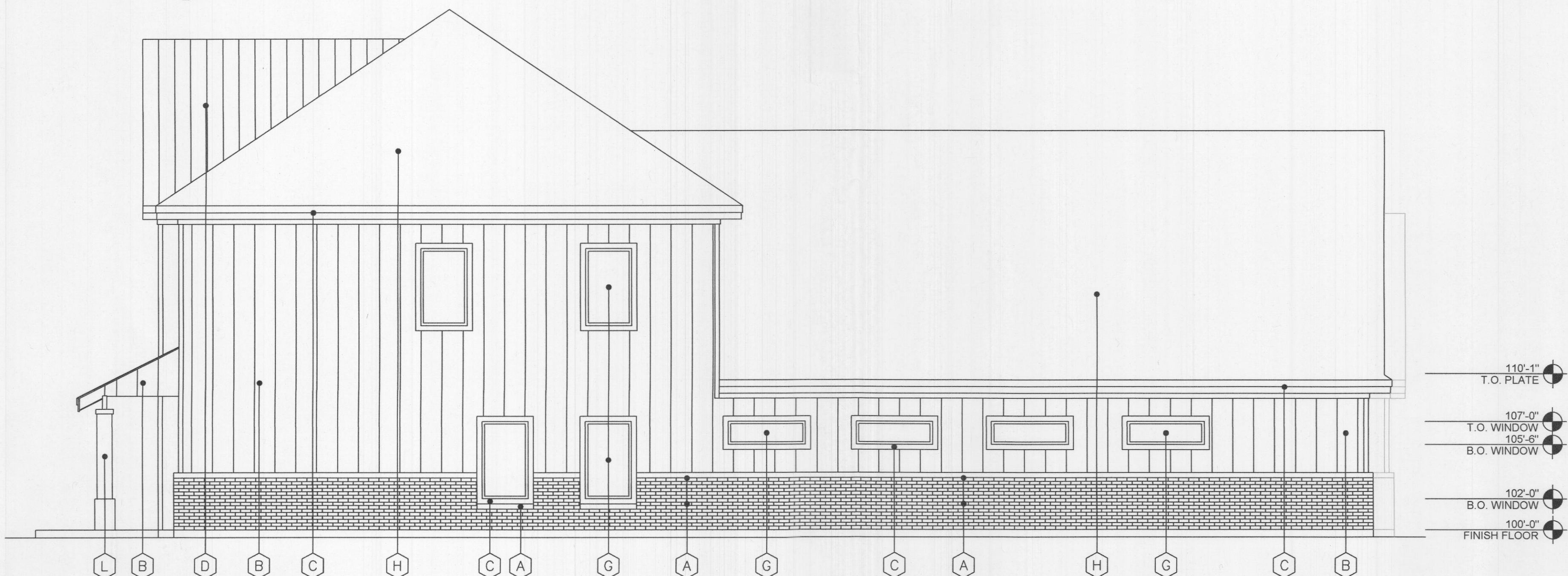
4 NORTH ELEVATION - MASONRY: 30%
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION - MASONRY: 6%
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION - MASONRY: 18%
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION - MASONRY: 30%
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE:	
(A)	BRICK, MFG-ACME, MODULAR SIZE, COLOR - OXFORD PLACE
(B)	HARDIE BOARD SIDING, COLOR: ARCTIC WHITE
(C)	HARDIE BOARD, FASCIA & TRIM, COLOR - GREY
(D)	STANDING SEAM MTL. ROOF SYSTEM, BERRIDGE OR E.Q., COLOR - CHARCOAL GRAY
(E)	GABLE END, 8" DECOR. WOOD TRIM, COLOR: KHAKI
(F)	ENTRY DOORS AS SELECTED BY OWNER
(G)	WINDOW, 1" INSULATED, LOW 'E' 30% TINTED GRAY, FRAME COLOR - BLACK
(H)	COMPOSITION ASPHALT ROOF, TYP., (270lbs), COLOR - BLACK
(J)	PREFINISHED ALUMINUM GUTTER & DOWNSPOUT, COLOR - MATCH TRIM COLOR

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PROPOSED OFFICE BUILDING FOR
PAYNE CHIROPRACTIC
1213 N. Goliad St.
Rockwall, Texas 75087

BT MANAGEMENT
11, LLC.

1141 Ridge Road
Court #4217
Rockwall, TX. 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

PAYNE CHIROPRACTIC	
LEGAL DESCRIPTION AND OR ADDRESS:	
PAYNE CHIROPRACTIC, LLC. LOT 2, BLOCK 1, ELSEY CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER	
BT Management 11, LLC. 1141 Ridge Road Court #4217 Rockwall, TX 75087 P:	
APPLICANT	
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP-2021-XXX	
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	

DATE:	NOV 2021	SHEET NO.:	A501
PROJECT NO.:	2020069		
DRAWN BY:	KR		
CHECKED BY:			



PAYNE CHIROPRACTIC
ROCKWALL, TEXAS





GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BID SYSTEM MAY BE USED FOR IRRIGATION WHEN A HOSE IRRIGATION AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN TEN FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAF.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMLAND, EXCEPT FOR UNDISTURBED SITE AREA. CONTRACTOR MAY SUBSTITUTE TYPES OF TREES, THE OWNERS SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORNAMENTANCE.
3. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
4. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
5. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT.

[illegible]

DATE:	NOV 2021	SHEET NO:
PROJECT NO:	2020069	
DRAWN BY:	KR	
CHECKED BY:		

L1



1

SCALE: 1" = 10'-0"

PARKING TABLE	
OFFICE PARKING	1/500 SF = 10
PARKING REQUIRED	10 SPACES W/ (1 ADA)
PARKING PROVIDED	27 SPACES W/ (1 ADA)

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

1. EXISTING (6" OR LESS CALIPER) TREES TO BE REMOVED ALONG BACK PROPERTY LINE.

1. EXISTING (6" OR LESS CALIPER) TREES TO BE REMOVED ALONG BACK PROPERTY LINE.

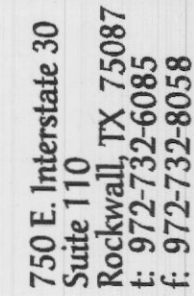
PAYNE CHIROPRACTIC <u>LEGAL DESCRIPTION AND OR ADDRESS:</u> PAYNE CHIROPRACTIC, LLC. LOT 2, BLOCK 1, ELSEY CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER BT Management 11, LLC. 1141 Ridge Road Court #4217 Rockwall, TX 75087 P:	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP-2021-XXX	
<u>SITE PLAN SIGNATURE BLOCK</u> 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	

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OWNER REVIEW: 11-16-2021

PROPOSED OFFICE BUILDING FOR
PAYNE CHIROPRACTIC
1213 N. Goliad St.
Rockwall, Texas 75087

1141 Ridge Road
Court #4217
Rockwall, TX. 75087



TREE SURVEY PLAN

SHEET NO: 1

NOV 2021

2020069



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER: _____

REVIEWED BY: _____

OVERLAY DISTRICT: _____

REVIEW DATE: _____

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	☒	☐		§03.04, of Art. 11
✓ Landscape Plan	☒	☐		-
✓ Treescape Plan	☐	☒		-
✓ Photometric Plan	☐	☒		-
✓ Building Elevations	☒	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☒	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☒	☐	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☐	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☒	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☒	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☒	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☒	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☒	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☒	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☒	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☒	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☒	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	☒	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	☐	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☒	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☒	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☒	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☒	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☐	☒	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☐	☒	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☐	☒	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☐	☒	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☒	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☒	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☒	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☒	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☐	☒		§03.04.B, of Art. 11
Indicate all Sidewalks	☐	☒	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☒	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☒	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☒	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☐	☒		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☒	☐	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	☒	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☒	☐		§05.04, of Art. 06
Adequate Parking	☒	☐	Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	☒	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	☒	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (Art. VI 6.5 <i>Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	☒	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☒	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	☒	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
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2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☐	☒	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☒	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☐	☒	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☒	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☐	☒	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☒	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Off-Street Loading Dock Screening	☐	☒	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05
Residential Adjacency Standards	☐	☒		

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☒	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☒	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☒	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☐	☒	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☐	☒	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☒	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☐	☒	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☒	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☒	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☐	☒	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☐	☒	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☒	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☒	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☒	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☒	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☒	☐	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).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☐	☒	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings	☐	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☐	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☒	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☐	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☐	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☒	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☐	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☐	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☐	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☐	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☐	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☒	☐	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☒	☐	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement OVERLAY DISTRICTS ONLY	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement OVERLAY DISTRICTS ONLY	☒	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☒	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☒	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☒	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☒	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☐	☒	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☒	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☒	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☒	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	☐	☒	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☐	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	☐	☐	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05

PROJECT COMMENTS



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

DATE: 11/22/2021

PROJECT NUMBER: SP2021-033
PROJECT NAME: Site Plan for Salad and Go
SITE ADDRESS/LOCATIONS: 3064 N GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/19/2021	Approved w/ Comments

11/19/2021: 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 Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-033) 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), the Planned Development 70 (PD-70) District standards, the North SH-205 Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

I.5 The subject property will be replat after the engineering process to establish the property line and new easements.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

M.7 Site Plan:

