AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 27, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) 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.

(III) 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.

(1) Approval of Minutes for the *July 13, 2021* Planning and Zoning Commission meeting.

(2) P2021-038 (HENRY LEE)
Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a *Replat* for Lots 2-7, Block A, Sky Ridge Addition being a 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 the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

(3) P2021-039 (HENRY LEE)
Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a *Final Plat* for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

(4) P2021-042 (DAVID GONZALES)
Discuss and consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a *Replat* for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

(5) P2021-043 (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 *Conveyance Plat* for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-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.

(IV) 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.

(6) Z2021-026 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of a *Zoning Change* to amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line

(ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], 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.

(7) MIS2021-008 (HENRY LEE)
Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Will Salee of Rockwall ISD for the approval of a *Treescape Plan* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

(8) SP2021-020 (RYAN MILLER)
Consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a *Site Plan* for a *Multi-Family Apartment Building* (*i.e. Urban Residential*) on a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [*N. Goliad Street*], 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 August 10, 2021.

(9) Z2021-028 (RYAN MILLER)
Hold a public hearing to discuss and consider approval of a *Text Amendment* to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of creating a *Non-Compliant Structure* application fee for Specific Use Permit (SUP) applications.

(10) Z2021-029 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes 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 0.1465-acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and take any action necessary.

(11) Z2021-030 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

(12) Z2021-031 (DAVID GONZALES)
Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary.

(13) P2021-037 (HENRY LEE)
Discuss and consider a request by Isaac Peña for the approval of a *Final Plat* for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549, and take any action necessary.

(14) P2021-040 (DAVID GONZALES)
Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a *Final Plat* for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-

acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

(15) P2021-041 (DAVID GONZALES)
Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Master Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(16) P2021-044 (DAVID GONZALES)
Discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Preliminary Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(17) SP2021-015 (DAVID GONZALES)
Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of a *Site Plan* for a warehouse/office building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the southside of Springer Road west of the intersection of Springer Road and Data Drive, and take any action necessary.

(18) SP2021-021 (DAVID GONZALES)
Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a *Site Plan* for 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.

(19) SP2021-023 (HENRY LEE)
Discuss and consider a request by Rob Baldwin of Baldwin Associates, LLC on behalf of Matt Gillen CM Goliad I GO, LLC for the approval of an *Amended Site Plan* for a *Restaurant* on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [*SH-205*], and take any action necessary.

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

- P2021-033: Final Plat for Lots 1 & 2, Block A, Aaron Selden Addition (APPROVED)
- P2021-036: Preliminary Plat for the Landon Subdivision, Phase 2 Addition (APPROVED)
- Z2021-020: SUP for a House of Worship at 1500 Sunset Hill Drive (APPROVED; 1st READING)
- Z2021-021: SUP for a Mini-Warehouse Facility at 1280 E. Ralph Hall Parkway (APPROVED; 1st READING)
- Z2021-022: SUP for a Residential Infill at 147 Eva Place (APPROVED; 1st READING)
- Z2021-023: SUP for an Accessory Building at 3221 Diamond Way Drive (DENIED)
- Z2021-024: Zoning Amendment to Planned Development District 46 (PD-46) (APPROVED; 1st READING)
- Z2021-025: SUP for a Residential Infill at 154 Lynne Drive (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 *July 23, 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
***JULY 13, 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 6:01 PM. Commissioners present were Sedric Thomas, John Womble, Jean Conway, Mark Moeller and Vice-Chairman Jerry Welch. Absent from the meeting was Commissioner Derek Deckard. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, City Engineer Amy Williams and Civil Engineer Sarah Johnston. Absent from the meeting was 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

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

Stan Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Mr. Jeffus came forward and expressed his opposition to the apartment complex going in the Downtown Rockwall area. He added that he would prefer condos going into that area as opposed to apartments.

Chairman Chodun advised that the item concerning the apartment complex was going to be on the July 27, 2021 agenda.

Bruce Moore
667 York Drive
Rockwall, TX 75087

Mr. Moore came forward and expressed his opposition the apartment complex due to the traffic issues they may cause.

Dana Wilson
1598 Sunset Hill Drive
Rockwall, TX 75087

Mrs. Wilson came forward and expressed her concern for the excessive speeding on Lakeshore Drive.

Debra Kern
1211 N. Goliad Street
Rockwall, TX 75087

Mrs. Kern came forward and expressed her opposition to the apartment complex going in Downtown Rockwall.

Chairman Chodun asked if anyone else 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 *June 29, 2021* Planning and Zoning Commission meetings.

3. **P2021-033** (HENRY LEE)
Discuss and consider a request by Aaron Selden for the approval of a *Final Plat* for Lots 1 & 2, Block A, Aaron Selden Addition being a 5.74-acre tract of land identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 260 Anna Cade Road, and take any action necessary.

4. **P2021-036** (DAVID GONZALES)
Discuss and consider a request by Bart Carroll for the approval of a *Preliminary Plat* for Phase 2 of the Landon Subdivision being a 94.273-acre tract of land identified as a portion of Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

5. **SP2021-016** (HENRY LEE)
Discuss and consider a request by Johnathan Thrall of Nimble Restoration Services on behalf of Johnathan Dubroc of M. Crowd Restaurant Group for the approval of an *Amended Site Plan* for an existing *Restaurant* [*Mi Cocina*] on a 1.41-acre parcel of land identified as Lot 11, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 971 E. IH-30, and take any action necessary.

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

6. **Z2021-020** (DAVID GONZALES)
Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a *Specific Use Permit (SUP)* for a *House of Worship* on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting approval for a Specific Use Permit (SUP) for a House of Worship. The Church will be located on the subject property where there is an existing home that will be renovated to accommodate the proposed church. There will also be removal of a garage and an addition of 41 parking spaces. Additionally, the applicant is going to provide three-tiered screening along the north and east property line as well as incorporate headlight screening where you can see the parking spaces that are being proposed. Future expansion of the project will include the extension of the 24-foot fire lane, additional parking spaces for the site, future chapel and water feature. Staff would like to point out that landscaping for this development will be considered during the site plan process. According to the Unified Development Code, an SUP is required for the SF-10 zoning district for a church of house of worship. Due to the residential adjacencies, the UDC requires screening with a masonry fence with a minimum of 6-feet in height with canopy trees. An alternative screening method is discretionary to the Planning and Zoning Commission. Any request for an SUP is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out 126 notices to all property owners and occupants within 500-feet of the subject property. All Homeowner Associations (HOAs) within 1500-feet of the subject property were also notified. Staff has since received 5 property owner notifications (PONs) and emails within the 500-foot buffer that are opposed to the request. Also, there are 7 others that submitted via email and thru the online portal that are also opposed to the request with one being undecided. Mr. Gonzales then advised that the applicant and Staff were present and available for questions.

Vice-Chairman Welch asked about the parking and what the occupancy was for the building in the request.
Commissioner Conway asked if there was a house there that would be renovated to be a part of this.

Chairman Chodun asked the applicant to come forward.

Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

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

Commissioner Moeller asked if the applicant had considered building a right turn lane into the property due to traffic.

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

Bill Lofland
#1 Topside Lane
Rockwall, TX 75087

Mr. Lofland came forward and expressed his opposition to the request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so 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.

Chairman Chodun asked the applicant to come forward again and address comments made by the public.

Mr. Douphrate came forward once again and gave further explanations to the request.

Commissioner Womble asked what percentage of churches were within residential neighborhoods.
Vice-Chairman Welch asked if there was a specific designation for churches in the comprehensive plan.
Chairman Chodun asked if there are any tax exemptions on the property.
Commissioner Womble asked if there was anything they could do to cap the request to prevent it from becoming a mega church.
Commissioner Thomas asked if the attendees lived in that general area.
Commissioner Conway asked if the house will continue to look like a house.
Commissioner Womble expressed his being in favor of the request.

Commissioner Moeller made a motion to approve Z2021-020 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 5-1 with Chairman Chodun dissenting.

Chairman Chodun advised that the case will go before the City Council on July 19, 2021.

7. **Z2021-021** (HENRY LEE)
Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of a *Specific Use Permit (SUP)* the expansion of an existing *Mini-Warehouse Facility* on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. On June 3, 2013, the applicant was approved to allow the expansion of their existing mini-warehouse facility. However, the SUP expired which prompted the applicant to submit similar elevations and a concept site plan. The application submitted by the applicant is requesting to expand the site to cover approximately 4.6 acres of the 6.06 acres and will have a total of 568 storage units. The applicant has stated that this could be completed in two phases. According to the UDC, because the existing floor area is increasing on the conceptual plan by more than 30% then the applicant will be required to submit a site plan if this is approved. Conceptual elevations demonstrate that the applicant is now conforming to the current standards. The only requirement that they are not meeting is the roof pitch. The roof pitches the applicant is requesting are to match what is on the already existing buildings. It does not appear that this variance will have a negative impact on the surrounding properties but this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On June 29, 2021, staff mailed out 20 notices to property owners and occupants within 500-feet of the subject property as well as notifying all HOAs within 1500-feet. Staff has received 1 notice in opposition of this request.

Chairman Chodun asked the applicant to come forward.

Matthew Mulligan
2305 Lake Forest Drive
Rockwall, TX 75087

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

Chairman Chodun inquired as to why the previous SUP had lapsed.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so 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 Moeller made a motion to approve Z2021-021 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the case will go before the City Council on July 19, 2021.

8. **Z2021-022** (HENRY LEE)
Hold a public hearing to discuss and consider a request by Ignacio Cardenas for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 147 Eva Place, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The proposed plot plan indicates that the garage will be flat front entry, According to the Unified Development Code, garages must be located 20-feet behind the front façade. For front entry garages such as this case, they are proposing to put the garage 5-feet 7-inches in front of the front façade. If this is approved, the Planning and Zoning Commission and City Council will be waiving this requirement. The proposed home does meet all the density and dimensional requirements for the Single-Family 7 District as stipulated in Planned Development 75. The exception for the garage setback has been approved before in this neighborhood. Approval of this request is a discretionary decision for the City Council

pending a recommendation from the Planning and Zoning Commission. On June 29, 2021, staff mailed out 109 notices to all property owners and occupants within 500-feet of the subject property. Staff has since received 1 notice in opposition of the applicant's request.

Chairman Chodun asked the applicant to come forward.

Ignacio Cardenas
147 Eva Place
Rockwall, TX 75032

Mr. Cardenas came forward and was prepared to answer questions in regards to the request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so 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.

Chairman Chodun made a motion to approve Z2021-022 with staff recommendations. Commissioner Moeller seconded the motion with a vote of 6-0.

Chairman Chodun advised that the case will go before the City Council on July 19, 2021.

9. **Z2021-023** (HENRY LEE)
Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant has submitted an application requesting to permit a 12'x20' metal accessory building. Staff should point out that this material is not characteristic of the primary structure. In this case, the applicant's request generally conforms to the density and dimensional requirements for accessory buildings but it does not adhere to the maximum number of accessory structures allowed on a property. According to the UDC, if there's an existing accessory structure greater than 625 square-feet than no additional accessory buildings or structures are permitted. In this case, the applicant already has multiple buildings on the property. The proposed building will then be the fourth accessory structure proposed on the subject property. Approval of this SUP is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. On June 29, 2021, staff mailed out 19 notices to property owners and occupants within 500-feet of the subject property as well as notifying any HOAs within 1500-feet. Staff has not received any notices in regards to the request.

Chairman Chodun asked the applicant to come forward.

Don Holamon
3221 Diamond Way
Rockwall, TX 75087

Mr. Holamon came forward and provided additional details in regards to his request.

Commissioner Thomas what the building would be used for.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so 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 Moeller made a motion to approve Z2021-023 with staff recommendations. Commissioner Conway seconded the motion which passed by a vote of 5-1 with Commissioner Womble dissenting.

Chairman Chodun advised that the case will go before the City Council on July 19, 2021.

10. **Z2021-024** (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of a *Zoning Change* amending Planned Development District 46 (PD-46) to allow *Warehouse* as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The whole area known as Planned Development District 46 was annexed in 1997 but the PD itself was put into place in 1999. At the time, it took all individual land uses that were on each individual property which were annexed in that way. Also, at that time, a lot of them were considered to be non-conforming and it made each use a by-right land use on that property. Each property was allowed to continue what it was doing by right and then anything else done on that property would have to conform to the Commercial District standards. The subject property was permitted to be a Commercial District land use or a trucking operation by right. The applicant is asking to amend the Planned Development District 46 for the purpose of allowing Commercial District land uses with the addition of an office warehouse. The warehouse distribution land use is only allowed by right in a Light Industrial, Heavy Industrial or Heavy Commercial District but not allowed in the Commercial District itself. The only thing that's changing is the addition of this one use on the property. On June 30, 2021, staff mailed out 70 notices to property owners and occupants within 500-feet within the subject property as well as notified any

HOAs within 1500-feet. Staff has not received any notices back in regards to the request. Mr. Miller advised the Commission that the applicant and staff were present to answer questions.

Chairman Chodun asked the applicant to come forward.

Greg Wallis
1520 E. I-30
Rockwall, TX 75087

Mr. Wallis came forward and was prepared to answer questions.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so 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 Womble made a motion to approve Z2021-024. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the case will go before the City Council on July 19, 2021.

11. **Z2021-025** (HENRY LEE)
Hold a public hearing to discuss and consider a request by Kevin Osornio for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 908A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 154 Lynne Drive, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. According to the UDC, garages must be 20-feet behind the front façade for front entry garages. In this case, the applicant is proposing to put his garage 14-feet 6 ½ inches in front of the front façade. If approved, the Planning and Zoning Commission and City Council would be waiving this requirement. Staff should note that this waiver has been approved before in the Lake Rockwall Estates Subdivision. With the exception of this garage setback, the proposed family home does meet all of the density and dimensional requirements for this single-family district. Approval of this request is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. On June 29, 2021 staff mailed out 130 notices to property owners and occupants within 500-feet of the subject property. Staff has since received one notice in opposition to the applicant's request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so 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 Z2021-025. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

12. **Z2021-026** (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of a Zoning Change to amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary in regards to the request. The subject area was originally annexed and zoned in 1973 and at that time, the property was zoned for multi-family or condominiums. In 1992, a zoning case was approved on changing this designation to allow 36 zero lot-line homes and they adopted a concept plan that is contained in the zoning ordinance. Staff should note that a similar request was brought forth and denied by City Council in 2017. The applicant is requesting to amend Planned Development District 8 to allow 36 townhomes and will incorporate a density of 5.23 dwelling units per acre. The applicant requested prior to the meeting that they wanted to change the side yard setback. This would change from 50-feet in between buildings to 20-feet in between buildings. The applicant is also proposing 100% flat front entry garages. Another area of nonconformance are the anti-monotony standards. This particular request would also require to change the medium-density residential to high-density residential designation. Staff should note that a phone call was received from somebody incorporated with the Chandlers Landing HOA indicating that this would be incorporated into that HOA. Overall, staff's analysis of the project does not meet the comprehensive plan but this is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. On July 2, 2021, staff mailed out 1,752 notices to all property owners and occupants living within 500-feet of the subject property as well as notified all HOA's that were 1500-feet within the subject property. As of tonight, staff had received 13 property owner notifications from property owners within the 500-foot buffer opposed to the applicant's request as well as 4 emails from property owners within the 500-foot buffer opposed to the applicant's request as well. Also, 12 notices from 8 property owners within the 500-foot buffer were received in favor as well as 5 emails from property owners within the buffer in favor of the applicant's request. Mr. Miller then advised that the applicant and Staff were present for questions.

Commissioner Moeller asked that since the HOA was okay with this project then would road maintenance take place in the future.
Chairman Chodun asked if the surrounding homes were medium-density residential.
Commissioner Womble wanted clarification in regards to the number of units and style.

Chairman Chodun asked the applicant to come forward.

Troy Lewis
311 S. Oak Street
Roanoke, TX 76262

Mr. Lewis came forward and provided a PowerPoint presentation in regards to the request.

Commissioner Moeller had some concerns in regards to the anti-monotony clause.
Commissioner Conway was wondering why the applicant couldn't meet the requirements of the ordinance.
Commissioner Thomas asked if there was anything official from the Board Members in favor of the request.
Vice-Chairman Welch asked if the 10-foot setback hampers the view corridor. He also asked what to look for in regards to roof decks and what materials were going to be used.

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

Jerrard T. Rivera
13 Lakeway Drive
Heath, TX 75032

Mr. Rivera came forward and expressed his opposition to townhomes and his concern on the loud noise that would come from the townhome roof decks. He also wondered why he did not receive a notification on the project.

Jerry Jaminet
251 N. Krider Rd.
Fate, TX 75189

Mr. Jaminet came forward and expressed his concern in regards to losing his view.

Kylie Anderson
160 Henry M .Chandler
Rockwall, TX 75032

Ms. Anderson came forward and expressed her opposition and concern for parking and noise.

Victor Carrillo
108 Mischief Lane
Rockwall, TX 75032

Mr. Carrillo came forward and expressed his opposition and concerns over how approval of this would impact current resident owner fees. He also suggested that the concerns raised by Heath residents be valid.

Michael Sykora
11 Lakeway Drive
Heath, TX 75032

Mr. Sykora came forward and expressed his opposition to the request.

Ed Fontana
319 Columbia Drive
Rockwall, TX 75032

Mr. Fontana came forward and expressed his opposition to the request.

Taylor Garrett
5505 Ranger Drive
Rockwall, TX 75032

Mr. Garrett came forward and expressed his opposition to the request.

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

Mr. Lewis came forward and addressed the concerns made by the residents.

Vice-Chairman Welch asked if they can make this dependent on the HOA approval. He also asked if they required any buffering between residential neighborhoods.
Commissioner Womble asked what would happen if they do not get approval from the Chandlers Landing HOA. He would be more for it if there was something in writing from the HOA in support of the request.
Commissioner Thomas added that he agreed with Commissioner Womble in regards to tabling the item.

Commissioner Conway added that she would like more variety in elevations amongst the product.

Commissioner Thomas made a motion to table item Z2021-026 until the July 27, 2021 meeting. Commissioner Conway seconded the motion which passed by a vote of 6-0.

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. **SP2021-018** **(DAVID GONZALES)**
Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of GotRock Properties, LLC for the approval of a *Site Plan* for two (2) *office buildings* on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a summary in regards to the request. In February of this year, City Council approved a zoning change in Planned Development District 41 (PD-41) to allow for two pad sites. The purpose of the request is to begin construction on these two offices. With the exception of the variances, the site plan does generally conform to the technical requirements that are associated in the Unified Development Code (UDC). PD-41 essentially provided General Overlay District standards for the property to meet. The applicant is having the building look similar to the existing building onsite. In the case where various variances are being requested, the applicant shall provide compensatory measures that directly offset the requested variances. All of these variance requests are a discretionary decision for the Planning and Zoning Commission. This does also require ¾ of the majority vote for approval of the variances being requested. Mr. Gonzales advised that ARB did forward a unanimous recommendation for approval to the Commission and Staff and the applicant were present and available for questions.

Chairman Chodun asked the applicant to come forward.

Ernesto Miranda
8330 LBJ Freeway
Dallas, TX 75243

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

Commissioner Womble asked whether or not ARB had approved this design.

Commissioner Thomas made a motion to approve SP2021-018 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0.

VII. DISCUSSION ITEMS

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

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

- P2021-029: Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition *[APPROVED]*
- P2021-030: Replat for Lot 4, Block A, Channell Subdivision *[APPROVED]*
- P2021-031: Replat for Lot 1, Block M, Lake Rockwall Estates East Addition *[APPROVED]*
- P2021-032: Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition *[APPROVED]*
- P2021-034: Final Plat for Lots 1 & 2, Block A, ADAT Addition *[APPROVED]*
- P2021-035: Conveyance for Lots 1, Block A, TAC Rockwall Addition *[APPROVED]*
- MIS2021-007: Special Exception for 814 Peters Colony *[APPROVED]*
- Z2021-014: Zoning Change (AG to PD) for Klutts Farm *[APPROVED; 2ND READING]*
- Z2021-015: SUP for a Residential Infill at 511 S. Clark Street *[APPROVED; 2ND READING]*
- Z2021-017: Zoning Change (AG to LI) on Airport Road *[APPROVED; 2ND READING]*
- Z2021-018: Zoning Change (AG to LI) on Corporate Crossing *[APPROVED; 2ND READING]*
- Z2021-019: Comprehensive Plan Update *[APPROVED; 2ND READING]*

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

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 8:35 pm

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of ___ _____, 2021.

Eric Chodun, Chairman

Attest:

Angelica Gamez, Planning and Zoning Coordinator

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:	July 27, 2021
APPLICANT:	Bill Thomas
CASE NUMBER:	P2021-038; *Replat for Lots 2-7, Block A, Sky Ridge Addition*

SUMMARY

Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a *Replat* for Lots 2-7, Block A, Sky Ridge Addition being a 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 the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

☑ The purpose of the applicant's request is to *Replat* an 8.583-acre tract of land (*i.e. Lot 1, Block A, Sky Ridge Addition*) into six (6) lots (*i.e. Lots 2-7, Block A, Sky Ridge Addition*) for the purpose of establishing access, fire lane, and utility easements for future infrastructure improvements. The subject property is located directly west of the intersection of Ridge Road and W. Yellowjacket Lane, and is zoned Commercial (C) District.

☑ The subject property was annexed into the City of Rockwall by *Ordinance No. 60-02* and *Ordinance No. 60-04*. The subject property was zoned Commercial (C) District according to the January 3, 1972 zoning map. On January 20, 2015, the City Council approved a tree mitigation plan (*Case No. 2014-018*) to allow for future development of the subject property. On August 7, 2017, the City Council approved a final plat (*Case No. P2017-037*) to establish the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a variance to the minimum 20-foot landscape buffer requirement (*Case No. MIS2021-001*) stipulated by Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to allow a variable width landscape buffer ranging between five (5) feet and 22-feet along the front of the subject property adjacent to Ridge Road.

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for *Lots 2-7, Block A, Sky Ridge 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; and

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

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	P2021-038	CASE MANAGER:	Henry Lee
PROJECT NAME:	Replat for Lots 2-7, Block A, Sky Ridge Addition	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 2-7, Block A, Sky Ridge Addition being a 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 the Scenic Overlay (SOV) District, generally located west 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	07/23/2021	Approved w/ Comments

07/23/2021: P2021-038; Lots 2-7, Block A, Sky Ridge Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 2-7, Block A, Sky Ridge Addition being an 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 the Scenic Overlay (SOV) District, generally located west 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) 772-6434 or email hlee@rockwall.com.
M.3 For reference, include the case number (P2021-038) in the lower right-hand corner of all pages on future submittals.
M.4 Please include all of Ridge Road as well as its centerline.
M.5 Line L6 is not consistent on the plat.
M.6 The surveyor does not need a notary. Also remove the preliminary statement by the surveyor seal.
M.7 Include the Public Improvement Statement as a note.
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 approval. The Planning & Zoning Work Session meeting will be held on July 27, 2021.
I.9 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.
I.10 This City Council meeting date for this case will be August 2, 2021.
I.11 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: Need legend for all abbreviations

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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					
SUBDIVISION	SKY RIDGE ADDITION	LOT	2-7	BLOCK	A
GENERAL LOCATION	RIDGE ROAD AT YELLOW JACKET				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C		CURRENT USE	VACANT	
PROPOSED ZONING	C		PROPOSED USE	COMMERCIAL	
ACREAGE	8.583	LOTS [CURRENT]	1	LOTS [PROPOSED]	6

☐ ***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	ENGINEERING CONCEPTS & DESIGN
CONTACT PERSON	JOSH SWIERCINSKY	CONTACT PERSON	BILL THOMAS
ADDRESS	106 E. RUSK ST STE 200	ADDRESS	201 WINDCO CIRCLE
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	WYLIE, TX 75089
PHONE	214-542-2373	PHONE	972-941-8403
E-MAIL	JOSHUA@SKYREI.COM	E-MAIL	BILL@ECDLP.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swiercinsky [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 $ 480 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* July *, 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 ____ *DAY OF* _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Debbie Blacketer

NOTARY PUBLIC STATE OF TEXAS
DEBORAH BLACKETER
My Notary ID # 124963058
Expires June 21, 2024

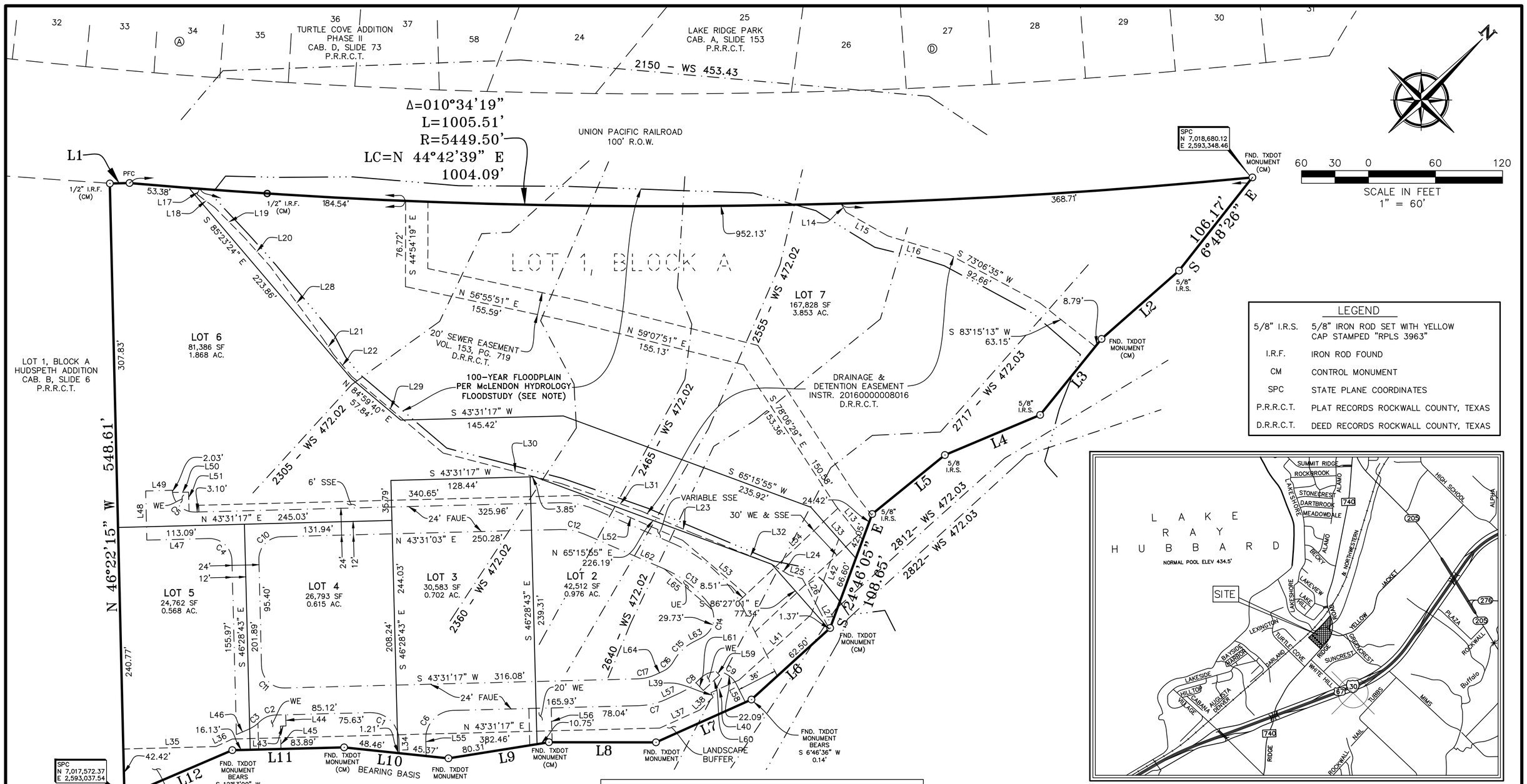
MY COMMISSION EXPIRES 6/21/24



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.



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

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. 377

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
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 TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021 SHEET 1 OF 2

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING an 8.583 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a 7.01 acre tract of land (Tract I) and all of a 1.57 acre tract of land (Tract II), as described in deed to 7.1 Ridge, LLC, as recorded in Instrument 20160000018015, Deed Records, Rockwall County, Texas, said 8.583 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the south corner of said 1.57 acre tract, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said 1.57 acre tract, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said 1.57 acre tract and the north corner of said Lot 1, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said 1.57 acre tract, a distance of 17.68 feet to the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, whose chord bears North 44 degrees 42 minutes 39 seconds East, a distance of 1004.09 feet;

THENCE Northeasterly, along the common line of said Railroad, said 1.57 acre tract and said 7.001 acre tract and with said curve to the left, through a central angle of 10 degrees 34 minutes 19 seconds, an arc distance of 1005.51 feet to a TXDOT Monument with an Aluminum Disk found for the north corner of said 7.001 acre tract in the northeast right-of-way line of said FM 740;

THENCE Southwesterly, along the northwest lines of said FM 740, the following courses:

South 06 degrees 48 minutes 26 seconds East, a distance of 106.17 feet to a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 03 degrees 35 minutes 17 seconds West, a distance of 92.39 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 06 degrees 04 minutes 59 seconds East, a distance of 87.39 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 22 degrees 08 minutes 13 seconds West, a distance of 92.43 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 05 degrees 55 minutes 01 seconds West, a distance of 83.73 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 24 degrees 46 minutes 05 seconds East, a distance of 108.65 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 02 degrees 42 minutes 35 seconds West, a distance of 95.18 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 06 degrees 46 minutes 36 seconds West, a distance of 0.14 feet;

South 20 degrees 51 minutes 26 seconds West, a distance of 93.55 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 45 degrees 02 minutes 32 seconds West, a distance of 95.68 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 35 degrees 55 minutes 01 seconds West, a distance of 91.06 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 50 degrees 59 minutes 46 seconds West, a distance of 93.83 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 373,865 square feet or 8.583 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

FOR: 7.1 RIDGE, LLC

_____
BY:

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 under 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 under my supervision, 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 SEAL OF OFFICE THIS THE __ DAY OF _____, 2021.

Preliminary, this document shall not filed for any purpose.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
REGISTERED
ROBERT C. MYERS
3963
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 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 COMMISSION EXPIRES: _____

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 _____, 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

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 43°40'54" E	17.68'
L2	S 3°35'17" W	92.39'
L3	S 6°04'59" E	87.39'
L4	S 22°08'13" W	92.43'
L5	S 5°55'01" W	83.73'
L6	S 2°42'35" W	93.81'
L7	S 20°51'26" W	93.55'
L8	S 45°02'32" W	95.68'
L9	S 35°55'01" W	91.06'
L10	S 50°59'46" W	93.83'
L11	S 43°33'23" W	100.02'
L12	S 21°45'18" W	104.89'
L13	S 83°23'49" E	38.60'
L14	N 75°43'13" W	9.05'
L15	S 74°36'21" W	42.86'
L16	S 61°43'52" W	56.64'
L17	N 20°06'42" W	5.49'
L18	S 81°35'29" W	19.76'
L19	N 89°44'14" W	36.19'
L20	N 86°44'02" W	36.50'
L21	N 78°38'08" W	16.60'
L22	N 84°42'04" W	25.46'
L23	S 68°15'14" W	51.08'
L24	S 76°21'23" W	17.77'
L25	S 60°55'21" W	12.46'
L26	N 73°08'15" W	28.82'
L27	N 72°56'35" W	22.09'
L28	N 81°08'00" W	79.99'
L29	S 85°02'01" W	106.84'
L30	S 59°30'36" W	109.07'
L31	S 63°57'59" W	75.64'
L32	S 66°31'00" W	75.36'
L33	N 86°27'01" W	60.85'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L34	N 46°28'43" W	12.00'
L35	N 43°24'11" E	82.95'
L36	N 20°25'09" E	15.99'
L37	N 20°41'40" E	39.25'
L38	N 1°23'58" E	16.27'
L39	N 69°18'20" W	4.62'
L40	N 20°41'40" E	27.66'
L41	N 2°46'30" E	87.17'
L42	N 25°01'13" W	72.07'
L43	N 43°34'00" E	5.00'
L44	N 46°28'43" W	10.04'
L45	N 46°29'00" W	20.46'
L46	S 21°28'21" W	11.56'
L47	S 43°31'03" W	55.61'
L48	N 46°22'12" W	44.02'
L49	N 43°27'59" E	23.96'
L50	S 43°37'45" W	14.28'
L51	N 46°22'15" W	17.17'
L52	N 68°32'13" E	100.67'
L53	N 85°28'28" E	74.50'
L54	N 1°49'11" E	121.06'
L55	S 46°28'43" E	15.15'
L56	N 46°28'43" W	30.77'
L57	S 20°11'42" W	13.50'
L58	N 71°39'36" W	18.26'
L59	N 88°10'49" W	4.32'
L60	N 1°49'11" E	20.00'
L61	S 88°10'49" E	9.66'
L62	N 68°32'13" E	78.20'
L63	S 18°17'25" W	7.73'
L64	S 20°11'42" W	7.73'
L65	S 85°23'26" W	56.06'

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

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. 377

FINAL PLAT
LOTS 2-7, BLOCK A

SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
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 TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021 SHEET 2 OF 2

Parcel Map Check Report
Prepared by:
Survey Department
Engineering Concepts & Design, LP
201 Windco Circle. Suite 200
Date: 7/16/2021 2:10:41 PM

Parcel Name: Replat
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:591,819.5832' East:221,200.8894'

Segment# 1: Line
Course: N46°22'15"W Length: 548.61'
North: 592,198.1176' East: 220,803.7941'

Segment# 2: Line
Course: N43°40'54"E Length: 17.68'
North: 592,210.9035' East: 220,816.0048'

Segment# 3: Curve
Length: 1,005.51' Radius: 5,449.50'
Delta: 10°34'19" Tangent: 504.19'
Chord: 1,004.09' Course: N44°42'39"E
Course In: N40°00'12"W Course Out: S50°34'30"E
RP North: 596,385.2589' East: 217,312.8909'
End North: 592,924.4579' East: 221,522.3929'

Segment# 4: Line
Course: S6°48'26"E Length: 106.17'
North: 592,819.0364' East: 221,534.9771'

Segment# 5: Line
Course: S3°35'17"W Length: 92.39'
North: 592,726.8275' East: 221,529.1951'

Segment# 6: Line
Course: S6°04'59"E Length: 87.39'
North: 592,639.9295' East: 221,538.4558'

Segment# 7: Line
Course: S22°08'13"W Length: 92.43'
North: 592,554.3129' East: 221,503.6262'

Segment# 8: Line
Course: S5°55'01"W Length: 83.73'
North: 592,471.0290' East: 221,494.9947'

Segment# 9: Line

Course: S24°46'05"E Length: 108.65'
North: 592,372.3736' East: 221,540.5132'

Segment# 10: Line
Course: S2°42'35"W Length: 95.18'
North: 592,277.3000' East: 221,536.0135'

Segment# 11: Line
Course: S20°51'26"W Length: 93.55'
North: 592,189.8803' East: 221,502.7059'

Segment# 12: Line
Course: S45°02'32"W Length: 95.68'
North: 592,122.2742' East: 221,435.0001'

Segment# 13: Line
Course: S35°55'01"W Length: 91.06'
North: 592,048.5276' East: 221,381.5832'

Segment# 14: Line
Course: S50°59'46"W Length: 93.83'
North: 591,989.4735' East: 221,308.6676'

Segment# 15: Line
Course: S43°33'23"W Length: 100.02'
North: 591,916.9894' East: 221,239.7470'

Segment# 16: Line
Course: S21°45'18"W Length: 104.89'
North: 591,819.5699' East: 221,200.8708'

Perimeter: 2,816.77' Area: 373,865Sq.Ft.
Error Closure: 0.0229 Course: S54°34'57"W
Error North : -0.01327 East: -0.01866

Precision 1: 123,003.06

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:	July 27, 2021
APPLICANT:	Shanon Thomas
CASE NUMBER:	P2021-039.; *Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition*

SUMMARY

Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a *Final Plat* for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting approval of a *Final Plat* for a 3.94-acre parcel of land *(i.e. Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22)* for the purpose of establishing one (1) lot *(i.e. Lot 1, Block A, Rockwall Friendship Baptist Church Addition)*. The site is generally located south of SH-276 and east of Green Circle, and is zoned Commercial (C) District.

☑ The subject property was annexed into the City of Rockwall on December 22, 2008 by *Ordinance No. 08-65* [*Case No. A2008- 003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently existing on the subject property is a 10,100 SF metal building and 420 SF canopy that were constructed in 2003, and an additional 10,000 SF metal building was constructed in 2006. On March 1, 2012, the City issued a remodel permit [*BLD2012-0041*] for both buildings. On April 26, 2012, the City issued a Certificate of Occupancy (CO) for Rockwall Friendship Baptist Church. There has no other construction or permitting activity on the subject property since the CO was issued. On January 4, 2021, the City Council approved a zoning change [*Case No. Z2020-052*] changing the designation of the subject property from an Agricultural (AG) District to a Commercial (C) District. On April 13, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-008*] to allow the expansion of the existing *House of Worship* facility.

☑ 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 *Lot 1, Block A, Rockwall Friendship Baptist Church Addition*, staff would propose the following conditions of approval:

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

(2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board during the preliminary plat process.

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

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	P2021-039	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	5651 STATE HIGHWAY 276	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: P2021-039: Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276.

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 (P2021-039) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Two corners must be tied to state plane coordinates. Currently only one corner is tied.

M.6 Remove the build line on the rear of the property.

M.7 Label the fire lane as: 24' Fire Lane, Public Access, and Utility Easement.

M.8 Clearly indicate the City of Rockwall city limits.

M.9 Please include all of SH-276 as well as the centerline.

M.10 Indicate the corner clips on the driveway.

M.11 In the legal description correct the following:
Length 136.06 is on the plat with 135.05 on sheet 2
Site square footage 171,627 on the plat with 171,628 on sheet 2.

M.12 Remove #7 from sheet 2; it is already included in the notes on sheet 1.

I.13 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 Work Session Meeting for this case will be held on July 27, 2021.

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

1.15 The projected City Council Meeting date for this case will be August 2, 2021.

1.16 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	07/22/2021	Needs Review

07/22/2021: M - Verify TxDOT ROW.
M - Must tie two points to Rockwall GPS. N: E:
M - Need to show and label flood plain cross sections with elevations.
M - Drainage easement does not reflect the alignment of the swale that goes to the existing pond.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: no comments

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

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	5651 State Hwy 276, Royse City, TX 75189				
SUBDIVISION	Rockwall Friendship Baptist Church Addn	LOT	1	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Church		
PROPOSED ZONING	Commercial	PROPOSED USE	Church		
ACREAGE	3.94	LOTS [CURRENT]	Unplatted	LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall Friendship Baptist Church	☐ APPLICANT	Rockwall Friendship Baptist Church
CONTACT PERSON	Shanon Thomas	CONTACT PERSON	Shanon Thomas
ADDRESS	5651 State Hwy 276	ADDRESS	5651 State Hwy 276
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Royse City, TX 75189
PHONE	972-772-7520	PHONE	972-772-7520
E-MAIL	sthomas@rockwallfbc.org	E-MAIL	sthomas@rockwallfbc.org

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [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 $ 378.80 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 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."*

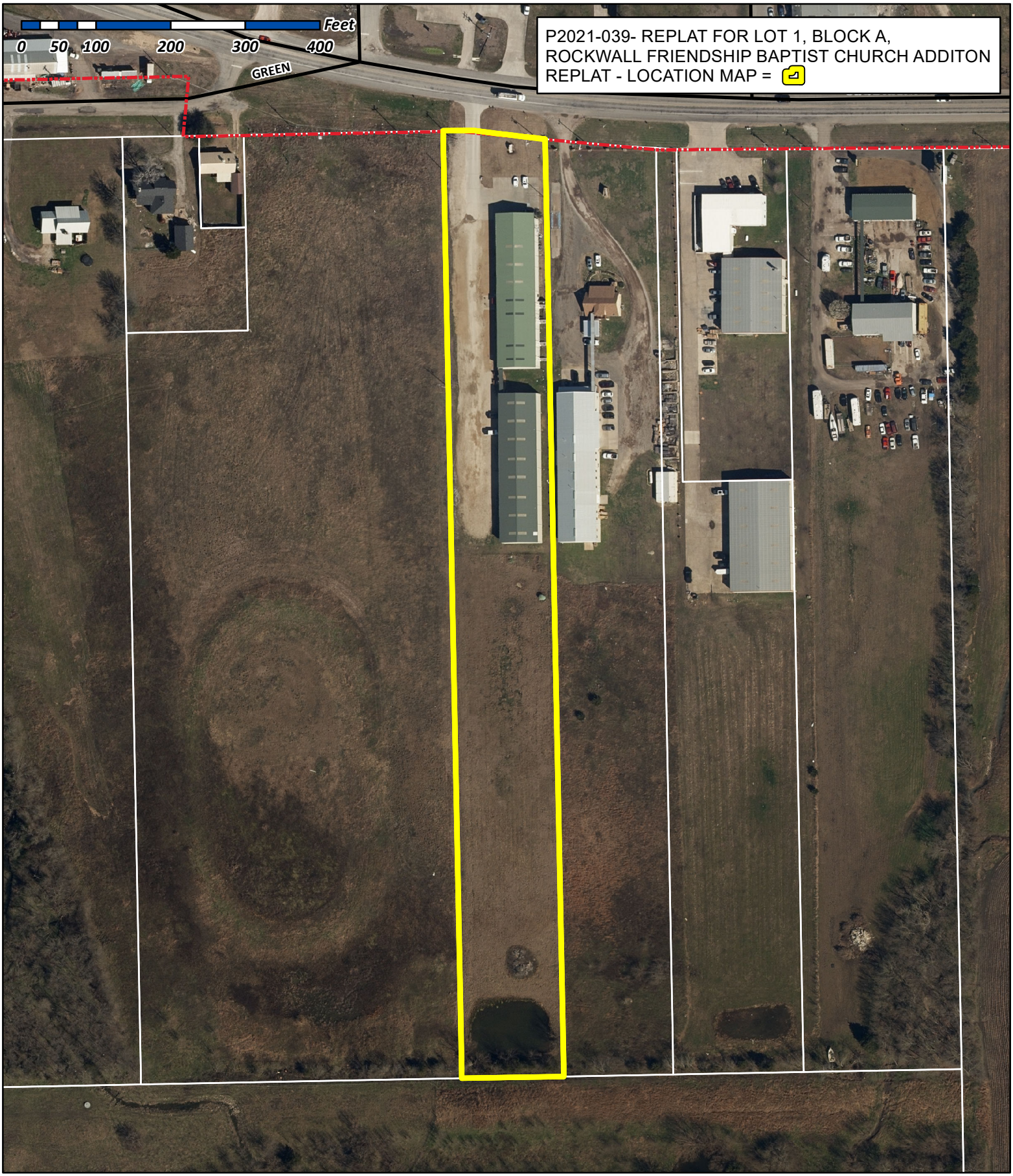
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* July *, 20* 21*.*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LaSandra Conley

LASANDRA CONLEY
Notary ID #5821168
My Commission Expires
September 24, 2022

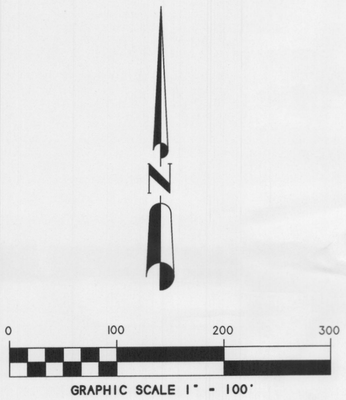
MY COMMISSION EXPIRES 24 September 2022

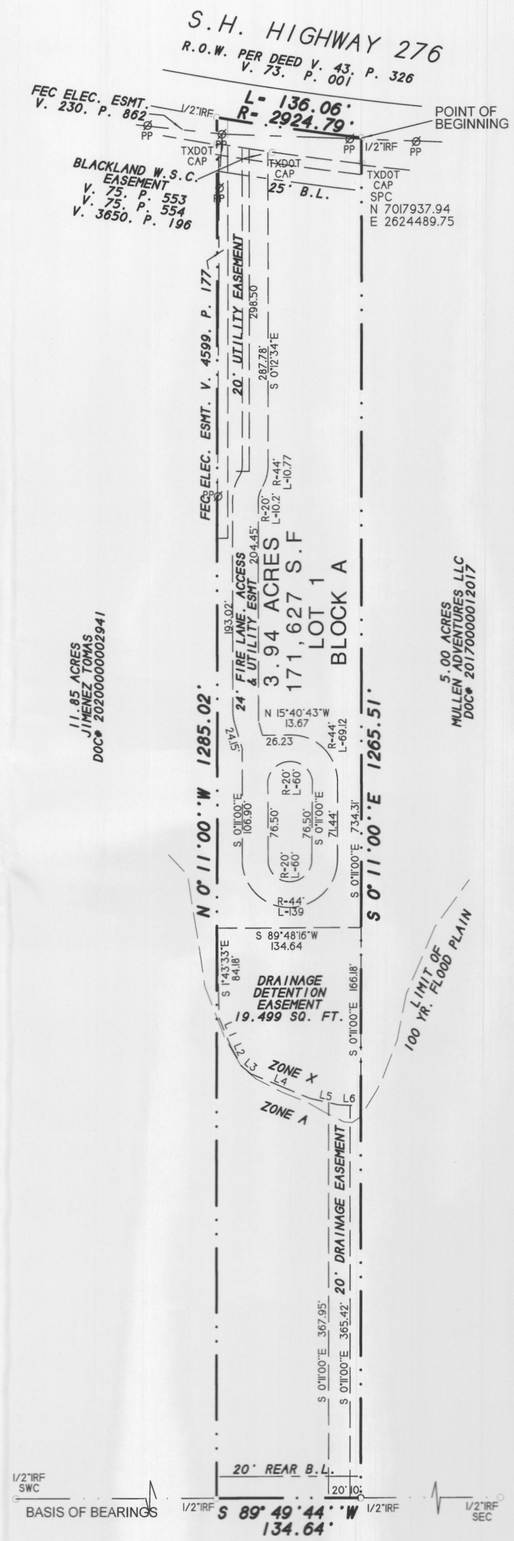


City of Rockwall

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

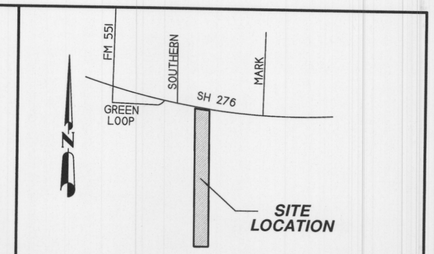
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L 1	S 22°36'46"E	29.11'
L 2	S 29°46'42"E	21.20'
L 3	S 50°41'47"E	10.46'
L 4	S 67°25'09"E	59.75'
L 5	S 77°34'31"E	27.72'
L 6	S 87°52'15"E	20.58



VICINITY MAP
NOT TO SCALE

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0065 L dated Sept. 26, 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: BASED ON MONUMENTS FOUND ON SOUTH BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 0084, PG. 266, R.P.R.R.C.T..

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

FINAL PLAT

ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION LOT 1, BLOCK A

CONTAINING A TOTAL OF
3.94 ACRES/171,627 S.F.
(1 LOT)

J.H. BAILEY SURVEY, A-22
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
ROCKWALL FRIENDSHIP BAPTIST CHURCH
5651 SH 276
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF BRASS CAP FOUND 1' CORNER
FENCE	EASEMENT LINE		A/C AIR COND UNIT	PROPANE TANK

SURVEY DATE NOVEMBER 16, 2020
SCALE 1" = 100' FILE #2020/98729-5RP
CLIENT RFBC GF # NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL FRIENDSHIP BAPTIST CHURCH, 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 J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1998 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 06 deg. 34 min. 58 sec., a radius of 2924.79 feet, a chord of N. 86 deg. 32 min. 49 sec. W., 335.85 feet, and an arc distance of 336.03 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. parallel to the East line of said tract, a distance of 1265.51 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 134.64 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 11 min. 00 sec. W. a distance of 1285.02 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of State Highway 276 and in the North boundary line of said 47.10 acres tract;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 02 deg. 39 min. 56 sec., a radius of 2924.79 feet, a chord of S. 81 deg. 55 min. 22 sec. E., 136.05 feet, along said right-of-way line an arc distance of 136.06 feet to the POINT OF BEGINNING and containing 171,628 square feet or 3.94 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 ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, 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 ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, 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;

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 th eir 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, maint aining, 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 Roc kwall 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 an d/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 p rogress 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 maintenance, repair, and replacement of drainage and detention systems on site.

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 ROCKWALL FRIENDSHIP BAPTIST CHURCH

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:

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 representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

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.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
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 ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, 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

ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION LOT 1, BLOCK A

CONTAINING A TOTAL OF
3.94 ACRES/171,627 S.F.
(1 LOT)

J.H. BAILEY SURVEY, A-22
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC ELECTRIC BOX SUBSURFACE JUNCTION BOX · WM WATER METER · LP LIGHT POLE · 1/2" IRF IRON ROD FOUND 1/2" CORNER · FENCE · EASEMENT LINE · PROPERTY LINE · A/C AIR COND UNIT · PROPANE TANK

OWNER:
ROCKWALL FRIENDSHIP BAPTIST CHURCH
5651 SH 276
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 NOVEMBER 16, 2020
SCALE 1" = 100' FILE #2020/98729-5RP
CLIENT RFBC GF # NONE

CITY CASE NO. P2021-

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:	July 27, 2021
APPLICANT:	Justin Lansdowne; *McAdams Co.*
CASE NUMBER:	P2021-042; *Replat for Lot 2, Block A, Ladera Rockwall Addition*

SUMMARY

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

PLAT INFORMATION

☑ The applicant is requesting the approval of a replat for a 37.8-acre parcel of land (*i.e. Lot 2, Block A, Ladera Rockwall Addition*) for purpose of establishing the necessary easements (*i.e. firelane, public access, drainage and utility easements*) in order to develop the remainder of the property. The development was approved for an age restricted, senior living community consisting of single-family homes (*i.e. 122 home sites*) setup in a condominium regime. As a note, the single-family homes are individually owned, but are situated on a single lot/unit owned and maintained by the homeowner's association.

☑ The majority of Planned Development District 85 (PD-85) was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001* (*Ordinance No. 98-10*). The remainder of the Planned Development District was annexed on March 2, 1960 by *Case No. A1960-001* (*Ordinance No. 60-01*). In 2007-2008, the City of Rockwall acquired a portion of this property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2, which is a portion of the subject property*). On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*i.e. Ordinance No. 17-55*], to allow for an age restricted, senior living community with single-family residential land uses setup in a condominium regime on the *subject property*. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan for the purpose of removing trees in association with the construction of a 12-inch sanitary sewer line that currently serves the development [*Case No. MIS2018-014*]. On August 6, 2018, the City Council approved an amendment to Planned Development District 85 (PD-85) [*i.e. Ordinance No. 18-32*], for the purpose of incorporating an additional 9.762-acre tract of land allowing the addition of 38 single-family units. This brought the total number of units to 122. On September 17, 2018 the City Council approved a preliminary plat [*P2017-068*] for one (1) lot with 122 single-family residential units within Planned Development District 85 (PD-85). On April 15, 2019, the City Council approved a final plat for Lot 1, Block A & Lot 1, Block B, Ladera Rockwall Addition. On January 14, 2020, the Planning and Zoning Commission approved a PD Site Plan [*Case No. SP2019-052*] for the purpose of developing the age-restricted master planned community, and establishing an amenity center for the development.

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

☑ Conditional approval of this 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 *Replat* for *Lot 2, Block A, Ladera Rockwall Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 7/22/2021

PROJECT NUMBER:	P2021-042	CASE MANAGER:	David Gonzales
PROJECT NAME:	Replat for Lot 2, Block A, Ladera Addition	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	Final Plat for Lot 2, Block A, Ladera Addition	CASE MANAGER EMAIL:	dgonzales@rockwall.com

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/22/2021	Needs Review

07/22/2021: P2021-042; Replat for Lots 2, Block A, Ladera Rockwall Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Replat for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard.

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

M.3 For reference, include the case number (P2021-042) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 85 (PD-85), the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Verify building setback adjacent to John King Boulevard and SH-66. These are labeled as 15' BL and are scaled at 25-ft.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

M.7 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on July 27, 2021. [On Consent Agenda]

(2) City Council regular meeting will be held on August 2, 2021. [On Consent Agenda]

I.9 Although this agenda item is on the consent agenda, staff recommends that a representative be present for all meetings as indicated above. The meetings are scheduled to begin at 6:00 PM in the City's Council Chamber.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Show and label approved flood study cross sections with elevations.
M - label each of the different line types for the floodplain.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

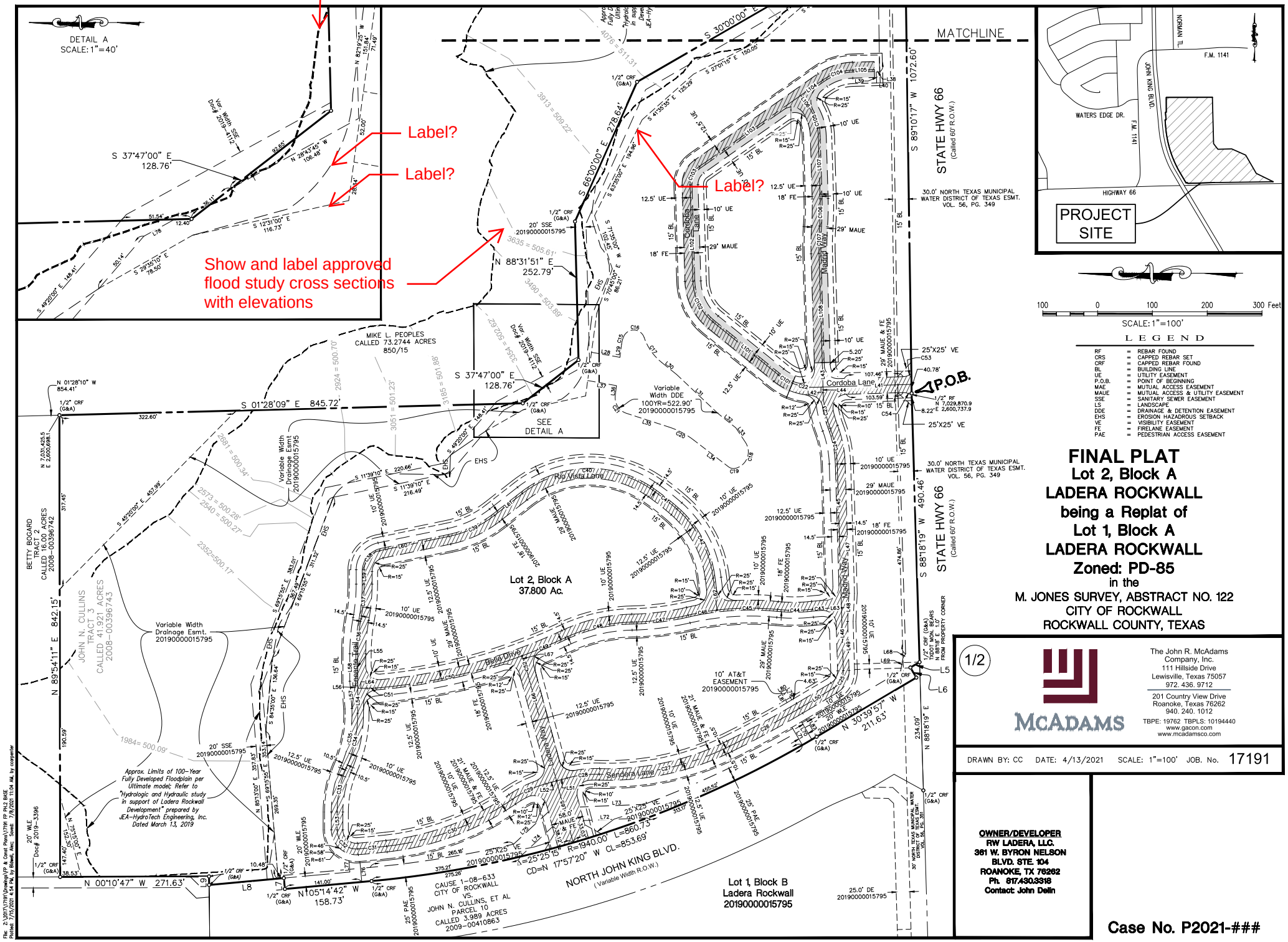
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: no comments



FINAL PLAT

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

1/2

MCADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

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

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

Case No. P2021-###

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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

LOT 1R, BLOCK A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WITNESS OUR HAND this _____ day of _____, 2021.

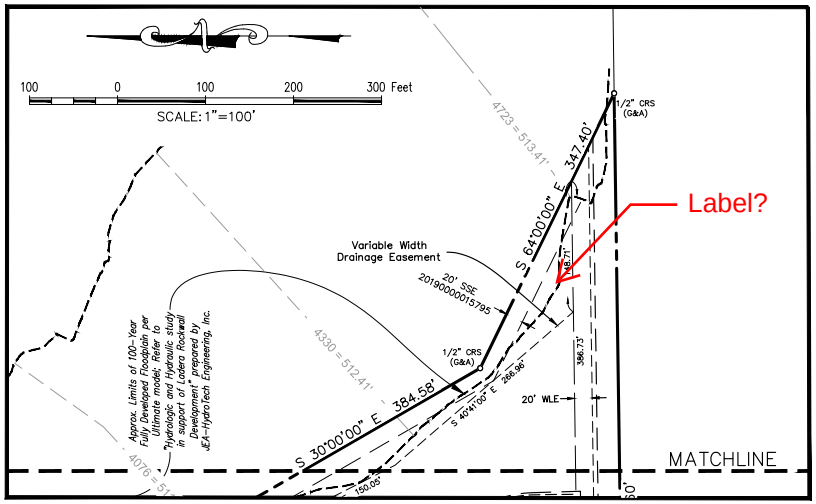
_____
John Delin, Authorized Representative

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

_____
Notary Public

My commission expires the _____ day of _____, 2021.



NOTES:

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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

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

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

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L28	N 10°00'00" E	52.75'
L29	N 83°02'15" W	23.90'
L30	N 38°50'30" E	35.47'
L31	N 43°17'40" E	103.29'
L32	N 38°46'40" E	41.89'
L33	N 56°35'00" E	32.01'
L34	S 37°33'50" W	80.00'
L35	S 17°53'30" W	81.24'
L36	N 83°02'15" W	18.50'
L37	S 10°00'00" W	53.40'
L41	N 01°41'40" W	161.58'
L42	S 01°41'40" E	14.97'
L43	S 88°18'20" W	44.70'
L44	S 88°18'20" W	10.39'
L45	S 88°18'20" W	262.85'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L46	S 88°18'20" W	114.67'
L47	S 88°18'20" W	236.64'
L48	S 87°14'00" E	51.43'
L49	S 88°18'20" W	89.61'
L50	N 30°39'55" W	72.41'
L51	N 15°04'30" W	20.00'
L52	N 15°04'30" W	20.00'
L53	N 90°00'00" E	32.61'
L54	N 90°00'00" E	45.27'
L55	N 90°00'00" E	62.99'
L56	N 81°52'00" W	50.52'
L57	N 85°35'40" E	50.16'
L58	N 90°00'00" E	49.86'
L59	N 90°00'00" E	26.24'
L60	S 11°39'10" E	129.43'
L61	S 37°59'40" E	64.63'
L62	S 83°05'06" W	58.72'
L63	S 01°41'40" E	32.68'
L64	S 00°00'00" E	16.98'
L65	N 74°55'30" E	116.59'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L66	N 74°55'30" E	207.70'
L67	N 69°46'00" E	10.99'
L68	S 57°15'50" E	8.84'
L69	N 79°45'20" W	24.17'
L70	N 59°37'10" E	37.50'
L71	N 59°37'10" E	37.42'
L72	N 02°20'15" W	115.92'
L73	N 02°20'15" W	117.56'
L74	S 42°49'10" E	80.16'
L75	S 42°49'10" E	86.72'
L76	S 84°45'18" W	37.58'
L77	N 84°45'18" E	20.70'
L79	S 59°20'05" W	22.00'
L80	N 30°39'55" W	10.00'
L81	S 59°20'05" W	21.95'
L87	N 59°37'10" E	37.50'

PHASE 2 LINE TABLE		
LINE	BEARING	DISTANCE
L101	S 38°56'48" W	153.58'
L102	S 88°18'20" W	175.59'
L103	N 35°00'00" W	226.11'
L104	S 35°00'00" E	48.77'
L105	N 01°41'40" W	33.34'
L106	N 55°00'00" E	24.21'
L107	N 88°18'20" E	31.18'
L108	S 88°18'20" W	83.02'
L109	N 88°18'20" E	37.00'
L110	S 88°18'20" W	151.03'
L111	N 01°41'40" W	127.99'
L112	N 01°41'40" W	123.00'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	23°55'23"	41.75'	S 10°16'01" W, 41.45'
C23	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C24	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'
C25	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C26	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C27	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C28	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C29	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C30	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C31	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C32	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C33	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C34	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C35	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C36	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C37	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C38	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C39	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C40	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C41	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C42	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C43	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C44	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C45	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C46	500.00'	6°08'27"	53.30'	N 09°58'07" W, 53.27'
C47	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C48	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C49	1000.00'	4°55'30"	85.98'	S 22°41'45" E, 85.93'
C50	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C51	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C52	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C53	24.50'	37°29'59"	16.04'	S 20°26'39" E, 15.75'
C54	24.50'	39°28'25"	16.88'	N 18°02'33" E, 16.55'

PHASE 2 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C101	100.00'	16°43'05"	29.18'	S 30°35'15" W, 29.08'
C102	100.00'	49°21'32"	86.15'	S 63°37'34" W, 83.51'
C103	39.50'	56°41'40"	39.09'	N 63°20'50" W, 37.51'
C104	100.00'	33°18'20"	58.13'	N 18°20'50" W, 57.31'
C105	100.00'	33°18'20"	58.13'	N 71°39'10" E, 57.31'
C106	500.00'	5°43'55"	50.02'	S 88°49'42" E, 50.00'
C107	500.00'	5°43'55"	50.02'	N 88°49'42" W, 50.00'

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 7/16/21

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

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

2/2

MCADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

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

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

Case No. P2021-###

File: Z:\2017\17191\Drawing\ls & const plans\17191 FP PH.2 BASE
Plotted: 7/16/2021 8:08 AM, by Blake Mace, Saved: 7/16/2021 8:06 AM, by carpenter

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: STATE HIGHWAY 66 AND NORTH JOHN KING BLVD. NE CORNER

SUBDIVISION: LADERA ROCKWALL | LOT: 1 | BLOCK: A

GENERAL LOCATION: NE CORNER OF ST HWY 66 AND NORTH JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-85 | CURRENT USE: SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING: PD-85 | PROPOSED USE: SINGLE FAMILY RESIDENTIAL

ACREAGE: 37.800 | LOTS [CURRENT]: 1 | LOTS [PROPOSED]: 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	RW LADERA, LLC	☑ APPLICANT	McADAMS CO.
CONTACT PERSON	JOHN DELIN	CONTACT PERSON	JUSTIN LANSDOWNE
ADDRESS	361 W. BYRON NELSON BLVD STE. 104	ADDRESS	201 COUNTRY VIEW DRIVE
CITY, STATE & ZIP	ROANOKE, TX, 76262	CITY, STATE & ZIP	ROANOKE, TX 76262
PHONE	(817)919-8111	PHONE	(940)240-1012
E-MAIL	JOHN@INTEGRITYGROUPS.COM	E-MAIL	JLANSDOWNE@MCADAMSCO.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,060.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* twelfth *DAY OF* July *, 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 12th *DAY OF* July *, 20*21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARTIN PARKER
Notary Public, State of Texas
Comm. Expires 04-08-2025
Notary ID 133025242

MY COMMISSION EXPIRES

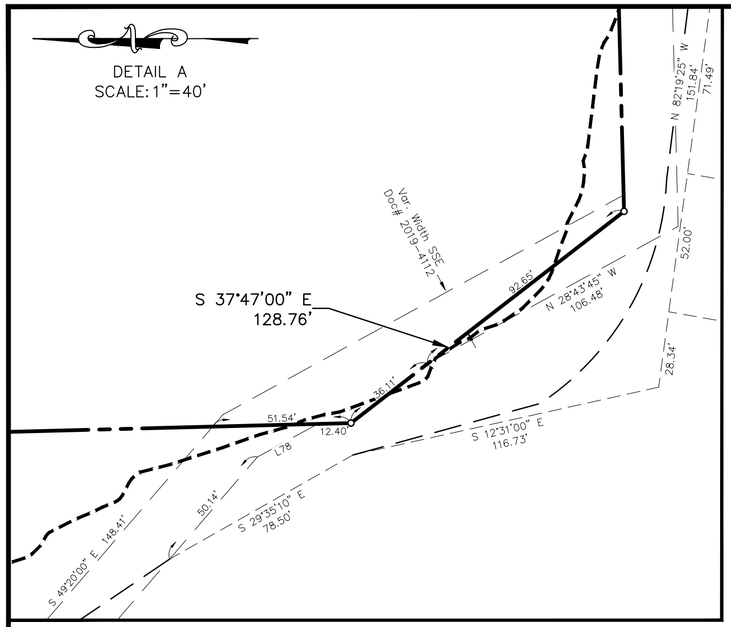


City of Rockwall

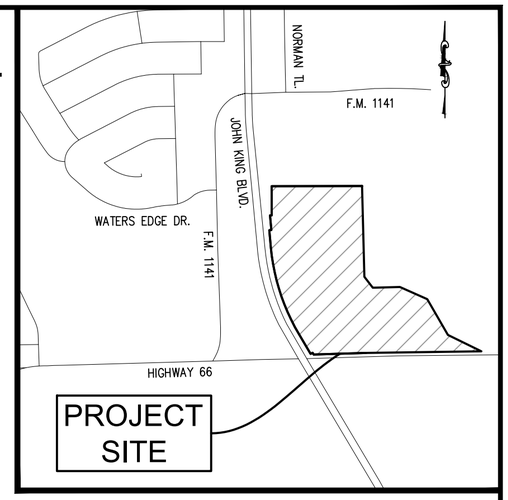
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

DETAIL A
SCALE: 1"=40'



MATCHLINE



100 0 100 200 300 Feet

SCALE: 1"=100'

LEGEND

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

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

1/2

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

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

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

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

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

Case No. P2021-###

File: Z:\2017\1791\Drawings\FP & Const Plans\1791 FP PH.2 BASE
Plotted: 7/15/2021 4:54 PM, by Bidwell, Alec; Saved: 7/8/2021 11:04 AM, by ccarpenter

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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

LOT 1R, BLOCK A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WITNESS OUR HAND this _____ day of _____, 2021.

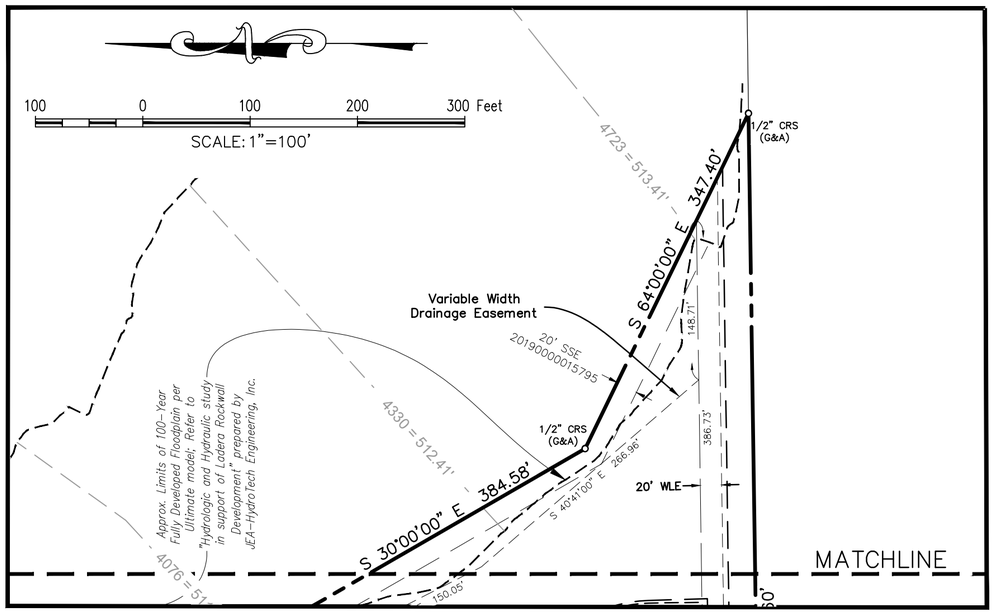
_____
John Delin, Authorized Representative

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

_____
Notary Public

My commission expires the _____ day of _____, 2021.



NOTES:

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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

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

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

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L28	N 10°00'00" E	52.75'
L29	N 83°02'15" W	23.90'
L30	N 38°50'30" E	35.47'
L31	N 43°17'40" E	103.29'
L32	N 38°46'40" E	41.89'
L33	N 56°35'00" E	32.01'
L34	S 37°33'50" W	80.00'
L35	S 17°53'30" W	81.24'
L36	N 83°02'15" W	18.50'
L37	S 10°00'00" W	53.40'
L41	N 01°41'40" W	161.58'
L42	S 01°41'40" E	14.97'
L43	S 88°18'20" W	44.70'
L44	S 88°18'20" W	10.39'
L45	S 88°18'20" W	262.85'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L46	S 88°18'20" W	114.67'
L47	S 88°18'20" W	236.64'
L48	S 87°14'00" E	51.43'
L49	S 88°18'20" W	89.61'
L50	N 30°39'55" W	72.41'
L51	N 15°04'30" W	20.00'
L52	N 15°04'30" W	20.00'
L53	N 90°00'00" E	32.61'
L54	N 90°00'00" E	45.27'
L55	N 90°00'00" E	62.99'
L56	N 81°52'00" W	50.52'
L57	N 85°35'40" E	50.16'
L58	N 90°00'00" E	49.86'
L59	N 90°00'00" E	26.24'
L60	S 11°39'10" E	129.43'
L61	S 37°59'40" E	64.63'
L62	S 83°05'06" W	58.72'
L63	S 01°41'40" E	32.68'
L64	S 00°00'00" E	16.98'
L65	N 74°55'30" E	116.59'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L66	N 74°55'30" E	207.70'
L67	N 69°46'00" E	10.99'
L68	S 57°15'50" E	8.84'
L69	N 79°45'20" W	24.17'
L70	N 59°37'10" E	37.50'
L71	N 59°37'10" E	37.42'
L72	N 02°20'15" W	115.92'
L73	N 02°20'15" W	117.56'
L74	S 42°49'10" E	80.16'
L75	S 42°49'10" E	86.72'
L76	S 84°45'18" W	37.58'
L77	N 84°45'18" E	20.70'
L79	S 59°20'05" W	22.00'
L80	N 30°39'55" W	10.00'
L81	S 59°20'05" W	21.95'
L87	N 59°37'10" E	37.50'

PHASE 2 LINE TABLE		
LINE	BEARING	DISTANCE
L101	S 38°56'48" W	153.58'
L102	S 88°18'20" W	175.59'
L103	N 35°00'00" W	226.11'
L104	S 35°00'00" E	48.77'
L105	N 01°41'40" W	33.34'
L106	N 55°00'00" E	24.21'
L107	N 88°18'20" E	31.18'
L108	S 88°18'20" W	83.02'
L109	N 88°18'20" E	37.00'
L110	S 88°18'20" W	151.03'
L111	N 01°41'40" W	127.99'
L112	N 01°41'40" W	123.00'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	23°55'23"	41.75'	S 10°16'01" W, 41.45'
C23	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C24	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'
C25	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C26	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C27	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C28	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C29	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C30	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C31	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C32	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C33	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C34	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C35	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C36	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C37	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C38	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C39	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C40	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C41	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C42	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C43	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C44	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C45	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C46	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C47	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C48	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C49	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C50	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C51	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C52	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C53	24.50'	37°29'59"	16.04'	S 20°26'39" E, 15.75'
C54	24.50'	39°28'25"	16.88'	N 18°02'33" E, 16.55'

PHASE 2 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C101	100.00'	16°43'05"	29.18'	S 30°35'15" W, 29.08'
C102	100.00'	49°21'32"	86.15'	S 63°37'34" W, 83.51'
C103	39.50'	56°41'40"	39.09'	N 63°20'50" W, 37.51'
C104	100.00'	33°18'20"	58.13'	N 18°20'50" W, 57.31'
C105	100.00'	33°18'20"	58.13'	N 71°39'10" E, 57.31'
C106	500.00'	5°43'55"	50.02'	S 88°49'42" E, 50.00'
C107	500.00'	5°43'55"	50.02'	N 88°49'42" W, 50.00'

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 7/16/21

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

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

2/2

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

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

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

Case No. P2021-###

File: Z:\2017\1719\Drawings\Pp & const plans\1719 FP PH.2 BASE
Plotted: 7/16/2021 9:09 AM, by Bidwell, Alec; Saved: 7/16/2021 9:06 AM, by carpenter

SWBC Rockwall: McAdams Job # WBC-20000
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area Thu Jul 15 18:17:35 2021

PntNo	Bearing	Distance	Northing	Easting	Description
			7021029.53	2604732.51	
	N 00°38'00" E	94.13			
			7021123.66	2604733.55	
	N 06°34'20" E	97.60			
			7021220.62	2604744.72	
	N 00°38'40" E	376.00			
			7021596.60	2604748.95	
	N 18°18'50" E	385.05			
			7021962.14	2604869.94	
	N 71°41'10" W	94.15			
			7021991.73	2604780.56	
	N 18°18'50" E	56.85			
			7022045.70	2604798.42	
	N 71°41'10" W	121.00			
			7022083.72	2604683.55	
	N 18°18'50" E	75.15			
			7022155.07	2604707.17	
	N 71°41'10" W	232.93			
			7022228.26	2604486.04	
	N 00°03'50" E	570.38			
			7022798.64	2604486.67	
	N 89°35'05" E	681.87			
			7022803.58	2605168.52	
	S 01°33'10" E	1767.98			
			7021036.25	2605216.43	
	S 89°12'17" W	483.97			
			7021029.53	2604732.51	

Closure Error Distance> 0.0000
Total Distance Inversed> 5037.07

Area: 926730 Sq. Feet, 21.2748 Acres

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:	July 27, 2021
APPLICANT:	Randall Eardley, *Wier & Associates, Inc.*
SUBJECT:	P2021-043.; *Final Plat for Lots 1 & 2, 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 *Conveyance Plat* for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-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 *Final Plat* for a 12.807-acre portion of a larger 31.65-acre parcel of land *(i.e. Lots 1 & 2)* for the purpose of establishing two (2) lots *(i.e. Lots 1 & 2, Block B, Fit Sport Life Addition).* The applicant will be dedicating the right-of-way for a future public roadway that will extend through the site. In addition, they will need to dedicate a temporary turn around easement at the eastern terminus of the street.

☑ 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.

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

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	P2021-043	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lots 1 & 2, Block B, Fit Sport Life Addition	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: 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 Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	07/23/2021	Approved w/ Comments

07/23/2021: P2021-043: Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for approval of a Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.808-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.

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

M.3 For reference, include the case number (P2021-043) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Please correct the Title Block to the following:

Final Plat
Being a Conveyance Plat
Lots 1 & 2, Block B,
Fit Sport Life Addition
An Addition to the City of Rockwall, Rockwall County, Texas
Being a 12.808 Acres of Land Located in the
Robert Boyd Irvine Survey, Abstract No. 120,
Rockwall County, Texas

M.6 Please correct the first paragraph under the Owner's Certification to the following:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been

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

M.7 Please remove #7 (Storm Drainage Improvements Statement) from Owners Dedication and add it to the General Notes on Sheet 1.
M.8 Please ensure all Metes and Bounds are correct.
M.9 Please extend the boundary on the temporary access easement.
M.10 Please remove the roadway not within the temporary turn around.
M.11 Please review and correct all items listed by the Engineering Department.
I.11 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 Work Session Meeting for this case will be held on July 27, 2021.
1.12 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.
1.13 The projected City Council Meeting date for this case will be August 2, 2021.
1.14 Please note that once the Conveyance 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	07/22/2021	Needs Review

07/22/2021: Plat cannot be conveyed as shown since Lot 1 does not have any frontage on a public road. Please reach out to your planning case manager about possibly making the roadway Lot 2 or other alternatives.
07/23/2021: Must include a separate lot and block for the raised median per the engineering plan markups. This land will need to be owned by the community or a single property owner.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/21/2021	Needs Review

07/21/2021: The boundary has a misclosure of 142.176' (grid). Check lot line calls/distances and also the southeast NE coordinate.

Will also be needing the street name submitted for 911 approval when dedicated.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: no comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-038

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					
SUBDIVISION	Fit Sport Life Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Southeast corner of IH 30 and Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial C	CURRENT USE	Vacant		
PROPOSED ZONING	N/A	PROPOSED USE	Sports Complex		
ACREAGE	6.38	LOTS [CURRENT]	0	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	Structured REA-Rockwall Land, LLC	☒ APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Stephen Doyle	CONTACT PERSON	Randall Eardley
ADDRESS	171 N Aberdeen Street, Suite 400	ADDRESS	2201 E. Lamar Blvd, Ste 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:

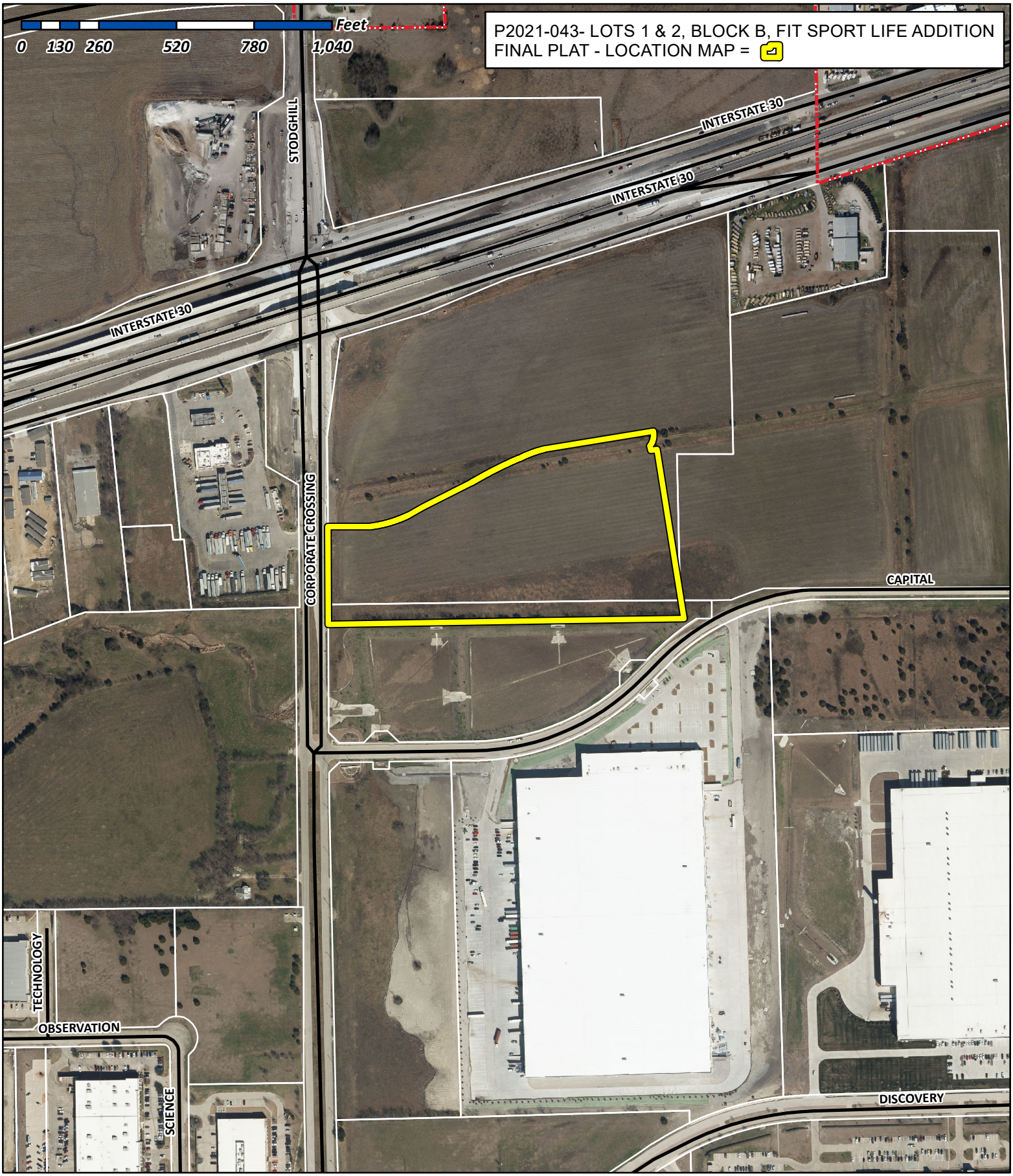
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ $297.50 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July *, 20* 21 *BY SIGNING THIS 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* July *, 20* 21.

OWNER'S SIGNATURE Stephen Doyle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS See attached certificate RWP

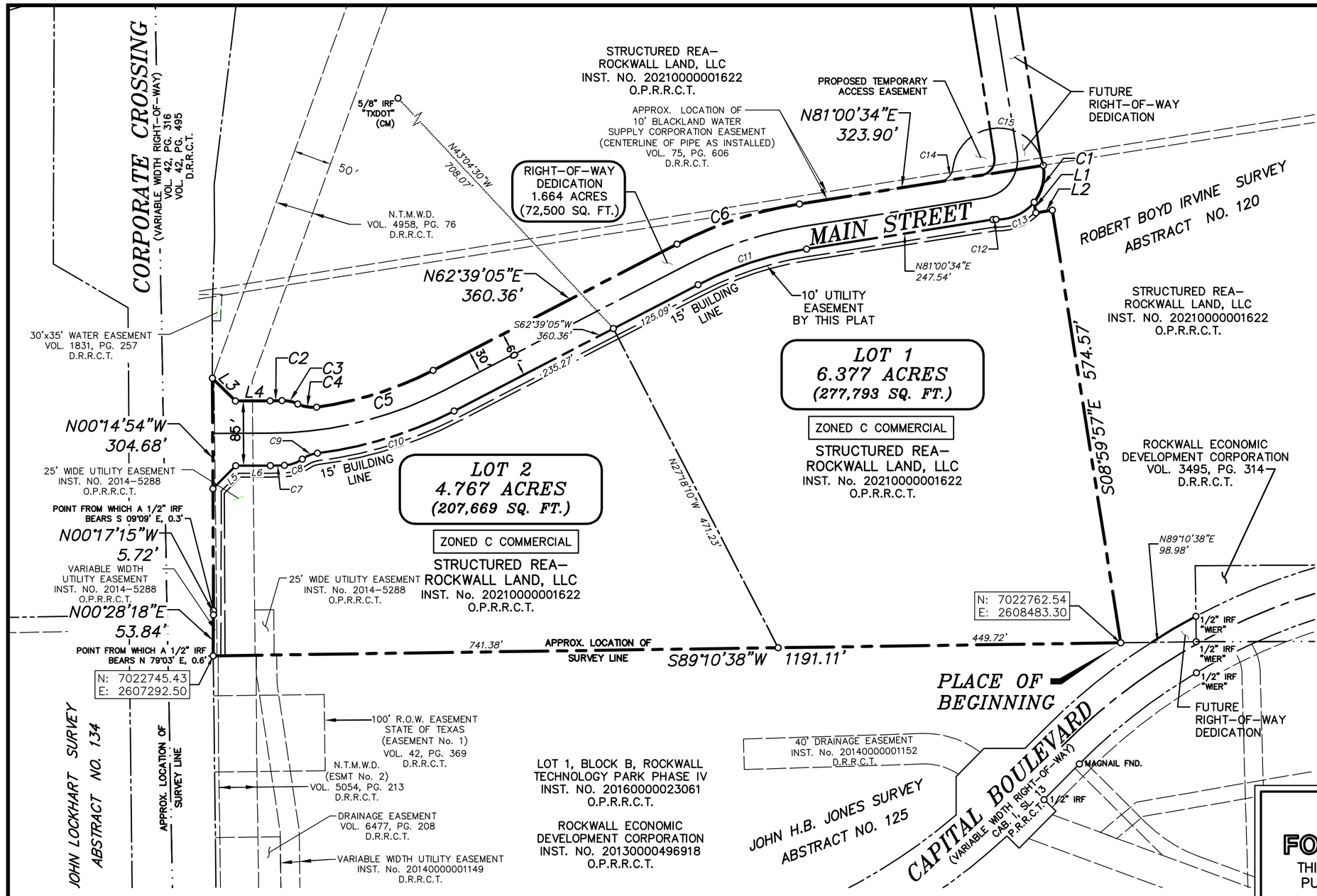
MY COMMISSION EXPIRES

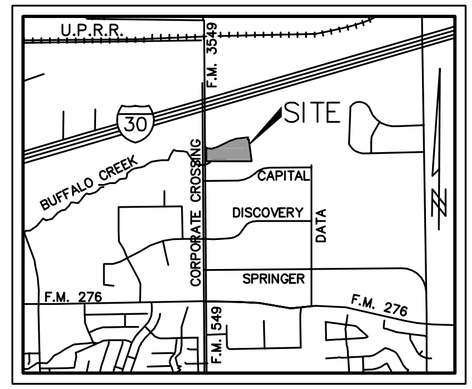


City of Rockwall

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.





VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	51.30'	60.00'	48°59'20"	S13°52'59"W	49.75'
C2	15.59'	457.50'	1°57'08"	N88°46'32"E	15.59'
C3	21.38'	42.50'	28°49'27"	S77°47'18"E	21.16'
C4	25.46'	42.50'	34°19'30"	S80°32'20"E	25.08'
C5	161.17'	470.00'	19°38'50"	N72°28'30"E	160.38'
C6	169.82'	530.00'	18°21'29"	N71°49'49"E	169.09'
C7	18.48'	542.50'	1°57'08"	N88°46'32"E	18.48'
C8	25.16'	42.50'	33°55'26"	N70°50'15"E	24.80'
C9	21.64'	42.50'	29°10'15"	S68°27'40"W	21.41'
C10	188.66'	530.00'	20°23'42"	N72°50'56"E	187.66'
C11	150.59'	470.00'	18°21'29"	S71°49'49"W	149.95'
C12	4.13'	20.00'	11°49'23"	S86°55'15"W	4.12'
C13	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'
C14	25.92'	20.00'	74°15'48"	N43°52'39"E	24.15'
C15	170.32'	60.00'	162°38'33"	S88°04'02"W	118.63'

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.

* L E G E N D *

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/YELLOW CAP STAMPED "WIER & ASSOC INC"

SCALE: 1"= 100
0 100 200 300

LINE TABLE		
LINE	BEARING	DIST
L1	S08°54'00"E	14.16'
L2	N81°00'34"E	21.83'
L3	S45°14'54"E	42.43'
L4	N89°45'06"E	45.46'
L5	S44°45'06"W	42.43'
L6	S89°45'06"W	45.46'

N O T E S

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY ALLTERRA CENTRAL, INC.

4. THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.

5. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.

6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE O GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

FINAL PLAT
BEING A CONVEYANCE PLAT
FIT SPORT LIFE ADDITION
LOTS 1 & 2, BLOCK B

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 12.809 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-XXX

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

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

DATE: 7/22/2021
W.A. No. 19144

PRINTED: 7/22/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 7/22/2021 2:28 PM SAVED BY: AARONLS FILE: CONVEYANCEPLAT-19144.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATION

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 IN THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE 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 NO. 20160000023061, O.P.R.R.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC" BEARS N 89°10'38" E, 98.98 FEET, 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 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1191.11 FEET TO A POINT IN THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT–OF–WAY LINE OF CORPORATE CROSSING (A 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 POINT;

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 POINT;

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 A POINT;

THENCE N 89°45'06" E, 45.46 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 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 CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID 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 POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID 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 POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID 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 POINT;

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A POINT 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 POINT;

THENCE N 81°00'34" E, 323.90 FEET TO A POINT AT THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 51.30 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 48°59'20", AND A CHORD BEARING OF S 13°52'59" W, 49.75 FEET TO A POINT;

THENCE S 08°54'00" E, 14.16 FEET TO A POINT;

THENCE N 81°00'34" E, 21.83 FEET TO A POINT;

THENCE S 08°59'57" E, 574.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.809 ACRES (557,962 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

THAT, STRUCTURED REA–ROCKWALL LAND, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FIT SPORT LIFE ADDITION, LOTS 1 AND 2, BLOCK B, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENTS STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED 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 BUILDING, 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 TO INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THE 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 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;
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEM.