1. Indicate all wall lengths of the building. (Subsection 03.04. B, of Article 11)
2. Indicate the building setback adjacent to the Right-of-Way (Subsection 03.04. B, of Article 11)
3. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
4. Indicate any proposed or existing fire hydrants (Subsection 03.04. B, of Article 11)
5. Please label the centerline for N. Goliad Street. (Subsection 03.04. B, of Article 11)
6. The parking for a limited service restaurant is 1 per 250 SF. Correct the general data in the table in the bottom right; the site still in conformance. (Subsection 05.01, of Article

- 06)
7. Signage will be covered at the time of building permit. (Subsection 06.02. F, of Article 05)
 8. Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Indicate and delineate the landscape buffer along N. Goliad Street. (Subsection 05.01, of Article 08)
3. Indicate the berm required along N. Goliad Street. (Subsection 06.02. E, of Article 05)
4. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)
5. Headlight screening must be provided along the north property line to prevent headlight glare on the adjacent property. (Subsection 05.02, of Article 08)
6. The irrigation plan will be reviewed during the building permit process as an individual permit. (Subsection 05.04, of Article 08)

M.9 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. In this case the 0.2 FC is exceeded over the property line. Please make the necessary corrections to meet the UDC requirements. (Subsection 03.03. G, of Article 07)

M.10 Building Elevations:

1. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
2. 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
3. Indicate the type of siding proposed. (04.01, of Article 05)
4. Stucco is not permitted within the first four (4) feet from grade on a building's façade. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)
5. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
6. Indicate the parapet wall height. Include a note that the parapet will be finished on both sides. (Subsection 04.01, of Article 05)
7. The vertical articulation of the projection is not 25% if the wall height. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] stucco within the first four (4) feet of buildings façade, [4] vertical articulation, and [5] no pitched roof. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case ten (10) compensatory measures must be provided to offset the five (5) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission.

M.12 Provide staff with a variance request letter outlining the variances requested, the reasons for the request, and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on December 7, 2021 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.14 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 December 7, 2021; 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 December 14, 2021 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on November 30, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on December 14, 2021.

I.16 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	11/19/2021	Needs Review

11/19/2021: M - Landscaping: - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

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

The following items are informational for the engineering design process.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- M - Need NTMWD approval for sidewalk and landscaping to be installed in their easement.
- I - Will need to replat after engineering is approved

Drainage Items:

- I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- I - Public water lines are 8" minimum if needed on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8".
- I - May need additional fire hydrant for coverage.

Roadway Paving Items:

- I - Parking to be 20'x9' facing the building or nose-to-nose.
- I - No dead-end parking allowed without an City approved turnaround.
- I - Drive isles to be 24' wide.
- I - 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.
- I - Fire lane to be in a platted easement.
- I - Fire lane radii = min 20'

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - 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	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments

11/17/2021: Address will be *3064 N Goliad St, Rockwall, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/19/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

- 11/17/2021: 1. There can be no landscape in the NTMWD Easement along 205 rights of way.
2. Please relocate all the landscape with the exception of the shrub screen for headlight glare to the islands and sides of the facility.
3. The headlight glare screen can be installed at back of curb just outside the NTMWD easement
4. Landscape tabulations acknowledge 4" caliper tree requirement, but planting schedule states 3". please edit.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-033

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 3068 N Goliad Street

SUBDIVISION Stone Creek Retail Addition

LOT 11 BLOCK A

GENERAL LOCATION Property ID: 108324 (NE Corner of SH 205 and Bordeaux)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Vacant

PROPOSED ZONING PD-70

PROPOSED USE Drive Thru Restaurant

ACREAGE ±0.82

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 Metroplex Acquisition Fund, LP

☒ APPLICANT Jones|Carter

CONTACT PERSON Tim Thompson

CONTACT PERSON Aaron Hawkins

ADDRESS 12720 Hillcrest Road
Suite 650

ADDRESS 4500 Mercantile Plaza Drive
Suite 210

CITY, STATE & ZIP Dallas, Texas 75230

CITY, STATE & ZIP Fort Worth, Texas 76137

PHONE 214-365-4632

PHONE 682-268-2207

E-MAIL tthompson@crestviewcompanies.com

E-MAIL ahawkins@jonescarter.com

NOTARY VERIFICATION [REQUIRED]

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

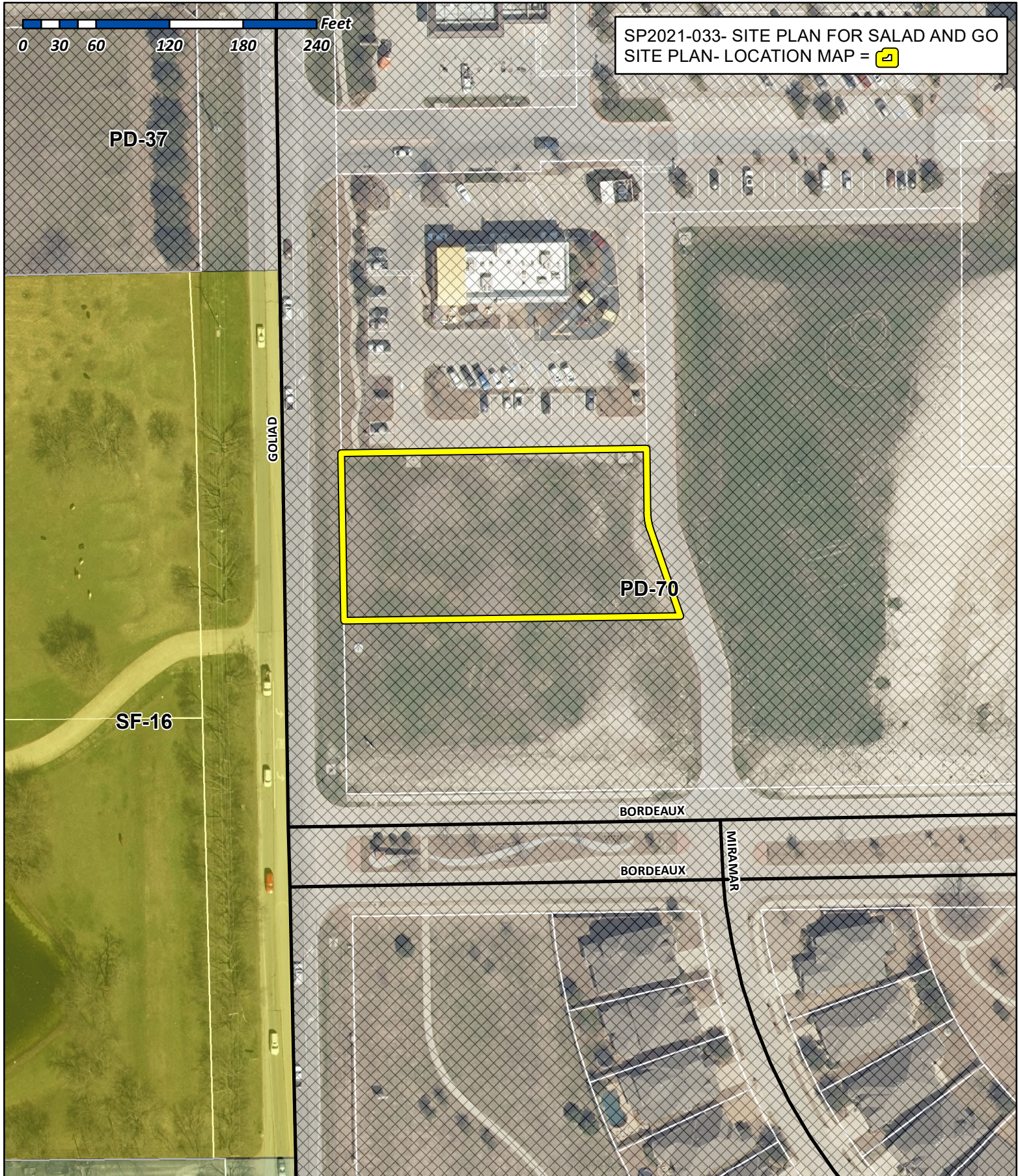
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF November 2021. BY SIGNING THIS APPLICATION, 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 AND RE-TRANSMIT 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 10th DAY OF November 2021.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]

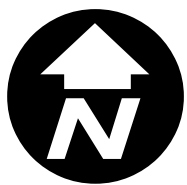




City of Rockwall

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.





JONES | CARTER

4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

November 16, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

**Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation**

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Site Plan submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 750 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~750 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operation of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

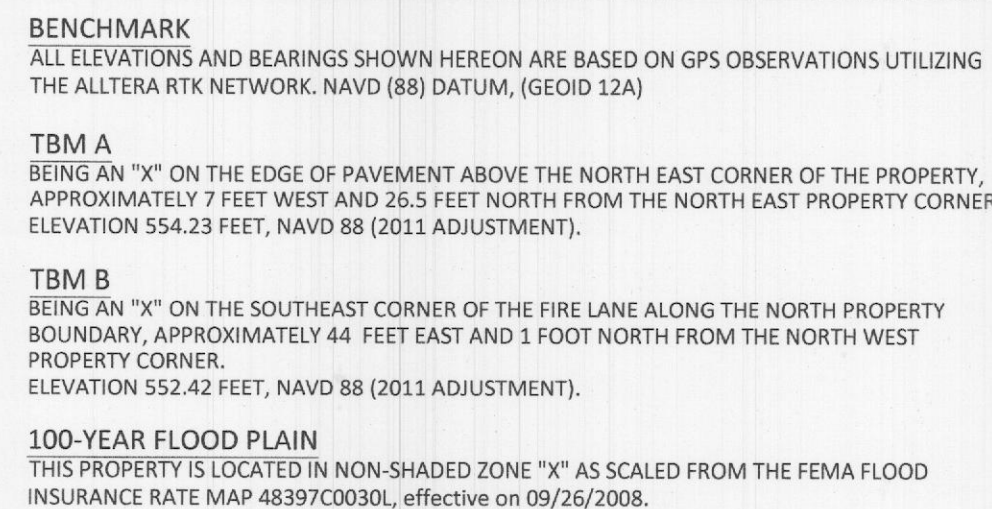
BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

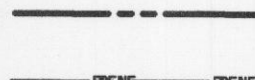
THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;
4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.



	FIRELINE
	PARKING COUNT
	EXIST. FIRE HYDRANT TO REMAIN
	BUILDING CORNERS
	EXIST. CONCRETE
	HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
	PROP. CONCRETE SIDEWALK
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
	PROP. MENU BOARD
	PROP. BARRIER FREE RAMP

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT 3068 N GOLIAD ST ROCKWALL, TEXAS 75087 STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A	
GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUEING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION
OF ALL EXISTING UTILITIES PRIOR TO
COMMENCEMENT OF ANY NEW CONSTRUCTION.

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

[illegible]



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439

4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: _____	DESIGNED BY: _____	MILD _____
DATE: _____	CHECKED BY: _____	RJA _____
JOB NO.: _____	DRAWN BY: _____	ZTS _____

INTERIM REVIEW

Not intended for construction,
bidding or permit purposes.

Engineer: RYAN J. ALCALA, P.E.

P.E. Serial No.: 137823

Date: NOVEMBER 2021

SITE PLAN

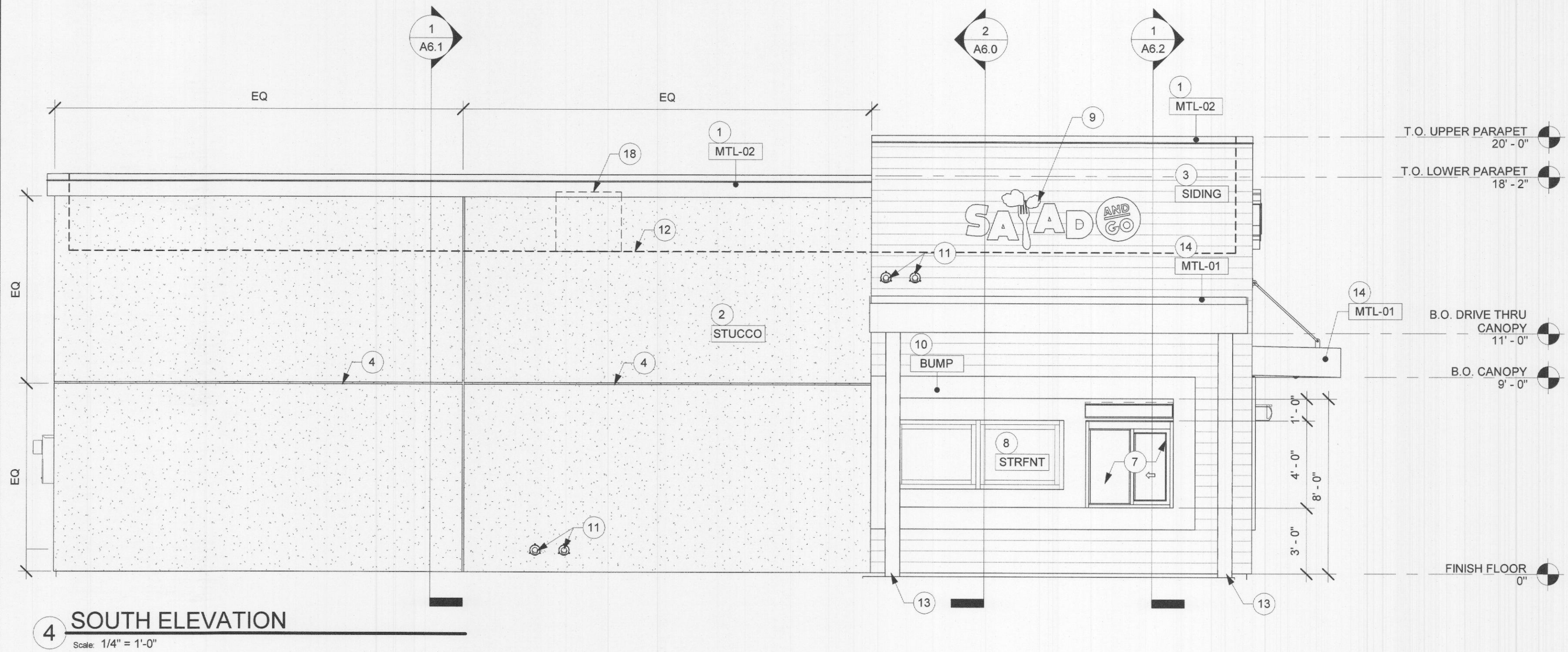
LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

SHEET NO.

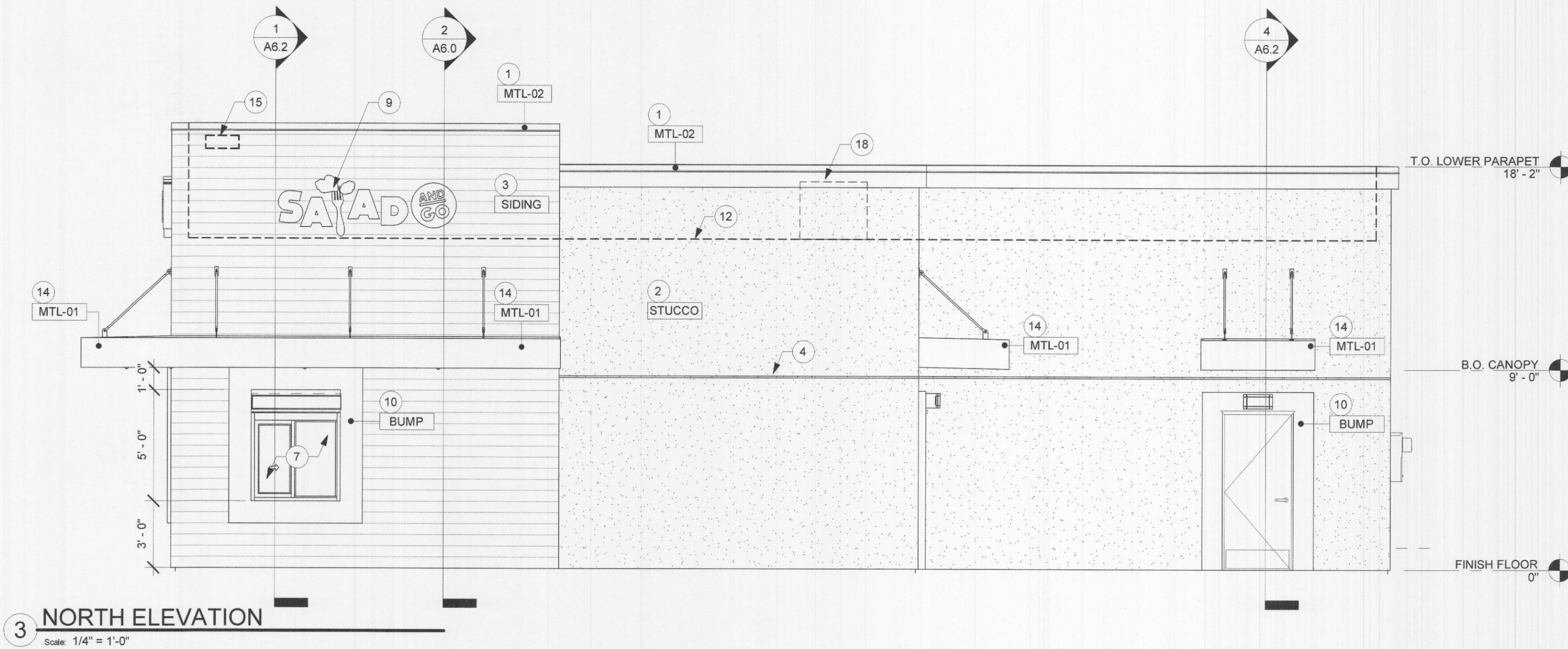
OF

11/15/2021 6:01:41 PM R:\Projects\Salat and Go\PROJECTS\21-1098 Goliad & FM 522, Rockwall, TX\DRAWINGS\21-1098 Goliad & FM 522.rvt