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 DEVELOPER AND/OR OWNER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BYMAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OR 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; OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THE WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STRUCTURED REA–ROCKWALL LAND, LLC

_____
NAME
TITLE

STATE OF ILLINOIS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, 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 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.

_____ _____ MY COMMISSION EXPIRES:
NOTARY SIGNATURE

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

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, RPLS. NO. 6373 ON July 22, 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.

_____ _____ MY COMMISSION EXPIRES:
NOTARY SIGNATURE

RECOMMENDED FOR FINAL APPROVAL

_____ _____
PLANNING AND ZONING COMMISSION DATE

APPROVED

I HEREBY CERTIFY THAT THAT THE FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THIS _____THE DAY OF _____, 2021.

WITNESS OUR HANDS, ON THIS THE _____ DAY OF _____,2021.

_____
MAYOR, CITY OF ROCKWALL

_____
CITY SECRETARY, CITY OF ROCKWALL

_____
ENGINEER, CITY OF ROCKWALL

FINAL PLAT
BEING A CONVEYANCE PLAT
FIT SPORT LIFE ADDITION
LOT 1 & 2, BLOCK B

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 12.809 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021–XXX

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

SHEET 2 OF 2

DATE: 7/22/2021
W.A. No. 19144

PRINTED: 7/22/2021 STB FILE: WIER–SURVEY.STB LAST SAVED: 7/22/2021 2:28 PM SAVED BY: AARONLS FILE: CONVEYANCEPLAT–19144.DWG
BAR IS ONE INCH ON ORIGINAL FULL–SIZE PRINT

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 27, 2021
SUBJECT:	Z2021-026; *Amendment to PD-08*

On July 13, 2021, the Planning and Zoning Commission tabled *Case No. Z2021-026* by a vote of 6-0, with Commissioner Deckard dissenting. This case proposed establishing 36, 30-foot by 110-foot townhome lots on the 6.88-acre parcel of land. At the time this motion was approved, the Planning and Zoning Commission indicated two (2) main concerns with the applicant's request: [*1*] that no letter was submitted from the Chandler's Landing Subdivision stating that this development would be incorporated into the existing Homeowner's Association (HOA), and [*2*] the anti-monotony standards did not meet the requirements of the Unified Development Code (UDC). Based on this the applicant has chosen to incorporate updated anti-monotony standards that change the number of intervening homes required before the same material blend/building elevation is utilized from one (1) home to two (2) homes. Staff should point out that while this is better than the previous request this change still does not meet the minimum standards of the Unified Development Code (UDC), which requires a minimum of six (6) intervening homes. In addition, staff has received an email from a representative of the Chandler's Landing Subdivision confirming that this land is a part of the Chandler's Landing HOA. Staff has provided this letter along with an updated draft ordinance and case memo (*changes highlighted*) in the attached packet. Should the Planning and Zoning Commission have any questions staff will be available at the *July 27, 2021* Planning and Zoning Commission meeting.

Cc: Evan Matteson <evan@thematteson group.com>; Chip Imrie <chipimrie@gmail.com>; Jeff Macalik <Jeff@retrotek.com>; Dean Riddle <driddle@riddleandwilliams.com>; Chad Robinson <crobinson@riddleandwilliams.com>; Kathy Lee <klee@riddleandwilliams.com>
Subject: RE: [EXTERNAL] RE: Chandlers Landing - need review of metes & bounds description

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

Dear Bruce,

Please see the email below and the attachments to this email. Based upon the research from Courthouse Research Specialists, the land comprising Spyglass 4 appears to be already subjected to the Declaration for Chandlers Landing.

Pursuant to Article V, Section 1 of the Declaration, the Declarant agreed, and each Owner of a Lot has agreed to pay assessments established by the Declaration. "Lot" is defined in Article I of the Declaration to include both lots shown on a subdivision map and Living Units in multi-family structures. As such, this applies to both Lots and Units.

Accordingly, it appears that all owners of Lots in any subdivision in Spyglass 4, and/or all owners of Units in any condominium constructed in Spyglass 4 will be obligated to pay assessments to the Association in accordance with the Declaration, and are otherwise subject to all other provisions contained in the Declaration. Of course we can never guarantee that a court will agree with us if an owner were to challenge this opinion.

We recommend informing the city that this land is part of Chandlers Landing and will be subject to the Chandlers Landing deed restrictions. The Board should also ask the City to alert the developer to this.

Julie L. Dupont
Riddle & Williams, P.C.
3811 Turtle Creek Blvd., Suite 500
Dallas, Texas 75219
T: 214/760-6766
F: 214/760-6765
jdupont@riddleandwilliams.com

RIDDLE & WILLIAMS, P.C. – *E-MAIL NOTICE*
www.riddleandwilliams.com

This transmission may be: (1) subject to the Attorney-Client Privilege, (2) an attorney work product, or (3) strictly confidential. If you are not the intended recipient of this message, you may not disclose, print, copy or disseminate this information. If you have received this in error, please reply and notify the sender (only) and delete the message. Unauthorized interception of this e-mail is a violation of federal criminal law.

From: David Casique <david@crstex.com>
Sent: Thursday, July 8, 2021 3:25 PM

To: Julie Dupont <jdupont@riddleandwilliams.com>
Cc: Richard Ortiz <rich@crstex.com>; Hope Gable <hope@crstex.com>
Subject: RE: [EXTERNAL] RE: Chandlers Landing - need review of metes & bounds description

Good afternoon Julie,

Please review the documents attached. The Deed Sketch Map here attached is key to show that the 6.88 acres appears to be part of Tract A and Tract B of the document labeled "Chandlers Landing Legal". Said legal description being the same as the one decribed in Deed recorded in Volume 102, Page 895, for 285.2916 acre tract. Document recorded in Volume 6494, Page 59, describes the 6.88 acres. Said 6.88 also appears to be part of Plat Spyglass Hill Condominiums Phase Four recorded in Cabinet B, Page 146 here attached.

6.88 Acres appear to be part of Tract A and B only. It does not appear to be part of Tract C, Tract D, Tract E. Unfortunately we were not able to get a copy of the Scenic Estates Subdivision recorded in Volume 1, Page 42.

Thank you so much,

www.texasfreedocuments.com

Thank you,
David Casique
Court House Research Specialists, Inc.
3740 N. Josey Ln. Suite 225
Carrollton, Texas 75007
817.675.5692 P
David@crstex.com
www.crstex.com

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:	July 27, 2021
APPLICANT:	Troy Lewis; *Newstream Capital Partners*
CASE NUMBER:	Z2021-026; *Amendment to Planned Development District 8 (PD-8) for Townhomes*

NOTE: Changes from the July 13, 2021 Planning and Zoning Commission meeting are Highlighted.

SUMMARY

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an *Zoning Change* to amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on October 29, 1973 (*Ordinance No. 73-43*). On November 12, 1973, the subject property was rezoned to Planned Development District 8 (PD-8) and designated for a *Multi-Family Structure* or *Condominium* by *Ordinance No. 73-48*. This designation was amended on October 19, 1992 by *Ordinance No. 92-39* (*Case No. PZ1992-008-01*), which re-designated the subject property to allow 36 zero-lot-line, single-family homes. The subject property is an un-platted 6.88-acre tract of land located on Henry M. Chandler Drive, adjacent to the Chandler's Landing Marina and the Spyglass Condominiums, in the Chandler's Landing community.

On October 13, 2017, a request was made by Ed Cavendish of Cavendish Homes/VPS Construction requesting to reinstate the preliminary plat that was approved in 1992 in accordance with *Ordinance No. 92-39*. This preliminary plat depicted the proposed layout for the 36 zero-lot-line, single-family homes. The Planning and Zoning Commission approved the reinstatement request October 24, 2017; however, the applicant ultimately choose to submit an application on November 17, 2017 requesting to amend *Ordinance No. 92-39* to allow for a 48-unit townhome development (*Case No. Z2017-059*). This request was denied by the City Council on February 5, 2018 by vote of 2-4 with then Mayor Pruitt and Council Members Fowler, Lewis and Macalik dissenting.

PURPOSE

On June 18, 2021, the applicant -- *Troy Lewis of Newstream Capital Partners* -- submitted an application requesting amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] to allow a townhome development consisting of 36 townhomes.

ADJACENT LAND USES AND ACCESS

The subject property is located on the south side of Henry M. Chandler Drive west of the intersection of Henry M. Chandler Drive and Ridge Road [*FM-740*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Henry M. Chandler Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are Phases 1 & 2 of the Harbor Landing Subdivision, which are located within the Chandler's Landing Community and zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is the corporate boundary between the City of Rockwall and the City of Heath. Situated in the City of Heath adjacent to the subject property are several single-family homes.

East: Directly east of the subject property is Phase 3 of the Spyglass Hill Subdivision, which is composed of 46-condominiums and zoned Planned Development District 8 (PD-8). Beyond this are Phases 1 & 2 of the Spyglass Hill Subdivision, which are composed of 110-condominiums (*i.e. Phase 1 has 67-condominiums and Phase 2 has 43-condominiums*) and zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is the Chandler's Landing Marina, which is located within the takeline for Lake Ray Hubbard (*i.e. owned by the City of Dallas and leased by the City of Rockwall*). Beyond this is Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST

According to the concept plan provided by the applicant the proposed townhome development will consist of 36, 30-foot by 110-foot (*or a minimum of 3,300 SF*) townhome lots that will be broken up into blocks of four (4) to six (6) lots. The development will incorporate approximately 41.40% (*or 2.85-acres*) open space, which will surround the buildings and provide a buffer from *Spyglass, Phase 3* (*which is located directly east of the subject property*) and the Chandler's Landing Marina (*which is located west of the subject property*). The concept plan also shows that all of the proposed lots will have *flat-front entry* garages with 26 of the lots having the garage *at-grade* on the upper floor and ten (10) of the lots having the garage *at-grade* on the lower floor. The applicant has not provided staff with example elevations of the lot product; however, the applicant has agreed to incorporate masonry requirements into the draft ordinance which will require the townhomes exteriors to incorporate minimum of 90% masonry materials. Staff should note that the applicant has requested that the streets be private and maintained by the Homeowner's Association (HOA). Staff has included this condition in the proposed draft ordinance with the stipulation that the applicant provide a 29-foot *back-to-back* concrete street built to the City's standards. A summary of the proposed density and dimensional requirements for this project are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	30'
Minimum Lot Depth	110'
Minimum Lot Area	3,300 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

The applicant has incorporated anti-monotony standards that require a minimum of two (2) intervening homes of differing appearance be used before the same material blend/building elevation is utilized. Staff should point out that this standard does not adhere to the minimum anti-monotony standards (*see the Conformance to the City's Codes section below*).

In addition, staff should also note that when *Ordinance No. 92-39* was approved, the City Council established maximum finished floor elevations for each building pad on the proposed concept plan. The purpose of these maximums was to ensure that the views of the properties, located directly east (*i.e. Spyglass, Phase 3*) of the subject property, would not be affected by the proposed development. In conformance with these requirements the applicant has stated that the highest roof elevation of any

townhome will be at an elevation of 500-feet above sea level. This is eight (8) feet below the highest elevation permitted under *Ordinance No. 92-39*. Staff has included this in the conditions of approval for this case.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. All of the private residential streets will need to have a minimum of 50-feet of right-of-way with a 29-foot *back-to-back* concrete street. All private streets shall be maintained by the Homeowner's Association (HOA). A minimum of a five (5) sidewalk be constructed along Henry M. Chandler Drive.

(2) *Water*. The applicant shall be required to loop an eight (8) inch waterline through the site, and no dead-end water lines will be permitted.

(3) *Wastewater*. The applicant will be required to tie into the existing eight (8) inch sanitary sewer line with a minimum of an eight (8) inch sanitary sewer line.

(4) *Drainage*. Detention is not required as long as the proposed development drains to Lake Ray Hubbard. This will require the applicant to obtain permission from the City of Dallas to outfall the water and for a stormwater easement leading to the lake.

CONFORMANCE TO THE CITY'S CODES

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's Standards of Design and Construction Manual in the following ways:

(1) *Garages*. The applicant is proposing to incorporate approximately 100% flat front entry garages. According to the Engineering Department's *Standards of Design and Construction Manual*, "(a)lleys shall be provided in all residential areas … (t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), only allows traditional swing (*i.e. J-Swing*) or recessed front entry (*i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home*). The applicant's request does not conform to either standard; however, staff should note that the applicant is proposing a minimum 25-foot driveway, which is typically required with any flat front entry product per the OURHometown Vision 2040 Comprehensive Plan.

(2) *Anti-Monotony Standards*. According to Subsection 03.01(D), *Anti-Monotony*, of the Unified Development Code (UDC), "(t)he front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street … (t)he rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance." In this case, the applicant is requesting that only two (2) intervening home of differing appearance be required.

(3) *Lot Size*. Currently, the City of Rockwall does not have standards or a zoning district that would permit a townhome product with the exception of the Two Family (2F) or Multi-Family 14 (MF-14) Districts. In addition, the City's smallest single-family lot size permitted by the Unified Development Code (UDC) is 5,000 SF, which is permitted in the Zero Lot Line (ZL-5) District. The Two Family (2F) District -- *which could accommodate a Townhouse based on the permitted side yard setbacks* -- requires a minimum lot size of 7,000 SF. In this case, the applicant is proposing a minimum lot size of 3,300 SF.

(4) *Lot Width*. The minimum lot width in the Two Family (2F) District is 60-feet. The applicant is requesting a minimum lot width of 30-feet.

By approving the proposed Planned Development District, the City Council is waiving these standards.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Marina District* and is designated for *Medium Density Residential* land uses on the Future Land Use Plan. According to the Comprehensive Plan, *Medium Density Residential* land uses are defined as "… residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In this case, the applicant is proposing a density of *5.23* dwelling units per gross acre, which is characteristic of a *High Density Residential* land use designation (*i.e. anything greater than three [3] units per gross acre*). Based on this, the applicant's request would require this property to change from a *Medium Density Residential* designation to a *High Density Residential* designation. Staff should point out that the current zoning on the subject property allows 36 single-family homes, which is the same density as the proposed zoning change; however, when the Future Land Use Plan was being considered, the concept plan associated with *Ordinance No. 92-39* did not conform to the residential policies that were in place with the previous Comprehensive Plan (*i.e. the Hometown 2000 Comprehensive Plan*) or the [*then*] proposed OURHometown Vision 2040 Comprehensive Plan. Based on this deficiency the property was reclassified from a *High Density Residential* designation on the Hometown 2000 Comprehensive Plan to a *Medium Density Residential* designation with the OURHometown Vision 2040 Comprehensive Plan. With this being said, changes to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan are discretionary decisions for the Planning and Zoning Commission and City Council.

With regard to the policies for townhomes contained in the Comprehensive Plan staff has identified the following conformity/non-conformities and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) *CH. 08 | Sec. 02.04 | Goal 1; Policy 1*: Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

Staff Response: Staff originally incorporated anti-monotony standards that required a minimum of two (2) intervening townhomes of differing materials and appearance be required prior to the same building materials/building elevations being used again. It should be noted that this requirement did not conform with the anti-monotony standards contained in the *General Residential District Standards*, but had been proposed with the previous townhome project for the subject property (*i.e. Case No. Z2017-059*). *The applicant is proposing that the anti-monotony standards set a minimum of two (2) intervening homes before the same material blends/building elevations could be used. Since this standard is not in accordance with the City's anti-monotony standards contained in the Unified Development Code (UDC), the applicant's request would not be in conformance with this policy. Staff should note that building elevations were requested; however, the applicant has not submitted them for review.*

(2) *CH. 08 | Sec. 02.04 | Goal 1; Policy 2:* Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

Staff Response: Staff suggested that the applicant meet this requirement and incorporate alleyways or mews into the plan. *The applicant has chosen not to incorporate staff's request, and has chosen to request that all of the product use forward facing, flat front entry garages.*

(3) *CH. 08 | Sec. 02.04 | Goal 1; Policy 3*: If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.

Staff Response: Staff has recommended to the applicant that material standards be incorporated in the Planned Development District ordinance that are similar to or better than the adjacent housing. *The applicant has incorporated material standards requiring a minimum of 90% masonry materials.*

(4) *CH. 08 | Sec. 02.04 | Goal 1; Policy 4*: Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.

Staff Response: Staff recommended that additional niche parking be provided adjacent to the street. *The applicant has incorporated 22 niche parking spaces for on-street parking. This is an increase of eight (8) niche parking spaces from the original submittal.*

(5) *CH. 08 | Sec. 02.04 | Goal 1; Policy 5*: When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a master planned community.

Staff Response: Staff recommended that additional amenities be added to this development. *The Chandler's Landing Subdivision has provided staff with a letter stating that this development is a part of the Chandler's Landing Homeowner's Association (HOA) and the applicant has stated that the amenities provided in this subdivision should count as amenities for this development; however, staff should point out that this development is physically separated from the rest of the Chandler's Landing Subdivision and that no pedestrian connections are proposed connecting this development to the remainder of the subdivision. Based on this physical separation and lack of pedestrian connection, staff is of the opinion that conformance to this policy is a discretionary decision for the Planning and Zoning Commission and City Council.*

(6) *CH. 08 | Sec. 02.04 | Goal 1; Policy 6*: Townhome developments should incorporate trails and sidewalks and be designed to have a focus on walkability and connectivity of adjacent land uses.

Staff Response: Staff recommended that both sidewalks and trails be added to the plan. *The applicant has incorporated sidewalks into the design, but has not incorporated a trail system circulating through the site.*

Based on the non-conformance of the request with the Future Land Use Plan, and the plans non-conformance to the residential goals and policies, staff is of the opinion that the applicant's request *does not* conform to the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 2, 2021, staff mailed 1,752 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Lago Vista, Eater's Edge at Lake Ray Hubbard, Signal Ridge and Signal Ridge Phase 4, Fox Chase, Benton Woods, and Chandler's Landing Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following responses:

(1) 14 property owner notifications from 14 property owners located within the 500-foot notification buffer opposed to the applicant's request.
(2) Four (4) emails from four (4) property owners located within the 500-foot notification buffer opposed to the applicant's request.
(3) 11 property owner notifications from eight (8) property owners located within the 500-foot notification buffer in favor of the applicant's request.
(4) Five (5) emails from five (5) property owners located within the 500-foot notification buffer in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*], then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance; and,

(2) Any construction resulting from the approval of this ***Zoning Change*** 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.

PLANNING AND ZONING COMMISSION

On July 13, 2021, the Planning and Zoning Commission voted 6-0 (*with Commissioner Deckard absent*) to table *Case No. Z2021-026* to the July 27, 2021 Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2021-026

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	Prop ID 452487 & A0207 E Teal, Tract 134-12				
SUBDIVISION	Spyglass Hill #4	LOT	4	BLOCK	A
GENERAL LOCATION	Adjacent to Chandler's Landing Marina				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-08, Zero Lot Line Residential		CURRENT USE	Undeveloped	
PROPOSED ZONING	Amend PD-08, Attached Townhomes		PROPOSED USE	Residential	
ACREAGE	6.88	LOTS [CURRENT]	36	LOTS [PROPOSED]	36

☐ ***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	Newstream Capital Partners
CONTACT PERSON		CONTACT PERSON	Troy Lewis
ADDRESS		ADDRESS	311 South Oak St. #250
CITY, STATE & ZIP		CITY, STATE & ZIP	Roanoke, TX 76262
PHONE		PHONE	817-602-0578
E-MAIL		E-MAIL	14rockwater@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dilip Shah [*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 $ 303.20 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* June *, 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 17th *DAY OF* June *, 20* 21 .

OWNER'S SIGNATURE Dilip Shah

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS B Powers

BECKY POWERS
My Notary ID # 128754980
Expires September 29, 2023

MY COMMISSION EXPIRES 9/29/23



City of Rockwall

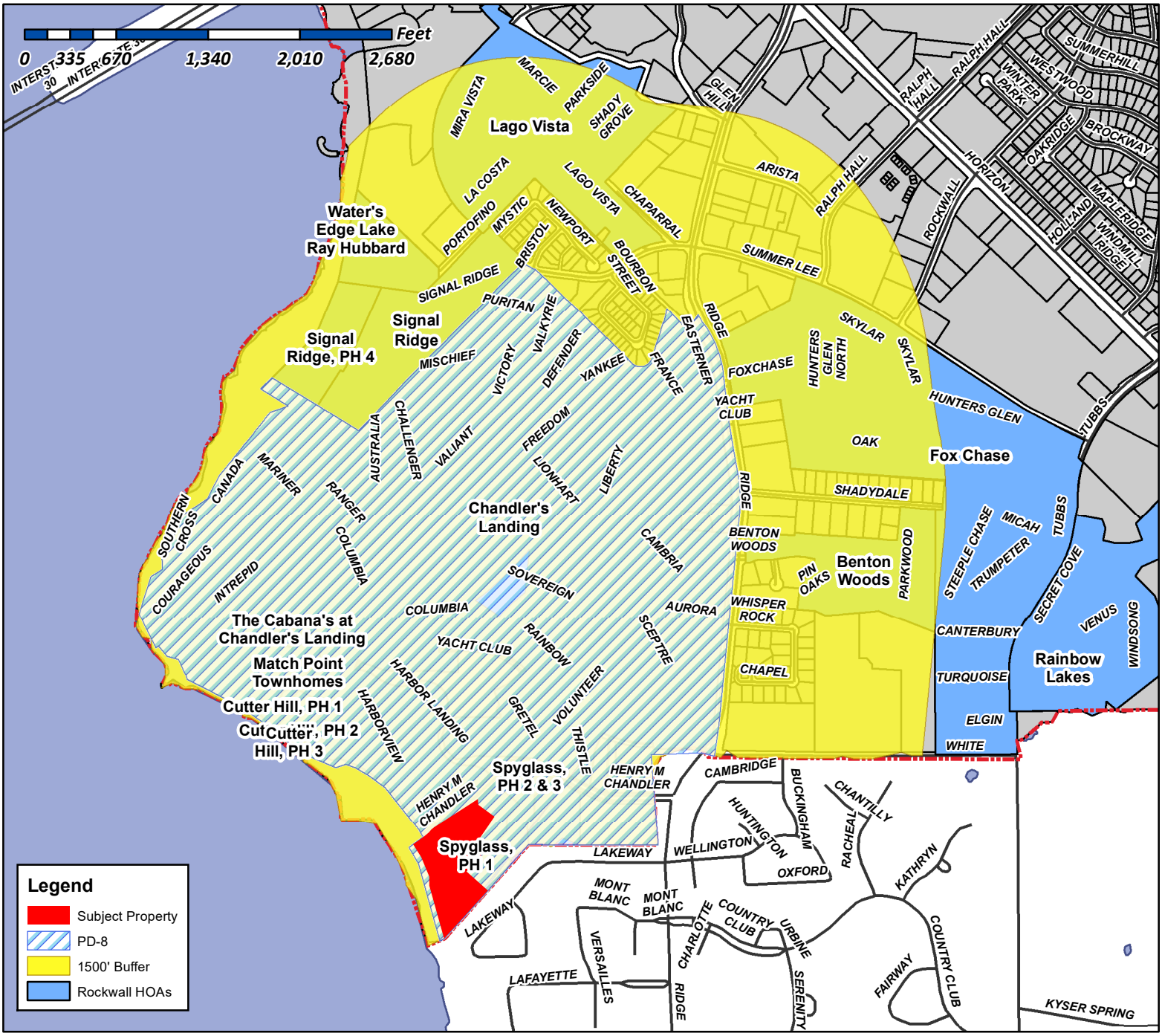
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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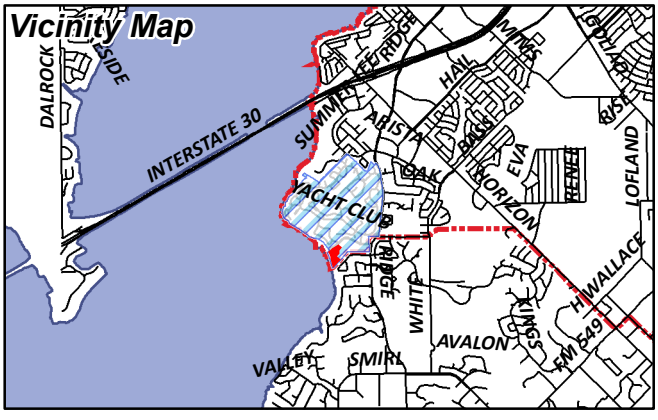
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Case Number: Z2021-026
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive

Date Created: ***6/23/2021***

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



Miller, Ryan

From: Gamez, Angelica
Sent: Monday, June 28, 2021 4:55 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-026]
Attachments: Public Notice (06.28.2021).pdf; HOA Map (06.23.2021).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 was published in the Rockwall Herald Banner on *June 25, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 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.

Z2021-026 Zoning Change amending Planned Development District 8
Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an *Zoning Change* to amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

Thank you,

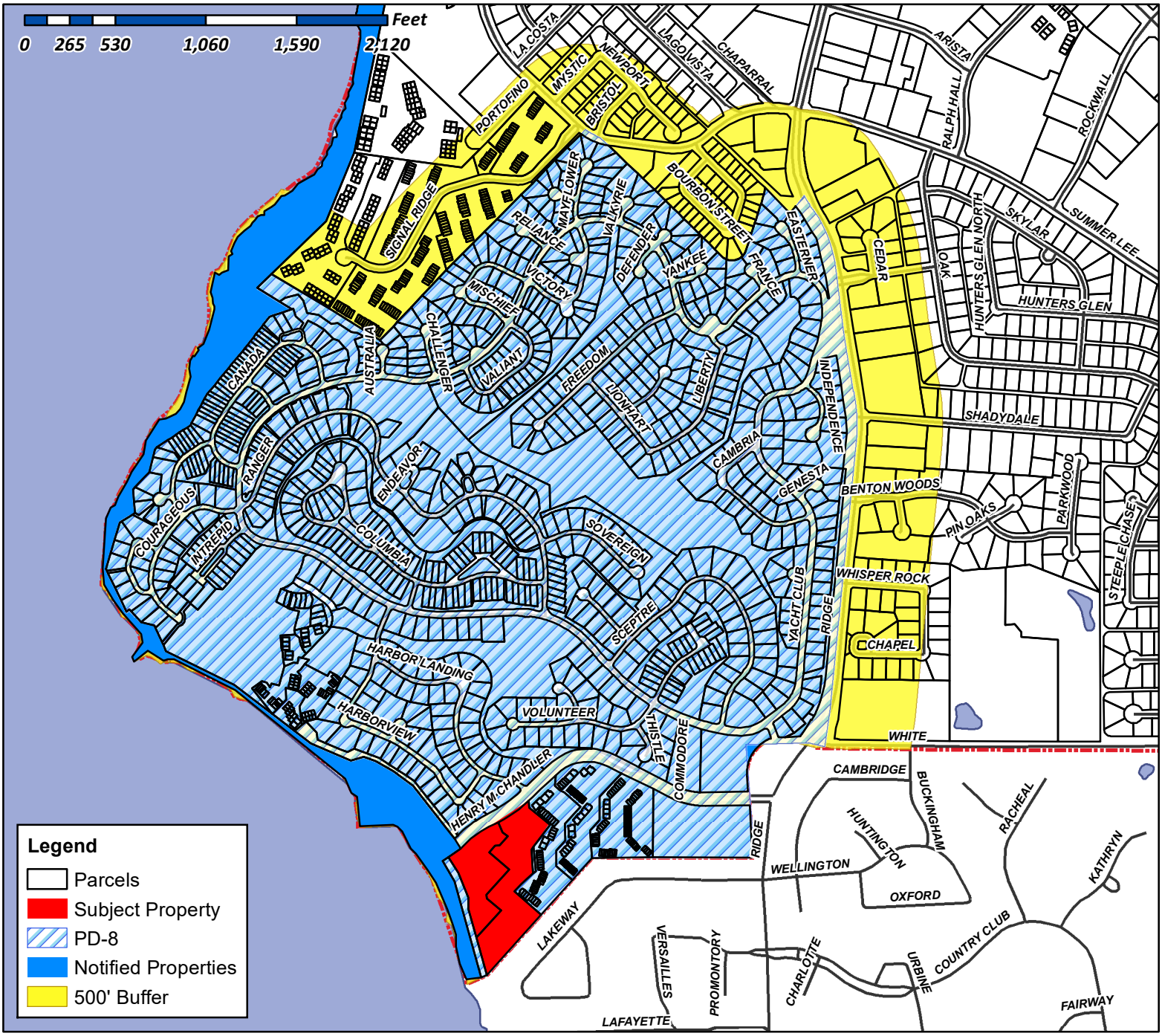
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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

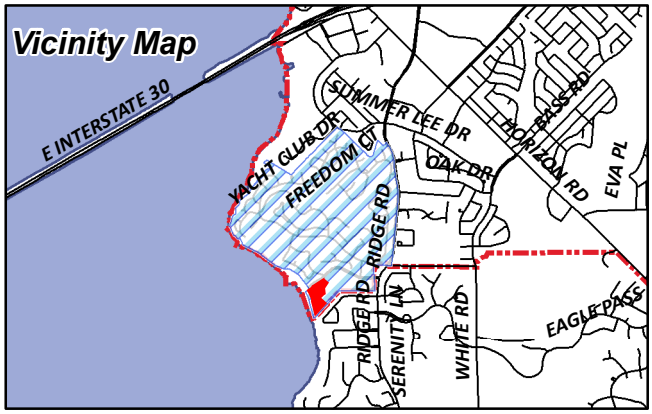
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Case Number: Z2021-026
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive

Date Created: ***6/24/2021***

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



CORDILLERA INTERNATIONAL LLC
1 EASTSHORE ROAD
HEATH, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
10 INTREPID CIR
ROCKWALL, TX 75032

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

PRICE JASON ALAN
10041 W DUBLIN DR
FORNEY, TX 75126

VOLKMAN DOLORES A
10057 SURREY OAKS DR
DALLAS, TX 75229

SEELEY LISA JONI
101 AURORA CIR
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

ROTH JEFFREY STEPHEN
101 EASTERNER PL
ROCKWALL, TX 75032

FRANCE COURT PROPERTIES LLC
101 FRANCE CT
ROCKWALL, TX 75032

CONFIDENTIAL
101 GENESTA PL
ROCKWALL, TX 75032

IWAI AKIO
C/O OPEN HOUSE CO LTD, 11TH FLOOR
10-1 GINZA 6-CHOME CHUO-KU, TOKYO
104-0061, JAPAN,

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
101 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOODWIN DALE & DEBORAH
101 INDEPENDENCE PL
ROCKWALL, TX 75032

LANGSTON JOHN AND FRIEDA
101 MAYFLOWER CT
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

MCHARGUE SCOTT W & PATRICIA L
101 RESOLUTE LN
ROCKWALL, TX 75032

ARNOLD MICHAEL J & KATHY RENEE
101 SCEPTRE DR
ROCKWALL, TX 75032

WELCH JANIS M
101 VALKYRIE PL
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
101 YANKEE CT
ROCKWALL, TX 75032

ROTH JEFFREY STEPHEN
10-10 166 ST
WHITESTONE, NY 11357

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

NORTHCUTT LEIGH
102 AURORA CIR
ROCKWALL, TX 75032

THOMAS BRETT JORDAN & CASSIDY BO
102 CLIPPER CT
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

KELLY DONNA
102 E MOORE AVE STE 245
TERRELL, TX 75160

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX
102 GENESTA PL
ROCKWALL, TX 75032

HAYS DANNY W AND JOAN A
102 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

RINK HEIDI MARIE
102 JESSICA DRIVE
BELLE CHASSE, LA 70037

HARRELL STEVEN R AND ROBERTA J
102 MAYFLOWER CT
ROCKWALL, TX 75032

HALL JASON & CORI
102 MISCHIEF LN
ROCKWALL, TX 75032

FARRAR ROBERT CARY & NANCY N
102 MUSTANG DR
FATE, TX 75087

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

SRP SUB, LLC
102 RESOLUTE LN
ROCKWALL, TX 75032

TOMPKINS JAMES MICHAEL & LAURIE CARLENE GARVIN
102 THISTLE PL
ROCKWALL, TX 75032

NECAS KEVIN J
102 WEATHERLY CIRCLE
ROCKWALL, TX 75032

GALLAGHER CHRISTOPHER
102 YANKEE CT
ROCKWALL, TX 75032

RODRIGUEZ GUILLERMO AND DEBORAH
1029 SILVERTHORN CT
MESQUITE, TX 75150

RAMSEY TERESA GALE AND LORI RAMSEY
103 AURORA CIR
ROCKWALL, TX 75032

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

CEPAK JANET BAIN
103 DEFENDER COURT
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

BARR JOHNATHAN & CHRISTY
103 FRANCE COURT
ROCKWALL, TX 75032

GAY JEFFREY & TAMI
103 FREEDOM CT
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

SHIVERS MARGARET ANN
103 HENRY M CHANDLER DR
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
103 MAYFLOWER CT
ROCKWALL, TX 75032

SINCLAIR SUE AND JEREMY LEE SINCLAIR
103 RELIANCE CT
ROCKWALL, TX 75032

HARPER DANIEL
103 RESOLUTE LN
ROCKWALL, TX 75032

SELL KIMBERLEE Z
103 SCEPTRE DR
ROCKWALL, TX 75032

FISHER TED Y
103 THISTLE PL
ROCKWALL, TX 75032

HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

ARNOLD GEORGE
103 WEATHERLY CIR
ROCKWALL, TX 75032

TRANSOU ARMANDA L
103 YANKEE CT
ROCKWALL, TX 75032

O'BRIEN PATRICIA C
104 AURORA CIRCLE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

WRAY ENTERPRISES LLC
104 EASTERNER PL
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

MORRIS GARY GLEN & SANDRA J
104 FREEDOM CT
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
104 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D
104 INDEPENDENCE PL
ROCKWALL, TX 75032

YATES KIMBERLY
104 MAYFLOWER COURT
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE CT
ROCKWALL, TX 75032

TODD HOLLY J
104 RESOLUTE LN
ROCKWALL, TX 75032

JONES ANGELA DENISE
104 THISTLE PLACE
ROCKWALL, TX 75032

MANDRELL JAMES R & KRISTIN MANDRELL
104 VALKYRIE PLACE
ROCKWALL, TX 75032

HAM EDWARD C & BRENDA
104 WEATHERLY CIR
ROCKWALL, TX 75032

HOWARD KATALIN J
104 YANKEE CT
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R
105 AURORA CIR
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

KNEEDLER BRADLEY HARRISON
105 CLIPPER CT
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

SELZER DEANNA
105 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

WILLIAMS WILLIAM BROCK AND MARIA
CRISTINA
105 LIBERTY LANE
ROCKWALL, TX 75032

OCONNOR MICHAEL
105 MAYFLOWER CT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

MCMAHON PATRICK AND CHERYL
105 SCEPTRE DR
ROCKWALL, TX 75032

RAY LAURA MATTESON
105 THISTLE PLACE
ROCKWALL, TX 75032

HOUSER JOSHUA AND SOMMER
105 WEATHERLY CIR
ROCKWALL, TX 75032

ROGERS RYAN J
105 YANKEE CT
ROCKWALL, TX 75032

NEUROHR KIM D
106 CLIPPER COURT
ROCKWALL, TX 75032

SELLERS JAMES L AND AMI A
106 DEFENDER CT
ROCKWALL, TX 75032

AZORES ROBERT AND KELLEY
106 EASTERNER PLACE
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
106 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER
106 INDEPENDENCE PLACE
ROCKWALL, TX 75032

THACKER IKE AND MARY
106 LIBERTY LANE
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
106 MAYFLOWER CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE
106 RELIANCE CT
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT
106 SCEPTRE DR
ROCKWALL, TX 75032

VAN WEY DONALD L
106 VALKYRIE PL
ROCKWALL, TX 75032

HENKEMEYER MARK & SANDRA
106 WEATHERLY CIR
ROCKWALL, TX 75032

HENSON KIM A & REBECCA H
106 YANKEE CT
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE
IRENE
107 HENRY M CHANDLERDR
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

CHAD J HUDSON PROPERTIES INC
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

HUDSON CHAD J & LINDSAY B
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-
GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

GEORGE JOHN SAMUEL
107 SCEPTRE DR
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

WASSERMAN JENNIFER CLAIRE
107 YANKEE CT
ROCKWALL, TX 75032

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

BROWN JEAN M TRUST
108 FREEDOM CT
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
108 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LONG JOHN AND LINDSAY
108 MAYFLOWER CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

STARNES KIMBERLY DAWN
108 SCEPTRE DR
ROCKWALL, TX 75032

VECCHIARELLO RICHARD & MELISSA A
108 VALKYRIE PLACE
ROCKWALL, TX 75032

SAATCI YESIM
108 YANKEE CT
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

ALLYSON VAN OS RESIDENCE TRUST 07-05-87
ALLYSON VAN OS - SUCCESSOR TRUSTEE
109 DREW LANE
HEATH, TX 75032

ANDREWS LEWIS E AND LINDA
109 EASTERNER PL
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
109 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHAD J HUDSON PROPERTIES INC
109 INDEPENDENCE PL
ROCKWALL, TX 75032

THOMAS CARLA RENE AND BRIAN ALLEN
109 LIBERTY LANE
ROCKWALL, TX 75032

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

REED ANGEL
109 SCEPTRE DRIVE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

HOVEY EMERSON & CATHERINE SMITH HOVEY
110 CLIPPER CT
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
110 CODY CIR N
SULPHUR SPRINGS, TX 75482

HPA TEXAS SUB 2017-1 LLC
110 DEFENDER CT
ROCKWALL, TX 75032

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

PARNES ALEXANDRA
110 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SOLOMONS DONALD B
110 LIBERTY LN
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

DILOV VANIO
110 MISCHIEF LN
ROCKWALL, TX 75032

HOWES JAN
110 SCEPTRE DR
ROCKWALL, TX 75032

CARRUCCI ANTHONY JR
110 YANKEE CT
ROCKWALL, TX 75032

COOK JEAN QUILL
1102 HERITAGE DRIVE
GARLAND, TX 75043

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

MILLER DIXIE E AND
MILDRED AND LARRY W STARLING
111 SCEPTRE DRIVE
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

RUSSELL DEBORA J AND
JOSEPH A JR & EDNA J JERMAN
112 FREEDOM COURT
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
112 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FAIRCHILD REVOCABLE LIVING TRUST
112 MAYFLOWER CT
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON
112 SCEPTRE DR
ROCKWALL, TX 75032

SMITH THOMAS M
113 CLIPPER COURT
ROCKWALL, TX 75032

FOSTER ROBERT L AND RUTH E
113 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

PARTEN PAUL E & PATRICIA M
113 LIBERTY LN
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

STAMPS GAYLON JR
113 SCEPTRE DR
ROCKWALL, TX 75032

MARRIOTT RUSSELL D AND LISA D
114 CLIPPER CT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

BENSON CARROLL AND GLENDA
114 LIBERTY LANE
ROCKWALL, TX 75032

FAIRCHILD CARL F & TONI A TRUSTEES
FAIRCHILD JOINT REVOCABLE LIVING TRUST
114 MAYFLOWER CT
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

SALT PROPERTIES LLC
115 HENRY M CHANDLERDR
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

SMITH KURTIS
115 SCEPTRE DR
ROCKWALL, TX 75032

TIMOTHY J AND LAURA D DRAELOS TRUST
TIMOTHY J DRAELOS AND LAURA D DRAELOS
TRUSTEES
116 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

BRELAND JULIA AND
BARRY W YOUNG
116 SCEPTRE DR
ROCKWALL, TX 75032

PALMER TONY & JUDY
117 CLIPPER CT
ROCKWALL, TX 75032

HAYWORTH DEVON A
117 HENRY M CHANDLER DR UNIT 117, BLDG E
ROCKWALL, TX 75032

BEARD DAVID & SANDY
117 LIBERTY LANE
ROCKWALL, TX 75032

PHAN NGAN VAN
117 SCEPTRE DR
ROCKWALL, TX 75032

BAUMANN HARRY EDWARD
118 CLIPPER CT
ROCKWALL, TX 75032

JASTER FAMILY LIVING TRUST
EMIL EDWARD & MARGARET O JASTER
TRUSTEES
118 FREEDOM COURT
ROCKWALL, TX 75032

LESLIE RANDY
118 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER KATHLEEN ANN
118 LIBERTY LN
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

MOORE DOOR PROPERTIES LLC
119 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DAVIS JOHN M AND THERESA Y
119 SCEPTRE DRIVE
ROCKWALL, TX 75032

BOWEN JAMES E AND
SANDRA ALVES VALADAO BOWEN
12 INTREPID CIRCLE
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
DALLAS, TX 75216

JUDD MANO
120 BLUE HERON LN
HEATH, TX 75032

GARDNER DAVID L REV LIV TR
120 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA US1 LLC
120 RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

KJT FLYING PROPERTIES LLC
120 SCEPTRE DR
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

STOCKS DENISE K
121 HENRY M CHANDLER DR
ROCKWALL, TX 75032

IRIZARRY ALBERTO R & TERESA E
121 LIBERTY LANE
ROCKWALL, TX 75032

MONIER SHANNON K
121 SCEPTRE DRIVE
ROCKWALL, TX 75032

ELLISTON DANIEL MARK
121 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MCCONNELL MICHAEL J
C/O LINDA M DUGO
12123 DRUJON LN
DALLAS, TX 75244

JOHNSON TREVOR R & DANA J
122 CLIPPER CT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
122 FREEDOM CT
ROCKWALL, TX 75032

RAGLE VICKIE
122 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KELLEY CYNTHIA JANE
IRREVOCABLE FAMILY TRUST
122 LIBERTY LN
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

HOLDER TOM
122 PURITAN CT
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

HAYS DANNY W AND JOAN A
123 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HPA US1 LLC
123 YACHT CLUB DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
124 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

WELCH JERL R & ANNE E
124 SCEPTRE DR
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

ESTRERA AARON S ETUX
125 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEF LN
ROCKWALL, TX 75032

STEWART BEVERLY AND JAMES
125 SHEPHERDS GLEN
ROCKWALL, TX 75032

THACKER N FAMILY TRUST AND
SHEEGOG FAMILY TRUST
126 CLIPPER CT
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
126 HENRY M CHANDLER DR
ROCKWALL, TX 75032

REILLY CHRISTOPHER P & MEGAN L
126 LIBERTY LN
ROCKWALL, TX 75032

HUIE LANDON DARNELL AND KRISTIN NOEL
126 MISCHIEF LANE
ROCKWALL, TX 75032

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

COLONIAL ESTATE IRREVOCABLE TRUST
TERRY L BROWN & BARRY R BROWN TRUSTEES
126 SCEPTRE DR
ROCKWALL, TX 75032

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

JONES JONATHAN
127 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TOWNEND DAVID WILLIAM AND JEANMARIE
127 LIBERTY LANE
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
128 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROGINA FAMILY TRUST
SERGIO A LOPEZ-ROGINA AND SUSAN D VIDAL-
ROGINA- TRUSTEES
128 LIBERTY LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

SULLIVAN MORTIMER M & CAROLYN B
REV LIVING TRUST AGREEMENT
128 PURITAN CT
ROCKWALL, TX 75032

SAINT-MU PATRICIA
128 SCEPTRE DR
ROCKWALL, TX 75032

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
129 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HAYS DANNY W & JOAN
130 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

ZUK ELIZABETH
130 SCEPTRE DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
1307 GUN CLUB CR
RICHARDSON, TX 75081

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

RODRIGUEZ GUILLERMO AND DEBORAH
131 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

TIMOTHY J AND LAURA D DRAELOS TRUST
TIMOTHY J DRAELOS AND LAURA D DRAELOS
TRUSTEES
13117 SANDSTONE PLACE NE
ALBUQUERQUE, NM 87111

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ZIELINSKI THOMAS ROBERT
132 LIBERTY LN
ROCKWALL, TX 75032

ROSHAN KC
132 MISCHIEF LN
ROCKWALL, TX 75032

WRIGHT RHONDA
133 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ASHMORE KEITH C & JENNIFER
133 LIBERTY LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

CGN SPYGLASS LLC
135 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SANCHEZ RAMSES S
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LISTER WILLIAM
136 LIBERTY LN
ROCKWALL, TX 75032

CGN SPYGLASS LLC
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LOGAN PAULINE K
137 LIBERTY LN
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

CGN SPYGLASS LLC
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RIAZ SUMERA
1385 RIDGE ROAD APT 484
ROCKWALL, TX 75087

HENDRICKS LORI L
139 FREEDOM CT
ROCKWALL, TX 75032

CGN SPYGLASS LLC
139 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
13914 OVERLOOK LN
FORNEY, TX 75126

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

VISWANATH RABINDRANATH AND SHANNON
14 INTREPID CIRCLE
ROCKWALL, TX 75032

ENGEL MARIA
140 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENS ARLENE & WAYNE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
140 LIBERTY LN
ROCKWALL, TX 75032

RIVERA ENRIQUE JR AND
SAHARA AGUIRRE
1403 BIRMINGHAM DR
ARLINGTON, TX 76012

WALKER SHERRIE G LIFE ESTATE
CYNTHIA SEELY & STEVEN WALKER
141 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BRADLEY JAMES & DEBRA
141 LIBERTY LN
ROCKWALL, TX 75032

STEWART BEVERLY AND JAMES
142 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
1420 PICKWICK LANE
DENTON, TX 76209

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

CGN SPYGLASS LLC
143 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

WEBSTER PROPERTIES LTD
144 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORRIS NORMA
144 LIBERTY LANE
ROCKWALL, TX 75087

TORRES PAULITA T
145 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GKD PROPERTIES LLC
145 LIBERTY LN
ROCKWALL, TX 75032

LEWIS COLIN BRAD
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEWIS COLIN BRAD
147 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEAM MONAWAR AND
TAHANI MUNAWAR
1471 ENGLEWOOD DR
ROCKWALL, TX 75032

DAVIS GEORGE
148 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SUTHERLAND ETHAN JOHN
148 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

FARRAR ROBERT CARY & NANCY N
149 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CATANIA ANTHONY J
14915 WILLOW HEARTH DR
HOUSTON, TX 77084

GLENDINNING ANTHONY AND CHRISTI BOYD
15 INTREPID CIR
ROCKWALL, TX 75032

PARNES ALEXANDRA & DROR
15 KESTREL COURT
ROCKWALL, TX 75032

48 MKS LTD
15 WINDING LAKE DR
DALLAS, TX 75230

GARDNER DAVID L REV LIV TR
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CITY OF DALLAS
1500 MARILLA ST ROOM 5D SOUTH
DALLAS, TX 75201

BURNS LORRAINE
151 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBERTS JOSHUA & CHRISTINA
151 LIBERTY LANE
ROCKWALL, TX 75032

WOOLDRIDGE ALMA J
152 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNOTT STEPHEN D & SUSAN C
152 LIBERTY LN
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

HUGHES LUANN LYTLE AND RICHARD ANDREW
153 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEWART JAMIE
154 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD AMANDA L &
MATTHEW WEST BALLARD
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

OURSLER JIM & BETTY L
156 LIBERTY LN
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RICKLEFS MARY E
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DEVILL HOMES INC
16 INTREPID CIR
ROCKWALL, TX 75032

CURRENS ARLENE & WAYNE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

AMERICAN CONDO CORP OF HOUSTON
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHELTON CRAIG
160 LIBERTY LN
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COUGHLIN DIANE AND BRIAN FOULKS
162 HENRY M CHANDLER DRIVE UNIT 162
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SKR INVESTMENTS
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

PARNES ALEXANDRA & DROR
165 HENRY M CHANDLER DR
ROCKWALL, TX 75032

PARNES ALEXANDRA
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOODWIN DALE & DEBORAH
1667 SWAN TER
N FT MYERS, FL 33903

MCHALE JOHN D JR
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SKR INVESTMENTS
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SKR INVESTMENTS
1682 CHOTEAU CIR
GRAPEVINE, TX 76051

SKR INVESTMENTS
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKE PATRICIA LYTLE
17 INTREPID CIR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

D'ALISO CHRISTOPHER J
1701 HICKORY CHASE CIR
KELLER, TX 76248

PHAN NGAN VAN
1701 WOODSBORO CT.
ALLEN, TX 75013

WEBSTER PROPERTIES LTD
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

WEBSTER PROPERTIES LTD
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CLARK JASON
173 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

AMERICAN CONDO CORP OF HOUSTON
174 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
176 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FERNANDEZ RENEE LINDA
177 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SIDDIQI NAVEED & TAMARA ABDUL WAHAB
178 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
18 INTEPRID CIR
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE IRENE
18208 PRESTON RD SUITE D9-408
DALLAS, TX 75252

SLATE CRAIG M & TANYA
185 S AVENIDA DEL SEMBRADOR
TUSCON, AZ 85745

PONDER KENNETH & ELMA
1850 ASHBOURNE DR
ROCKWALL, TX 75087

THE POTTS-REAGIN HOUSE LLC
1856 SW AVE Q
WINTER HAVEN, FL 33880

BALLARD CARLEY E JR & CHLOE
1907 LAKEVIEW DR
ROCKWALL, TX 75087

MGBOOMER LLC
1912 KINGS PASS
HEATH, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

SIDDIQI NAVEED AND TAMARA ABDULWAHAB
194 BURNS ST
FOREST HILLS, NY 11375

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

KOLLECK THOMAS A AND TAMARA DESIERTO
20 INTREPID CIR
ROCKWALL, TX 75032

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

MAXCEY THOMAS AND KIRSTEN
201 FREEDOM CT
ROCKWALL, TX 75032

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

COOK JEAN QUILL
201 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROJAS SAMUEL AND
SANDRA ELIZABETH MORALES LEDESMA
201 RAINBOW CIRCLE
ROCKWALL, TX 75032

MCCONNELL MICHAEL J
C/O LINDA M DUGO
201 SOVEREIGN CT
ROCKWALL, TX 75032

MACFARLANE VICTOR L TRUST
VICTOR B & THADERINE D MACFARLANE
TRUSTEES
201 SPEAR ST STE 1000
SAN FRANCISCO, CA 94105

MACFARLANE VICTOR L TRUST
VICTOR B & THADERINE D MACFARLANE
TRUSTEES
201 YACHT CLUB DR
ROCKWALL, TX 75032

MATTESON EVAN RICHARD & VIRGINIA ANN
202 GRETEL PL
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

SIDDIQI NAVEED AND TAMARA ABDULWAHAB
202 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER RICHARD M ET UX
202 RAINBOW CIR
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW DR
ROCKWALL, TX 75032

CARTER DAVID F & CYNTHIA W
202 SOVEREIGN CT
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
203 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ARMSTRONG JOHN D
203 RAINBOW CIR
ROCKWALL, TX 75032

RYAN BETTY & JAMES
203 YACHT CLUB DR
ROCKWALL, TX 75032

GARLAND BELOTE III
2038 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRUMMETT JOHN W
204 GRETEL PLACE
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

SHORT KATHRYN FARLEY
204 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75088

YOUNGBLOOD JOLYNN AND TERRY DON
204 RAINBOW CIR
ROCKWALL, TX 75032

ALLEN FRANCIS CONRAD
204 SOVEREIGN CT
ROCKWALL, TX 75032

FITZSIMMONS LIVING TRUST
MARY ANN AND STEPHEN J FITZSIMMONS -
TRUSTEE
20414 W 98TH STREET
LENEXA, KS 66220

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ALLEN, TX 75013

FRITZ AND KATHY MCKINSTRY LIVING TRUST
205 FREEDOM CT
ROCKWALL, TX 75032

SRP SUB, LLC
205 HARBOR LANDING DR
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
205 HENRY M CHANDLER DR
ROCKWALL, TX 75032

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
205 MAGIC LN
SUNNYVALE, TX 75182

FODGE JEFF & GLENDA
205 RAINBOW CIR
ROCKWALL, TX 75032

ROSELL LOYD MICHAEL
205 SOVEREIGN COURT
ROCKWALL, TX 75032

GOODCHILD ROBERT R
205 YACHT CLUB DR
ROCKWALL, TX 75032

SCHROEPFER BRADLEY ROBERT & TAMMY LYNN
206 GRETEL PLACE
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET REVOCABLE LIVING TRUST
206 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET REVOCABLE LIVING TRUST
206 RAINBOW CIR
ROCKWALL, TX 75032

HENZEN CARLA
207 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BARTO GARY J & TERRI
207 RAINBOW CIRCLE
ROCKWALL, TX 75032

GROVE JERRY DAVID
207 YACHT CLUB DR
ROCKWALL, TX 75032

MOYER JOHN R ETUX CINDY
208 GRETEL PL
ROCKWALL, TX 75032

MORRISON CAMERON AND DANIELLE
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

E C LIVING LLC
208 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BOESCH PATRICE RENEE
208 LIONHART PL
ROCKWALL, TX 75032

FISHER FRANK C JR & CHRISTINE K KYLE
208 RAINBOW CR
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

THEO SHEILA L
209 RAINBOW CIRCLE
ROCKWALL, TX 75032

FROST KIMBERLY
209 SOVEREIGN CT
ROCKWALL, TX 75032

SUMMEY JOSHUA L AND AMANDA L
209 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

TAYLOR MARY
210 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COLLICHIO KIMBERLY CULLINS
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS KIMBERLY CULLINS
210 RAINBOW CR
ROCKWALL, TX 75032

STELTE NICHOLAS & CHELSEA
210 SOVEREIGN CT
ROCKWALL, TX 75032

J&R HUNT INVESTMENTS LLC
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOKE MELANIE
211 YACHT CLUB DRIVE
ROCKWALL, TX 75032

WILKERSON DARYL R & LYNN
212 LIONHART PL
ROCKWALL, TX 75032

GIBBS ERIC D & CECILIA M
212 RAINBOW CIR
ROCKWALL, TX 75032

ESCH JUDD D & CHRISTINE E
212 SOVEREIGN COURT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

E C LIVING LLC
213 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ARMSTRONG JOHN D
213 SOVEREIGNCT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

DAVIS NITA
214 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOORE DOOR PROPERTIES LLC
2140 PORTOFINO DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

YU HEQING & YIN YANG
216 LIONHART PLACE
ROCKWALL, TX 75032

KIRK MARY
216 SOVEREIGN CT
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

N & S PROPERTIES LLC
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

LEARY TERENCE
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

O'CONNOR GLORIA J
219 HENRY M CHANDLER DR #219
ROCKWALL, TX 75032

COOK JEAN QUILL
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MANNS FAMILY LIVING TRUST
C/O RALPH E MANNS & PHYLLIS
220 LIONHART PL
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

FLORES EMILY RODELA
221 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

ARCHER MAX & HELEN MANAGEMENT TRUST
MAX EARL & HELEN GAETA ARCHER CO
TRUSTEES
221 SOVEREIGN COURT
ROCKWALL, TX 75032

NICHOLLS HARRY E JR
222 FREEDOM CT
ROCKWALL, TX 75032

E C LIVING LLC
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NEAL LC JR AND CARLA R
222 SOVEREIGN CT
ROCKWALL, TX 75032

CROWELL ROBERT J AND POLLY
223 SOVEREIGN CT
ROCKWALL, TX 75032

LOAN RANGER CAPITAL INVESTMENTS LLC
2235 E 6TH STREET SUITE 103
AUSTIN, TX 78702

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
224 SOVEREIGN CT
ROCKWALL, TX 75032

DICKERSON PAUL L & LISA
225 FREEDOM CT
ROCKWALL, TX 75032

ARMSTRONG JOHN D
225 SOVEREIGN CT
ROCKWALL, TX 75032

THORNE ROGER J
226 CREEK CROSSING LN
ROYSE CITY, TX 75189

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J
228 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

DYER STACY D
228 SOVEREIGN COURT
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

TULK SHARON K
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY COMPANY
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KEITH BENJAMIN AND SHERYL KEITH
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEWIS COLIN BRAD
2311 NORWICH DR
CARROLLTON, TX 75006

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

BAKKAL RENE & MESUT
232 SOVEREIGN CT
ROCKWALL, TX 75032

ARMSTRONG D
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

STRANN MICHAEL RAY
237 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75087

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JOHNSON BRENT & LINDA
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

CGN SPYGLASS LLC
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAINS DAVID & BILLIE
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

WEAM MONAWAR AND TAHANI MUNAWAR
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

RINK HEIDI MARIE
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TOMPKINS JAMES MICHAEL & LAURIE CARLENE GARVIN
2521 BOUNTIFUL COURT
HEATH, TX 75126

JOHNSON BRENT B & LINDA
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

48 MKS LTD
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
257 VICTORYLN
ROCKWALL, TX 75032

VOLKMAN DOLORES
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LESLIE RANDY
2595 WINCREST DR
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS FAMILY TRUST
LARRY/TERESA WILLIAMS TRUSTEE
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FORSYTHE LESLEY K AND
PETER J HOLLY
262 MEADOWPARK
ROCKWALL, TX 75032

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

LEARY TERENCE
2622 MICHIGAN AVE
FORT MYERS, FL 33916

AMERICAN CONDO CORP OF HOUSTON
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
264 VICTORY LN
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN
268 VICTORY LN
ROCKWALL, TX 75032

GARLAND BELOTE III
269 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD M WEST & AMANDA B
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MADSON RICHARD ARLEN
2710 ROUTH CREEK PKWY APT 3202
RICHARDSON, TX 75082

DILOV VANIO
2717 LAKEWOOD DR
ROWLETT, TX 75088

KEITH BENJAMIN AND
SHERYL KEITH
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

SKR INVESTMENTS
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GALLANT ENTERPRISE LLC
2765 ROKI DELL LANE
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS FAMILY TRUST
LARRY/TERESA WILLIAMS TRUSTEE
27754 HIGH VISTA DRIVE
ESCONDIDO, CA 92026

BALLARD CARLEY E JR & CHLOE
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
HOUSTON, TX 77027

WILLIAMS ROBERT C
281 VICTORY LN
ROCKWALL, TX 75032

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

HALL JASON & CORI
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
2879 LAGO VISTA DR
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

TRAYAH LLC
2897 S NELSON ST
LAKEWOOD, CO 80227

LYNN JASON AND DANIELLE
291 VICTORY LANE
ROCKWALL, TX 75032

BILLITER KENT A
291 VICTORY LN
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

ARCE JAIMY G
295 HARBORVIEW DR
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

ARA MANAGEMENT LLC
297 HABORVIEW DR
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
297 VICTORY LN
ROCKWALL, TX 75032

SLATE CRAIG M & TANYA
299 HARBORVIEW DR
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

JONES CHRISTOPHER ASHLEY & LESLIE
300 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RIBAIL LEAH
301 COLUMBIA DR
ROCKWALL, TX 75032

YANES DAVID AND CHRISTIE MARIE SCRIBNER
301 HARBOR LANDING DR
ROCKWALL, TX 75032

KIM SEOK H
301 HARBORVIEW DR
ROCKWALL, TX 75032

STOUFFER AMY JACKSON AND MITCH
301 VALIANT
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
3011 BAYSIDE
ROCKWALL, TX 75087

AL MUNAJID MOHD NAZIH & SALMA ALHEWANI
302 COLUMBIA DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RICHARDS ROBERT J & JOAN S
302 SHAMROCK CIR
ROCKWALL, TX 75032

THACKER N FAMILY TRUST AND
SHEEGOG FAMILY TRUST
3021 RIDGE RD SUITE 26
ROCKWALL, TX 75032

RIBAIL RICHARD CHARLES
303 COLUMBIA DRIVE
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

MOVE IN & ON LLC
303 HARBORVIEW DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD CHRISTOPHER WOLFGANG &
ANDREA NICOLE WARD-BALLARD
303 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

THORNE ROGER J
304 COLUMBIA DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LOAN RANGER CAPITAL INVESTMENTS LLC
304 SHAMROCK CIR
ROCKWALL, TX 75032

CUNNINGHAM KERRI JON
305 COLUMBIA DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

DOMINGUE JON
305 HENRY M CHANDLER DR UNIT 305
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

DOTSON MICHAEL J
306 COLUMBIA DR
ROCKWALL, TX 75032

SCHUMANN SHERRY
306 COUNTY ROAD 1581
ALBA, TX 75410

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CONFIDENTIAL
306 SHAMROCK CIRCLE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORY LN
ROCKWALL, TX 75032

MORALES JOSE
306 WILLIAMS ST
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

RIBAIL MAUREEN A
307 COLUMBIA DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARBORVIEW DR
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MADSON RICHARD ARLEN
307 VALIANT DR
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

SHANKS SAMUEL S
308 COLUMBIA DRIVE
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

KAPRANTZAS ENTERPRISES LLC
308 HARBORVIEW DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRY RANOR C AND NORMA L
308 SHAMROCK CIRCLE
ROCKWALL, TX 75032

MCKINNEY NANCY C
309 COLUMBIA DR
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX
309 HARBOR LANDING DR
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER
309 HARBORVIEW DR
ROCKWALL, TX 75032

WEBSTER MARY ANN
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

BRIDGES MICHAEL AND DEBRA
310 COLUMBIA DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

TCHAKAROV SVENTLIN
310 HARBORVIEW DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORY LN
ROCKWALL, TX 75032

JONES JEFFERY S & SHERIDAN D
311 COLUMBIA DR
ROCKWALL, TX 75032

WIZMANN ERIC & DALE
311 HARBOR LANDING DR
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
311 VALIANT DR
ROCKWALL, TX 75032

KOZEL ALEXANDER & KIMBERLY
3110 FARM ROAD 195
PARIS, TX 75462

WHATLEY JEFF W AND DIANE
312 COLUMBIA DR
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
312 HARBOR LANDING DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

RUDOLPH CLIFFORD CHARLES
313 COLUMBIA DR
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

PHILLIPS ROBERT M AND ANNIE A
314 COLUMBIA DR
ROCKWALL, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

NOE NATALIE
315 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

ARCE JAIMY G
315 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
316 COLUMBIA DR
ROCKWALL, TX 75032

JUDD MANO
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

MAHAFFEY BARBARA L
317 COLUMBIA DR
ROCKWALL, TX 75032

HENDRICKSON PATSY A
317 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
317 HARBORVIEW DR
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
317 VALIANT DR
ROCKWALL, TX 75032

BYRD PATRICIA ANN TERRY
IRREVOCABLE TRUST
318 COLUMBIA DR
ROCKWALL, TX 75032

FITZSIMMONS LIVING TRUST
MARY ANN AND STEPHEN J FITZSIMMONS -
TRUSTEE
318 HARBOR LANDING DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

FONTANA APRIL SHIRATSUKI
319 COLUMBIA DR
ROCKWALL, TX 75032

REYNOLDS MARVIN C JR & CLARE D
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF SCOTT & JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

THORESON MARK R & VICTORIA L
319 YACHT CLUB DR
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
32 LAKEWAY DRIVE
HEATH, TX 75032

STURGEON WILLIAM C & BETTY E
320 COLUMBIA DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

PARKHILL ESTATES LLC
3205 TALON DR
RICHARDSON, TX 75082

CARRILLO JOHNNY
321 COLUMBIA DR
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF BILLY & KATIE
321 HARBORVIEW DR
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CATHEY MARVA WALKER
321 YACHT CLUB DR
ROCKWALL, TX 75032

WEBSTER ALAN T
322 COLUMBIA DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

KAPILEVICH LEONID & ANNA ZABARSKAYA
KAPILEVICH
LEONID & ANNA KAPILEVICH FAMILY TRUST
323 COLUMBIA DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

DERIDDER CASPAR L
323 YACHT CLUB DR
ROCKWALL, TX 75032

LIKE LARRY D & MELISA L
324 COLUMBIA DRIVE
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GALLANT ENTERPRISE LLC
325 COLUMBIA DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

GUNDERSON BLAKE AND
CASEY MARIE VICKERS
325 VALIANT DR
ROCKWALL, TX 75032

SIVILS BOB R & LINDA LUDDEN SIVILS
325 YACHT CLUB DR
ROCKWALL, TX 75032

HUGHES RONALD LYNN AND RITA
326 COLUMBIA DRIVE
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
326 HARBORVIEW DR
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANT DR
ROCKWALL, TX 75032

KORTES KAREN L
327 COLUMBIA DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

HAIDAR LAMORA LUCIA AND ISSA ABOU
327 YACHT CLUB DR
ROCKWALL, TX 75032

BREEDLOVE STEPHEN WENN & NEITA P
328 COLUMBIA DRIVE
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
328 HARBORVIEW DR
ROCKWALL, TX 75032

ANDERS LYNN M
329 COLUMBIA DRIVE
ROCKWALL, TX 75032

BOHORQUEZ DAVID
329 HARBORVIEW DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

OLEKSINSKI MICHAEL A
330 COLUMBIA DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

BOOKHOUT JAMES C AND NICOLE
331 COLUMBIA DRIVE
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HURST RANDY L & CAROL J
332 COLUMBIA DR
ROCKWALL, TX 75032

BISHOP J PHIL
333 COLUMBIA DR
ROCKWALL, TX 75032

VOSPER ALAN AND SHIRLEY
333 HARBORVIEW
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
333 YACHT CLUB DR
ROCKWALL, TX 75032

MANASCO MARTIN E AND LISA M
335 HARBORVIEW DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

JOHNSON DAVID LEO AND
LINDA J JOHNSON
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

HARMON H VICTOR
337 VALIANT DR
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

VIERLING DENNIS & LISA
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

THOMPSON PAIGE ELIZABETH
340 HENRY M CHANDLER
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

CAMACHO MARC AND JARITA
3409 BERMUDA DR
ROWLETT, TX 75088

WEBSTER MARY ANN
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOHAN KENNETH
3415 WATERVIEW TRL
ROCKWALL, TX 75087

GARDNER DAVID L REV LIV TR
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GASSNER CECELIA ANN AND
WILLIAM ADAM PARK
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

VOLKMAN DOLORES A
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
3543 VANCOUVER DRIVE
DALLAS, TX 75229

AMERICAN CONDO CORP OF HOUSTON
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

M & H PROPERTIES INC
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JOHNSON BRENT B & LINDA
3810 COVE RD
ROWLETT, TX 75088

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

LEPARD RICHARD L
400 ENDEAVOR CT
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
401 COLUMBIA DR
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

MOULEDOUS ALFRED E JR
402 COLUMBIA DR
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
403 COLUMBIA DR
ROCKWALL, TX 75032

BURNS LORRAINE
403 WEST WASHINGTON
ROCKWALL, TX 75087

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

EZEROSKY BRENNA KERI
404 COLUMBIA DR
ROCKWALL, TX 75032

HEIN PRISCILLA
404 ENDEAVOR CT
ROCKWALL, TX 75032

CONE YVONNE MARIE REVOCABLE LIVING
TRUST
4048 ROBIN ST
BAY ST LOUIS, MS 39520

CENSULLO FRANCIS
405 COLUMBIA DR
ROCKWALL, TX 75032

FULLER JULIE
405 YACHT CLUB DR
ROCKWALL, TX 75032

HUGHES THOMAS AND MADISON
406 COLUMBIA DR
ROCKWALL, TX 75032

MEZA LUIS FELIPE AND LAURA P POHLS
406 ENDEAVOR COURT
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A
407 COLUMBIA DR
ROCKWALL, TX 75032

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
407 ISBEL DRIVE
SANTA CRUZ, CA 95060

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TULK SHERRY
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON K
408 COLUMBIA DR
ROCKWALL, TX 75032

FARR MATTHEW & AMBER
408 ENDEAVOR COURT
ROCKWALL, TX 75032

SCHREIBER JIMMY D & INEZ
409 COLUMBIA DR
ROCKWALL, TX 75032

JONES KEITH R & TERESA K
409 YACHT CLUB DR
ROCKWALL, TX 75032

NELSON JERRY C & MARIBETH TRUSTEES
NELSON FAMILY LIVING TRUST
410 COLUMBIA DR
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
410 COLUMBIA DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

CHRISTENSEN DAVID J & STACEY
411 COLUMBIA DRIVE
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

VANDIGRIFF VICTORIA LYNN
4118 NORMANDY AVE
DALLAS, TX 75205

MARTIN MAX E
412 COLUMBIA DR
ROCKWALL, TX 75032

COMPTON WILLIAM H & JAYNE
412 ENDEAVOR CT
ROCKWALL, TX 75032

HYDEMAN ROBERT B JR
413 COLUMBIA DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KERR DALE LESLIE AND SUSAN ALLEN
414 COLUMBIA DRIVE
ROCKWALL, TX 75032

LILES MICHAEL AND JO ANN
414 ENDEAVOR CT
ROCKWALL, TX 75032

SLATON CAREN M
4142 UNIVERSITY BLVD
DALLAS, TX 75205

WHITTEN DON AND PATRICE
415 COLUMBIA DR
ROCKWALL, TX 75032

STEVENSON LARRY KEITH
416 COLUMBIA DR
ROCKWALL, TX 75032

BRANDON CHRIS B & TINA MARIE
417 COLUMBIA DR
ROCKWALL, TX 75032

JORDAN PAMELLA W
419 COLUMBIA DR
ROCKWALL, TX 75032

BREWER JAMES ASHLEY JR
420 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
421 COLUMBIA DRIVE
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

O'BOYLE MICHAEL
426 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG BARBARA JANE
426 YACHT CLUB DR APT C
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

J&R HUNT INVESTMENTS LLC
427 PRIVATE ROAD 2939
PITTSBURG, TX 75686

DUDEK PROPERTIES LLC
428 COLUMBIA DR
ROCKWALL, TX 75032

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

DUDEK PROPERTIES LLC
432 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

DAVIS KERRI
436 YACHT CLUB DR #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

FISHER TED Y
4404 PLACIDIA AVE
TOLUCA LAKE, CA 91602

BRUNS BEVERLY LYNN
440B YACHT CLUB DR
ROCKWALL, TX 75032

GREENBERG MARC K
442 COLUMBIA DR
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
442 YACHT CLUB DRIVE #B
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

ARMSTRONG D
446 COLUMBIA DR
ROCKWALL, TX 75032

FODGE JEFF & GLENDA
448 WYNDEMERE BLVD
HEATH, TX 75032

CARRIGAN DOROTHY
450 YACHT CLUB DR APT B
ROCKWALL, TX 75032

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

XU JINGRU
4529 CROSSTIMBER DR
PLANO, TX 75093

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MCCALISTER SHAWN D & RUSS W WILLIAMSON
&
ELIZABETH R WILLIAMSON
456A YACHT CLUB DR
ROCKWALL, TX 75032

GREEN JOHN W JR
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

HILE CARLA J
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

ROCKWALL MARINA DEVELOPMENT LLC
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

ALLEN FAMILY TRUST
ROBERT E ALLEN AND ELEANOR I ALLEN-
TRUSTEES
480 N WINCHESTER BLVD. #7
SANTA CLARA, CA 95050

SEASONED STRUCTURES LLC SERIES B
4910 PORTOLA DR
GARLAND, TX 75043

DAVIS GEORGE
5 DARR RD
HEATH, TX 75032

DAVIS NITA
5 DARR ROAD
HEATH, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

ROMER ENTERPRISES LLC
2311 NORWICH DR
CARROLLTON, TX 75006

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
501 YACHT CLUB DR
ROCKWALL, TX 75032

UDSTUEN STEPHENSON
502 COLUMBIA DR
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
HEATH, TX 75032

WOMBLE JOHN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
503 MARINER DR
ROCKWALL, TX 75032

KAHL STEPHEN M & KAREN E
504 MARINER DR
ROCKWALL, TX 75032

TURSCHAK JAIME
505 COLUMBIA DRIVE
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
505 MARINER DR
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

HIBBARD WILLIAM
506 COLUMBIA DR
ROCKWALL, TX 75032

HIBBARD VIRGINIA
506 COLUMBIA DR
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
507 MARINER DR
ROCKWALL, TX 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

ALLYSON VAN OS RESIDENCE TRUST 07-05-87
ALLYSON VAN OS - SUCCESSOR TRUSTEE
508 MARINER DR
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
509 MARINER DR
ROCKWALL, TX 75032

DEVINE GRAEME J & LORI
510 COLUMBIA DR
ROCKWALL, TX 75032

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BUSS LARRY D & KAREN K
5103 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RIAZ SUMERA
5108 YACHT CLUBDR
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
511 MARINER DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

HIGHT LINDA ANN
512 MARINER DRIVE
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J
512 PRIVATE RD 52444
LEESBURG, TX 75451

VAN AMBURGH GORDON D JR & JEANNE M
514 COLUMBIA DR
ROCKWALL, TX 75032

LAQUEY DIANA
516 LAS LOMAS DR
HEATH, TX 75032

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

NIETO RENAY
519 E INTERSTATE 30
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

SPYGLASS HILL CONDOMINIUMS PHASE II
519 I-30 #330
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

COWAN AMY
DAVID SPOENEMAN
5203 SCARBOROUGH LN
DALLAS, TX 75287

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TRAYAH LLC
522 YACHT CLUB DR
ROCKWALL, TX 75032

GUNTER MARGIE ANN
524 YACHT CLUB DR
ROCKWALL, TX 75032

COLLICHIO KIMBERLY ANN
526 YACHT CLUB DR
ROCKWALL, TX 75032

SELZER DEANNA
528 YACHT CLUB DR
ROCKWALL, TX 75032

WILLIS PATRICIA D
530 YACHT CLUB DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

VINES AMY
532 YACHT CLUB DR
ROCKWALL, TX 75032

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

SALT PROPERTIES LLC
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
538 YACHT CLUB DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

P V REAL ESTATE HOLDINGS SERIES LLC SERIES D
540 NANCE RD
SUNNYVALE, TX 75182

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
540 YACHT CLUB DR
ROCKWALL, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

DEVINE LORI AND GRAEME
5405 RANGER DR
ROCKWALL, TX 75032

MONTGOMERY WILLIAM C & DIANE
5406 YACHT CLUB DR
ROCKWALL, TX 75032

DALTON PAMELA GAY
5407 RANGER DR
ROCKWALL, TX 75032

COLEMAN WILL
5408 YACHT CLUB DR
ROCKWALL, TX 75032

RICH JEFFREY
5409 RANGER DR
ROCKWALL, TX 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RICH JEFFREY
5411 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5412 RANGER DR
ROCKWALL, TX 75032

HIBBARD VIRGINIA
5413 RANGER DR
ROCKWALL, TX 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5414 RANGER DR
ROCKWALL, TX 75032

PETER GAIL M
5416 RANGER DR
ROCKWALL, TX 75032

KUIPERS KATHY & ROY
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
542 YACHT CLUB DR
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANGER DR
ROCKWALL, TX 75032

JOHNSON LINDA AND DAVID
5421 RANGER DR
ROCKWALL, TX 75032

LEEDS JULIE
5422 RANGER DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
5438 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
544 YACHT CLUB DR
ROCKWALL, TX 75032

PIXLEY SUZANNE
5440 RANGER DR
ROCKWALL, TX 75032

HILL SAMUEL J
5441 RANGER DR
ROCKWALL, TX 75032

PIXLEY SUZANNE M
5442 RANGER DR
ROCKWALL, TX 75032

DEATON JOSHUA AND AMANDA
5446 RANGER DR
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

GARCIA SERGIO
5453 RANGER DR
ROCKWALL, TX 75032

HAIDAR LAMORA LUCIA AND ISSA ABOU
5501 CANADA CT
ROCKWALL, TX 75032

SCHULTZ KATHY L & LARRY R
5501 RANGER DR
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE
5501 YACHT CLUB DR
ROCKWALL, TX 75032

IWAI AKIO
C/O OPEN HOUSE CO LTD, 11TH FLOOR
5502 AUSTRALIA CT
ROCKWALL, TX 75032

SCHLETT KARLA AND SCOTT SHEPHERD
5502 CANADA CT
ROCKWALL, TX 75032

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

DAVIS WILLIAM H & PATRICIA L
5502 YACHT CLUB DR
ROCKWALL, TX 75032

MGBOOMER LLC
5503 CANADA CT
ROCKWALL, TX 75032

DENNEY ZACHARY LEWIS
5503 RANGER DR
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

JAMES JUSTIN & LINDSEY
5504 CANADA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

HENRY SUE E
5504 YACHT CLUB DR
ROCKWALL, TX 75032

SEXTON SHAWN REVOCABLE TRUST
5505 RANGER DR
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
5505 YACHT CLUB DR
ROCKWALL, TX 75032

WILSON STEPHEN L & JANPRAPHA T
5506 AUSTRALIA CT
ROCKWALL, TX 75032

FELLERS CAROL
5506 CANADA CT
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
5506 CHALLENGER CT
ROCKWALL, TX 75032

ANGELINE THOMPSON REVOCABLE LIVING
TRUST
ANGELA MICHELLE HORAK- TRUSTEE
5507 YACHT CLUB
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

HOWELL STEVE & SHARON
5508 CAMBRIA DR
ROCKWALL, TX 75032

ODIE CONNIE L
5508 CANADA COURT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

LATIMER TAMMY & DONALD
5509 RANGER DR
ROCKWALL, TX 75032

DESROSIERS RONALD J
5510 AUSTRALIA CT
HEATH, TX 75032

FERGUSON KENNETH LEE
5510 CANADA CT
ROCKWALL, TX 75032

BRADSHAW ADRIAN & ANDRIELLE JONES
5510 CHALLENGER COURT
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

GARCIA LUIS
5512 CANADA CT
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
5512 CHALLENGER CT
ROCKWALL, TX 75032

LANCE DONNIE C & MARY
5514 AUSTRALIA CT
ROCKWALL, TX 75032

PETERS LEONARD R AND SANDY JO
5514 CANADA CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CLARK TAWANA
5516 AUSTRALIA CT
ROCKWALL, TX 75032

SEAY JIMMY & CYNTHIA F
5516 CANADA CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

TORRES HECTOR EDUARDO LOPEZ AND
LUIS FERNANDO LOPEZ
5518 AUSTRALIA CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

MORRISON MICHAEL S
552 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KING JON JOSHUA
5520 AUSTRALIA CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5520 CHALLENGER CT
ROCKWALL, TX 75032

BUTLER MARY DELINA
5522 CHALLENGER COURT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

WILLIAMS MARLENE
5533 CANADA COURT
ROCKWALL, TX 75032

PRINE ROBERT HAROLD JR
5534 CANADA COURT
ROCKWALL, TX 75032

MAXCEY THOMAS CHRISTOPHER & KIRSTEN
JOANN
5535 CANADA CT
ROCKWALL, TX 75032

KOZEL ALEXANDER & KIMBERLY
5536 CANADA CT
ROCKWALL, TX 75032

E C LIVING LLC
5537 CANADA CT
ROCKWALL, TX 75032

CAVENDISH DENIS G
5538 CANADA CT
ROCKWALL, TX 75032

SMOTHERMON DONNA GAIL
5539 CANADA COURT
ROCKWALL, TX 75032

LOGAN PAULINE K
554 VZ COUNTY ROAD 2139
CANTON, TX 75103

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM, TRUSTEE
554 YACHT CLUB
ROCKWALL, TX 75032

MULLENIX DIANE
5541 CANADA COURT
ROCKWALL, TX 75032

MUNDO JOSEPH C & PAMELA J
5542 CANADA CT
ROCKWALL, TX 75032

ALLEN FAMILY TRUST
ROBERT E ALLEN AND ELEANOR I ALLEN-
TRUSTEES
5543 CANADACT
ROCKWALL, TX 75032

JONES KEITH R & TERESA K
5544 CANADA CT
ROCKWALL, TX 75032

JONES KEITH AND TERESA K
5544 CHANDLERS COURT
ROCKWALL, TX 75032

OWEN JAMI HUBER
5546 CANADA COURT
ROCKWALL, TX 75032

ATASHI TOWN HOMES LLC
5548 CANADA CT
ROCKWALL, TX 75032

FREEMAN STEPHEN M
5550 CANADA CT
ROCKWALL, TX 75032

NIETO RENAY
5552 CANADA CT
ROCKWALL, TX 75032

SCHOENEMAN JAMES B
5554 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

JORDAN RICHARD WAYNE
5558 CANADA COURT
ROCKWALL, TX 75032

VAUGHAN SANDRA K
556 YACHT CLUB DR UNIT 1
ROCKWALL, TX 75032

PIXLEY SUZANNE M & ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5562 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA AND
SUZANNE PIXLEY
5564 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5566 CANADA CT
ROCKWALL, TX 75032

STITES TOM
5568 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

KRAVETZ STEVEN M ETUX
5570 CANADA CT
ROCKWALL, TX 75032

MILLER DIXIE
5571 CANADA CT
ROCKWALL, TX 75032

WATTERSON RONALD E & MICHAEL E
SAMBOGNA
5572 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA
5573 CANADA CT
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
5574 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

M & H PROPERTIES INC
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

SPEED STEVEN C AND KAYLA MARIE
SPEED STEVEN C AND KAYLA MARIE
558 YACHT CLUBD R
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

HITT JAMES
5583 CANADA COURT
ROCKWALL, TX 75032

SPEED JOE E
560 YACHT CLUB DR
ROCKWALL, TX 75032

MILLER DAVID W & GAIL M
5601 CAMBRIA DRIVE
ROCKWALL, TX 75032

MARTIN FREDERICK & SONJA
5601 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BLOCKER LINDA SUE
5601 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SEASONED STRUCTURES LLC SERIES B
5602 CAMBRIA DR
ROCKWALL, TX 75032

BECK ANTHONY M
5602 CANADA CT
HEATH, TX 75032

WOMACK NATALIE AND
JACOB BAYS
5602 YACHT CLUB DRIVE
ROCKWALL, TX 75032

WITHROW CARON
5603 CAMBRIA DR
ROCKWALL, TX 75032

KING RONALD H AND
DEBBIE D RENFROW
5603 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DUDLEY KAREN
5604 CAMBRIA DRIVE
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
5604 YACHT CLUB DR
ROCKWALL, TX 75032

WANDREY ERIN
5605 CAMBRIA DRIVE
ROCKWALL, TX 75032

CLEVENGER JOHN
5605 RANGER DRIVE
ROCKWALL, TX 75032

WHITE DAVID RANDALL
5606 CAMBRIA DR
ROCKWALL, TX 75032

ZENGLER J R AND BARBARA
5606 CANADA COURT
ROCKWALL, TX 75087

2020 R K SANDKNOP REVOCABLE TRUST
RYAN TERRANCE SANDKNOP AND KATIE ANNE
SANDKNOP
5606 RANGER DRIVE
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
5606 YACHT CLUB DR
ROCKWALL, TX 75032

CHAVEZ JAIME AND SENONA
5607 CAMBRIA DR
ROCKWALL, TX 75032

FEW TOMMY WAYNE
5607 RANGER DRIVE
ROCKWALL, TX 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBERTSON JEANNINE
5608 YACHT CLUB
ROCKWALL, TX 75032

BROWN IAN AND JESSICA
5609 CAMBRIA DR
ROCKWALL, TX 75032

PROFFER PAUL D & CAROL W
5610 CAMBRIA DR
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

LALONDE SCOTT M AND MEGAN B
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
5611 CAMBRIA DR
ROCKWALL, TX 75032

FUENTES GERARDO & GENISE
5612 CAMBRIA DRIVE
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

SANCHEZ DIANA AND JERRY
5614 CAMBRIA DRIVE
ROCKWALL, TX 75032

ELLIOTT LARRY & MARY
5616 CAMBRIA DR
ROCKWALL, TX 75032

BAILEY KENNETH R & DEBBIE A
5618 CAMBRIA DRIVE
ROCKWALL, TX 75032

WONG PAUL C & POLLY W
5620 CAMBRIA DR
ROCKWALL, TX 75032

UTHLAUT WILLIAM S
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

WALLACE JOSHUA RAY AND
MANDI LYNN HEATHERLY
5626 CAMBRIA DRIVE
ROCKWALL, TX 75032

ARNOLD TIMOTHY S AND SHELLEY R
5700 RANGER DR
ROCKWALL, TX 75032

WEST JAKE EDWARD AND RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

MATA VICTOR H AND FILOMENA
5702 RANGER DR
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

FERGUSON MICHEAL & DEBBIE
5703 RANGER DR
ROCKWALL, TX 75032

LANG JOSEPH W III &
LISA PAPANICOLAS-LANG
5703 YACHT CLUB DR
ROCKWALL, TX 75032

COGGESHALL LON CHRISTIAN
5704 RANGER DRIVE
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK
REVOCABLE LIVING TRUST
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LAROUX TONI D
5705 RANGER DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SCHUMANN SHERRY
5705 YACHT CLUB DR
ROCKWALL, TX 75032

CROUCH DANIEL AND CHRISTINA
5706 RANGER DR
ROCKWALL, TX 75032

FURBAY CHARLES EUGENE & ANN ELIZABETH
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

GARCIA NAVARRO ANA V
5707 RANGER DR
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

GANDY JAMES BRADY & EDNA
5707 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75032

REYNOLDS TIM A
5709 RANGER DR
ROCKWALL, TX 75032

PIXLEY SUZANNE AND ANDREA J
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5709 YACHT CLUB DR
ROCKWALL, TX 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

VILLAROMAN LEO D MD & MARIA E
5711 RANGER DRIVE
ROCKWALL, TX 75032

POESCHEL MARK & AURORA
5711 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WHITE GUY B AND
JESSICA CANTON
5711 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BOWERS WILLIAM AND STEPHANIE
5713 RANGER DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CURTIN DENIS ELLIOT
5715 RANGER DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

FRANCE COURT PROPERTIES LLC
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY CULLINS
5801 RANGER DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

ALVARADO PAUL AND ELSA
5802 CONSTELLATION CIR
ROCKWALL, TX 75032

LAQUEY DIANA
5803 RANGER DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MARQUES LILIAN
5805 RANGER DRIVE
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

INMAN CAROL AND DANNY REVOCABLE TRUST
DANNY DALE INMAN & CAROL ANNETTE CO-TRUSTEES
5806 CONSTELLATION
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

ARCE JEAN PAUL
5807 RANGER DR
ROCKWALL, TX 75032

CORDILLERA INTERNATIONAL LLC
5807 YACHT CLUB DR
ROCKWALL, TX 75032

RAINS DAVID & BILLIE
5808 CONSTELLATION CIR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CAMPOS RUBEN
5809 RANGER DR
ROCKWALL, TX 75032

ROJAS SAMUEL AND
SANDRA E MORALES LEDESMA
5809 YACHT CLUB DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

MARTIN JEFFREY & SUSAN KENNEDY
5810 CONSTELLATION CIR
ROCKWALL, TX 75032

CATANIA ANTHONY J
5811 YACHT CLUB DR
ROCKWALL, TX 75032

SEALS SCOTT RYAN AND SHANNA LOUISE
5812 CONSTELLATION CIR
ROCKWALL, TX 75032

DEMAGGIO ANNEMIEKE W & ANTHONY J
5813 CONSTELLATION CIR
ROCKWALL, TX 75032

RAND PARTNERS LP
5813 YACHT CLUB DR
ROCKWALL, TX 75032

HYVL BRUCE ALAN AND MIRANDA RENEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

OLIVARES JAIRO R AND MARIBEL C
5816 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DICKSTEIN JUSTIN
5817 CONSTELLATION CIR
ROCKWALL, TX 75032

PERLITZ S THAD & CYNTHIA A
5818 CONSTELLATION CIR
ROCKWALL, TX 75032

PALMER VANDI
5901 RANGER DR
ROCKWALL, TX 75032

BRIGHT ANDREA STEFANIE SCHMAZ AND
CHRISTOPHER COLIN KATO
5901 SCEPTRE DRIVE
ROCKWALL, TX 75032

ADAR DEVELOPMENT LLC
5901 VOLUNTEER PL
ROCKWALL, TX 75032

SLATON CAREN M
5902 YACHT CLUB DR
ROCKWALL, TX 75032

PIERCE D F
5903 RANGER DR
ROCKWALL, TX 75032

FIALA MARZENA AND GEORGE
5903 SCEPTRE DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

MANN ERIK
5903 YACHT CLUB DR
ROCKWALL, TX 75032

MOORE JAMES SETH & KIMBERLY N
5904 SCEPTRE DRIVE
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
5904 YACHT CLUB DR
ROCKWALL, TX 75032

WILLIS TOMMY LEE
5905 RANGER DR
ROCKWALL, TX 75032

MILLAGER JOSHUA & KRASSY
5905 SCEPTRE DR
ROCKWALL, TX 75032

NEWCOMER JORDAN AND DARA
5905 VOLUNTEER PLACE
ROCKWALL, TX 75032

PHILLIPS KYLONI
5906 SCEPTRE DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

BRYAN CARRIE WADE
5907 SCEPTRE DR
ROCKWALL, TX 75032

ODELL JEFFERY T & TONYA
5907 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

DAHL MICHAEL K & SHEILA
5908 SCEPTRE DRIVE
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

GRIMLAND MIKE W AND
WENDY D SMITH
5909 SCEPTRE DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PL
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

MALAK DANIEL & CYNTHIA
5910 SCEPTRE DR
ROCKWALL, TX 75032

YANCEY JERRY W & YEA ZONG
5911 SCEPTRE DR
ROCKWALL, TX 75032

SRP SUB, LLC
5911 VOLUNTEER PL
ROCKWALL, TX 75032

RABAH MUSTAFA-HASAN AND MILAN
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HALL GLENN D & JUDY K
5913 SCEPTRE DR
ROCKWALL, TX 75032

GRIMES BEVERLY BOYCE
5913 VOLUNTEER PL
ROCKWALL, TX 75032

WYATT RICHARD FRANKLIN
5914 VOLUNTEER PL
ROCKWALL, TX 75032

HUNT ROBERT W & MARY E
5915 SCEPTRE DR
ROCKWALL, TX 75032

UTHLAUT WILLIAM & JACQUELINE C
5915 VOLUNTEER PLACE
ROCKWALL, TX 75032

BRANTLEY RITA JANELLE
5916 VOLUNTEER PLACE
ROCKWALL, TX 75032

OBENSHAIN LOUISE V
5917 VOLUNTEER PLACE
ROCKWALL, TX 75032

ARMSTRONG D
5918 VOLUNTEER PL
ROCKWALL, TX 75032

PRICE JASON ALAN
5919 VOLUNTEER PL
ROCKWALL, TX 75032

FIELDS S A
5920 VOLUNTEER PL
ROCKWALL, TX 75032

RIVERA ENRIQUE JR AND
SAHARA AGUIRRE
5921 VOLUNTEER PL
ROCKWALL, TX 75032

LENOX NANCY H
5922 VOLUNTEER PL
ROCKWALL, TX 75032

HEFFERNAN MARILYN
5924 VOLUNTEER PL
ROCKWALL, TX 75032

SRP SUB, LLC
5925 VOLUNTEER PL
ROCKWALL, TX 75032

CONE YVONNE MARIE REVOCABLE LIVING TRUST
5926 VOLUNTEER PL
ROCKWALL, TX 75032

STOUT JEFFREY AND SHERI
5927 VOLUNTEER PL
ROCKWALL, TX 75032

ALLEN FRANCIS C
5928 VOLUNTEER PL
ROCKWALL, TX 75032

SCHIRATO LISA
5929 VOLUNTEER PLACE
ROCKWALL, TX 75032

LEATHERWOOD CATHY R
5930 VOLUNTEER PLACE
ROCKWALL, TX 75032

HILE CARLA J
6 INTREPID CIR
ROCKWALL, TX 75032

COLLICHIO STEVEN JAMES
6002 VOLUNTEER PL
ROCKWALL, TX 75032

DALY PETER H & CARLA S BRICE
6003 VOLUNTEER PL
ROCKWALL, TX 75032

KAPILEVICH LEONID & ANNA ZABARSKAYA KAPILEVICH
LEONID & ANNA KAPILEVICH FAMILY TRUST
6004 FIELDSTONE DR
DALLAS, TX 75252

WOOD TERESA E
6004 VOLUNTEER PL
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

FUNDARO ANTHONY J AND MARTINA
6007 VOLUNTEER PL
ROCKWALL, TX 75032

BEAVERS DEBRA LINN
604 COURAGEOUS DRIVE
ROCKWALL, TX 75032

TONOLI KEITH M & ROSEMARY E
604 SEVERIGE CT
ROCKWALL, TX 75032

LAYENDECKER TIMOTHY P & SHAHLA
605 COURAGEOUS DR
ROCKWALL, TX 75032

LANGER RALPH ETUX
606 SEVERIGE CT
ROCKWALL, TX 75032

HILL KENYON B
608 SEVERIGE CT
ROCKWALL, TX 75032

MOVE IN & ON LLC
609 BELHAVEN DR
ALLEN, TX 75013

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

HALLBACK ERIK & ANIKO
610 SEVERIGE CT
ROCKWALL, TX 75032

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

MACALIK OTTO JEFFREY
6102 VOLUNTEER PL
ROCKWALL, TX 75032

P V REAL ESTATE HOLDINGS SERIES LLC SERIES D
6103 VOLUNTEER PL
ROCKWALL, TX 75032

BALLARD CHRISTOPHER WOLFGANG &
ANDREA NICOLE WARD-BALLARD
6104 VOLUNTEER PL
ROCKWALL, TX 75032

MENNUCCI SCOTT AND CALLIE T
6105 VOLUNTEER PLACE
ROCKWALL, TX 75032

GOVE CHRISTOPHER AND
SHELBY HOLBROOK
6106 VOLUNTEER PLACE
ROCKWALL, TX 75032

CONFIDENTIAL
6107 VOLUNTEER PL
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

CONSOLIDATED SYSTEMS INC
6220 GASTON AVE STE 700
DALLAS, TX 75214

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
DALLAS, TX 75214

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

HUMES GEORGE D & MARY A
624 COURAGEOUS DR
ROCKWALL, TX 75032

DEVOS FAMILY REVOCABLE LIVING TRUST
DEVOS MARTIN L AND LILY K - TRUSTEES
627 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
628 SHADOW WOOD LN
HEATH, TX 75032

JUAREZ JAIME L
629 COURAGEOUS DR
ROCKWALL, TX 75032

CRUTCHFIELD DAVID S & MARY W
630 COURAGEOUS DR
ROCKWALL, TX 75032

MELTON STEVEN C & BEVERLY G
632 COURAGEOUS DR
ROCKWALL, TX 75032

PARKHILL ESTATES LLC
633 COURAGEOUS DR
ROCKWALL, TX 75032

PAWLEY RAYMOND W
634 COURAGEOUS DR
ROCKWALL, TX 75032

LACORTE PASQUALE JR AND LANEY LACORTE
635 COURAGEOUS DRIVE
ROCKWALL, TX 75032

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

UTHLAUT WILLIAM S
6540 BROADWAY BLVD
GARLAND, TX 75043

STITES TOM
6707 TULIP LN
DALLAS, TX 75230

CHANDLERS LANDING COMMUNITY ASSOC
7 GREENBELT
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

RAMSEY TERESA GALE AND
LORI RAMSEY
7047 LAVISTA DRIVE
DALLAS, TX 75214

STAMPS GAYLON JR
7120 SPRING VALLEY RD
DALLAS, TX 75254

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

OYHARCABAL HENRY A
783 17TH AVE
SAN FRANCISCO, CA 94121

E C LIVING LLC
7926 ENCLAVE WAY
DALLAS, TX 75218

LEMON DONALD J AND CAROLYN S
8 INTREPID CIRCLE
ROCKWALL, TX 75032

PROSEK SHERI
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

KING JON JOSHUA
805 SAHARA DRIVE
GREENVILLE, TX 75402

PALMER VANDI
811 EAGLE PASS
HEATH, TX 75032

EZEROSKY BRENNA KERI
8209 PRAIRIE RYE DR
LAGO VISTA, TX 78645

MCHALE JOHN D JR
825 PROMISE DR
HEATH, TX 75126

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

SRP SUB, LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

WIZMANN ERIC & DALE
8949 PINE NEEDLES CT
RIVERSIDE, CA 92508

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

ESTRERA AARON S ETUX
9011 CLEARHURST DR
DALLAS, TX 75238

KAPRANTZAS ENTERPRISES LLC
904 E DAVIS ST. 400
MESQUITE, TX 75149

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET REVOCABLE LIVING TRUST
963 W YELLOWJACKET LN APT 302
ROCKWALL, TX 75087

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

DEVOS FAMILY REVOCABLE LIVING TRUST
DEVOS MARTIN L AND LILY K - TRUSTEES
9929 COPPEDGE LN
DALLAS, TX 75220

ENGEL MARIA
994 GREEN RIVER RD
WAYNESBORO, TN 38485

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
P.O. BOX 2195
TELLURIDE, CO 81435

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

KELLEY CYNTHIA JANE
IRREVOCABLE FAMILY TRUST
PO BOX 109
ROWLETT, TX 75030

OTTEN STEVEN E
PO BOX 1281
TERRELL, TX 75160

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

N & S PROPERTIES LLC
114 HENRY M CHANDLERDR
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
212 HENRY M CHANDLERDR
ROCKWALL, TX 75032

ROMER ENTERPRISES LLC
111 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

VIERLING DENNIS & LISA
PO BOX 1506
ROCKWALL, TX 75087

MALLARD DAVID S & SHERRY A
PO BOX 156
TERRELL, TX 75160

WRAY ENTERPRISES LLC
PO BOX 189
KOLOA, HI 96756

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

WHITTLE & JOHNSON CUSTOM HOMES INC
PO BOX 369
ROCKWALL, TX 75087

HOWELL STEVE & SHARON
PO BOX 397
CRANDALL, TX 75114

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75032

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

ADAR DEVELOPMENT LLC
PO BOX 8141
GREENVILLE, TX 75404

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

DUFFEY GAIL M
100 MANOR DRIVE
HEATH, TX 75032

SIGNAL RIDGE OWNERS ASSOCIATION
1000 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DWYER REX ETUX AMY
1001 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL
1002 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
1003 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BLANKINSHIP TERRI
1004 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARICH ENTERPRISE CORPORATION
1005 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S
1010 SIGNAL RIDGEPL
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MOORE GREGORY J
1013 SIGNAL RIDGEPL
ROCKWALL, TX 75032

JOHNSON ASHLEY
1014 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1015 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1017 SIGNAL RIDGEPL
ROCKWALL, TX 75032

TROTTER STEVEN D
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
1019 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1021 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA
1022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
1023 SIGNAL RIDGEPL
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1025 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCPARTLAND MARY C
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ALVARADO KRESHA
1028 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1029 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WHITE KATIE AND JAMES ARCHER
103 DAME PATTIE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
103 GROSS RD BLDG A
MESQUITE, TX 75149

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
1030 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
1031 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1034 SIGNAL RIDGEPL
ROCKWALL, TX 75032

FALLS DAVID & TERRI
1035 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRYOR MICA MALONEY
1036 SIGNAL RIDGE PLACE #1036
ROCKWALL, TX 75032

ELITE CAPITAL LTD
1037 KINGSBRIDGE LANE
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
1037 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
1038 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1039 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HLUS-HAWKINS TAMI
104 BRENTWOOD
HEATH, TX 75032

ARMSTRONG D
1040 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1041 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ARMSTRONG D
1042 SIGNAL RIDGEPL
ROCKWALL, TX 75032

NICHOLS JANET
1043 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRINGALI CAHTERINE
1044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KILGORE MADISON
1045 SIGNAL RIDGE PL
ROCKWALL, TX 75032

YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
1047 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SAVOY BUILDERS LLC
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1102 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HARRIS SUSAN
1103 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO
1104 SIGNAL RIDGE #1104
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1105 51ST ST W
BRADENTON, FL 34209

DAVIS ROBERT NEAL
1105 MELISSA LN
GARLAND, TX 75040

LARAPINTA LLC
1105 SIGNAL RIDGEPL
ROCKWALL, TX 75032

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
1107 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1108 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1109 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1110 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PHILLIPS LOVIE
1110 VAIL COURT
ROCKWALL, TX 75087

HERNANDEZ REBECCA SHANNON BURKETT
1111 SIGNAL RIDGEPL
ROCKWALL, TX 75032

TWOMEY ELIZABETH A
1112 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1113 SIGNAL RIDGEPL
ROCKWALL, TX 75032

OLSEN CATHERINE A
1114 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAKE READY RENOVATIONS LLC
1116 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1117 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

LEVENTHAL PATRICK J
1118 SIGNAL RIDGE PL
ROCKWALL, TX 75032

METZGER JACQUELINE
1119 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LAMAN FRANCES ANN
1120 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1121 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LAWRENCE ALAN
1122 SIGNAL RIDGE PLACE # 1122
ROCKWALL, TX 75032

AMHILL FINANCIAL, LP
1123 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES LLC
1124 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
1125 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GUERRA CHRISTOPHER
1126 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1127 SIGNAL RIDGEPL
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1129 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1130 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
120 S MARTIN RD
ANAHEIM, CA 92808

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

BURKETT MARY REBECCA EASON
1201 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DAVIS ROBERT NEAL
1202 SIGNAL RIDGEPL
ROCKWALL, TX 75032

VANAMBURGH GORDON
1202 WHISPER ROCKDRIVE
ROCKWALL, TX 75032

CLARKE BEVERLY ANN
1203 SIGNAL RIDGE PL #3
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1204 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SELZER DEANNA
1205 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1206 SIGNAL RIDGEPL
ROCKWALL, TX 75032

RRDC LTD
1207 CHAPELDRIVE
ROCKWALL, TX 75032

BURKETT MARY REBECCA
1207 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1209 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1210 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RICHMOND JANET M & TOM R
1212 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1213 STONEWALL TRL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1214 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT
1215 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
1217 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1218 SIGNAL RIDGEPL
ROCKWALL, TX 75032

C SCOTT LEWIS HOMES INC
1218 WHISPER ROCKDRIVE
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT
1219 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1220 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

JR HILLTOP HOMES, A GENERAL PARTNERSHIP
1221 WHISPER ROCKDRIVE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1222 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DWYER AMY SUZANNE
1223 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MEYRAT JULIEN BALDRIDGE
1224 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1225 SIGNAL RIDGEPL
ROCKWALL, TX 75032

KAHINDO FURAHA
1225 TOWN CETER DR APT 1947
PFLUGERVILLE, TX 78660

RUSSELL VIRGINIA C
1226 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
1227 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SHANKS WILLIAM B
1228 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RIGGS MICHAEL R
1229 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BAKER BOB W
1230 SIGNAL RIDGE PL UNIT 1230
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1231 SIGNAL RIDGEPL
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1232 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STROUP JUANITA V LIVING TR
JUANITA V STROUP & JAY T DANIELS TRUSTEES
1233 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DUMAS DARRELL OLEN AND JOHN D CERVI
1234 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1235 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1236 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STEWART BEVERLY
1237 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MILLS DONNA
1238 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
1239 BENTON WOODSDR
ROCKWALL, TX 75032

TULK SHARON KAYE
1239 SIGNAL RIDGEPL
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INDRA SUSANNA
1241 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

COCANOUGHER TODD M
1242 SIGNAL RIDGEPL
ROCKWALL, TX 75032

JDM RENTALS I LLC
1243 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1244 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STEWART JAMES W AND BEVERLY
125 SHEPHERDS GLEN
ROCKWALL, TX 75032

PATEL VIBHA & SATISH
1250 BENTON WOODS DR
ROCKWALL, TX 75032

HARRISON DOUGLAS C
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

NORTH DALLAS ROCKWALL LAND INVESTORS LLC
1301 SUMMER LEE DR
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
138 OXBOW CV
HOLLY LAKE RANCH, TX 75765

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

HAIL CHRIS & MELODY
145 WESTON CT
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1501 S LAKESHORE DR
ROCKWALL, TX 75087

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1501 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WEST BRANDON M AND VICTORIA FELICIA
1502 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

LORENZ TOM
BCL REAL ESTATE, LLC
1503 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HARMON H VICTOR
1504 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1505 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

PINK DALLAS LLC
1506 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WOOD BARBARA E
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
1508 SIGNAL RIDGEPL
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1517 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1518 SIGNAL RIDGEPL
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1519 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KUMAR ANVITA
1522 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MORTGAGE EQUITY CONVERSION ASSET TRUST
2011-1
1523 SIGNAL RIDGEPL
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
1525 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SEVILLA ELIZABETH
1526 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
1527 SIGNAL RIDGEPL
ROCKWALL, TX 75032

COLLINS KATHY
1528 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
1529 SIGNAL RIDGEPL
ROCKWALL, TX 75032

AMHILL FINANCIAL LLP
1530 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
1531 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SRYGLEY JAMES
1532 SIGNAL RIDGEPL
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1533 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE
1534 SIGNAL RIDGE PLACE
HEATH, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1535 SIGNAL RIDGEPL
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.
1536 SIGNAL RIDGEPL
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
1537 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BALDWIN GLENN RAY
1538 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE
1539 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MCCROSKIE ADAM
1540 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE
16 LAKEWAY DRIVE
ROCKWALL, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DRIVE
HEATH, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

RAM KULYA
1619 RAINTREE CIR
SULPHER SPRINGS, TX 75482

STOVALL PERRY J & BEVERLY A
1796 MYSTIC ST
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

SAUCEDO ALFRED E AND MARTA C
1803 MYSTIC ST
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W
1806 BRISTOL LN
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
1806 MYSTICST
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC
1810 MYSTICST
ROCKWALL, TX 75032

COCANOUGHER TODD M
1810 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HAQ REZA AHMED & SHELINA KARIM
1812 BRISTOLLN
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

ELVIA INV LLC
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M
1816 BRISTOL LN
ROCKWALL, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

CHAMBERLAIN TIMOTHY CHIP
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY A
1818 MYSTIC ST
ROCKWALL, TX 75032

FLOYD LISA
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

FUENTES DANIEL & LISA
1821 MYSTIC ST
ROCKWALL, TX 75032

WILSON PAUL R & PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
1823 BRISTOLLN
ROCKWALL, TX 75032

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

SWERCINSKY CAPRICE MICHELLE
1827 MYSTICST
ROCKWALL, TX 75032

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

CERBERUS SFR HOLDINGS III LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

PILARC HORST
1872 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GODFREY GREGORY GRANT
1874 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FIELD JACK B
1875 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIGHT JEFFREY A & LEIGH ANN
1876 SIGNAL RIDGEPL
ROCKWALL, TX 75032

OUR STUFF LLC
1877 SIGNAL RIDGEPL
ROCKWALL, TX 75032

FAZELIMANESH ARDESHIR & KAREN
1878 SIGNAL RIDGEPL
ROCKWALL, TX 75032

1879 ROCKETEER HOLDINGS LLC
1879 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DENNIS JOHN F & COLETTE
1880 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARCHULETA JOSEPH
1881 SIGNAL RIDGEPL
ROCKWALL, TX 75032

KOSANOVICH VALERIE
1882 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NAGEL CHARLES I
1883 SIGNAL RIDGEPL
ROCKWALL, TX 75032

URBAN CLARA ELIZABETH
1884 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

ESTATE OF DEEPAK PRASANNA
C/O HARINI AND HULLAHALLI PRASANNA
1885 SIGNAL RIDGEPL
ROCKWALL, TX 75032

POSKA STEPHEN
1886 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

DUFFEY GAIL M
1888 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HLUS-HAWKINS TAMI
1889 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP AND
STANLEY B AND GERALDINE M SCOTT
1890 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1891 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LIDE SUSAN L
1893 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HUNT CONNIE S
1902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

ROSS DONNA C
1904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NIPPER JAMES L JR & JEAN G
1906 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1908 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L
1912 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ASHER FAMILY TRUST
JAMES THOMAS ASHER & EILEEN THERESA
ASHER CO-TRUSTEES
1914 SIGNAL RIDGEPL
ROCKWALL, TX 75032

THEPCHATRI UBOL
1916 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MCLEAN SANDRA H
1918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

GARDNER DAVID L
1920 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WATSON WILLIAM B
1942 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RAM KULYA
1944 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STEWART JAMES W AND BEVERLY
1946 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ESTEP DONNA GAIL
1948 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
1950 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HOLZHEI CAROLYN
1952 SIGNAL RIDGE PL BLDG E
ROCKWALL, TX 75032

FAIRCLOTH JERRY AND BARBARA
1954 SIGNAL RIDGE RD
ROCKWALL, TX 75032

STEFANI KIM BERNARD AND PATRICIA HELEN
1956 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

EYRE JENEVIEVE
1982 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOYD BARBARA
1984 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NAIL PENNY LEE
1986 SIGNAL RIDGE PL
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.
1988 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STEWART BEVERLY C
1990 SIGNAL RIDGEPL
ROCKWALL, TX 75032

JONES HARVEY E & MARY D
1992 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
2001 SPRING RD SUITE 700
OAK BROOK, IL 60523

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

PLUTUS21 DEVELOPMENT FUND V LLC
2018 PORTOFINO DR
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2020 PORTOFINO DR
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2022 PORTOFINODR
ROCKWALL, TX 75032

GOULD JAMES F AND BRENDA G
2022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2024 PORTOFINO DR
ROCKWALL, TX 75032

STEWART BEVERLY JO
2024 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2026 PORTOFINODR
ROCKWALL, TX 75032

MORTON JONNA
2026 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

PLUTUS21 DEVELOPMENT FUND V LLC
2028 PORTOFINO DR
ROCKWALL, TX 75032

DWA EQUITIES LLC
2028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2030 PORTOFINO DR
ROCKWALL, TX 75032

THE NORMA J CAULEY LIVING TRUST
NORMA JEAN CAULEY
2030 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2032 PORTOFINO DR
ROCKWALL, TX 75032

SOMNATH YASMIN
2032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2034 PORTOFINO DR
ROCKWALL, TX 75032

KAHINDO FURAHA
2034 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2036 PORTOFINODR
ROCKWALL, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
2036 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2038 PORTOFINO DR
ROCKWALL, TX 75032

BELOTE GARLAND III
2038 SIGNAL RIDGE PLACE #2083
ROCKWALL, TX 75032

LAI GAYLE D
2040 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HOMS SALVADOR
2042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

STEWART BEVERLY
2044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

BALDWIN GLENN RAY
216 STANFORD CT
HEATH, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

GORDON NANCY ARAKAKI
2215 ARRINGTON ST
DURHAM, NC 27707

DUMAS DARRELL OLEN AND JOHN D CERVI
222 CRESTBROOK DR
ROCKWALL, TX 75087

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

PINK DALLAS LLC
240 WILLOWCREST
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

ROCKWALL LOT 3 OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

LAI GAYLE D
2621 NEVADA ST
UNION CITY, CA 94587

RIGGS MICHAEL R
2678 CAPSTONE WAY
ROCKWALL, TX 75032

LE LINH
2701 CEDAR COURT
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOUSTON RICHARD AND
LINDSAY WEATHERREAD
2704 FOXCHASE LANE
ROCKWALL, TX 75032

BOSWELL ROBERT L & AMY S
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

MANELSKI MEGHAN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
2752 E FM 552
ROCKWALL, TX 75087

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

HEINDEL MATTHEW A & HEATHER
2881 NEWPORT PLACE
ROCKWALL, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

PARAMOUNT LAURELS LLC
2889 NEWPORTDR
ROCKWALL, TX 75032

GWIE KIONG OEN & RONY THERESIA
2901 NEWPORT DR
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

SMET KEITH & LISA
2911 NEWPORTDR
ROCKWALL, TX 75032

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
2912 LAGO VISTALN
ROCKWALL, TX 75032

TUCKER MEGAN LEE AND TY NICHOLAS
2917 NEWPORT DR
ROCKWALL, TX 75032

STROUP JUANITA V LIVING TR
JUANITA V STROUP & JAY T DANIELS TRUSTEES
2918 WOODLAND HILLS DR
GRAPEVINE, TX 76051

BAILEY RONALD C ET UX
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

HOWELL BRIAN K
2923 NEWPORT DR
ROCKWALL, TX 75032

CRIBARI JAMES & DEBBIE
2928 NEWPORT DRIVE
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
2929 NEWPORTDR
ROCKWALL, TX 75032

SMITH JAY E & KRISTY A
2932 LAGO VISTA LN
ROCKWALL, TX 75032

MONSERATE NIDA S & MACARIO
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

JEON YONG J
2941 NEWPORT DR
ROCKWALL, TX 75032

GOODE FAMILY TRUST A
2944 LAGO VISTALN
ROCKWALL, TX 75032

KIBBY ROAD LLC
2944 NEWPORTDR
ROCKWALL, TX 75032

CHALLENER PATRICK B AND
TARA L JOHNSON
2947 NEWPORT DR
ROCKWALL, TX 75032

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

ZIELKE HOWARD C & BRENDA T
2953 NEWPORT DR
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

KEVIN T MONK AND LISA M MONK REVOCABLE
LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA
2978 OAK DR
ROCKWALL, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
3020 RIDGERD
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT
3048 CANDLEWICK LANE
FARMERS BRANCH, TX 75234

COMMUNITY BANK OF ROCKWALL
3060 RIDGERD
ROCKWALL, TX 75032

ARCHULETA JOSEPH
3074 AMERICAN EAGLE BLVD
WOODBRIDGE, VA 22191

ALDI TEXAS LLC
3085 RIDGERD
ROCKWALL, TX 75032

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

CHAKMAKJIAN ZAVEN C
3100 RIDGERD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

GARCIA YAHAIRA
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

WHITLOCK ARTHUR C
3105 BOURBON STREET CIR
ROCKWALL, TX 75032

BOSWELL ROGER WARD AND PAMELA
3107 BOURBON ST CIR
ROCKWALL, TX 75032

PEADEN SPURGEON THOMAS AND WANDA JOYCE
3108 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3111 BOURBON STCIR
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
3112 BOURBON STCIR
ROCKWALL, TX 75032

BICKLEY AMANDA
3113 BOURBON ST.CIR
ROCKWALL, TX 75032

RIBAIL RICHARD CHARLES
3114 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

COLEMAN BILLY C & VICKIE D
3115 BOURBON STREET CIR
ROCKWALL, TX 75032

RIDGE ROAD REAL ESTATE LLC
3115 RIDGERD
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
3125 RIDGERD
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK DR
ROCKWALL, TX 75087

NAGEL CHARLES I
314 PINECREST DRIVE
GERMANTOWN HILLS, IL 61548

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

GIBBONS DAVID AND
JACQUELINE CORDOVA
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

COBB CAROL
3148 BOURBON STREET CIR
ROCKWALL, TX 75032

BLEDSOE SANDRA M
3150 BOURBON STREET CIR
ROCKWALL, TX 75032

CERBERUS SFR HOLDINGS III LP
3152 BOURBON ST CIR
ROCKWALL, TX 75032

STOKES RICHARD & JULIE
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

FIRST CHRISTIAN CHURCH
3375 RIDGE ROAD
ROCKWALL, TX 75032

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

GOULD JAMES F AND BRENDA G
353 MARIAH BAY DR.
HEATH, TX 75032

SMET KEITH & LISA
3810 SYCAMORE LANE
ROCKWALL, TX 75032

ASHER FAMILY TRUST
JAMES THOMAS ASHER & EILEEN THERESA
ASHER CO-TRUSTEES
3824 CEDAR SPRINGS RD. #801-3056
DALLAS, TX 75219

NAIDOO PAUL
3904 ASPEN DR #3123
ROWLETT, TX 75088

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

DJA REAL ESTATE LLC
42 MARY STREET
MOUNT VERNON, TX 75457

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

JR HILLTOP HOMES, A GENERAL PARTNERSHIP
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

ESTATE OF DEEPAK PRASANNA
C/O HARINI AND HULLAHALLI PRASANNA
4440 SOUTH MEADOW COURT
ELLICOTT CITY, MD 21042

SOMNATH YASMIN
4444 SKY HARBOR WAY APT 2202
FT WORTH, TX 76155

LIGHT JEFFREY A & LEIGH ANN
4671 GREENBRIAR CT
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
4725 BENTONCT
ROCKWALL, TX 75032

CUNY CHRISTOPHER AND JANICE
4730 PIN OAKS CIR
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP AND
STANLEY B AND GERALDINE M SCOTT
502 TERRY LN
HEATH, TX 75032

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY
52 SHADY DALELN
ROCKWALL, TX 75032

FAZELIMANESH ARDESHIR & KAREN
520 TERRY LANE
HEATH, TX 75032

GOODE FAMILY TRUST A
5231 FM 3227
CANTON, TX 75103

BEST JAMES AND KIMBERLY
54 SHADY DALELN
ROCKWALL, TX 75032

VANAMBURGH GORDON
540 LOMA VISTA
HEATH, TX 75032

KIBBY ROAD LLC
541 W MAIN ST
MERCED, CA 95340

LOGAN PAULINE K
554 VZ COUNTY ROAD 2139
CANTON, TX 75103

DWYER REX ETUX AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
6116 NORTH CENTRAL EXPRESSWAY SUITE 700
DALLAS, TX 75206

THEPCHATRI UBOL
614 SANTA FE DR
DENVER CITY, TX 79323

MCCROSKIE ADAM
620 TRIPP TRL
ROYSE CITY, TX 75189

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

GIFFORD JIM L & PAMELA
636 CALVIN DR
HEATH, TX 75032

ROCKWALL PROPERTY SOLUTIONS
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

HYATT FAMILY TRUST
JAMES T HYATT- TRUSTEE
6525 NORTH FLY IN LAKE RD
ATHENS, TX 75751

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

ALVARADO KRESHA
710 BRAZOS WAY
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

BELTRANI MICHAEL
8 EXETER LN
HAMBURG, NJ 7419

GORDON NANCY ARAKAKI
801 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR
803 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
804 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PATTON ROXANNE LOUISE & KURTIS LEE
805 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

HART DARIN AND RANDI
809 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RENNER BEVERLY
810 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MEDINA ALEJANDRO
811 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LOGAN PAULINE K
812 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DUNN FAMILY LOVING TRUST
ALMA JEAN DUNN- TRUSTEE
813 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

HYATT FAMILY TRUST
JAMES T HYATT- TRUSTEE
816 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

RRDC LTD
900 HEATHLAND CROSSING
HEATH, TX 75032

NAIDOO PAUL
901 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
903 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
904 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ELITE CAPITAL LTD
906 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L
907 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GAIN SHARON
908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

STEWART BEVERLY & JAMIE
909 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BELTRANI MICHAEL
910 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SHEPHERD ADDIE
911 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 SIGNAL RIDGE PLACE #913
ROCKWALL, TX 75032

CARTER DAVID
914 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
915 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
916 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DASILVA JOHN M
918 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ROCKWALL PROPERTY SOLUTIONS
919 SIGNAL RIDGEPL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
921 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MURRAY NORMA C
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DWA EQUITIES LLC
923 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BAILEY RONALD C ET UX
924 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GREEN MAUREEN
925 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PHILLIPS LOVIE
926 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
927 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
928 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LIDE SUSAN L
933 GANNON HTS
ROCKWALL, TX 75087

GREEN MAUREEN
945 BREEZY HILL LANE
ROCKWALL, TX 75087

HARRIS SUSAN
9660 ALPHA LN
QUINLAN, TX 75474

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

OUR STUFF LLC
M/R
, TX

AMHILL FINANCIAL, LP
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

RENNER BEVERLY
PO BOX 2121
QUINLAN, TX 75474

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

DASILVA JOHN M
PO BOX 2601
ROWLETT, TX 75030

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL LYAN
PO BOX 833073
RICHARDSON, TX 75083

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

MONTONEY LAUREN D
5455 RANGER DR
ROCKWALL, TX 75032

VANDIGRIFF VICTORIA LYNN
5457 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
546 YACHT CLUB DR
ROCKWALL, TX 75032

SOLOMON MARION C
5461 RANGER DR
ROCKWALL, TX 75032

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

BYRD MANUEL NICKLOUS & EVA RHINE
550 YACHT CLUB
ROCKWALL, TX 75032

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. Z2021-026: Zoning Change amending Planned Development District 8

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an Zoning Change to amend Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], 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, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 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, July 19, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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

TION C.

PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

NOT ENOUGH INFO ON HOW THE PROJECT WILL EFFECT THE VIEW FROM MY CONDO. WHAT IS THE LAND CURRENTLY APPROVED FOR?

Name: JAMES COSTER

Address: 228 HENRY W CHANDLER DR ROCKWALL TX 75032

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

TRAFFIC IS ALREADY TOO CONGESTED IN THE AREA. MANY MORNINGS TRAFFIC TO GET ON WB IH-30 IS BACKED UP ALL THE WAY TO THE NORTH ENTRANCE TO CHANDLERS.

Name: JOEL HOOVER

Address: 590 E YACHT CLUB DR

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.

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Gamez, Angelica

From: Linda Hill <linda_hill@sbcglobal.net>
Sent: Monday, July 12, 2021 12:11 PM
To: Planning
Subject: Case No. Z2021-026

Case No. Z2021-026: Zoning Change amending Planned Development District 8

I am opposed to the request for the reasons listed below:

The property was zoned for single family residences. Building multi-family homes may lower the property values of nearby single family homes.

The multi-family condominiums built at the Harbor were not successful. This model has not worked well in our community. Chandlers Landing already has a large number of multi-family condo/town home units.

The marina area is noisy on weekends now with loud music late into the night from parties on the docks. Building the units proposed with large rooftop decks will only exacerbate the problem. These types of units belong in Uptown Dallas not in a quiet residential community.

I and many of my neighbors will lose some or all of our lake views due to the density of the project.

I have lived in my home almost 30 years and have enjoyed living in a beautiful, peaceful lakeside community. This project will adversely impact the character of the community.

Respectfully submitted,
Linda Hill
14 Lakeway Drive
Heath, TX 75032
469-261-0978

Sent from my iPhone

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

Would want to avoid more multi-family / high density living as it brings congestion to an area that is not ready to support that many people

Name: Nicole + James Bookhart

Address: 331 Columbia Dr. Rockwall, TX 75032

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.

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Gamez, Angelica

From: Pat Morale <patmorale3@gmail.com>
Sent: Sunday, July 11, 2021 11:06 PM
To: Planning
Subject: case # Z2021-026: zoning change amending planned Development District #8

I am opposed to the request for the reasons listed below:
1700 residents in Chandlers Landing
155 units total Spyglass Hill Phase 1 2 and 3
Marina/ slip owners
There is already to much traffic on Henry M Chandler Dr.
Adding 36 more units is unadvisable. One way in and one way out is a problem.
Already I sometimes have to sit through several light changes just to get out on Ridge Road.

The fire dept. has their emergency boat at the marina. It could be difficult for them to get in and out easily in an emergency.

There is plenty of property elsewhere in Rockwall more appropriate for 36 units.
Pat Morale
241 Henry M Chandler Dr
Rockwall, TX 75032
214 808-9584

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

VEH. TRAFFIC IN ROCKWALL IS HORRIBLE, AT TIMES. ADDING MORE VEH. TRAFFIC TO THE AREA WILL ONLY MAKE MATTERS WORSE!! ESPECIALLY ON RIDGE RD.

Name: RAYMOND AND KATHY WHISMAN

Address: 2956 LAGO VISTA LN. ROCKWALL, 75032

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Gamez, Angelica

From: Chip Imrie <chipimrie@gmail.com>
Sent: Saturday, July 10, 2021 4:21 PM
To: Planning
Subject: Case Number Z2021-026 Zoning Change amending PD8

Ryan, we do not have any objections to the proposed zoning change in the above referenced case provided the developer meets all of the architectural and setback requirements for the City of Rockwall and Chandlers Landing Community Association.

Kindest Regards,
Donald M. and Cheryl Imrie
323 Harbor Landing Drive,
Rockwall, TX 75032

Chip Imrie
Sent from Mail for Windows 10

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

Plans look great and will be a great addition to Rockwall.

Name: Jeanette Gibson

Address: 548 Yacht Club Dr Rockwall, TX 75032

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.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockw...

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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: Saundra Holland

Address: 129 Henry Chandler Rockwall

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.

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Director of Planning & Zoning

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

Please place a check mark on the appropriate line below:

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☐ I am opposed to the request for the reasons listed below.

Name: Saunder Holland

Address: 440-A Yacht Club - Rockwall

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

Please place a check mark on the appropriate line below:

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☐ I am opposed to the request for the reasons listed below.

Name: Shanon Tuck

Address: 229 Henry M Chandler

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

Please place a check mark on the appropriate line below:

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☐ I am opposed to the request for the reasons listed below.

Name: Shawn Tolk

Address: 408 Columbia

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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☐ I am opposed to the request for the reasons listed below.

Name: Sharon Tull

Address: 1232 Signal Ridge

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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☒ I am opposed to the request for the reasons listed below.

not every piece of Land needs to be developed. Rockwall is crowded as it is.

Bought my Condo because of the view for a high dollar amount. Im sure the Townhomes will make a destraction. Not being the closest to the water if this goes thru will lower the "value" of my home. Whats better for the community is the Voices of those who own!

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

If this goes thru, what about being compensated for Loosing our view?

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

Address: ↓

PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

We believe this to be disadvantageous to Property owners and the value of their Property

Name: John and Frieda Langston

Address: 101 Mayflower Ct.

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

Roads are too crowded now - I would like single family homes please.

Name: Kenyon Walter

Address: 608 Sovereign Court, 75032

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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

☒ I am opposed to the request for the reasons listed below.

Traffic in the area is already a major problem
impeded view for existing homes

Name: Madeline Geary and Rachel DeBender

Address: 512 Columbia Dr Rockwall, TX 75032

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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

☒ I am opposed to the request for the reasons listed below.

WOULD INCREASE DENSITY.

Name: ROBERT G. WILLIAMS

Address: 281 VICTORY LN. ROCKWALL, TX 75032

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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

☑ I am opposed to the request for the reasons listed below.

Too much congestion on the roads already. Rockwall should concentrate on traffic flow instead of seeing how many people they can cram into a small space. There are too many realators running Rockwall's

Name: Susan Hard: - Gallant Enterprise

Address: 325 Columbia, Rockwall, TX 75032

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.

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☒ I am opposed to the request for the reasons listed below.

INFRASTRUCTURE GROWTH IS SADLY LAGGING FAR BEHIND OUR POPULATION GROWTH. YOU CAN WALK A MILE DOWN RIDGE RD QUICKER THAN DRIVING IT. FIX THE PROBLEM FIRST RATHER THAN MAKING IT WORSE.

Name: WAYNE CURRENS

Address: 16 LAKEWAY DR 75032

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.

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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: G.D. PERRY

Address: 299 VICTORY LANE, ROCKWALL, TX 75032

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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: James Schoenman

Address: 5554 Canada Court, Rockwall

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.

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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: PRIMROSE SCHOOL OF ROCKWALL

Address: 3115 RIDGE ROAD, ROCKWALL, TX 75032

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.

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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: Shane Stenberg & Tracy English

Address: 426 C Yacht Club Dr., Rockwall, TX 75032

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

Miller, Ryan

From: Allie Kattner <alliekattner8@gmail.com>
Sent: Sunday, July 4, 2021 3:04 PM
To: Planning; Miller, Ryan
Subject: Case No. Z2021-026

Case No. Z2021-026 -
Zoning change amending planned development district 8

I am **OPPOSED** to the request for the reasons stated below:

1. Too much construction now is already in process in this dense area.
2. More parkland is needed not more housing. Provide parkland to the families currently living here
3. The reason I moved to Rockwall and pay the high taxes was because of the lake and quality of life which The city is ruining by constantly building huge office buildings apartments and now townhomes to totally obstruct the lake views. The beautiful landscape around the harbor area is disappearing at a rapid pace.
4. I moved here to get away from over populated urban cities that have tremendous traffic and car congestion issues. Rockwall street and infrastructure cannot handle more traffic due to the lack of infrastructure to avoid car congestion. One only needs to look at exit Village/Horizon Rd exit in and off I30 it's a mess! Sometimes it takes me 45-to an hour to get and have to wait for 6 to 7 red lights to even get across the bridge it's terrible. Building more home in the area would only increase these problems and expanding roads and street only promises years of endless road construction and detours.
5. Not every square ft of available land should be given to developers keep Rockwall Rockwall I love this city it's beauty and small suburban living is the reason I moved here.

D. Lane
1211 Signal Ridge

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Miller, Ryan

From: Scott Phillips <nonrevs@yahoo.com>
Sent: Friday, July 2, 2021 4:56 PM
To: Miller, Ryan
Subject: Z2021-026

Hi Ryan,
I am opposed to this zoning request.
Too many multi family already approved in Rockwall in my opinion. They are nice when new, but don't stay nice. Look at the older townhouses in Lakeside Village as an example.
Traffic is already terrible in Rockwall and more multi family will only make it worse.

Scott Phillips
214-497-6962

Sent from my iPhone

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Miller, Ryan

From: Melissa Short <mrshort@live.com>
Sent: Thursday, July 1, 2021 12:59 PM
To: Planning
Subject: Case No. z2021-026 zoning change amending planned development district 8

I am in favor of the request because of the following:
Addresses housing shortage
Increases tax base

Respectfully,

Cory & Melissa Short
105 Independence Pl.
Rockwall, TX 75032
972-529-0129

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Miller, Ryan

From: Julie Jones <Julie.Jones@bankencore.com>
Sent: Wednesday, July 7, 2021 2:17 PM
To: Planning
Subject: Z2021-026

405 yacht club dr
Rockwall, tx 75032

Ok with zoning request.

Julie Fuller Jones
Executive Vice President
Director of SBA Lending
Cell: (214) 882-7646 | Toll Free: (844) 394-2265
Julie.Jones@bankencore.com



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Miller, Ryan

From: Neal Cooper <neal.cooper@live.com>
Sent: Monday, July 5, 2021 5:22 PM
To: Planning
Subject: Case Z2021-026

Importance: High

Neal B. Cooper
5624 Cambria Dr
Rockwall, Tx 75032

Reference subject case number. I am in favor of the zoning change request for PD-8.
Rockwall is a very fast growing area and such zoning requests will increase.
Neal Cooper

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-026

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Will create more traffic, and noise to our neighborhood

Respondent Information

Please provide your information.

First Name *

Alexandra

Last Name *

Parnes

Address *

165 Henry M Chandler

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

parnesproperties@gmail.com

Phone Number

813-263-8550

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-026

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am in favor as long as they become part of the Chandlers Landing Community Association and have to pay monthly assessments and follow the community guidelines.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Dudek

Address *

432 Columbia Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

jphdudek@aol.com

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

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. Z2021-026: Zoning Change amending Planned Development District 8

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an Zoning Change to amend Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], 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, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 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, July 19, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

19 JUL 21

① ADDS TO OVER "CROWDING" OUR COMMUNITY.
② OBSTRUCTS VIEW OF LAKE
③ TAXES OUR RESOURCES -- ELECTRIC, WATER, ETC
④ MORE TRAFFIC ON RIDGE RD!

Name: MARK C. ARMSTRONG

Address: 450C YACHT CLUB DR, ROCKWALL TX 75032

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.

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Miller, Ryan

From: rickhughestx <rickhughestx@gmail.com>
Sent: Tuesday, July 13, 2021 3:10 PM
To: Miller, Ryan
Subject: FW: Z2021-026; Amendment to Planned Development District 8 (PD-8) for Townhomes

Ryan,

I am in favor of the development. I think the size and quality for these townhomes will enhance the value of the other property in Spyglass Hill Addition and Chandler's Landing.

I have few items to mention and be taken into consideration.

1. I would like to see a few more visitor parking places even if that cuts down on the green area.
2. I had a concern with the height of the development, but feel the 30 ft height would be sufficient if the view of Spyglass Hill condos is not impaired. Has anyone done a visual of the condos up the hill?
3. I saw that the roof design would keep the HVAC system would not be visible from any direction. Does this mean from the Spyglass Condos. Not keen on looking down to a bunch of HVAC units. Same for dumpsters, however don't see where they are located on the site plan.
4. Like staff's recommendation of the two intervening rule instead of one.
5. If this development is part of the Chandlers Land HOA, which is not substantiated at this point. I agree they don't need to have all the amenities. I do believe there is a way to get to the pool/tennis/and clubhouse. Either walk along the marina shore or drive over.

Thanks,

Rick Hughes

153 Henry M Chandler

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

We do not have the infrastructure to support additional traffic on Henry Chandler Dr, Ridge Road Horizon Rd or Interstate 30 that at has resulted from development in Rockwall over the past 5 years

Name: Susan C. Moreno

Address: 103 Easterner Pl, Rockwall TX 75032

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.

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June 18, 2021

Mr. Ryan Miller
City of Rockwall Director of Planning
385 Goliad St
Rockwall, TX 75087

RE: Letter of Intent to amend the zoning within PD-08, Ordinance 92-39, a Single Family Planned Development near the entrance to Chandler's Landing Marina

Dear Mr. Miller,

This is a summary outlining the proposed changes to PD-08 for the approximate 6.88 acre tract of land on Henry M. Chandler Parkway. We have been evaluating this site for over 18 months now, with an obvious delay in 2020 due to the Pandemic. Recently we furthered our discussions with the Chandler's Landing HOA Environmental Committee and Board Members in hopes to work with them on our proposal. We've received great feedback so far, and we have more meetings scheduled in the coming weeks so that we can continue to share our vision for the site development with our neighbors and their leadership. One of the biggest challenges to this site is management of the topography as it relates to civil engineering and meeting the height requirements of each lot as set forth in the current PD-08, Ordinance 92-39 Section D. We believe we are on a path to meet these challenges, and as such, are now prepared to make this submittal requesting a zoning change. We desire to have a project that will be a welcomed addition to the City of Rockwall and the Chandler's Landing Lakeside Atmosphere.

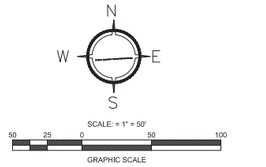
A summary of the proposal is as follows:

- The number of lots remains at 36
- The open space on the property increases from 0% to over 20%
- It will have a divided, gated main entry with a median cut for a left turn lane
- There will be a gated exit at the secondary access point, which will also be used as a Fire Emergency entrance as needed
- The streets will be private and maintained by the HOA
- This Subdivision will be governed by the Umbrella HOA of Chandler's Landing

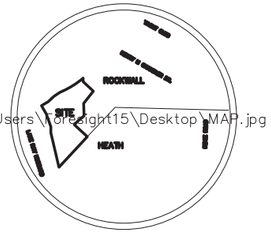
We believe this proposed plan will better conform to the Comprehensive Plan for the City of Rockwall and we look forward to future discussions with City Staff, P&Z, and City Council in the coming months. Please contact me with any comments or questions.

Regards,

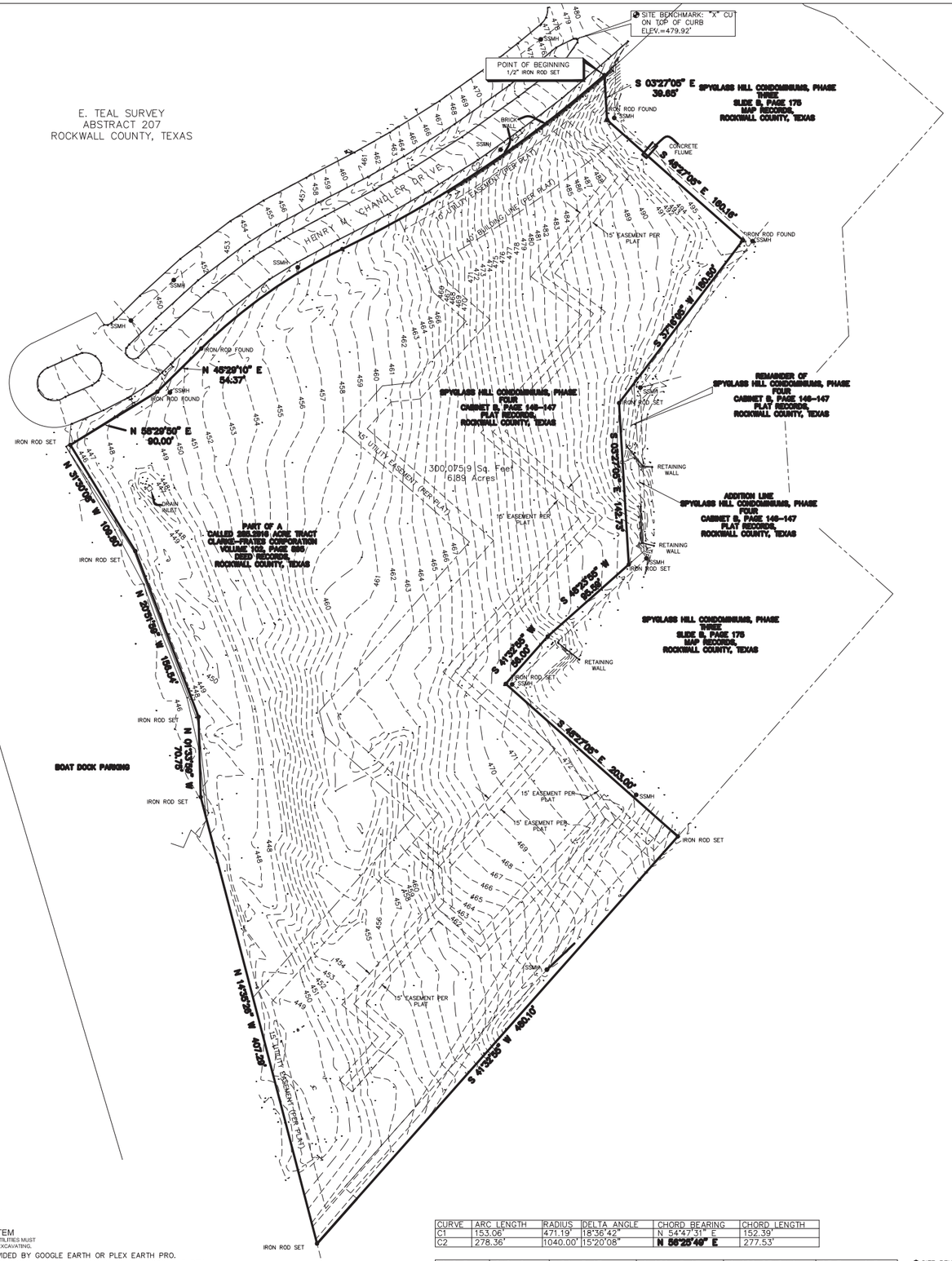
Troy Lewis
Newstream Capital Partners



LOCATION MAP



NOT TO SCALE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	153.06'	471.19'	18°36'42"	N 54°47'31" E	152.39'
C2	278.36'	1040.00'	15°20'08"	**N 56°25'49" E**	277.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	471.19'	153.06'	152.39'	N 54°47'31" E	18°36'42"
C2	1040.00'	278.36'	277.53'	N 56°25'49" E	15°20'08"

SITE BENCHMARK: "X" CUT ON TOP OF CURB ELEV.=479.92' (AS SHOWN WDS GNSS NETWORK)

LEGEND

- "CM" = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- IRS = 5/8" IRON ROD SET "BCLS"
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- EP = ELECTRIC PEDESTAL
- PP = POWER POLE
- GM = GAS METER
- AC = AIR CONDITIONER
- —E—E = OVERHEAD ELECTRIC
- SSMH = SANITARY SEWER MANHOLE
- —o— CLF = CHAIN LINK FENCE
- —X— WF = WIRE FENCE
- —/— WDF = WOOD FENCE
- —XX— MF = METAL FENCE

D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

1-800-245-4545
WWW.TEXASONECALL.COM
TEXAS ONE CALL SYSTEM
CONSTRUCTION NOTE: UNDER GROUND UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATING.

AERIAL IMAGERY PROVIDED BY GOOGLE EARTH OR PLEX EARTH PRO.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF GOOGLE EARTH.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF PLEX EARTH PRO.

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being part of Spyglass Hill Condominiums Phase Four as recorded in Cabinet B, Slides 146-147 of the Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, and addition to the City of Rockwall, Texas, as recorded in Slide B, Page 175, Map Records, Rockwall County, Texas, a 1/2 inch iron rod set for corner;

THENCE Along the Westerly line of said Spyglass Hill Condominiums, the following:
South 03 degrees 27 minutes 05 seconds East, a distance of 39.65 feet to a 1/2 inch iron rod found for corner;
South 46 degrees 27 minutes 05 seconds East, a distance of 160.16 feet to a 1/2 inch iron rod found for corner;
South 37 degrees 16 minutes 05 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod set for corner;
South 03 degrees 27 minutes 05 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod set for corner;
South 46 degrees 23 minutes 55 seconds West, a distance of 95.59 feet to a 1/2 inch iron rod found for corner;
South 41 degrees 32 minutes 55 seconds West, a distance of 58.00 feet to a 1/2 inch iron rod found for corner;
South 46 degrees 27 minutes 05 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod set for corner on the Northerly line of Windward Slope Addition;

THENCE South 41 degrees 32 minutes 55 seconds West, along the Northerly line of Windward Slope Addition, an addition to the City of Heath, Rockwall County, Texas, a distance of 460.10 feet to a 1/2 inch iron rod set for corner;

THENCE North 14 degrees 35 minutes 26 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 degrees 33 minutes 59 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod set for corner;

THENCE North 20 degrees 51 minutes 59 seconds West, a distance of 158.54 feet to a 1/2 inch iron rod set for corner;

THENCE North 31 degrees 30 minutes 06 seconds West, a distance of 109.80 feet to a 1/2 inch iron rod set for corner on the Southerly right-of-way line of Henry M. Chandler Drive;

THENCE along the Southerly line of Henry M. Chandler Drive, the following:
North 58 degrees 29 minutes 50 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod found for corner;
North 46 degrees 29 minutes 10 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 40 seconds and a radius of 471.19 feet;
THENCE along said curve an arc length of 153.06 feet to a 1/2 inch iron rod found and being the beginning of a curve to the left having a central angle of 15 degrees 20 minutes 08 seconds and a radius of 1040.00 feet;

THENCE along said curve an arc length of 278.36 feet to the PLACE OF BEGINNING and containing 300,075 square feet or 6.89 acres of land.

TO:

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the ____ day of _____ 2017 under my direction and supervision. This survey substantially conforms to the minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date _____
Bison Creek Land Services, LLC.
24443 IH 30
Wills Point, Texas 75169
Phone (903) 873-3900

SURVEY NOTES:

1) Except as shown there are no visible protrusions.

2) Basis of Bearing (S 46°27'05" E 160.16') Northeasterly line of Rockwall Maranta Development, LLC tract as recorded in Instrument No. 2011-00482467 O.P.R.R.C.T.

3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

TITLE RESOURCES GUARANTY COMPANY
GF. No. R171557R
Effective Date: June 21, 2017 Issued: July 18, 2017

SUBJECT TO THE FOLLOWING:

10)

a. Easements and building lines as shown on Plat recorded in Cabinet B, Envelope 146, Plat Records, Rockwall County, Texas.

c. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 116, Page 37, Deed Records, Rockwall County, Texas.

d. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 116, Page 60, Deed Records, Rockwall County, Texas

e. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 520, Deed Records, Rockwall County, Texas.

f. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 522, Deed Records, Rockwall County, Texas.

g. Easement dated November 22, 1982, from American Condominium Corporation of Texas to Stoner Communications recorded in Volume 169, Page 175, Deed Records, Rockwall County, Texas.

BISON CREEK LAND SERVICES, LLC
24443 INTERSTATE 20, BLDG. 9, WILLS POINT, TEXAS 75169 PHONE: 903.873.3900 WWW.BISON-CREEK.COM

BISON CREEK LAND SERVICES, LLC
FIRM LICENSE NO. 10193880
WWW.BISON-CREEK.COM
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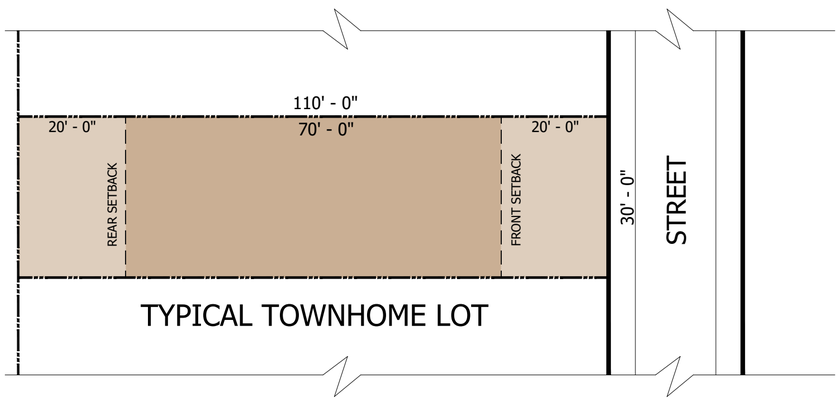
BOUNDARY SURVEY
BEING A 6.88 ACRE TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PART OF CALLED 285.2916 ACRES VOLUME 102, PAGE 895 D.R.R.C.T. SPYGLASS HILL CONDOMINIUMS, PHASE 4 CABINET B, SLIDES 146-147 P.R.R.C.T.

OWNER'S NAME
ADDRESS
??????, TEXAS

Scale: 1" = 50'	
Date: 6/26/2017	
Checked By: JPK	
Approved By: JPK	
Drawn By: BP	
Field: BSG	
Project No. 17-4883	

SHEET 1 OF 1





Data Summary

Townhome Lots (30' x 100')	36 Lots	2.77 ac.
Open Space	37.8%	2.60 ac.
R.O.W		1.51 ac.
TOTAL	36 Lots	6.88 ac.

TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR

BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR

VISITOR PARKING - 23 SPOTS

Applicant:

NEWSTREAM CAPITAL PARTNERS, LLC
311 South Oak St. #250
Roanoke, Texas 76262
817-464-8193

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

9 JUL 21

0 40' 80' 160'

Marina Village - Rockwall

Rockwall, Rockwall County, Texas



Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

Applicant:

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9 JUL 21

0 40' 80' 160'

Marina Village - Rockwall

Rockwall, Rockwall County, Texas

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAND AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, 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 Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*Ordinance No. 92-39*], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* 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 8 (PD-8) [*Ordinance No. 92-39*] 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. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

DRAFT ORDINANCE 01.21.2021

amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Preliminary Plat
(2) PD Site Plan
(3) Final Plat

(c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.

(d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

DRAFT ORDINANCE 01.27.21

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

DRAFT ORDINANCE 07.27.2021

Exhibit 'A':
Legal Description

BEING a tract of land situated in the E. *TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of that 285.2916-acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" iron stake set for corner;

THENCE Along the Westerly lines of said Spyglass Hill Condominiums, the following:

South 03 deg. 27' 05" East a distance of 39.65 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" iron stake set for a corner;

THENCE South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the city of Heath, Rockwall County, Texas, a distance of 480.10 feet to a ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

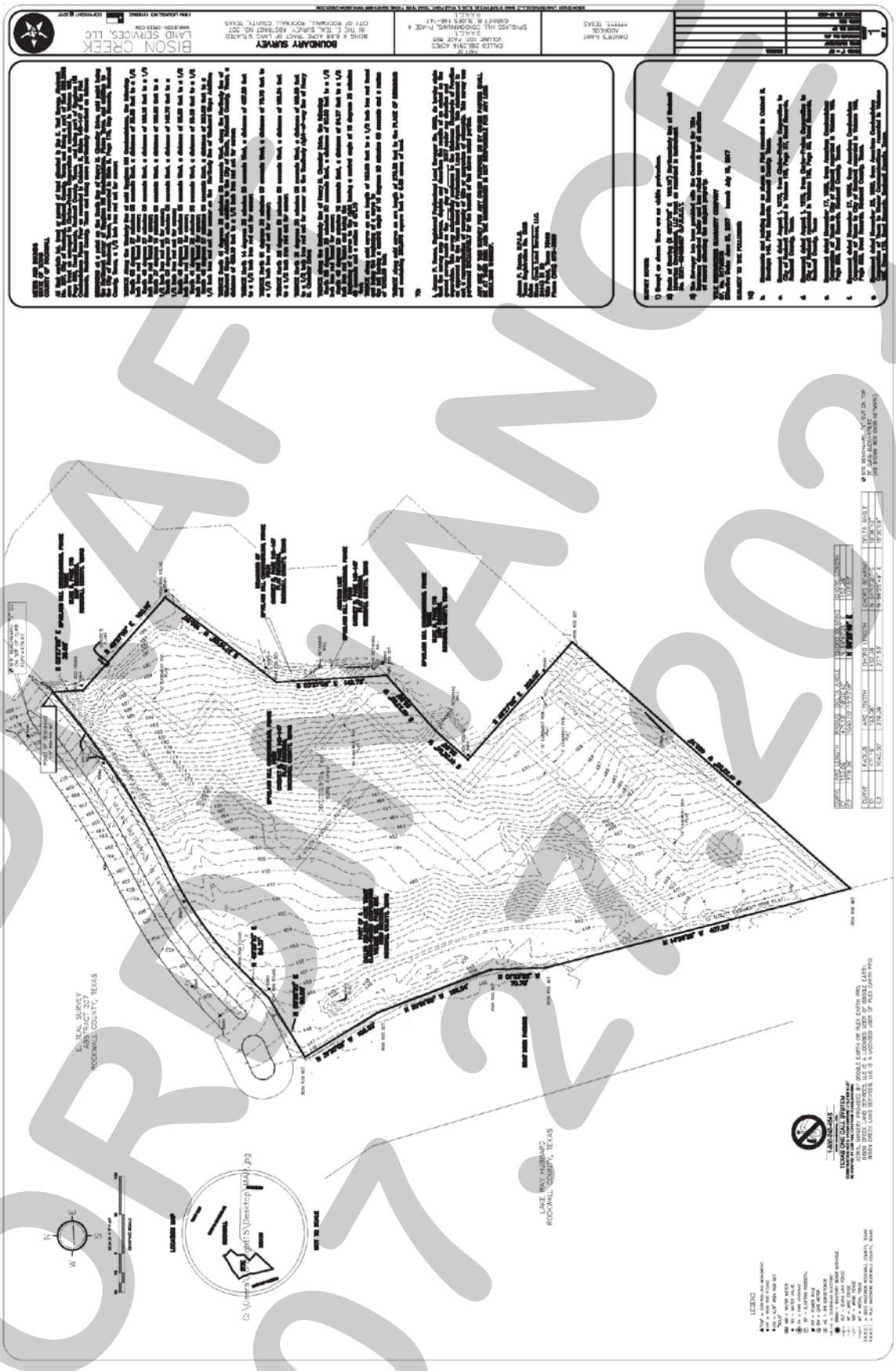
THENCE along the Southerly line of Henry M. Chandler Drive, the following:

North 58 deg. 29' 50" East a distance of 90.00 feet to a ½" iron stake set for corner;
North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a ½" iron stake set for corner;
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1,040.00 feet, a ½" iron stake set for corner;

Around said curve a distance of 278.32 feet to the *PLACE OF BEGINNING* and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.

DRAFT ORDINANCE 07.21.2021

Exhibit 'B':
Survey



DRAFT
ORDINANCE
07.21

Exhibit 'C':
Concept Plan



Data Summary

	Townhome Lots (30' x 100')	36 Lots	2.77 ac.
	Open Space	37.8%	2.60 ac.
	R.O.W		1.51 ac.
	TOTAL	36 Lots	6.88 ac.

TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR

BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR

VISITOR PARKING - 23 SPOTS

Applicant:
NEWSTREAM CAPITAL PARTNERS, LLC
311 South Oak St. #250
Roanoke, Texas 76262
817-464-8193

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
5130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

9 JUL 21

0 40' 80' 160'

Marina Village - Rockwall

Rockwall, Rockwall County, Texas

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Exhibit 'D':
Density and Development Standards

PD Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	30'
Minimum Lot Depth	110'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

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(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards.*

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

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(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT ORDINANCE 07.27.2021

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:	July 27, 2021
SUBJECT:	MIS2021-008; *Treescape Plan and Alternative Tree Mitigation Settlement Agreement for 901 W. Yellowjacket Lane*

The applicant, Ronny Klingbeil of RLK Engineering Inc., is requesting the approval of a Treescape Plan and Alternative Tree Mitigation Settlement Agreement. The subject property is located on a 35.295-acre parcel of land (*Lot 1, Block A, Rockwall High School Addition*) located within the IH-30 Overlay (IH-30 OV) District. The proposed treescape plan and landscape plan indicate that: [1] 26 trees will be removed from the site, [2] 10 trees will be planted to offset 40-inches of the mitigation balance, and [3] the remaining mitigation balance shall be paid at $200.00 per caliper inch per the Unified Development Code (UDC) (Subsection 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*).

The proposed treescape plan submitted by the applicant indicates that 26 Live Oak trees shall be removed from the site creating a tree mitigation balance of 319-inches. Within the project area there is a 26-inch Live Oak that will be saved, which reduces the tree mitigation balance to 293-inches. The proposed landscape plan indicates ten (10), four (4) inch caliper canopy trees will be planted, further reducing the tree mitigation balance to 253-inches. The applicant has indicated the remaining balance will be paid in full for $50,600 (*i.e. $200.00 x 253-inches = $50,600*). According to Subsection 05(F)(3), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)ree preservation credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches." In this case the applicant is requesting an Alternative Tree Mitigation Settlement Agreement, to purchase 79.3% of their preservation credits. According to Subsection 05(G), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "… the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement…" This is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on *July 27, 2021*.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. MIS2021-008

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	901 West Yellow Jacket Lane				
SUBDIVISION	Rockwall High School Addition	LOT	3	BLOCK	1
GENERAL LOCATION	Rockwall High School				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	High School	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	High School	
ACREAGE	35.295	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☒ OWNER	Rockwall I.S.D.	☒ APPLICANT	RLK Engineering, Inc.
CONTACT PERSON	Will Salee	CONTACT PERSON	Ronny Klingbeil
ADDRESS	1191 T.L. Townsend Dr.	ADDRESS	111 West main Street
CITY, STATE & ZIP	Rockwall, TX. 75087	CITY, STATE & ZIP	Allen, TX. 75013
PHONE	214 893-6132	PHONE	972 359-1733
E-MAIL	will.salee@rockwallisd.org	E-MAIL	ronny@rlkengineering.com

NOTARY VERIFICATION [REQUIRED]

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

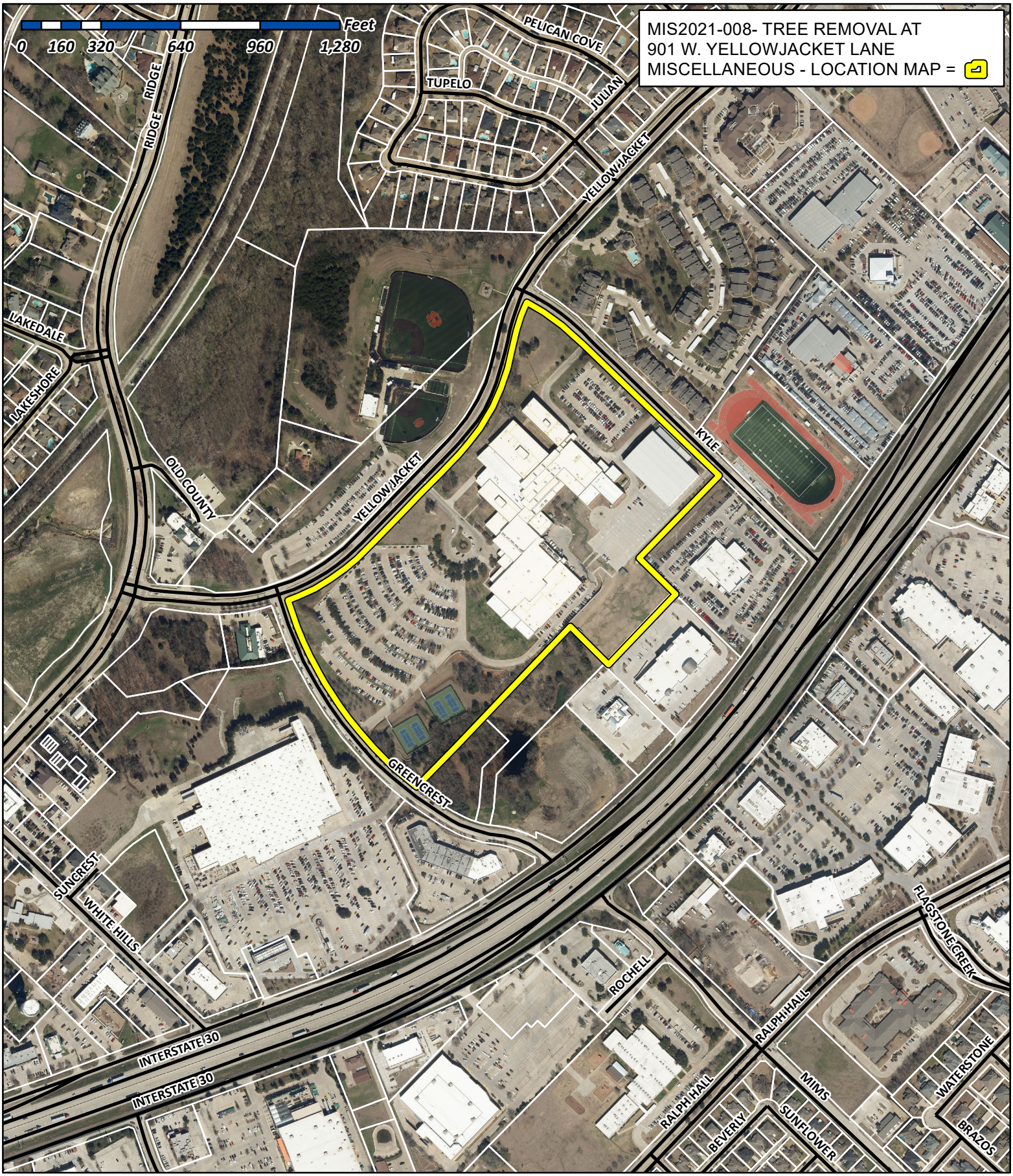
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED
$ 75.00, TO COVER THE COST OF THIS APPLICATION, WILL BE PAID TO THE CITY O
July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCK
INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND P
SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO

JUDY SHERBERT
Notary Public, State of Texas
Comm. Expires 07-18-2023
Notary ID 124674414

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 DAY OF July, 2021.

OWNER'S SIGNATURE

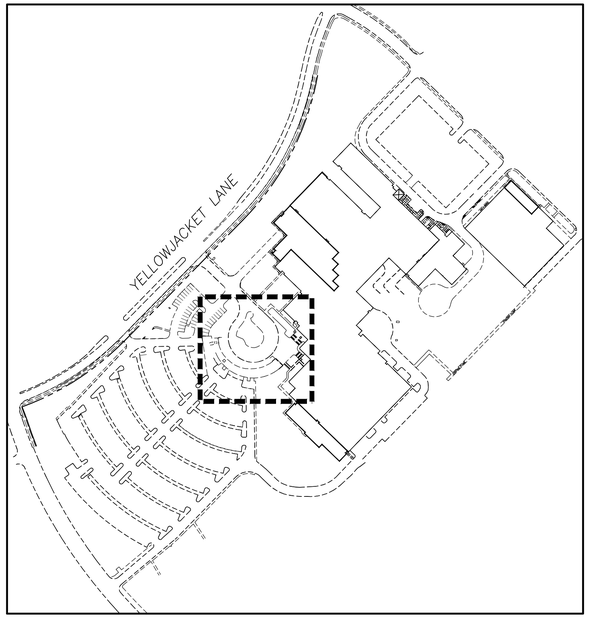
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.



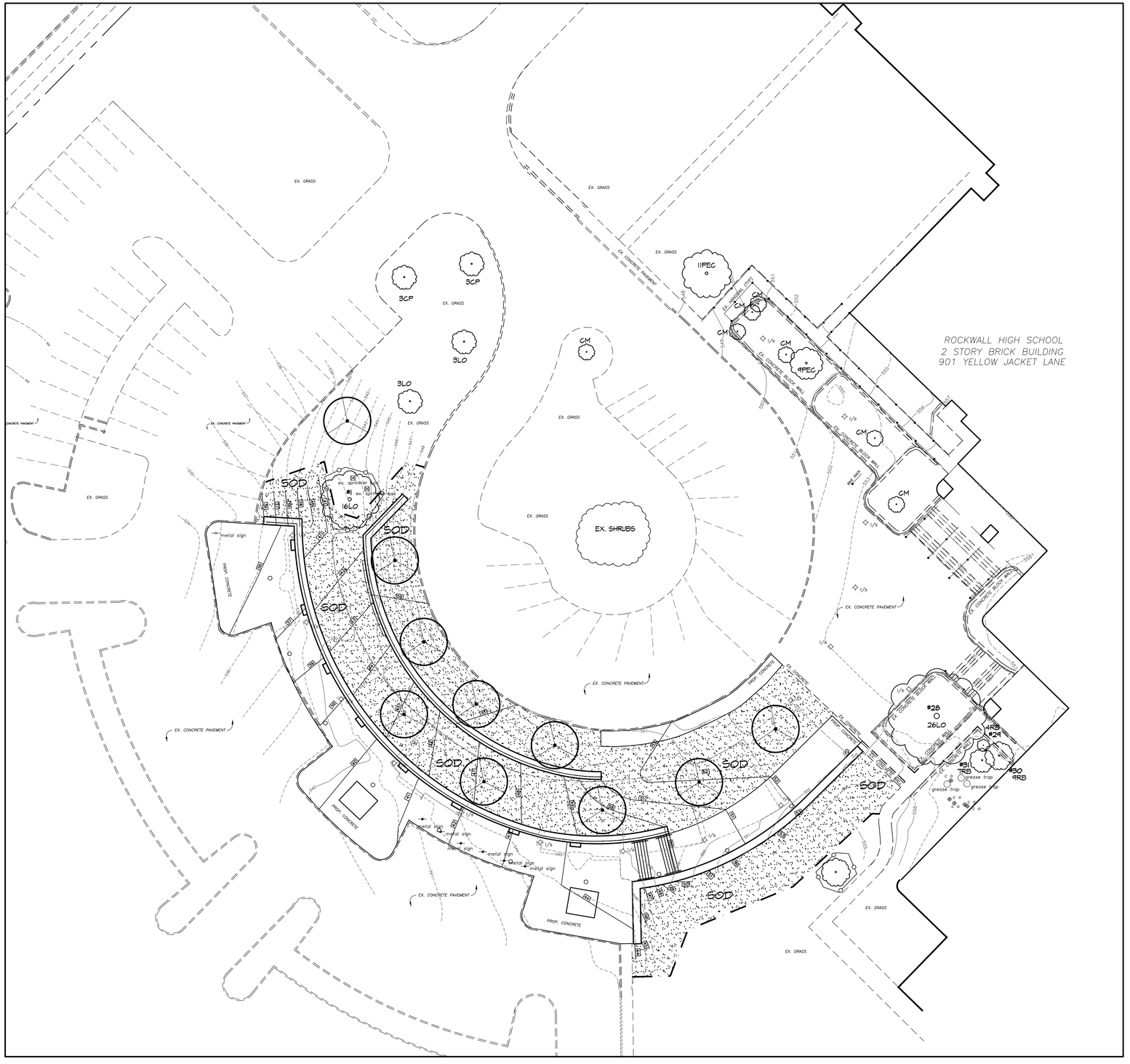
LIMIT OF WORK SITE MAP

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT

7/14/21

0 20 40

SCALE: 1" = 20'-0"

REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

LANDSCAPE PLAN

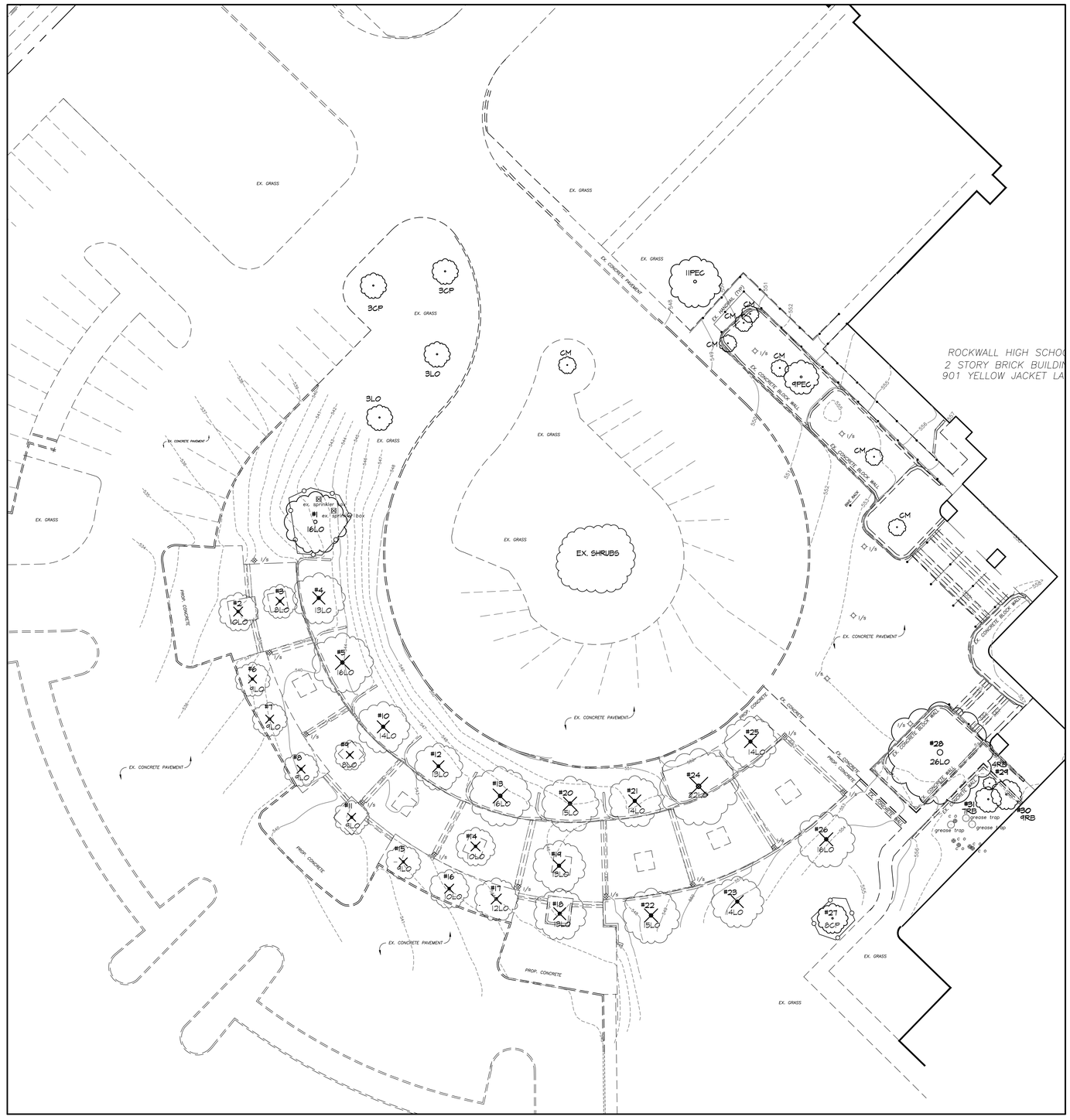
Rockwall ISD–High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY:	DRAWING SCALE:	SHEET:
RLA	1" = 20'	L1 OF
DRAWN BY:	DRAWING DATE:	
RLA	07/14/2021	

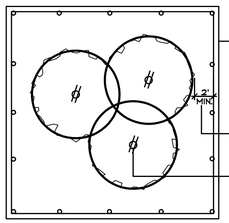
EXISTING TREE CHART

TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	16"	LIVE OAK	SAVE	0"	-	0"
2	10"	LIVE OAK	DEMO	-10"	-	
3	8"	LIVE OAK	DEMO	-8"	-	
4	13"	LIVE OAK	DEMO	-13"	-	
5	16"	LIVE OAK	DEMO	-16"	-	
6	9"	LIVE OAK	DEMO	-9"	-	
7	9"	LIVE OAK	DEMO	-9"	-	
8	9"	LIVE OAK	DEMO	-9"	-	
9	8"	LIVE OAK	DEMO	-8"	-	
10	14"	LIVE OAK	DEMO	-14"	-	
11	9"	LIVE OAK	DEMO	-9"	-	
12	13"	LIVE OAK	DEMO	-13"	-	
13	16"	LIVE OAK	DEMO	-16"	-	
14	10"	LIVE OAK	DEMO	-10"	-	
15	9"	LIVE OAK	DEMO	-9"	-	
16	10"	LIVE OAK	DEMO	-10"	-	
17	12"	LIVE OAK	DEMO	-12"	-	
18	13"	LIVE OAK	DEMO	-13"	-	
19	13"	LIVE OAK	DEMO	-13"	-	
20	15"	LIVE OAK	DEMO	-15"	-	
21	14"	LIVE OAK	DEMO	-14"	-	
22	15"	LIVE OAK	DEMO	-15"	-	
23	14"	LIVE OAK	DEMO	-14"	-	
24	22"	LIVE OAK	DEMO	-22"	-	
25	14"	LIVE OAK	DEMO	-14"	-	
26	16"	LIVE OAK	DEMO	-16"	-	
27	8"	PISTACHE	DEMO	-8"	-	
28	26"	LIVE OAK	SAVE	0"	26"	0"
29	4"	RED BUD	SAVE	0"	-	0"
30	9"	RED BUD	SAVE	0"	-	0"
31	7"	RED BUD	SAVE	0"	-	0"
				MITIGATE	CREDIT	MITIGATE
				-319"	+26"	-293"
			PROPOSED TREES (10 X 4" =)			+40
			TOTAL MITIGATION			-250"

TREE PRESERVATION CREDITS = 250" X $200 = $50,000



EXISTING TREE LEGEND	
12LO	EXISTING TREE TO BE SAVED
X 6LO	EXISTING TREE TO BE REMOVED
LO=LIVE OAK, RB=RED BUD CP=CHINESE PISTACHE, CM=CRAPE MYRTLE	



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
7/14/21

NORTH

0 20 40
SCALE: 1" = 20'-0"

REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

TREESCAPE PLAN
Rockwall ISD–High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY:	DRAWING SCALE:	SHEET:
RLA	1" = 20'	L2 OF
DRAWN BY:	DRAWING DATE:	
RLA	07/14/2021	

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:	July 27, 2021
APPLICANT:	Josh Millsap; *KFM Engineering & Design*
CASE NUMBER:	SP2021-020; *Site Plan for Rockwall Lofts*

SUMMARY

Discuss and consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a Site Plan for a *Urban Residential* (*i.e. Multi-Family Apartment Building*) on a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of W. Rusk Street [*SH-66*] and S. Alamo Street [*SH-205*], and take any action necessary.

BACKGROUND

The majority of the subject property (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition*) is a part of the *Plan of Rockwall -- also known as the Rockwall OT Addition or Rockwall Original Town Addition* --, which was recorded on September 27, 1861. The remainder the of the subject property (*i.e. Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) was incorporated with the *Lowe & Allen Subdivision* prior to 1911 based on the May 16, 1911 Sanborn Maps. As of the January 3, 1972, the Historic Zoning Maps show the subject property being zoned General Retail (GR) District. This designation remained until the subject property was rezoned to Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34* (*which is also known as the Downtown Regulating Plan*).

Prior to this zoning change and in accordance with the Hometown 2000 Comprehensive Plan, the City Council initiated a study of the downtown -- *known as the Central Business District or CBD at that time* -- by a team of consultants, which included TOWNSCAPE, Inc., Newman Jackson Bieberstein, Inc., and Kelly and Associates. In November 2004, the consultant team proposed the *Downtown Plan: Blueprint for a Downtown Village* [*referred to as the Downtown Plan*]. This guide laid out an ambitious plan for the downtown that included recommendations for the development of a form-based code and unique land use standards to "…ensure that they [*development of office, retail, and residential*] will contribute to the pedestrian-oriented character of the Downtown." With regard to *Housing*, the *Downtown Plan* states that "(i)n the Downtown District, there should be a variety of housing including townhomes, lofts (*with or without retail at grade*) and "big home" style properties (*buildings and site plans which look like large homes, but may contain 2-6 or so living units*) …" and that "… these properties should be targeted to young professionals, 'empty nesters' and retirees." In addition, the document goes on to say that parking should be "…located in the center of blocks and 'lined' with retail, office, *or* residential uses…" with "…(h)igher density projects and consolidated parking areas [*utilizing*] … parking structures in order to minimize the amount of land and street frontage allocated to parking." This planning document was adopted by the City Council on November 15, 2004.

In accordance with the *Downtown Plan*, the City Council adopted *Ordinance No. 07-06* on February 5, 2007. This ordinance created the Downtown (DT) District, establishing the land use standards and form-based code that is located in the present-day Unified Development Code (UDC) [*i.e. the zoning ordinance*]. Contained within these standards was the permission to establish *Urban Residential* as a *by-right* land use. The *Urban Residential* land use was originally created as a land use with the adoption of the Unified Development Code (UDC) on June 7, 2004 by *Ordinance No. 04-38*. At the time of adoption, this undefined land use was only permitted *by-right* in the Central Business District (CBD) and by Specific Use Permit (SUP) in the Multi-Family 14 (MF-14) District. The land use standards for this land use (*at that time of adoption and remaining unchanged today*) are as follows:

Urban Residential

(1) *Urban Residential* includes residential development which at least partly face streets, public sidewalks, or common open space, *or* which are located above retail office or service uses.

(2) Ground floor *Urban Residential* should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

Based on this use previously being allowed *by-right* (*or permitted land use*) in the Central Business District (CBD) and in conformance to the *Housing Guidelines* contained in the *Downtown Plan*, this land use was allowed *by-right* in the Downtown (DT) District via *Ordinance No. 07-06*. As stated above, the subject property -- *along with the other parcels that make up the Downtown (DT) District* -- were rezoned to Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34*. Staff should note that the subject property is located within the SH-66 Overlay (SH-66 OV) District, which was adopted on March 26, 2001 by *Ordinance No. 01-18*. Contained within this ordinance was a requirement that any structure over 36-feet in height would require a Conditional Use Permit (CUP) [*referred to as a Specific Use Permit (SUP) under the current Unified Development Code (UDC)*]; however, when *Ordinance No. 07-34* was adopted, rezoning the subject property to Downtown (DT) District, this superseded the requirements of the SH-66 Overlay (SH-66 OV) District. Specifically, *Ordinance No. 07-34* stipulated "…(t)hat the property described herein [*which includes the subject property*] shall be used *only* in the manner and for the purposes provided for in *Article V, Section 4.8, Downtown (DT) District of the Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future." This means the only zoning requirements that the subject property is required to adhere to are contained within Subsection 04.07, *Downtown (DT) District*, of *Article 05, District Development Standards*, of the Unified Development Code (UDC).

In late 2018/early 2019, the developer -- *Tony Austin with TAC, Inc.* -- engaged staff stating that he had secured a purchase contract for five (5) tracts of land (*i.e. Lots 1, 5, 6, 7, & 8, Block P and Lot 1, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*), and would be pursuing site plan approval for the construction of a multi-family development. Through these conversations the developer proposed the possibility of constructing a secured parking garage for the Police Department (*which is situated on Lots 2-5, Block P, and Lot 2, Block AB*) in exchange for the City's land and right-of-way adjacent to the five (5) tracts of land. This proposal would allow the developer the ability to connect his development and would provide the Police Department with a 90-space secured parking garage. After consideration of the request and the fact that the land use was an allowed *by-right* land use, the City Council directed the City Manager to enter into a 380 Economic Development Agreement on October 21, 2019. This agreement was executed on November 6, 2019, and filed with Rockwall County on November 14, 2019. Under the terms of this agreement the developer was limited to constructing no more than 272-units, and would be obligated to build the 90-parking space secured parking garage (*which could be converted to public parking in the event that the Police Department no longer needed the parking garage*). In addition, the developer was obligated to incorporate "…a sky lounge overlooking the lake, resort style swimming pool, [*and*] fitness facilities …" as amenities for the residents.

General Note: On September 3, 2019, the City Council adopted *Ordinance No. 19-32*, which provided definitions for all land uses contained in the *Permissible Use Charts* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The change defined *Urban Residential* as "…(a) development situated within the City's Downtown (DT) District -- *which is also referred to as the urban core* -- that allows for multiple single-family dwelling units grouped into a single building." Staff should note that while this definition would not preclude the applicant's request, the applicant engaged staff prior to the adoption of *Ordinance No. 19-32*. Therefore, the applicant's request would be considered to be vested prior to the adoption of this definition in accordance with vesting laws of the State of Texas as outlined in Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code.