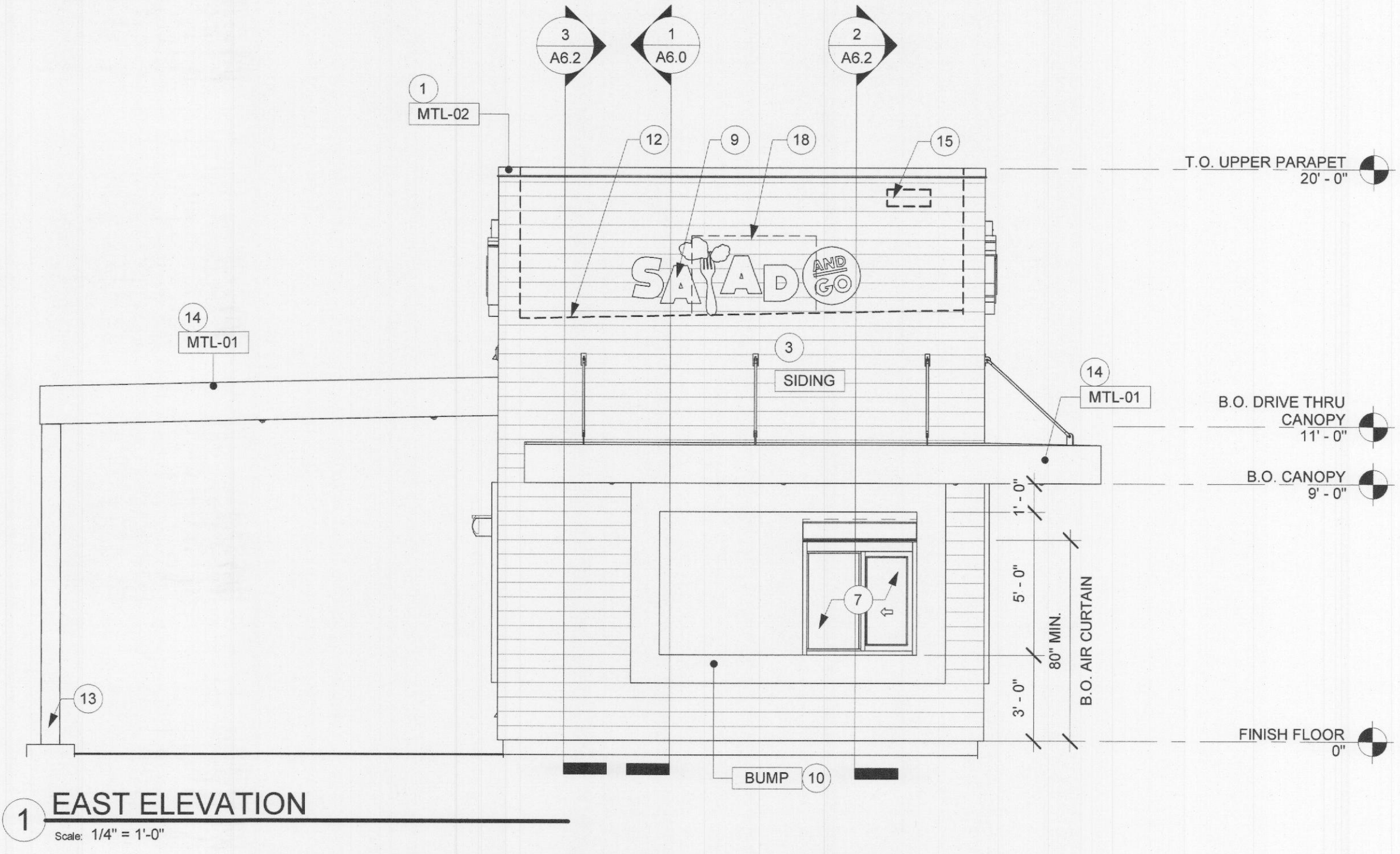
4 SOUTH ELEVATION

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



3 NORTH ELEVATION

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



1 EAST ELEVATION

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

EXTERIOR FINISH SCHEDULE				
	DESCRIPTION	PRODUCT	FINISH	COLOR
STUCCO	STUCCO	TBD	PAINTED	SW 7004 256-C2 'SNOWBOUND'
SIDING	METAL SIDING	TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN	POWDER COATED	SLATE GRAY
BUMP	STUCCO	TBD	PAINTED	SW 6921 146-C3 'ELECTRIC LIME'
MT-01	METAL FASCIA	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
MT-02	METAL COPING	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
STRFNT	STOREFRONT	KAWNEER	CLEAR ANODIZED	

GENERAL NOTES

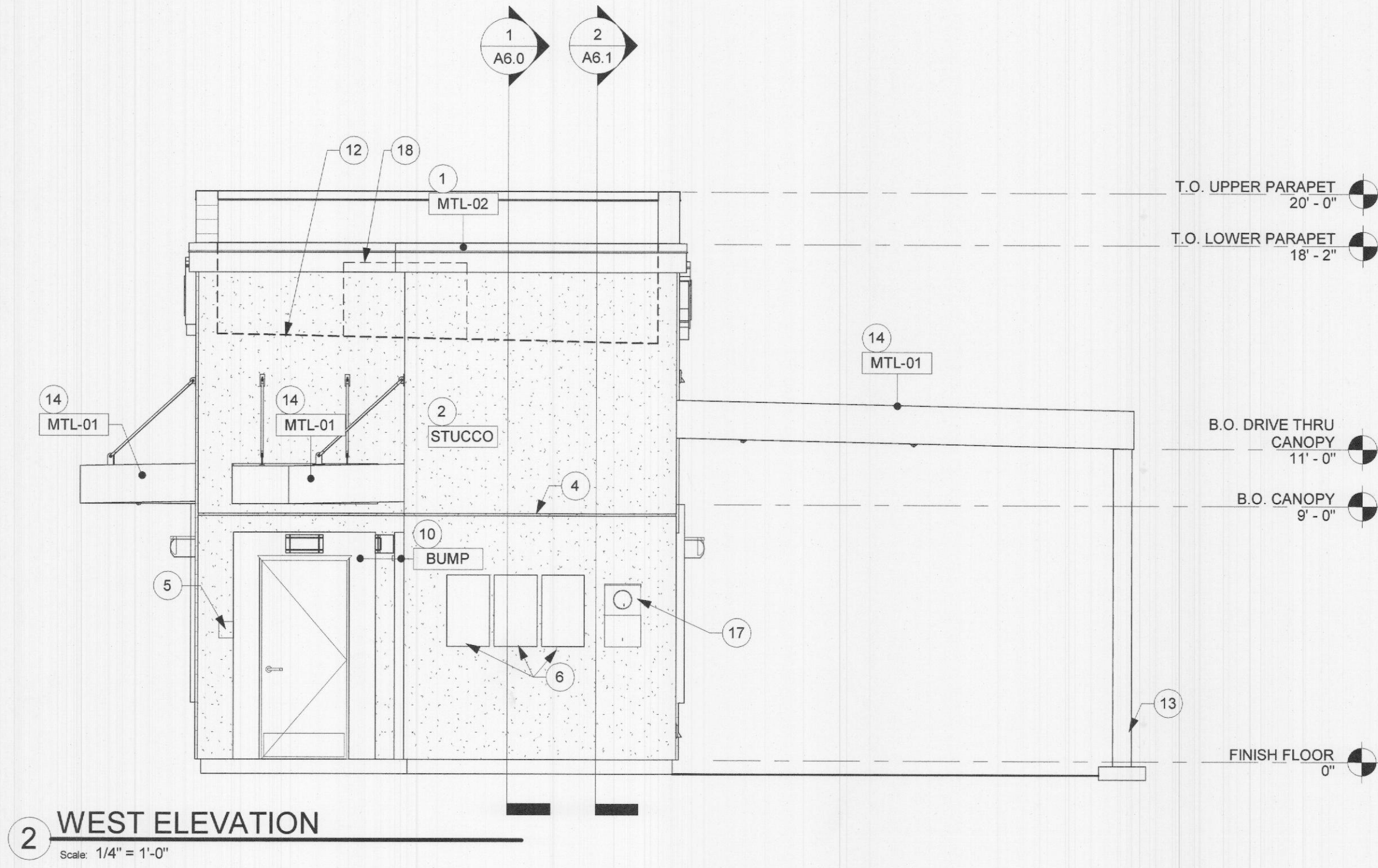
- CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE TERMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING A PROPOSAL FOR WORK.
- WATERPROOFING MEMBRANE TO BE TWO LAYERS TYVEK COMMERCIAL WRAP WITH TAPED SEAMS, INSTALLED PER MANUFACTURER SPECIFICATIONS.
- FLASHING TO BE 24 GAUGE GALVANIZED STEEL, UNO.

EXTERIOR ELEVATION KEYNOTES

- METAL PARAPET CAP PAINTED SW 7004 256-C2 'SNOWBOUND', AT METAL SIDING LOCATION, MATCH THE PARAPET CAP WITH METAL SIDING.
- WESTERN ONEKOTE PAINTED SAND FINISH SYSTEM.
- METAL SIDING, TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN, SLATE GRAY.
- STUCCO CONTROL JOINTS.
- FIRE DEPARTMENT KNOX BOX.
- ELECTRICAL PANELS; REF: ELECTRICAL
- SLIDER WINDOW WITH DOUBLE INSULATED GLASS.
- FIXED WINDOW WITH DOUBLE INSULATED GLASS.
- BUILDING SIGNAGE SHOWN FOR PLACEMENT AND SCALE ONLY. SIGNAGE UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING AS REQUIRED.
- POP-OUT.
- ROOF DRAIN.
- ROOF LINE, BEHIND.
- PAINTED STEEL COLUMN.
- PAINTED C-CHANNEL CANOPY.
- BUILDING NUMBER.
- DISPLAY KIOSK WITH SLIDING GLASS DOORS.
- ELECTRICAL METER.
- RTU, REF: ELECTRICAL