PURPOSE

On June 18, 2021, the applicant -- *Josh Millsap of KFM Engineering & Design* -- submitted an application requesting approval of a site plan for the purpose of developing a 263-unit multi-family apartment complex on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of S. Alamo Street [*SH-205*] and W. Washington Street [*SH-66*]. The land uses adjacent to the subject property are as follows:

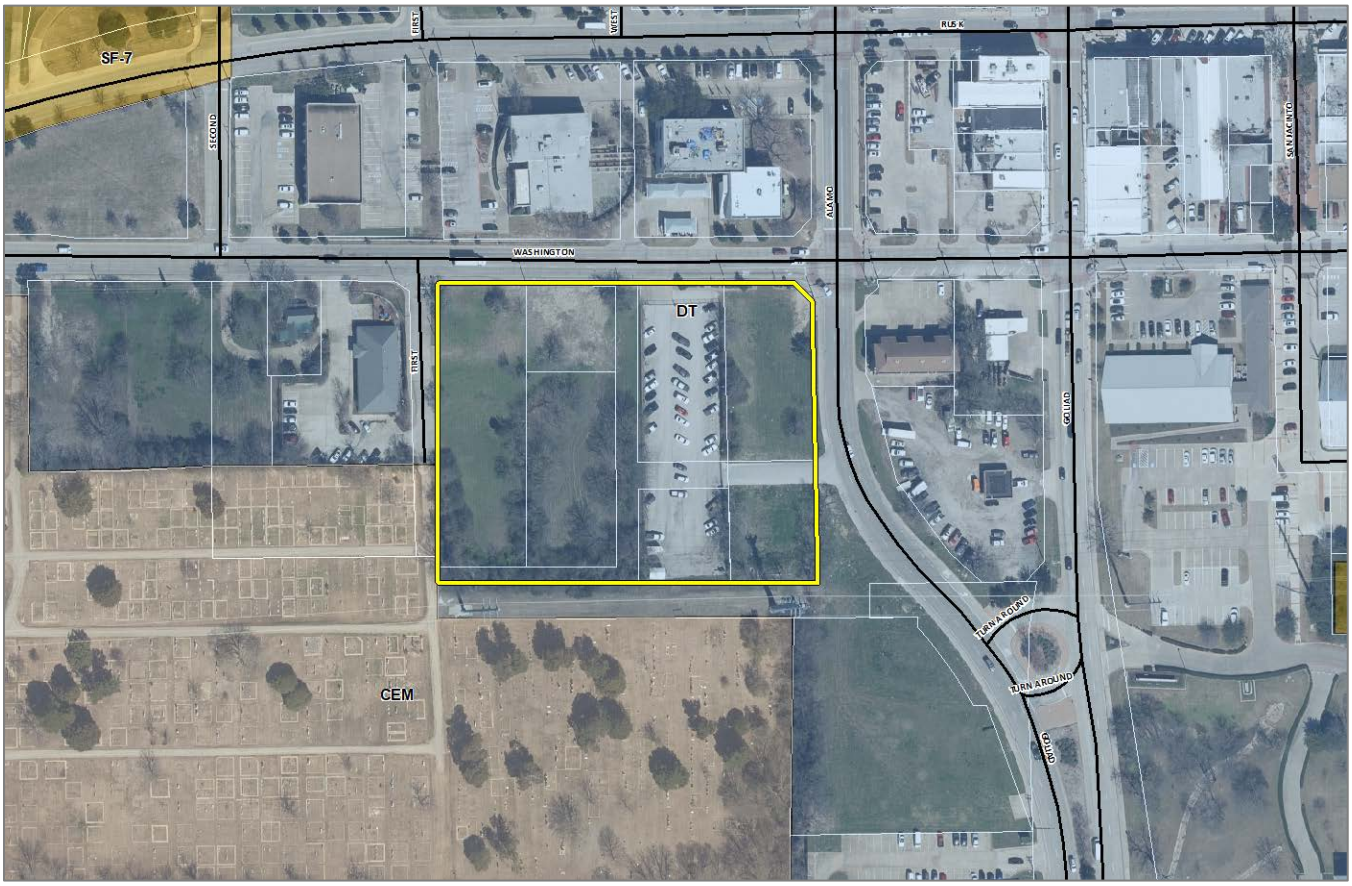
North: Directly north of the subject property are two (2) tracts of land. The 1.048-acre tract of land (*i.e. Lots 1-8, Block O, Rockwall OT Addition*) is currently the location of the Rockwall Police Department and the 0.918-acre tract of land (*i.e. Lots A, B & C, Block 3, Lowe & Allen Addition*) is currently owned by Rockwall County. Both of these tracts of land are zoned Downtown (DT) District. Beyond this is W. Rusk Street, which is identified as a P3U (*i.e. principal arterial, three [3] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a *100' Texas Power & Light Easement* (*Cab. B, Slide 7, P. R. R. C. T.*), which currently has transmission towers situated within it. South of this, is a 1.233-acre parcel of land (*i.e. Lot 2 of Cain Properties No. 1*), which has *a Craft/Micro Brewery* situated on it (*i.e. Siren Rock Brewery*). These properties are zoned Downtown (DT) District. Also, south of the subject property is a portion of the Rockwall Memorial Cemetery, which is zoned Cemetery (CEM) District.

East: Directly east of the subject property is S. Alamo Street [*SH-205*], which is identified as a P3U (*i.e. principal arterial, three [3] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) tracts of land (*i.e. Lots 1-8, Block Q and Lots 1 & 2, Block Z, Rockwall OT Addition*). East of this is S. Goliad Street [*SH-205*], which is identified as a P3U (*i.e. principal arterial, three [3] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. First Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided street*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.45-acre parcel of land (*i.e. Lot 3-R, Block A, Washington Place Addition*), which currently has a daycare facility situated on it. This property is zoned Downtown (DT) District. Also, east of the subject property is a portion of the Rockwall Memorial Cemetery, which is zoned Cemetery (CEM) District.

FIGURE 1: LOCATION MAP



CONFORMANCE WITH THE CITY'S CODES

The applicant is proposing to construct a 263-unit multi-family apartment complex that will consist of 170, one (1) bedroom units; 86, two (2) bedroom units; and seven (7), three (3) bedroom units. The development will consist of 13 different unit floorplans with the average size of the units being 851.99 SF. [*As stated above in the Background section of this case memo*] According to the Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Urban Residential* land use is permitted *by-right* within the Downtown (DT) District and would include a multi-family apartment complex; however, this development would be subject to the density and dimensional requirements contained in the form-based code stipulated under Subsection 04.07, *Downtown (DT) District*, of *Article 05, District Development Standards*, of the Unified Development Code (UDC) and the *Downtown Regulating Plan* contained in *Ordinance No. 07-34*. A summary of these standards is as follows:

Waiver: RED; *In Conformance*: BLUE

TABLE 1: BLOCK FACE

GENERAL DISTRICT STANDARDS	DOWNTOWN (DT) DISTRICT STANDARD	CONFORMANCE TO THE STANDARDS
BLOCK LENGTH	The length of new blocks should be not less than 200-feet nor more than 600-feet.	Washington Street: 382.99'/Alamo Street: 336.03'; In Conformance
BLOCK FACES (1)	Block faces require continuous building frontage that is within 5-feet of the build-to-line.	In Conformance (1)
FAÇADES	Facades shall generally be built parallel to the street frontage, except at street intersections, where a corner façade containing a primary entrance may be curved or angled toward the intersection.	In Conformance
BUILD-TO-LINES (2)	Alamo Street: 18-feet; Washington Street: 24-feet	In Conformance
BUILDING HEIGHT (3) & (4)	Minimum Number of Stories: 2; Maximum Number of Stories: 4	4 Stories; In Conformance (2)
PEDESTRIAN ACCESS	Residential: 6-feet; Non-Residential: 10-feet	10-feet; In Conformance
STREET FRONTAGE LANDSCAPING	Residential ground floor frontages shall be required to landscape a minimum of 5-feet between the edge of sidewalk and the primary building façade.	In Conformance

NOTES:
(1): A waiver of up to 15% of the building frontage may be granted for up to 15-feet administratively.
(2): As measured from the planned street back-of-curb.
(3): According to Article 13, *Definitions*, of the Unified Development Code (UDC), building height 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. The building height in this case is assessed/measured along S. Alamo Street and W. Washington Street.
(4): Increased height for feature buildings may be approved as part of the site plan approval by minor waiver.

COMPLIANCE NOTES:
(1): The building conforms to the façade requirements with the exception of the southeast corner of the building which exceeds the 5-feet, but is less than 15-feet and 15% of the facade. The purpose of setting the building back at this corner is to allow for the required visibility triangle necessary to ensure the safety of vehicles using the exit along S. Alamo Street.
(2): The building height at the corner of the intersection of W. Washington Street and S. Alamo Street is three (3) stories, and extending along these streets the building height increases to four (4) stories due to the topography of the street. At the southwest corner of the building, the elevation shows seven (7) stories with four (4) stories of living and three (3) stories of parking; however, this area is *not* located along a street frontage. Staff should note that the form-based code is designed to regulate the look of the building along the street frontage and based on the definition of building height the building is in conformance with the required building height. In addition, this is considered to be a feature building, which is defined as "…(b)uildings which are located on axis with a terminating street or open space, or at the intersection of streets … (s)uch buildings shall incorporate architectural features which address height and articulation that emphasize the importance of such a location."

TABLE 2: BUILDING

GENERAL DISTRICT STANDARDS	DOWNTOWN (DT) DISTRICT STANDARD	CONFORMANCE TO THE STANDARDS
ARCHITECTURE	All buildings shall be designed and constructed in tripartite architecture so that they have a distinct middle and top.	In Conformance
4TH FLOOR SETBACK	Buildings greater than 3-stories in height must incorporate a setback of 8-feet behind the face of the first three floors along street frontages.	8' to 10' Balconies; In Conformance
1ST FLOOR MATERIALS	Ground floor exterior walls excluding doors and windows shall be constructed of 100% brick, natural or cast stone on the exterior façade.	In Conformance
BUILDING MATERIALS	Overall, a minimum of 85% of exterior walls shall be constructed of brick, natural or cast stone.	90%-98% Brick and Cast Stone; In Conformance

GENERAL DISTRICT STANDARDS	DOWNTOWN (DT) DISTRICT STANDARD	CONFORMANCE TO THE STANDARDS
BUILDING MATERIALS	Stucco or EIFS shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact. These materials may only be used on up to 10% of the façade provided it above the first floor.	6%-10%; In Conformance
COLOR	The dominate color of all buildings shall be muted shades of warm gray, red, green beige and/or brown. Accent colors may be used on up to 1% of the building façade.	In Conformance
RESIDENTIAL AT GRADE	All buildings which are constructed for residential units at grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk.	In Conformance (1)
RESIDENTIAL AT GRADE	The entry shall be located a minimum of 2-feet above the sidewalk elevation and include a minimum of a 24 SF stoop.	In Conformance (1)
RESIDENTIAL AT GRADE	Balcony and patio railings shall be constructed of wrought iron or decorative metal.	In Conformance

COMPLIANCE NOTES:
(1): This requirement is applicable for six (6) of the ten (10) units on the ground floor along W. Washington Street, and two (2) of the four (4) units along S. Alamo Street. The reason this requirement is not applicable for the four (4) units on W. Washington Street and two (2) units along S. Alamo Street is that -- due to the topography of the subject property -- the finished floor of these units is below the finished floor grade (*i.e. the units are not "at grade"*). The applicant offered to finish these units with steps down to the unit; however, staff is of the opinion that this could create a drainage problem for these units and requested that this not be incorporated. Since these units are not *at grade* the applicant's plans are in conformance with this requirement.

TABLE 3: PARKING

GENERAL DISTRICT STANDARDS	DOWNTOWN (DT) DISTRICT STANDARD	CONFORMANCE TO THE STANDARDS
PARKING REQUIREMENT	1 Bedroom: 1.5 Parking Spaces; 2 Bedroom: 2 Parking Spaces; 3 Bedroom: 2.5 Parking Spaces [*Required: 445 Parking Spaces*]	445 Parking Spaces/15 Visitor Parking Spaces; In Conformance (1)
PARKING LOCATION	All off-street parking shall be located behind buildings which face on a street or public open space.	Subgrade Parking Garage; In Conformance
PARKING GARAGES	Parking garages which are adjacent to a street shall be setback a minimum of 50-feet and lined with buildings containing any permitted use but parking.	In Conformance (2)
PARKING GARAGES	All parking garages shall be constructed with flat parking decks for ease in reuse of all or portions of the structure when parking demand wanes.	In Conformance
BICYCLE PARKING	1 Bicycle parking space per 10 parking spaces is required [*Required: 45 Bicycle Parking Spaces*].	47 Bicycle Parking Space; In Conformance
BICYCLE PARKING	Bicycle parking spaces must be a minimum of 6-feet by 2-feet.	In Conformance

COMPLIANCE NOTES:
(1): The 380 Agreement requires a minimum of 473 spaces total, and the development is providing 550 parking spaces total. 90 of these will be dedicated police parking.
(2): The parking garage is subgrade adjacent to W. Washington Street and S. Alamo Street. Adjacent to First Street (*which only runs mid-way along the western building façade*) the parking garage is located within the 50-foot buffer; however, the exhibit contained within the 380 Economic Development Agreement essentially waives this requirement in these locations.

TABLE 4: STREETSCAPE, LIGHTING AND MECHANICAL

GENERAL DISTRICT STANDARDS	DOWNTOWN (DT) DISTRICT STANDARD	CONFORMANCE TO THE STANDARDS
LIGHTING	All lighting shall be focused downward or narrowly focused on its intended target.	In Conformance
MECHANICAL SCREENING	All roof mounted mechanical elements must be screened from view from the public right-of-way and neighboring properties. Screening must be architecturally compatible with the building design.	*See Line of Site Study*; In Conformance
LOADING AND SERVICE AREAS	Loading, service and trash storage areas shall be screened from all public roadways. The required screening must be composed of the same materials as the building except if landscaping is utilized.	Located in the Parking Garage; In Conformance

TABLE 5: LANDSCAPING

GENERAL DISTRICT STANDARDS	DOWNTOWN (DT) DISTRICT STANDARD	CONFORMANCE TO THE STANDARDS
STREET TREES	Street trees shall be large shade tree species having a minimum size of 4-caliper inches. Street trees shall be planted on at least 20-foot centers.	In Conformance

GENERAL DISTRICT STANDARDS	DOWNTOWN (DT) DISTRICT STANDARD	CONFORMANCE TO THE STANDARDS
PLANT MATERIALS	Front yards shall be landscaped adjacent to the residential at grade units. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.	In Conformance

In addition to the above standards, all properties situated within the Downtown (DT) District are subject to the *Regulating Plan*, which was adopted with *Ordinance No. 07-34*. This ordinance established the Downtown (DT) District and laid out areas of the downtown that were designated for *at grade* retail (*see Figure 2: Downtown Regulating Plan*). Based on this plan, the subject property is not situated within the downtown core, and as a result is not subject to incorporate *at grade* retail. This means that the applicant's plan is not required to incorporate a mix of uses and can be all residential. Based on this, the applicant's plan is considered to be in conformance with the *Regulating Plan*.

Based on the above assessment, the fact that this is a *by-right* land use in the Downtown (DT) District, and the intent of the Downtown (DT) District form-based code, the applicant's request is in conformance with all the technical requirements contain in the Unified Development Code (UDC).

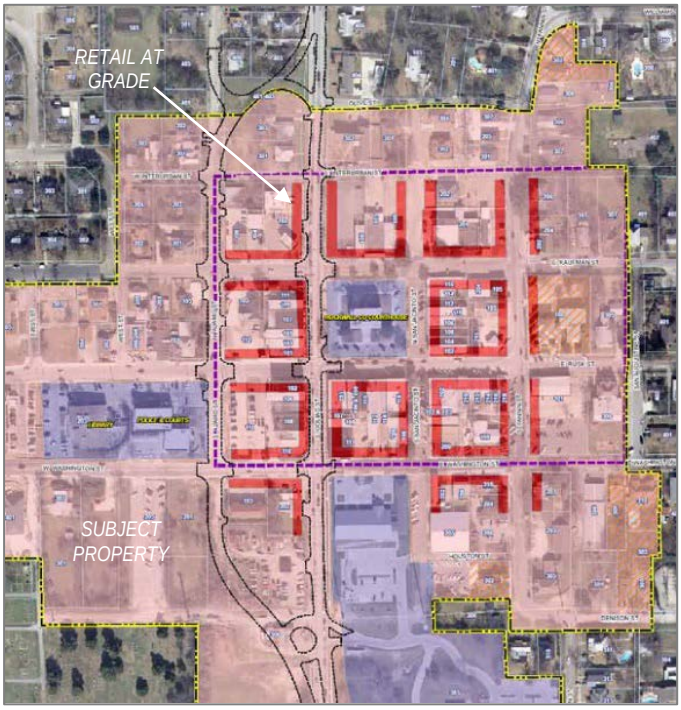


FIGURE 2: DOWNTOWN REGULATING PLAN

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated within the *Downtown District* and being designated for *Downtown* land uses. According to the plan "…(t)he *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown." As stated above the proposed land use is permitted *by-right* in the Downtown (DT) District, which is the basis for the *Downtown* land use designation. Based on this, the applicant's request would be considered to be conforming with regard to the OURHometown Vision 2040 Comprehensive Plan.

PARKS AND RECREATION BOARD RECOMMENDATION

On July 6, 2021, the Parks and Recreation Board reviewed the project and made a motion to recommend:

(1) Assessing *Cash-In-Lieu of Land Fees* in the amount of $174,369.00 (*i.e. $663.00 Per Unit at 263 Units*).
(2) Assessing *Pro-Rata Equipment Fees* in the amount of $165,164.00 (*i.e. $628.00 Per Unit at 263 Units*).

The motion was approved by a vote of 6-0, with Board Member Johnson absent.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 29, 2021, the Architectural Review Board (ARB) approved reviewed the applicant's building elevations and site plan. They generally had no comments concerning the proposed building elevations; however, they did request to see renderings of the project to ensure that the façade of the building along W. Washington Street incorporated sufficient articulation. The applicant has provided staff with a rendering that shows the articulation in this area. Staff should note that the proposed building elevations do meet the form-based code and articulation requirements for a property in the Downtown (DT) District. The Architectural Review Board (ARB) will reviewed the renderings provided by the applicant on July 13, 2021, and approved a motion to recommend approval of the building elevations by a vote of 5-0, with Board Members Neil and Miller absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's ***Site Plan*** for *Urban Residential* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The indoor bicycle parking will require signage on the exterior of the building (*where accessible from the exterior*) in accordance with Subsection 04.07(D)(2)(c)(3) of the Unified Development Code (UDC).

(3) Any construction resulting from the approval of this ***Site Plan*** 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. SP2021-020

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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	201 W. WASHINGTON ST				
SUBDIVISION	ROCKWALL LOT	LOT	1,6,7,8	BLOCK	P
GENERAL LOCATION	S-W INTERSECTION OF WASHINGTON ST. AND S. ALAMO RD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT/ SH66 OVERLAY	CURRENT USE	VACANT
PROPOSED ZONING	DT/ SH66 OVERLAY	PROPOSED USE	MULTI FAMILY
ACREAGE	0.45 ACRES	LOTS [CURRENT]	4
		LOTS [PROPOSED]	1

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

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

☐ OWNER	MYRELI LLC	☑ APPLICANT	KFM ENGINEERING & DESIGN
CONTACT PERSON		CONTACT PERSON	JOSH MILLSAP
ADDRESS	627 SORITA CIR	ADDRESS	3501 OLYMPUS BLVD
			STE 100
CITY, STATE & ZIP	HEATH, TX 75032	CITY, STATE & ZIP	DALLAS, TX 75019
PHONE		PHONE	4698990536
E-MAIL		E-MAIL	JMILLSAP@KFM-LLC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doug A. Kaufmann [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 17 *DAY OF* June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English

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

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-020

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	W WASHINGTON TX				
SUBDIVISION	ROCKWALL OLD TOWN	LOT	1	BLOCK	AB
GENERAL LOCATION	S-W INTERSECTION OF WASHINGTON ST. AND S. ALAMO RD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT/ SH66 OVERLAY	CURRENT USE	VACANT
PROPOSED ZONING	DT/ SH66 OVERLAY	PROPOSED USE	MULTI FAMILY
ACREAGE	0.24 ACRES	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

☐ OWNER	ESTATE OF BILLY W PEOPLES	☑ APPLICANT	KFM ENGINEERING & DESIGN
CONTACT PERSON		CONTACT PERSON	JOSH MILLSAP
ADDRESS	302 S GOLIAD ST	ADDRESS	3501 OLYMPUS BLVD STE 100
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	DALLAS, TX 75019
PHONE		PHONE	4698990536
E-MAIL		E-MAIL	JMILLSAP@KFM-LLC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lynda Morris [*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 16th *DAY OF* June, 2021.

OWNER'S SIGNATURE Lynda Morris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English

MY COMMISSION EXPIRES Notary ID 6276665

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-020

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	301 AND 305 WASHINGTON ST				
SUBDIVISION	LOWE AND ALLEN	LOT	4,5	BLOCK	A&B
GENERAL LOCATION	S-E INTERSECTION OF WASHINGTON ST. AND FIRST ST.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT/ SH66 OVERLAY	CURRENT USE	VACANT
PROPOSED ZONING	DT/ SH66 OVERLAY	PROPOSED USE	MULTI FAMILY
ACREAGE	1.1623 ACRES	LOTS [CURRENT] 2	LOTS [PROPOSED] 1

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CONTACT PERSON		CONTACT PERSON	JOSH MILLSAP
ADDRESS	627 SORITA CIR	ADDRESS	3501 OLYMPUS BLVD
			STE 100
CITY, STATE & ZIP	HEATH, TX 75032	CITY, STATE & ZIP	DALLAS, TX 75019
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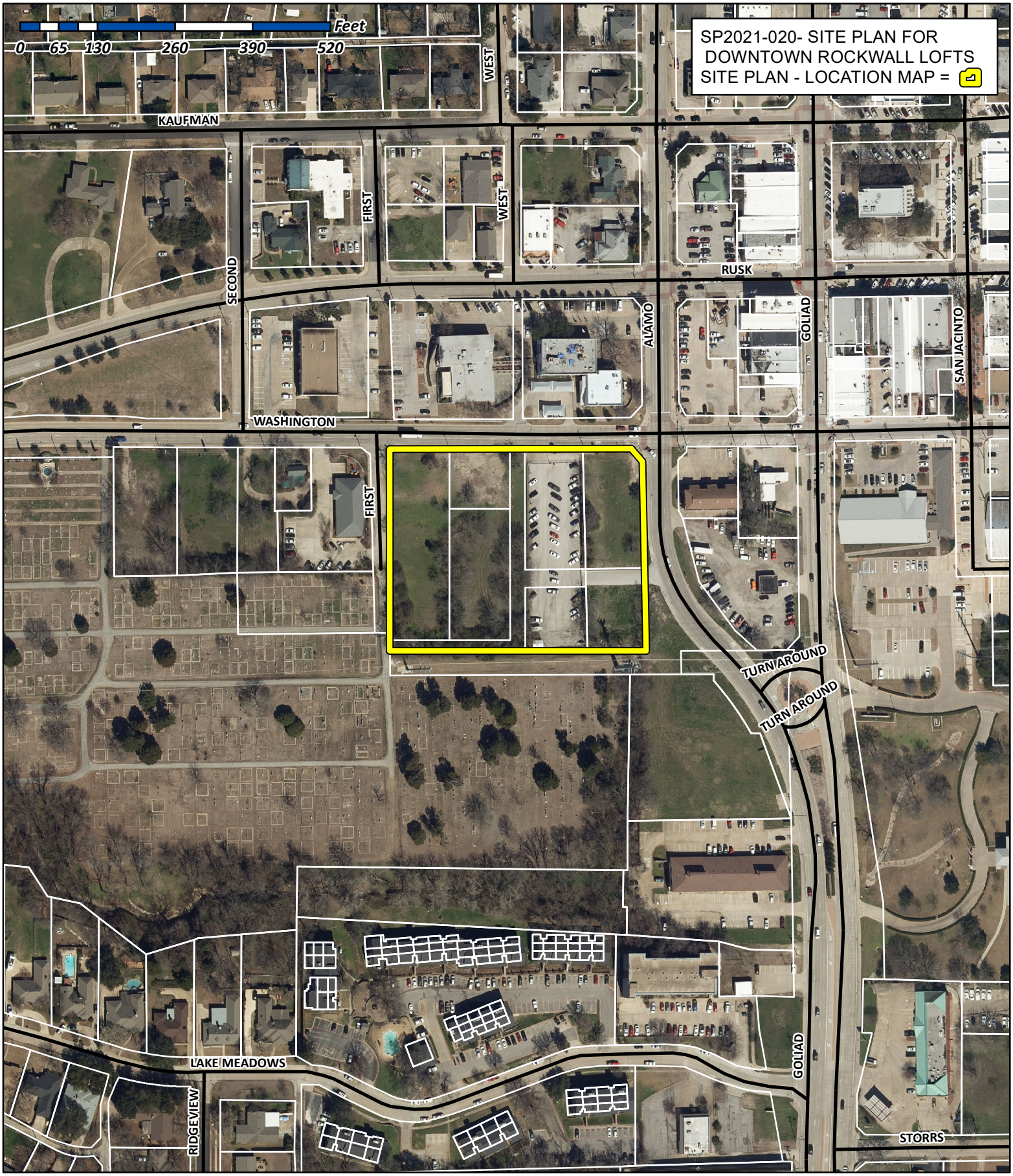
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* June, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English

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

MY COMMISSION EXPIRES



City of Rockwall

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

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

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, Director of Planning and Zoning
DATE:	July 23, 2021
SUBJECT:	Urban Residential Analysis

The following is a comprehensive analysis of the history behind the *Urban Residential* land use and a summary of all documentation where the land use is referenced in City documents.

HISTORY BEHIND THE LAND USE

The *Urban Residential* land use was originally conceived out of the Hometown 2000 Comprehensive Plan (*approved December 17, 2001*), which stated that "...(m)ixed use areas include the Downtown ... Development in this category [*Mixed Use Areas*] should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented area ... the residential component could include townhouses, living units above the retail, live-work units, and 'urban housing'. The plan goes on to define *Urban Housing* as "...multiple family or loft style units, but with units partly facing and having direct access from street fronts, having structured parking in the center of the block, and having recreational amenities. They must also incorporate retail and personal service uses at street level, *or* be located within a short walking distance to such services." This point is reiterated in the *Land Use* section of the document, which states that the City should "(e)ncourage mixed use and urban housing within a 5 – 10-minute walk from the Downtown area ...." [*#3; (b)*]. The *Land Use* section also states "(t)he Downtown should include a mixture of uses. The specific types of uses and their location should be determined as part of a new Downtown Master Plan." This plan was created in 2004 and the findings from this plan with regard to housing are listed below.

Based on this the *Urban Residential* land use was adopted on June 7, 2004 by *Ordinance No. 04-38*; however, prior to this incorporation into the *Permissible Use Charts*, the land use was referenced in the Mix Use Overlay (MUO) District, which was adopted on September 3, 2002. At the time of adoption, the land use was permitted *by-right* in the Downtown (DT) District subject to the conditions of Section 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), which state:

Urban Residential

(1) *Urban Residential* includes residential development which at least partly face streets, public sidewalks, or common open space, *or* which are located above retail office or service uses.

(2) Ground floor *Urban Residential* should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

This land use remained unchanged until 2019. In 2019, staff embarked on an effort to define all land uses contained within the *Permissible Use Charts*. Based on this a definition for the *Urban Residential* land use was added by *Ordinance No. 19-32*, which defines *Urban Residential* as "...(a) development situated within the City's Downtown (DT) District -- *which is also referred to as the urban core* -- that allows for multiple single-family dwelling units grouped into a single building." While this definition was added after the current project was vested, the City Attorney has reviewed this along with the City's current ordinances and found the proposed project to be in conformance with these standards.

Staff should note, that simultaneously with the adoption of *Ordinance No. 04-38*, the *Downtown Plan: Blueprint for a Downtown Village* [*referred to as the Downtown Plan*] was being prepared. It is also worth noting that some of the same consultants that worked on the Hometown 2000 Comprehensive Plan worked on the *Downtown Plan*. Specifically, Dennis Wilson and *Newman Jackson Bieberstein, Inc.* The *Downtown Plan* laid out the basis for the creation of a form-based code

and unique land use standards to "…ensure that they [*development of office, retail, and residential*] will contribute to the pedestrian-oriented character of the Downtown." With regard to *Housing*, the *Downtown Plan* states that "(i)n the Downtown District, there should be a variety of housing including townhomes, lofts (*with or without retail at grade*) and "big home" style properties (*buildings and site plans which look like large homes, but may contain 2-6 or so living units*) …" and that "… these properties should be targeted to young professionals, 'empty nesters' and retirees." In addition, the document goes on to say that parking should be "…located in the center of blocks and 'lined' with retail, office, <u>or</u> residential uses…" with "…(h)igher density projects and consolidated parking areas [*utilizing*] … parking structures in order to minimize the amount of land and street frontage allocated to parking." This planning document was adopted by the City Council on November 15, 2004.

<u>*NOTE*</u>: Staff should note, that recently it has been claimed that the *Permissible Use Charts* were changed with the adoption of *Ordinance No. 20-02* to not allow the *Urban Residential* land use as a *by-right* land use in the Downtown (DT) District; however, the only thing that changed with this ordinance was the formatting of the *Permissible Use Charts*. This was done because the City discontinued using MuniCode to host the online version of the code and started to maintain the code inhouse by City staff. Staff stated in the meeting that the intent was not to change the requirements of the *Permissible Use Charts* only the formatting. The formatting change included removing the "+" signs from the code (*which means permitted by-right with conditions*) and color coding them in orange, color coding *by-right* land uses with no conditions in blue, and Specific Use Permits (SUPs) in green. Based on this the *Urban Residential* land use continues to be permitted *by-right* subject to the conditions of Section 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the proposed project's vesting pre-dates the adoption of this version of the Unified Development Code (UDC). The project is considered to be vested when the original intent to develop the project was stated by the developer, and he submitted drawings for the City Council's consideration. This happened in December of 2018.

<u>ZONING DISTRICTS WHERE THE URBAN RESIDENTIAL LAND USE IS ALLOWED</u>

The *Urban Residential* land use is only allowed *by-right* in three (3) of the City's zoning districts: [*1*] the Downtown (DT) District, [*2*] the Harbor District (*i.e. Planned Development District 32 [PD-32]*), and [*3*] Planned Development District 1 (PD-1) (*i.e. specifically stated in the zoning ordinances for the Commons, Phase II*). Both the Harbor District and the Commons, Phase 2 have what could be classified as Multi-Family Developments; however, neither of these districts nor the Downtown (DT) District allow the *Multi-Family Development or Structure* land use. In Planned Development District 32 (PD-32) the ordinance specifically states that 1161 <u>*urban residential*</u> units are permitted but goes on to limit these to townhomes and/or condominiums. As has been discussed in the past, the three (3) condominium buildings that have been or are under construction in the district are or were required to be individually metered and deeded; however, the City cannot control or regulate the ownership of these deeds and currently these properties have a single owner who is renting these units in a similar manner to apartments. The Commons, Phase 2 is setup in a traditional apartment format and is currently being rented out as such.

<u>DOWNTOWN FORM-BASED CODE</u>

The *Downtown Plan* led to the creation of a form-based code, which was adopted by the City Council on February 5, 2007 by *Ordinance No. 07-06* [*Case No. Z2006-026*]. This was later followed by a zoning case [*Case No. 2007-012*], which created the Downtown (DT) District. This was adopted on September 4, 2007 by *Ordinance No. 07-34*. Included with staff's case memo for *Ordinance No. 07-34* was a *Supplemental Information & Mapping* packet dated August 14, 2007. Contained within this packet are the following pages:

CONTINUED ON NEXT PAGE …

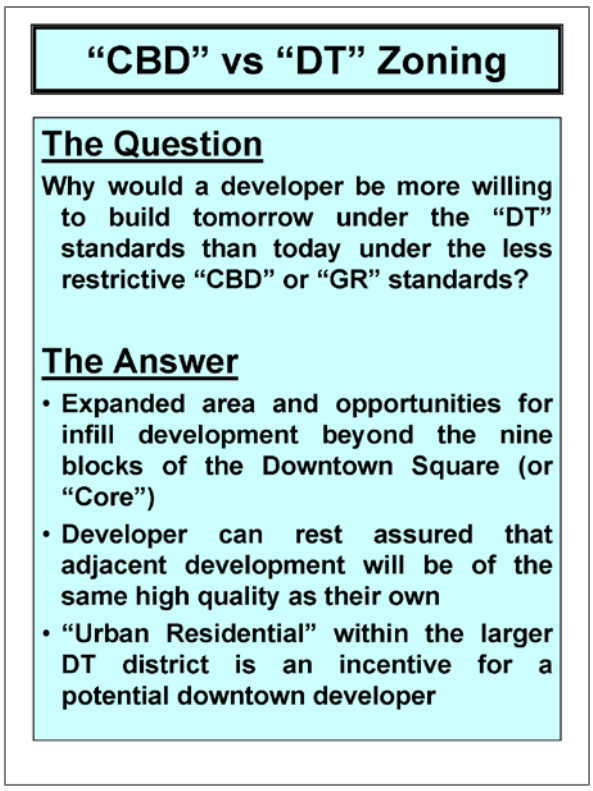


FIGURE 1.1

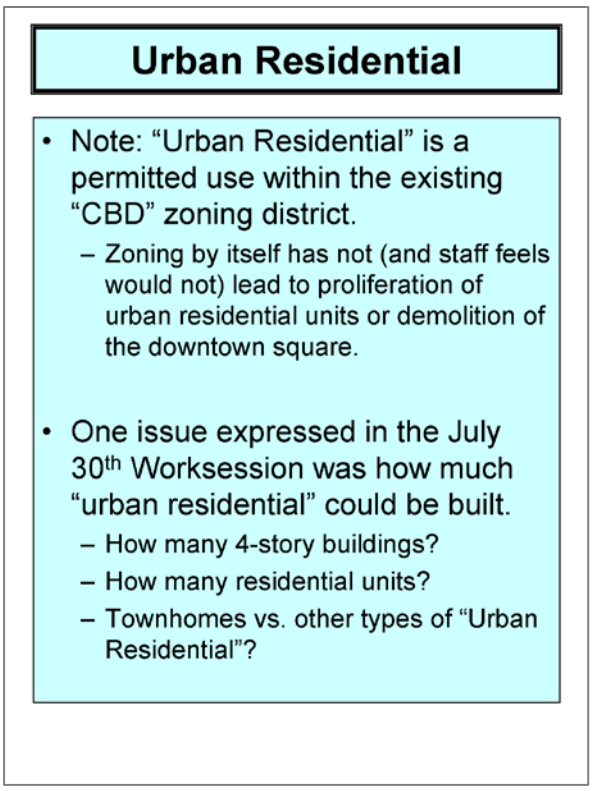


FIGURE 1.2

Figure 1.2 above shows that *Urban Residential* was intended to be permitted *by-right* and *Figure 1.1* above shows that the intent of this was to be an incentive for a potential downtown developer. In addition, *Figure 1.2* asks the question of what the difference between townhomes versus other types of residential development under the *Urban Residential* land use. This shows that the *Urban Residential* land use included a multitude of different types of residential development. This supplement also contained the following map:

CONTINUED ON NEXT PAGE ...

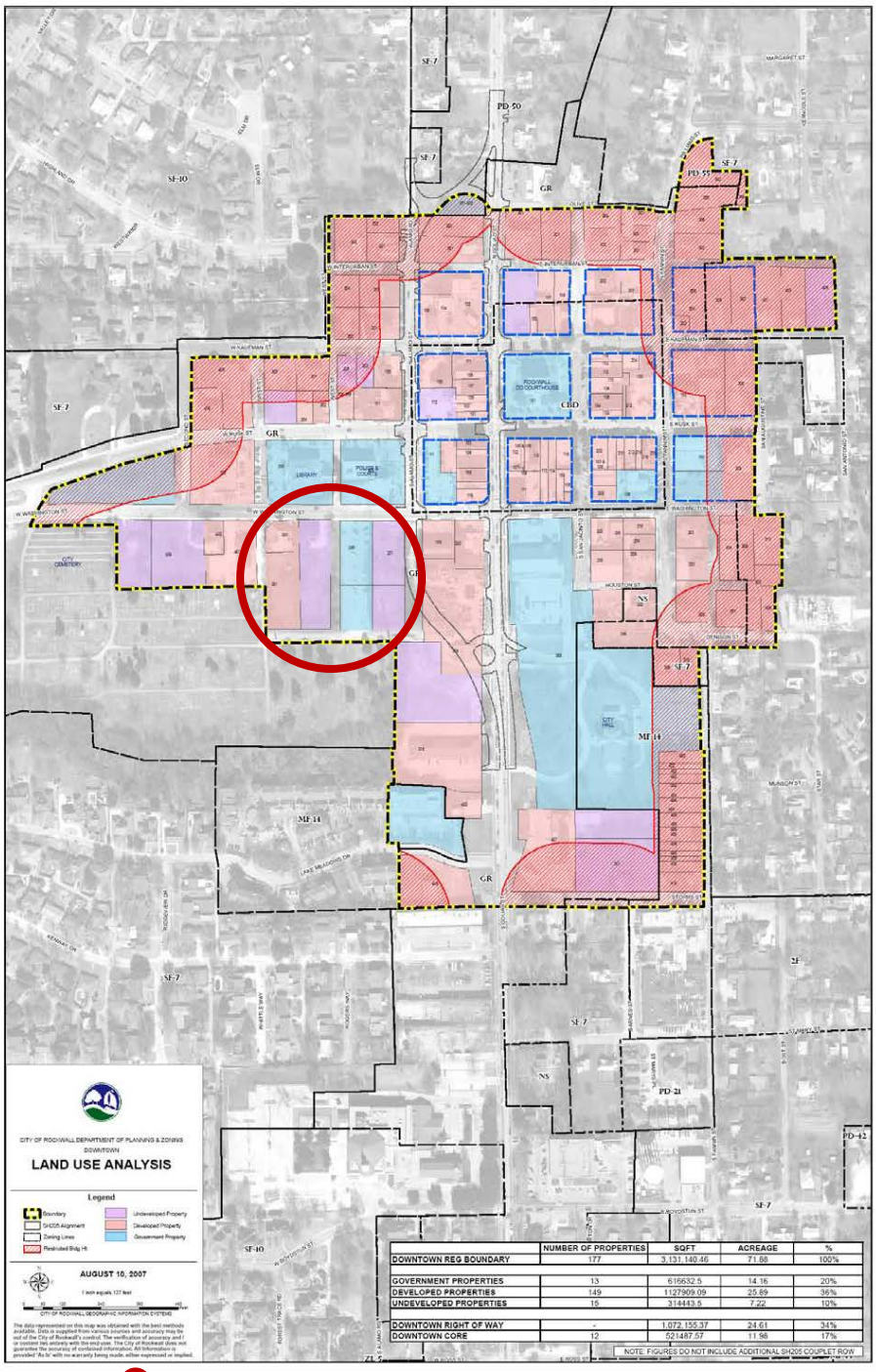


FIGURE 1.3: = SUBJECT PROPERTY

This map shows the two (2) properties on the either side of the police parking lot as being identified as undeveloped land, which could have a four (4) story building on them. In addition, the other property along First Street shows that it is developed, but also is not subject to height regulations. This parcel too could have a four (4) story building on it.

Looking at the form-based code adopted with *Ordinance No. 07-06*, the section entitled *Residential at Grade* refers to "… buildings which are constructed for residential units at grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk." The code goes on to address units that are not at grade stating "(l)obbies to upper stories may be located at grade level". All of these standards appear to point to an apartment, loft, or condominium type of building that allows residential units both at grade and above grade. This would also be in unison with the *Downtown Plan: Blueprint for a Downtown Village* that states "(i)n the Downtown District, there should be a variety of housing including townhomes, lofts (*with or without retail at grade*) and "big home" style properties (*buildings and site plans which look like large*

homes, but may contain 2-6 or so living units) …" and that "… these properties should be targeted to young professionals, 'empty nesters' and retirees." In addition, the document goes on to say that parking should be "…located in the center of blocks and 'lined' with retail, office, *or* residential uses…" with "…(h)igher density projects and consolidated parking areas [*utilizing*] … parking structures in order to minimize the amount of land and street frontage allocated to parking." As is outlined in staff's case memo the form-based code that was created for the Downtown (DT) District was built around the findings in the *Downtown Plan: Blueprint for a Downtown Village*.

DIFFERENCES BETWEEN THE URBAN RESIDENTAIL AND MULTI-FAMILY STRUCTURE OR DEVELOPMENT LAND USES

As stated above, the *Urban Residential* land use is subject to the following land use conditions:

Urban Residential

(1) *Urban Residential* includes residential development which at least partly face streets, public sidewalks, or common open space, *or* which are located above retail office or service uses.

(2) Ground floor *Urban Residential* should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

These standards create some marked differences between the *Multi-Family Structure or Building* land use and the *Urban Residential* land use. Specifically, the *Urban Residential* land use requires that residential development [*1*] partly face a street *and/or* a public sidewalk *and/or* common space, *or* [*2*] be located above retail, office, or service uses. Developments meeting this standard typically involve a parking garage which is wrapped by buildings, a podium parking garage, or a hybrid of the two (2) [*like what is being proposed in SP2021-020*]. They would not allow for surface parking like what can be achieved under the *Multi-Family Structure or Building* land use. The two (2) examples below (*i.e. Figure 2.1 and Figure 2.2*) show some of these differences.

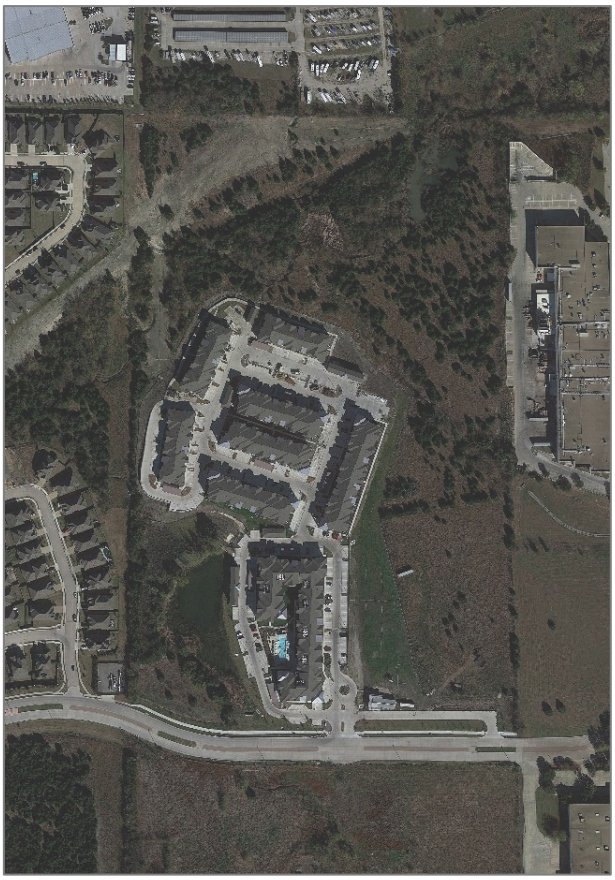


FIGURE 2.1: MULTI-FAMILY STRUCURE OR BUILDING



FIGURE 2.2: URBAN RESIDENTIAL

NOTE: *FIGURE 2.1* IS A RECENTLY CONSTRUCTED *MULTI-FAMILY STRUCTURE OR BUILDING* THAT WAS BUILT IN 2020, AND *FIGURE 2.2* IS A RECENTLY BUILT *URBAN RESIDENTIAL* PROJECT BUILT 2018.

While both *Figure 2.1* and *Figure 2.2* could be classified under the *Multi-Family Structure or Building* land use, only *Figure 2.2* could be classified as *Urban Residential*. In addition, since *Urban Residential* buildings are typically intended to be brought closer to the street, they are really only allowed in districts that have a form-based codes that specifically allows accommodate reduced setbacks (*i.e. Planned Development District 32 [PD-32] and the Downtown [DT] District*). These form-based codes would make it impossible to build *Figure 2.1* or any other form of traditional Multi-Family development.

TIMELINE OF REFERENCES TO URBAN RESIDENTIAL

The following are excerpts from all of the City's digital documents where the *Urban Residential* land use was referenced:

09/03/2002 [*Ordinance No. 02-40*]: (Mix Use Overlay [MUO] District) Urban Residential uses are defined as land uses that include "…residential development which at least partly face streets or public sidewalks, *or* located above retail, office or services uses. Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of the parking should be located in a structure." This particular district went on to specifically require residential land uses be integrated with other land uses; however, these requirements were not integrated into the Unified Development Code (UDC). The only conditions that were codified

09/10/2002 [*Planning and Zoning Commission Meeting Minutes*]: (Case No. PZ2002-052-001) Urban Residential uses are defined in the minutes as including "…residential development which at least partly face streets or public sidewalks, *or* located above retail, office or services uses. Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of the parking should be located in a structure." This was part of the "Mixed Use Overlay District" that staff was in the process of adopting. It was mentioned as part of a request for a 230-unit retail/apartment development in Planned Development District 1 (PD-1).

06/07/2004 [*Ordinance No. 04-38*]: (Unified Development Code [UDC] Adoption) This adopted the *Urban Residential* land use into the *Permissible Use Charts*, allowing it *by-right* in the Downtown (DT) District and by Specific Use Permit (SUP) in the Multi-Family 14 (MF-14) District. The land use was also made subject to the following conditional land use standards: [*1*] *Urban Residential* includes residential development which at least partly face streets, public sidewalks, or common open space, *or* which are located above retail office or service uses, and [*2*] Ground floor *Urban Residential* should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

03/08/2005 [*Planning and Zoning Commission Work Session Minutes*]: (Case No. Z2005-002) This case involved a zoning change from Multi-Family 14 (MF-14) District to Residential Office (RO) District; however, it was on property that was being considered for the future Downtown (DT) District expansion. In this work session it was stated "…(t)he plan also states the balance of land in the Downtown District [*the area not around the downtown core*] surrounding the core area may be developed for office, retail *or residential* provided that they adhere to the form-based development standards that ensure they will contribute to the pedestrian-oriented character of the Downtown … It is anticipated that the CBD zoning district will allow urban residential and live/work uses by right in addition to the office and retail activities associated with typical downtown districts …"

04/12/2005 [*Planning and Zoning Commission Meeting Minutes*]: (Case No. Z2005-002) This case involved a zoning change from Multi-Family 14 (MF-14) District to Residential Office (RO) District; however, it was on property that was being considered for the future Downtown (DT) District expansion. In this work session it was stated "…(t)he plan also states the balance of land in the Downtown District [*the area not around the downtown core*] surrounding the core area may be developed for office, retail *or residential* provided that they adhere to the form-based development standards that ensure they will contribute to the pedestrian-oriented character of the Downtown … It is anticipated that the CBD zoning district will allow urban residential and live/work uses by right in addition to the office and retail activities associated with typical downtown districts …"

04/26/2005 [*Planning and Zoning Commission Work Session Minutes*]: (Case No. Z2005-014) This case involved a zoning change from Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District; however, it was on property that was being considered for the future Downtown (DT) District expansion. In this work session it was stated "…(t)he plan also states the balance of land in the Downtown District [*the area not around the downtown core*] surrounding the core area may be

developed for office, retail *or residential* provided that they adhere to the form-based development standards that ensure they will contribute to the pedestrian-oriented character of the Downtown … It is anticipated that the CBD zoning district will allow urban residential and live/work uses by right in addition to the office and retail activities associated with typical downtown districts …"

07/10/07 [*Planning and Zoning Commission Work Session Minutes*]: (Case No. Z2007-012; *i.e. the Downtown (DT) District rezoning case*) "… (w)hile new detached single-family use is not permitted within the DT District, and the existing single family would essentially become legal non-conforming uses, there are allowances for "urban residential" and a wide variety of non-residential uses within the district that enables a continued life for those homes and properties."

07/10/07 [*Planning and Zoning Commission Meeting Minutes*]: (Case No. Z2007-012; *i.e. the Downtown (DT) District rezoning case*) "Mr. LaCroix informed her that typically the zoning lines follow streets or right of way lines and in some cases alleys. He briefly expressed some of the reasoning behind rezoning those single-family lots and what the intent was for developing that area within the downtown district, and including Lofland Park into the downtown district. The park has been somewhat unknown until recent development that has happened around it, and the idea is to continue to enhance the park as an amenity by encouraging other development around the park. This could include higher density residential, *though not necessarily multi-family*. It could develop as urban residential or townhomes … While new detached single-family use is not permitted within the DT District, and the existing single family would essentially become legal non-conforming uses, there are allowances for "urban residential" and a wide variety of non-residential uses within the district that enables a continued life for those homes and properties."

08/20/07 [*City Council Meeting Minutes*]: (Case No. Z2007-012; *i.e. the Downtown (DT) District rezoning case*) "Councilmember Straughan made a motion to approve the downtown plan as presented with the special exception for single family development subject to an amendment to the Unified Development Code, Article IV to clarify what urban residential includes. Mayor Cecil seconded the motion … the motion failed by a vote of 2 ayes [*Cecil and Straughan*] and 5 nays [Farris, Sevier, Nielsen, Scott and Sweet] … Councilmember Farris then made a motion to approve the ordinance with the removal of the 3 properties on Kaufman [401, 403 and 405] and the three properties on Fannin [306, 308 and 310]. Councilmember Scott seconded the motion. Motion passed unanimously by a vote of 7 ayes and 0 nays." *NOTE*: The motion to clarify the land use was turned down so no clarification was made in the code.

02/04/08 [*Ordinance No. 08-11*]: (Planned Development District 32 [PD-32]; *i.e. the Harbor District*) This ordinance expanded the *Harbor District*. The only residential land use included in this district was *Urban Residential (Condominium Units Only)*.

09/20/10 [*Ordinance No. 10-21*]: (Planned Development District 32 [PD-32]; *i.e. the Harbor District*) This ordinance states "…Residential Density. That no more than 1,161 urban residential units shall be allowed in PD-32, which may include condominium and/or townhome units, in addition to a maximum of 49 single-family zero lot line units (patio homes)."

09/19/2011 [*City Council Case Memo for Z2011-020*]: The case memo stated "…(t)he Harbor Residential subdistrict is intended primarily as an "urban residential" district with condominium units. The first level allows for retail, restaurant *and* residential use, and up to four (4) upper floors can be developed that could be used as either residential or office …"

01/17/12 [*City Council Meeting Packet*]: (Case Memo for Case No. Z2011-025; *i.e. Rockwall Commons, Phase 2*) "The Unified Development Code (UDC) was amended to include the Mixed Use Overlay district which specifies certain standards for those properties identified as mixed use on the Land Use Plan. These areas may be developed as a pedestrian-oriented district which includes 'urban residential' uses. Urban residential uses include residential development which at least partly face streets or public sidewalks, and/or located above retail, office or service uses. Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure."

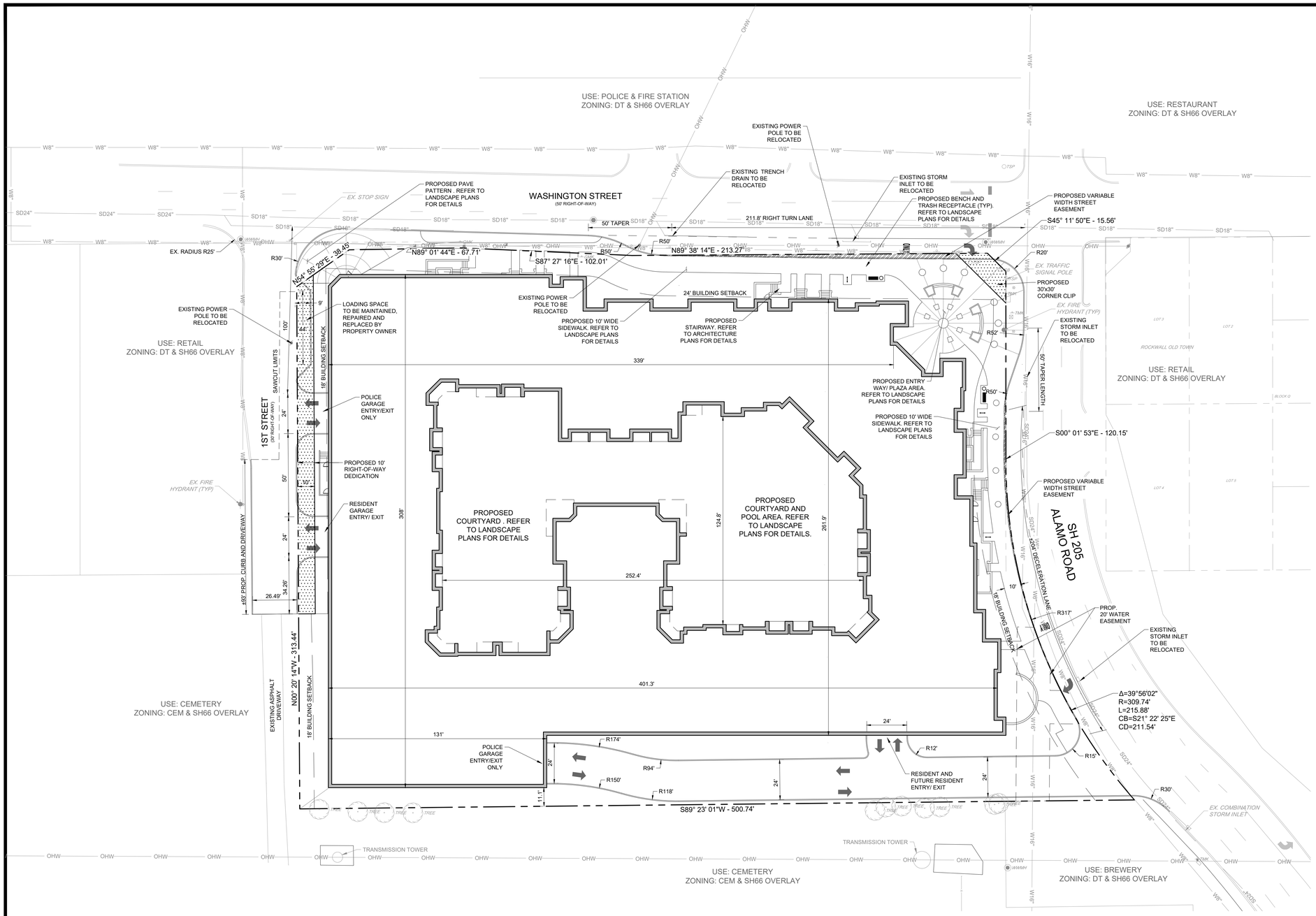
02/06/12 [*Ordinance No. 12-03*]: (Planned Development District 1 [PD-1]; *i.e. the Common Phase II*) This ordinance states "…a. Permitted uses shall be those uses authorized within the "GR" General Retail district pursuant to Article IV of the Unified Development Code, and "Urban Residential" housing as defined in the Unified Development Code … b. A maximum of 140 urban residential units shall be allowed." This project went on to incorporate 140 apartments.

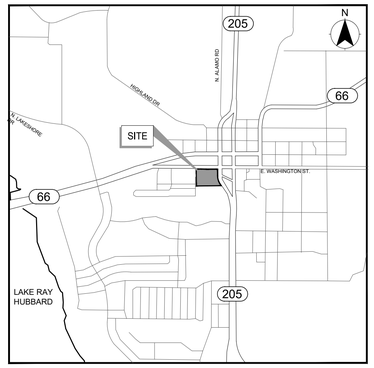
05/01/13 [*City Council Packet*]: (Agenda Item Providing Clarification of the Harbor District Requirements) On the Historical Fact Sheet provided with this agenda item the sheet states "…In 2008, The City Council initiated a PD 32 Zoning Change by

expanding the PD area by 18.6 acres to 62.62 acres. This zoning change also created three 'Areas' and established uses for each 'area'. The permitted uses include 'Urban Residential' and defines this use as 'condominium units only".

STAFF ANALYSIS

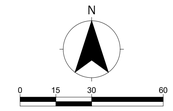
Based on all the information provided, staff's conversations with the City Attorney, and staff's conversations with the Planning and Zoning Director who oversaw the adoption of these ordinances, staff is of the opinion that the *Urban Residential* land use is permitted *by-right* within the Downtown (DT) District. This land use was clearly intended to be an umbrella term for all residential development under this designation and would allow multi-family or apartments. Furthermore, after review of the project, staff is also of the opinion that the proposed development under *Case No. SP2021-020* would be allowed *by-right* subject to the conditions of Section 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). As stated in staff's case memo, the project does appear to adhere to the intent of these conditional land use standards and meets all applicable technical requirements.





VICINITY MAP

NTS



General Site Data	
Zoning (from Zoning Map)	DT/ SH66 OVERLAY
Land Use (from Zoning Ordinance)	Multi Family
Lot Area (acres)	3.338
Lot Area (square feet)	145,403
Building Footprint Area (square feet)	108,002
Total Building Area (square feet)	306,582
Building Height (# stories)	4
Building Height (feet - distance to tallest building element)	80'-7"
Lot Coverage (percent - x.xx%)	74.28%
Floor Area Ratio (ratio x.xx:1)	2.11:1
Total Unit Count	
1 Bedroom	170
2 Bedroom	86
3 Bedroom	7
Total Unit Count	263
Parking	
Parking Ratio (from Zoning Ordinance)	1.5/1 BED + 2.0/2 BED + 2.5/3 BED
Required Resident Parking (# spaces)	445
Provided Resident Parking (# spaces)	445
Visitor Parking Provided (# spaces)	15
Provided Police Parking (# spaces)	90
Total Parking	550
Accessible Parking Required (# spaces)	9
Accessible Parking Provided (# spaces)	9

Rockwall Lofts Unit Tabulation				
Type	*Area*	*Number*	*% of Total*	*Total Area*
E1	576	24	9.13%	13,824
L1	793	36	13.69%	28,548
A1	676	48	18.25%	32,448
A2	740	46	17.49%	34,040
A3	791	14	5.32%	11,074
A4	739	1	0.38%	739
A5	794	1	0.38%	794
B1	1,070	7	2.66%	7,490
B2	982	43	16.35%	42,226
B3	1,169	20	7.60%	23,380
B4	1,194	12	4.56%	14,328
B5	1,335	4	1.52%	5,340
C1	1,406	7	2.66%	9,842
Total		263	100.00%	224,073
*Refer to Architectural Plans for Floorplans				

SITE PLAN NOTES

1. ON-SITE DETENTION WILL BE PROVIDED LIMITING POST-DEVELOPMENT DISCHARGE TO PRE-DEVELOPMENT FLOWS AND OUTFALL WILL BE AT SHEET FLOW CONDITION BEFORE CROSSING PROPERTY LINE. VERTICAL WALLS WILL NOT BE PROVIDED WITH ANY ABOVE GROUND POND.
2. DUMPSTER AREA TO DRAIN TO OIL/WATER SEPARATOR PRIOR TO STORM AS REQUIRED.
3. ALL PARKING PROVIDED WILL BE 20'X9'
4. TRAFFIC RATED GUARD RAIL OR BARRIER WILL BE REQUIRED WHEN ROADWAY OR PARKING LOT IS WITHIN 10 FEET OF A RETAINING WALL THAT IS OVER 30" IN HEIGHT.
5. ALL RETAINING WALLS MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
6. ANY NEW UTILITIES MUST BE MOVED UNDERGROUND PER CITY OF ROCKWALL REQUIREMENTS.
7. PAVING SECTIONS WILL MEET OR EXCEED GEOTECHNICAL RECOMMENDATIONS.

SITE PLAN

ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A

TAC ROCKWALL ADDITION

3.338 ACRES

(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)

OUT OF B.F. BOYDSTUN SURVEY

ABSTRACT NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

July 16, 2021

CASE NO: SP2021-020

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
THOMPSON REALTY CAPITAL
1600 N. COLLINS BLVD.
STE 3000, RICHARDSON, TX 75080
CONTACT: TAYLOR FIELD
PHONE: (972) 644-2400
EMAIL: TAYLOR@THOMPSON-REALTY.COM

OWNER/DEVELOPER:
TAC, Inc
102 S. GOLIAD, SUITE 205
ROCKWALL, TEXAS 75032
CONTACT: TONY S. AUSTIN
PHONE: (214) 507-9055
EMAIL: TAUSTIN@TAC-INC.NET

ARCHITECT:
HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
CONTACT: ERIK EARNSHAW
PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

SURVEYOR:
A J BEDFORD GROUP, INC.
301 N. ALAMO RD.
ROCKWALL, TEXAS 75087
CONTACT: FRANK OWENS
PHONE: (972) 722-0225
EMAIL: FRANK@AJBEDFORDGROUP.COM

ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD, SUITE 100
DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0052
EMAIL: JMILLSAP@KFM-LLC.COM

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 27th day of July, 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 27th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS				#19103	
UNIT TABULATION			CREATED	06-17-2021	
TYPE	AREA	NO.	%	TOTAL AREA	
E1	576	24	9.13%	13,824	64.64%
L1	793	36	13.69%	28,548	
A1	676	48	18.25%	32,448	
A2	740	46	17.49%	34,040	
A3	791	14	5.32%	11,074	
A4	739	1	0.38%	739	
A5	794	1	0.38%	794	
B1	1,070	7	2.66%	7,490	32.70%
B2	982	43	16.35%	42,226	
B3	1,169	20	7.60%	23,380	
B4	1,194	12	4.56%	14,328	
B5	1,335	4	1.52%	5,340	
C1	1,406	7	2.66%	9,842	2.66%
TOTAL		263	100.00%	224,073	100.00%

AVERAGE UNIT SIZE : 851.99

BUILDING TABULATION

ELEV	COUNT	UNIT TYPES	BLDG. AREA	TOT. AREA
548	1		0	0
558	1		0	0
568	1		0	0
579	1	6-E1;9-L1;12-A1;11-A2;2-A3;11-B2;5-B3;3-B4;2-C1;	51,468	51,468
590	1	6-E1;9-L1;15-A1;12-A2;4-A3;11-B2;5-B3;3-B4;2-C1;	55,818	55,818
601	1	6-E1;9-L1;18-A1;12-A2;4-A3;11-B2;5-B3;3-B4;2-B5;2-C1	60,516	60,516
612	1	6-E1;9-L1;3-A1;11-A2; 4-A3;1-A4;1-A5;7-B1;10-B2;5-B3;3-B4;2-B5;1-C1;	56,271	56,271
TOTAL	8			224,073

MISCELLANEOUS:

AVERAGE UNIT SIZE: 851.99 S.F.

LAND AREA: 3.338 ACRES

DENSITY: 78.79 UNITS/ACRE

PARKING:

		Code Required
REQUIRED Multi Family	445 SPACES	1.5P/1BD + 2.0P/2BD + 2.5P/3BD
PROVIDED Multi Family	452 SPACES	1.72 P/UNIT
VISITOR PARKING	17 SPACES	1.25 P/BED
POLICE PARKING	96 SPACES	AT 568 EL
Total Parking	565 SPACES	

	ELEVATION							TOTAL
	548	558	568	579	590	601	612	
NO. LEVEL	1	1	1	1	1	1	1	8
E1				6	6	6	6	24
L1				9	9	9	9	36
A1				12	15	18	3	48
A2				11	12	12	11	46
A3				2	4	4	4	14
A4							1	1
A5							1	1
B1							7	7
B2				11	11	11	10	43
B3				5	5	5	5	20
B4				3	3	3	3	12
B5						2	2	4
C1				2	2	2	1	7
UNITS/EL	0	0	0	61	67	72	63	
UNITS/EL	0	0	0	61	67	72	63	263

GARAGE TABULATION

PODIUM	160	200	200	0	0	0	0	560	TOTAL PODIUM
GAR/EL	160	200	200	0	0	0	0	560	TOTAL PARKING



1 BUILDING - NORTHEAST ELEVATION (WASHINGTON STREET & ALAMO ROAD CORNER)

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



BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	98%
STUCCO/FIBER CEMENT SIDING LAP	2%

2 BUILDING OVERALL - NORTH ELEVATION (WASHINGTON STREET)

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

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK





BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	91%
STUCCO/FIBER CEMENT SIDING LAP	9%

2a BUILDING ENLARGED - NORTH ELEVATION (WASHINGTON STREET)

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

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	91%
STUCCO/FIBER CEMENT SIDING LAP	9%

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
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CONTACT: TAYLOR FIELD
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EMAIL: TAYLOR@THOMPSON-REALTY.COM

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ROCKWALL, TEXAS 75032
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EMAIL: TAUSTIN@TAC-INC.NET

ARCHITECT:
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4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
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EMAIL: EEARNSHAW@HEDK.COM

SURVEYOR:
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ROCKWALL, TEXAS 75087
CONTACT: FRANK OWENS
PHONE: (972) 722-0225
EMAIL: FRANK@AJBEDFORDGROUP.COM

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DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
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SITE PLAN SIGNATURE BLOCK

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WITNESS OR HANDS, this 13th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A

TAC ROCKWALL ADDITION

3.338 ACRES

(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)

OUT OF B.F. BOYDSTUN SURVEY

ABSTRACT NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

July 16, 2021

CASE NO: SP2021-20

REGISTERED ARCHITECT
KEVIN C. EARNSHAW
22433
STATE OF TEXAS

07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A4-00
BUILDING ELEVATIONS

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B1
BRICK 1
MAIN BRICK BODY COLOR

ACME BRICK
GARNET
VELOUR TEXTURE

B2
BRICK 2
FEATURE BRICK COLOR

ACME BRICK
STEELE GRAY

B3
BRICK 3
ACCENT BRICK COLOR

ACME BRICK
TEXAS ROSEWOOD

P1
PAINT 1
BALCONY SIDING & CORNICE
FEATURE COLOR

SHERWIN WILLIAMS
GRECIAN IVORY
SW 7541

P2
PAINT 2
ACCENT COLOR

SHERWIN WILLIAMS
ATTITUDE GRAY
SW 7020

P3
PAINT 3
TERRACE
FEATURE COLOR

SHERWIN WILLIAMS
BALANCED BEIGE
SW 7037

P4
PAINT 4
RAILINGS AND CANOPIES
COLOR

SHERWIN WILLIAMS
GREENBLACK
SW 6994

M1
M1-METAL ROOF

BERRIDGE
DARK BRODE



2b BUILDING ENLARGED - NORTH ELEVATION (WASHINGTON STREET)

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

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK



BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	91%
STUCCO/FIBER CEMENT SIDING LAP	9%

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	96%
STUCCO/FIBER CEMENT SIDING LAP	4%

3 BUILDING OVERALL - WEST ELEVATION (SOUTH FIRST STREET)

SCALE: 1/32" = 1'-0"



3a BUILDING ENLARGED - WEST ELEVATION (SOUTH FIRST STREET)

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

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
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EMAIL: MIKE@LANDPATTERNS.COM

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PHONE: (972) 644-2400
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WITNESS OR HANDS, this 13th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A

TAC ROCKWALL ADDITION

3.338 ACRES

(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)

OUT OF B.F. BOYDSTUN SURVEY

ABSTRACT NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

July 16, 2021

CASE NO: SP2021-20

REGISTERED ARCHITECT
ERIK D. EARNSHAW
22433
STATE OF TEXAS

07-16-2021

ROCKWALL LOFTS

ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
07-16-2021

PROJECT
19103

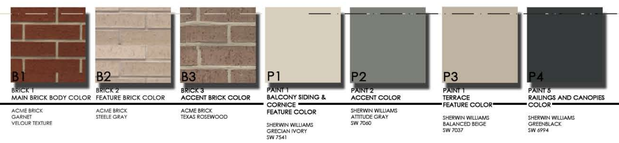
SHEET NUMBER
A4-01
BUILDING ELEVATIONS

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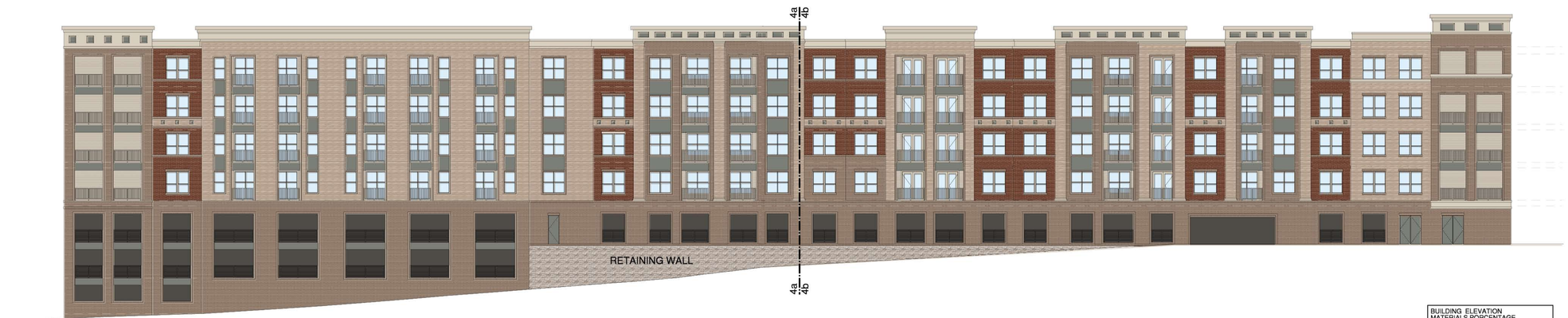


3b BUILDING ENLARGED - WEST ELEVATION (SOUTH FIRST STREET)

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



BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	96%
STUCCO/FIBER CEMENT SIDING LAP	4%



4 BUILDING OVERALL - SOUTH ELEVATION (FIRST SOUTH STREET)

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

BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	94%
STUCCO/FIBER CEMENT SIDING LAP	6%

LANDSCAPE ARCHITECT:
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EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
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PHONE: (972) 644-2400
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PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

SURVEYOR:
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WITNESS OR HANDS, this 13th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A

TAC ROCKWALL ADDITION

3.338 ACRES

(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)

OUT OF B.F. BOYDSTUN SURVEY

ABSTRACT NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

July 16, 2021

CASE NO: SP2021-20

REGISTERED ARCHITECT
ERIK O. EARNSHAW
22433
STATE OF TEXAS

07-16-2021

ROCKWALL LOFTS

ROCKWALL, TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.0878 hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A4-02
BUILDING ELEVATIONS

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B1
BRICK 1
MAIN BRICK BODY COLOR
ACME BRICK
GARNET
VELOUR TEXTURE

B2
BRICK 2
FEATURE BRICK COLOR
ACME BRICK
STEELE GRAY

B3
BRICK 3
ACCENT BRICK COLOR
ACME BRICK
TEXAS ROSEWOOD

P1
PAINT 1
BALCONY SIDING &
CORNICE
FEATURE COLOR
SHERWIN WILLIAMS
GRECIAN IVORY
SW 7341

P2
PAINT 2
ACCENT COLOR
SHERWIN WILLIAMS
ATTITUDE GRAY
SW 7060

P3
PAINT 3
TERRACE
FEATURE COLOR
SHERWIN WILLIAMS
BALANCED BEIGE
SW 7037

P4
PAINT 4
RAILINGS AND CANOPIES
COLOR
SHERWIN WILLIAMS
GREENBLACK
SW 6994

M1
STANDING SEAM METAL ROOF
BERRIDGE
DARK BROZE



BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	94%
STUCCO/FIBER CEMENT SIDING LAP	6%

4a BUILDING - SOUTH ELEVATION (FIRST SOUTH STREET)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION MATERIALS PORCENTAGE	
BRICK/CAST STONE	94%
STUCCO/FIBER CEMENT SIDING LAP	6%

4b BUILDING - SOUTH ELEVATION (FIRST SOUTH STREET)
SCALE: 1/8" = 1'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
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CONTACT: TAYLOR FIELD
PHONE: (972) 644-2400
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WITNESS OR HANDS, this 13th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

REGISTERED ARCHITECT
RICHARD D. EARNSHAW
22433
STATE OF TEXAS

07-16-2021

ROCKWALL LOFTS

ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878

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DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A4-03
BUILDING ELEVATIONS

ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

B1
BRICK 1
MAIN BRICK BODY COLOR
ACME BRICK
GARNET
VELOUR TEXTURE

B2
BRICK 2
FEATURE BRICK COLOR
ACME BRICK
STEELE GRAY

B3
BRICK 3
ACCENT BRICK COLOR
ACME BRICK
TEXAS ROSEWOOD

P1
PAINT 1
BALCONY SIDING & CORNICE
FEATURE COLOR
SHERWIN WILLIAMS
GRECIAN IVORY
SW 7541

P2
PAINT 2
ACCENT COLOR
SHERWIN WILLIAMS
ATTITUDE GRAY
SW 7060

P3
PAINT 3
TERRACE BODY COLOR
SHERWIN WILLIAMS
RUSTIC RED
SW 7593

P4
PAINT 4
TERRACE
FEATURE COLOR
SHERWIN WILLIAMS
BALANCED BEIGE
SW 7037

P5
PAINT 5
RAILINGS AND CANOPIES
COLOR
SHERWIN WILLIAMS
GREENBLACK
SW 6994

M1
MP-METAL ROOF
BERRIDGE
DARK BROZE



BUILDING ELEVATION MATERIALS PORCENTAGE

BRICK/CAST STONE	90%
STUCCO/FIBER CEMENT SIDING LAP	10%

5 BUILDING - EAST ELEVATION (ALAMO ROAD)
SCALE: 1/16" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK



BUILDING ELEVATION MATERIALS PORCENTAGE

BRICK/CAST STONE	90%
STUCCO/FIBER CEMENT SIDING LAP	10%

5a BUILDING - EAST ELEVATION (ALAMO ROAD)
SCALE: 1/8" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK



BUILDING ELEVATION MATERIALS PORCENTAGE

BRICK/CAST STONE	90%
STUCCO/FIBER CEMENT SIDING LAP	10%

5b BUILDING - EAST ELEVATION (ALAMO ROAD)
SCALE: 1/8" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

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Planning & Zoning Commission, Chairman

Director of Planning & Zoning

REGISTERED ARCHITECT
KEITH O. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.0878 hedk.com

DATE
07-16-2021

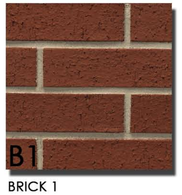
PROJECT
19103

SHEET NUMBER
A4-04
BUILDING ELEVATIONS

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ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20





B1
BRICK 1
MAIN BRICK BODY COLOR

ACME BRICK
GARNET
VELOUR TEXTURE



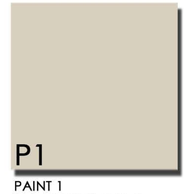
B2
BRICK 2
FEATURE BRICK COLOR

ACME BRICK
STEELE GRAY



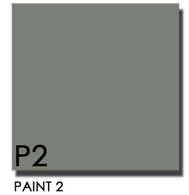
B3
BRICK 3
ACCENT BRICK COLOR

ACME BRICK
TEXAS ROSEWOOD



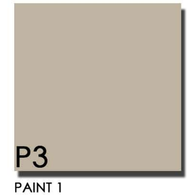
P1
PAINT 1
BALCONY SIDING & CORNICE
FEATURE COLOR

SHERWIN WILLIAMS
GRECIAN IVORY
SW 7541



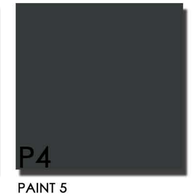
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PAINT 2
ACCENT COLOR

SHERWIN WILLIAMS
ATTITUDE GRAY
SW 7060



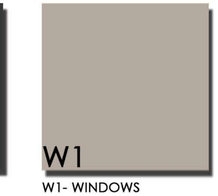
P3
PAINT 1
TERRACE
FEATURE COLOR

SHERWIN WILLIAMS
BALANCED BEIGE
SW 7037



P4
PAINT 5
RAILINGS AND CANOPIES
COLOR

SHERWIN WILLIAMS
GREENBLACK
SW 6994



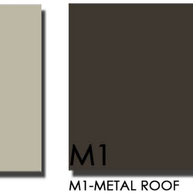
W1
W1- WINDOWS

PLYGEM
CLAY COLOR



D1
D1-DOWNSPOUT

SENOX
CLAY COLOR



M1
M1-METAL ROOF

BERRIDGE
DARK BRONZE

HEDK ARCHITECTS

ROCKWALL LOFTS SCHEMATIC MATERIAL BOARD

Rockwall, Texas

SCALE 1/16"= 1'-0"

0' 5' 10'

19103/ 07.16.2021
Thompson Realty Capital/TAC INC.