MATERIALS CALCULATION TABLE

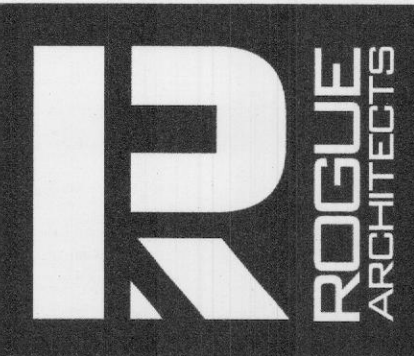
	EAST		SOUTH		WEST		NORTH		GRAND TOTAL	
DESCRIPTION	(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%
TOTAL ELEVATION AREA	1013.2	100	338.5	100	1008.5	100	299.3	100	2659.5	100
NON-GLAZED DOORS AND WINDOWS	22.7	2.24	0	0	0	0	22.7	7.58	45.4	1.71
GLAZED DOORS AND WINDOWS	15.8	1.56	31.7	9.36	40.6	4.03	0	0	88.1	3.31
SIDING - GRAY SLATE	305	30.1	261.3	77.2	238.2	23.6	0	0	804.5	30.3
STUCCO - SNOWBOUND PAINTED	599	59.1	0	0	640.4	63.5	247.5	82.7	1486.9	55.9
STUCCO - ELECTRIC LIME PAINTED	44.6	4.4	45.5	13.4	63.2	6.27	17	5.68	170.3	6.4
STUCCO - NAVAL PAINTED	26.1	2.58	0	0	26.1	2.59	12.1	4.04	64.3	2.42
TOTAL PRIMARY MATERIAL	669.7	66.1	45.5	13.4	729.7	73.4	276.6	92.4	1721.5	64.7
TOTAL (NON-GLAZED DOORS AND WINDOWS)	38.5	3.8	31.7	9.36	40.6	4.03	22.7	7.58	133.5	5



2 WEST ELEVATION

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

ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

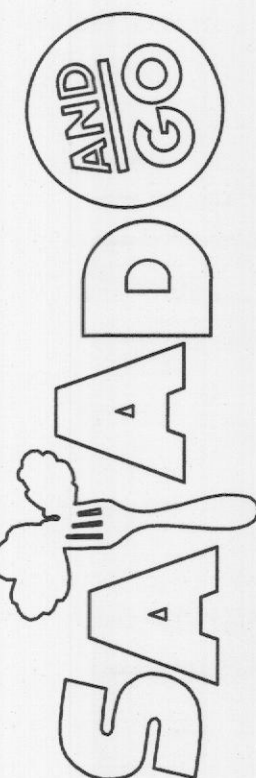


FACADE PLAN: 11/12/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS



GOLIAD & FM 522
3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098

ORIGINAL ISSUE DATE: 11/15/2021

PRODUCTION DESIGNER: S. CLARK

CHECKED BY: A. MORELAND

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A5.0



Scale 1"=20' - 0"

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
6 accent trees, 4' ht.	6 accent trees, 4' ht.

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

REQUIRED	PROVIDED
36" screen	36" screen
1 canopy trees, 4" cal.	1 canopy trees, 4" cal.

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
1	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
4	RO	Texas Red Oak	<i>Quercus texana</i>	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	<i>Cercis reniformis</i> 'Oklahoma'	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
9	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora</i> 'Hopleys'	3' ht.	full, 24" spread, 36" o.c.
19	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nana'	3' ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Nana'	5 gal.	full, 24" sprd, 24" o.c.
5	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
		GROUND COVER/VINES/GRASS			
40	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

SHEET NO.

L1.01

LANDSCAPE PLAN

SECTION 32 9300 - LANDSCAPE
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SPECIFICATIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS.

1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (200.1) - PLANT MATERIAL
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSEYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL, AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOO.
B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

- I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PINE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
L. REAPPLY MULCH TO BARE AND THIN AREAS.

- M. SHOULD SEEDS AND SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDS OR RESEEDS (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER WORK OF THIS SECTION.

- E. APPROVAL ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

- F. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

- G. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
H. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED, USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

- I. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

- J. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

- K. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

- L. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

- M. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

- N. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAIN THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HEREIN FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

- O. PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION
1. BALLED AND BURLAPPED B&B PLANTS; DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

- B. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

- C. DELIVERY
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

- D. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.

- E. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

- F. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

- G. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

- H. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

- I. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

- J. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AD TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED, USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED TREES) SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. ALL TREES SHALL BE LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1" EACH Pallet of SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR MATERIAL SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:
a. CLAY - BETWEEN 7-27%
b. SILT - BETWEEN 15-26%
c. SAND - LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

5. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

6. PREMIKED BEDDING SOIL: AS SUPPLIED BY VITAL EARTH RESOURCES, GLADSWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GROUND MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

7. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

8. MULCH: DOUBLE SHREDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

9. ORGANIC FERTILIZER: FERTILDA, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

10. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UP) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

11. PEAT: COMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURAKODE STEEL OR APPROVED EQUAL.

- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

- C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE, AVAILABLE AT LONE STAR PRODUCTS, INC. (409-923-0444).

- D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

- E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

- F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL, MAXIMUM MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

- G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING

PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALCULI, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

3. CRASS AREAS:
1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

- E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR GLAZED.

- F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION.

- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

- H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETING. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".

- I. DO NOT WRAP TREES.

- J. DO NOT OVER PRUNE.

- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

- L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

- O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF

THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

- Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER, WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAIL WINDS.

- S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

- Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

- B. REPAIR RUTS, HOLES AND SCARS IN GROUND SURFACES.

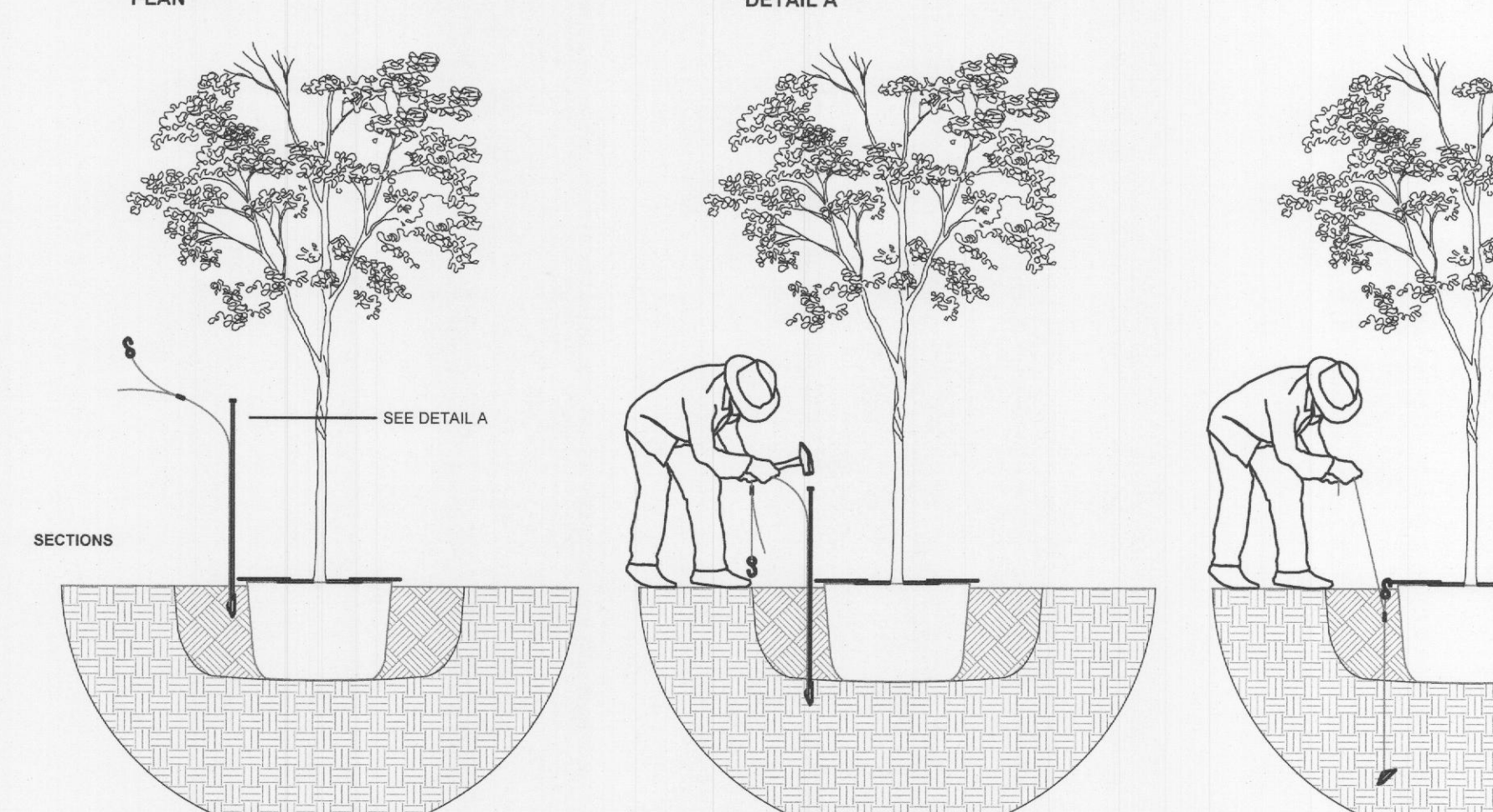
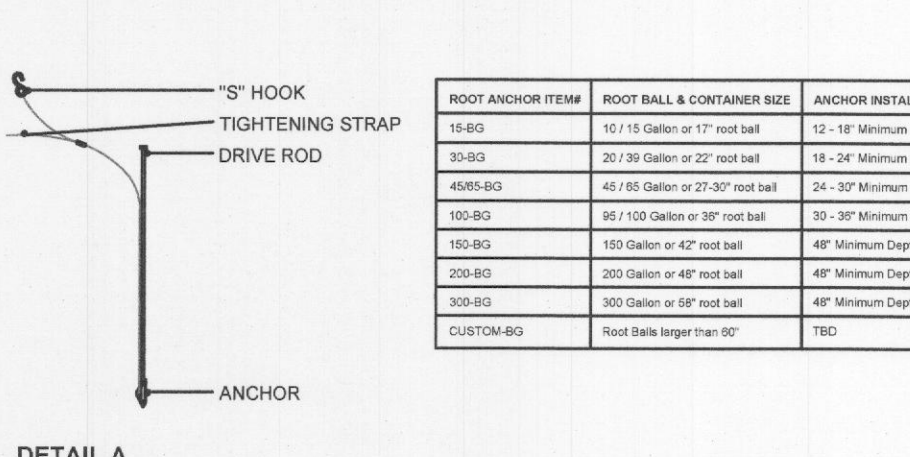
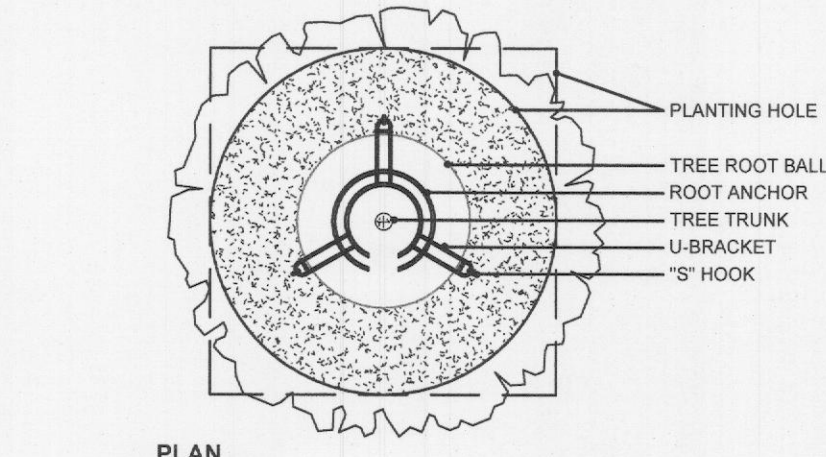
- C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