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East Washington Street and South Alamo Road Intersection

HEDK ARCHITECTS

ROCKWALL LOFTS PERSPECTIVE

Rockwall, Texas

#19103/ 07.12.2021
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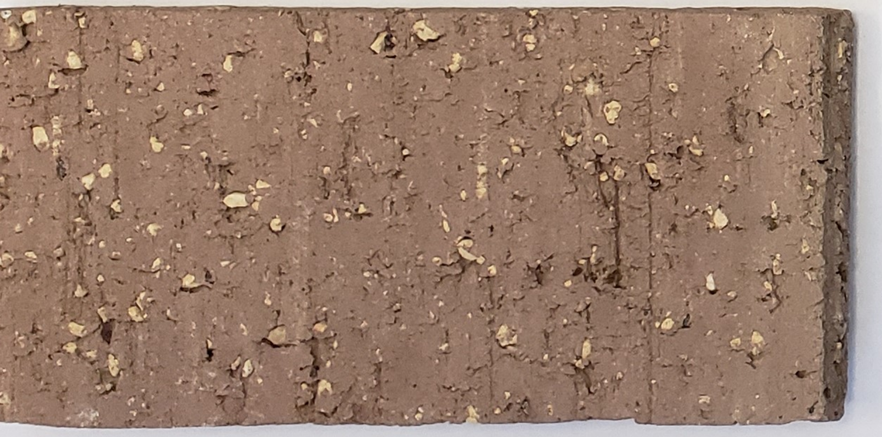
BRICK 1 GARNET



BRICK 2 STEELE GRAY



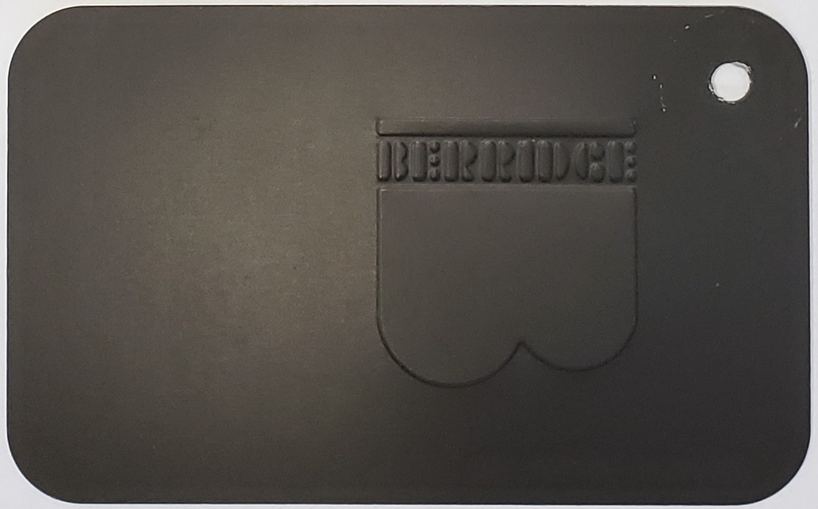
BRICK 3 TEXAS ROSEWOOD



PAINT COLORS



METAL 1 DARK BRONZE



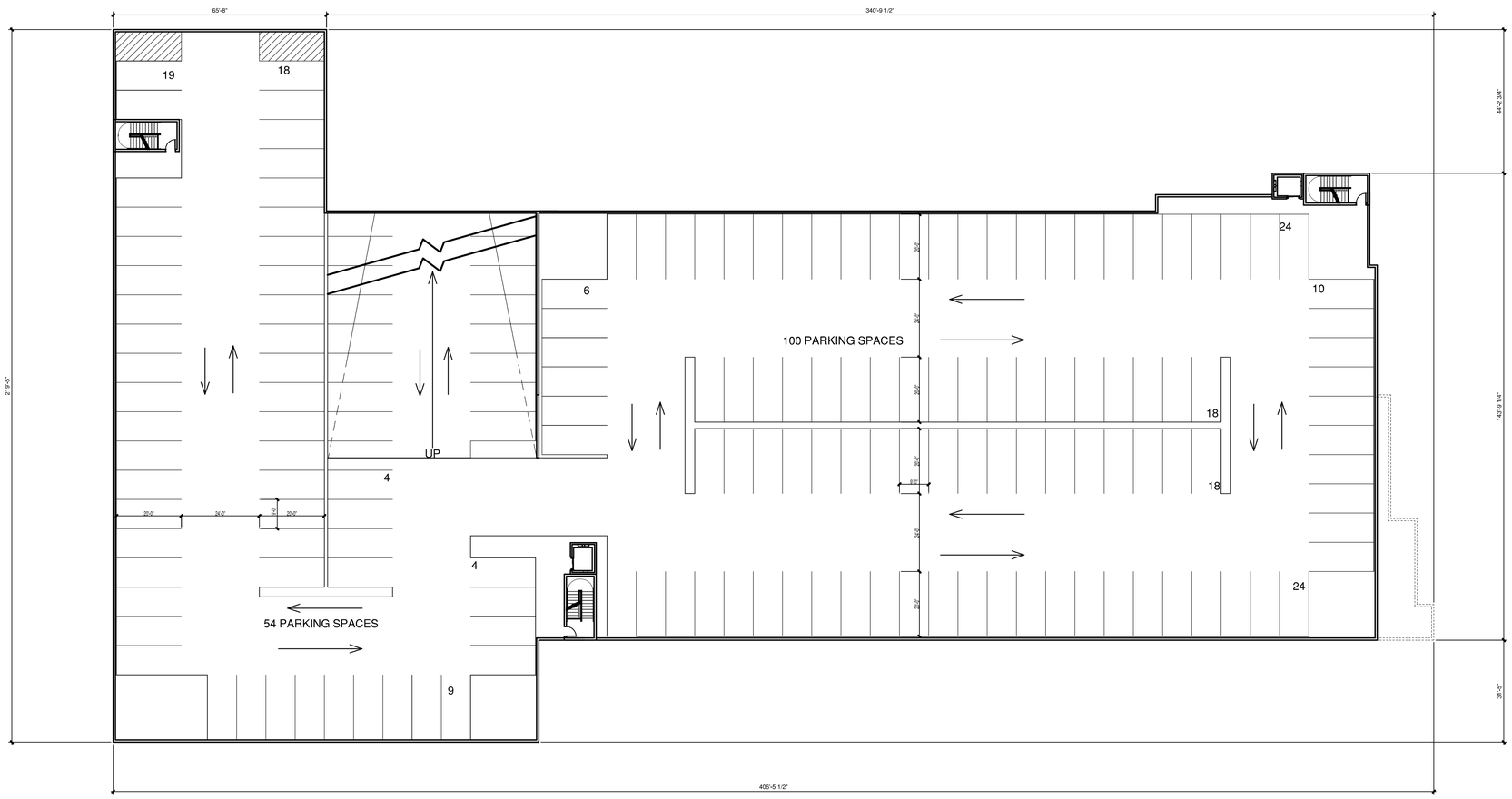
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ROCKWALL LOFTS MATERIAL BOARD

Rockwall, Texas

19103 / 06.18.2021
Thompson Realty Capital/TAC INC



1 BUILDING OVERALL +548 PARKING LEVEL PLAN

SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
THOMPSON REALTY CAPITAL
1600 N. COLLINS BLVD.
STE 3000, RICHARDSON, TX 75080
CONTACT: TAYLOR FIELD
PHONE: (972) 644-2400
EMAIL: TAYLOR@THOMPSON-REALTY.COM

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ROCKWALL, TEXAS 75032
CONTACT: TONY S. AUSTIN
PHONE: (214) 507-9055
EMAIL: TAUSTIN@TAC-INC.NET

ARCHITECT:
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4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
CONTACT: ERIK EARNSHAW
PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

SURVEYOR:
A J BEDFORD GROUP, INC.
301 N. ALAMO RD.
ROCKWALL, TEXAS 75087
CONTACT: FRANK OWENS
PHONE: (972) 722-0225
EMAIL: FRANK@AJBEDFORDGROUP.COM

ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD, SUITE 100
DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0052
EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

APPROVED:
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WITNESS OR HANDS, this 13th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4
AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2
AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8
AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
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07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

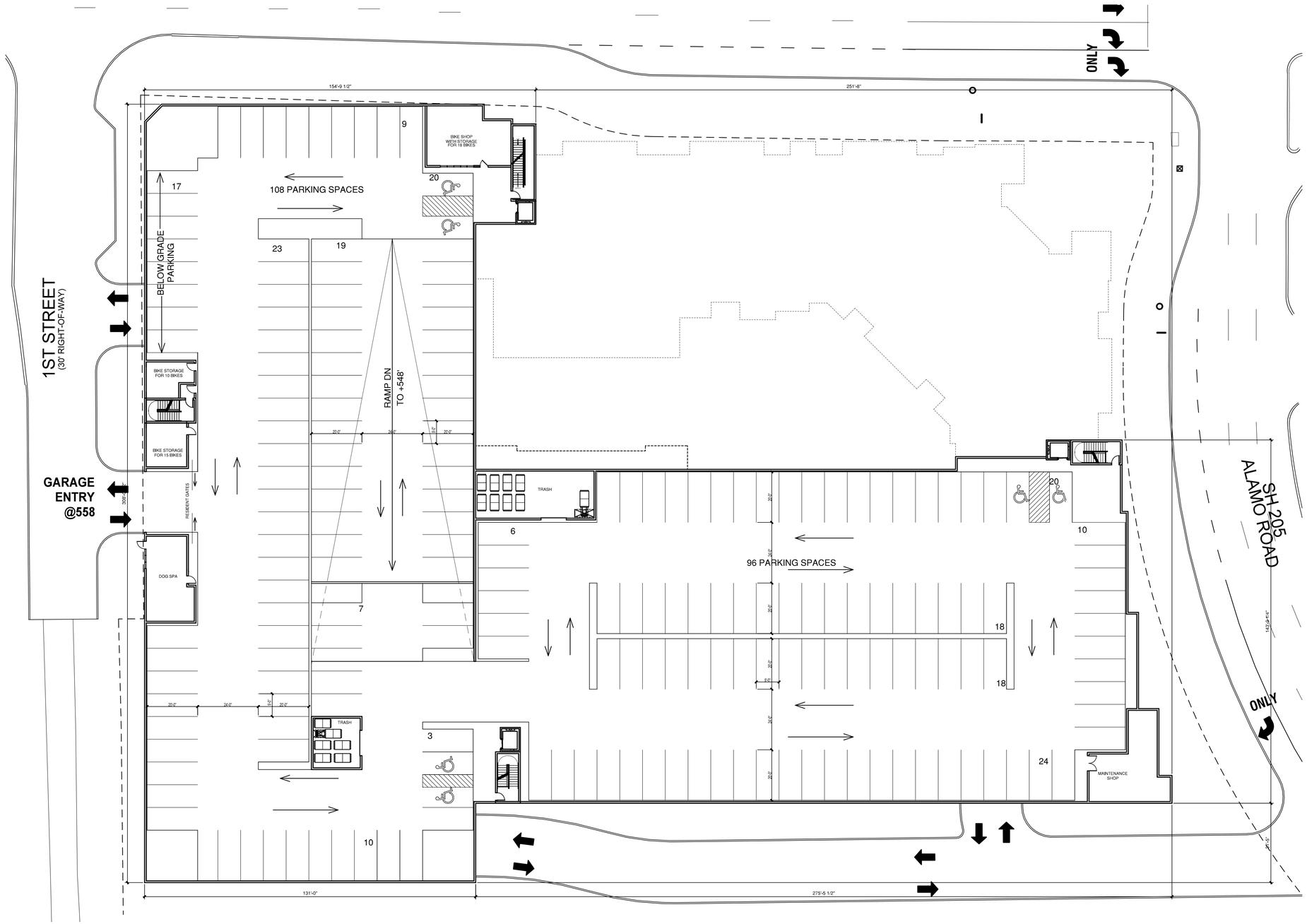
HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

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DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-00 B1
+548 PARKING
LEVEL PLAN



1 BUILDING OVERALL +558 PARKING LEVEL PLAN

SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

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PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

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Planning & Zoning Commission, Chairman

Director of Planning & Zoning

REGISTERED ARCHITECT
EDWIN C. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS

ROCKWALL , TEXAS

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

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DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-00 B2
+558 PARKING
LEVEL PLAN

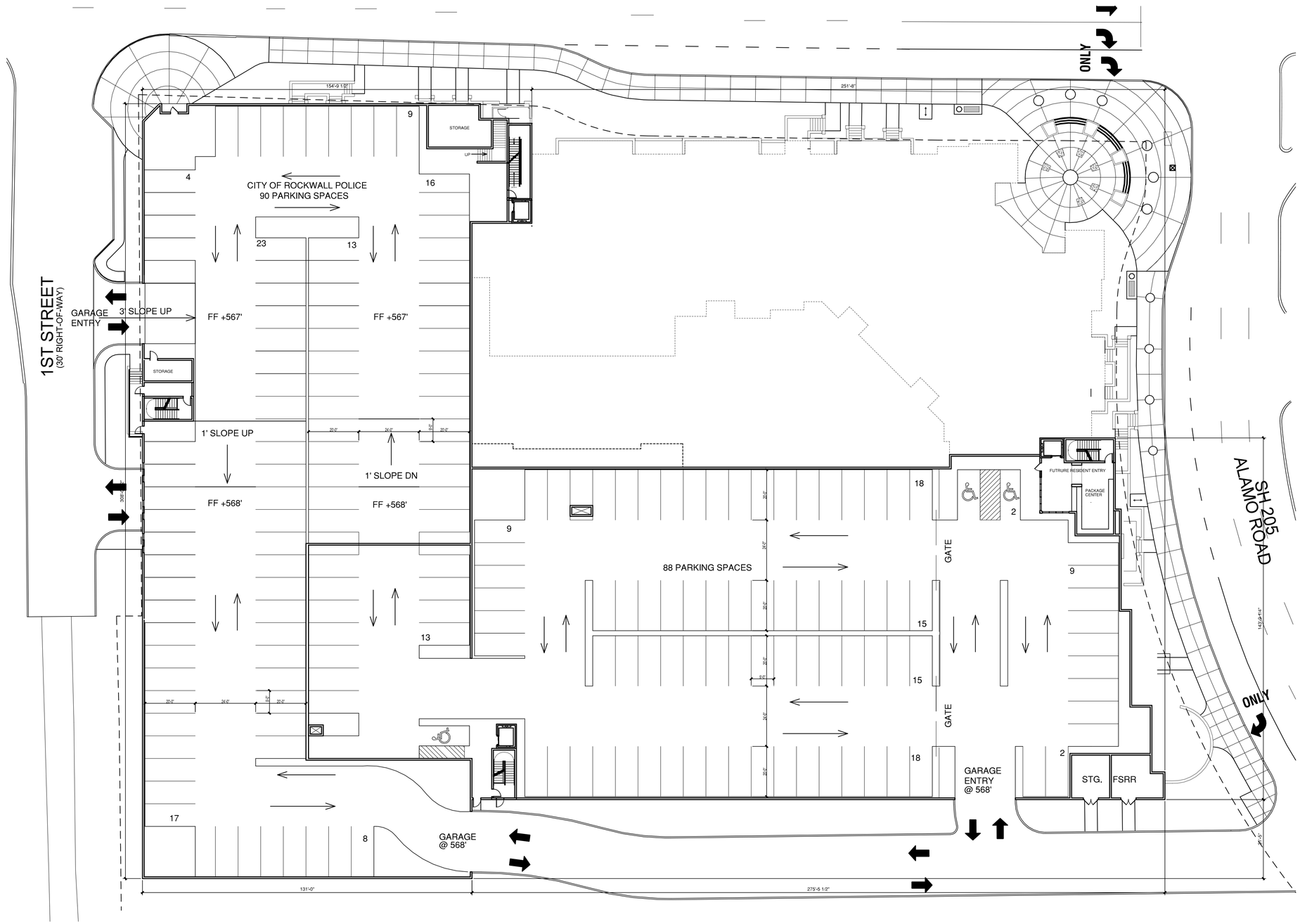
ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A

TAC ROCKWALL ADDITION

3.338 ACRES

(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4
AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2
AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8
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OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20



1 BUILDING OVERALL +568 PARKING LEVEL PLAN

SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
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Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS

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OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

July 16, 2021

CASE NO: SP2021-20

REGISTERED ARCHITECT
ERIK O. EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

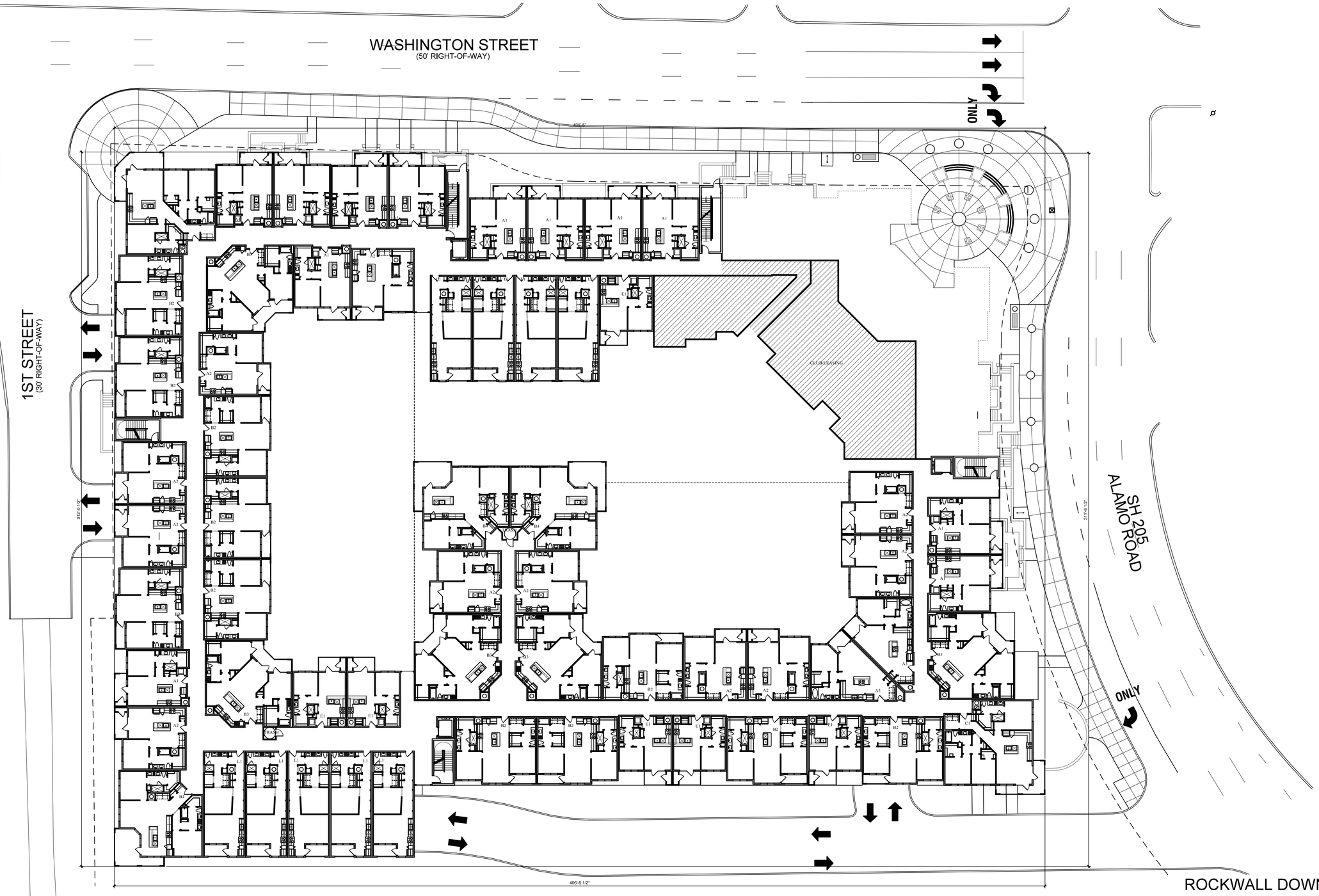
HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-00 B3
+568 PARKING
LEVEL PLAN

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1 BUILDING OVERALL FIRST FLOOR - +579

SCALE: 1" = 20'-0"

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STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
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EMAIL: EEARNSHAW@HEDK.COM

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STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

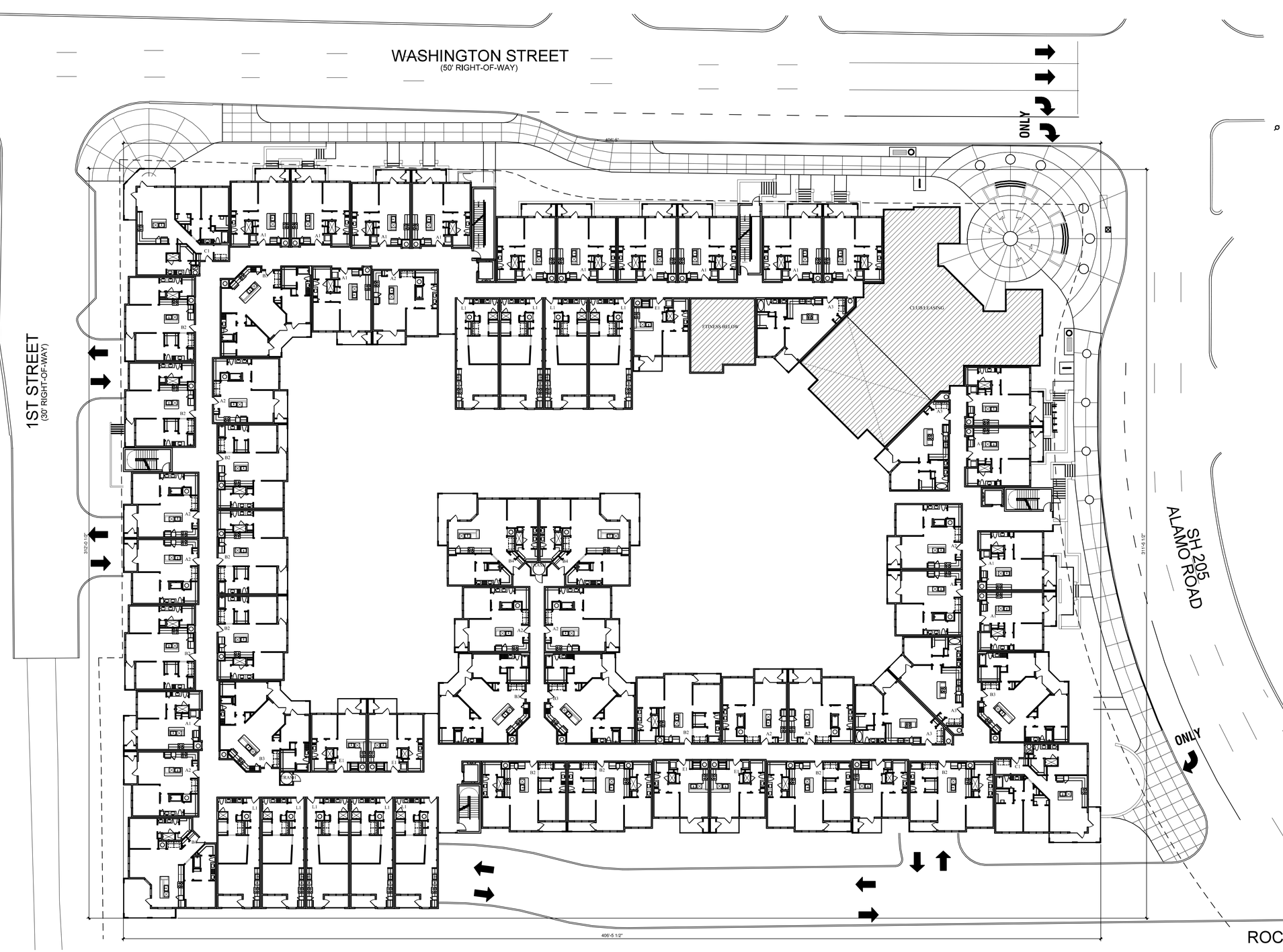
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DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-01
BUILDING
FIRST FLOOR

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1 BUILDING OVERALL SECOND FLOOR - +590

SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
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OWNER/DEVELOPER:
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22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

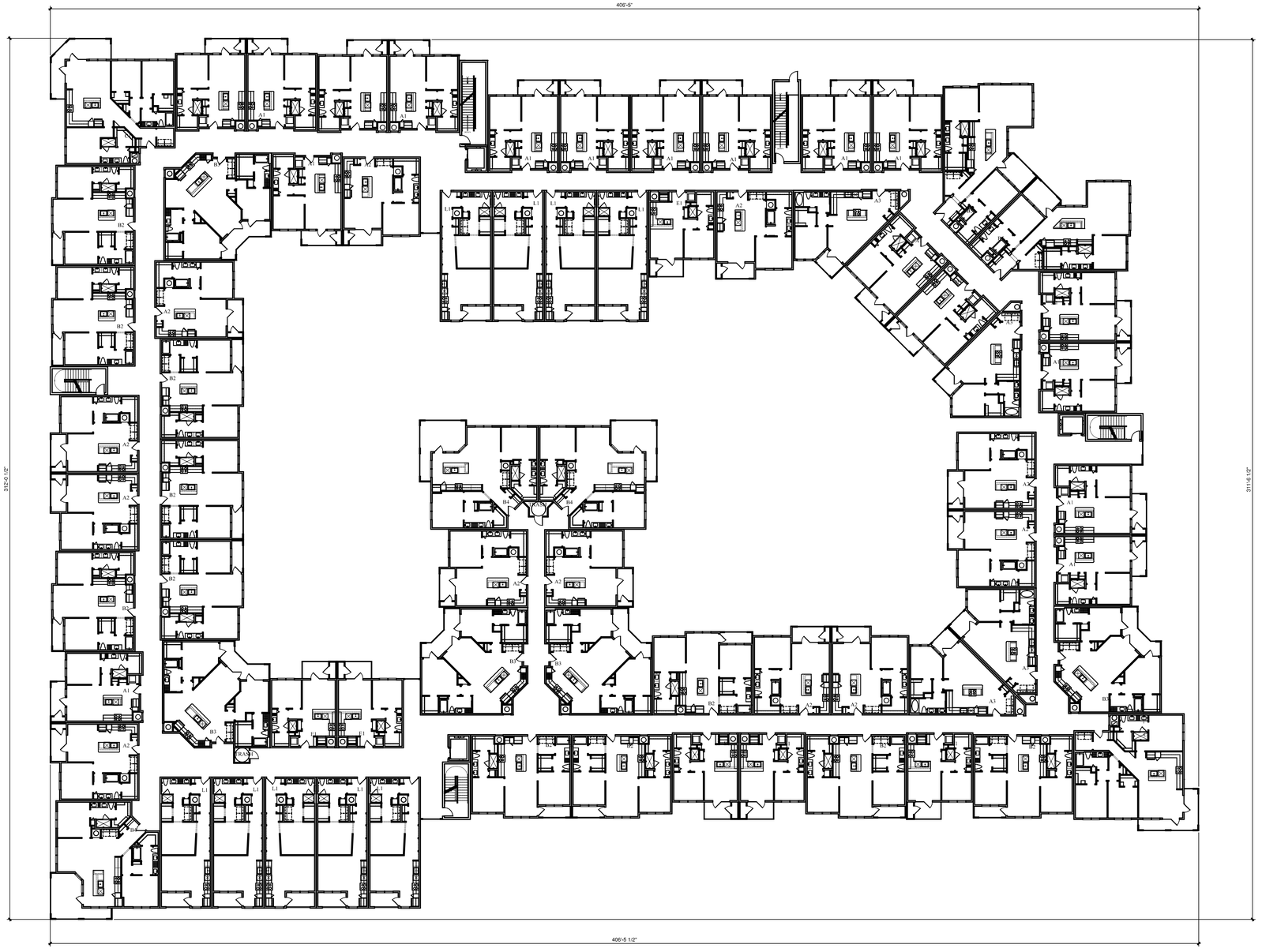
HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-02
BUILDING
SECOND FLOOR

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1 BUILDING OVERALL THIRD FLOOR - +601

SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
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CONTACT: MICHAEL E. PIERING
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ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BOULEVARD, SUITE 100
DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0052
EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

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WITNESS OR HANDS, this 13th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS

PROPOSED LOT 2, BLOCK A
TAC ROCKWALL ADDITION
3.338 ACRES
(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4
AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2
AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8
AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 16, 2021
CASE NO: SP2021-20

REGISTERED ARCHITECT
E. ERIK EARNSHAW
22433
STATE OF TEXAS
07-16-2021

ROCKWALL LOFTS
ROCKWALL , TEXAS

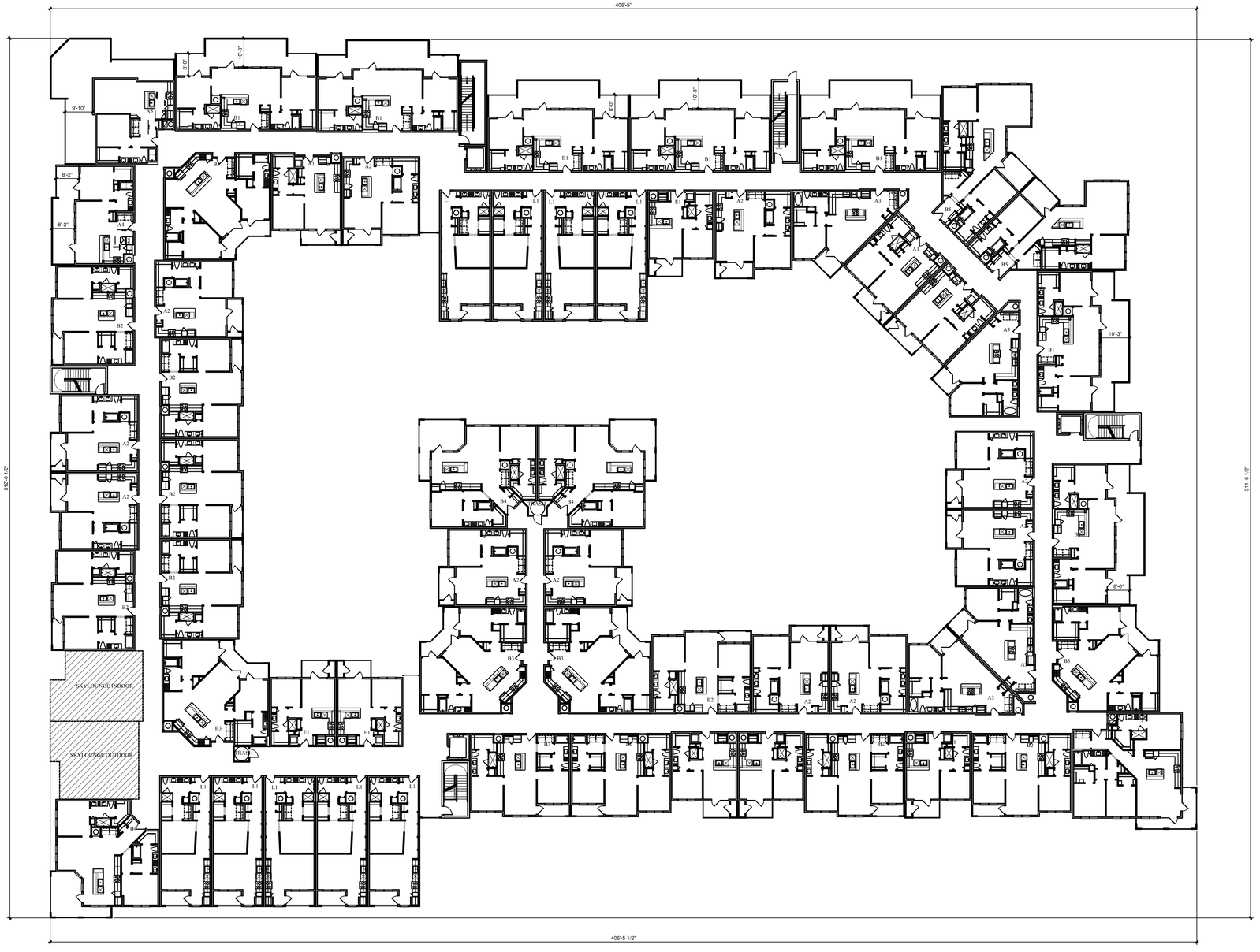
HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
A3-03
BUILDING
THIRD FLOOR

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1 BUILDING OVERALL FOURTH FLOOR - +612

SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:
LAND PATTERNS
1804 W COMMERCE ST.
STE 200, DALLAS, TX 75208
CONTACT: MICHAEL E. PIERING
PHONE: (214) 219-3993
EMAIL: MIKE@LANDPATTERNS.COM

OWNER/DEVELOPER:
THOMPSON REALTY CAPITAL
1600 N. COLLINS BLVD.
STE 3000, RICHARDSON, TX 75080
CONTACT: TAYLOR FIELD
PHONE: (972) 644-2400
EMAIL: TAYLOR@THOMPSON-REALTY.COM

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CONTACT: ERIK EARNSHAW
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SURVEYOR:
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22433
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ROCKWALL , TEXAS

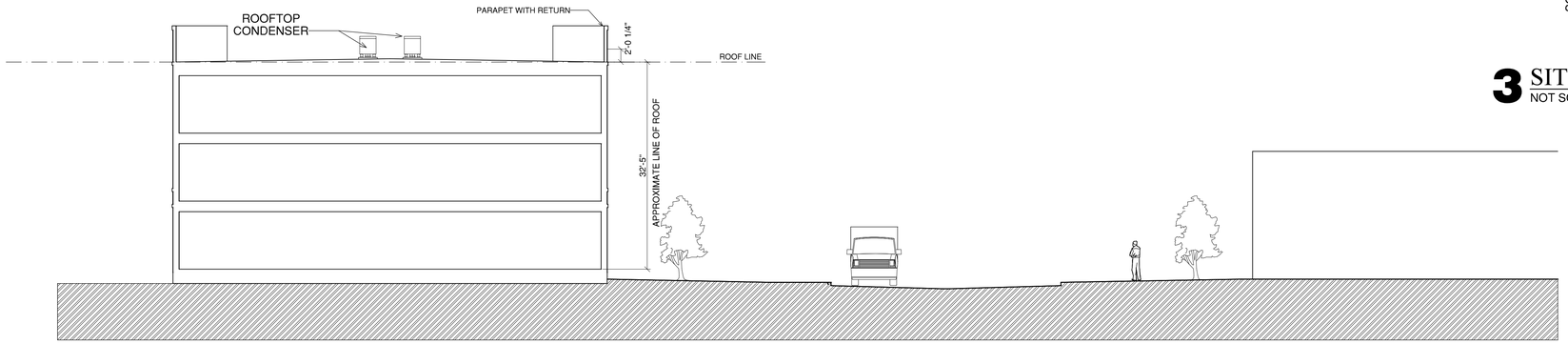
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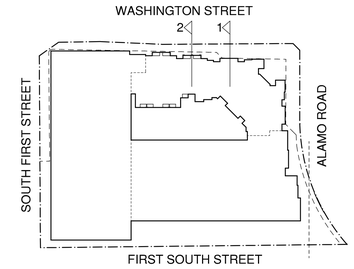
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19103

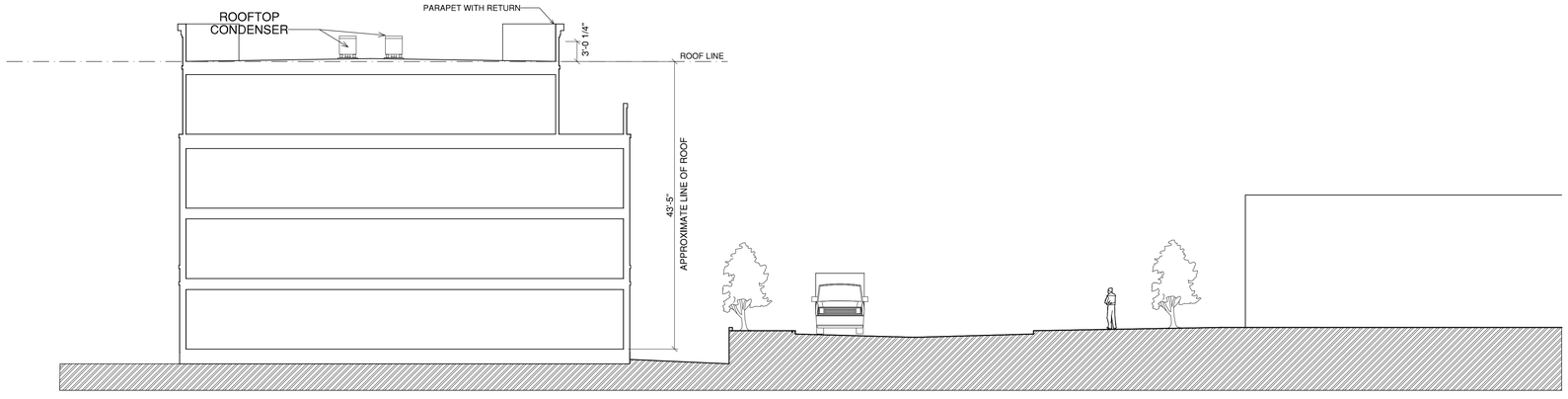
SHEET NUMBER
A3-04
BUILDING
FOURTH FLOOR



2 MULTIFAMILY DEVELOPMENT SITE SECTION AT WASHINGTON STREET
SCALE: 3/32"=1'-0"



3 SITE PLAN
NOT SCALE



1 MULTIFAMILY DEVELOPMENT SITE SECTION AT WASHINGTON STREET
SCALE: 3/32"=1'-0"

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BLDG. HEIGHT
32'-4" ABOVE F.F.

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22433
STATE OF TEXAS
07-06-2021

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ROCKWALL , TEXAS

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hedk.com

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DATE
07-06-2021

PROJECT
19103

SHEET NUMBER
A5-01
NEIGHBORHOOD
SECTION

Tree Number	DBI (Inches)	Species	General Condition	Mitigated Inches
1	13.10	Eastern Red Cedar	Healthy	6.55
2	4.50	Southern Magnolia	Healthy	4.50
3	7.00	Southern Magnolia	Healthy	7.00
4	5.00	Pecan	Healthy	5.00
5	15.80	Sugarberry	Healthy	7.90
6	12.70	Sugarberry	Healthy	6.35
7	8.00	Eastern Redbud	Damaged	0.00
8	5.50	Pecan	Healthy	5.50
9	6.70	Pecan	Healthy	6.70
10	27.40	Sugarberry	Healthy	54.80
11	17.50	Sugarberry	Healthy	8.75
12	15.20	Sugarberry	Healthy	7.60
13	12.50	Sugarberry	Healthy	6.25
14	17.50	Sugarberry	Damaged	0.00
15	25.30	Sugarberry	Healthy	50.60
16	16.60	Sugarberry	Healthy	8.30
17	12.10	Sugarberry	Healthy	6.05
18	16.10	Sugarberry	Damaged	0.00
19	15.00	Sugarberry	Damaged	0.00
20	17.00	American elm	Healthy	17.00
21	6.30	Green Ash	Healthy	6.30
22	11.60	Sugarberry	Healthy	5.80
23	13.40	Sugarberry	Healthy	11.70
24	11.80	Sugarberry	Healthy	5.90
25	7.30	Southern Magnolia	Healthy	7.30
26	25.20	American elm	Healthy	50.40
27	12.30	Sugarberry	Healthy	6.15
28	12.50	American elm	Healthy	12.50
29	16.50	Sugarberry	Healthy	8.25
30	12.90	Sugarberry	Healthy	6.45
31	18.90	Osage-Orange	Healthy	0.00
32	16.70	Osage-Orange	Damaged	0.00
33	12.90	Sugarberry	Healthy	6.45
34	11.30	Sugarberry	Healthy	5.65
35	14.70	American elm	Healthy	14.70
36	18.10	American elm	Healthy	18.10
37	18.60	Sugarberry	Healthy	9.30
38	12.00	Japanese Privet	Healthy	12.00
39	13.00	Sugarberry	Healthy	6.50
40	26.50	Osage-Orange	Damaged	0.00
41	18.90	Osage-Orange	Healthy	0.00
42	12.20	Sugarberry	Healthy	6.10

Tree Number	DBI (Inches)	Species	General Condition	Mitigated Inches
43	13.50	Sugarberry	Healthy	6.75
44	22.40	Sugarberry	Healthy	11.20
45	13.90	Sugarberry	Healthy	6.95
46	19.70	Sugarberry	Healthy	9.85
47	11.20	Sugarberry	Healthy	5.60
48	12.00	Sugarberry	Healthy	6.00
49	14.40	Sugarberry	Healthy	7.20
50	20.40	American elm	Healthy	20.40
51	8.70	American elm	Healthy	8.70
52	8.20	Green Ash	Healthy	8.20
53	6.50	Green Ash	Healthy	6.50
54	20.50	Sugarberry	Healthy	10.25
55	20.40	Sugarberry	Damaged	0.00
56	19.70	Sugarberry	Healthy	9.85
57	17.70	Sugarberry	Healthy	8.85
58	14.30	Osage-Orange	Healthy	0.00
59	31.50	Osage-Orange	Damaged	0.00
60	19.80	Sugarberry	Healthy	9.90
61	7.90	Green Ash	Healthy	7.90
62	8.50	Green Ash	Healthy	8.50
63	22.00	Osage-Orange	Damaged	0.00
64	29.00	Osage-Orange	Damaged	0.00
65	27.40	Osage-Orange	Damaged	0.00
66	12.40	Crape Myrtle	Damaged	0.00
67	14.60	Sugarberry	Healthy	7.30
68	11.90	Sugarberry	Healthy	5.95
69	11.50	Sugarberry	Healthy	5.75
70	8.00	Sugarberry	Healthy	4.00
71	11.90	Sugarberry	Damaged	0.00
72	28.60	Osage-Orange	Damaged	0.00
73	4.70	Pecan	Healthy	4.70
74	4.50	Pecan	Healthy	4.50
75	5.50	Pecan	Healthy	5.50
76	18.20	Crape Myrtle	Healthy	0.00
77	11.20	Crape Myrtle	Healthy	0.00
78	7.40	Pecan	Healthy	7.40
79	49.80	Sugarberry	Healthy	99.60
TOTALS	1159.90			705.70
			In Lieu of Fee	$70,570.00

LANDSCAPE NOTES

Street Furniture

- Benches will be provided along Washington Street and South Alamo Road
  - Catalog Number. Du Mor Bench # 140 – 60
- One Trash Receptacles will be provided at each bench location along Washington Street and South Alamo Road
  - Catalog Number. Du Mor Receptacle 84-22DM
- Bicycle Racks will be provided at 1 per 10 parking spaces for a total of 46. A rack for 4 bikes will be located near the main Entry Plaza with the remaining racks/lockers to be located within the parking garage.

Tree Mitigation

- Based on the City of Rockwall Tree Replacement Guidelines and the Tree Survey prepared by Integrated Environmental Solutions, there are 734 replacement caliper inches required
  (refer to surveyed tree list with required replacement caliper inches per tree).
- Approximately 150 caliper inches will be planted along Washington Street and South Alamo Road.

Irrigation

- All landscaping is required to have an irrigation system that is designed by a licensed irrigator. Additionally, all irrigation systems should be designed to be water efficient utilizing low-flow irrigation equipment. The plan will show that turf areas are to be watered separately, and plants will be grouped in separate zones based on water need. Finally, all irrigation systems are required to be maintained in proper working order.
- Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
  - Conventional System. An automatic underground irrigation system that may be a conventional spray or bubbler type heads.
  - Drip or Leaky-Pipe System. An automatic underground irrigation system in conjunction with a water saving system such as a drip or a leaky pipe system.
- All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City Rockwall Code of Ordinances, and all applicable state laws.

NOTE: THE PERIMETER LANDSCAPE TREES WILL BE SELECTED FROM, BUT NOT LIMITED TO THE FOLLOWING. ALL TREES WILL BE FROM THE DOWNTOWN OVERLAY DISTRICT TREE LIST.

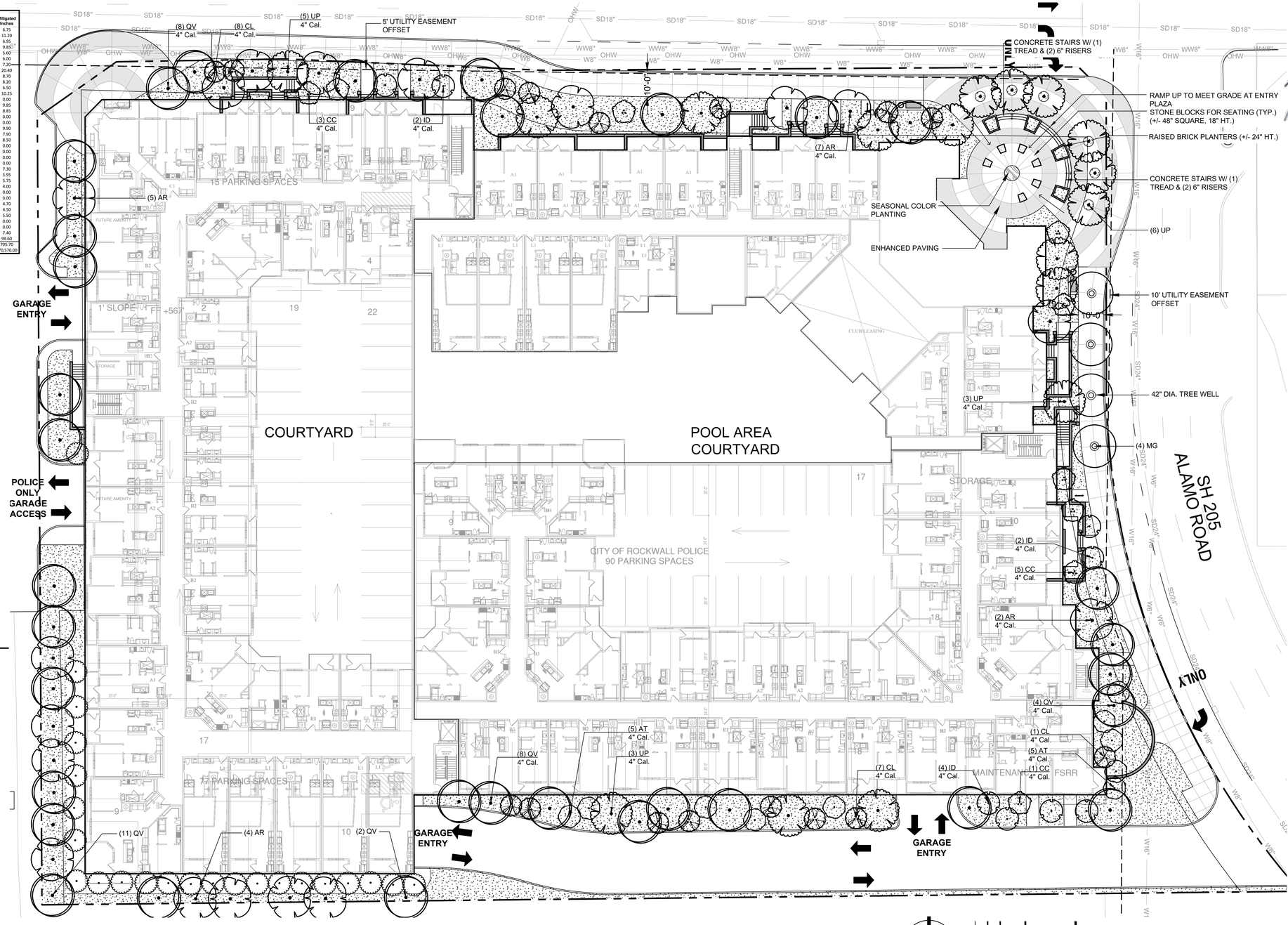
PLANT SCHEDULE

ACCENT TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AT	Acer truncatum / Shantung Maple	4" Cal.	10
	CC	Cercis canadensis / Eastern Redbud	4" Cal.	9
	CL	Chilopsis linearis / Desert Willow	4" Cal.	16
	ID	Ilex decidua / Possumhaw Holly	4" Cal.	8
CANOPY TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	AR	Acer rubrum `October Glory` / October Glory Red Maple	4" Cal.	18
	MG	Magnolia grandiflora `Little Gem` / Little Gem Magnolia	4" Cal.	4
	QV	Quercus virginiana `Cathedral` / Cathedral Oak	4" Cal.	33
	UP	Ulmus parvifolia `Drake` / Drake Elm	4" Cal.	17

NOTE: SHRUBS WILL BE SELECTED FROM BUT NOT LIMITED TO THE FOLLOWING. ALL SHRUBS WILL BE PER THE DOWNTOWN OVERLAY DISTRICT RECOMMENDED LIST.

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	BA	Berberis atropurpurea `Rose Glow` / Barberry	3 gal.
	CA	Calamagrostis x acutiflora / Feather Reed Grass	3 gal.
	CT	Cleyera ternstroemia gymnanthera / Sakaki	3 gal.
	EC	Eragrostis curvula / Weeping Lovegrass	3 gal.
	FS	Forsythia x intermedia `Spectabilis` / Forsythia	3 gal.
	HP	Hesperaloe parviflora / Red Yucca	3 gal.
	IN	Ilex x `Nellie R. Stevens` / Nellie R. Stevens Holly	15 gal.
	LG	Lippia graveolens / Mexican Oregano	3 gal.
	LC	Loropetalum chinense / Chinese Fringe	3 gal.
	ML	Muhlenbergia lindheimeri / Muhly Grass	3 gal.
	NT	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	3 gal.
	PL	Pavonia lasiopetala / Texas Swamp Mallow	3 gal.
	SP	Spiraea cantoniensis / Bridal Wreath Spirea	3 gal.
	YU	Yucca SP / Yucca	3 gal.

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	SC	Seasonal Color / Seasonal Color	6" Pots



NORTH

0' 5' 10' 20' 40'

SCALE: 1" = 20'

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1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

ROCKWALL LOFTS

ROCKWALL, TEXAS

DATE: 7/16/2021

PROJECT NUMBER: 210510D

REVISIONS

NO	DATE

ISSUED FOR: SITE PLAN

SHEET NUMBER: L.1

SITE PLAN

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ROCKWALL DOWNTOWN LOFTS

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3.338 ACRES

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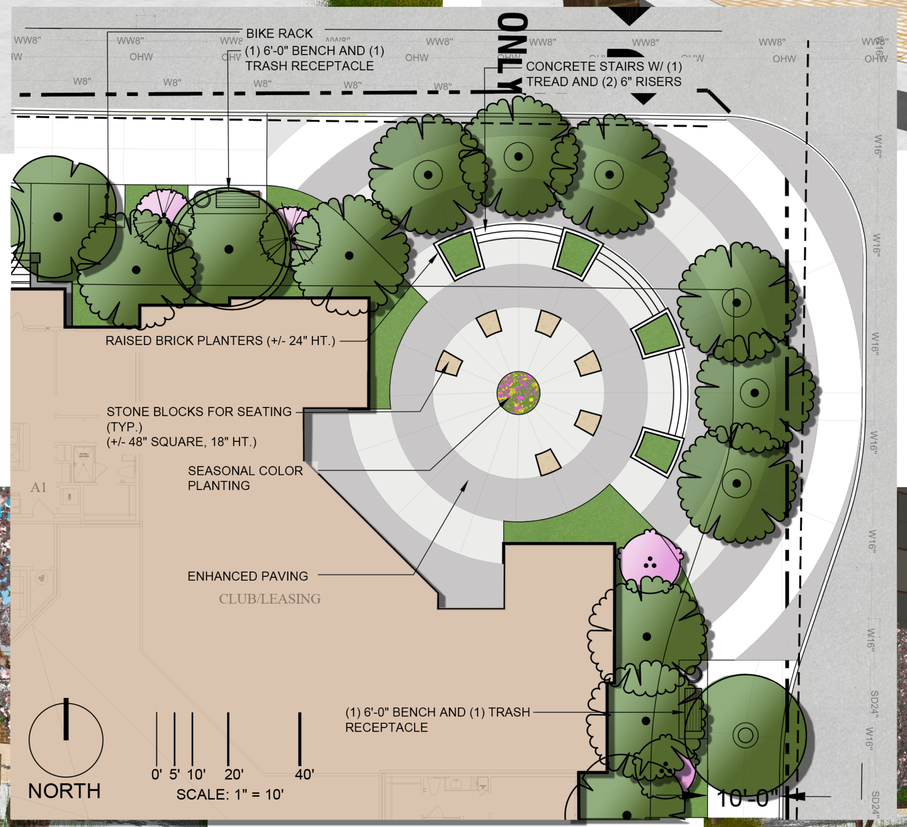
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STATE OF TEXAS · MICHAEL E. PIERING · 899 · REGISTERED LANDSCAPE ARCHITECT
ELECTRONICALLY SEALED 07.16.2021

LANDPATTERNS, INC.
landscape architects

LANDSCAPE ARCHITECT:
LANDPATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE:
7/16/2021

PROJECT NUMBER:
210510D

REVISIONS

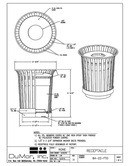
NO	DATE

ISSUED FOR:
SITE PLAN

SHEET NUMBER
L.2

PLAZA ENTRY PLAN

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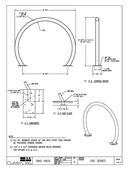


TRASH RECEPTACLE
MODEL # 64-32DM
COLOR: DARK BRONZE
POLYESTER POWDER FINISH
QUANTITY: 2
22 GAL STEEL RECEPTACLE
139 LBS

AS MFG. BY DUMOR
P.O.BOX 142
MIFFLINTOWN, PA 17059
T: (800) 598-4016
E: SALES@DUMOR.COM

1 / L.3 DETAIL: TRASH RECEPTACLE

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

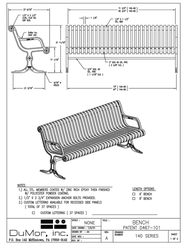


BIKE RACK - EXTERIOR
MODEL # 202-00S-2
COLOR: POWDERCOATED BLACK
QUANTITY: 2 (4 BIKE SPACES)
POWDERCOATED BIKE RACK, SURFACE MOUNT
39 LBS

AS MFG. BY DUMOR
P.O.BOX 142
MIFFLINTOWN, PA 17059
T: (800) 598-4016
E: SALES@DUMOR.COM

2 / L.3 DETAIL: BIKE RACK - EXTERIOR

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

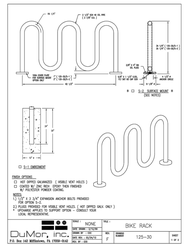


BENCH
MODEL # 140-60
COLOR: DARK BRONZE,
POLYESTER POWDER FINISH
QUANTITY: 2
6' CAST BENCH, STEEL SEAT
262 LBS

AS MFG. BY DUMOR
P.O.BOX 142
MIFFLINTOWN, PA 17059
T: (800) 598-4016
E: SALES@DUMOR.COM

3 / L.3 DETAIL: BENCH

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



BIKE RACK - PARKING GARAGE
MODEL # 125-30 125-30
COLOR: POWDERCOATED BLACK
QUANTITY: (2) #125-20 & (2) 125-30 (24 BIKE SPACES TOTAL)
125-20: 2 1/2" SCHEDULE 40 BIKE RACK, 2 PEWELS, 97 LBS
125-30: 2 1/2" SCHEDULE 40 BIKE RACK, 3 PEWELS, 134 LBS

AS MFG. BY DUMOR
P.O.BOX 142
MIFFLINTOWN, PA 17059
T: (800) 598-4016
E: SALES@DUMOR.COM

4 / L.3 DETAIL: BIKE RACK - PARKING GARAGE

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



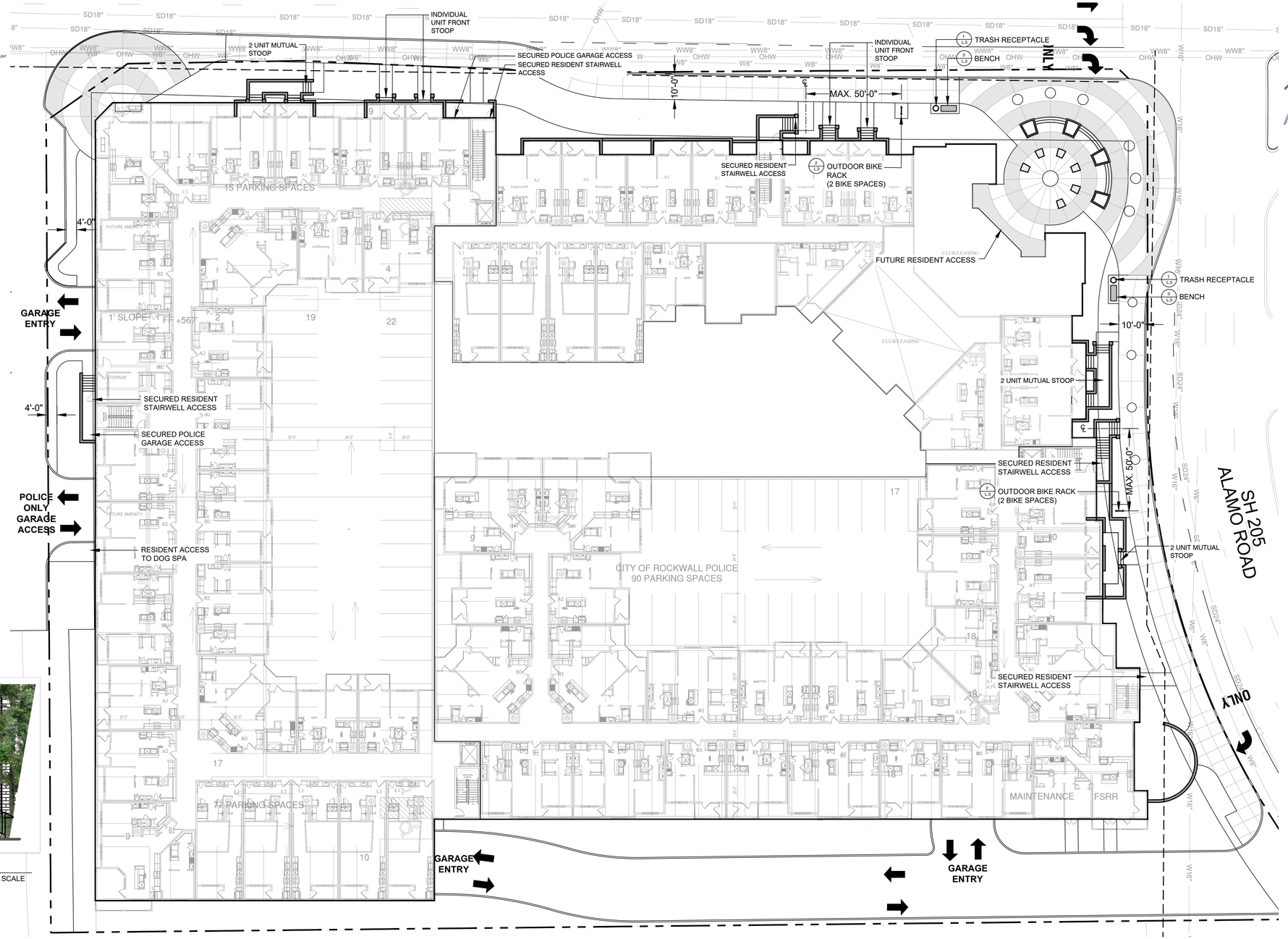
5 / L.3 ELEVATION: TYPICAL DUAL FRONT STOOP

NOT TO SCALE



6 / L.3 ELEVATION: TYPICAL INDIVIDUAL FRONT STOOP

NOT TO SCALE



BIKE RACK TABLE	REQUIRED	PROVIDED
BIKE PARKING SPACES REQUIREMENT		
-EXTERIOR (PLAZA)		4
-PARKING GARAGE (BIKE RACKS LOCATED ON GARAGE LEVEL 558)		43
*BIKE RACKS TO BE LOCATED WITHIN 50' OF ENTRANCES/EXITS		
TOTAL BIKE RACK/STORAGE CAPACITY = 47 SPACES		

NORTH

0' 5' 10' 20' 40'

SCALE: 1" = 20'

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PHONE: (214) 520-8878
EMAIL: EEARNSHAW@HEDK.COM

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CONTACT: JOSH MILLSAP, P.E.
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SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this 13th day of July, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ROCKWALL DOWNTOWN LOFTS

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(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4
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AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8
AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 7, 2021
CASE NO: SP2021-20

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WWW.LANDPATTERNS.COM

ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE:
7/16/2021

PROJECT NUMBER:
210510D

REVISIONS

NO	DATE

ISSUED FOR:
SITE PLAN

SHEET NUMBER
L.3

STREETSCAPE PLAN

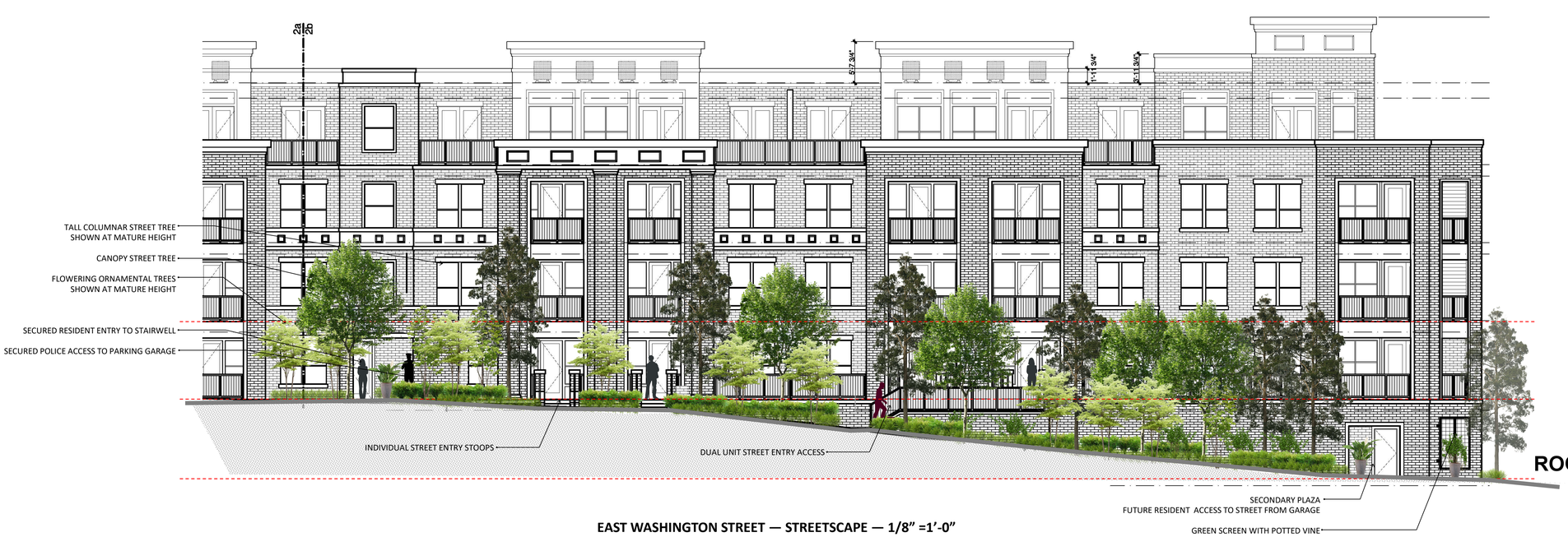
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STATE OF TEXAS
899
REGISTERED
LANDSCAPE ARCHITECT

ELECTRONICALLY SEALED 07.16.2021

LANDPATTERNS, INC.
landscape architects





EAST WASHINGTON STREET — STREETSCAPE — 1/8" =1'-0"

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ELECTRONICALLY SEALED 07.16.2021

ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE: 7/16/21

PROJECT NUMBER: 210510D

REVISIONS

NO	DATE

ISSUED FOR: SITE PLAN

SHEET NUMBER: L.4

EAST WASHINGTON STREET STREETSCAPE
ELEVATION

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SOUTH ALAMO ROAD STREETSCAPE 1/8"=1'-0"

STATE OF TEXAS
JAMES M. HOOVER
879
REGISTERED LANDSCAPE ARCHITECT

ELECTRONICALLY SEALED 07.16.2021

LANDPATTERNS, INC.
landscape architects

DATE:
7/16/21

PROJECT NUMBER:
210510D

REVISIONS

NO.	DATE

ISSUED FOR:
SITE PLAN

SHEET NUMBER
L.5

SOUTH ALAMO STREETSCAPE ELEVATION

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Planning & Zoning Commission, Chairman

Director of Planning & Zoning



SOUTH FIRST STREET 1/8" =1'-0"

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ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE:
7/16/21

PROJECT NUMBER:
210510D

REVISIONS

NO	DATE

ISSUED FOR:
SITE PLAN

SHEET NUMBER
L.6

SOUTH FIRST STREET ELEVATION

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ROCKWALL DOWNTOWN LOFTS
PROPOSED LOT 2, BLOCK A
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SOUTH ELEVATION 1/8" =1'-0"



SOUTH ELEVATION 1/8" =1'-0"

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LANDPATTERNS, INC.
landscape architects

ROCKWALL LOFTS
ROCKWALL, TEXAS

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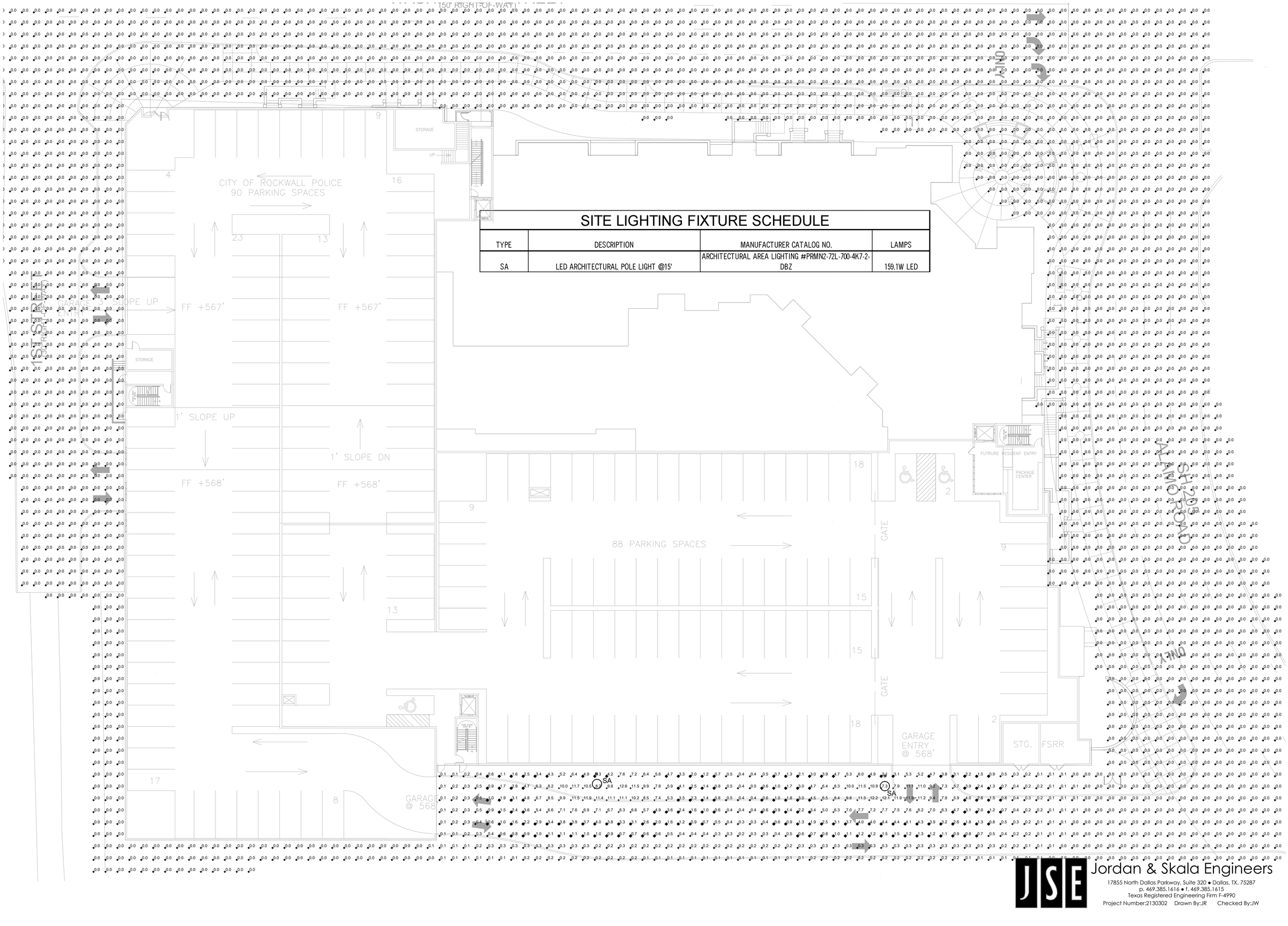
SHEET NUMBER
L.7

SOUTH SIDE ELEVATION

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SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER CATALOG NO.	LAMPS
SA	LED ARCHITECTURAL POLE LIGHT @15'	ARCHITECTURAL AREA LIGHTING #PRMN2-72L-700-4K7-2-DBZ	159.1W LED



Jordan & Skala Engineers
17855 North Dallas Parkway, Suite 320 • Dallas, TX, 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990
Project Number:2130302 Drawn By:JR Checked By:JW

STATE OF TEXAS
JOSHUA WILEY
129688
LICENSED
PROFESSIONAL ENGINEER
07-16-21

REVISIONS

ROCKWALL LOFTS

ROCKWALL , TEXAS

ISSUED
07-16-2021

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.5572 hedk.com

DATE
07-16-2021

PROJECT
19103

SHEET NUMBER
E1.0P

SITE PLAN
PHOTOMETRIC

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HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: SB | PROJECT:

CATALOG #: LNC3-24L5K-105-4

LNC3

MEDIUM LED LITEPAK

FEATURES

- Litepak LNC3 is a mid-sized wallpack in the popular Litepak series
- The LNC3 features luminaires with TIR optics and four different lumen packages, multiple distributions and CCT for maximum light level and mounting height flexibility
- Capable of replacing up to 250w HID solutions at over 70% energy savings
- Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources
- Typical mounting heights of 8-20"



24L with diffuser



Occupancy Sensor

24L without diffuser

*3000K and warmer CCTs only

RELATED PRODUCTS

LNC | INC2 | LNC4

CONTROL TECHNOLOGY

SiteSync LIGHTING CONTROL | NX DISTRIBUTED INTELLIGENCE™ | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments
- Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit
- Zero uplight distributions using individual acrylic LED optics provide IES type II, III and IV distributions
- CS - Frosted acrylic diffuser option for reduced glare
- CSU - Frosted acrylic diffuser for inverted “up” mounting applications (lens required)

OPTICS

- Ambient operating temperature -40°C to 40°C
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Available in 4 or 24 LED configuration
- L70 at 60,000 hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box)

INSTALLATION (CONTINUED)

- Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Designed for direct j-box mount or conduit feed on all four sides in single SKU

ELECTRICAL

- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers
- Electronic driver
- 10kA surge protection

CONTROLS

- Button photocontrol for dusk to dawn energy savings
- 7-pin photo-receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commisioned wireless controls (with or without sensor)
- In addition, LITEPAK can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7
- See ordering information or visit www.hubbelllighting.com/sitesync for more details

CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 Assembly
- IDA Approved (3000K configurations)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2,991–7,603
Wattage Range	28–83
Efficacy Range (LPW)	84–115
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	18.0 (8.2)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: SB | PROJECT:

CATALOG #: LNC3-24L5K-105-4

LNC3

MEDIUM LED LITEPAK

ORDERING GUIDE

Example: LNC3-24L-3K-035-2-U-DBT-PCU

CATALOG #

ORDERING INFORMATION

LNC3 –	24L –	5K –	105 –	4 –	–
Series	**# LEDs**	**CCT/CRI**	**Drive Current**	**IES Distribution**	**Voltage**
LNC3 Medium Litepak Wallpack	**24L** 24LEDs	**3K** 3000K nominal, 70 CRI **4K** 4000K nominal, 70 CRI **5K** 5000K nominal, 70 CRI	**035** 350mA **050** 500mA **075** 750mA **105** 1050mA	**2** Type II[1] **3** Type III[1] **4** Type IV[1]	**U** 120-277V **1** 120V[1] **2** 208V[1] **3** 240V[1] **4** 277V[1] **5** 480V[1] **F** 347V[1]

Finish –	Control Options –	Options
BLT Black Matte Textured **BLS** Black Gloss Smooth **DBT** Dark Bronze Matte Textured **DBS** Dark Brone Gloss Smooth **GTT** Graphite Matte Textured **LGS** Light Grey Gloss Smooth **PSS** Platinum Silver Smooth **WHT** White Matte Textured **WHS** White Gloss Smooth **VGT** Verde Green Textured **Color Option** **CC** Custom Color	**PCU** Universal Button Photocontrol **7PR** 7pin PCR[6] **SCP** Programmable occupancy sensor[3,4] **SWP** SiteSync Pre-Commision[7,10] **SWPM** SiteSync Pre-commision w/ OCC Sensor[4,7,8,10]	**F** Fusing (must specify voltage per footnote) **CS** Frosted acrylic diffuser **CSU** Inverted/Up mounting frosted acrylic diffuser (required for up/inverted fixture installations, factory install only see page 3)[2] **E** Integral battery backup rated for 0˚C[1,5] **EH** Integral battery backup with heater rated for -30˚C[1,5] **2DR** Dual Driver[9]

Notes:

1. Must specify voltage (120 or 277 only for E & EH)
2. Factory install only. Not available with SCP or SWPM sensor/control options
3. Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
4. PCU option not applicable, included in sensor (8F = up to 8ft, 20F = up to 20ft)
5. 350mA, 500mA & 750mA versions only. Not available with F, SWP or SWPM options
6. Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options
7. Must specify group and zone information at time or order. See www.HubbellLighting.com/products/sitesync for future details
8. Specify time delay; dimming level and mounting height
9. 750mA and 1050mA versions only, not available with 347/480V
10. 1050mA only, not available with 347V or 480V

ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**LNC3-CS**	Frosted acrylic comfort shield/lens, reduces glare and improves uniformity with only 20% lumen reduction
☐	**SCP-Remote**	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
☐	**SWUSB**	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node*
☐	**SWTAB**	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node*
☐	**SWBRG**	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
☐	**SW7PR**	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC+

Notes:

* When ordering SiteSync at least one of these two interface options must be ordered per project

\+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

☐ **NXOFM-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC

wiSCAPE® Lighting Control

☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LNC3

MEDIUM LED LITEPAK

CONTROLS

SiteSync

SiteSync — Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit the SiteSync family page on our website or contact Hubbell Lighting tech support at 800-345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: LNC3-24L-4K-075-3-U-BL-SWP SiteSync only
LNC3-24L-4K-075-3-U-BL-SWPM-20F SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

PERFORMANCE DATA

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G
4	N/A	N/A	E	671	-	-	-	-	657	-	-	-	-	591	-	-	-	-
24	350mA	28	2	3,212	115	1	0	1	3,145	113	1	0	1	2,991	107	1	0	1
			3	3,160	113	1	0	1	3,094	111	1	0	1	2,944	106	1	0	1
			4	3,182	114	1	0	1	3,116	112	1	0	1	2,964	106	1	0	1
	500mA	41	2	4,143	101	1	0	2	4,057	99	1	0	2	3,858	94	1	0	2
			3	4,076	99	1	0	1	3,991	97	1	0	1	3,797	93	1	0	1
			4	4,104	100	1	0	1	4,019	98	1	0	1	3,823	93	1	0	1
	750mA	60	2	5,918	99	1	0	2	5,795	97	1	0	2	5,512	92	1	0	2
			3	5,823	97	1	0	2	5,702	95	1	0	2	5,424	90	1	0	2
			4	5,863	98	1	0	2	5,741	96	1	0	2	5,461	91	1	0	2
	1050mA	83	2	7,630	92	2	0	2	7,472	90	2	0	2	7,107	86	2	0	2
			3	7,508	90	1	0	2	7,352	89	1	0	2	6,993	84	1	0	2
			4	7,559	91	1	0	2	7,402	89	1	0	2	7,041	85	1	0	2

ELECTRICAL DATA

# OF LEDS	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
24	350mA	120	0.23	28
		277	0.10	28
		347	0.08	28
		480	0.06	28
	500mA	120	0.34	41
		277	0.15	41
		347	0.12	41
		480	0.09	41
	750mA	120	0.50	60
		277	0.22	60
		347	0.17	60
		480	0.13	60
	1050mA	120	0.69	83
		277	0.30	83
		347	0.24	83
		480	0.17	83

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.94	0.93	0.89	>296,000
40°C / 104°F	1.00	0.95	0.91	0.89	0.83	>191,000

* Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs). Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LNC3

MEDIUM LED LITEPAK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

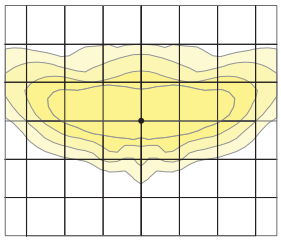
Ambient Temperature		Lumen Multiplier
0˚ C	32˚ F	1.02
10˚ C	50˚ F	1.01
20˚ C	68˚ F	1.00
25˚ C	77˚ F	1.00
30˚ C	86˚ F	1.00
40˚ C	104˚ F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PHOTOMETRY

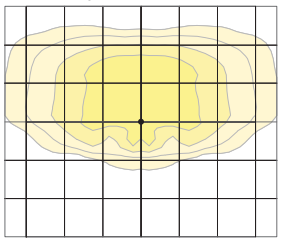
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

LNC3 – Type II



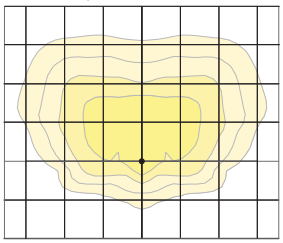
Mounting Height: 15'

LNC3 – Type III



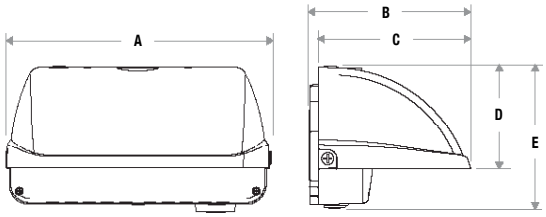
Mounting Height: 15'

LNC3 – Type IV



Mounting Height: 15'

DIMENSIONS



A	B	C	D	E	Weight
13" (330 mm)	10.5" (267 mm)	9.9" (251 mm)	5.8" (147 mm)	8.3" (211 mm)	25.0 lbs 11.3 kg

ADDITIONAL INFORMATION

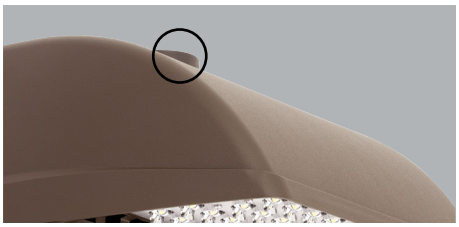
CSU – INVERTED MOUNTING OPTION



*Requires Factory Installed Lens Option

Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

SCP - PROGRAMMABLE OCCUPANCY SENSOR



*Photocontrol and Wireless Controls by Others

Standard NEMA 7-Pin receptacle for twist lock photocell or wireless controls (by others).

SCP – PROGRAMMABLE OCCUPANCY SENSOR



Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

Visit: http://www.hubbelllighting.com/solutions/controls/ for control application information

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC3-24LU	18.0 (8.2)	15.8 (40)	11.0 (28)	13.0 (33)	1

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DATE: LOCATION:

TYPE: PROJECT:

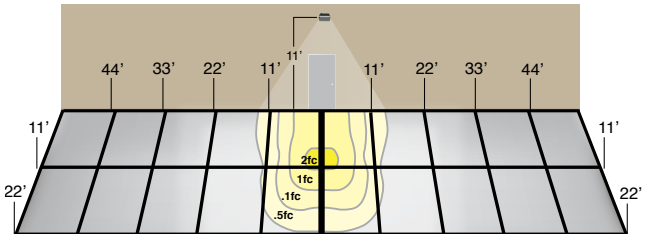
CATALOG #:

LNC3

MEDIUM LED LITEPAK

ADDITIONAL INFORMATION (CONTINUED)

LNC2 - BATTERY BACK UP



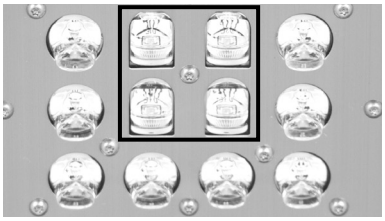
11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

E & EH EMERGENCY BATTERY BACKUP



24 High Power LEDs generate up to 7,500 lumens in Normal Mode, and use 4 LEDs for up to 700 lumens in emergency.

USE OF TRADEMARKS AND TRADE NAMES

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PRMN2

DECORATIVE & POST TOP

DATE: | LOCATION:

TYPE: SB | PROJECT:

CATALOG #: PRMN2-72L-700-4K7-2

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- Upgrade Kits

ETL LISTED US

BUY AMERICAN SOLUTIONS

See Certification Specifications

PROMENADE



Promenade PRMN2

RELATED PRODUCTS

PRMD2 PRMS2 PRM22 PRM32

PHOTOMETRY

DELIVERED LUMENS

DIMENSIONAL DRAWINGS

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

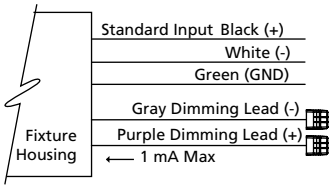
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.

CONTROLS (CONTINUED)

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions.

WARRANTY

- See HLI Standard Warranty for additional information

KEY DATA	
LUMEN RANGE	6,200-17,600
WATTAGE RANGE	55-159
EFFICACY RANGE (LPW)	93-134
INPUT CURRENT RANGE (mA)	245-700 mA
WEIGHT	38 lbs/17 kg
EPA	1.53

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PRMN2

DECORATIVE & POST TOP

DATE: | LOCATION:

TYPE: SB | PROJECT:

CATALOG #: PRMN2-72L-700-4K7-2

ORDERING GUIDE

Example: PRMN2-72L-365-3K7-4W-BL-TRA1M-CL-HS-AD5-UNV

CATALOG # LNC3-24L5K-105-4

HOUSING

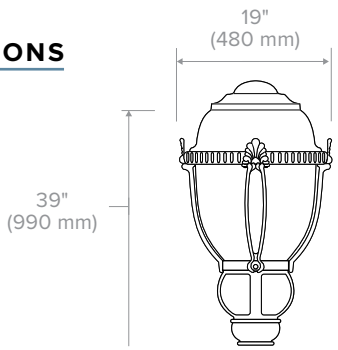
PRMN2	72L	700	4K7	2	

Housing		LED Quantity		Lumen output		CCT/CRI		Distribution		Finish	
PRMN2	Promenade	**72L**	72 LED	**245**	450mA, MicroCore Equivalent	**AMB**	Amber-595nm Peak [1]	**1**	Type I	**BLS**	Black Gloss Smooth
				335	335mA, 8,500 lumens	**3K7**	3000K, 70 CRI	**2**	Type II	**BLT**	Black Matte Textured
				365	700mA, MicroCore Equivalent	**4K7**	4000K, 70 CRI	**3**	Type III	**DBS**	Dark Bronze Gloss Smooth
				500	500mA, 12,000 lumens	**5K7**	5000K, 70 CRI	**4W**	Type IV Wide	**DBT**	Dark Bronze Matte Textured
				700	700mA, 16,000 Lumens			**5Q**	Type V Square	**GTT**	Graphite Matte Textured
								5W	Type V Wide	**LGS**	Light Grey Gloss Smooth
										LGT	Light Grey Matte Textured
										PSS	Platinum Silver Gloss Smooth
										VGT	Verde Green Matte Textured
										WHS	White Gloss Smooth
										WHT	White Matte Textured

Color Option	
CC [2]	Custom Color

Mounting	Optional Lens	Options	Options Photocontrol Egress	Mounting Options	Voltage
STND_MNT Standard mounting slips over a 4"/100mm pole or may choose one	**DL** Diffused Lens	**HS** House Side Shield	**PCA-C** Photocontrol Adaptor Cont.	**AD5** Adaptor-5" OD Pole	**UNV** 120-277V
Post Top Mount Slips over a 5"/125mm DIA. pole or tenon		**BPS** Brass Painted Struts	**PCA-T** Photocontrol Adaptor Trad.		
PT5		**CHC** Copper Hood Cover	**EPA-C** Egress Adaptor Contemporary		
Pole Mount Arms Slips over a 4"/100mm DIA. pole or tenon		**BHC** Brass Hood Cover	**EPA-T** Egress Adaptor Traditional		
SLA1 SLA1-2		**SF** Single Fuse (120,277, 347)			
Bolts to the side of a 4"/100mm DIA. or 5"/125mm DIA. pole		**DF** Double Fuse (208,240, 480)			
TRA1M TRA1L TRA3 TRA5U					
TRA55 TRA56 (4" only)					
TRA57 TRA6U					
Wall Mount					
WMA1M WMA1L					
WMA3 WMA35U					
WMA36U WMA55					
WMA56 WMA57					
WMA7 WMA9U					
Pier Mount					
PM1 PM2					
PM3					

DIMENSIONS



Notes:

1 Turtle Friendly

2 Consult factory for custom color, marine and corrosive finish options

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DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)
72	245	Microcore Equivalent	Clear Lens	1	6854	1	3	1	125.08	7080	1	3	1	129.20	7345	1	3	1	134.03
				2	6435	2	3	2	117.43	6647	2	3	2	121.30	6896	2	3	2	125.83
				3	8410	2	3	2	153.47	8687	2	3	2	158.52	6829	2	3	2	124.62
				4W	6292	2	3	2	114.82	6499	2	3	2	118.60	6743	2	3	2	123.04
				1-HS	4040	1	3	1	73.72	4173	1	3	1	76.15	4329	1	3	1	79.00
				2-HS	3337	1	3	1	60.89	3447	1	3	1	62.90	3576	1	3	1	65.25
				3-HS	3121	1	3	1	56.95	3223	1	3	1	58.82	3344	1	3	1	61.02
				4W-HS	3162	1	3	1	57.71	3267	1	3	1	59.61	3389	1	3	1	61.84
				5Q	6681	2	3	1	121.92	6901	2	3	1	125.93	7159	3	3	1	130.65
				5W	6188	3	3	1	112.91	6391	3	3	1	116.63	6630	3	3	1	120.99
	335	8,500		1	9046	1	4	1	119.08	9343	1	4	1	123.01	9693	1	4	1	127.47
				2	8492	2	3	2	111.80	8772	2	3	2	115.48	9100	2	3	2	119.86
				3	8410	2	3	2	110.11	8687	2	3	2	114.26	9012	2	3	2	118.39
				4W	8304	2	3	2	109.32	8577	2	3	2	112.92	8898	2	3	2	116.91
				1-HS	5331	1	3	1	70.19	5507	1	3	1	72.50	5713	1	3	1	75.35
				2-HS	4404	1	3	1	57.98	4549	1	3	1	59.89	4719	1	3	1	62.27
				3-HS	4118	1	3	1	54.22	4254	1	3	1	56.00	4413	1	3	1	58.16
				4W-HS	4173	1	3	1	54.94	4311	1	3	1	56.75	4472	1	3	1	59.14
				5Q	8817	3	3	1	116.07	9107	3	3	1	119.90	9448	3	3	1	124.40
				5W	8166	3	3	2	107.50	8434	3	3	2	111.04	8750	3	3	2	115.34
	365	Microcore Equivalent		1	9694	1	4	1	176.90	10013	1	4	1	182.72	10388	1	4	1	189.56
				2	9101	2	3	2	166.07	9401	2	3	2	171.54	9752	2	3	2	177.96
				3	8410	2	3	2	153.47	8687	2	3	2	158.52	9658	2	3	2	176.24
				4W	8899	2	3	2	162.39	9192	2	3	2	167.74	9536	2	3	2	174.01
				1-HS	5714	1	3	1	104.26	5902	1	3	1	107.70	6123	1	3	1	111.72
				2-HS	4719	1	3	1	86.12	4875	1	3	1	88.96	5057	1	3	1	92.29
				3-HS	4413	1	3	1	80.54	4559	1	3	1	83.19	4729	1	3	1	86.30
				4W-HS	4472	1	3	1	81.61	4620	1	3	1	84.30	4793	1	3	1	87.46
				5Q	9449	3	3	1	172.42	9760	3	3	1	178.10	10125	3	3	1	184.77
				5W	8751	3	3	2	159.69	9039	3	3	2	164.95	9377	3	3	2	171.12
	500	12,000		1	12674	2	4	2	110.21	13091	2	4	2	113.84	13581	2	4	2	118.10
				2	11899	2	3	2	103.47	12290	2	3	2	106.87	12750	3	3	3	110.87
				3	11784	2	3	2	102.47	12172	2	3	2	105.84	12627	2	3	2	109.80
				4W	11634	2	3	3	101.17	12018	3	3	3	104.50	12467	3	3	3	108.41
				1-HS	7470	1	3	1	64.96	7716	1	3	1	67.10	8005	1	3	1	69.61
				2-HS	6170	1	3	1	53.65	6373	1	3	1	55.42	6612	1	3	1	57.50
				3-HS	5770	1	3	1	50.18	5960	1	3	1	51.83	6183	1	3	1	53.77
				4W-HS	5847	1	3	1	50.85	6040	1	3	2	52.52	6266	1	3	2	54.49
				5Q	12354	3	3	2	107.42	12760	3	3	2	110.96	13238	3	3	2	115.11
				5W	11441	4	3	2	99.49	11818	4	3	2	102.76	12260	4	3	2	106.61
	700	16,000		1	16478	2	4	2	103.56	17021	2	4	2	106.97	17658	2	4	2	110.97
				2	15470	3	4	3	97.22	15979	3	4	3	100.42	16577	3	4	3	104.18
				3	15320	3	4	3	96.28	15825	3	4	3	99.45	16417	3	4	3	103.17
				4W	15127	3	3	3	95.06	15625	3	3	3	98.19	16209	3	3	3	101.87
				1-HS	9712	1	4	1	61.04	10032	1	4	1	63.05	10407	1	4	1	65.41
				2-HS	8022	1	3	1	50.42	8287	1	3	1	52.08	8597	1	3	1	54.03
				3-HS	7502	1	3	2	47.15	7749	1	3	2	48.70	8039	1	3	2	50.52
				4W-HS	7602	1	3	2	47.78	7853	1	3	2	49.35	8147	1	3	2	51.20
				5Q	16062	3	4	2	100.94	16591	3	4	2	104.26	17211	4	4	2	108.17
				5W	14875	4	3	2	93.48	15365	4	3	2	96.56	15940	4	3	2	100.17

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PRMN2

DECORATIVE & POST TOP

DATE: | LOCATION:

TYPE: SB | PROJECT:

CATALOG #: PRMN2-72L-700-4K7-2

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)
72	245	Microcore Equivalent	Diffused Lens	3	5839	1	4	3	106.5	6031	2	4	3	110.1	6257	2	4	3	114.2
				5W	5271	2	4	3	96.2	5444	2	4	3	99.3	5648	2	4	3	103.1
	335	8,500		3	7135	2	4	3	93.92	7370	2	4	3	97.02	7646	2	4	3	100.62
				5W	6983	3	4	3	91.92	7213	3	4	3	94.95	7483	3	4	3	98.53
	365	Microcore Equivalent		3	7677	2	4	3	93.4	7930	2	4	4	96.5	8227	2	4	4	100.1
				5W	7454	3	4	3	90.7	7700	3	4	3	93.7	7988	3	4	3	97.2
	500	12,000		3	10037	2	5	4	87.28	10368	2	5	4	90.16	10756	2	5	4	93.53
				5W	9746	3	5	3	84.74	10067	3	5	4	87.53	10443	3	5	4	90.81
	700	16,000		3	13050	3	5	5	82.01	13480	3	5	5	84.72	13984	3	5	5	87.88
				5W	12671	3	5	4	79.63	13088	3	5	4	82.25	13578	3	5	4	85.33

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HUBBELL Lighting

PRMN2

DECORATIVE & POST TOP

DATE: | LOCATION:

TYPE: SB | PROJECT:

CATALOG #: PRMN2-72L-700-4K7-2

PHOTOMETRY

PRMN-72L-700-4K7-1

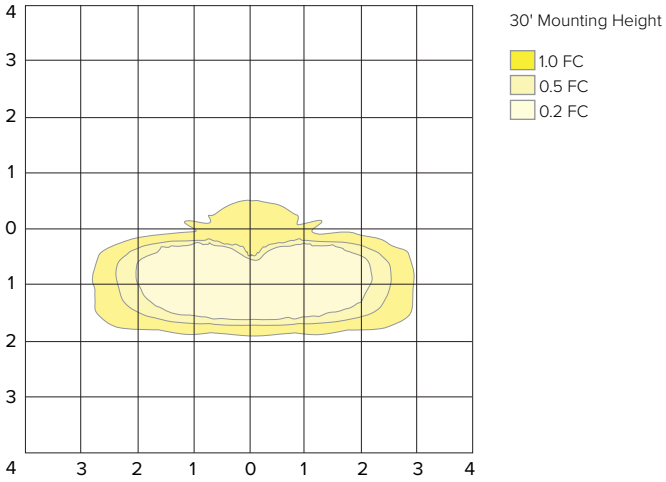
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**17021**
Watts	**159.1**
Efficacy	**107.0**
IES Type	**I**
BUG Rating	**B2-U4-G2**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	13358	78.5%
Downward House Side	2436	14.3%
Downward Total	15794	92.8%
Upward Street Side	649	3.8%
Upward House Side	578	3.4%
Upward Total	1227	7.2%
Total Flux	17021	100%

ISOFOOT CANDLE PLOT



PRMN-72L-700-4K7-3

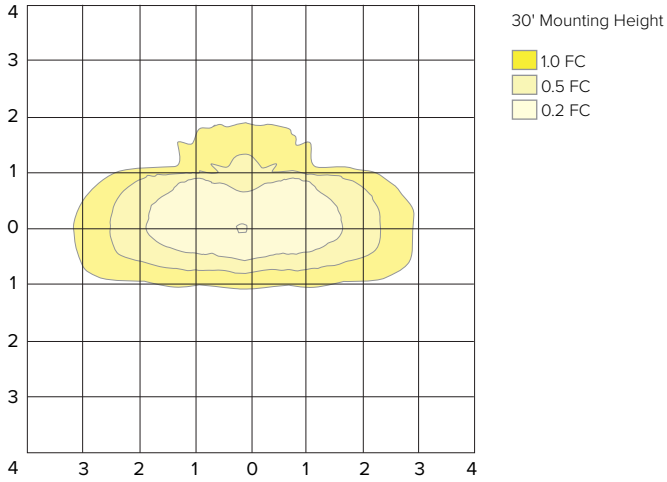
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**15825**
Watts	**159.12**
Efficacy	**99.5**
IES Type	**III**
BUG Rating	**B3-U4-G3**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	11987	75.0%
Downward House Side	3147	19.7%
Downward Total	15134	94.7%
Upward Street Side	428	2.7%
Upward House Side	416	2.6%
Upward Total	844	5.3%
Total Flux	15979	100%

ISOFOOT CANDLE PLOT



PRMN-72L-700-4K7-5Q

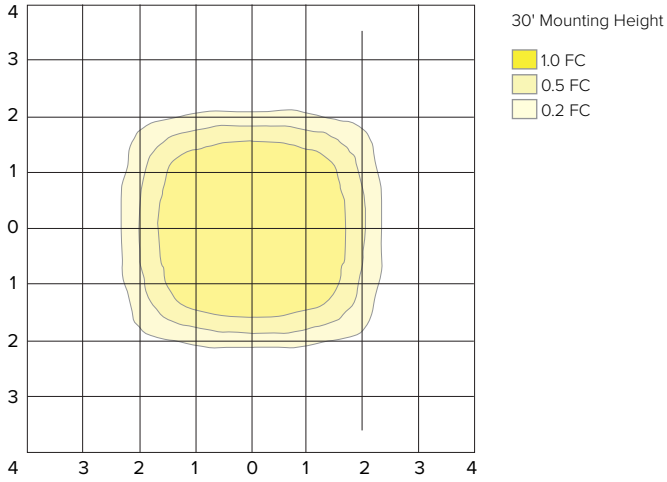
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**16591**
Watts	**159.1**
Efficacy	**104.3**
IES Type	**VS**
BUG Rating	**B3-U4-G2**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12138	76.7%
Downward House Side	2913	18.4%
Downward Total	15051	95.1%
Upward Street Side	383	2.4%
Upward House Side	391	2.5%
Upward Total	774	4.9%
Total Flux	15825	100%

ISOFOOT CANDLE PLOT



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PRMN2

DECORATIVE & POST TOP

DATE: | LOCATION:

TYPE: SB | PROJECT:

CATALOG #: PRMN2-72L-700-4K7-2

PHOTOMETRY

PRMN-72L-700-4K7-2

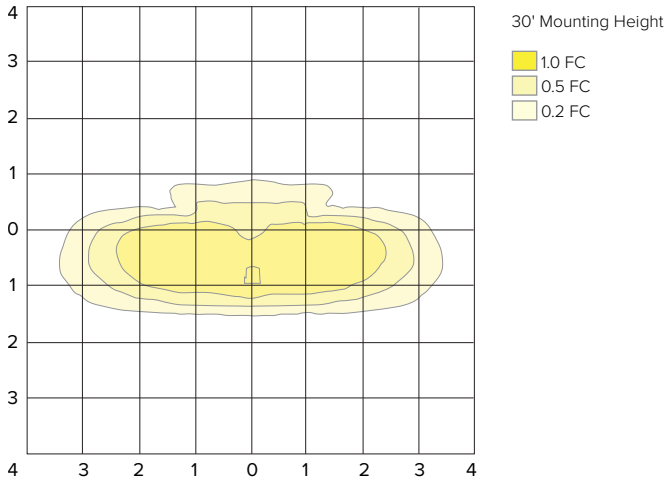
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**15979**
Watts	**159.1**
Efficacy	**100.4**
IES Type	**II**
BUG Rating	**B3-U4-G3**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12223	78.2%
Downward House Side	2763	17.7%
Downward Total	14986	95.9%
Upward Street Side	309	2.0%
Upward House Side	329	2.1%
Upward Total	638	4.1%
Total Flux	15625	100%

ISOFOOT CANDLE PLOT



PRMN-72L-700-4K7-4

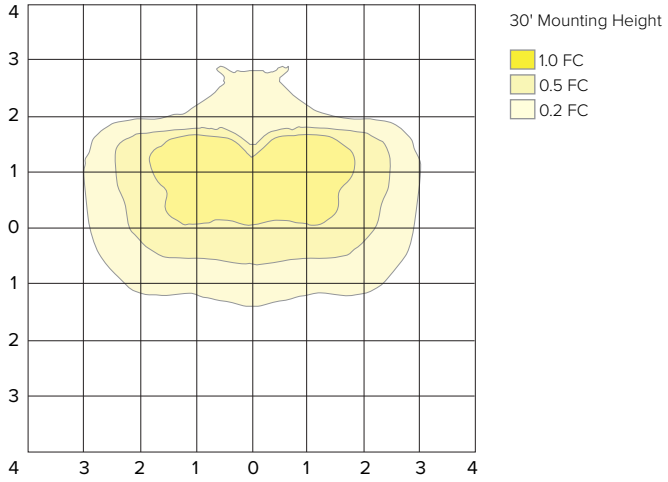
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**15625**
Watts	**159.1**
Efficacy	**98.2**
IES Type	**IV**
BUG Rating	**B3-U3-G3**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7919	47.7%
Downward House Side	7919	47.7%
Downward Total	15838	95.5%
Upward Street Side	376	2.3%
Upward House Side	376	2.3%
Upward Total	752	4.5%
Total Flux	16591	100%

ISOFOOT CANDLE PLOT



PRMN-72L-700-4K7-5W

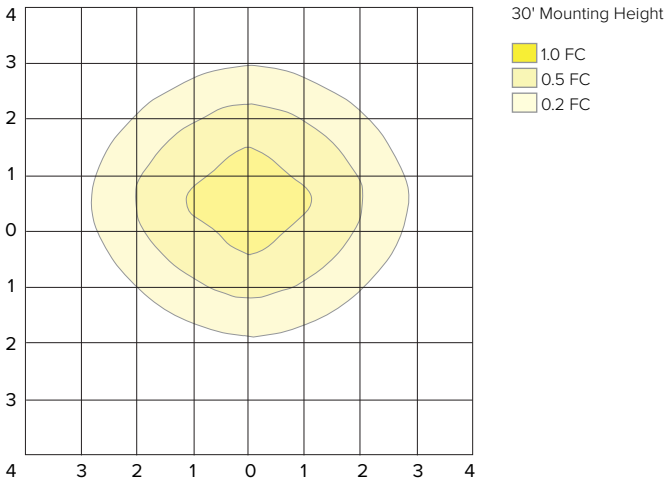
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**15365**
Watts	**159.1**
Efficacy	**97**
IES Type	**VS**
BUG Rating	**B4-U3-G2**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7345	47.8%
Downward House Side	7345	47.8%
Downward Total	14690	95.6%
Upward Street Side	337	2.2%
Upward House Side	337	2.2%
Upward Total	674	4.4%
Total Flux	15365	100%

ISOFOOT CANDLE PLOT



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PRMN2

DECORATIVE & POST TOP

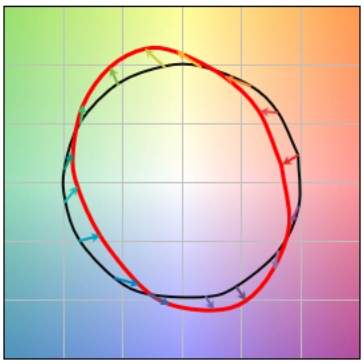
DATE: LOCATION:

TYPE: SB PROJECT:

CATALOG #: PRMN2-72L-700-4K7-2

TM-30 DATA

COLOR VECTOR GRAPHIC



Reference Illuminant — Test Source

TEST SOURCE

MBM TEST RESULTS	
CCT (K)	3947
CIE Ra	72
Duv	0.0004
x	0.3831
y	0.3793
Rf	68
Rg	99

ELECTRICAL DATA

Electrical											Dimming				
Light Engine	System Watts	System Current	Line Voltage		Amps AC				Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	HZ	120	208	240	277				Min	Max	Min	Max
72L	54.8	245 mA	120-277	50/60	0.46	0.26	0.23	0.20	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	76.0	335 mA			0.63	0.37	0.32	0.27							
	82.2	365 mA			0.69	0.40	0.34	0.30							
	115.0	500 mA			0.96	0.55	0.48	0.42							
	159.1	700 mA			1.33	0.76	0.66	0.57							

AMBER MULTIPLIER	
CCT	MULTIPLIER
5000K	1
AM	0.1727

2700K MULTIPLIER	
CCT	MULTIPLIER
5000K	1
2700K	0.897

LENS OPTION MULTIPLIER
DIFFUSED LENS
0.8518

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HUBBELL Lighting

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 27, 2021
SUBJECT:	Z2021-028; *Amendment to the Application Fees for Specific Use Permits (SUP) and Variance/Special Exception Requests that are Associated with Construction Without or Not in Conformance to a Building Permit*

At the May 17, 2021 City Council meeting the City Council requested that staff look for ways to deter residents from constructing non-compliant structures without a building permit or not in conformance to an approved building permit. Specifically, the City Council asked if a penalty could be applied to these types of requests. Based on the City Council's inquiry, staff proposed establishing an alternative application fee for Specific Use Permit (SUP) and Variance/Special Exception requests that involved non-compliant structures (*i.e. that do not conform to the Unified Development Code [UDC]*) that were [*1*] constructed without a building permit, or [*2*] that were ***not*** constructed in conformance with an approved building permit. The alternative application fee would be $1,000.00 in addition to the normal application fees. For example, an application submitted under this proposal for a one (1) acre tract of land would be calculated as follows:

Specific Use Permit (SUP): $200.00 + ($15.00 * 1.00-Acre) = $215.00 + $1,000.00 = $1,215.00
Variance/Special Exception: $100.00 + $1,000.00 = $1,100.00

This fee was derived from the estimated additional staff time these types of requests require compared to a typical Specific Use Permit (SUP) or Variance/Special Exception requests (*i.e. these types of cases typically require additional meetings with the applicants and site visits from Neighborhood Improvement Services, Building Inspections, Engineering, and Planning Departments' staff*). Staff should note that the City Attorney reviewed the proposal and as a *Home Rule* City, found no legal authority prohibiting the adoption of such a penalty. Based on this, the City Council directed staff to proceed with the amendment on July 6, 2021.

In the attached packet, staff has provided an example of the proposed changes to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) necessary to make the fee changes. In addition, staff has provided an updated development application and draft ordinance for the Planning and Zoning Commission's review. In accordance, with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: July 27, 2021
Planning and Zoning Commission Public Hearing: August 10, 2021
City Council Public Hearing/1st Reading: August 16, 2021
City Council 2nd Reading: September 7, 2021

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *July 27, 2021*.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1] & [2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☐ OWNER		☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS		ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [*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

not be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) *Fees*. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	$100.00 + $15.00/Acre
(b) Preliminary Plat	$200.00 + $15.00/Acre
(c) Final Plat	$300.00 + $20.00/Acre
(d) Replat	$300.00 + $20.00/Acre
(e) Amending or Minor Plat	$150.00
(f) Plat Reinstatement Request	$100.00
(2) SITE PLAN	
(a) Site Plan	$250.00 + $20.00/Acre
(b) Amended Site Plan	$100.00
(3) ZONING	
(a) Zoning Change	$200.00 + $15.00/Acre
(b) Specific Use Permit (SUP)*	$200.00 + $15.00/Acre
(c) Planned Development (PD)	$200.00 + $15.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception*	$100.00
(b) Tree Removal	$75.00
(c) Other Miscellaneous Requests	$0.00
(5) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	$0.00
(b) Small Matching Grants	$0.00
(c) Building Permit Fee Waiver	$0.00

NOTES:
*: See Section (D) below.

(C) *Calculation of Fees*. Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

5.25-acres x $15.00/Acres = $78.75 + $200.00 [*Base Fee*] = $278.75 [*Fee Due*]

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

(D) *Non-Compliant Structure Fees*. Fees associated with requests for a Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [*1*] constructed without a building permit, or [*2*] that were *not* constructed in conformance with an approved building permit shall be increased by $1,000.00. For example, a 5.25-acre property that is requesting approval under this section would be calculated as follows:

5.25-acres x $15.00/Acres = $78.75 + $200.00 [*Base Fee*] = $278.75 [*Typical Application Fee*] + $1,000.00 [*Forgiveness Fee*] = $1,278.75 [*Fee Due*]

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, *FEE SCHEDULE*, OF ARTICLE 11, *DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. 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 [*Ordinance No. 04-38*], 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 4. 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 7TH DAY OF SEPTEMBER, 2021.

DRAFT ORDINANCE 07.12.2021

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *August 16, 2021*

2nd Reading: *September 7, 2021*

DRAFT ORDINANCE 07.27.2021

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

(A) *Establishment of Fees*. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) *Fees*. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	$100.00 + $15.00/Acre
(b) Preliminary Plat	$200.00 + $15.00/Acre
(c) Final Plat	$300.00 + $20.00/Acre
(d) Replat	$300.00 + $20.00/Acre
(e) Amending or Minor Plat	$150.00
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(c) Other Miscellaneous Requests	$0.00
(5) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	$0.00
(b) Small Matching Grants	$0.00
(c) Building Permit Fee Waiver	$0.00

NOTES:
*: See Section (D) below.

(C) *Calculation of Fees*. Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

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Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

DRAFT ORDINANCE 07.21.21

(D) *Non-Compliant Structure Fees*. Fees associated with requests for a Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [*1*] constructed without a building permit, or [*2*] that were *not* constructed in conformance with an approved building permit shall be increased by $1,000.00. For example, a 5.25-acre property that is requesting approval under this section would be calculated as follows:

5.25-acres x $15.00/Acres = $78.75 + $200.00 [*Base Fee*] = $278.75 [*Typical Application Fee*] + $1,000.00 [*Forgiveness Fee*] = $1,278.75 [*Fee Due*]

DRAFT
ORDINANCE
07.27.2021

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	Z2021-029	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Residential Infill at 104 Reliance Court	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	104 RELIANCE CT, ROCKWALL, 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes 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 0.1465-acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: Z2021-029; Specific Use Permit (SUP) for Residential Infill for 104 Reliance Court
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1465-acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court.
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 (Z2021-029) in the lower right-hand corner of all pages on future submittals.
I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Chandler's Landing Phase 20 Subdivision, which is 90% or more developed and has been in existence for more than 10 years.
I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."
I.6 The front yard setback is 20-feet.
I.7 According to the Unified Development Code front facing garages must be set back 20' behind the front façade of the home. In this case the garage is approximately 10'-9" in front of the front façade. This will require a waiver to the garage setback requirement, which is a discretionary decision for the Planning and Zoning Commission and City Council.
I.8 During the foundation inspection if the slab is within 10 feet of a home on an adjacent property our Buildings Department will require a fire rated wall to be constructed between the homes.
M.9 Please review the attached Draft Ordinance prior to the July 27, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 3, 2021.
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 2, 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 August 10, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session

Meeting for this case will be held on July 27, 2021.
I.11 The projected City Council meeting dates for this case will be August 16, 2021 [1st Reading] and September 7, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Show the 7.5' wide utility easement at the back of the lot.

The following items are for the building permit process.
The Building Permit will require a grading plan for approval.
General Items:
I - Must meet City Standards of Design and Construction
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures 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 - No structures, landscaping, and fencing can be in easements or flood plain

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	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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	104 RECLAMEE ET				
SUBDIVISION	CAVENDISH LANDING	LOT	28	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☐ OWNER		☒ APPLICANT	CAVENDISH HOMES
CONTACT PERSON		CONTACT PERSON	ED CAVENDISH
ADDRESS		ADDRESS	1017 NATIVE TRL
CITY, STATE & ZIP		CITY, STATE & ZIP	HEATH TX 75032
PHONE		PHONE	214-202-4667
E-MAIL		E-MAIL	EDCAVENDISH@CCHOMES.NET

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ed Cavendish [*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 16th *DAY OF* July *20*21

OWNER'S SIGNATURE Ed Cavendish

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sheila Marie Short

SHEILA MARIE SHORT
NOTARY PUBLIC STATE OF TEXAS
Notary ID #129080670
My Commission Expires
September 22, 2024

MY COMMISSION EXPIRES 9/22/2024



City of Rockwall

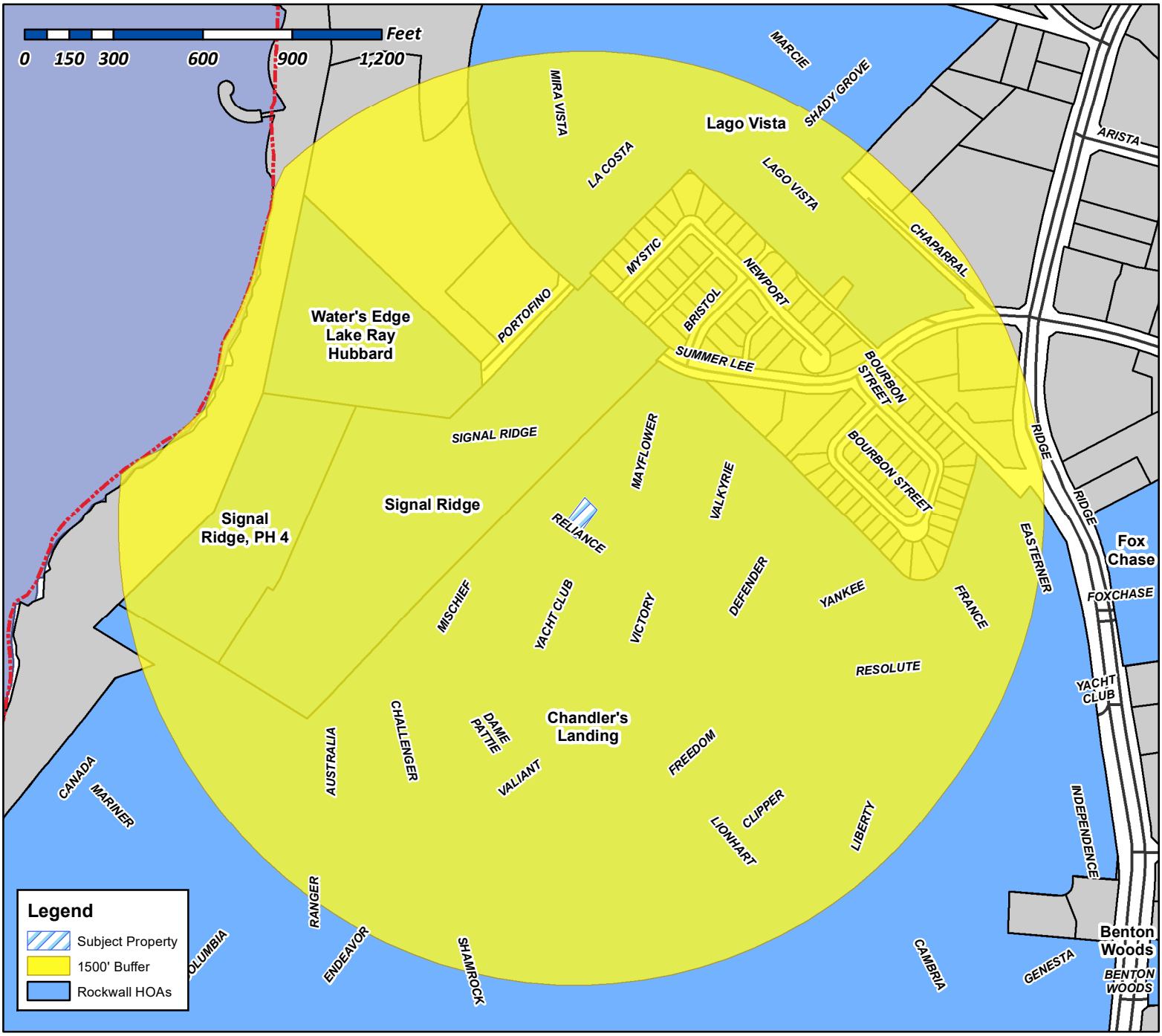
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

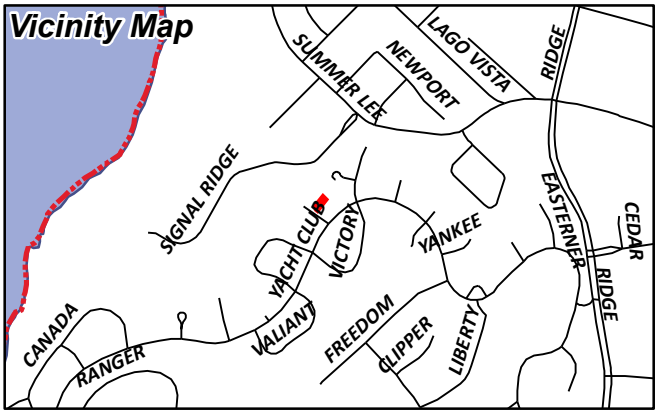
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Case Number: Z2021-029
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 104 Reliance Court

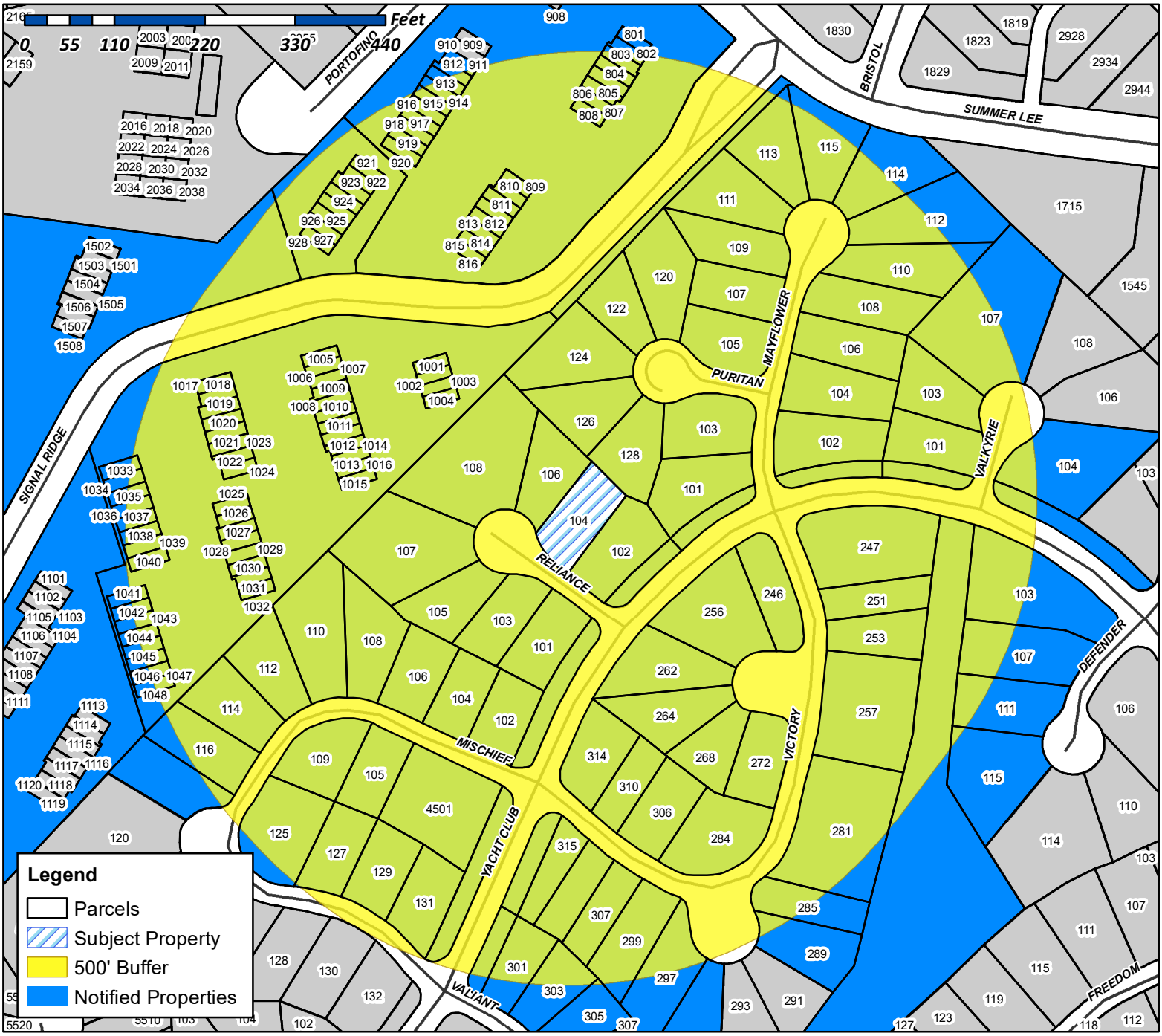
Date Created: *7/16/2021*
For Questions on this Case Call (972) 771-7745



City of Rockwall

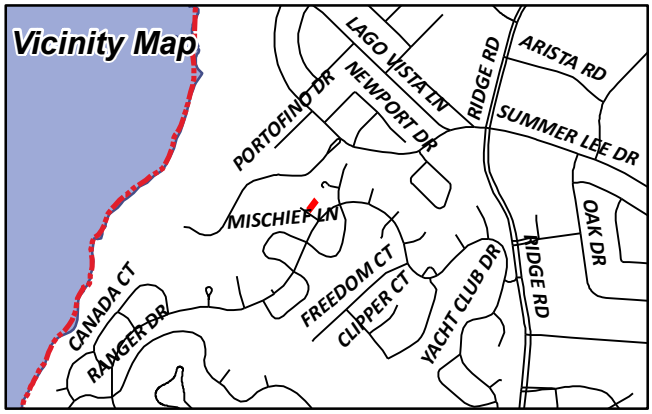
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Case Address: 104 Reliance Court

Date Created: *7/16/2021*
For Questions on this Case Call (972) 771-7745



SIGNAL RIDGE OWNERS ASSOCIATION
1000 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DWYER REX ETUX AMY
1001 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL
1002 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
1003 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BLANKINSHIP TERRI
1004 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARICH ENTERPRISE CORPORATION
1005 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LANGSTON JOHN AND FRIEDA
101 MAYFLOWER CT
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

WELCH JANIS M
101 VALKYRIE PL
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S
1010 SIGNAL RIDGEPL
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MOORE GREGORY J
1013 SIGNAL RIDGEPL
ROCKWALL, TX 75032

JOHNSON ASHLEY
1014 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

GARDNER DAVID L REV LIV TR
1017 SIGNAL RIDGEPL
ROCKWALL, TX 75032

TROTTER STEVEN D
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
1019 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HARRELL STEVEN R AND ROBERTA J
102 MAYFLOWER CT
ROCKWALL, TX 75032

HALL JASON & CORI
102 MISCHIEF LN
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1021 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA
1022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
1023 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1025 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCPARTLAND MARY C
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ALVARADO KRESHA
1028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1029 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CEPAK JANET BAIN
103 DEFENDER COURT
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
103 GROSS RD BLDG A
MESQUITE, TX 75149

2019-1 IH BORROWER LP
103 MAYFLOWER CT
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
103 RELIANCE CT
ROCKWALL, TX 75032

HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
1030 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
1031 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1034 SIGNAL RIDGEPL
ROCKWALL, TX 75032

FALLS DAVID & TERRI
1035 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRYOR MICA MALONEY
1036 SIGNAL RIDGE PLACE #1036
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
1037 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
1038 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1039 SIGNAL RIDGE PL
ROCKWALL, TX 75032

YATES KIMBERLY
104 MAYFLOWER COURT
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE CT
ROCKWALL, TX 75032

MANDRELL JAMES R & KRISTIN MANDRELL
104 VALKYRIE PLACE
ROCKWALL, TX 75032

ARMSTRONG D
1040 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1041 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG D
1042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NICHOLS JANET
1043 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRINGALI CAHTERINE
1044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KILGORE MADISON
1045 SIGNAL RIDGE PL
ROCKWALL, TX 75032

YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
1047 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OCONNOR MICHAEL
105 MAYFLOWER CT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
106 MAYFLOWER CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE
106 RELIANCE CT
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

LONG JOHN AND LINDSAY
108 MAYFLOWER CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
% JOSEPH L ZEHR
10808 LA CABREAH LN
FORT WAYNE, IN 46845

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

DILOV VANIO
110 MISCHIEF LN
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

PHILLIPS LOVIE
1110 VAIL COURT
ROCKWALL, TX 75087

FAIRCHILD REVOCABLE LIVING TRUST
112 MAYFLOWER CT
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

FAIRCHILD CARL F & TONI A TRUSTEES
FAIRCHILD JOINT REVOCABLE LIVING TRUST
114 MAYFLOWER CT
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1213 STONEWALL TRL
ROCKWALL, TX 75032

HOLDER TOM
122 PURITAN CT
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEF LN
ROCKWALL, TX 75032

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

SULLIVAN MORTIMER M & CAROLYN B
REV LIVING TRUST AGREEMENT
128 PURITAN CT
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
145 WESTON CT
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1501 S LAKESHORE DR
ROCKWALL, TX 75087

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
2001 SPRING RD SUITE 700
OAK BROOK, IL 60523

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
2215 ARRINGTON ST
DURHAM, NC 27707

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
257 VICTORYLN
ROCKWALL, TX 75032

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
264 VICTORYLN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN
268 VICTORY LN
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD DR
ROWLETT, TX 75088

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
2752 E FM 552
ROCKWALL, TX 75087

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

WILLIAMS ROBERT C
281 VICTORY LN
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
291 VICTORY LANE
ROCKWALL, TX 75032

BAILEY RONALD C ET UX
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORYLN
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

STOUFFER AMY JACKSON AND MITCH
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORYLN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

AMH 2014-2 BORROWER LLC
310 VICTORYLN
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
32 LAKEWAY DRIVE
HEATH, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR
520 TERRY W
HEATH, TX 75032

LOGAN PAULINE K
554 VZ COUNTY ROAD 2139
CANTON, TX 75103

DWYER REX ETUX AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

ROCKWALL PROPERTY SOLUTIONS
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

HYATT FAMILY TRUST
JAMES T HYATT- TRUSTEE
6525 NORTH FLY IN LAKE RD
ATHENS, TX 75751

ALVARADO KRESHA
710 BRAZOS WAY
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
801 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR
803 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
804 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PATTON ROXANNE LOUISE & KURTIS LEE
805 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

HART DARIN AND RANDI
809 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RENNER BEVERLY
810 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MEDINA ALEJANDRO
811 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LOGAN PAULINE K
812 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DUNN FAMILY LOVING TRUST
ALMA JEAN DUNN- TRUSTEE
813 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

HYATT FAMILY TRUST
JAMES T HYATT- TRUSTEE
816 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SHEPHERD ADDIE
911 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 SIGNAL RIDGE PLACE #913
ROCKWALL, TX 75032

CARTER DAVID
914 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
915 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
916 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DASILVA JOHN M
918 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ROCKWALL PROPERTY SOLUTIONS
919 SIGNAL RIDGEPL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
921 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MURRAY NORMA C
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DWA EQUITIES LLC
923 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BAILEY RONALD C ET UX
924 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GREEN MAUREEN
925 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PHILLIPS LOVIE
926 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
927 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
928 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GREEN MAUREEN
945 BREEZY HILL LANE
ROCKWALL, TX 75087

MCKINSTRY FRITZ AND KATHY LIVING TRUST
P.O. BOX 2195
TELLURIDE, CO 81435

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

RENNER BEVERLY
PO BOX 2121
QUINLAN, TX 75474

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

DASILVA JOHN M
PO BOX 2601
ROWLETT, TX 75030

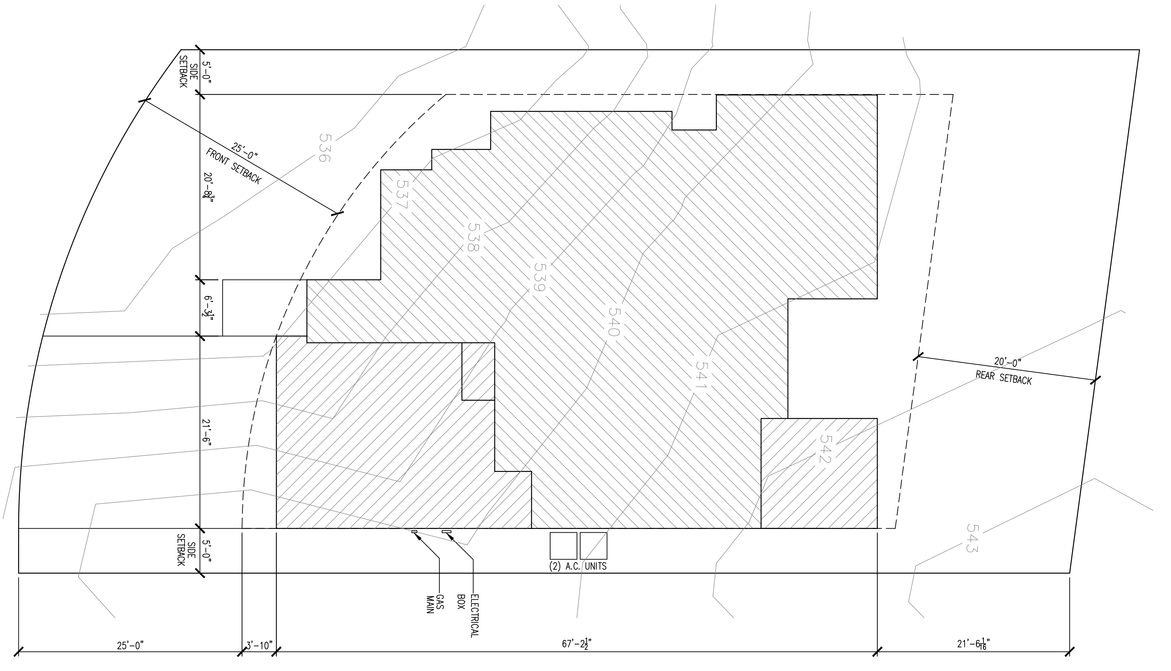
WHITTLE & JOHNSON CUSTOM HOMES INC
PO BOX 369
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185



SLAB PROFILE ON SITE PLAN

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

NOTES:

1. TOPO INFORMATION WAS PROVIDED BY A THIRD PARTY. ALLEN GUSTAVSON IS NOT RESPONSIBLE FOR ANY OF THE TOPO OR SURVEY INFORMATION PROVIDED. BEARINGS SHOWN FOR LAYOUT PURPOSES ONLY.
2. OWNER AND OR BUILDER RESPONSIBLE FOR ELEVATIONS, SETBACKS, AND GRADING REQUIREMENTS
3. OWNER AND OR BUILDER RESPONSIBLE FOR ENGINEERING OF FOUNDATIONS, RETAINING WALLS AND STRUCTURAL STEM WALLS.
4. LOT COVERAGE CALCULATIONS:
   LOT SIZE: 6797 SQUARE FEET
   COVERAGE: 2716 SQUARE FEET
   (INCLUDES ONLY SLAB COVERAGE)
   TOTAL ROOF COVERAGE OF LOT IS 39.96%

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

DATE: 7-22-2021

DRAWN BY: AEG

CHECKED BY: AEG

SHEET NUMBER: A-8

SHEET NAME

SLAB PROFILE PLAN

BUILDER

CAVENDISH HOMES

ROCKWALL, TEXAS

PROJECT

LOT #21

HEATH GOLF & YACHT CLUB
HEATH, TEXAS

GUSTAVSON & ASSOCIATES

113 Lantana Lane
Wylie,TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com



FRONT ELEVATION

1/4"=1'-0"

EXTERIOR MATERIAL SPECS

BRICK: BILCO – GRAY MIST
STONE: ACME-GRAY CHARCOAL LEUDERS
STUCCO: GRAY
SIDING: FIR – STAINED
ROOF: GAF-TIMBERLINE HD BLACK

EXTERIOR MATERIALS CALCULATIONS

(MEASURED IN SQUARE FEET)

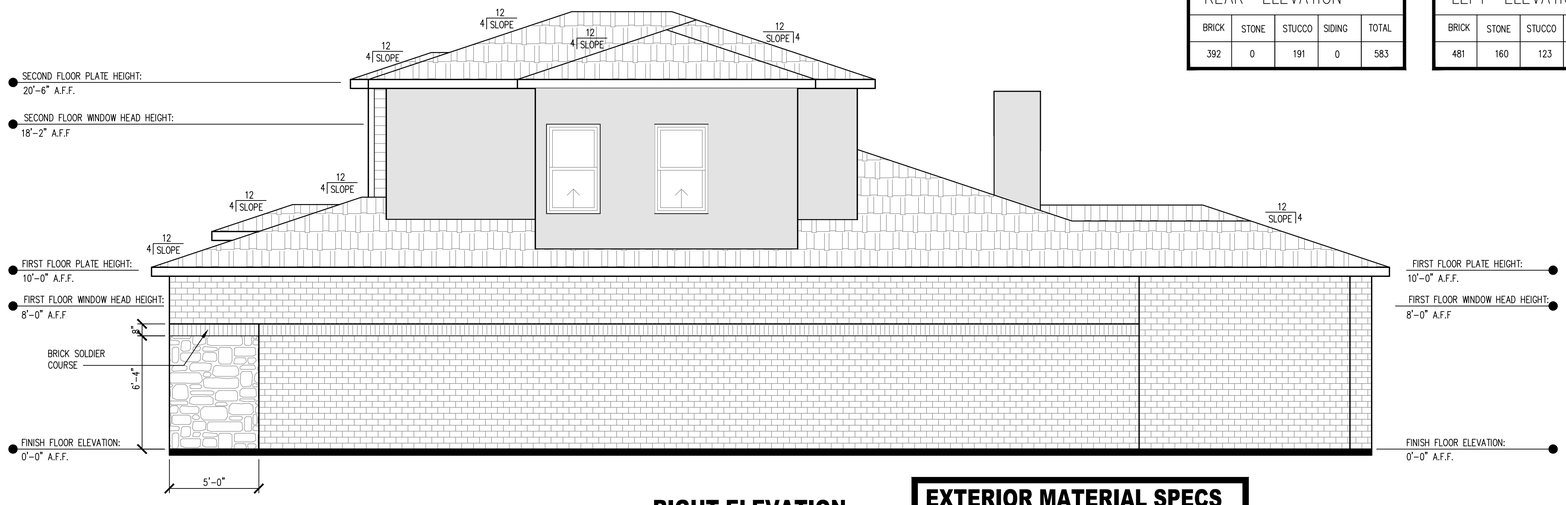
TOTAL FROM ALL 4 ELEVATIONS				
BRICK	STONE	STUCCO	SIDING	TOTAL
1,714	334	632	157	2837
60.42	11.77%	22.28	5.53	100%

FRONT ELEVATION				
BRICK	STONE	STUCCO	SIDING	TOTAL
144	139	124	47	454

RIGHT ELEVATION				
BRICK	STONE	STUCCO	SIDING	TOTAL
697	35	194	6	932

REAR ELEVATION				
BRICK	STONE	STUCCO	SIDING	TOTAL
392	0	191	0	583

LEFT ELEVATION				
BRICK	STONE	STUCCO	SIDING	TOTAL
481	160	123	104	868



RIGHT ELEVATION

1/4"=1'-0"

EXTERIOR MATERIAL SPECS

BRICK: BILCO – GRAY MIST
STONE: ACME-GRAY CHARCOAL LEUDERS
STUCCO: GRAY
SIDING: FIR – STAINED
ROOF: GAF-TIMBERLINE HD BLACK

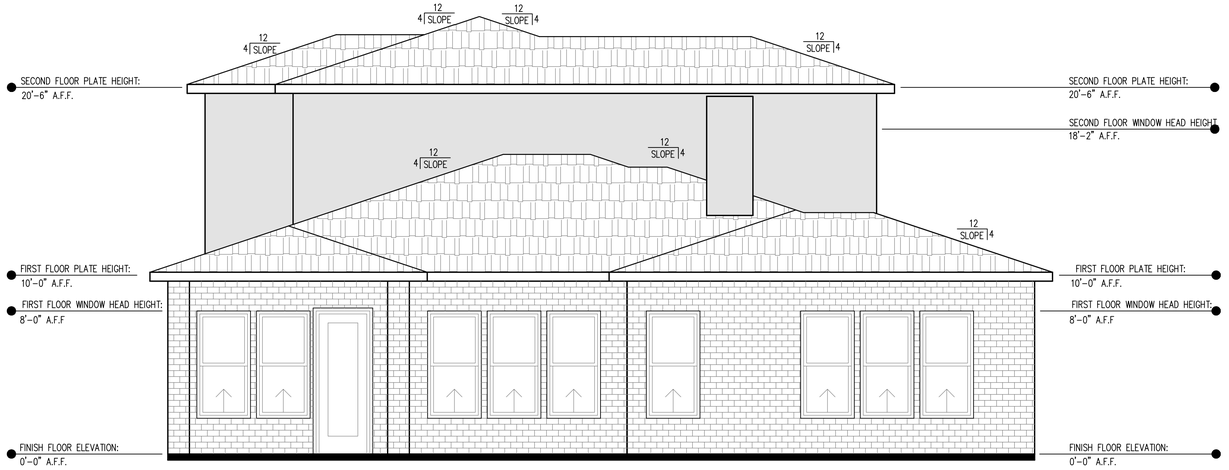
GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie, TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

PROJECT
104 RELIANCE COURT
CHANDLER'S LANDING
ROCKWALL, TEXAS

BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

SHEET NAME
EXTERIOR ELEVATIONS "A"

SCALE: 1/4"=1'-0"
DATE: 7-22-2021
DRAWN BY: AEG
CHECKED BY: AEG
SHEET NUMBER: A-6

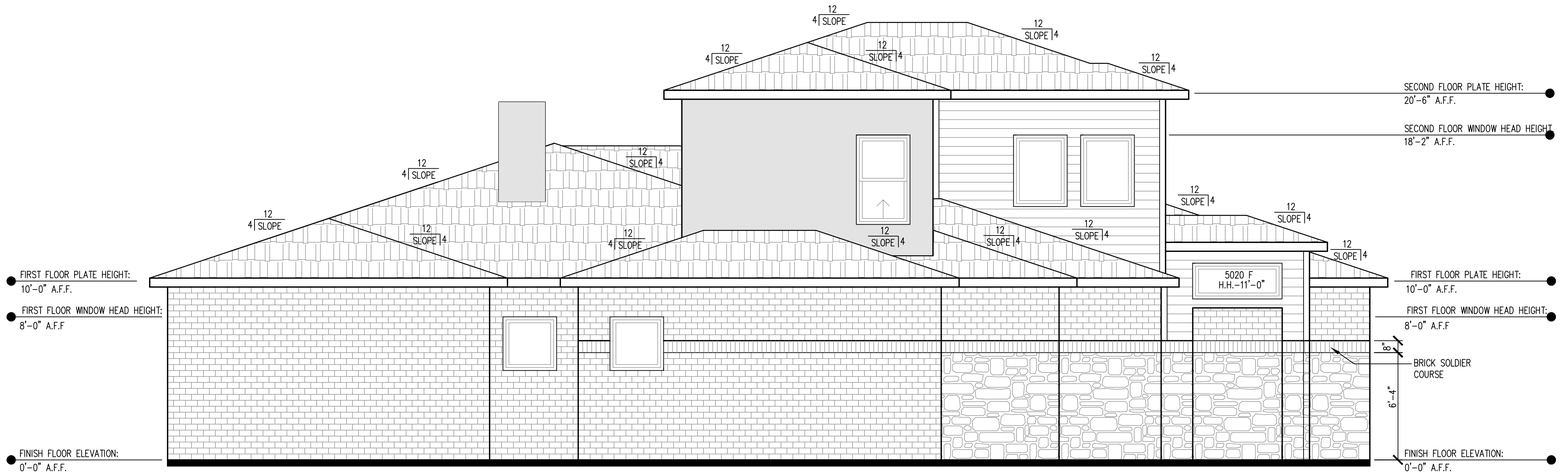


REAR ELEVATION

1/4"=1'-0"

EXTERIOR MATERIAL SPECS

BRICK: BILCO – GRAY MIST
STONE: ACME-GRAY CHARCOAL LEUDERS
STUCCO: GRAY
SIDING: FIR – STAINED
ROOF: GAF-TIMBERLINE HD BLACK



LEFT ELEVATION

1/4"=1'-0"

EXTERIOR MATERIAL SPECS

BRICK: BILCO – GRAY MIST
STONE: ACME-GRAY CHARCOAL LEUDERS
STUCCO: GRAY
SIDING: FIR – STAINED
ROOF: GAF-TIMBERLINE HD BLACK

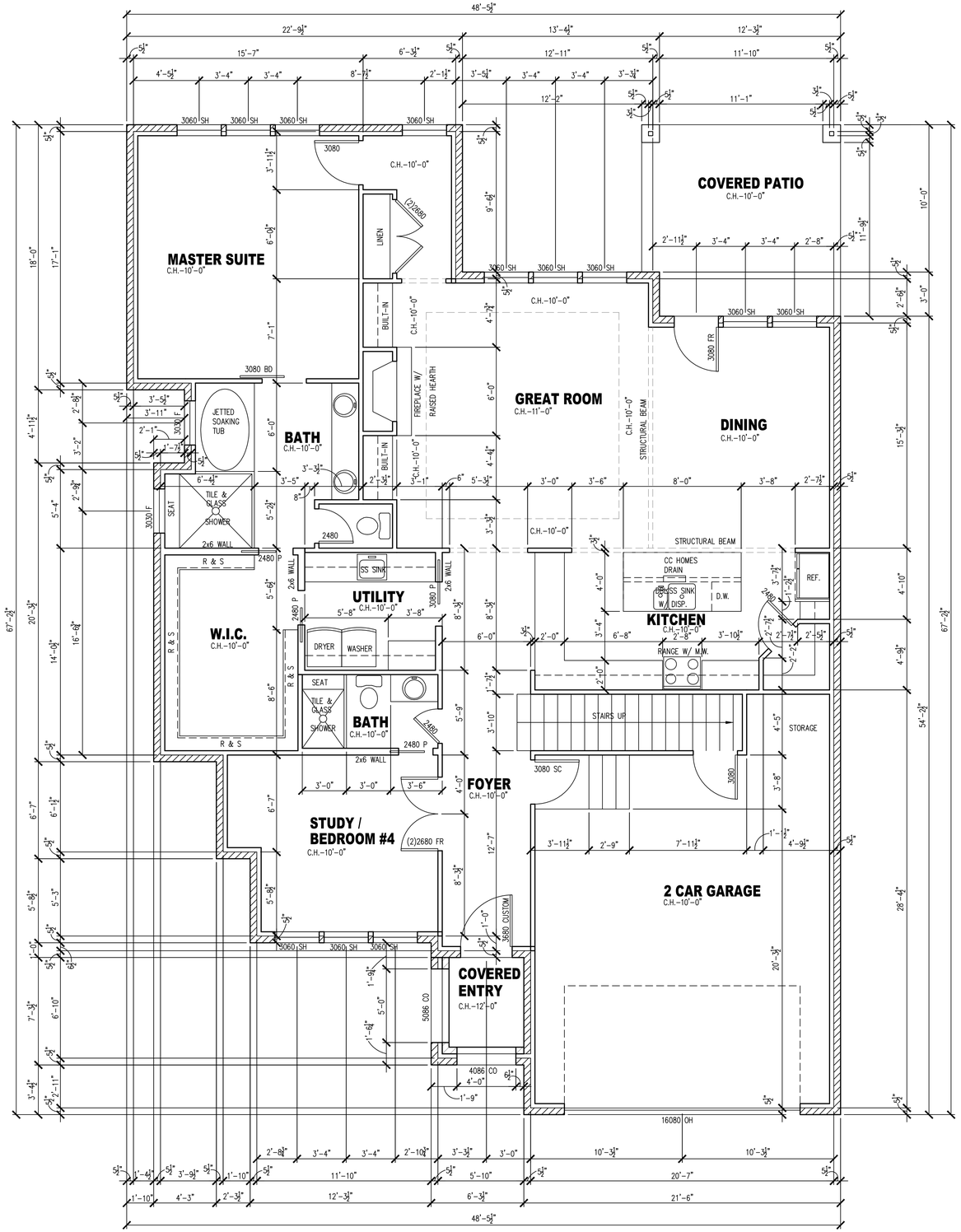
GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie, TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

PROJECT
104 RELIANCE COURT
CHANDLER'S LANDING
ROCKWALL, TEXAS

BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

SHEET NAME
EXTERIOR ELEVATIONS "B"

SCALE: 1/4"=1'-0"
DATE: 7-22-2021
DRAWN BY: AEG
CHECKED BY: AEG
SHEET NUMBER: A-7



SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR A.C.:	1,926
SECOND FLOOR A.C.:	675
TOTAL A.C.:	2,601
COVERED ENTRY:	53
COVERED PATIO :	184
GARAGE :	549
MECHANICAL ROOM:	57

TOTAL S.F. UNDER ROOF: 3,444

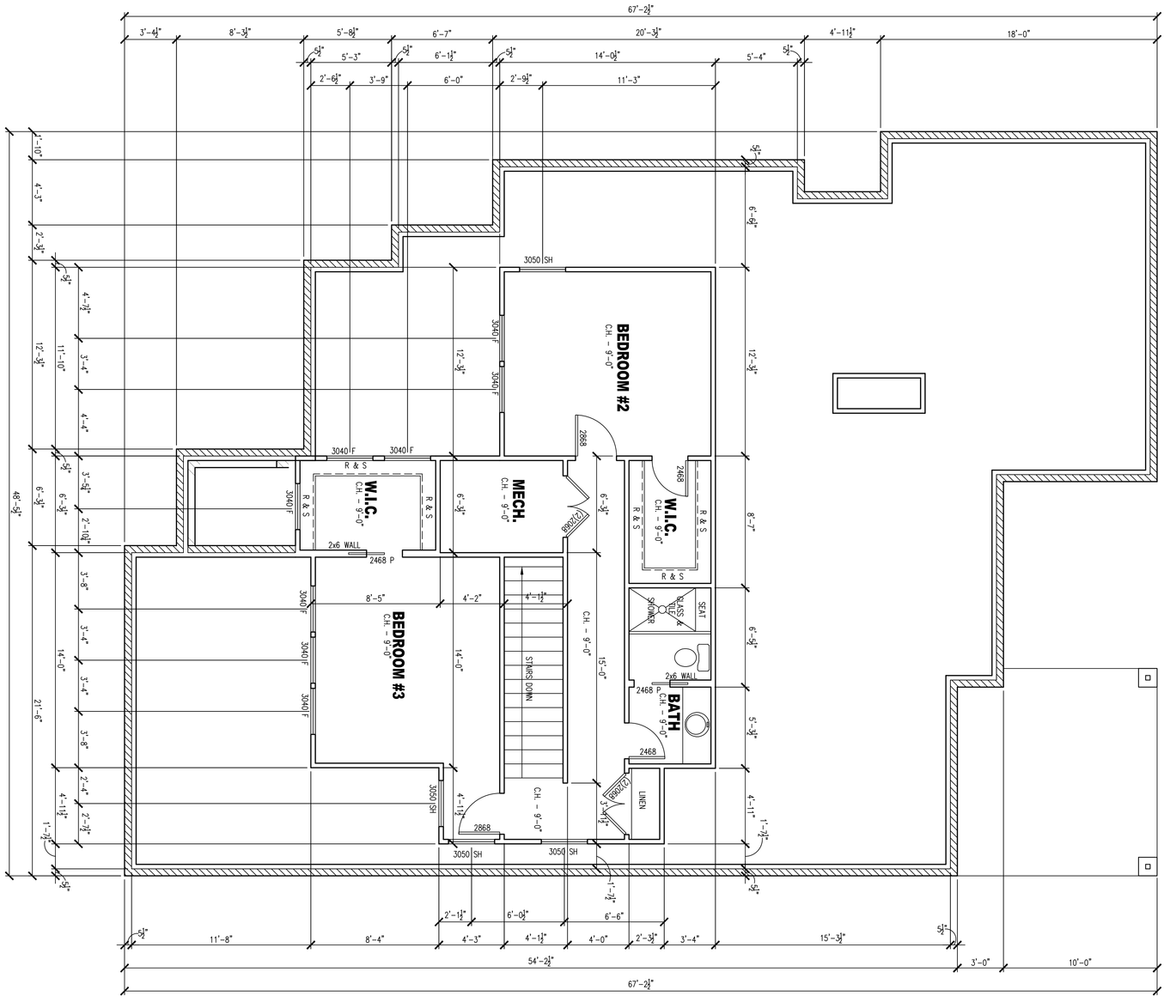
GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie, TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

PROJECT
104 RELIANCE COURT
CHANDLER'S LANDING
ROCKWALL, TEXAS

BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

SHEET NAME
FIRST FLOOR PLAN

SCALE:	1/4"=1'-0"
DATE:	7-22-2021
DRAWN BY:	AEG
CHECKED BY:	AEG
SHEET NUMBER:	A-1



SECOND FLOOR PLAN

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

SCALE:	1/4"=1'-0"
DATE:	7-22-2021
DRAWN BY:	AEG
CHECKED BY:	AEG
SHEET NUMBER:	A-2

SHEET NAME

SECOND FLOOR PLAN

BUILDER

CAVENDISH HOMES

ROCKWALL, TEXAS

PROJECT

104 RELIANCE COURT

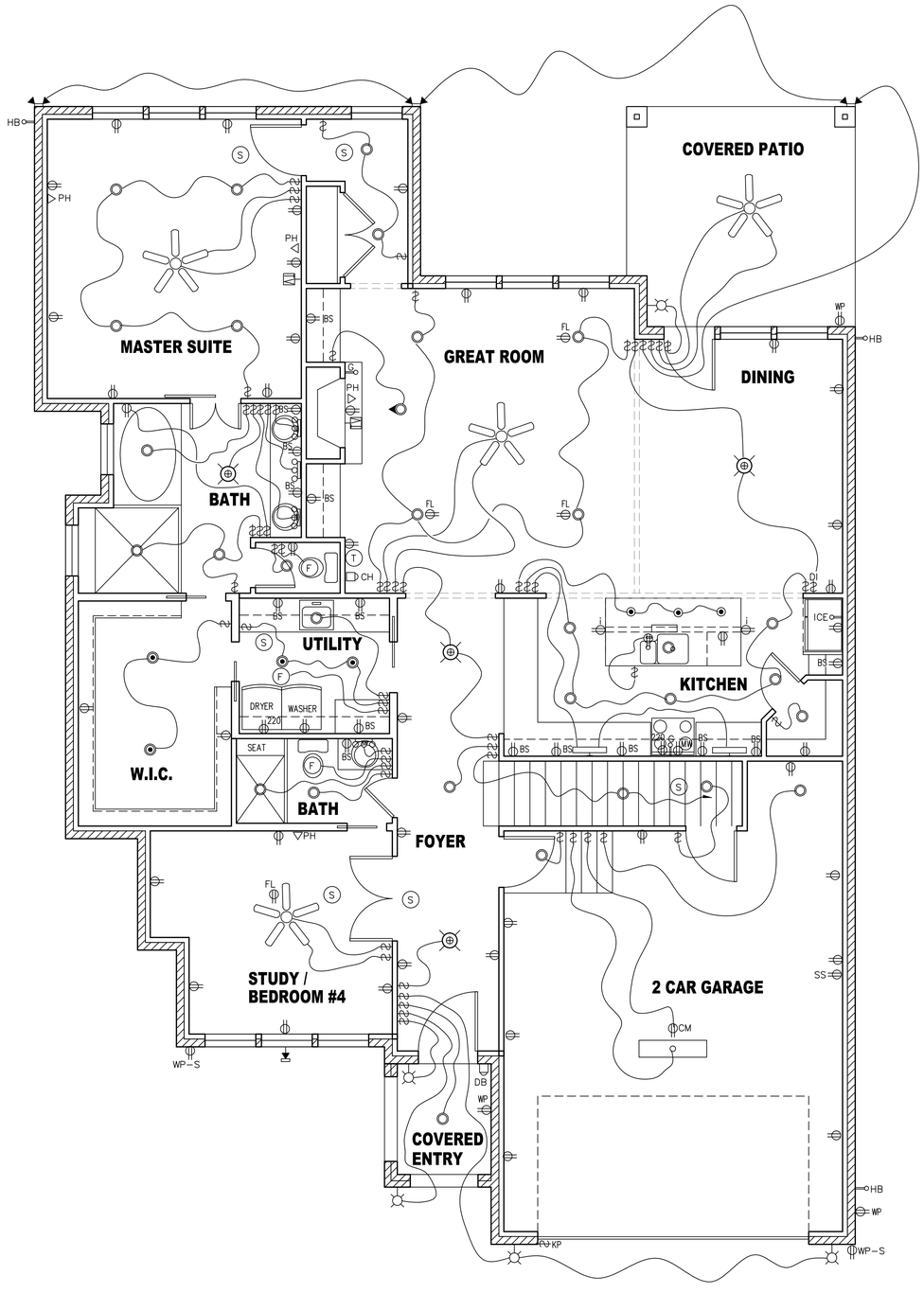
CHANDLER'S LANDING
ROCKWALL, TEXAS

GUSTAVSON & ASSOCIATES

113 Lantana Lane
Wylie,TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

LEGEND

	CHANDELIER FIXTURE
	CEILING LIGHT
	WALL MOUNTED SCONCE FIXTURE
	ROPE ACCENT LIGHTING HIDDEN IN COFFERED CELING
	MINI-PENDANT LIGHT FIXTURE
	HANGING EXTERIOR PENDANT LIGHT FIXTURE
	RECESSED CEILING LIGHT
	RECESSED CEILING LIGHT-FLUORESCENT
FL	FLOOR LIGHT AT STAIRS
	CEILING MOUNTED FLUORESCENT FIXTURE
	UNDER CABINET FLUORESCENT FIXTURE
	52" CEILING FAN WITH LIGHT KIT
	POLE MOUNTED YARD LIGHT FIXTURE TO BE MOUNTED 16'-0" ABOVE FINISH GRADE
	LANDSCAPE DIRECTIONAL LIGHTS
	EXTERIOR FLOOD LIGHTS
	EXTERIOR WALL MOUNTED ACCENT LIGHT NIGHTTIME AUTO ACTIVATED
	WALL MOUNTED MAKE-UP LIGHT
	DIRECTIONAL INTERIOR SPOT LIGHT
	WALL MOUNTED EXT. FIXTURE
G	WALL MOUNTED EXT. GAS FIXTURE
	110 VOLT OUTLET
BS	110 VOLT OUTLET-@ BACK SPLASH
FL	FLOOR MOUNTED OUTLET (CONTRACTOR TO COORD. LOCATION)
220	220 VOLT OUTLET
SS	DEDICATED SPRIKLER SYSTEM OUTLET
WP-S	WATER PROOF OUTLET IN ROOF SOFFIT (HOLIDAY LIGHTING)
WP	WATER PROOF OUTLET
CM	110 VOLT - CEILING MOUNTED OUTLET
i	110 VOLT - MOUNTED ON ISLAND-32" A.F.F.
V	110 VOLT - STOVE TOP VENT
ICE	ICE MAKER WATER SUPPLY
HB	FROST PROOF HOSE BIB
G	GAS OUTLET
CH	DOOR BELL CHIME
DB	DOOR BELL
T	THERMOSTAT
S	SMOKE / CARBON MONOXIDE DETECTOR
C-5	CATEGORY 5 NETWORK JACK
TV	CABLE OUTLET
PH	PHONE OUTLET
	TOGGLE SWITCH
NT	NON-TOGGLE SWITCH
DA	DOOR ACTIVATED SWITCH
DI	DIMMER SWITCH
KP	KEY PAD SWITCH
F	EXHAUST FAN
PCP	POOL CONTROL PANEL



FIRST FLOOR UTILITY PLAN
SCALE: 1/4"=1'-0"

GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie, TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

PROJECT
104 RELIANCE COURT
CHANDLER'S LANDING
ROCKWALL, TEXAS

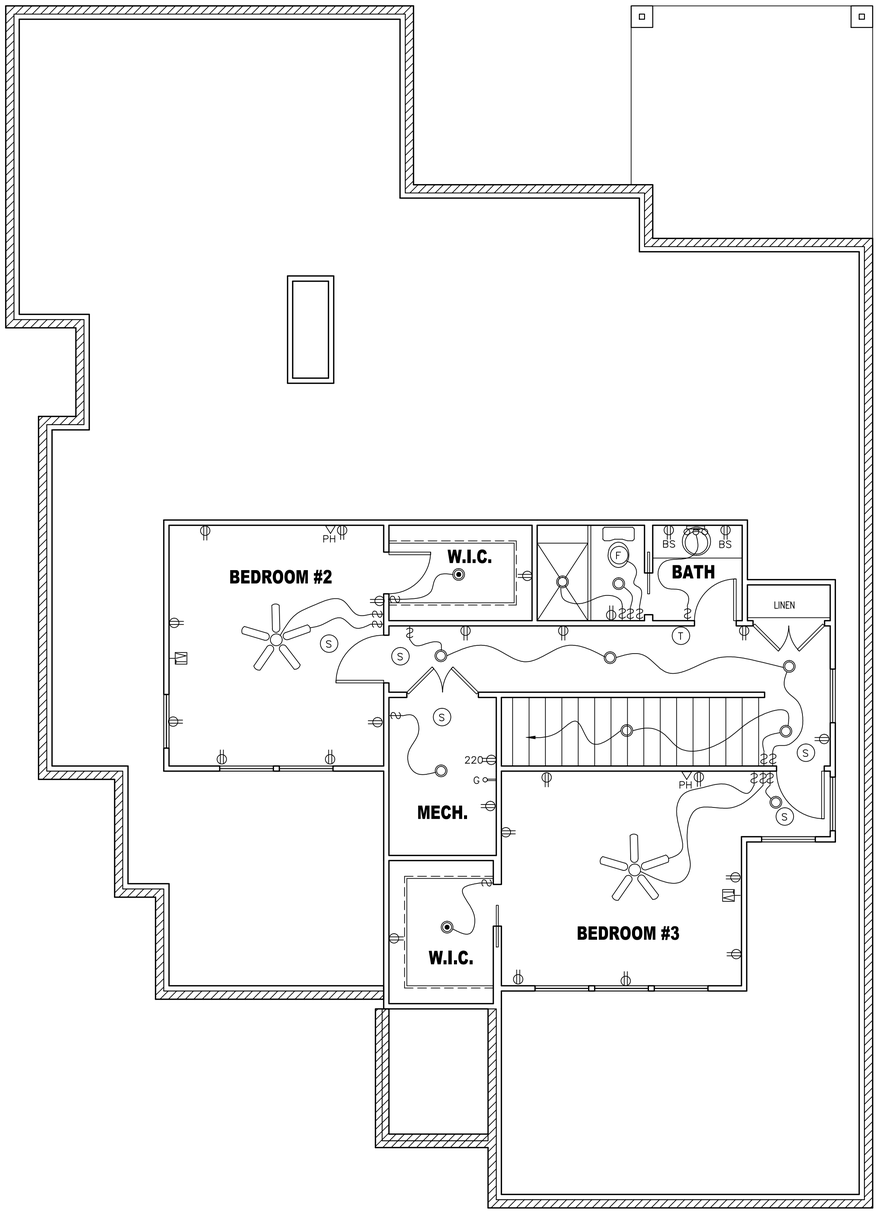
BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

SHEET NAME
FIRST FLOOR UTILITY PLAN

SCALE:	1/4"=1'-0"
DATE:	7-22-2021
DRAWN BY:	AEG
CHECKED BY:	AEG
SHEET NUMBER:	A-3

LEGEND

	CHANDELIER FIXTURE
	CEILING LIGHT
	WALL MOUNTED SCONCE FIXTURE
	ROPE ACCENT LIGHTING HIDDEN IN COFFERED CELING
	MINI-PENDANT LIGHT FIXTURE
	HANGING EXTERIOR PENDANT LIGHT FIXTURE
	RECESSED CEILING LIGHT
	RECESSED CEILING LIGHT-FLUORESCENT
FL	FLOOR LIGHT AT STAIRS
	CEILING MOUNTED FLUORESCENT FIXTURE
	UNDER CABINET FLUORESCENT FIXTURE
	52" CEILING FAN WITH LIGHT KIT
	POLE MOUNTED YARD LIGHT FIXTURE TO BE MOUNTED 16'-0" ABOVE FINISH GRADE
	LANDSCAPE DIRECTIONAL LIGHTS
	EXTERIOR FLOOD LIGHTS
	EXTERIOR WALL MOUNTED ACCENT LIGHT NIGHTTIME AUTO ACTIVATED
	WALL MOUNTED MAKE-UP LIGHT
	DIRECTIONAL INTERIOR SPOT LIGHT
	WALL MOUNTED EXT. FIXTURE
G	WALL MOUNTED EXT. GAS FIXTURE
	110 VOLT OUTLET
BS	110 VOLT OUTLET-@ BACK SPLASH
FL	FLOOR MOUNTED OUTLET (CONTRACTOR TO COORD. LOCATION)
220	220 VOLT OUTLET
SS	DEDICATED SPRIKLER SYSTEM OUTLET
WP-S	WATER PROOF OUTLET IN ROOF SOFFIT (HOLIDAY LIGHTING)
WP	WATER PROOF OUTLET
CM	110 VOLT - CEILING MOUNTED OUTLET
i	110 VOLT - MOUNTED ON ISLAND-32" A.F.F.
V	110 VOLT - STOVE TOP VENT
ICE	ICE MAKER WATER SUPPLY
HB	FROST PROOF HOSE BIB
G	GAS OUTLET
CH	DOOR BELL CHIME
DB	DOOR BELL
T	THERMOSTAT
S	SMOKE / CARBON MONOXIDE DETECTOR
C-5	CATEGORY 5 NETWORK JACK
	CABLE OUTLET
PH	PHONE OUTLET
	TOGGLE SWITCH
NT	NON-TOGGLE SWITCH
DA	DOOR ACTIVATED SWITCH
DI	DIMMER SWITCH
KP	KEY PAD SWITCH
F	EXHAUST FAN
PCP	POOL CONTROL PANEL



SECOND FLOOR UTILITY LAYOUT PLAN

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

GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie, TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

PROJECT
104 RELIANCE COURT
CHANDLER'S LANDING
ROCKWALL, TEXAS

BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

SHEET NAME
SECOND FLOOR UTILITY PLAN

SCALE: 1/4"=1'-0"
DATE: 7-22-2021
DRAWN BY: AEG
CHECKED BY: AEG
SHEET NUMBER: A-4

GRADE PROFILE SECTION
1/4"=1'-0"

NOTES:
1. TOPO INFORMATION WAS PROVIDED BY A THIRD PARTY. GUSTAVSON AND ASSOCIATES IS NOT RESPONSIBLE FOR ANY OF THE TOPO OR SITE SURVEY INFORMATION. TOPO AND BEARINGS SHOWN FOR LAYOUT PURPOSES ONLY.
2. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING IF BUILDING MEETS ALL SETBACK AND GRADING REQUIREMENTS

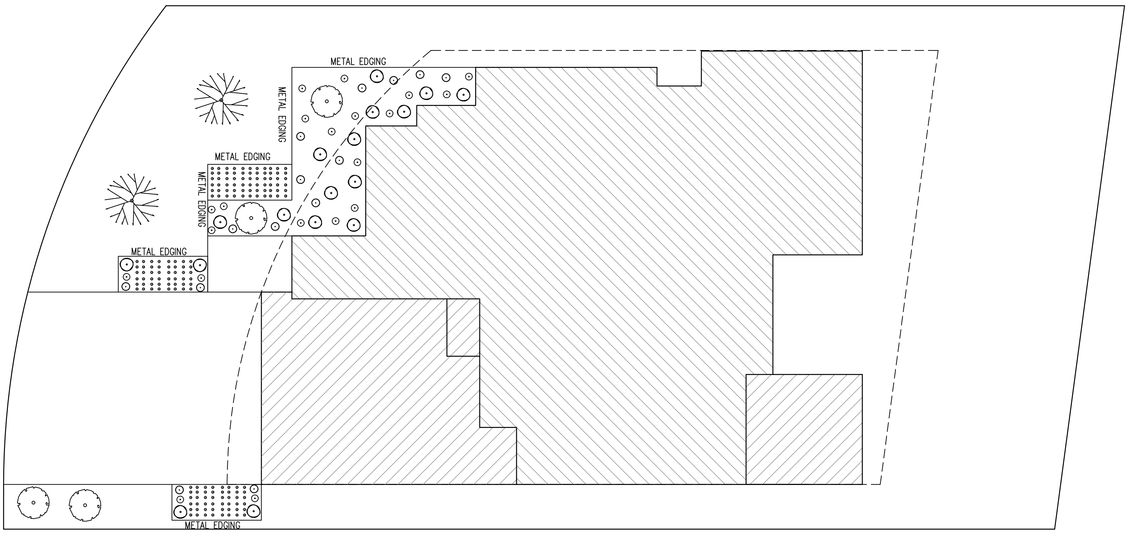
GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie, TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

PROJECT
104 RELIANCE COURT
CHANDLER'S LANDING
ROCKWALL, TEXAS

BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

SHEET NAME
GRADE PROFILE SECTION

SCALE: 1/4"=1'-0"
DATE: 7-22-2021
DRAWN BY: AEG
CHECKED BY: AEG
SHEET NUMBER: A-9



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

PLANT LEGEND

PISTACHE, CHINESE - 3 1/2-4 INCH	
YAUUPON - 24 INCH	
INDIA HAWTHORNE, PINK LADY' - 5 GALLON	⊙
DAYLILLY - 1 GALLON	⊙
HOSTA, HYACINTHIA - 1 GALLON	⊙
BEGONIA - BEDDING	•

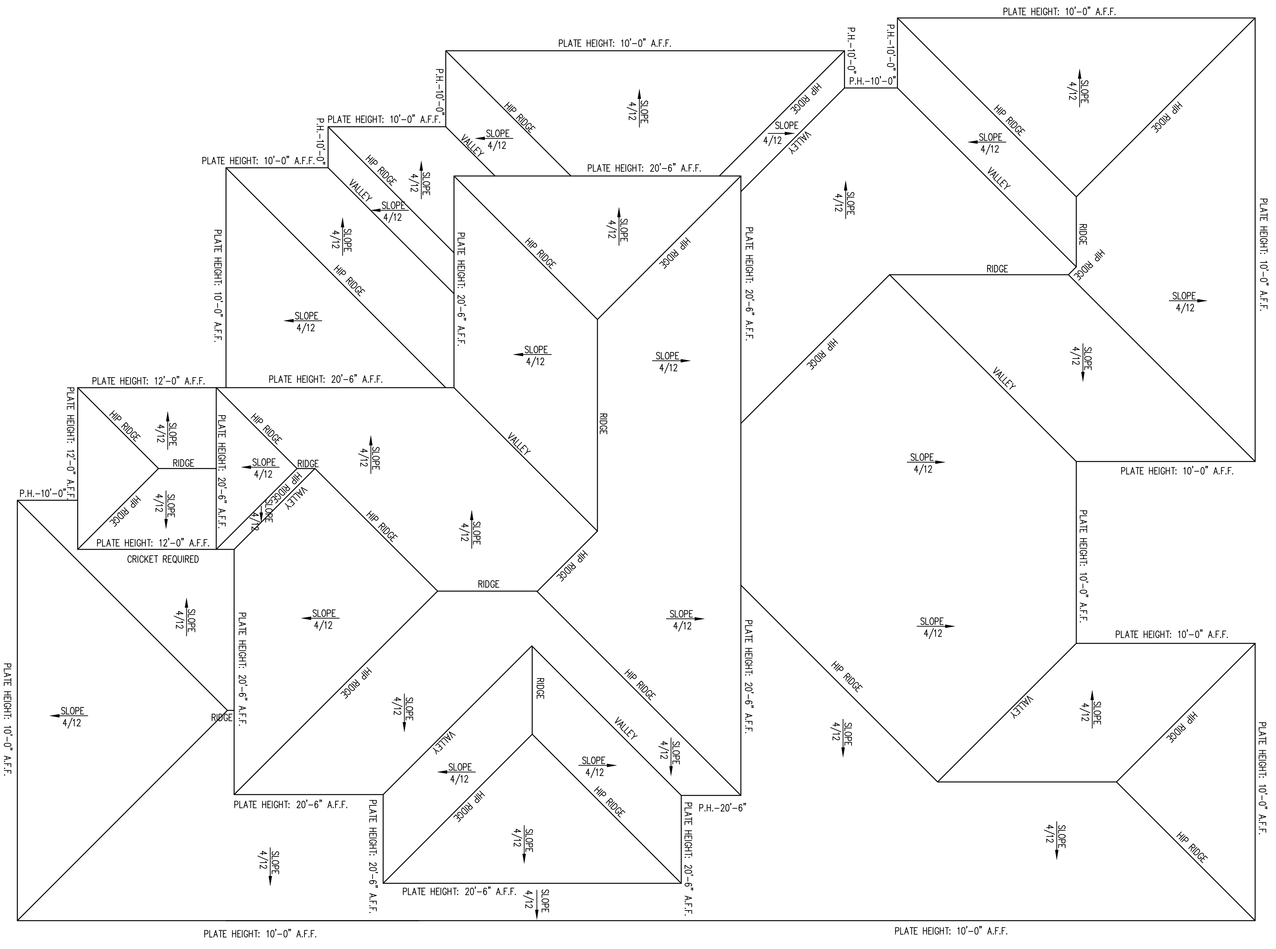
SCALE: 1/8"=1'-0"
DATE: 7-22-2021
DRAWN BY: AEG
CHECKED BY: AEG
SHEET NUMBER: A-10

SHEET NAME
LANDSCAPE PLAN

BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

PROJECT
LOT #21
HEATH GOLF & YACHT CLUB
HEATH, TEXAS

GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie,TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com



ROOF LINE PLAN

1/4"=1'-0"

NOTES:

1. CONTRACTOR SHALL PROVIDE FULL GUTTER AND DOWNSPOUTS.
2. ALL ROOF OVERHANGS SHALL BE 1'-0"

SCALE:	1/4"=1'-0"
DATE:	1-30-2021
DRAWN BY:	AEG
CHECKED BY:	AEG
SHEET NUMBER:	A-5

SHEET NAME

ROOF LINE PLAN

BUILDER

CAVENDISH HOMES

ROCKWALL, TEXAS

PROJECT

104 RELIANCE COURT

CHANDLER'S LANDING
ROCKWALL, TEXAS

GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie,TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1465-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 28, BLOCK A, CHANDLER'S LANDING, PHASE 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ed Cavendish for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1465-acre parcel of land being described as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 04.12.2021

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 8 (PD-8) -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 07.27.2021

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF SEPTEMBER, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

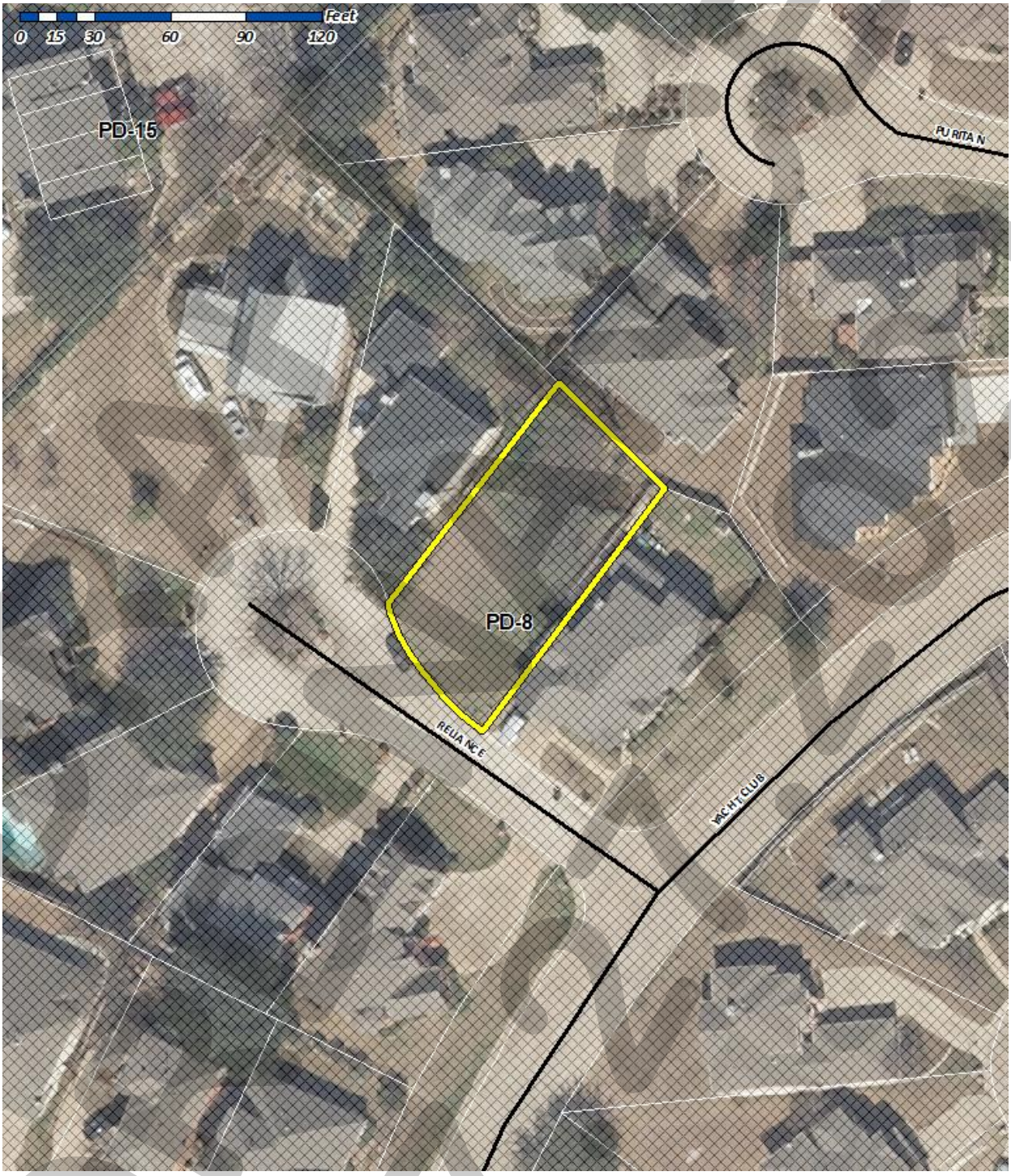
1st Reading: *August 16, 2021*

2nd Reading: *September 7, 2021*

DRAFT ORDINANCE 07.27.2021

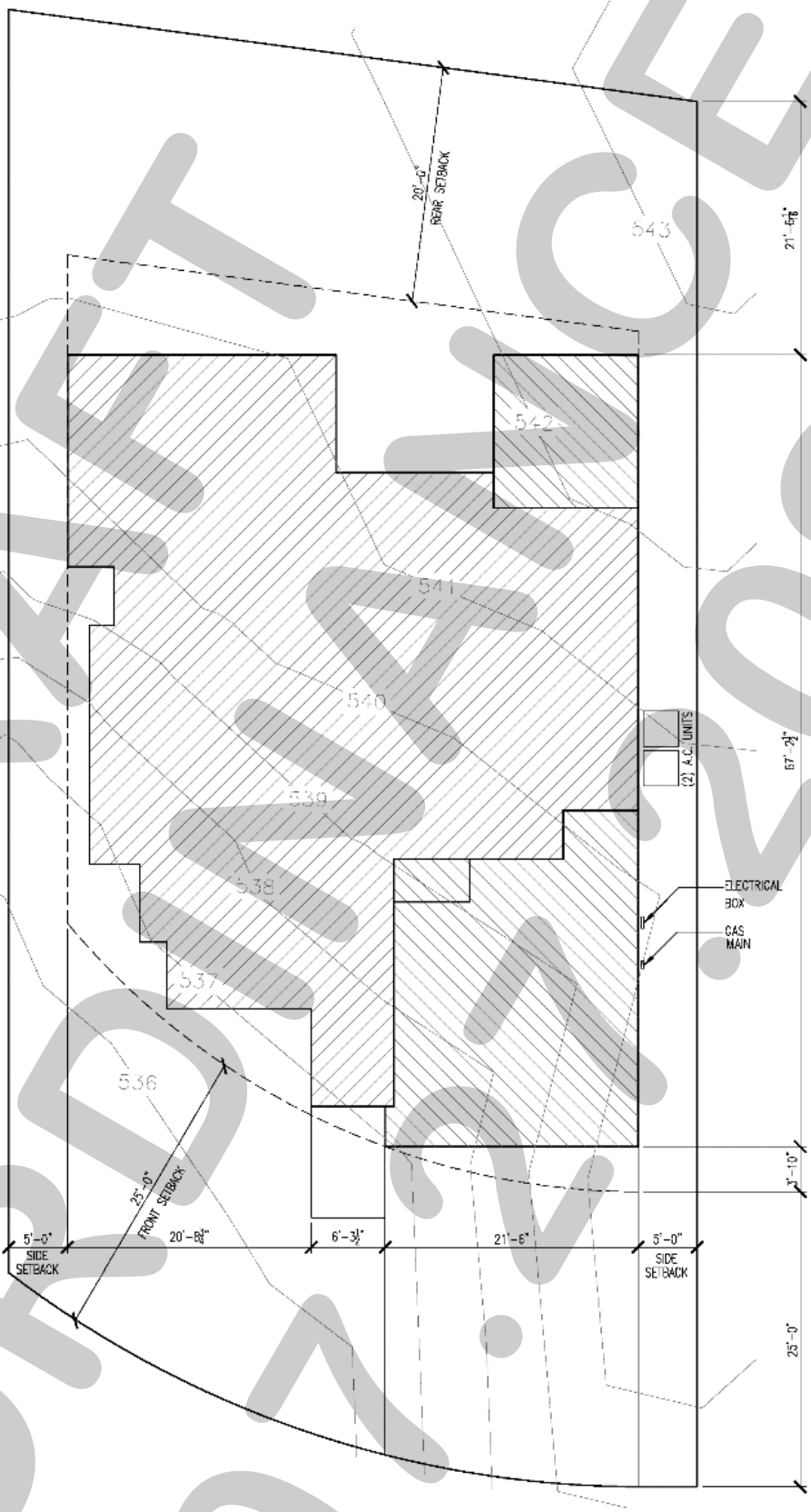
Exhibit 'A'
Location Map and Survey

Address: *104 Reliance Court*
Legal Description: *Lot 28, Block A, Chandler's Landing, Phase 20*



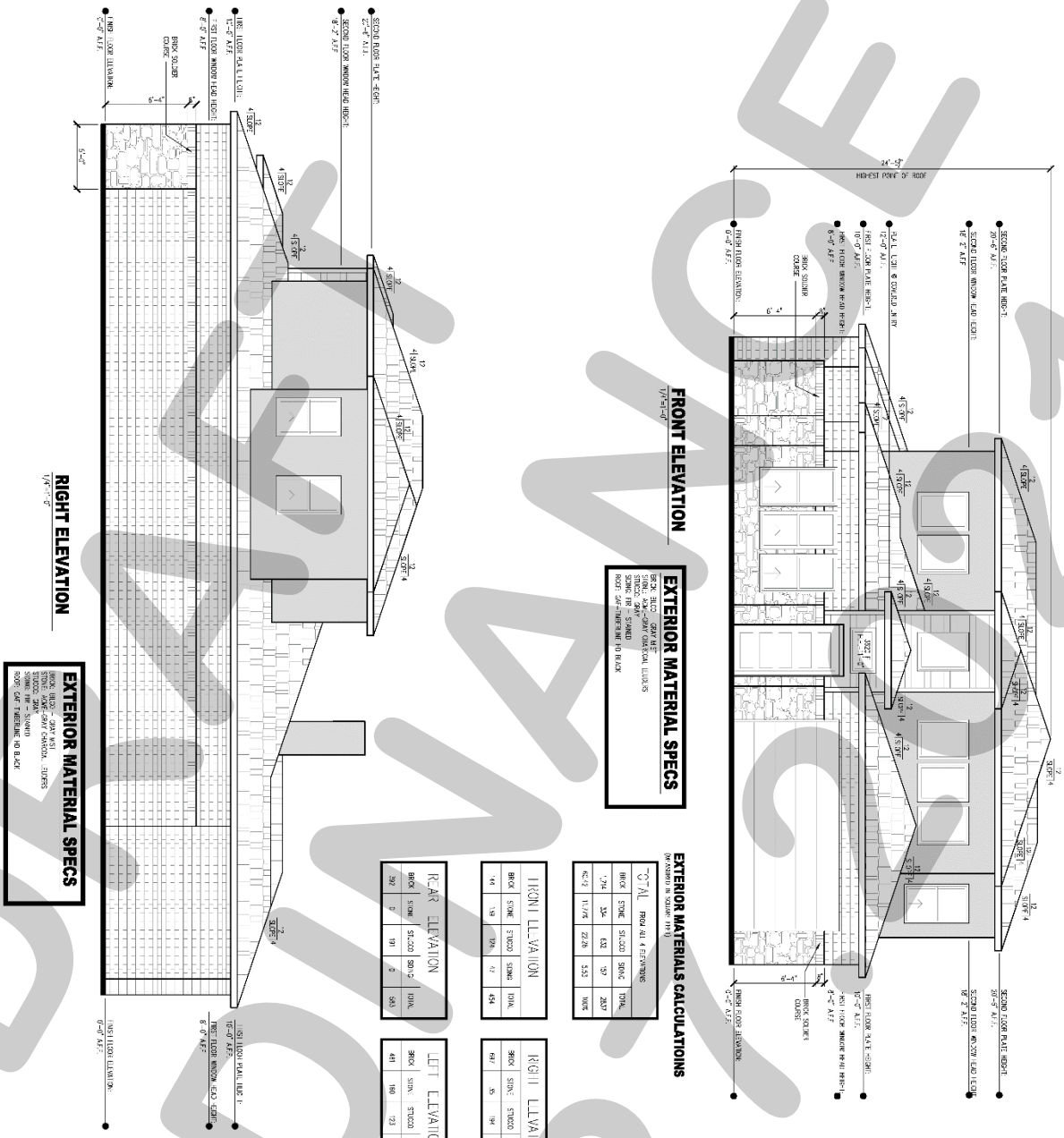
DRAFT

Exhibit 'B':
Residential Plot Plan



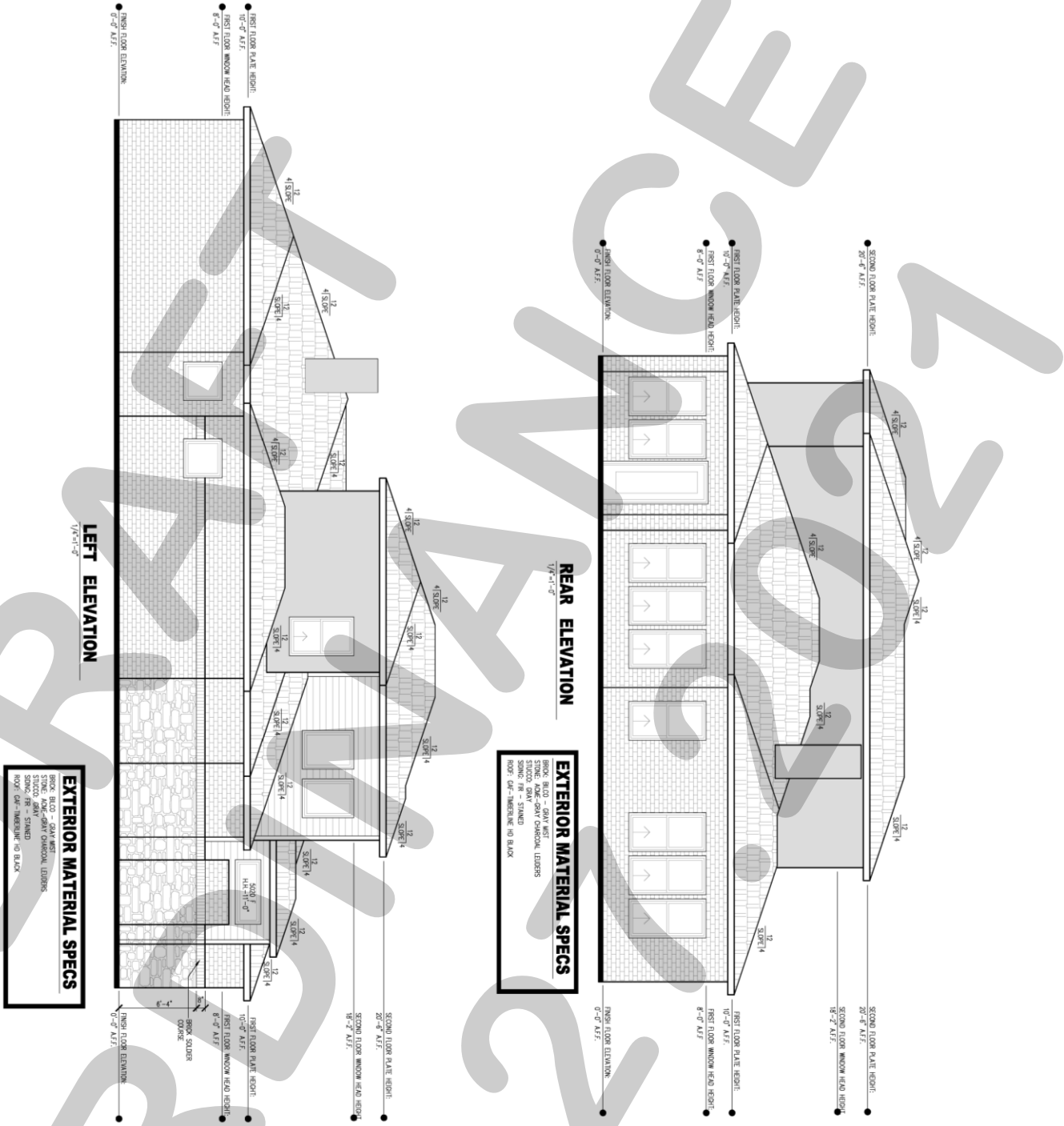
DRAFT ORDINANCE 07.27.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 07.27.21

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
07.27.21

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	Z2021-030	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Residential Infill at 118 Mischief Lane	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	118 MISCHIEF LN, ROCKWALL, 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: Z2021-030; Specific Use Permit (SUP) for Residential Infill for 118 Mischief Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane.
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 (Z2021-030) in the lower right-hand corner of all pages on future submittals.
I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Chandler's Landing Phase 20 Subdivision, which is 90% or more developed and has been in existence for more than 10 years.
I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."
I.6 The front yard setback is 20-feet.
I.7 According to the Unified Development Code front facing garages must be set back 20' behind the front façade of the home. In this case the garage is approximately 8'-8" in front of the front façade. This will require a waiver to the garage setback requirement, which is a discretionary decision for the Planning and Zoning Commission and City Council.
I.8 During the foundation inspection if the slab is within 10 feet of a home on an adjacent property our Buildings Department will require a fire rated wall to be constructed between the homes.
M.9 Please review the attached Draft Ordinance prior to the July 27, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 3, 2021.
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 2, 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 August 10, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session

Meeting for this case will be held on July 27, 2021.
I.11 The projected City Council meeting dates for this case will be August 16, 2021 [1st Reading] and September 7, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Show 15-ft drainage and utility easement in the back of the property.
M - Must have storm line located and must have 7.5' of easement from the line to the house.