- D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

- E. WHENEVER THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 48 HOURS.

- F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

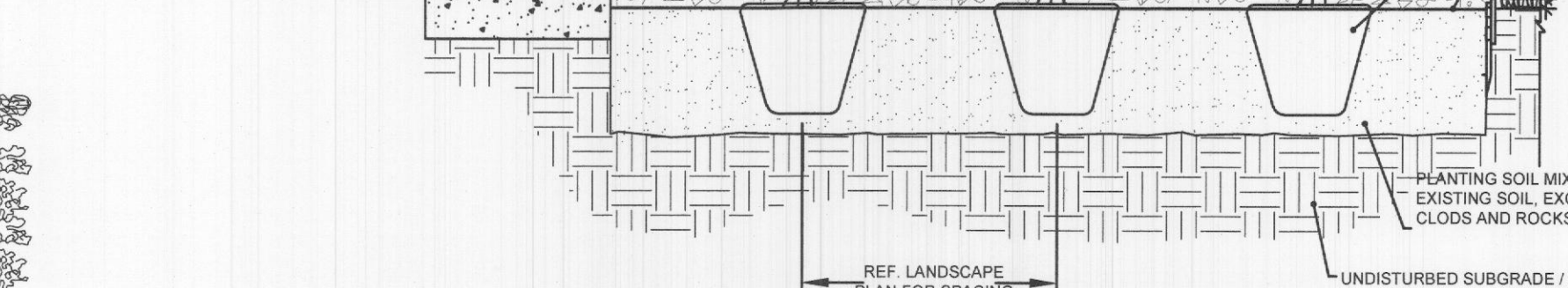
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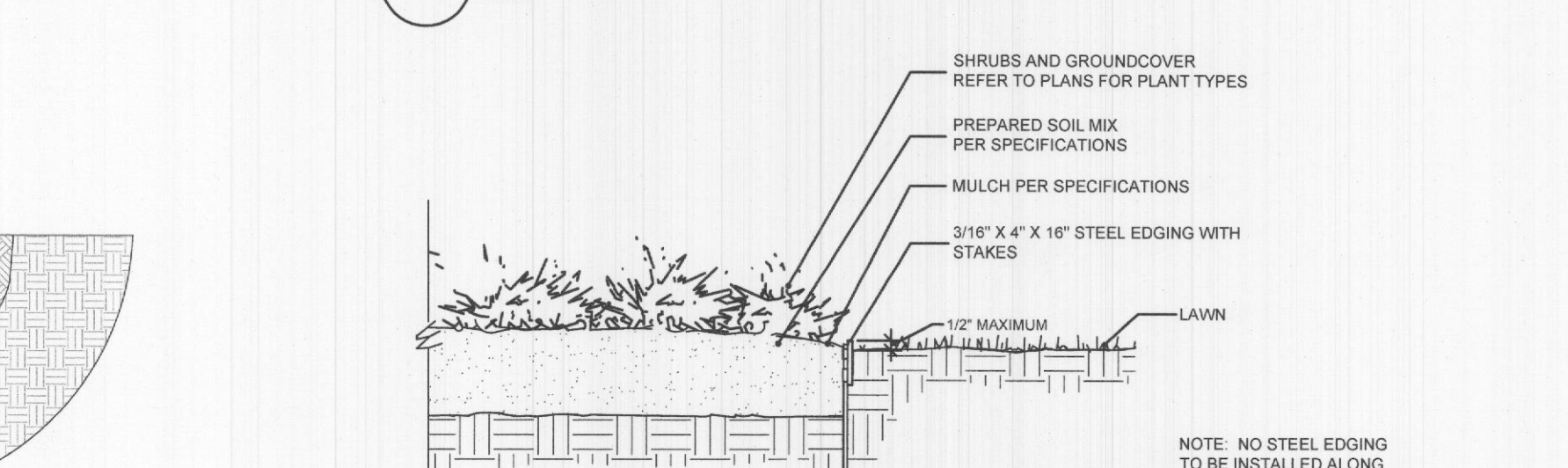
- STEP 1:
• SET TREE IN PLANTING PIT
• PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
• SET CHART FOR RECOMMENDED DEPTHS PER TREE SIZE
• CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
• ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
- STEP 2:
• DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL
• SET CHART FOR RECOMMENDED DEPTHS PER TREE SIZE
- STEP 3:
• REMOVE DRIVE ROD
• REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
• PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-88 ANCHOR, OR 8" 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
• THE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY



1 TREE PLANTING
N.T.S.



2 SHRUB PLANTING
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.

STATE HIGHWAY 205

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

IRRIGATION CONTROLLER WITH ON-SITE
WEATHER MONITOR, WEATHER SENSORS
LOCATED PER MANUFACTURER
SPECIFICATIONS, VERIFY LOCATION IN THE
FIELD WITH OWNER AND CONTRACTOR

NOTE: IRRIGATION SPRAY NOZZLES TO
BE ADJUSTED TO AVOID PAVEMENT,
BUILDING, WALLS, FENCES, UTILITIES,
EQUIPMENT, SIGNAGE, AND CALL BOX

IRRIGATION METER, ISOLATION
VALVE, WYE STRAINER, 1" DCVA AND
MASTER VALVE (REFERENCE CIVIL
FOR LOCATION)

NOTE: VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD
COVERAGE. IF OWNER SHOULD ELECT FOR FULL COVERAGE,
CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID
ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND
CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE: IRRIGATION CONTRACTOR IS TO COORDINATE
LOCATION AND PLACEMENT OF ALL IRRIGATION ITEMS
WITH THE GENERAL CONTRACTOR. CONTRACTOR IS TO
USE EXTREME CAUTION IN TRENCHING TO AVOID EXISTING
AND PROPOSED UTILITIES. CONTRACTOR TO LOCATE ALL
UTILITIES PRIOR TO IRRIGATION INSTALLATION.

SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY (20) FEET BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2) INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS).
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-176 / PO BOX 13087 AUSTIN, TEXAS 78711-3087 WWW.TCEQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN PERVIOUS AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES. RATE AND AS INDICATED ON THE PLAN.
10. MP ROTATOR HEADS SHALL BE: PROS-04-PRS40 SPRAY BODIES WITH MP1000, MP2000, MP3000, MP3500, MP3850, MP3851S, AND MP3851S NOZZLES. RADIUS LESS THAN 12 FEET SHALL BE PRS30 AND PRS40 SPRAY BODIES WITH MP3000R, MP ROTATOR AREAS WITH LESS THAN 90 DEGREES SHALL BE MP CORNER NOZZLES.
11. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
12. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION. REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION, OWNERS MAY ELECT LOOKING BOXES ON A PROJECT BY PROJECT BASIS.
13. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/4" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATIONS - WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
15. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
16. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 080, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARE FITTING PLD-075, PLD-080, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
17. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
18. ROOT BUBBLERS SHALL BE HUNTER RZWS-18-25.
19. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS,
MANUFACTURERS SPECIFICATIONS AND ALL CITY CODES.

COVERAGE:
VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE:
THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

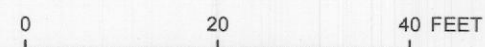
REFERENCE:
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

IRRIGATION LEGEND			
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20	MP ROTATORS	HUNTER	PROS-04-PRS40
25R	NOT USED		
◇	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
⊕	REMOTE CONTROL VALVE	HUNTER	ICV
⊞	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
⊞	1" TREE CONTROL ZONE KIT	HUNTER	
▨	HDL DRIP LINE	HUNTER	HDL-06-12-CV
⊕	LINE FLUSHING VALVE	HUNTER	AFV-B
⊕	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
⊕	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-40

IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
⊕	1" IRRIGATION METER
⊞	HUNTER - PRO-C-12 STATIONS - WITH RAIN AND FREEZE SENSORS
⊞	ISOLATION VALVE
—	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
—	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
=====	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE
=====	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
D1 1" 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP) VALVE SIZE GPM



GRAPHIC SCALE



Scale 1"=20' - 0"

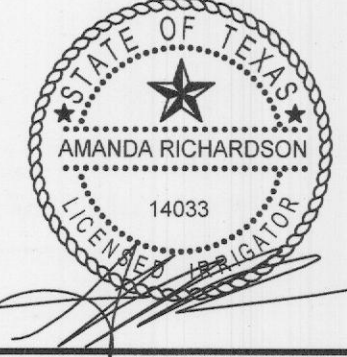


AWR Designs, LLC
P.O. Box 1746
Arlene, Texas 76008
amanda@awr-designs.com
c. 512.517.5589



Know what's below.
Call before you dig.

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 200 • Fort Worth, Texas 76137 • 817.388.2000



SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST. ROCKWALL, TX 75087

IRRIGATION PLAN

SHEET NO.

L2.01

OF

RECOMMENDED BY THE MANUFACTURER

ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

2.4 TESTING

- THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.
- A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILL MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF BACKFILL UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.
- WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES.
- UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

On

- WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.
- UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

2

-

2

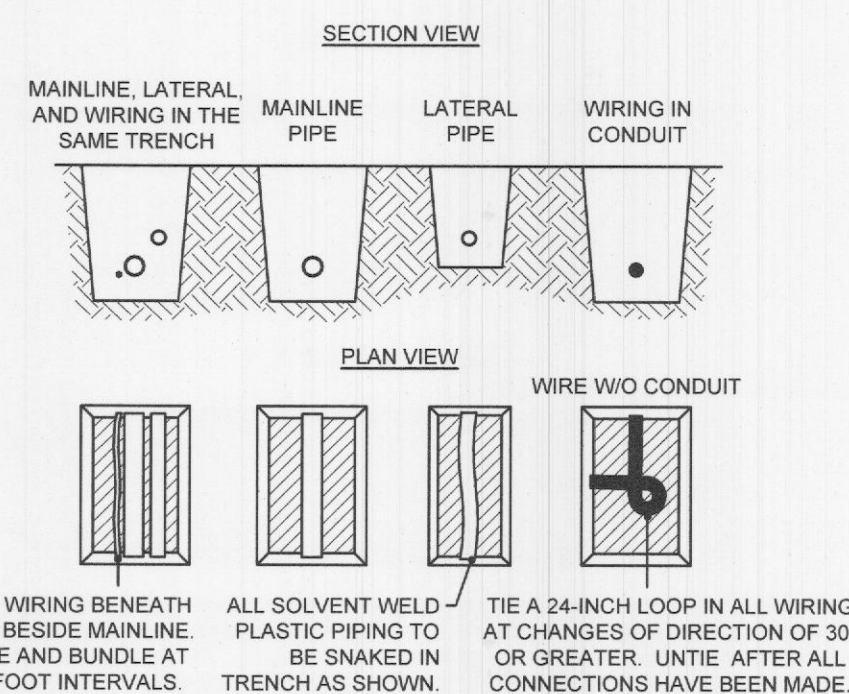
-
- 1.9" CLEARANCE MIN
- CONDUIT FOR 120/230 VAC
- 1-1/4", 1-1/2" OR 2" CONDUIT FOR

1

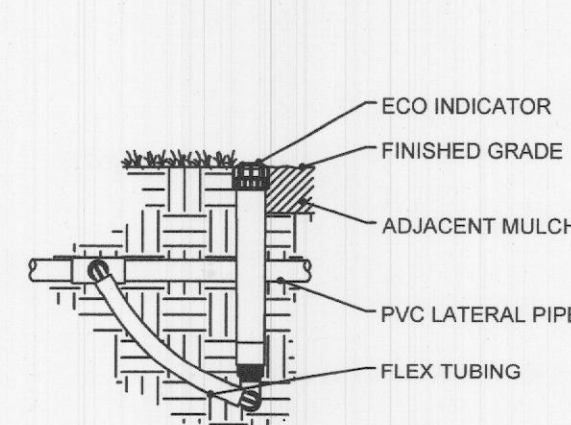
- ALIVE WIRES AS APPROPRIATE BY
UNDERWRITERS LABORATORIES
- WIRE FROM MODULE TO SENSOR
SHALL BE 18/2 USE CONTROLLER
SMART PORT TO CONNECT TO
MODULE UNIT
- TE: WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY
VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
- PRO-C CONTROLLER W/SOLAR SYNC SYSTEM**
N.T.S.

NOTE
1.

- WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL
VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
- PRO-C CONTROLLER W/SOLAR SYNC SYSTEM**
N.T.S.



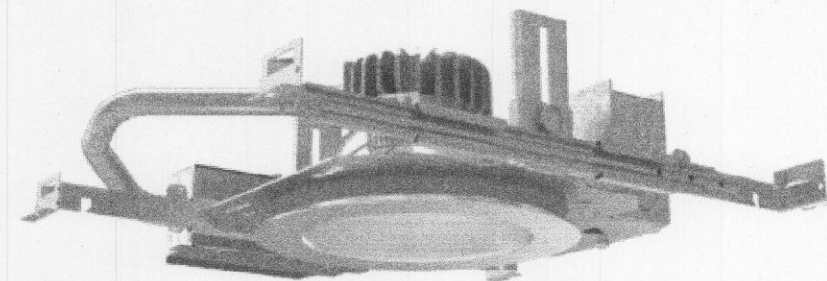
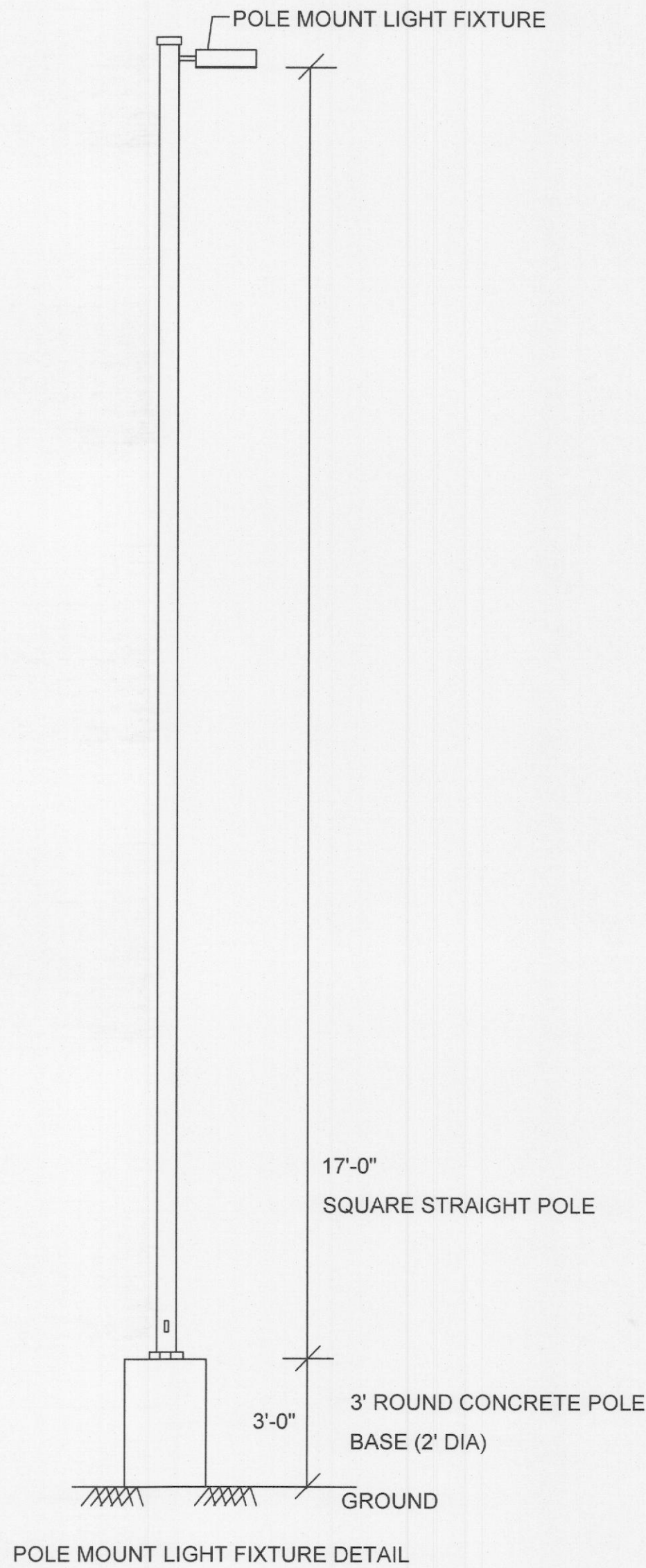
6 PIPE AND WIRING TRENCHING