The following items are for the building permit design process.
The Building Permit will require a grading plan for approval.
General Items:
I - Must meet City Standards of Design and Construction
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures 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 - No structures, landscaping, and fencing can be in easements or flood plain

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	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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	118 MISCHIEF LN				
SUBDIVISION	CAVENDISH LANDING	LOT	12	BLOCK	20A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☐ OWNER		☒ APPLICANT	CAVENDISH HOMES
CONTACT PERSON		CONTACT PERSON	ED CAVENDISH
ADDRESS		ADDRESS	1017 NATIVE TRL
CITY, STATE & ZIP		CITY, STATE & ZIP	HEATH, TX 75032
PHONE		PHONE	214-202-4667
E-MAIL		E-MAIL	ED CAVENDISH@CEHOMES.NET

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ed Cavendish [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 16th DAY OF July 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sheila Marie Short

NOTARY PUBLIC STATE OF TEXAS
SHEILA MARIE SHORT
Notary ID #129080670
My Commission Expires
September 22, 2024

MY COMMISSION EXPIRES 9/22/2024



City of Rockwall

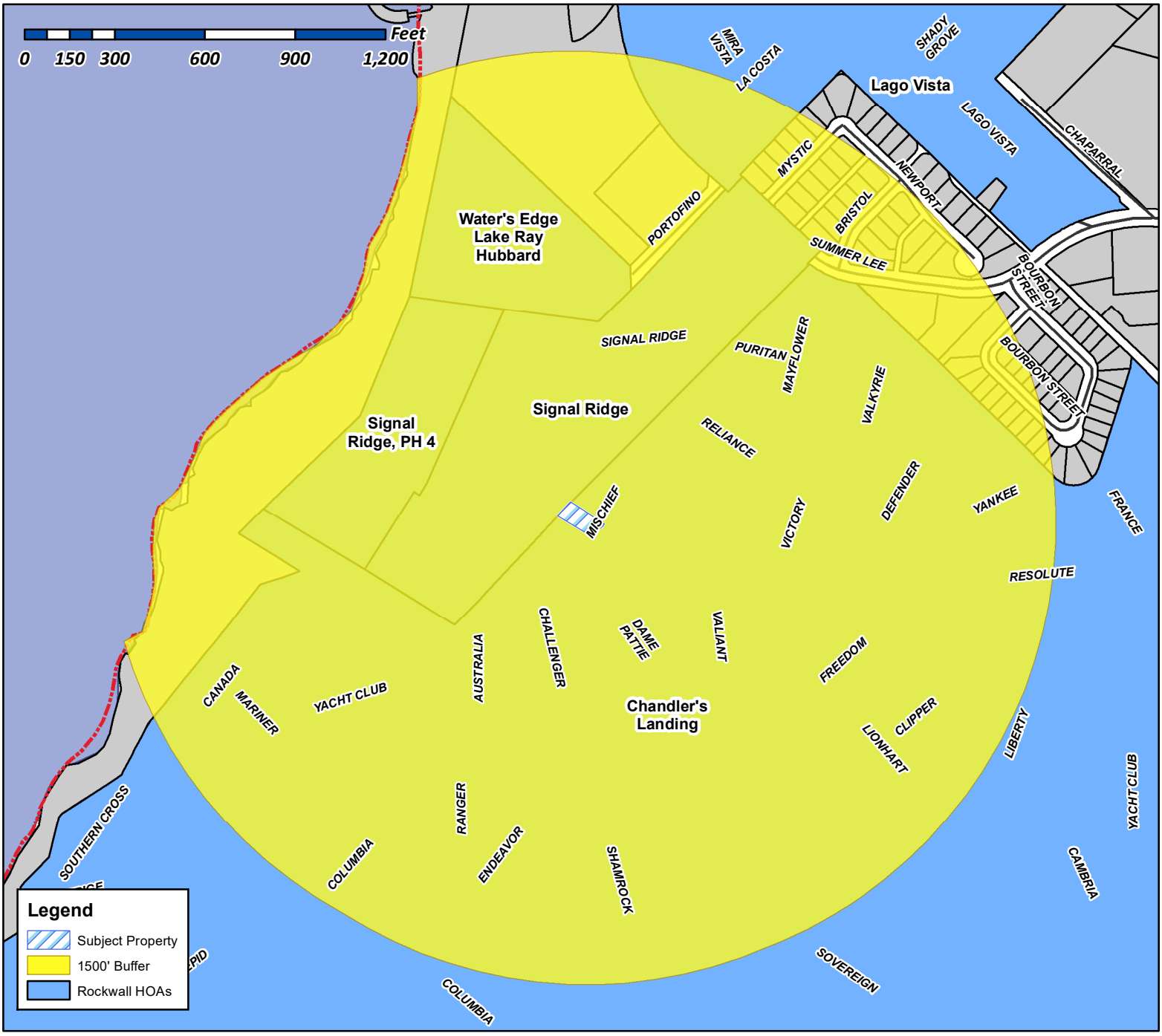
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

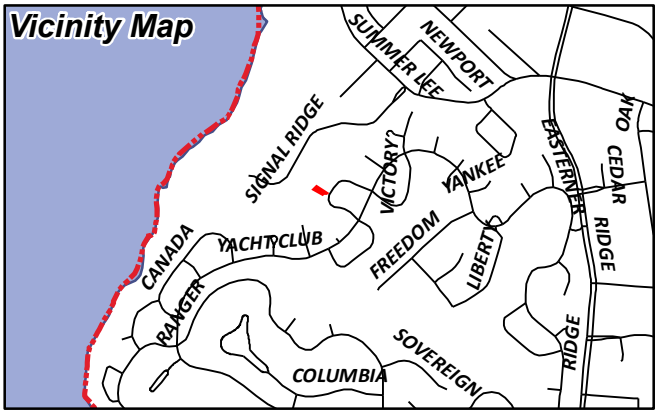
Planning & Zoning Department
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(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-030
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 118 Mischief Lane

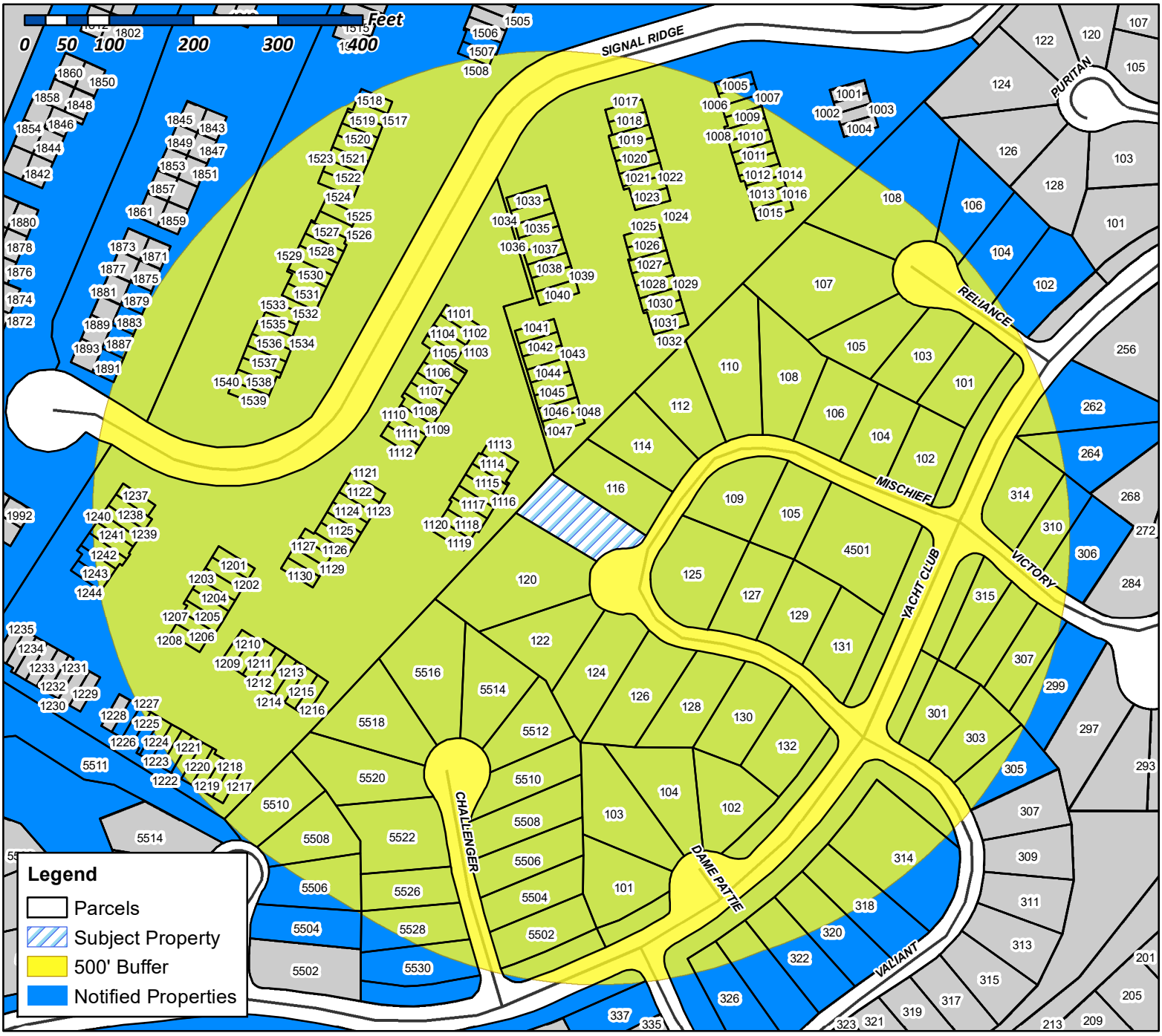
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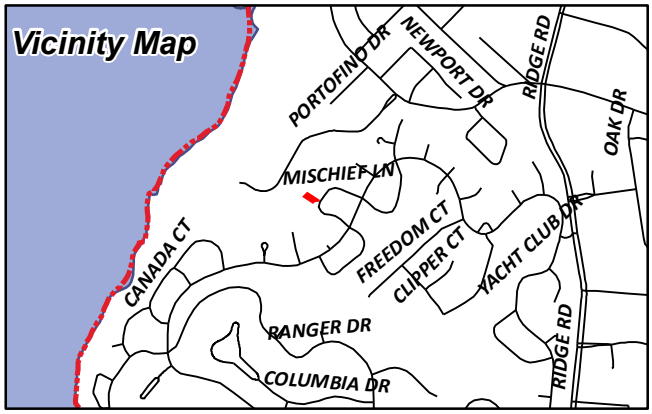
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1032 SIGNAL RIDGE PL
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BUNYASAI PARIYADA
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125 MISCHIEF
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HEATHER WRIGHT TRUSTEE
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ROCKWALL, TX 75032

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127 MICHIEF LANE
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HALAMA STEVEN
128 MISCHIEF LN
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HARGROVE PATRICIA ANN
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131 MISCHIEF LANE
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JONATHON JAMES BUSH
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YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN L & JANPRAPHA T
5506 AUSTRALIA CT
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
5506 CHALLENGER
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

HOWERTON JASON BRUCE & BRITTANY JEAN WILSON
5510 AUSTRALIA COURT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
5510 CHALLENGER
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
5512 CHALLENGER CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5520 CHALLENGER
ROCKWALL, TX 75032

HENRY MARY DELINA & DOUGLAS GARFIELD
5522 CHALLENGER COURT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
56 JOYCE DR
SUCCASUNNA, NJ 7876

ALLEN ANN
5612 CAMBRIA DR
ROCKWALL, TX 75032

ALVARADO KRESHA
5905 VOLUNTEER PL
ROCKWALL, TX 75032

DWYER AMY SUZANNE
6101 VOLUNTEER PL
ROCKWALL, TX 75032

OARD EUGENE E
6104 BLACK SWAN CIR
GARLAND, TX 75044

HARRIS SUSAN
724 WINDSONG LN
ROCKWALL, TX 75032

COPE JEANETTE M
7685 STATE HIGHWAY 53 N
UPPER SANDUSKY, OH 43351

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SRP SUB LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
921 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

AMHILL FINANCIAL LP
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

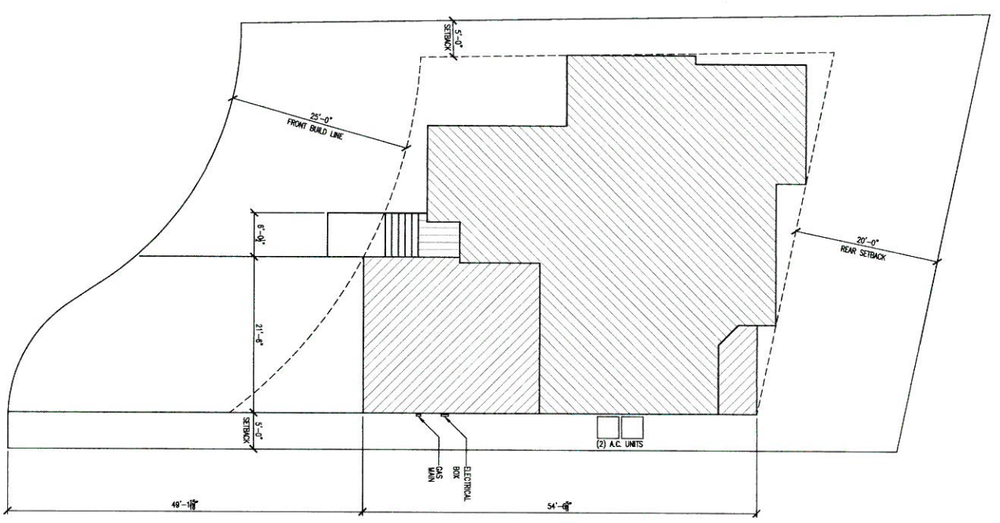
CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

ROCKWALL, TX 75032



SLAB PROFILE ON SITE PLAN

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

NOTES:

1. TOPOGRAPHICAL INFORMATION WAS PROVIDED BY A THIRD PARTY. ELLIS DESIGN GROUP IS NOT RESPONSIBLE FOR ANY OF THE TOPO OR SITE SURVEY INFORMATION. TOPO AND BOUNDARIES SHOWN FOR LAYOUT PURPOSES ONLY.
2. CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF BUILDING MEETS ALL SETBACK AND GRADING REQUIREMENTS
3. OWNER AND OR BUILDER RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF RETAINING WALLS AND STRUCTURAL FENCE WALLS
4. LOT COVERAGE CALCULATIONS:
   LOT SIZE: 6656 SQUARE FEET
   BUILDING FOOTPRINT
   (INCLUDES 4'ON 1' ROOF OVERHANG)
   TOTAL ROOF COVERAGE OF LOT IS 37%

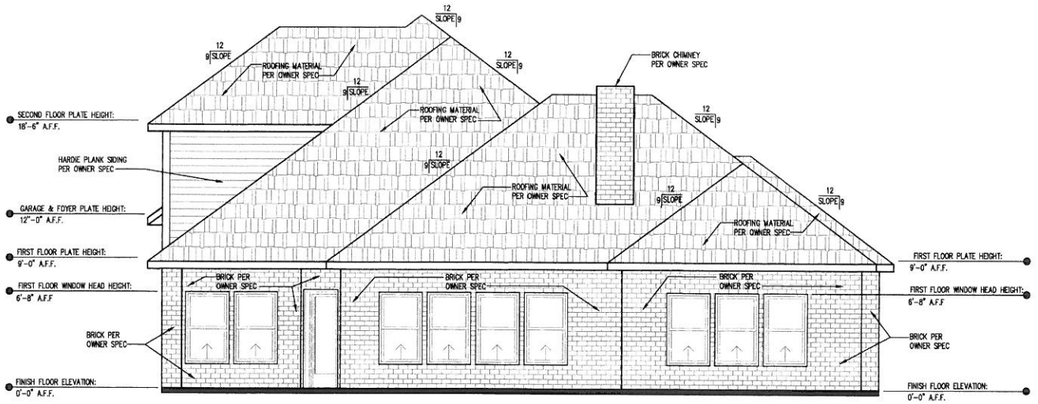
SCALE:	1/8"=1'-0"
DATE:	6-28-2021
DRAWN BY:	AEG
CHECKED BY:	AEG
SHEET NUMBER:	A-8

SHEET NAME
SLAB PROFILE PLAN

BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

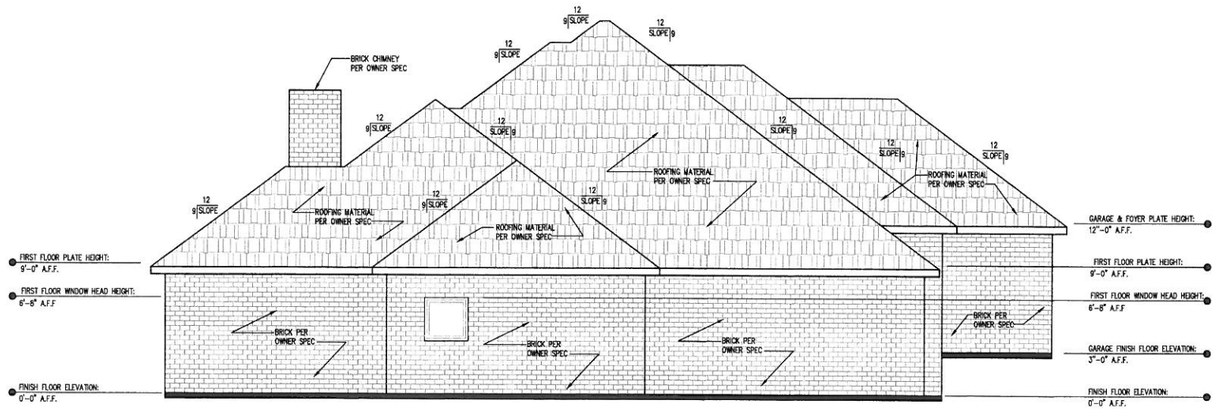
PROJECT
118 MISCHIEF LANE
CHANDLER'S LANDING
ROCKWALL, TEXAS

GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie, TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com



REAR ELEVATION

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



LEFT ELEVATION

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

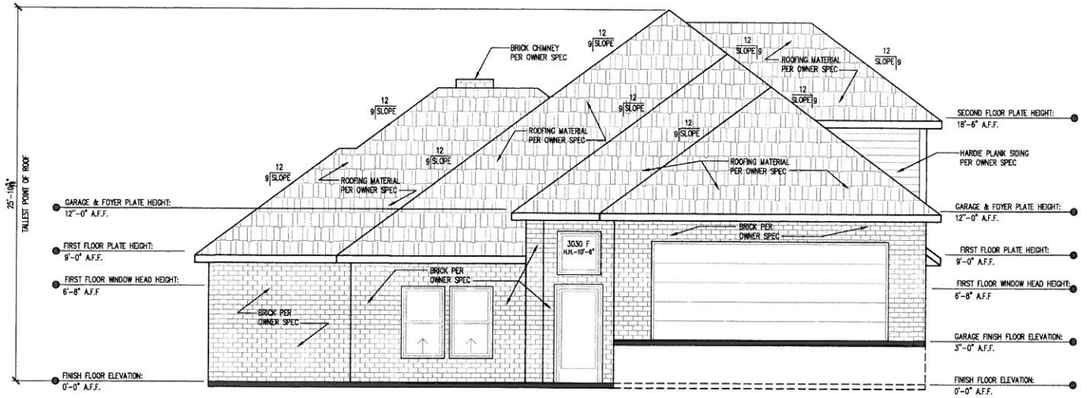
GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie, TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

PROJECT
118 MISCHIEF LANE
CHANDLER'S LANDING
ROCKWALL, TEXAS

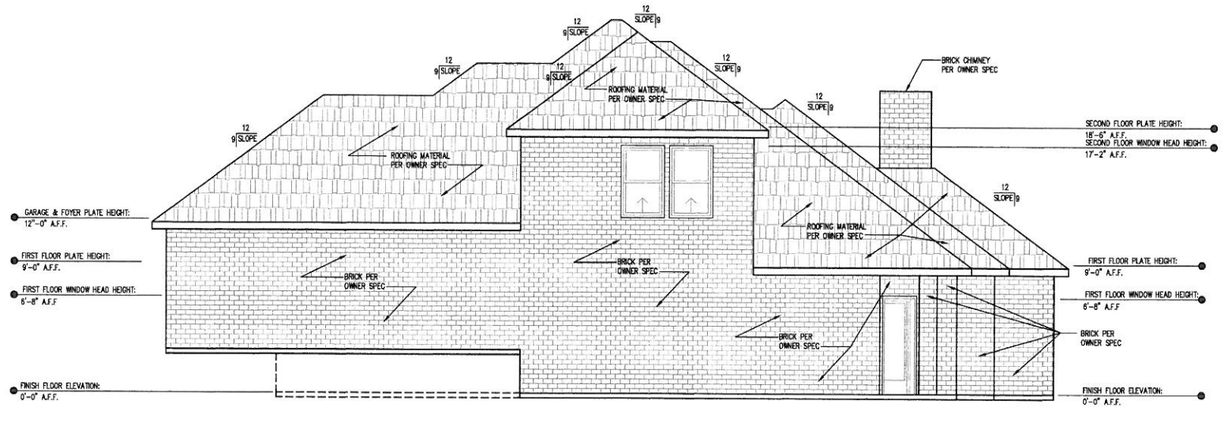
BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

SHEET NAME
EXTERIOR ELEVATIONS "B"

SCALE:	1/4"=1'-0"
DATE:	6-28-2021
DRAWN BY:	AEG
CHECKED BY:	AEG
SHEET NUMBER:	A-7



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



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

GUSTAVSON & ASSOCIATES
113 Lantana Lane
Wylie,TX 75098
Phone: 214-675-3172
Email: Allen@GusTX.com

PROJECT
118 MISCHIEF LANE
CHANDLER'S LANDING
ROCKWALL, TEXAS

BUILDER
CAVENDISH HOMES
ROCKWALL, TEXAS

SHEET NAME
EXTERIOR ELEVATIONS "A"

SCALE:	1/4"=1'-0"
DATE:	6-28-2021
DRAWN BY:	AEG
CHECKED BY:	AEG
SHEET NUMBER:	A-6

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
102 Mischief Lane	Single-Family Home	2000	3,264	*N/A*	Vinyl Siding
104 Mischief Lane	Single-Family Home	1990	2,097	*N/A*	Brick
105 Mischief Lane	Single-Family Home	2001	2,063	*N/A*	Brick
106 Mischief Lane	Single-Family Home	1995	2,295	*N/A*	Brick
108 Mischief Lane	Single-Family Home	2003	4,000	*N/A*	Brick
109 Mischief Lane	Single-Family Home	1994	2,549	*N/A*	Brick
110 Mischief Lane	Vacant				
112 Mischief Lane	Single-Family Home	2015	3,612	*N/A*	Brick
114 Mischief Lane	Single-Family Home	2005	3,120	*N/A*	Brick
116 Mischief Lane	Single-Family Home	2003	2,302	*160*	Brick
118 Mischief Lane	*Subject Property*			*RCAD Vacant*	
120 Mischief Lane	Single-Family Home	2012	2,592	*N/A*	Brick
122 Mischief Lane	Single-Family Home	2006	2,325	*N/A*	Brick
124 Mischief Lane	Single-Family Home	2006	2,854	*N/A*	Brick
125 Mischief Lane	Single-Family Home	2016	3,405	*N/A*	Stone
126 Mischief Lane	Single-Family Home	1995	3,124	*N/A*	Brick
127 Mischief Lane	Single-Family Home	2000	2,004	*N/A*	Brick
128 Mischief Lane	Single-Family Home	2002	2,375	*N/A*	Brick
129 Mischief Lane	Single-Family Home	1995	2,246	*N/A*	Brick
130 Mischief Lane	Single-Family Home	2015	3,146	*N/A*	Stone



102 Mischief Lane



104 Mischief Lane



105 Mischief Lane



106 Mischief Lane



108 Mischief Lane



109 Mischief Lane



110 Mischief Lane



112 Mischief Lane



114 Mischief Lane



116 Mischief Lane



118 Mischief Lane



120 Mischief Lane



122 Mischief Lane



124 Mischief Lane



125 Mischief Lane



126 Mischief Lane



127 Mischief Lane



128 Mischief Lane



129 Mischief Lane



130 Mischief Lane



131 Mischief Lane



132 Mischief Lane

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1637-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 12, BLOCK A, CHANDLER'S LANDING, PHASE 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ed Cavendish for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1637-acre parcel of land being described as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 07.14.2021

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 8 (PD-8) -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 07.27.2021

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF SEPTEMBER, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

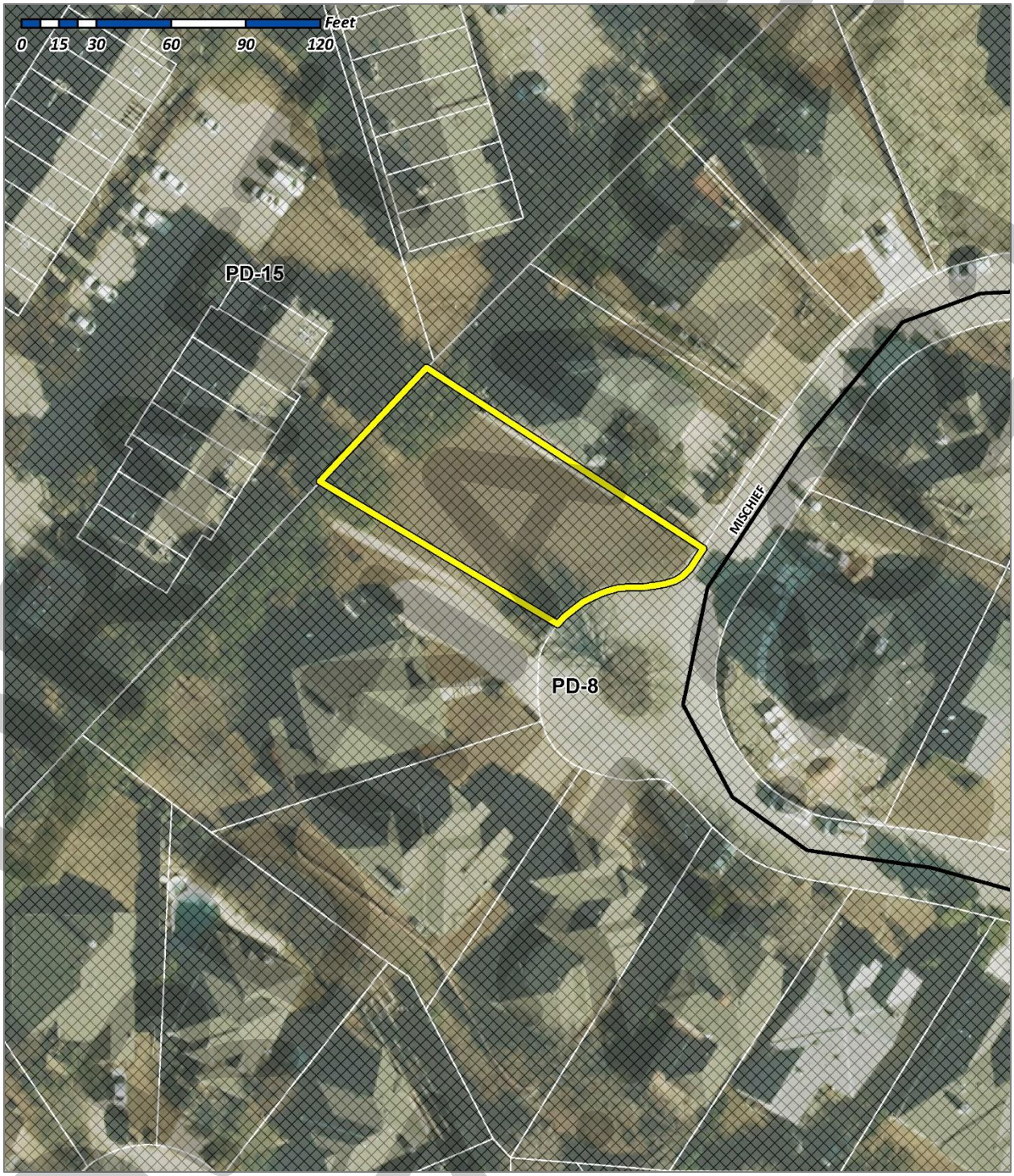
1st Reading: *August 16, 2021*

2nd Reading: *September 7, 2021*

DRAFT ORDINANCE 07.27.2021

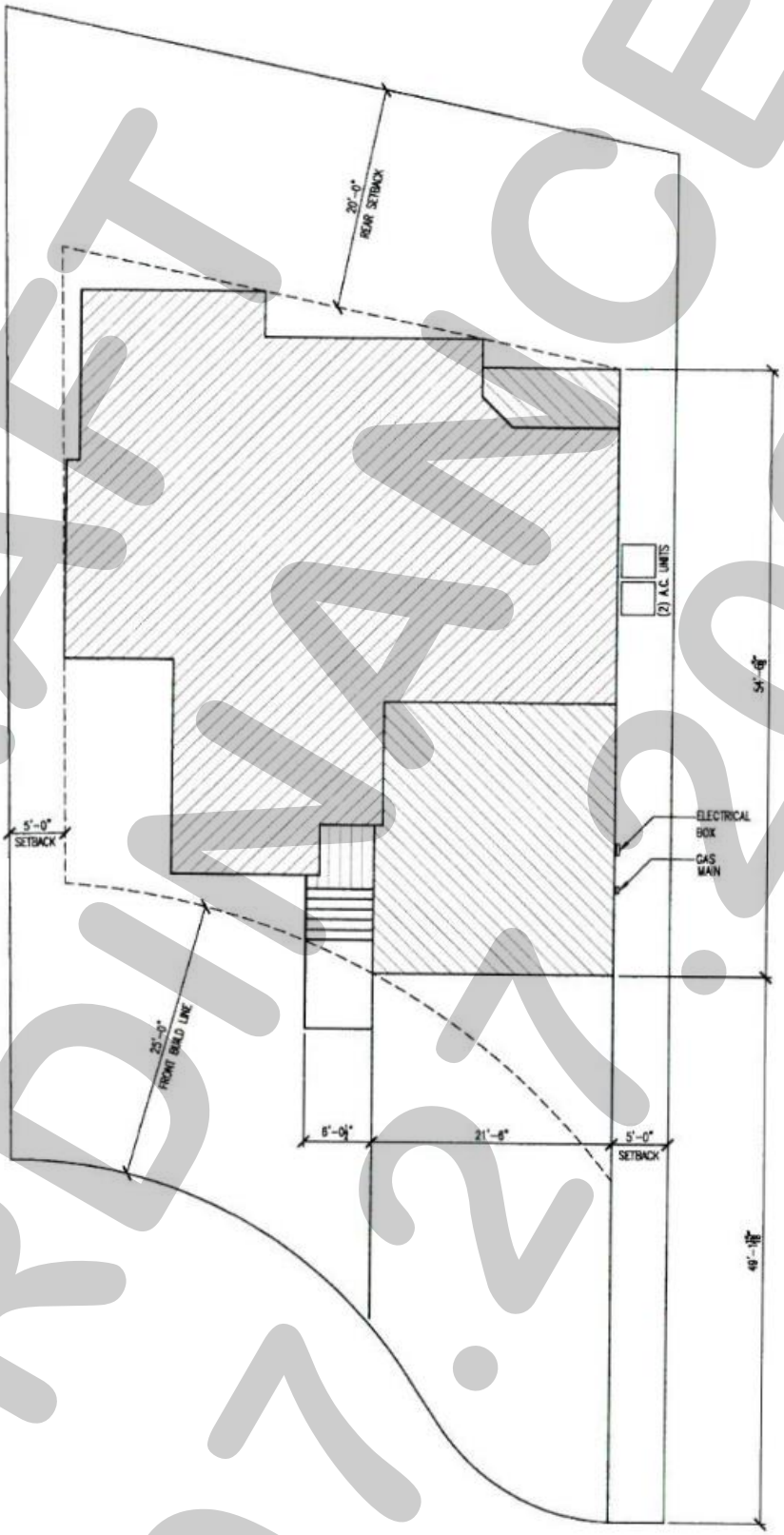
Exhibit 'A'
Location Map and Survey

Address: *118 Mischief Lane*
Legal Description: *Lot 12, Block A, Chandler's Landing, Phase 20*



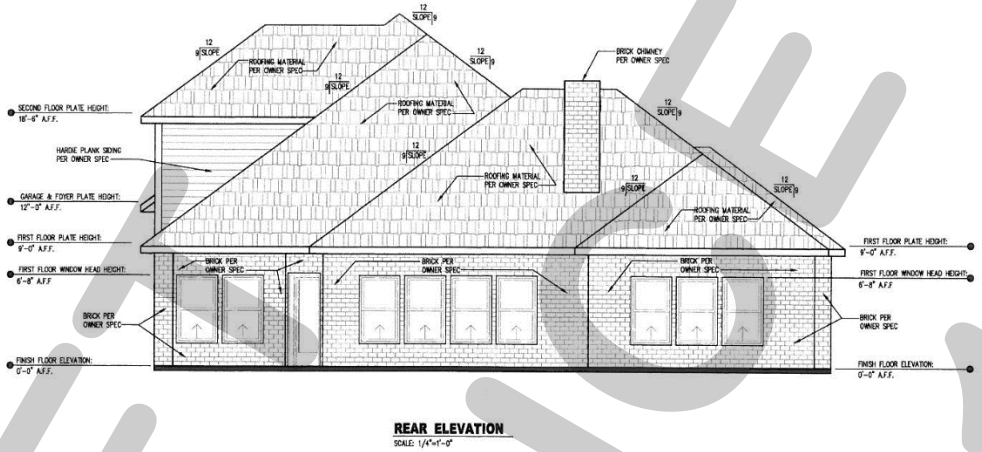
DRAFT

Exhibit 'B':
Residential Plot Plan

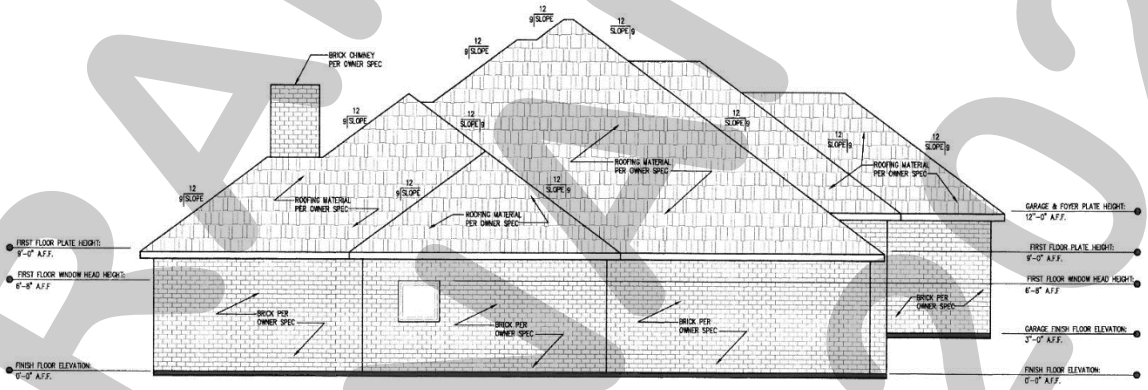


DRAFT ORDINANCE 07.27.2021

Exhibit 'C':
Building Elevations



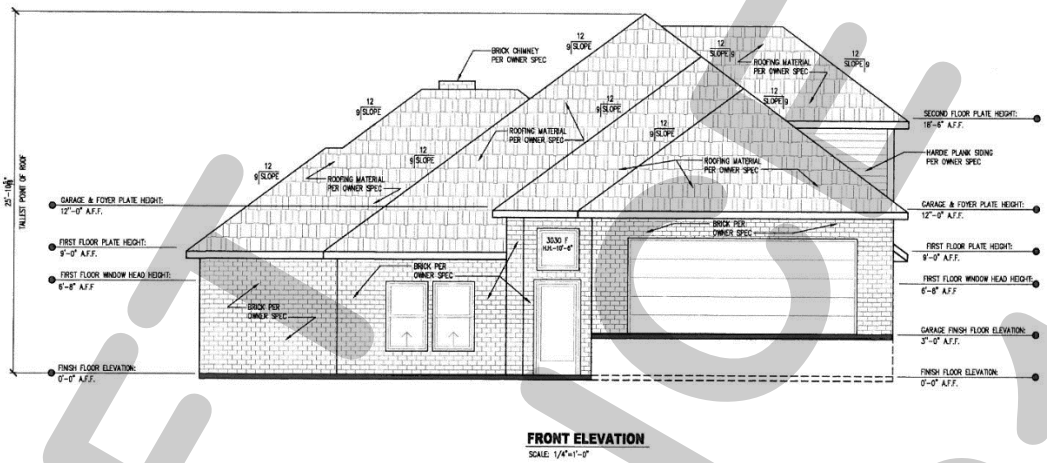
REAR ELEVATION
SCALE: 1/4"=1'-0"



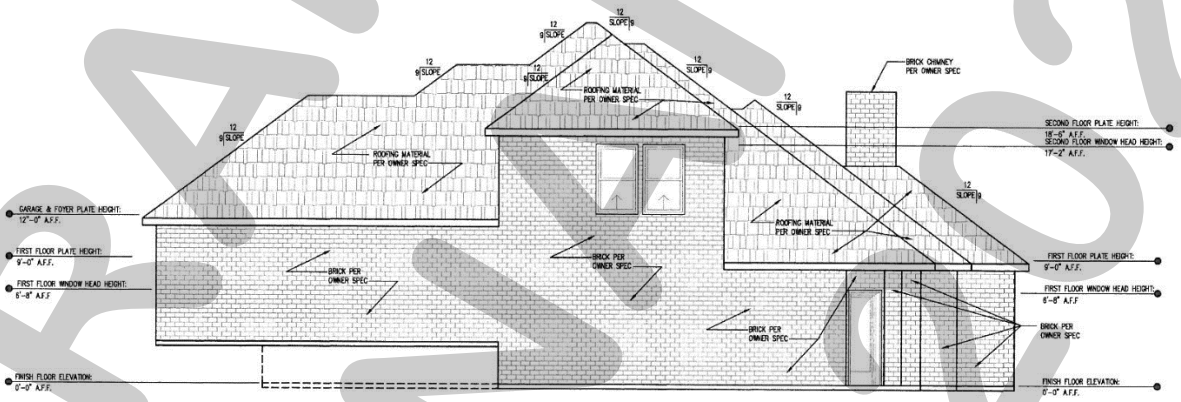
LEFT ELEVATION
SCALE: 1/4"=1'-0"

DRAFT ORDINANCE 07.27.2021

Exhibit 'C':
Building Elevations



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



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

DRAFT ORDINANCE 07.27.2021

PROJECT COMMENTS

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

DATE: 7/22/2021

PROJECT NUMBER:	Z2021-031	CASE MANAGER:	David Gonzales
PROJECT NAME:	Zoning Change from AG to SF-1	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2075 AIRPORT RD, ROCKWALL, 75087	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	07/22/2021	Approved

07/22/2021: Z2021-031; Zoning Change from AG to SF-1 – 2065 & 2075 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road.

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

I.4 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on July 27, 2021.
(2) Planning & Zoning Work Public Hearing will be held on August 10, 2021.

(3) City Council Public Hearing will be held on August 16, 2021. [1st Reading of Ordinance]
(4) City Council regular meeting will be held on September 7, 2021. [2nd Reading of Ordinance]

I.5 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for the scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Approved

07/22/2021: Zoning is approved. Property will need to replat to subdivide.
All Engineering Standards of Design and Construction will apply

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-037

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 2075 Airport Rd.

SUBDIVISION — LOT 1 BLOCK A

GENERAL LOCATION Approx. 1 block west of FM 3549 on Airport Rd. North side

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Ag — CURRENT USE Residential

PROPOSED ZONING Ag. Res. — PROPOSED USE Residential

ACREAGE 4.95 — LOTS [CURRENT] 1 — LOTS [PROPOSED] Approx. 46,480 sq ft

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

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

☑ OWNER	☐ APPLICANT
CONTACT PERSON Jeremy Lance Epton	CONTACT PERSON TINO & JUDY LISCANO
ADDRESS 2075 Airport Rd.	ADDRESS 2316 ANITA
CITY, STATE & ZIP Rockwall, TX 75087	CITY, STATE & ZIP MESQUITE TX 75149
PHONE 214-490-4047	PHONE 214-796-2043
E-MAIL jeremy.epton@cbdfw.com	E-MAIL TINOJUDY@YMAIL.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tino & Judy Liscano [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 $ 274.25 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 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."*

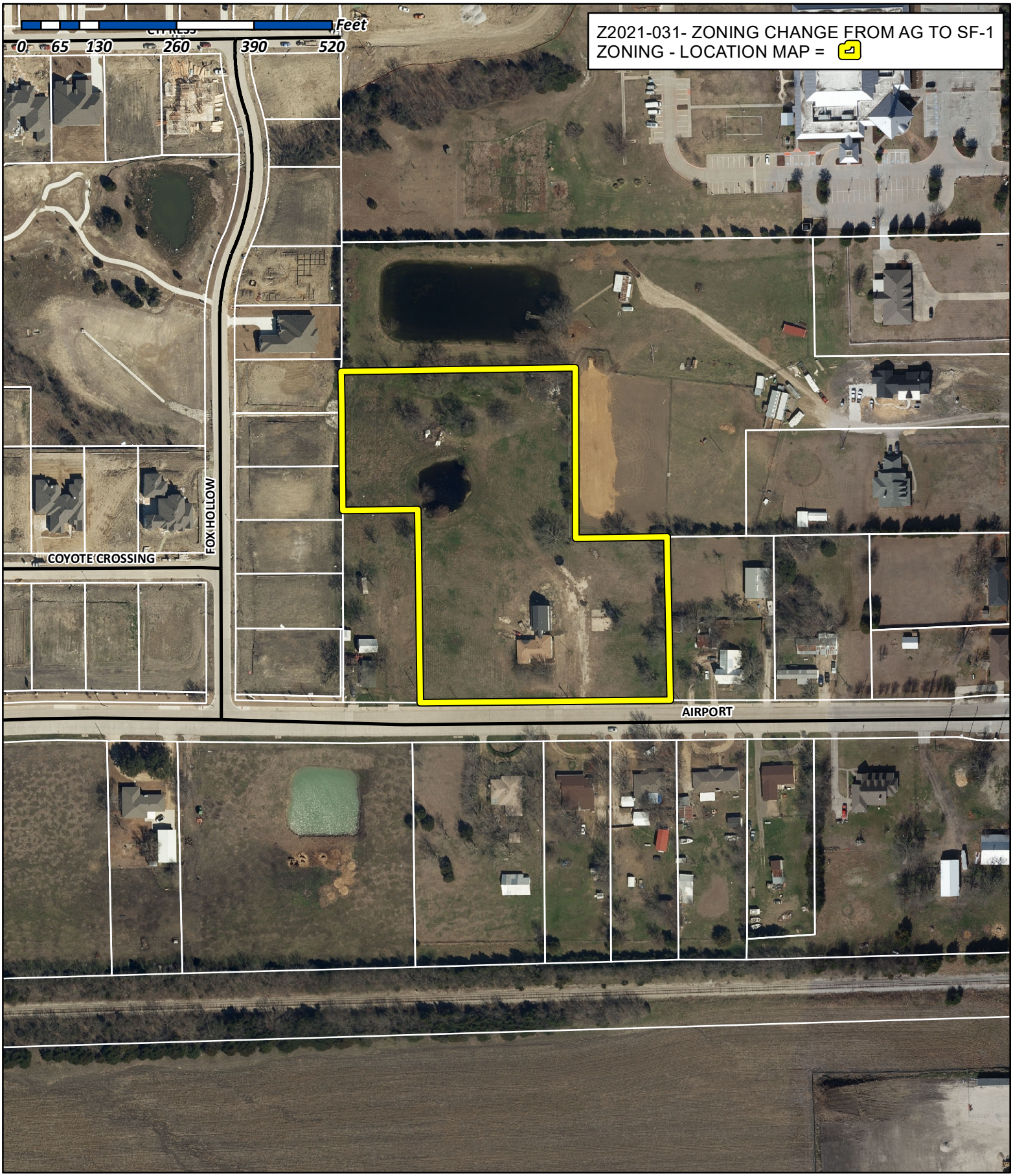
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* July *, 2021*

OWNER'S SIGNATURE Jeremy Epton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Judy Liscano

VICKY MORTON
My Notary ID # 126778218
Expires March 8, 2023

MY COMMISSION EXPIRES



City of Rockwall

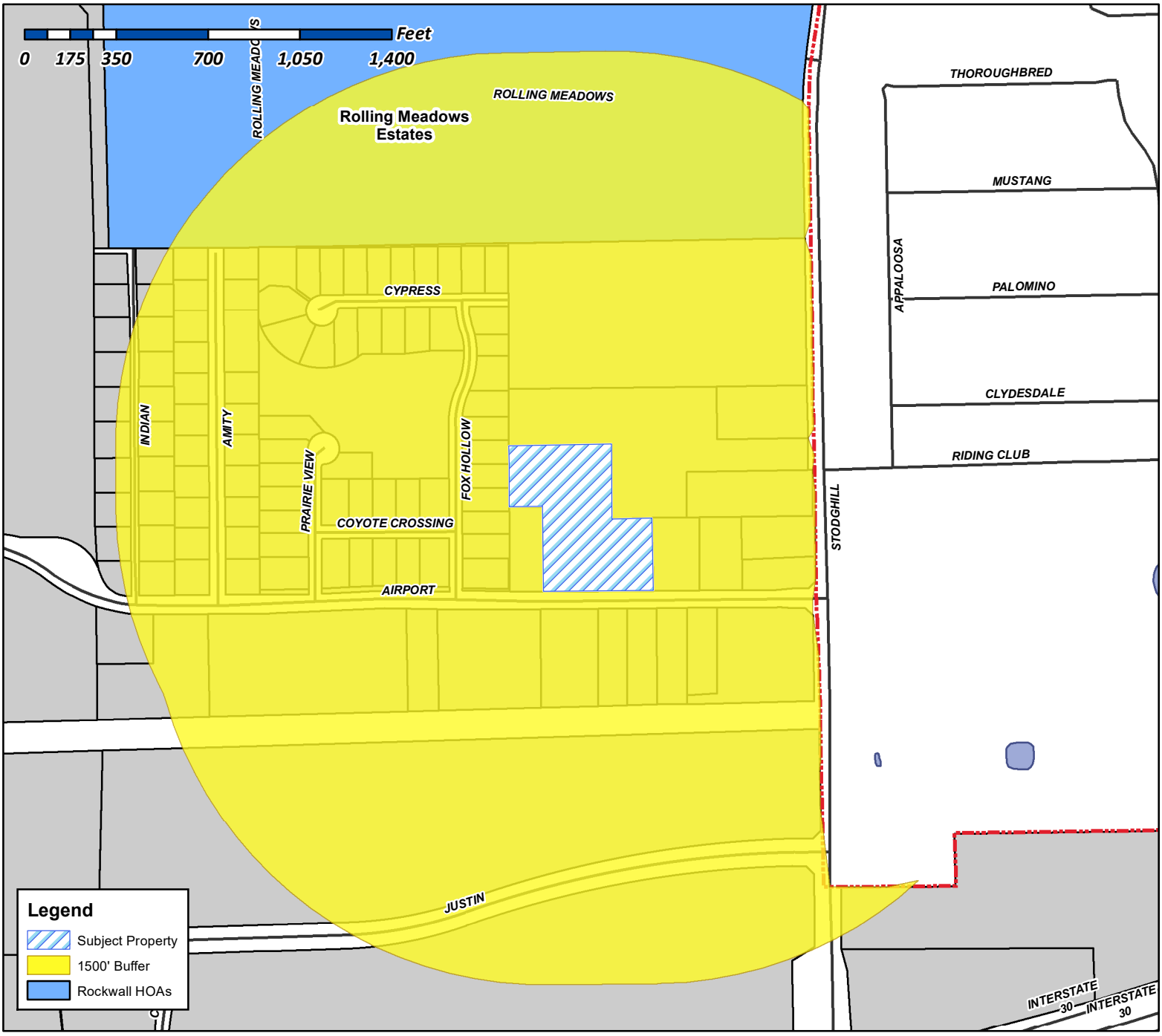
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

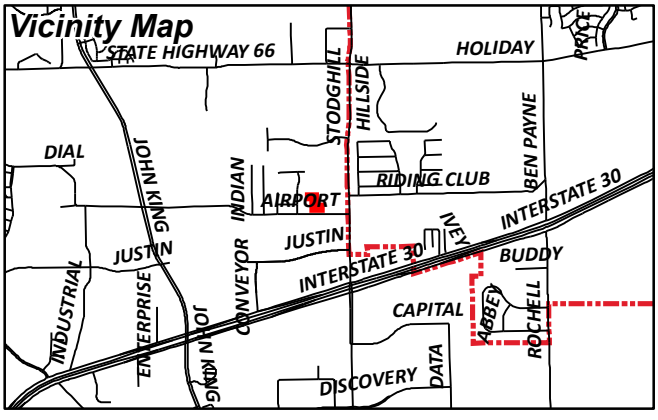
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-031
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2075 Airport Road

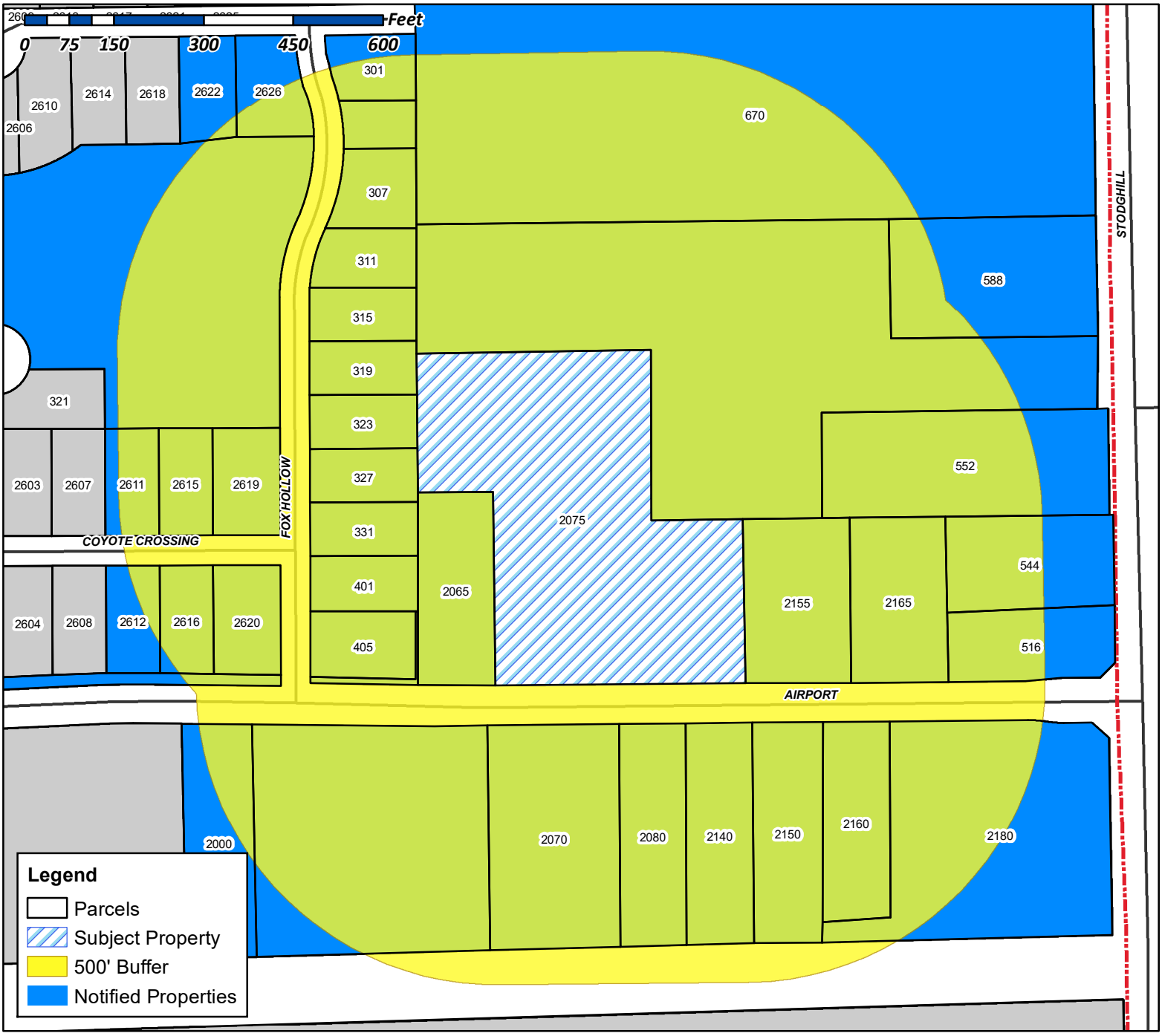
Date Created: *7/16/2021*
For Questions on this Case Call (972) 771-7745



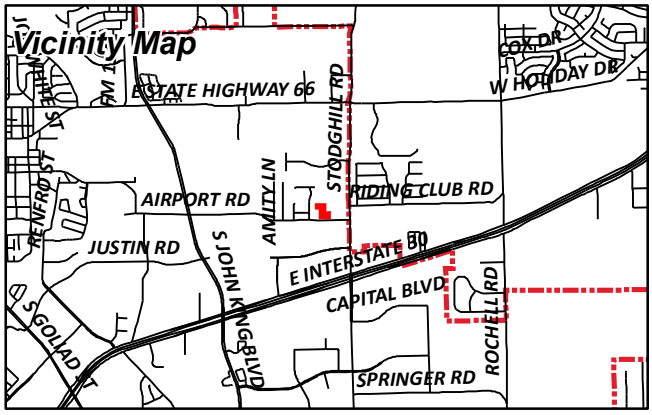
City of Rockwall

Planning & Zoning Department
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Case Number: Z2021-031
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Date Created: ***7/16/2021***

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

DEVOLL JAMES DAVID &
JUDY KAY LARSON
FM3549 STODGHILL RD
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

PAUL TAYLOR HOMES LIMITED
17950 PRESTON RD STE 700
DALLAS, TX 75252

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

WHD FAMILY TRUST
WILL H DOUGLAS TRUSTEE
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2140 AIRPORT ROAD
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2150 AIRPORT RD
ROCKWALL, TX 75087

WATKINS THOMAS FRANK AND MARY ELLEN
2155 AIRPORT ROAD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

PEOPLES BILLY W
2165 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2612 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2615 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2620 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2622 CYPRESS DR
ROCKWALL, TX 75087

MAHAFDHAH BASIL AND
DUNIA ALSROUJI
2626 CYPRESS DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
301 FOX HOLLOW DR
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
319 FOX HOLLOW DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
331 FOX HOLLOW DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
401 FOX HOLLOW DR
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

KVK GLOBAL LLC
516 FM3549 STODGHILL RD
ROCKWALL, TX 75087

OLMOS ANTONIO RODRIGUEZ
544 N FM 3549 STODGHILL RD
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM
552 N FM3549 STODGHILL RD
ROCKWALL, TX

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
588 STODGHILLRD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

KVK GLOBAL LLC
8728 DOMINGO DRIVE
PLANO, TX 75024

DEVOLL JAMES DAVID &
JUDY KAY LARSON
P.O. BOX 133
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75087

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

Lee, Henry

From: Epton, Jeremy L <jeremy.epton@cbdfw.com>
Sent: Friday, July 16, 2021 2:21 PM
To: Lee, Henry; Lee, Henry
Subject: Re: Epton Addition Plat on File

Hi Henry,

This is Jeremy Epton. I am the current propert owner of 2075 Airport Rd, Rockwall,TX 75087. I'm sending you this email to make you aware of the agreement between Tino Liscano and Judy Liscano and I on the sell of approx. 1 acre of my property to Judy Liscano. The lot directly east of my existing house is the plot they desire to purchase . It's aprrox. 46,480 sq ft

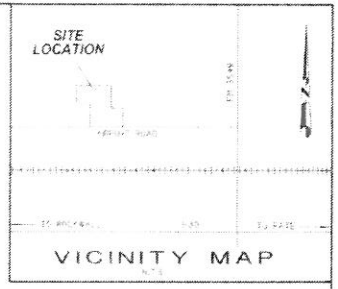
Thanks
Jeremy Epton

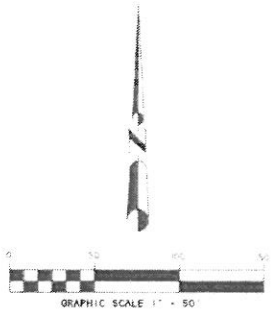
From: Epton, Jeremy L
Sent: Friday, July 16, 2021 1:50 PM
To: Judy Liscano
Subject: Fw: Epton Addition Plat on File

From: Lee, Henry
Sent: Friday, July 16, 2021 11:32 AM
To: Epton, Jeremy L
Cc: 'pathwayplumbing@yahoo.com'
Subject: Epton Addition Plat on File
Good Morning,
Per our conversation, attached in the plat for the Epton Addition we have on file. Please provide me an email confirming that this is the exhibit you would like to use for your zoning case. Also please provide me with a letter of explanation that details why this rezoning request is being made. Let me know if you have any questions.
Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087







J 323

FINAL PLAT

EPTON ADDITION

LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL NOTES

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. It is disclosed that the City does not certify the adequacy, accuracy or guarantee that any building within such plat shall be approved, authorized or permitted therefore issued as required under Ordinance #83-61.

2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0004B Dated: Sept. 26, 1988, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM

4) ALL 1/2" RS ARE CAPPED WITH "YELLOW PLASTIC CAPS "RPLS 5034"

SHEET 1 OF 2



OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration #: 10150100
6270 FM 1565 ROYSE CITY, TX 75189 972.635.2255 PHONE tracy@hdfetty.com

CITY CASE P2017-071

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Jeremy Epton and Kristi Helmer, 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 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Annie Gray et al, Lena Gray et al, E. Parker and Cecelia Estelle Parker, dated August 18, 1947 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Dennis Lee Epton, dated August 28, 2000 and being recorded in Volume 2031, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract, and the west boundary line of a tract of land as described as a Warranty deed to Billy W. Pierpoint, as recorded in Volume 1464, Page 201 of the Real Property Records of Rockwall County, Texas, said point being N 00 deg. 48 min. 16 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 16 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 315.84 feet to a 1/2" iron rod found for corner in the east Sycamore line of a tract of land as described in a Warranty deed to Jason Douglas, as recorded in Volume 4676, Page 291 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 08 min. 25 sec. E. along the east line of said Jennifer Douglas tract, a distance of 313.97 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 89 deg. 34 min. 36 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 39 min. 28 sec. E. a distance of 242.84 feet to a 1/2" iron rod found for corner at the northwest corner of said Dennis Estelle Douglas tract;

THENCE S. 89 deg. 55 min. 55 sec. E. a distance of 378.86 feet to a 1/2" iron rod found for corner at the northeast corner of said Dennis Estelle Douglas tract;

THENCE S. 01 deg. 13 min. 24 sec. W. a distance of 785.48 feet to a 1/2" iron rod found for corner at the northeast corner of said Parker tract;

THENCE S. 89 deg. 24 min. 35 sec. E. a distance of 162.26 feet to a 1/2" iron pipe found for corner at the northeast corner of said Parker tract and northwest corner of said Peoples tract;

THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 778.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 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, said described hereon as EPTON ADDITION, LOT 1, 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 for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in EPTON ADDITION, LOT 1, 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easement as described hereon.

2. Any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other growths or any improvements which in any way endanger or interfere with construction, maintenance or efficiency of its 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, at the time, of 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 & its subdivision engineer shall bear total responsibility for storm drainage improvements.

5. The developer shall be responsible for the necessary terraces to provide drainage patterns and drainage outfalls such that properties within the drainage area are not adversely affected by storm drainage from this 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 sewers, and alleys, all according to the type of paving of the City of Rockwall.

Unless escrow deposit sufficient to pay for the cost of such improvements, as determined by the city engineer and/or city administrator, computed on a private contractor basis 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 contractual rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer or lot 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 improvement to lots. Such deposit may be used by the owner and/or developer as progress payments as the work progresses, or final payment by making such from developer(s) as filed in the city secretary's office, supported by evidence of work done, or

Until the Developer and/or owner have in compliance to city rules with the city secretary's the sum placed in 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 stated 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 stated herein.

JEREMY EPTON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON 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 consideration therein stated.

Given upon my hand and seal of office this 18 day of Jan 2018

Notary Public in and for the State of Texas — My Commission Expires 02-28-21

KRISTI HELMER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI HELMER 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 consideration therein stated.

Given upon my hand and seal of office this 18 day of Jan 2018

Notary Public in and for the State of Texas — My Commission Expires 02-28-21

Filed and Recorded
Official Public Records
Shelia D. Baker, County Clerk
Rockwall County, Texas
05/16/2018 09:55:32 AM
$100.00
20180000019444

COPY

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 & Zoning Commission — Date 5/16/18

APPROVED

I hereby certify that the above and foregoing plat of EPTON ADDITION, LOT 1, 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 2 day of Jan 2018

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 29th day of January 2018

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

City Engineer — 5-16-18 Date

CITY OF ROCKWALL TEXAS SEAL

P 324

FINAL PLAT

EPTON ADDITION

LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10115500
8770 FM 1565 ROYSE CITY, Tx 75189 972-635-2255 PHONE trauy@hdfetty.com

CITY CASE P2017-071

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 4.95-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, EPTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tino and Judy Liscano on behalf of the owner Jeremy Lance Epton for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 03.05*, Single-Family 1 (SF-1) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

DRAFT ORDINANCE 01.12.2021

zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF SEPTEMBER, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

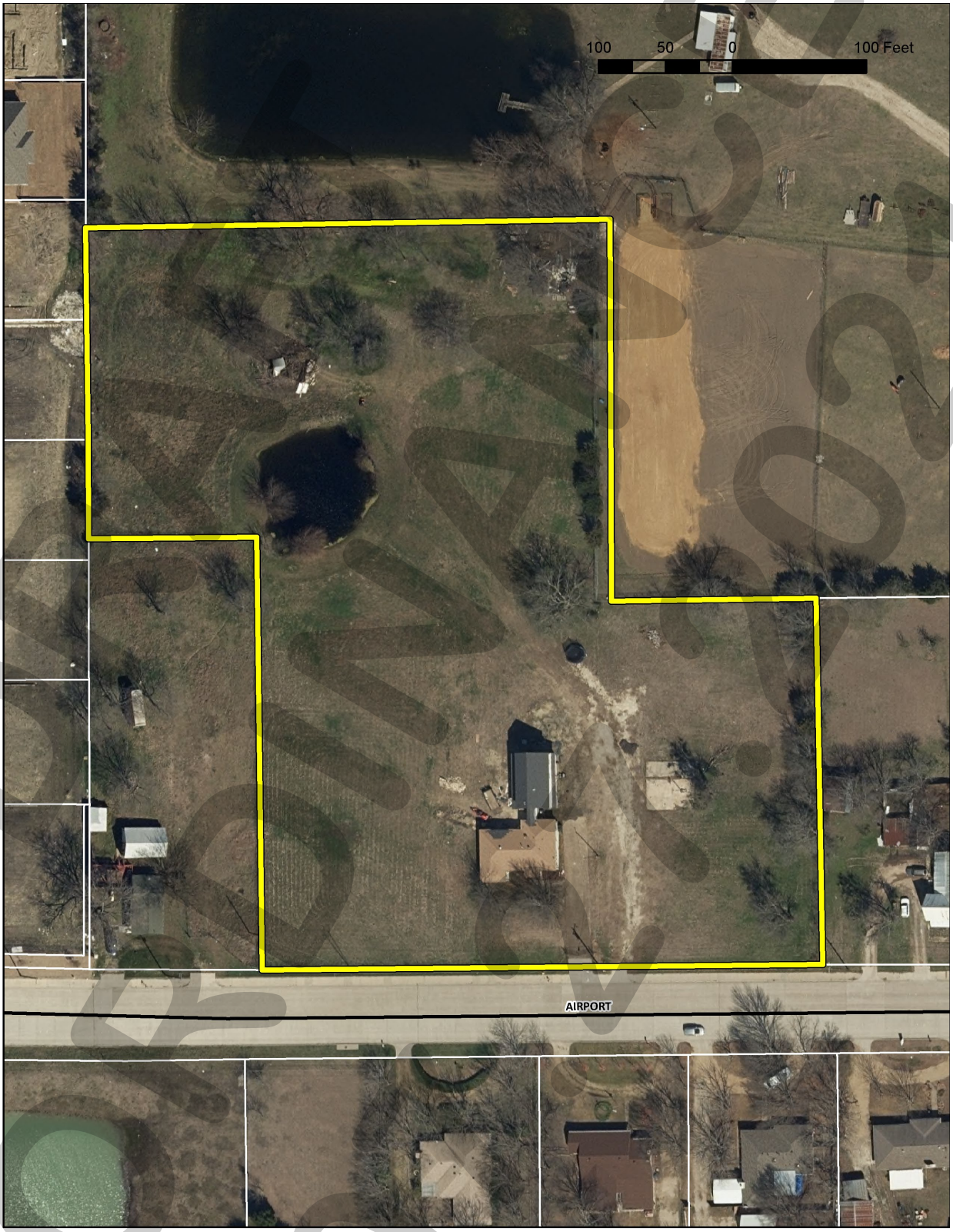
1st Reading: *August 16, 2021*

2nd Reading: *September 7, 2021*

DRAFT ORDINANCE 07.27.2021

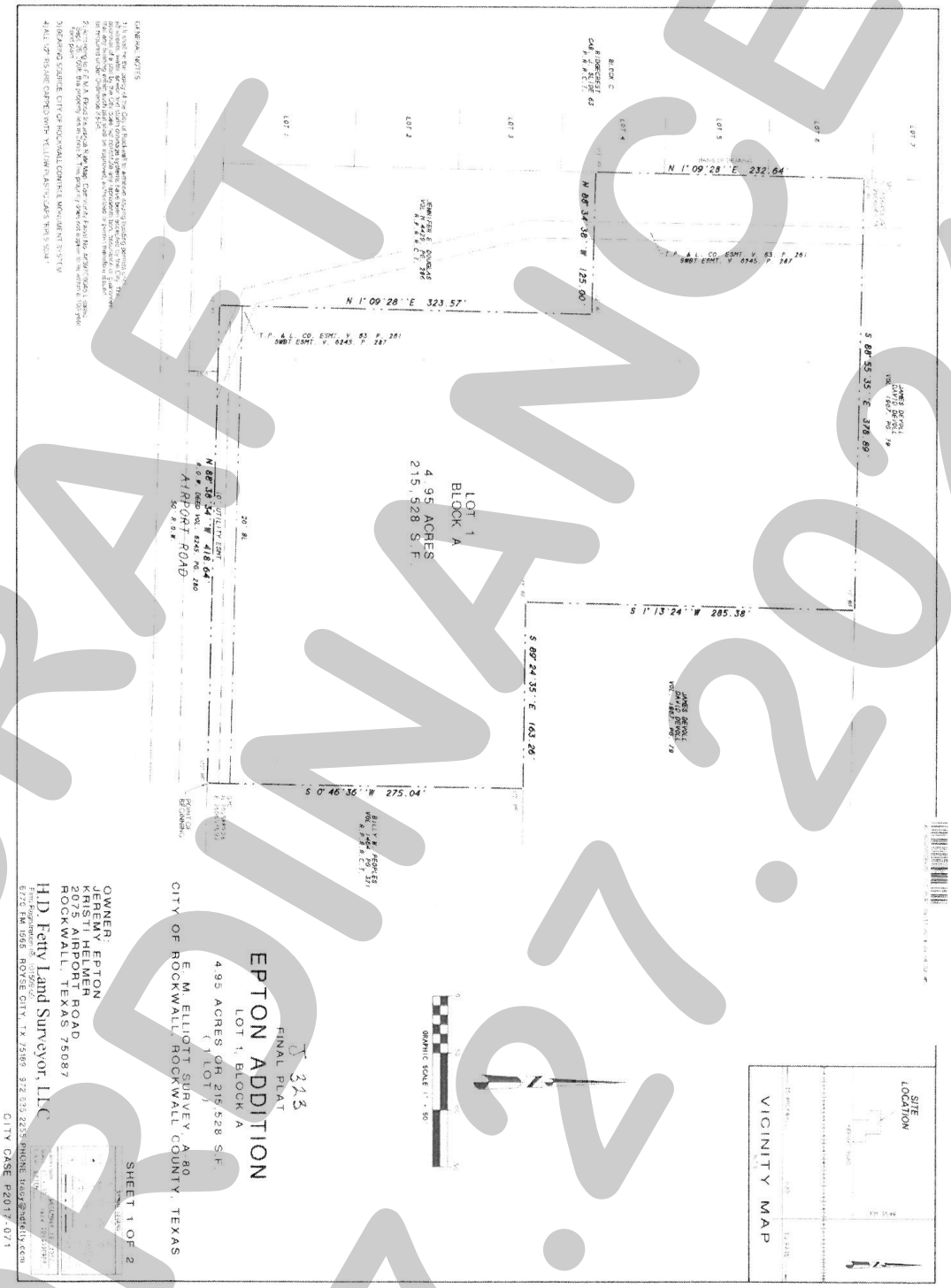
Exhibit 'A'
Location Map & Legal Description

Legal Description: A 4.95-Acre Parcel of Land Identified as Lot 1, Block A, Epton Addition
Addressed As: 2065 & 2075 Airport Road



DRAFT

Exhibit 'B'
Final Plat



DRAFT ORDINANCE 07.27.2021

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	P2021-037	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lots 1 & 2, Block A, The Isaac Addition	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	2185 S FM 549, ROCKWALL COUNTY	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: P2021-037: Final Plat for Lots 1 & 2, Block A, The Isaac Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549.

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 (P2021-037) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Correct the Title Block to the following:

Final Plat
The Isaac Addition
Lots 1 and 2, Block A
(2 Lots)
Being a 6.388 Acre (net) Tract of Land in the
J.A. Ramsey Survey, Abstract No. 186
(0.1337 Previously Deeded to the State of Texas)
2185 Farm to Market Road No. 549, Rockwall, Texas

M.6 Show all of the city limits on the north and west boundary.

M.7 Please indicate the property information for the Fontanna Ranch Phase III on the North side of the plat.

M.8 Please make the following changes to the legal description:

S 00.05.27 W different on plat S 00.02.27 W
Remove the "~" from the plat distances. These should be accurate and not an approximate.

M.9 Move the Storm Drainage Improvement Statement to the notes on Sheet 1.

M.10 Remove the preliminary language from where the surveyors seal should go.

M.11 Include the Public Improvement Statement as a note.

I.12 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 Work Session Meeting for this case will be held on July 27, 2021.

1.13 Although this agenda item may be on the consent agenda on August 10, 2021, staff recommends that a representative be present for all meetings.

1.14 The projected City Council Meeting date for this case will be August 16, 2021.

1.15 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	07/22/2021	Needs Review

07/22/2021: M - Label the northern-most easement type and width.

M - Verify the ROW width for the FM 549 reconstruction per TXDOT.

I - If you plan to fill in the pond, you will need a WoTUS study to determine if it is protected.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved w/ Comments

07/19/2021: Please contact Jim Knickerbocker, Rockwall County 911 Addressing Coordinator, 972.204.7683 for any address needs since the property is in the County.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: No comments

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

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	5651 State Hwy 276, Royse City, TX 75189				
SUBDIVISION	Rockwall Friendship Baptist Church Addn	LOT	1	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Church		
PROPOSED ZONING	Commercial	PROPOSED USE	Church		
ACREAGE	3.94	LOTS [CURRENT]	Unplatted	LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall Friendship Baptist Church	☐ APPLICANT	Rockwall Friendship Baptist Church
CONTACT PERSON	Shanon Thomas	CONTACT PERSON	Shanon Thomas
ADDRESS	5651 State Hwy 276	ADDRESS	5651 State Hwy 276
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Royse City, TX 75189
PHONE	972-772-7520	PHONE	972-772-7520
E-MAIL	sthomas@rockwallfbc.org	E-MAIL	sthomas@rockwallfbc.org

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [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 $ 378.80 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 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."*

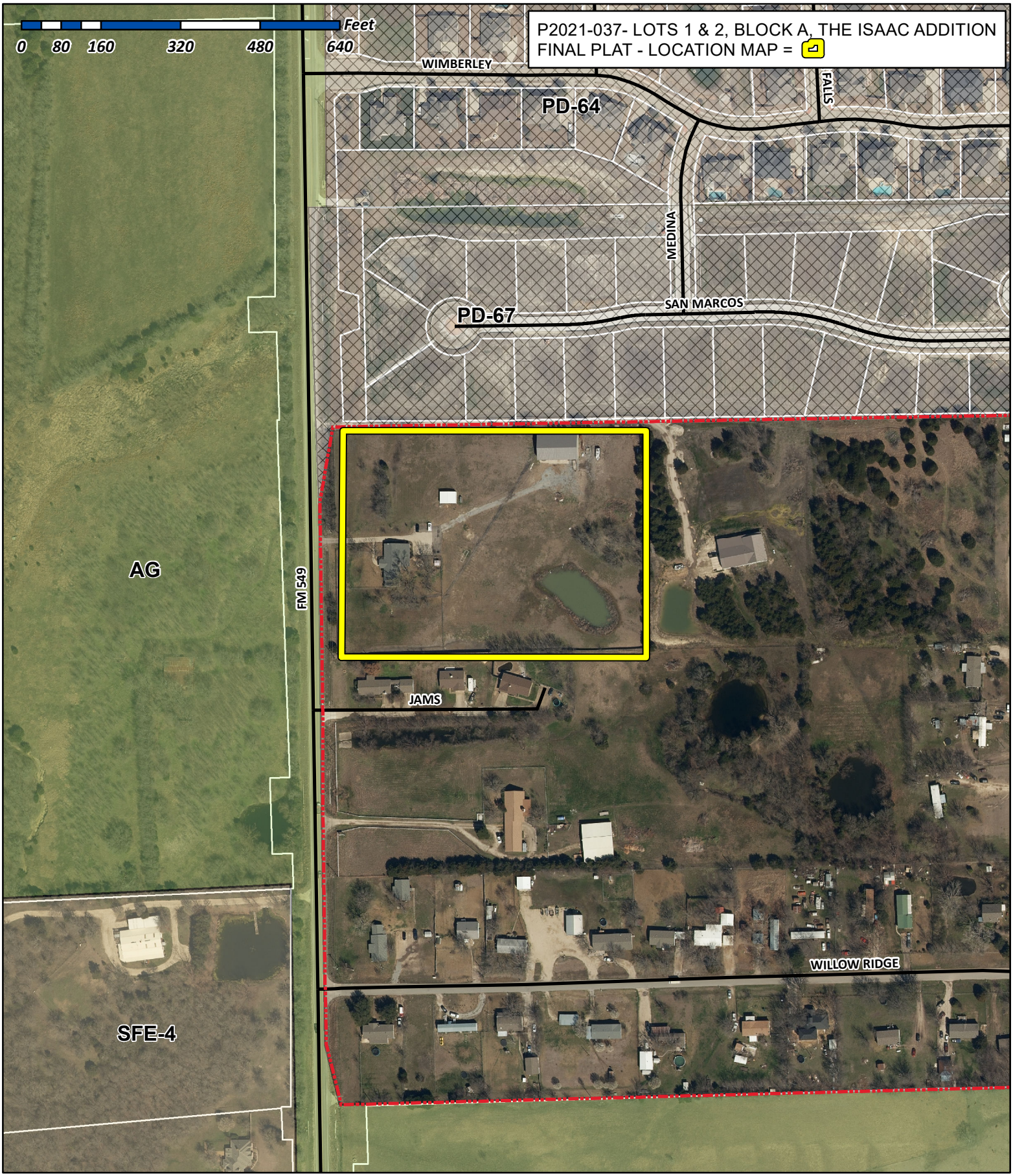
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* July *, 20* 21*.*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LaSandra Conley

LASANDRA CONLEY
Notary ID #5821168
My Commission Expires
September 24, 2022

MY COMMISSION EXPIRES 24 September 2022

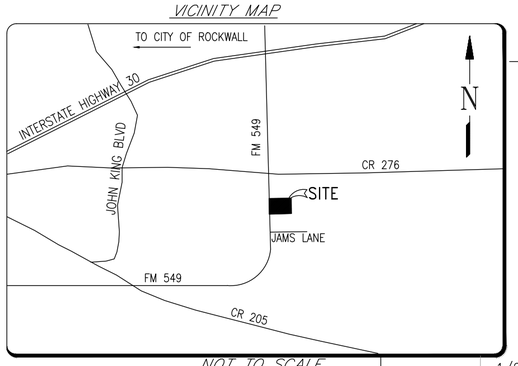


City of Rockwall

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

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

VICINITY MAP



NOT TO SCALE

MAPSCO #304 H

LEDGEND

D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

F.M. 549
(A VARIABLE WIDTH RIGHT-OF-WAY)

50' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT VOLUME 4812, PAGE 218 D.R.R.C.T.

LOT 42

15' DRAINAGE EASEMENT INSTR. No. 20180000009326 O.P.R.R.C.T.

FONTANNA RANCH PHASE III
BLOCK D, LOTS 20-38
BLOCK H, LOTS 13-49
INSTRUMENT No. 20180000009326
O.P.R.R.C.T.

APPROXIMATE LOCATION ELECTRIC EASEMENT FARMER ELECTRIC COOPERATIVE, INC INSTRU. No. 20180000002243 O.P.R.R.C.T.

LOT 41 | LOT 40 | LOT 39 | LOT 38 | LOT 37 | LOT 36 | LOT 35 | LOT 34 | LOT 33

TX DOT MON FND

1/2" I.R.F.

1/2" I.R.F.

50.0' APPROXIMATE CITY LIMIT 201.01' 100.0' 100.0' 100.0' 100.0' 100.0' 100.0' 80.16' 103.24'

8.68

N89°57'08"E~609.56' 977.67'

TX DOT MON FND

ELECTRIC EASEMENT FARMER ELECTRIC COOPERATIVE, INC INSTRU. No. 20140000010899 O.P.R.R.C.T.

TX DOT MON FND N89°57'08"E~609.56'

N26°49'00"E, 0.46'

N=7,013,968.73
E=2,607,486.48

1/2" I.R.F.

ACCESS AGREEMENT INSTRU. No. 20170000004105 O.P.R.R.C.T.

55.00 55.00

N00°26'49"E~199.37'

50' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT INSTRU. NO. 200600358865 O.P.R.R.C.T.

LOT 1, BLOCK A
(122,098 SQ. FT. OR 2.803 ACRES)

S00°05'27"W~200.84'

ALENE YEAGER, DOROTHY POOLE, VIRGINIA BEAVER, AND HUGH B. LOFTLAND, JR.
VOLUME 102, PAGE 560
D.R.R.C.T.
(CALLED 146.576 ACRES)

CENTERLINE

F.M. 549
(A VARIABLE WIDTH RIGHT-OF-WAY)

THE ISAAC ADDITION
(278,246 SQ. FT. OR 6.388 ACRES)

NICK TITLOW AND ALYSSA TITLOW
INSTRUMENT No. 20160000007251
O.P.R.R.C.T.
(REMAINDER 7.43 ACRES)

1/2" I.R.S.

NEW LOT LINE N89°54'33"W~610.80'

S89°54'33"E~610.80' NEW LOT LINE

1/2" I.R.S.

50.0'

ISAAC PENA
VOLUME 6835, PAGE 63
D.R.R.C.T.

2323.0'

N00°26'49"E~454.88'

50' FRONT BUILDING LINE

S00°05'27"W~455.96'

KRISTEN SMALL, a married person
INSTRUMENT No. 20170000003900
O.P.R.R.C.T.
(CALLED 3.86 ACRES)

LOT 2, BLOCK A
(156,148 SQ. FT. OR 3.585 ACRES)

N00°26'49"E~255.51'

S00°05'27"W~255.12'

5,824 SQ. FT. FOR STATE HIGHWAY PURPOSES INSTR. No. 20200000003808 O.P.R.R.C.T.

10' BLACKLAND WATER SUPPLY CORP. EASEMENT VOLUME 75, PAGE 549 D.R.R.C.T.

N=7,013,513.64
E=2,607,493.95

P.O.B.

TX DOT MON FND

15' UTILITY AND DRAINAGE EASEMENT (BY THIS PLAT)

N89°56'43"W~612.39'

1/2" I.R.S.

350.0'

480.0'

1" I.P.F.

160.0' 160.0' 20' UTILITY EASEMENT N89°56'43"W~612.39' 160.0'

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL
VOLUME 4634, PAGE 257
D.R.R.C.T.
(CALLED 8.0867 ACRES)

131.78'

TERRI S. LLOYD
VOLUME 1765, PAGE 39
D.R.R.C.T.
(CALLED 0.48 ACRES)

NORMAN KIRK and wife, CHRISTI KIRK
VOLUME 389, PAGE 208
D.R.R.C.T.
(CALLED 0.48 ACRES)

MELISSA L. WILLIAMS
VOLUME 6834, PAGE 200
D.R.R.C.T.
(CALLED 0.48 ACRES)

132.0'

N
W E
S

NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT INSTRU. NO. 200700374137 O.P.R.R.C.T.

29.0' 480.0' INGRESS/EGRESS EASEMENT VOLUME 171, PAGE 680 480.0' 29.0'

60 30 0 60 120 150

SCALE IN FEET

1"=60'

310.82'

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL
VOLUME 4634, PAGE 257
D.R.R.C.T.
(CALLED 8.0867 ACRES)

HENNESSEY ENGINEERING, INC.
1417 W.MAIN #100, CARROLLTON, TX. 75006
PH.:972.245.9478 – email: heneng2@aol.com

TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

FINAL PLAT TO THE COUNTY OF ROCKWALL, TEXAS

THE ISAAC ADDITION

BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE
J. A. RAMSEY SURVEY, ABSTRACT No. 186
INTO LOT 1 AND LOT 2, BLOCK A
(0.1337 PREVIOUSLY DEEDED TO
THE STATE OF TEXAS)
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA
2185 FM 549
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.
1417 WEST MAIN ST., SUITE 100
CARROLLTON, TEXAS
972.245.9478

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE ISAAC ADDITION,** SUBDIVISION TO THE COUNTY OF ROCKWALL, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **THE ISAAC ADDITION,** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I UNDERSTAND AND HEREBY DO 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 THE SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM, AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE, DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION RULES AND 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 REQUIRED BY THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY ENTERED INTO BY THE CITY AND COUNTY OF ROCKWALL; OR

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE COUNTY'S CHOSEN ENGINEER AND/OR COUNTY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE OUNTY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND OR OWNER, AUTHORIZING THE CITY AND COUNTY 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 OR COUNTY 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 AND COUNTY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE COUNTY 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 COMMISSIONER'S COURT OF ROCKWALL COUNTY.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREON 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 COUNTY: 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.

_____

ISAAC PENA
OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISAAC PENA, KNOWN TO ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__

_____ _____

NOTARY IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ISAAC PENA, 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 SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, AND BEING ALL THAT CALLED 6.54 ACRE TRACT AS CONVEYED FROM BOBBY LEE ASKUE AND ELIZABETH ELIZABETH I. ASKUE BY DEED RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" MARKING THE NEW EAST LINE OF FARM TO MARKET ROAD No. 549 (A VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH EAST CORNER OF A CALLED 5,824 SQUARE FOOT PARCEL OF LAND FOR STATE HIGHWAY PURPOSES AS DESCRIBED IN DEED FROM THE STATE OF TEXAS TO ISAAC PENA and wife, MAYRA PENA AS RECORDED BY INSTRUMENT No. 2020000000388, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TERRI S. LLOYD, BY DEED RECORDED IN VOLUME 1765, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N00°26'49"E, ALONG THE NEW EAST RIGHT OF WAY LINE OF SAID FM 549, A DISTANCE 454.88 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOUND BEARS N00°26'49"E, A DISTANCE OF 0.46 FEET FOR REFERENCE, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NICK TITLOW AND ALYSSA TITLOW AS RECORDED BY INSTRUMENT No.20160000007251, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN EASEMENT AGREEMENT FOR ACCESS BETWEEN SAID NICK AND ALYSSA TITLOW AND KRISTEN SMALL AS RECORD BY INSTRUMENT No. 20170000004105, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°57'08"E, DEPARTING THE NEW EAST LINE OF SAID FM No. 549, ALONG THE SOUTH LINE OF SAID TITLOW TRACT AND SAID ACCESS EASEMENT, A DISTANCE OF 609.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING A WESTERLY CORNER OF SAID TITLOW TRACT;

THENCE, S00°02'27"W, ALONG THE WEST LINE OF SAID TITLOW TRACT, A DISTANCE OF 455.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID TITLOW TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT S. RANDALL, JR. AND MARY ANN LYNN RANDALL BY DEED RECORDED IN VOLUME 4634, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°56'43"W, ALONG THE NORTH LINE OF SAID RANDALL TRACT, ALSO PASSING ALONG THE NORTH LINES OF THREE 0.48 ACRE TRACTS LAND CONVEYED SEPARATELY TO MELISSA L. WILLIAMS AS RECORDED IN VOLUME 6834, PAGE 200, DEED RECORDS, ROCKWALL COUNTY, TEXAS, TO NORMAN KIRK and wife, CHRISTI KIRK AS RECORDED IN VOLUME 389, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND TO TERRI S. LLOYD AS RECORDED IN VOLUME 1765, PAGE 39, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A TOTAL DISTANCE OF 612.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,246 SQUARE FEET OR 6.388 ACRES OF LAND.

GENERAL NOTES:

1. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, COUNTY, AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48397C0045L, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY PANEL No. 480547, IN ROCKWALL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. (ZONE "X" IS DESCRIBED AS AREAS OF MINIMAL FLOODING DEPICTED AS ABOVE THE 500 YEAR FLOODPLAIN.)

3. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF F.M. 549 AS DESCRIBED IN DEED FROM BOBBY J. WOOLDRIDGE and wife, GWEN E. WOOLDRIDGE TO BOBBY LEE ASKUE and wife, ELIZABETH ASKUE AS RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, US SURVEY FEET.

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER FACTS OR MATTERS THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ALL CORNERS ARE SET WITH 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 3740 UNLESS OTHERWISE NOTED.

7. FUTURE LAND USE DESIGNATED AS LOW DENSITY RESIDENTIAL.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, PETER F. HENNESSEY, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
PETER F. HENNESSEY, RPLS NO. 3740, J1809.032
DATE: JULY 12, 2021 PROJECT NO. 97018

RECOMMENDED FOR FINAL PLAT

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DATE

APPROVED:

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO ROCKWALL COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 20___ IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY ENTERED INTO BY THE CITY OF ROCKWALL AND ROCKWALL COUNTY.

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 _____, 20___

_____
MAYOR, CITY OF ROCKWALL

_____
CITY SECRETARY

_____
CITY ENGINEER

_____
ROCKWALL COUNTY JUDGE

FINAL PLAT TO THE COUNTY OF ROCKWALL, TEXAS
THE ISAAC ADDITION
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE J. A. RAMSEY SURVEY, ABSTRACT No. 186 INTO LOT 1 AND LOT 2, BLOCK A (0.1337 PREVIOUSLY DEEDED TO THE STATE OF TEXAS) 2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA
2185 FM 549
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.
1417 WEST MAIN ST., SUITE 100
CARROLLTON, TEXAS
972.245.9478

HENNESSEY ENGINEERING, INC.
1417 W.MAIN #100, CARROLLTON, TX. 75006
PH.:972.245.9478 - email: heneng2@aol.com

TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

C:\USERS\HE010-1\DESKTOP\J18043 ISAAC PENA LT2\J18043 ISAAC PENA FINAL\TPC\ISAAC ADDITION RC
[[Traverse:ISAAC ADDITION FINAL Area:278244.81SqFt 6.39Acres Distance Factor:1.000000000]]

Point	Type	Bearing	Horiz Dist	Radius	Arc Length	Delta	Northing	Easting	Description
1							7000.000	4000.000	
		N0°26'49"E	454.880						
2							7454.866	4003.548	
		N89°57'08"E	609.560						
3							7455.374	4613.108	
		S0°05'27"W	455.960						
4							6999.415	4612.385	
		N89°56'43"W	612.390						
5							7000.000	3999.996	

C:\USERS\HE010-1\DESKTOP\J18043 ISAAC PENA LT2\J18043 ISAAC PENA FINAL\TPC\ISAAC ADDITION RC
[[Closure View1 - ISAAC ADDITION FINAL]]

[Traverse Summary]
Closed Loop 5 Points From 1 To 5
Horizontal Distance: 2132.790 Feet Slope Distance: 2132.790 Feet
Area: 278244.81 SqFt 6.39 Acres

[Error Summary]
Relative: 1 : 478119 (Closed Loop) Linear:0.004 Feet Direction:N88°55'16"E
Northing:-0.000 Feet Easting:-0.004 Feet Elevation:0.000 Feet
Angular: None

[Closing Points]

	Point	Northing	Easting	Elevation
From	1	7000.000	4000.000	0.00
To	5	7000.000	3999.996	0.00
Correct	1	7000.000	4000.000	0.00

[Adjustments]

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	P2021-040	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2350 DISCOVERY BLVD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/22/2021	Needs Review

07/22/2021: P2021-040; Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard.

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

M.3 For reference, include the case number (P2021-040) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 83(PD-83), the Unified Development Code (UDC), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by August 3, 2021 for a subsequent review prior to submittal on Mylar for filing.

M.6 Provide owner name and information next to title block on all pages. [Chapter 38, Municipal Code of Ordinances]

M.7 Indicate all proposed corner clips (i.e. visibility triangles). [Subsection 01.08(B)(1), of Article 05, UDC]

M.8 Provide the required Owners Certification language on the page 3 of the plat. See standard plat wording page within the development application. [Chapter 38, Municipal Code of Ordinances]

M.9 Landscape Plan: Verify the number of trees (i.e. canopy & accent) being provided. The Landscape Ordinance box on the plans do not equal the number of trees being provided as indicated on the Plant Schedule. Verify count and correct plans. [Ordinance No. 17-18 (PD-83)] [Ref: Subsection 05.03, of Article 08, UDC]

M.10 Please provide one (1) hard copy and a PDF version for review by staff.

I.11 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on July 27, 2021.
(2) Parks and Recreation Board meeting will be held on August 3, 2021.
(3) Planning & Zoning regular meeting will be held on August 10, 2021. [Action Item]
(4) City Council regular meeting will be held on August 16, 2021. [Action Item]

I.12 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Plat cannot be filed until the flood study is approved with approved cross section elevations are verified.
M - Label drainage easement line work.
M - Label as Private Drainage Easement for the Arch Culvert to be maintained, repaired and replaced by the property.
M - Provide N, E coordinates for two points of this newly platted Lot.
M - Fire lane radius a minimum of 20'.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

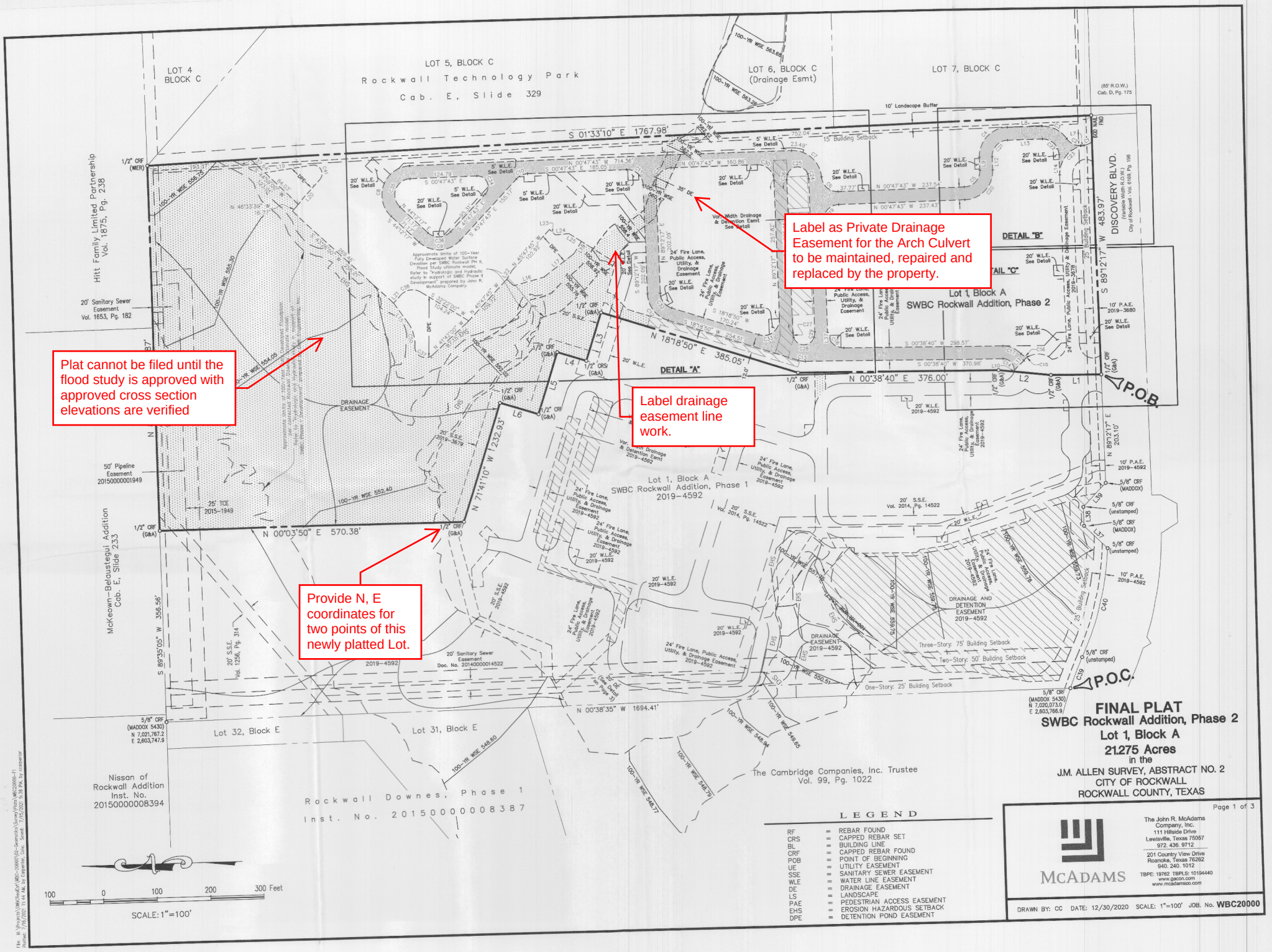
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: SP2021-040 (David Gonzales)
Park District 25
Cash in Lieu of Land $503.00 x 295 units = $148,385.00
Pro Rata Equipment Fees $476.00 x 295 units = $140,420.00
Total per lot (1) Lot $979.00 & total for 295 units $288,805.00



FINAL PLAT
SWBC Rockwall Addition, Phase 2
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

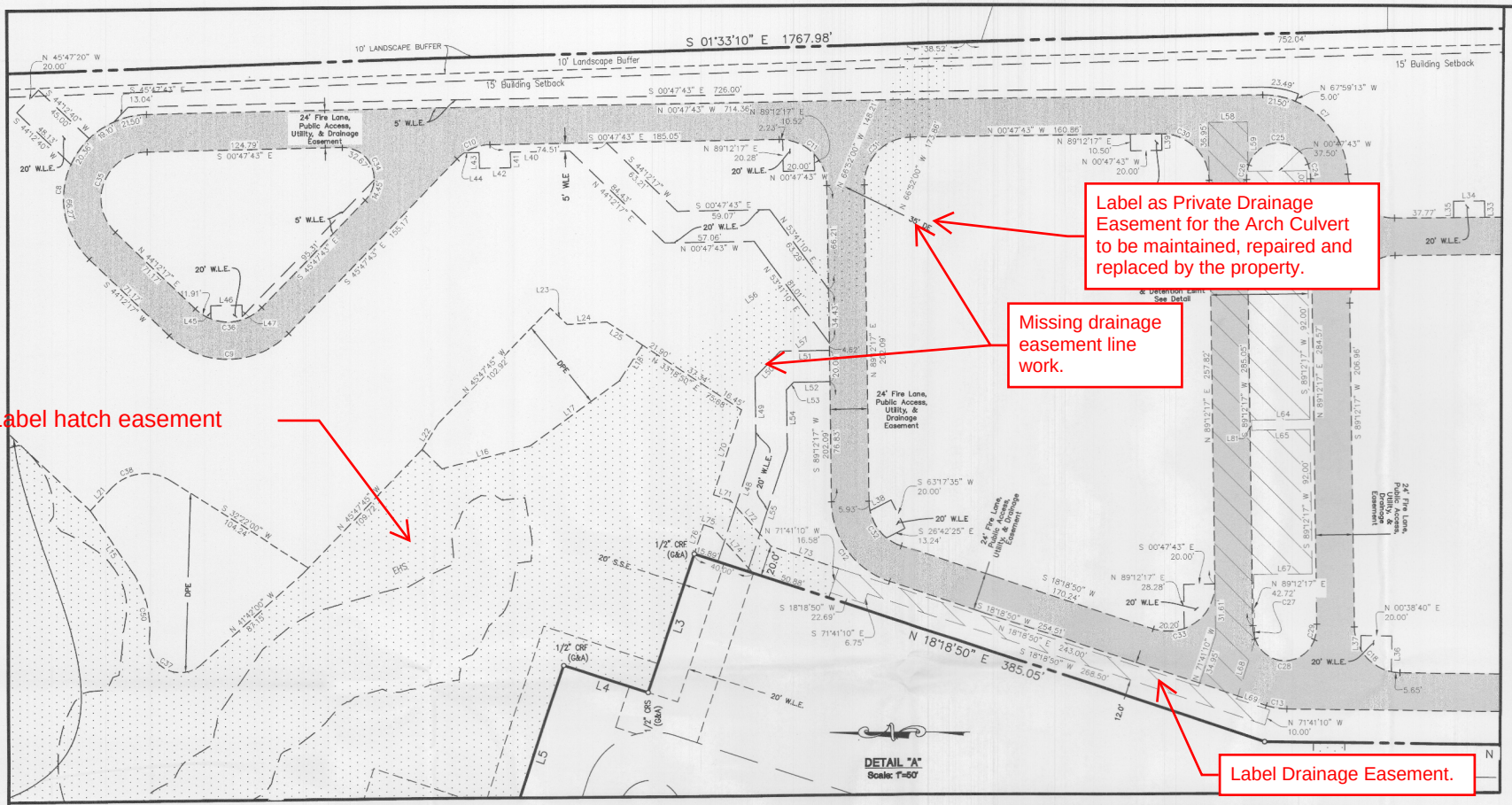
LEGEND

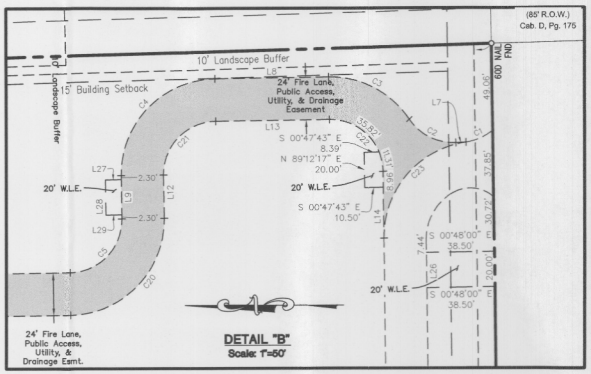
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
POB	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
LS	=	LANDSCAPE
PAE	=	PEDESTRIAN ACCESS EASEMENT
EHS	=	EROSION HAZARDOUS SETBACK
DPE	=	DETENTION POND EASEMENT

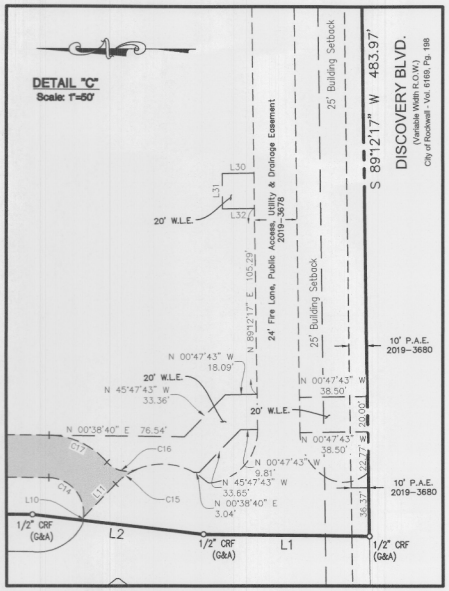
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972 436 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. WBC20000

File: M:\Projects\WBC\Survey\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/15/2021 11:44 AM by Carpenter, Cole Scott







LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
POB	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
LS	=	LANDSCAPE
PAE	=	PEDESTRIAN ACCESS EASEMENT
EHS	=	EROSION HAZARDOUS SETBACK
DPE	=	DETENTION POND EASEMENT

FINAL PLAT
SWBC Rockwall Addition, Phase 2
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.jrcon.com
www.mcadamsco.com

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. WBC-2000

File: M:\Projects\SWBC\Rockwall\WBC-2000\07-Submittals\Survey\Plats\WBC2000-FP
Plotted: 7/6/2021 11:14 AM, by Corporate Color Saver - 7/6/2021 - 3:5 PM, by corporate

LEGAL DESCRIPTION
21.275 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Official Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :
COUNTY OF ROCKWALL : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 2, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

_____
Notary Public

My commission expires the _____ day of _____, 20____.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner of Phase 1 (POC): N 7021767.2'; E 2603766.9'
   Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
   Northwest Corner of Phase 1: N 7021767.2'; E 2603747.9'
   Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'
   COR-6: N 7025942.6'; E 2601204.0'
   COR-8: N 7018063.1'; E 2609533.7'
   COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. Property owner is to maintain flood plain/drainage easement.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 20____.

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

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

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

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 7/16/21

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°38'00" E	94.13'
L2	N 06°34'20" E	97.60'
L3	N 71°41'10" W	94.15'
L4	N 18°18'50" E	56.85'
L5	N 71°41'10" W	121.00'
L6	N 18°18'50" E	75.15'
L7	N 02°39'57" W	5.83'
L8	N 00°47'43" W	64.48'
L9	S 89°12'17" W	24.60'
L10	N 83°25'40" W	1.93'
L11	N 45°47'08" W	26.10'
L12	S 89°12'17" W	24.60'
L13	N 00°47'43" W	64.48'
L14	N 89°12'17" E	37.78'
L15	N 55°18'00" E	46.43'
L16	S 14°23'20" E	58.24'
L17	S 36°02'00" E	70.29'
L18	S 56°41'10" E	27.50'
L19	N 06°57'21" W	90.70'
L20	S 46°33'39" E	62.00'
L21	N 46°33'10" W	19.68'
L22	S 57°40'20" E	19.45'
L23	N 44°12'17" E	15.09'
L24	S 03°42'22" E	25.43'
L25	S 33°18'50" W	27.34'
L26	S 89°12'17" W	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S 00°47'43" E	9.00'
L28	N 89°12'17" E	20.00'
L29	S 00°47'43" E	9.00'
L30	S 00°47'43" E	18.00'
L31	S 89°36'09" W	20.00'
L32	S 00°47'43" E	18.14'
L33	S 89°12'17" W	10.50'
L34	N 00°47'43" W	20.00'
L35	S 89°12'17" W	10.50'
L36	N 89°21'20" W	23.05'
L37	N 89°21'20" W	9.19'
L38	S 26°42'25" E	15.00'
L39	N 89°12'17" E	10.50'
L40	S 00°47'43" E	38.26'
L41	N 89°12'17" E	10.00'
L42	N 00°47'43" W	20.00'
L43	N 89°12'17" E	10.00'
L44	S 00°47'43" E	9.56'
L45	S 89°19'35" W	8.32'
L46	S 00°40'25" E	20.00'
L47	S 89°19'35" W	7.23'
L48	S 71°41'10" E	77.93'
L49	N 89°12'17" E	43.38'
L50	S 45°47'43" E	23.12'
L51	S 00°47'43" E	31.46'
L52	S 00°47'43" E	23.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L53	S 45°47'43" E	6.55'
L54	N 89°12'17" E	38.46'
L55	S 71°41'10" E	81.30'
L56	N 36°18'50" W	114.20'
L57	N 36°18'50" W	110.76'
L58	N 00°47'43" W	25.00'
L59	N 89°12'17" E	31.65'
L60	S 00°47'43" E	37.50'
L61	N 89°12'17" E	8.00'
L62	N 00°47'43" W	37.50'
L64	S 00°47'43" E	37.50'
L65	N 00°47'43" W	37.50'
L67	S 00°47'43" E	37.50'
L68	S 72°51'41" E	39.00'
L69	N 18°18'50" E	22.39'
L70	S 71°41'10" E	57.05'
L71	S 18°18'50" W	11.39'
L72	S 48°18'50" W	38.89'
L73	S 18°18'50" W	45.52'
L74	S 48°18'50" W	38.89'
L75	S 18°18'50" W	6.03'
L76	S 71°41'10" E	19.45'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	30.00'	31°50'50"	16.68'	S 23°47'44" E, 16.46'
C2	30.00'	58°59'20"	30.89'	N 26°49'43" E, 29.54'
C3	54.00'	57°07'06"	53.83'	N 27°45'50" E, 51.63'
C4	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C5	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C6	30.00'	87°04'53"	45.60'	N 42°44'44" E, 41.33'
C7	54.00'	87°04'53"	82.07'	N 42°44'44" E, 74.40'
C8	54.00'	135°00'00"	127.23'	N 68°17'43" W, 99.78'
C9	54.00'	90°00'00"	84.82'	S 00°47'43" E, 76.37'
C10	30.00'	45°00'00"	23.56'	S 23°17'43" E, 22.96'
C11	30.00'	90°00'00"	47.12'	S 44°12'17" W, 42.43'
C12	54.00'	70°53'35"	66.82'	S 53°45'38" W, 62.63'
C13	44.00'	174°01'0"	13.57'	S 09°28'45" W, 13.52'
C14	20.00'	95°55'40"	33.49'	S 48°36'30" W, 29.71'
C15	37.00'	23°11'07"	14.97'	N 34°11'37" W, 14.87'
C16	15.00'	71°42'39"	18.77'	S 13°15'21" W, 17.57'
C17	44.00'	48°28'01"	37.22'	S 24°52'41" W, 36.12'
C18	30.00'	88°33'37"	46.37'	S 44°56'29" W, 41.89'
C19	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C20	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C21	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C22	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C23	54.00'	82°55'24"	78.15'	N 49°20'01" W, 71.51'
C24	30.00'	18°27'15"	9.66'	N 79°58'40" E, 9.62'
C25	20.00'	143°25'48"	50.07'	N 00°57'52" W, 37.98'
C26	29.80'	18°20'23"	9.54'	N 81°50'57" W, 9.50'
C27	30.00'	16°42'00"	8.74'	S 80°51'17" W, 8.71'
C28	20.00'	143°43'14"	50.17'	S 00°38'40" W, 38.01'
C29	30.00'	19°34'46"	10.25'	S 81°00'20" E, 10.20'
C30	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'
C31	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C32	30.00'	70°53'35"	37.12'	S 53°45'38" W, 34.80'
C33	30.00'	109°06'33"	57.13'	S 36°14'26" E, 48.88'
C34	20.00'	135°00'00"	47.12'	N 66°42'17" E, 36.96'
C35	30.00'	135°00'00"	70.69'	N 68°17'43" W, 55.43'
C36	30.00'	90°00'57"	47.13'	S 00°47'43" E, 42.43'
C37	20.00'	137°27'52"	47.98'	S 26°48'55" W, 37.28'
C38	30.00'	78°55'10"	41.32'	N 07°05'35" W, 38.13'
C39	642.50'	5°25'16"	60.79'	S 67°26'52" E, 60.77'
C40	557.50'	21°45'33"	211.72'	S 75°36'59" E, 210.45'
C41	16.00'	140°23'42"	39.21'	N 63°14'30" E, 30.11'

Fire lane radius a minimum of 20'

FINAL PLAT
SWBC Rockwall Addition, Phase 2
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: W:\Projects\SWBCRockEst\WBC-20000\02-Itemedics\Survey\Plat\WBC20000-FP1
Plotted: 7/15/2021 11:44 AM, by Carpenter, Cec Sheet: 7/15/2021 2:39:24 PM, by carpenter

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-040

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	2300 Discovery Blvd. Rockwall, TX 75032				
SUBDIVISION	SWBC Rockwall Addition, Phase II	LOT	1	BLOCK	A
GENERAL LOCATION	Discovery Blvd. between John King Blvd. & Innovations Dr.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-83		CURRENT USE	Apartments	
PROPOSED ZONING	PD-83		PROPOSED USE	Apartments	
ACREAGE	21.275	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	SWBC Rockwall LP	☐ APPLICANT	McAdams
CONTACT PERSON	Spencer Byington	CONTACT PERSON	Jeremy Nelson
ADDRESS	5949 Sherry Lane, Suite 750	ADDRESS	201 Country View Drive
CITY, STATE & ZIP	Dallas, TX 75225	CITY, STATE & ZIP	Roanoke, TX 76262
PHONE	(214) 924-4156	PHONE	(469) 240-9765
E-MAIL	sbyington@swbc.com	E-MAIL	jnelson@mcadamsco.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Byington [*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 $ 725.50 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* July *, 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* July *, 2021.*

OWNER'S SIGNATURE Spencer Byington

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Teresa A. Zvolanek

Teresa A. Zvolanek
Notary Public, State of Texas
Comm. Expires 07/17/2024
Notary ID 12659367-6

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.

LOT 4
BLOCK C

LOT 5, BLOCK C
Rockwall Technology Park
Cab. E, Slide 329

LOT 6, BLOCK C
(Drainage Esmt)

LOT 7, BLOCK C

Hitt Family Limited Partnership
Vol. 1875, Pg. 238

McKeown-Belaustegui Addition
Cab. E, Slide 233

Nissan of
Rockwall Addition
Inst. No.
20150000008394

Rockwall Downes, Phase 1
Inst. No. 20150000008387

The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

Lot 1, Block A
SWBC Rockwall Addition, Phase 2

Lot 1, Block A
SWBC Rockwall Addition, Phase 1
2019-4592

Lot 32, Block E

Lot 31, Block E

DISCOVERY BLVD.
(85' R.O.W.)
Cab. D, Pg. 175
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

10' Landscape Buffer

15' Building Setback

25' Building Setback

S 01°33'10" E 1767.98'

S 89°12'17" W 483.97'

N 89°35'05" E 681.87'

S 89°35'05" W 356.56'

N 00°03'50" E 570.38'

N 71°41'10" W 1232.93'

N 18°18'50" E 385.05'

N 00°38'40" E 376.00'

N 89°12'17" E 203.10'

N 00°38'35" W 1694.41'

DETAIL "A"

DETAIL "B"

DETAIL "C"

P.O.B.

P.O.C.

1/2" CRF (WIER)

1/2" CRF (G&A)

1/2" CRS/ (G&A)

5/8" CRF (MADDOX 5430)
N 7,021,767.2
E 2,603,747.9

5/8" CRF (MADDOX 5430)
N 7,020,073.0
E 2,603,766.9

5/8" CRF (MADDOX)

5/8" CRF (unstamped)

600 NAIL FND

100-YR WSE 563.68

100-YR WSE 563.26

100-YR WSE 562.42

100-YR WSE 560.44

100-YR WSE 558.94

100-YR WSE 555.76

100-YR WSE 555.30

100-YR WSE 554.05

100-YR WSE 552.40

100-YR WSE 550.60

100-YR WSE 550.51

100-YR WSE 549.94

100-YR WSE 549.65

100-YR WSE 549.79

100-YR WSE 549.77

100-YR WSE 548.60

100-YR WSE 557.78

100-YR WSE 559.75

Approximate limits of 100-Year Fully Developed Water Surface Elevation per SWBC Rockwall PH II, Flood Study ultimate model. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase II Development" prepared by John R. McAdams Company.

Approximate limits of 100-Year Fully Developed Water Surface Elevation per Lake Ray Hubbard Floodplain Map Revision (Ultimate Development) prepared by Kimley-Horn and Associates, Inc. dated 12/2/2019. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase II Development" prepared by John R. McAdams Company.

20' Sanitary Sewer Easement
Vol. 1653, Pg. 182

50' Pipeline Easement
20150000001949

25' TCE
2015-1949

20' S.S.E.
Vol. 1256, Pg. 314

20' Sanitary Sewer Easement
Doc. No. 20140000014522

20' S.S.E.
Vol. 2014, Pg. 14522

20' S.S.E.
2019-3679

20' S.S.E.
2019-4592

20' DE
(See Detail on Page 3)

35' DE

DRAINAGE EASEMENT

DRAINAGE EASEMENT
2019-4592

DRAINAGE AND DETENTION EASEMENT
2019-4592

Var. Width Drainage & Detention Esmt
See Detail

Var. Width Drainage & Detention Esmt
2019-4592

24' Fire Lane, Public Access, Utility, & Drainage Easement

24' Fire Lane, Public Access, Utility, & Drainage Easement
2019-4592

20' W.L.E.
See Detail

20' W.L.E.
2019-4592

20' W.L.E.
2019-3679

5' W.L.E.
See Detail

Three-Story: 75' Building Setback

Two-Story: 50' Building Setback

One-Story: 25' Building Setback

10' P.A.E.
2019-3680

10' P.A.E.
2019-4592

EHS

SHED

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
POB	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
LS	=	LANDSCAPE
PAE	=	PEDESTRIAN ACCESS EASEMENT
EHS	=	EROSION HAZARDOUS SETBACK
DPE	=	DETENTION POND EASEMENT

100 0 100 200 300 Feet

SCALE: 1"=100'

FINAL PLAT
SWBC Rockwall Addition, Phase 2
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. **WBC20000**

File: M:\Projects\SWBC\Roll\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-FP1
Plotted: 7/15/2021 11:44 AM, by Carpenter, Cole. Saved: 7/15/2021 5:38 PM, by carpenter

S 01°33'10" E 1767.98'

10' LANDSCAPE BUFFER

10' Landscape Buffer

15' Building Setback

752.04'

15' Building Setback

N 45°47'20" W 20.00'

S 45°47'43" E 13.04'

S 44°12'40" W 45.00'

S 44°12'40" W 48.13'

20' W.L.E.

24' Fire Lane, Public Access, Utility, & Drainage Easement

5' W.L.E.

124.79' S 00°47'43" E

S 00°47'43" E 726.00'

N 00°47'43" W 714.36'

N 89°12'17" E 10.52'

2.23'

S 00°47'43" E 185.05'

N 89°12'17" E 20.28'

20' W.L.E.

20.00' N 00°47'43" W

74.51'

S 44°12'17" W 63.21'

N 44°12'17" E 84.43'

S 00°47'43" E 59.07'

20' W.L.E.

57.06' N 00°47'43" W

N 66°52'00" W 148.21'

N 66°52'00" W 173.86'

35' DE

N 00°47'43" W 160.86'

N 89°12'17" E 10.50'

N 00°47'43" W 20.00'

20' W.L.E.

23.49'

21.50'

N 67°59'13" W 5.00'

N 00°47'43" W 37.50'

37.77'

20' W.L.E.

Var. Width Drainage & Detention Esmt See Detail

S 89°12'17" W 59.00'

S 89°12'17" W 92.00'

S 89°12'17" W 285.05'

S 89°12'17" W 284.57'

N 89°12'17" E 257.82'

N 89°12'17" E 202.09'

S 89°12'17" W 206.96'

24' Fire Lane, Public Access, Utility, & Drainage Easement

N 53°41'10" E 63.29'

S 53°41'10" W 81.01'

N 45°47'45" W 102.92'

S 32°22'00" W 104.24'

N 45°47'45" W 109.72'

N 41°42'00" W 67.15'

DPE

EHS

20' S.S.E.

1/2" CRF (G&A)

1/2" CRS (G&A)

L3

L4

L5

20' W.L.E.

N 18°18'50" E 385.05'

12.0'

S 18°18'50" W 268.50'

S 18°18'50" W 243.00'

N 18°18'50" E 254.51'

S 18°18'50" W 170.24'

S 71°41'10" E 6.75'

S 18°18'50" W 22.69'

N 71°41'10" W 16.58'

S 63°17'35" W 20.00'

20' W.L.E

S 26°42'25" E 13.24'

24' Fire Lane, Public Access, Utility, & Drainage Easement

S 00°47'43" E 20.00'

N 89°12'17" E 28.28'

20' W.L.E

20.20'

N 89°12'17" E 42.72'

N 00°38'40" E 20.00'

20' W.L.E.

5.65'

N 71°41'10" W 34.95'

N 71°41'10" W 10.00'

DETAIL "A"
Scale: 1"=50'

DETAIL "C"
Scale: 1"=50'

S 89°12'17" W 483.97'

DISCOVERY BLVD.
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

25' Building Setback

24' Fire Lane, Public Access, Utility & Drainage Easement 2019-3678

N 89°12'17" E 105.29'

20' W.L.E.

N 45°47'43" W 33.36'

N 00°38'40" E 76.54'

N 00°47'43" W 18.09'

N 00°47'43" W 38.50'

N 00°47'43" W 9.81'

N 45°47'43" W 33.65'

N 00°38'40" E 3.04'

10' P.A.E. 2019-3680

1/2" CRF (G&A)

L1

L2

DETAIL "B"
Scale: 1"=50'

(85' R.O.W.)
Cab. D, Pg. 175

10' Landscape Buffer

15' Building Setback

Landscape Buffer

24' Fire Lane, Public Access, Utility, & Drainage Easement

600 NAIL FND

S 00°47'43" E 8.39'

N 89°12'17" E 20.00'

20' W.L.E.

S 00°47'43" E 10.50'

S 00°48'00" E 38.50'

20' W.L.E.

S 00°48'00" E 38.50'

49.06'

37.85'

30.72'

20.00'

24' Fire Lane, Public Access, Utility, & Drainage Esmt.

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
POB	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
LS	=	LANDSCAPE
PAE	=	PEDESTRIAN ACCESS EASEMENT
EHS	=	EROSION HAZARDOUS SETBACK
DPE	=	DETENTION POND EASEMENT

FINAL PLAT
SWBC Rockwall Addition, Phase 2
Lot 1, Block A
21.275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

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

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

DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. WBC-20000

File: M:\Projects\SWBCRevEst\WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Saved: 7/15/2021 5:38 PM, by ccarpenter

LEGAL DESCRIPTION
21.275 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Officeal Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :
COUNTY OF ROCKWALL : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 2, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

_____
Notary Public

My commission expires the _____ day of _____, 20____.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner of Phase 1 (POC): N 7021767.2'; E 2603766.9'
   Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
   Northwest Corner of Phase 1: N 7021767.2'; E 2603747.9'
   Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'
   COR-6: N 7025942.6'; E 2601204.0'
   COR-8: N 7018063.1'; E 2609533.7'
   COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. Property owner is to maintain flood plain/drainage easement.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 20____.

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

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

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

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 7/16/21

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°38'00" E	94.13'
L2	N 06°34'20" E	97.60'
L3	N 71°41'10" W	94.15'
L4	N 18°18'50" E	56.85'
L5	N 71°41'10" W	121.00'
L6	N 18°18'50" E	75.15'
L7	N 02°39'57" W	5.83'
L8	N 00°47'43" W	64.48'
L9	S 89°12'17" W	24.60'
L10	N 83°25'40" W	1.93'
L11	N 45°47'08" W	26.10'
L12	S 89°12'17" W	24.60'
L13	N 00°47'43" W	64.48'
L14	N 89°12'17" E	37.78'
L15	N 55°18'00" E	46.43'
L16	S 14°23'20" E	58.24'
L17	S 36°02'00" E	70.29'
L18	S 56°41'10" E	27.50'
L19	N 06°57'21" W	90.70'
L20	S 46°33'39" E	62.00'
L21	N 46°33'10" W	19.68'
L22	S 57°40'20" E	19.45'
L23	N 44°12'17" E	15.09'
L24	S 03°42'22" E	25.43'
L25	S 33°18'50" W	27.34'
L26	S 89°12'17" W	20.00'

LINE TABLE

LINE	BEARING	DISTANCE
L27	S 00°47'43" E	9.00'
L28	N 89°12'17" E	20.00'
L29	S 00°47'43" E	9.00'
L30	S 00°47'43" E	18.00'
L31	S 89°36'09" W	20.00'
L32	S 00°47'43" E	18.14'
L33	S 89°12'17" W	10.50'
L34	N 00°47'43" W	20.00'
L35	S 89°12'17" W	10.50'
L36	N 89°21'20" W	23.05'
L37	N 89°21'20" W	9.19'
L38	S 26°42'25" E	15.00'
L39	N 89°12'17" E	10.50'
L40	S 00°47'43" E	38.26'
L41	N 89°12'17" E	10.00'
L42	N 00°47'43" W	20.00'
L43	N 89°12'17" E	10.00'
L44	S 00°47'43" E	9.56'
L45	S 89°19'35" W	8.32'
L46	S 00°40'25" E	20.00'
L47	S 89°19'35" W	7.23'
L48	S 71°41'10" E	77.93'
L49	N 89°12'17" E	43.38'
L50	S 45°47'43" E	23.12'
L51	S 00°47'43" E	31.46'
L52	S 00°47'43" E	23.18'

LINE TABLE

LINE	BEARING	DISTANCE
L53	S 45°47'43" E	6.55'
L54	N 89°12'17" E	38.46'
L55	S 71°41'10" E	81.30'
L56	N 36°18'50" W	114.20'
L57	N 36°18'50" W	110.76'
L58	N 00°47'43" W	25.00'
L59	N 89°12'17" E	31.65'
L60	S 00°47'43" E	37.50'
L61	N 89°12'17" E	8.00'
L62	N 00°47'43" W	37.50'
L64	S 00°47'43" E	37.50'
L65	N 00°47'43" W	37.50'
L67	S 00°47'43" E	37.50'
L68	S 72°51'41" E	39.00'
L69	N 18°18'50" E	22.39'
L70	S 71°41'10" E	57.05'
L71	S 18°18'50" W	11.39'
L72	S 48°18'50" W	38.89'
L73	S 18°18'50" W	45.52'
L74	S 48°18'50" W	38.89'
L75	S 18°18'50" W	6.03'
L76	S 71°41'10" E	19.45'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	30.00'	31°50'50"	16.68'	S 23°47'44" E, 16.46'
C2	30.00'	58°59'20"	30.89'	N 26°49'43" E, 29.54'
C3	54.00'	57°07'06"	53.83'	N 27°45'50" E, 51.63'
C4	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C5	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C6	30.00'	87°04'53"	45.60'	N 42°44'44" E, 41.33'
C7	54.00'	87°04'53"	82.07'	N 42°44'44" E, 74.40'
C8	54.00'	135°00'00"	127.23'	N 68°17'43" W, 99.78'
C9	54.00'	90°00'00"	84.82'	S 00°47'43" E, 76.37'
C10	30.00'	45°00'00"	23.56'	S 23°17'43" E, 22.96'
C11	30.00'	90°00'00"	47.12'	S 44°12'17" W, 42.43'
C12	54.00'	70°53'35"	66.82'	S 53°45'38" W, 62.63'
C13	44.00'	17°40'10"	13.57'	S 09°28'45" W, 13.52'
C14	20.00'	95°55'40"	33.49'	S 48°36'30" W, 29.71'
C15	37.00'	23°11'07"	14.97'	N 34°11'37" W, 14.87'
C16	15.00'	71°42'39"	18.77'	S 13°15'21" W, 17.57'
C17	44.00'	48°28'01"	37.22'	S 24°52'41" W, 36.12'
C18	30.00'	88°33'37"	46.37'	S 44°55'29" W, 41.89'
C19	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C20	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C21	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C22	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'

CURVE TABLE

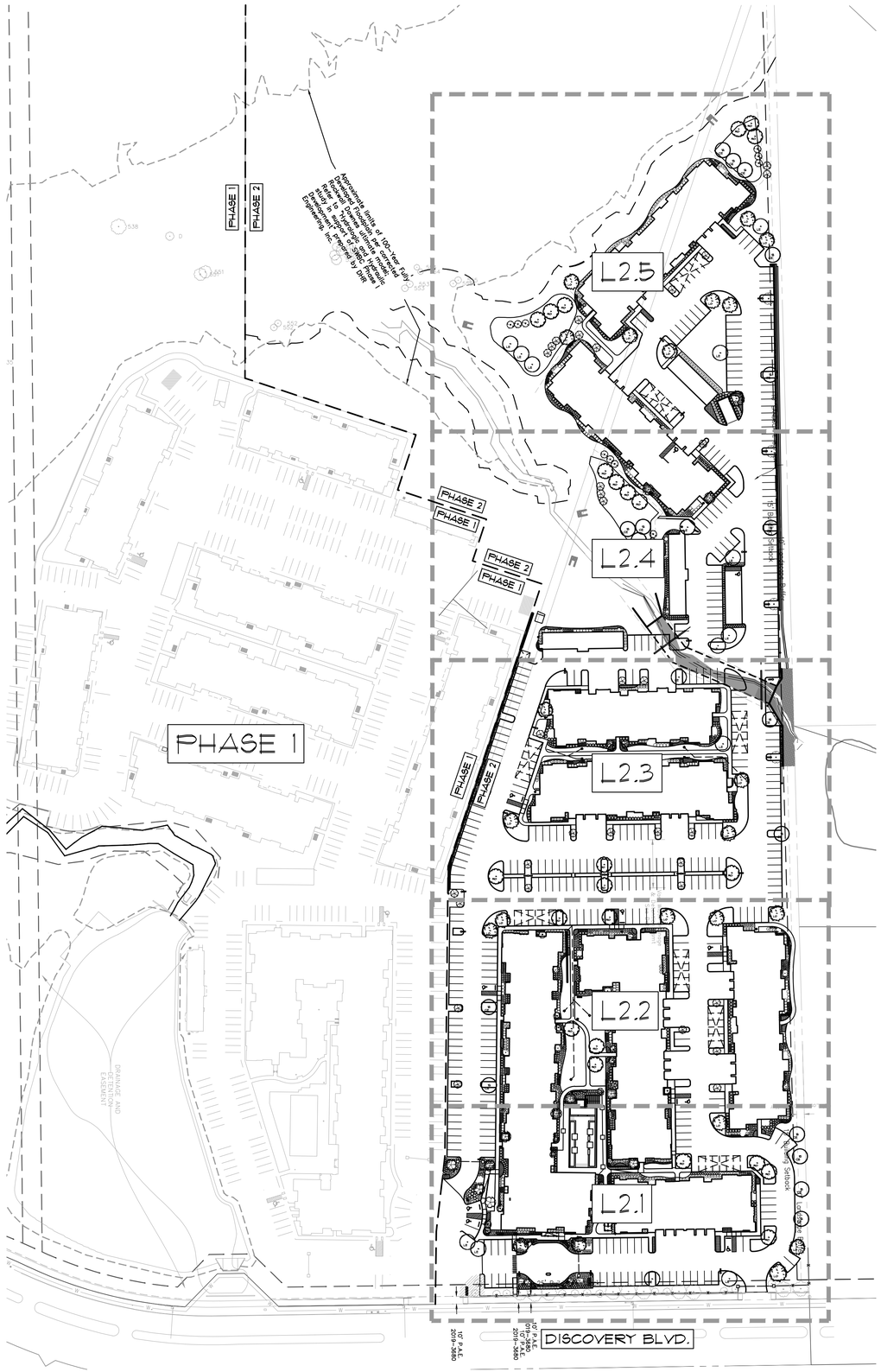
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C23	54.00'	82°55'24"	78.15'	N 49°20'01" W, 71.51'
C24	30.00'	18°27'15"	9.66'	N 79°58'40" E, 9.62'
C25	20.00'	143°25'48"	50.07'	N 00°57'52" W, 37.98'
C26	29.80'	18°20'23"	9.54'	N 81°50'57" W, 9.50'
C27	30.00'	16°42'00"	8.74'	S 80°51'17" W, 8.71'
C28	20.00'	143°43'14"	50.17'	S 00°38'40" W, 38.01'
C29	30.00'	19°34'46"	10.25'	S 81°00'20" E, 10.20'
C30	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'
C31	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C32	30.00'	70°53'35"	37.12'	S 53°45'38" W, 34.80'
C33	30.00'	109°06'33"	57.13'	S 36°14'26" E, 48.88'
C34	20.00'	135°00'00"	47.12'	N 66°42'17" E, 36.96'
C35	30.00'	135°00'00"	70.69'	N 68°17'43" W, 55.43'
C36	30.00'	90°00'57"	47.13'	S 00°47'43" E, 42.43'
C37	20.00'	137°27'52"	47.98'	S 26°48'55" W, 37.28'
C38	30.00'	78°55'10"	41.32'	N 07°05'35" W, 38.13'
C39	642.50'	5°25'16"	60.79'	S 67°26'52" E, 60.77'
C40	557.50'	21°45'33"	211.72'	S 75°36'59" E, 210.45'
C41	16.00'	140°23'42"	39.21'	N 63°14'30" E, 30.11'

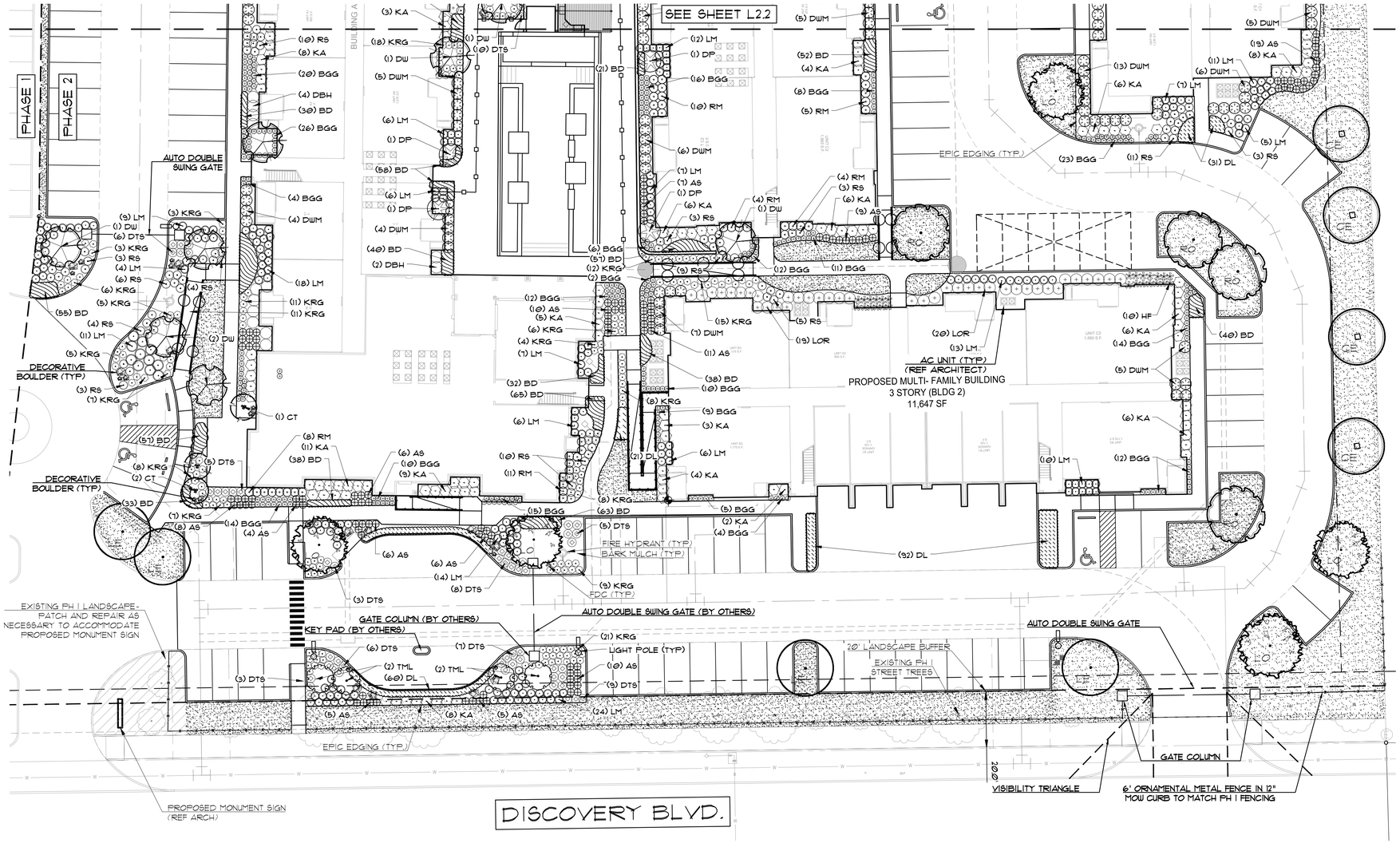
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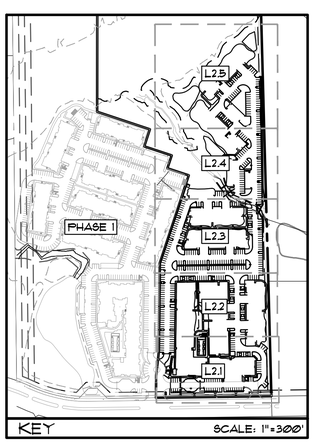
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DRAWN BY: CC DATE: Submit Date SCALE: N.T.S. JOB. No. **WBC-20000**

File: M:\Projects\SWBCRealEst WBC-20000\02-Geomatics\Survey\Plats\WBC20000-F1
Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Saved: 7/15/2021 5:38 PM, by ccarpenter


PHASE 1
PHASE 2
Approximate limits of 100-Year Fully Developed Floodplain under ultimate conditions prior to construction of SWBC Rockwall Addition, Phase I as reported by DHR Engineering, Inc.
L2.5
L2.4
L2.3
L2.2
L2.1
PHASE 2
PHASE 1
PHASE 2
PHASE 1
PHASE





LANDSCAPE PROJECT NOTES

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

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

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

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

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

All trees and shrubs shall be installed per planting details.

No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines). Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

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

All planting beds as designated shall be bordered by Owner approved EPIC landscape edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

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

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

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

IRRIGATION NOTES

CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGED IRRIGATION EQUIPMENT CAUSED BY CONSTRUCTION ALONG DISCOVERY BLVD. IF IRRIGATION IS CUT OFF FOR AN EXTENDED PERIOD OF TIME, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AN ADDITIONAL WATER SOURCE FOR EXISTING STREET TREES.

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	CP	Pistacia chinensis / Chinese Pistache
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree

SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	DBH	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary

GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	ISO	Chasmanthium latifolium / Inland Sea Oats
	LM	Muhlenbergia lindheimeri / Lindheimer`s Muhly
	KRG	Pennisetum alopecuroides `Karley Rose` / Fountain Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HF	Cyrtomium falcatum / Holly Fern
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CG	Crushed Grantie
	SOD	Cynodon dactylon / Bermuda Grass

LANDSCAPE NOTES

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

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Contact: Spencer Byington

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940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

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SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21.275 Acres
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JM. ALLEN SURVEY, ABSTRACT NO. NO. 2
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LANDSCAPE PLAN

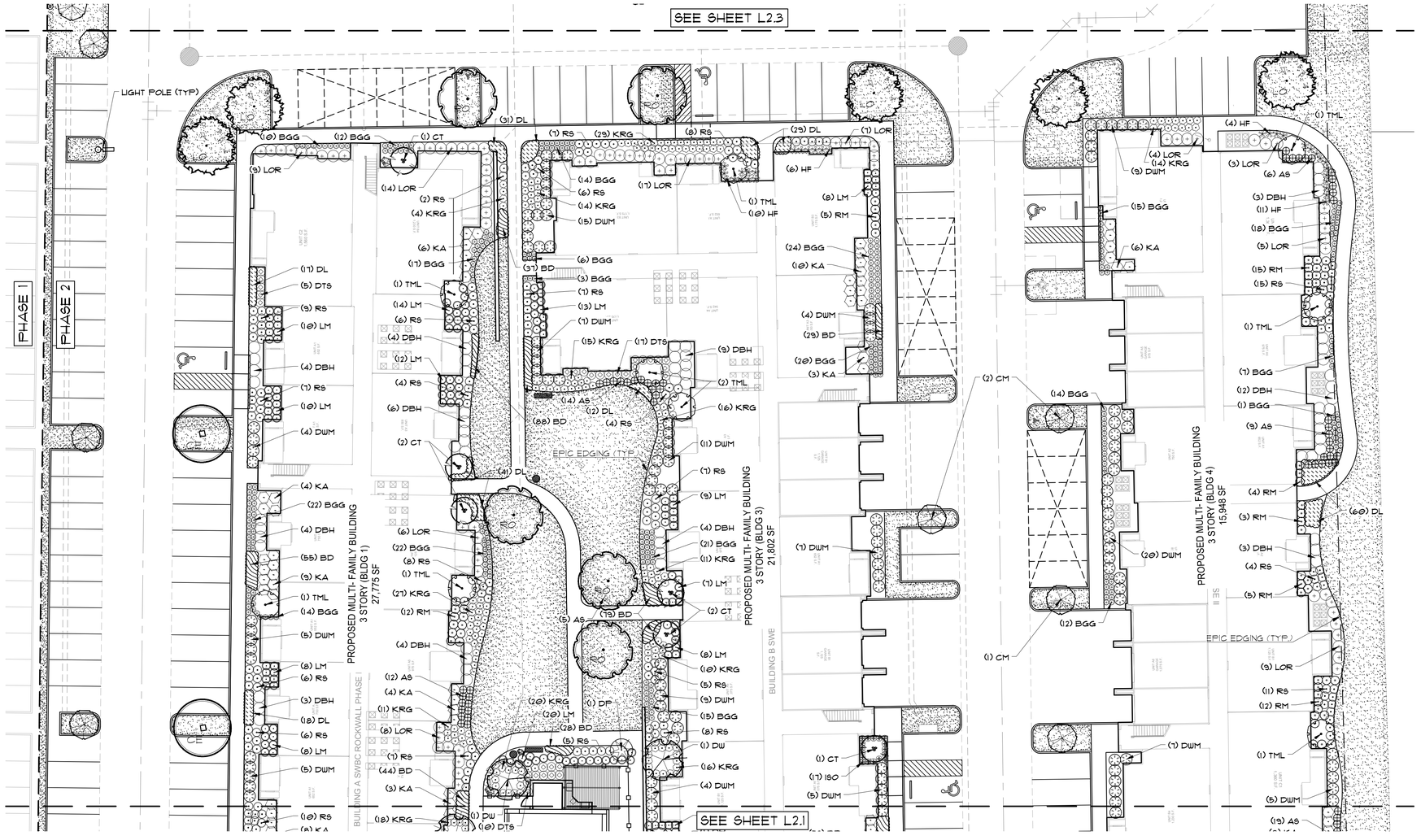
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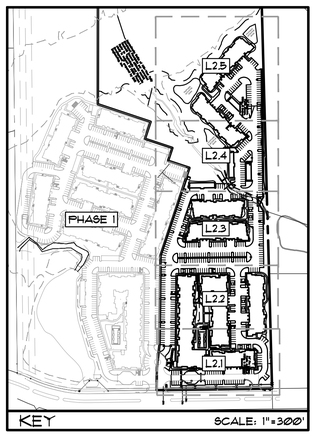
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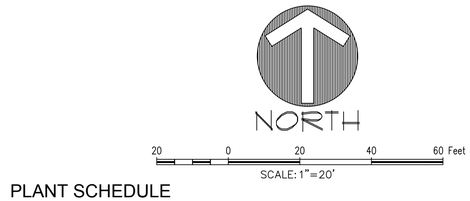
WBC20000

L2.1

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	CP	Pistacia chinensis / Chinese Pistache
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree

SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	DBH	Ilex comuta `Burfordii Nana` / Dwarf Burford Holly
	DTS	Leucophyllum frutescens `Bertstar Dwarf` / Dwarf Texas Sage
	LOR	Loropetalum chinense `Daruma` / Daruma Dwarf Loropetalum
	DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmarinus officinalis / Rosemary

GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama
	ISO	Chasmanthium latifolium / Inland Sea Oats
	LM	Muhlenbergia lindheimeri / Lindheimer`s Muhly
	KRG	Pennisetum alopecuroides `Karley Rose` / Fountain Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HF	Cyrtomium falcatum / Holly Fern
	RS	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CG	Crushed Grantie
	SOD	Cynodon dactylon / Bermuda Grass

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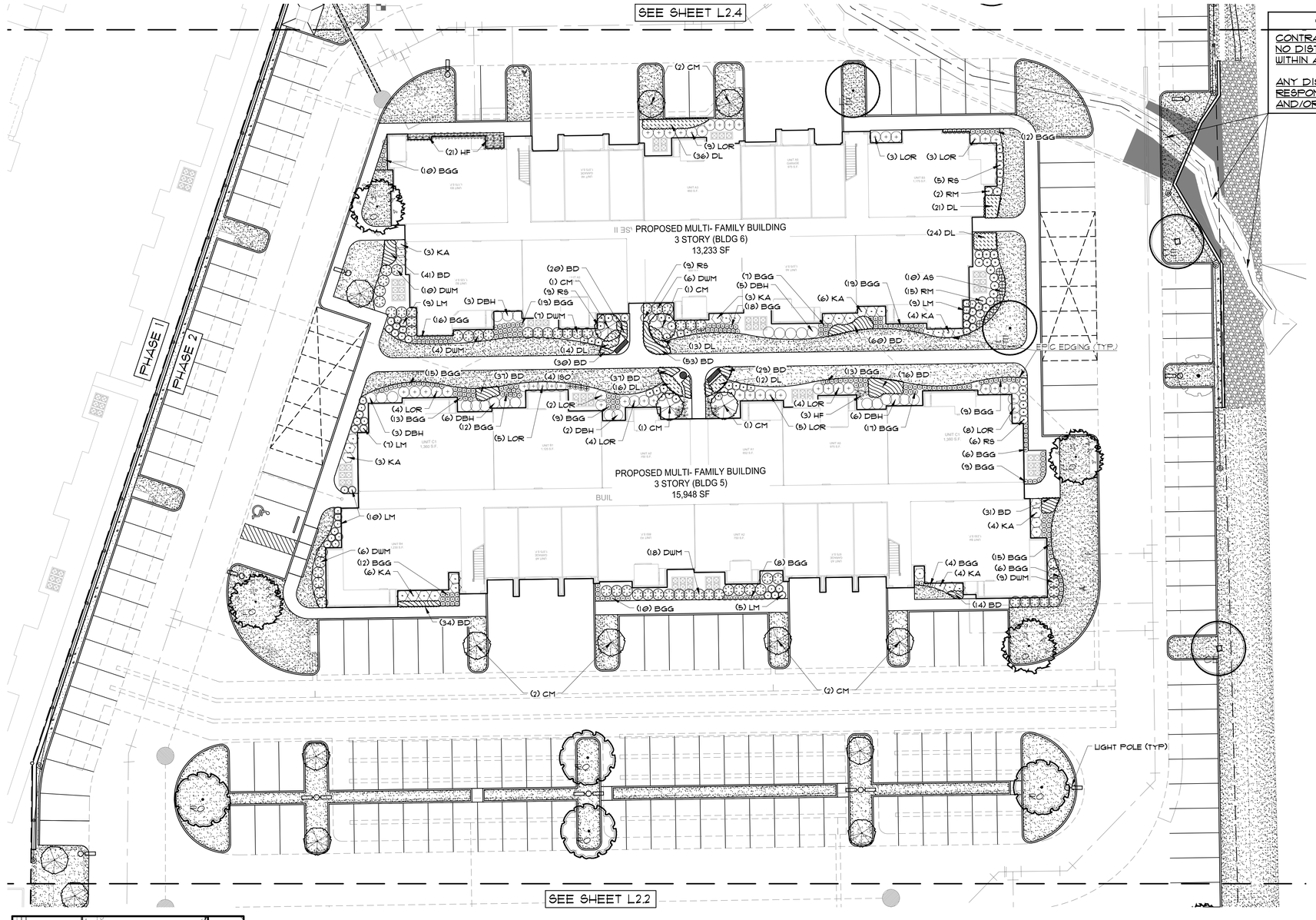
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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	CP	Pistacia chinensis / Chinese Pistache
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
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ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
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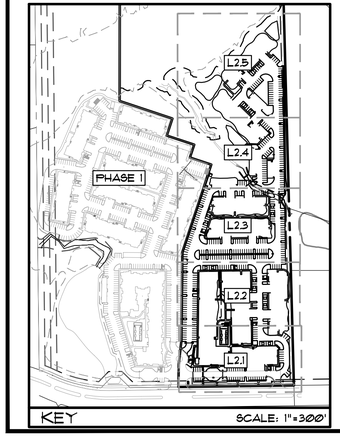
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	ISO	Chasmanthium latifolium / Inland Sea Oats
	LM	Muhlenbergia lindheimeri / Lindheimer`s Muhly
	KRG	Pennisetum alopecuroides `Karlay Rose` / Fountain Grass

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	DL	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CG	Crushed Grantie
	SOD	Cynodon dactylon / Bermuda Grass



SOD PROJECT NOTES

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

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

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass.) Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, diseases, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

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

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

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

LANDSCAPE NOTES

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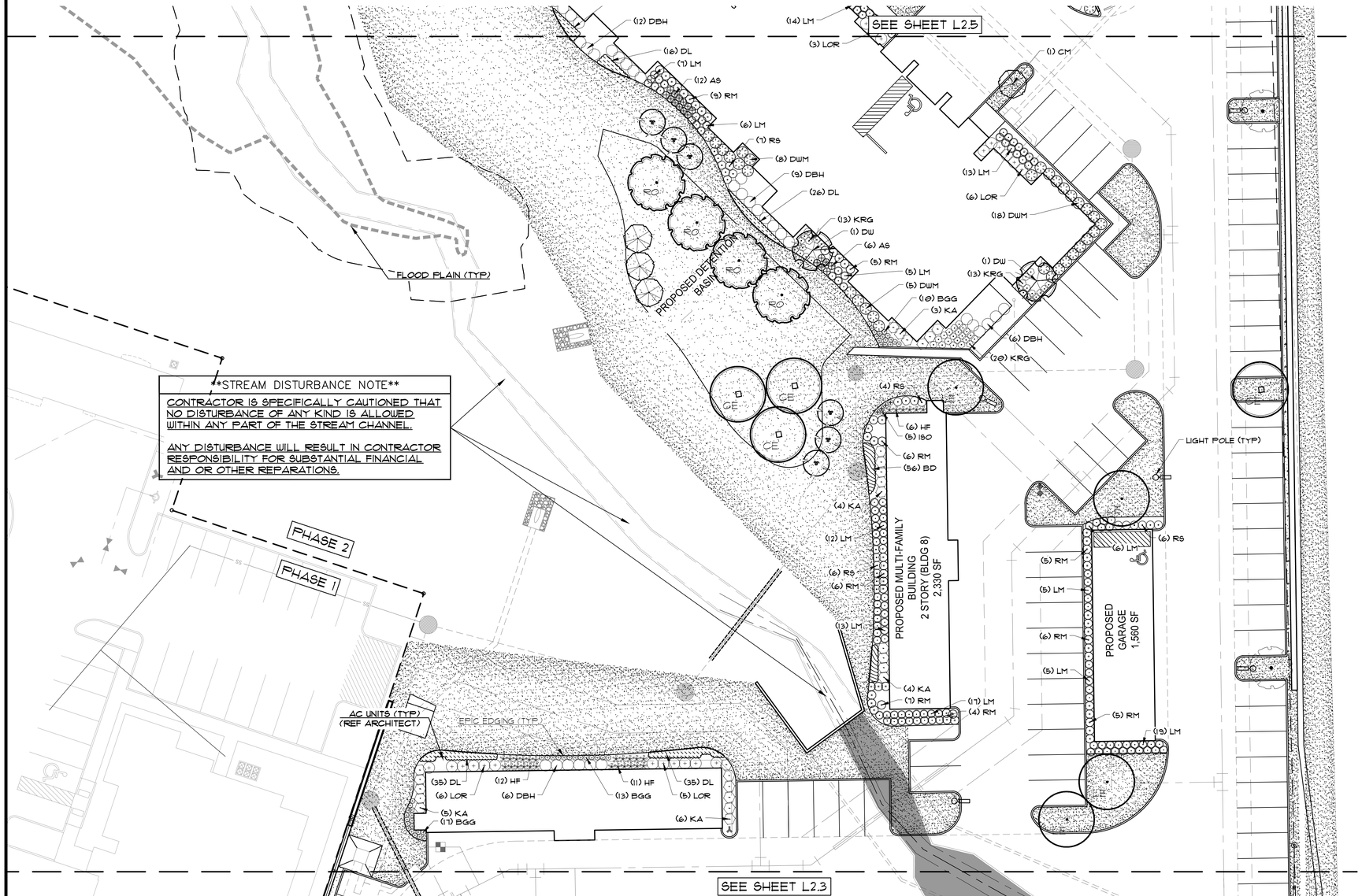
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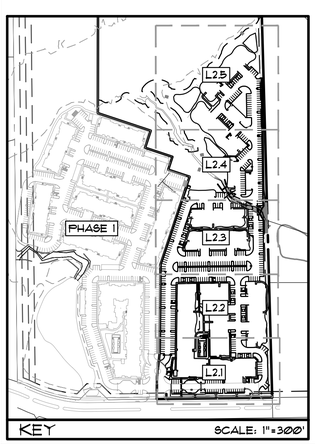
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NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

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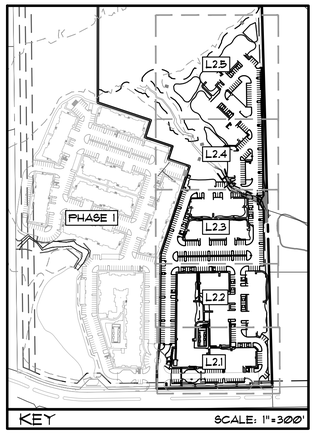
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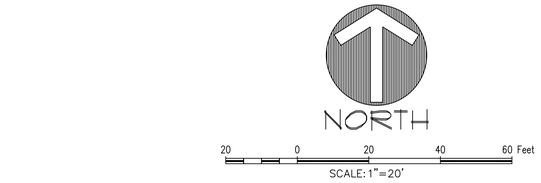
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STREAM DISTURBANCE NOTE

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT NO DISTURBANCE OF ANY KIND IS ALLOWED WITHIN ANY PART OF THE STREAM CHANNEL.

ANY DISTURBANCE WILL RESULT IN CONTRACTOR RESPONSIBILITY FOR FINANCIAL AND OR OTHER REPARATIONS.



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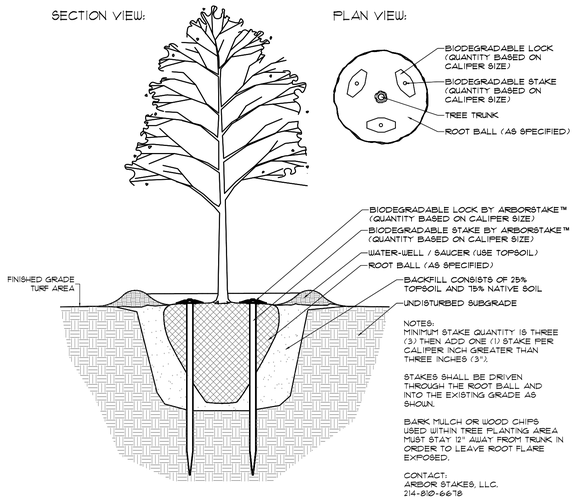
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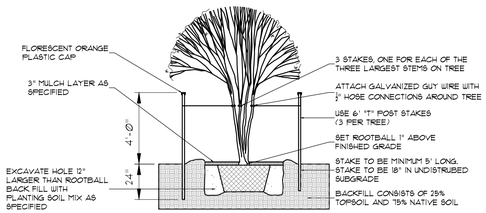
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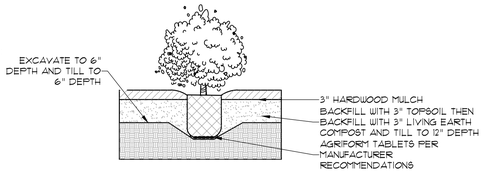
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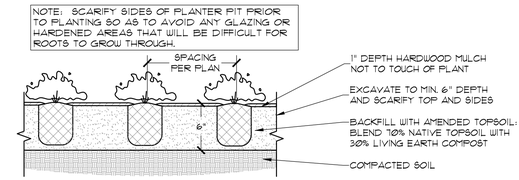
1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



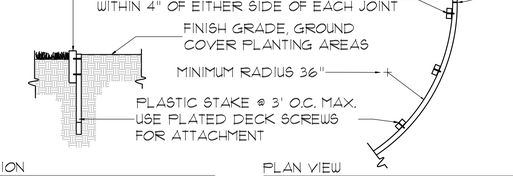
2. MULTI TRUNK TREE STAKING
1/4"=1'



3. SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



4. GROUNDCOVER PLANTING DETAIL
SCALE: NOT TO SCALE



SECTION

HDR. SIZE	ACTUAL DIMENSIONS	MIN. RADIUS POSSIBLE
1X6	5 1/16"X3/16"X20'	36"

PLAN VIEW

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
SCALE: NOT TO SCALE
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

The John R. McAdams Company, Inc.
(DBA, G&A [McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
972. 491. 0742
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

SWBC ROCKWALL PHASE II

SWBC ROCKWALL PHASE II
SWBC ROCKWALL ADDITION, PHASE II
Lot 1, Block A
21275 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: ######
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

811 Know what's below. Call before you dig.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214) 987-0700
Contact: Spencer Byington

WBC20000

L2.6

File: M:\Projects\WBC\Dwg\Landscape\WBC-20000124-Production\Planting.dwg LAYOUT: Sheet(WBC-20000-L5
Plotted: 7/15/2021 10:18 AM by Nelson, Jeremy Saved: 7/15/2021 9:59 AM by jnelson

September 9, 2020

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



9/9/2020

RE: SWBC Rockwall, Phase II
City of Rockwall Project No.: SP2020-021
Treescape Plan
WBC-20000

David Gonzalez,

Per your email request on September 3, 2020 we are providing this letter to state that the property located at Lot 1, Block A, SWBC Rockwall Addition, in Rockwall, TX does not as of the date of this letter contain trees of the species and/or size identified as protected per the Rockwall, TX Unified Development Code.

As stated in your email, in 2017 a mitigation plan was approved with the understanding that no mitigation would be due since the trees were primarily unprotected cedar trees for this site.

If you should have any questions or require additional information, please do not hesitate to contact me at 972.436.9765.

Sincerely,
MCADAMS

Jeremy Nelson, PLA
Project Manager

PROJECT COMMENTS

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

DATE: 7/22/2021

PROJECT NUMBER:	P2021-041	CASE MANAGER:	David Gonzales
PROJECT NAME:	Master Plat for the Homestead Subdivision	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Master Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/22/2021	Needs Review

07/22/2021: P2021-041; Master Plat for the Homestead Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Master Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

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

M.3 For reference, include the case number (P2021-041) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 92 (PD-92), the Unified Development Code (UDC), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by August 3, 2021 for a subsequent review prior to submittal on Mylar for filing.

M.6 Provide labels for Lot 1, Block D & Lot 28, Block G. [Chapter 38, Municipal Code of Ordinances]

M.7 Relabel the Density on all plans to indicate 2.4998 (i.e. remove 2.50). [Ordinance No. 21-24 (PD-92)]

I.8 Master Parks and Open Space Plan required prior to approval of the final plat. [Ordinance No. 21-24 (PD-92)]

M.9 Please provide one (1) hard copy and a PDF version for review by staff.

I.10 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on July 27, 2021.
(2) Parks and Recreation Board meeting will be held on August 3, 2021.
(3) Planning & Zoning regular meeting will be held on August 10, 2021. [Action Item]
(4) City Council regular meeting will be held on August 16, 2021. [Action Item]

I.11 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Must show existing and proposed utilities for the project.
M - Lot information and phase lines are illegible.

The following items are for your information for the engineering design phase.
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 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 - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.
M- Show and label NTMWD easement

Drainage Items:
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
I - Manning's C-value is per zoning type.
I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.
I - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
I - Cannot increase the flow leaving the property.
I - Detention is required
I - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots.

Water and Wastewater Items:
M - Must show proposed utilities for the development.
I - Must loop min 8" water line on site and per phase.
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift Station
I - Existing Pro-rata for Long Branch Lift Station = $545.38/acre
I - Existing Pro-rata for FM 3097 Lift Stations = $432.74/acre
I - Suggest opting out of Blackland WSC for the back half of the development

Roadway Paving Items:
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking.
I - Must install alleys at the back of the lots.

I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - TXDOT permit and Traffic Impact Analysis required for FM 549. Review fees apply.
I - Make sure that you have shown the new right-of-way along FM 549 for the widening project
M- Median in entry roadway will need to be a lot and block outside of the ROW owned, maintained, and repaired by HOA. No Utilities allowed in this lot.
M-Check with Fire Marshal's office regarding possible two points of entry for Phase 1 off of FM 549.
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	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: SP2021-041 & SP2021-044 (David Gonzales)

Park District 22
Cash in Lieu of Land $503.00 x 490 units = $246,470.00 (City will be accepting a
50 acre land donation for future park development within the development, not the cash
in lieu of land)
Pro Rata Equipment Fees $476.00 x 490 units = $233,240.00
Total per lot (1) Lot $979.00 & total for 490 units $479,710.00

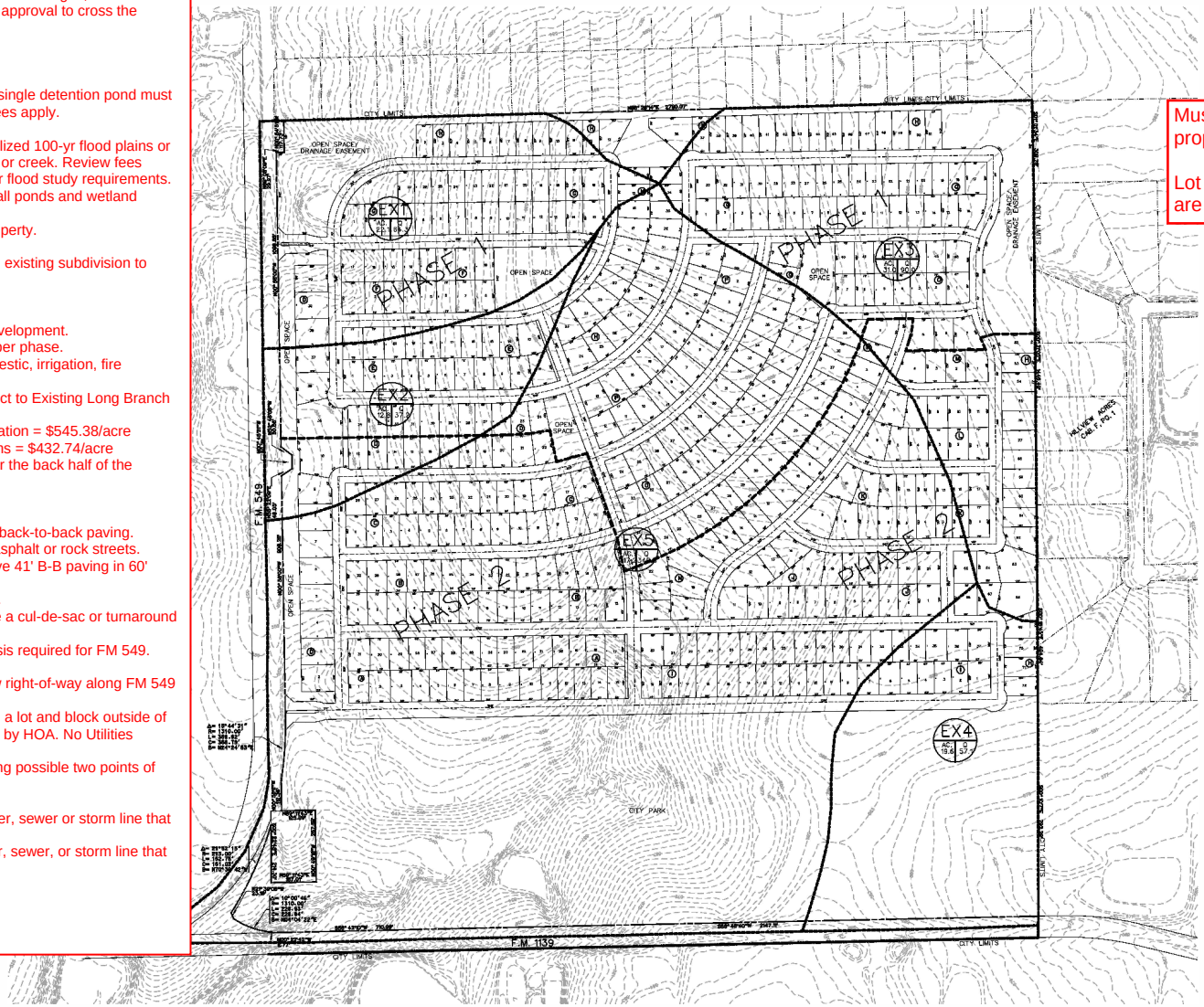
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Must show existing and proposed utilities for the project.

Lot information and phase lines are illegible

0 100 200 400
SCALE: 1" = 200'

N

MASTER PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q
TOTAL ACRES 196.008
TOTAL SQUARE FOOTAGE 8,537,150.823
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.50
TOTAL OPEN SPACE LOTS 11
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD, STE. 201
TORRANCE, CA 90505

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 200'

CASE #P2021-XXX

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
DENSITY 2.50
EX. ZONING AG
LAND USE SINGLE FAMILY DEVELOPMENT

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	S FM 549, Rockwall, Tx				
SUBDIVISION	Ramsey Survey ABS-186	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	NEC of SFM 549 & FM 1139				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	196.008	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	490		

☐ ***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	Kluths Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Kluths, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8839
E-MAIL	Bkluthsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Kluths, Jr [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 $ 3,040.12 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* July *, 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."*

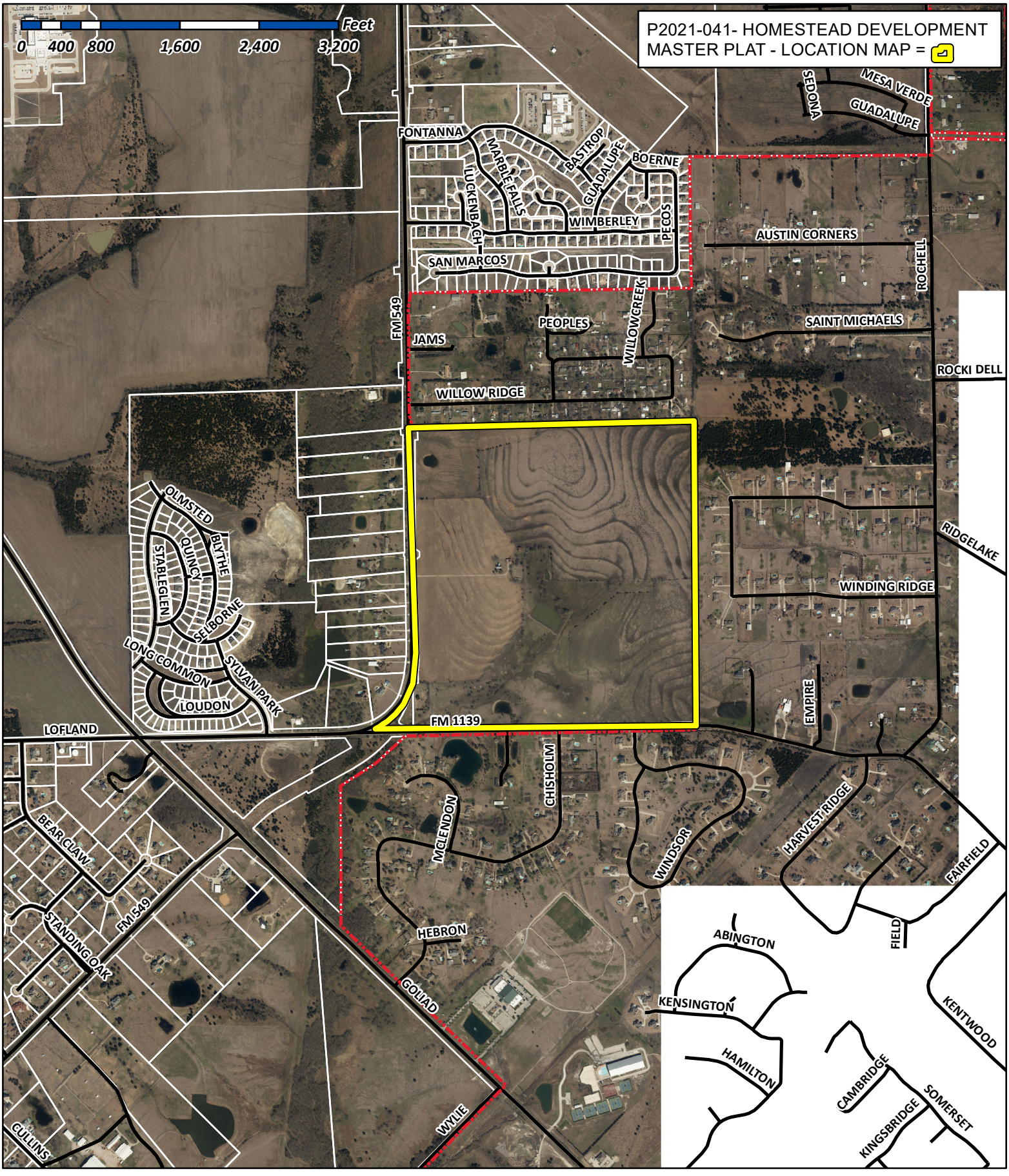
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* July *, 20*21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697



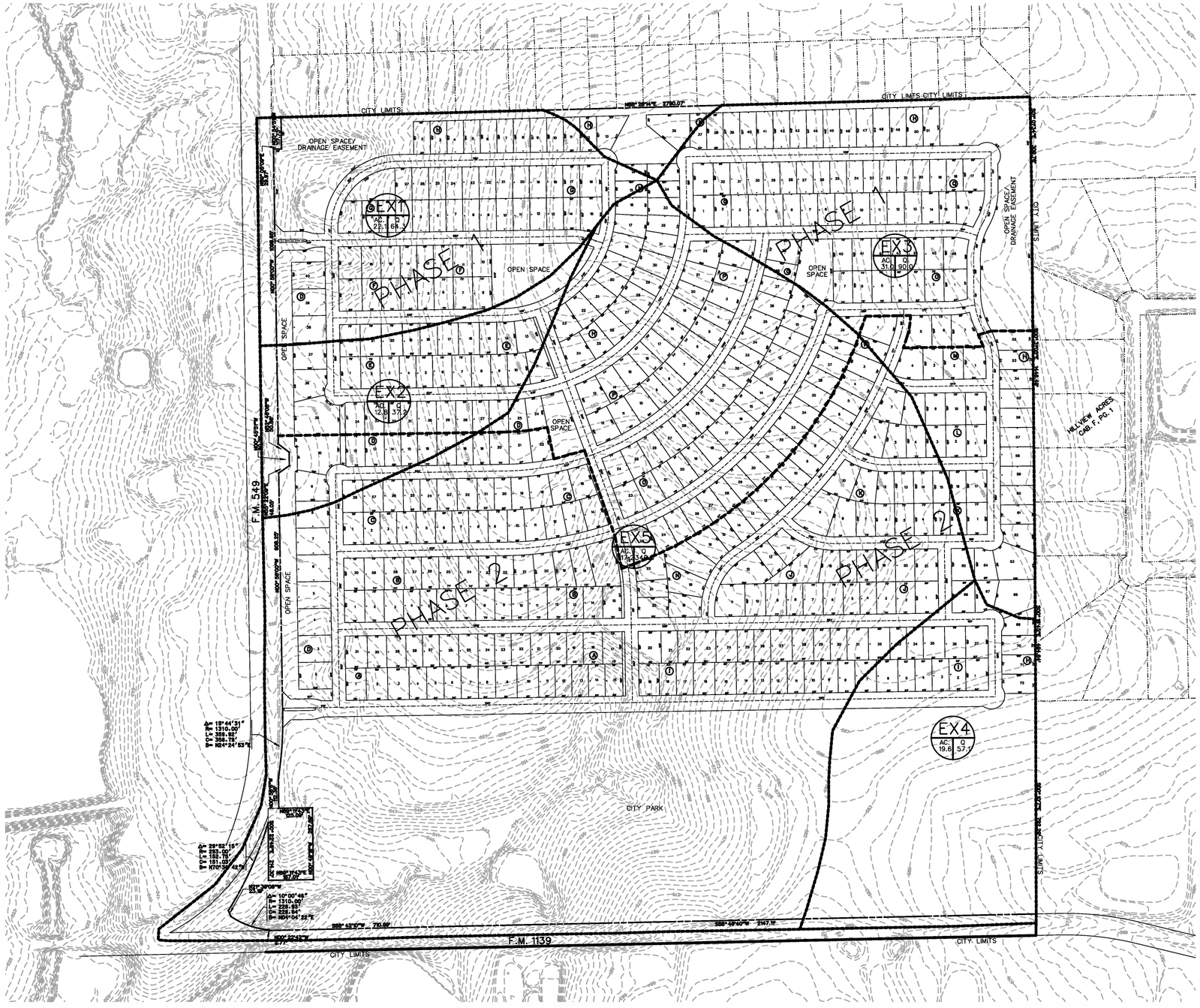
City of Rockwall

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

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



LOCATION MAP
N.T.S.



0 100 200 400
SCALE: 1" = 200'

N

MASTER PLAT
OF
HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
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TOTAL ACRES 196.008
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PREPARED BY
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200 W. BELMONT, SUITE E
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JULY 2021 SCALE 1" = 200'

— —TOTAL ACRES 196.008
~~TOTAL RESIDENTAL LOTS~~ 490
— — DENSITY 2.50
EX. ZONING AG
LAND USE SINGLE FAMILY DEVELOPMENT

CASE #P2021-XXX

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	P2021-044	CASE MANAGER:	David Gonzales
PROJECT NAME:	Preliminary Plat for Homestead	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2725 S FM 549, ROCKWALL, 75032	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/22/2021	Needs Review

07/22/2021: P2021-044; Preliminary Plat for the Homestead Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

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

M.3 For reference, include the case number (P2021-044) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 92 (PD-92), the Unified Development Code (UDC), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by August 3, 2021 for a subsequent review prior to submittal on Mylar for filing.

M.6 Provide a label at the front yard building setback that meets the minimum lot width according to the lot type for each of the following Lots & Blocks: [1] Lots 9, 10, 24, 35, & 36, Block D, [2] Lots 16-22, 62-62, & 67-69, Block H, [3] Lots 13, 15, & 16, Block J, [4] Lots 10-12, Block K, [5] Lots 7 & 8, Block L, [6] Lot 7, Block M, [7] Lots 15-18, 21, 22, 24-36, & 39, Block N, and [8] Lots 9, 25-36, & 38, Block O. [Ordinance No. 21-24 (PD-92)]

M.7 Relabel the Density on all plans to indicate 2.4998 (i.e. remove 2.50). [Ordinance No. 21-24 (PD-92)]

M.8 Add the Density label on page one (1) of the Preliminary Plat (i.e. 2.4998). [Ordinance No. 21-24 (PD-92)]

M.9 Provide a label indicating the total Open Space (acres/%). [Ordinance No. 21-24 (PD-92)]

M.10 Correct label indicating Ex. Zoning AG to Zoned PD-92

M.11 Treescape Plan Sheet L-1.08 & L-1.11– Recalculate mitigation to include the Hercules Club Trees as Primary Protected for the following trees: Tree No.'s 107, 116, 121, 314, & 322 (L-1.08) and Tree No.'s 300, 301, 309, & 311 (L-1.11). [Section 05(A), Art. 09, UDC]

I.12 Master Parks and Open Space Plan required prior to approval of the final plat. [Ordinance No. 21-24 (PD-92)]

M.13 Please provide one (1) hard copy and a PDF version for review by staff.

I.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on July 27, 2021.
(2) Parks and Recreation Board meeting will be held on August 3, 2021.
(3) Planning & Zoning regular meeting will be held on August 10, 2021. [Action Item]
(4) City Council regular meeting will be held on August 16, 2021. [Action Item]

I.15 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Roadway section must be 29' B-B.
M - TxDOT Permit require for utility in TXDOT ROW. Several utilities in TXDOT ROW. Might not be able to fit new line offsite easement may be required.
M - Move sewer west closer to FM 549.
M - No water or sewer lines to be in detention easements.
M - Max spacing is 500' for sewer manholes.
M - Max spacing is 400' for fire hydrants.
M - Need to split all MH at the top of the hill into two. one for each direction.
M - 60' ROW with 41' B-B street adjacent to the park.
M - All drainage and detention easements in the Lot 73, Blk H are to be maintained, repaired, and replaced by the HOA that controls this platted subdivision. Get with Travis Sales, Parks Director, regarding correct verbiage.
M - 20' Min Easement, this might be more based on depth of line.
M - Show width inside property and outside for Water line along 549.
M - Move nose of median back to curb return.
M - The 20'x20' sidewalk and visibility clip will need to be ROW, not an easement. (All Locations)

The following items are for your information for the engineering design phase.
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 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 - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.

Drainage Items:

I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
I - Manning's C-value is per zoning type.
I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.
I - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
I - Cannot increase the flow leaving the property.
I - Detention is required
I - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots.

Water and Wastewater Items:
M - Must show proposed utilities for the development.
I - Must loop min 8" water line on site and per phase.
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift Station
I - Existing Pro-rata for Long Branch Lift Station = $545.38/acre
I - Existing Pro-rata for FM 3097 Lift Stations = $432.74/acre
I - Suggest opting out of Blackland WSC for the back half of the development

Roadway Paving Items:
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking.
I - Must install alleys at the back of the lots.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - TXDOT permit and Traffic Impact Analysis required for FM 549. Review fees apply.
I - Make sure that you have shown the new right-of-way along FM 549 for the widening project
M- Median in entry roadway will need to be a lot and block outside of the ROW owned, maintained, and repaired by HOA. No Utilities allowed in this lot.
M - Check with Fire Marshal's office for the need for two points of entry off of FM 549 for Phase 1.

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	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2021	Approved w/ Comments

07/20/2021: Please check street names against actual burial records for correct spelling.
https://www.findagrave.com/cemetery/2153798/lawhorn-cemetery

Also please forward a Cad .dwg of lots and road centerlines and survey closure report.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

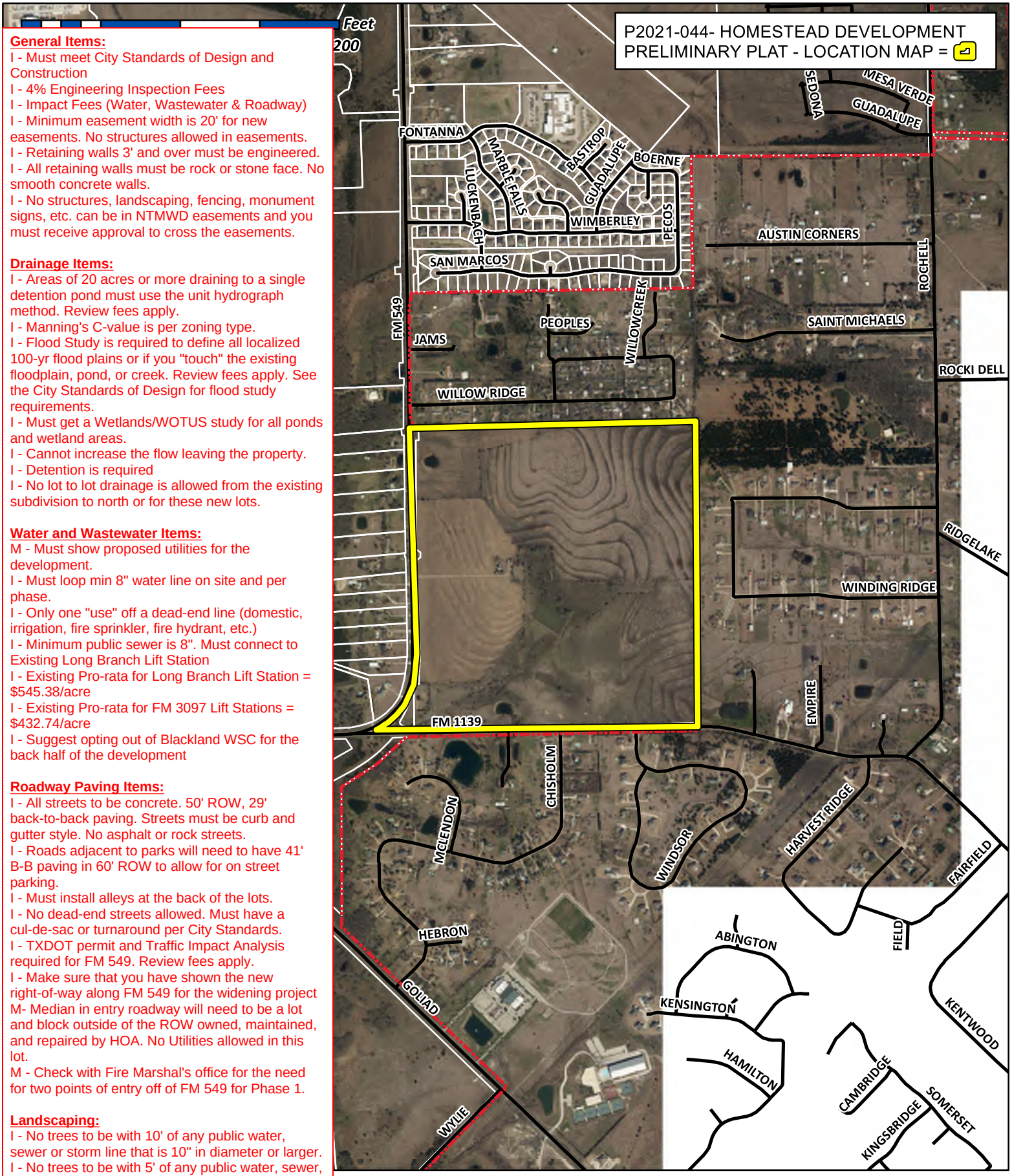
POLICE	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: SP2021-041 & SP2021-044 (David Gonzales)

Park District 22
Cash in Lieu of Land $503.00 x 490 units = $246,470.00 (City will be accepting a
50 acre land donation for future park development within the development, not the cash
in lieu of land)
Pro Rata Equipment Fees $476.00 x 490 units = $233,240.00
Total per lot (1) Lot $979.00 & total for 490 units $479,710.00



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