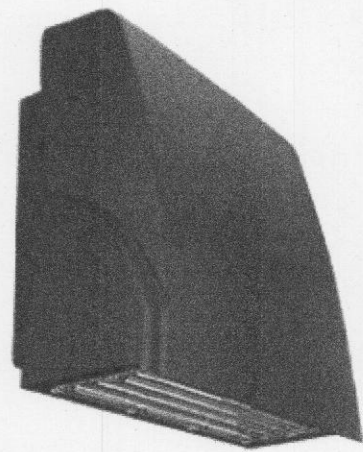
A W R

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Wattage	Mounting Height
	D	11	Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (3000K) AR LSS WD 80CRI	6 INCH LBR DOWNLIGHT 750LM 3000K CLEAR SEMI-SPECULAR WIDE 80 CRI	813	8.89	9' Recessed in Canopy 10' Recessed in Drive Thru Canopy
	W	2	RAB Lighting Inc.	SLIM17FA15ADJ_4K	ARCHITECTURAL LED WALL PACK, 4000K	1904	13.98	9'
	S	2	RAB Lighting Inc.	A17-5T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 5 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	9385	70.81	Base: 3' Pole: 17' Total: 20'
	S1	5	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	89.84	Base: 3' Pole: 17' Total: 20'
	S2	1	RAB Lighting Inc.	A17-4T70	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 4 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10055	70.82	Base: 3' Pole: 17' Total: 20'

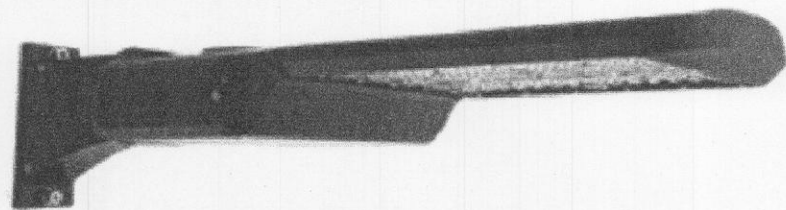
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA Parking		1.6 fc	1.9 fc	1.4 fc	1.4:1	1.1:1
Drive Thru Lanes		2.0 fc	9.4 fc	0.4 fc	23.5:1	5.0:1
Dumpster		1.1 fc	1.2 fc	0.9 fc	1.3:1	1.2:1
Grade		1.8 fc	14.0 fc	0.2 fc	70.0:1	9.0:1
Parking Lot		2.7 fc	4.7 fc	1.7 fc	2.8:1	1.6:1
Property Line		0.9 fc	3.3 fc	0.2 fc	16.5:1	4.5:1



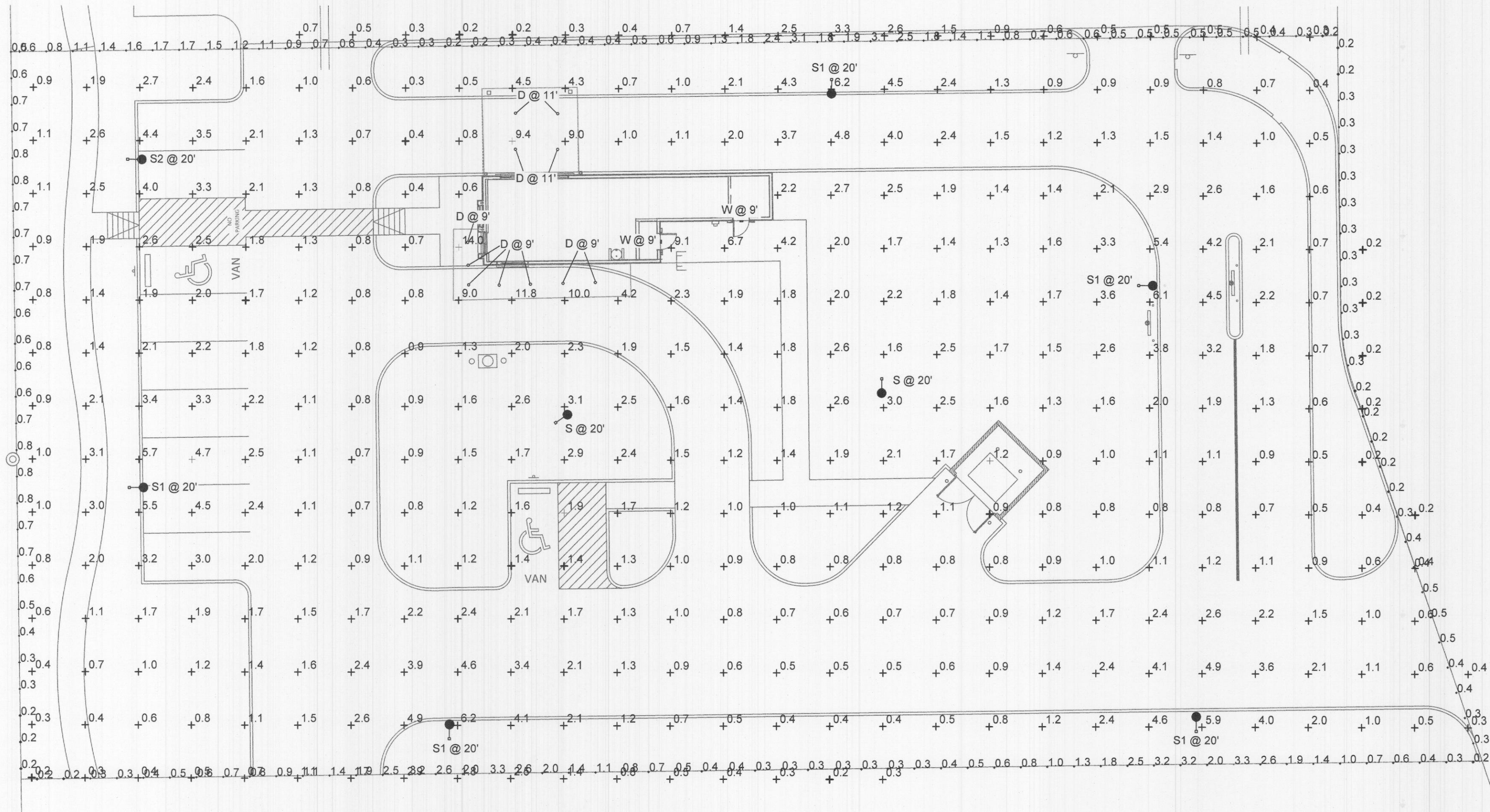
LITHONIA LIGHTING: LBR6
TYPE D



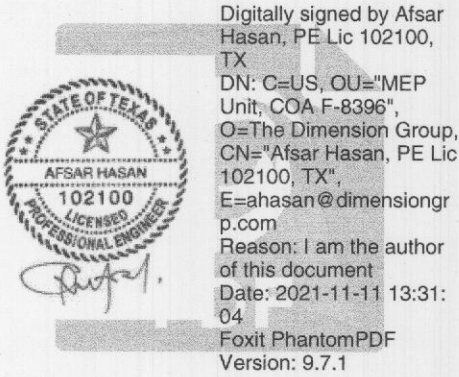
RAB LIGHTING: SLIM17
TYPE W



RAB LIGHTING: A17
TYPE S, S1, S2



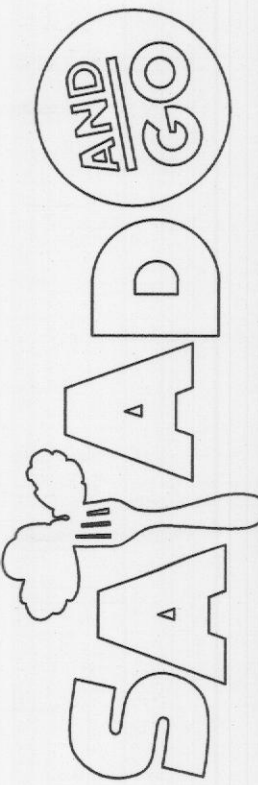
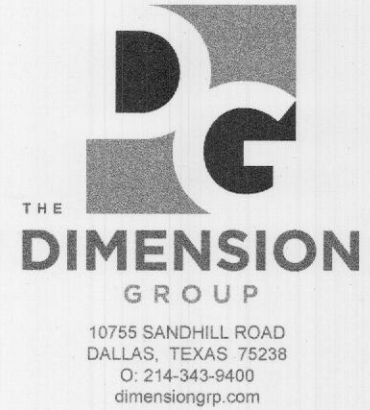
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433



SITE PLAN SUBMITTAL: 11/15/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE JOB SITE AND
NOTIFY THE ARCHITECT OF ANY DIMENSIONAL
ERRORS, OMISSIONS OR DISCREPANCIES
BEFORE BEGINNING OR FABRICATING ANY
WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE				
REV	DATE	BY	DESCRIPTIONS	



GOLIAD & FM 522
3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098

ORIGINAL ISSUE DATE: 11/15/2021

PRODUCTION DESIGNER: JP

CHECKED BY: AH

SHEET TITLE:

PHOTOMETRIC SITE
PLAN

SHEET NUMBER: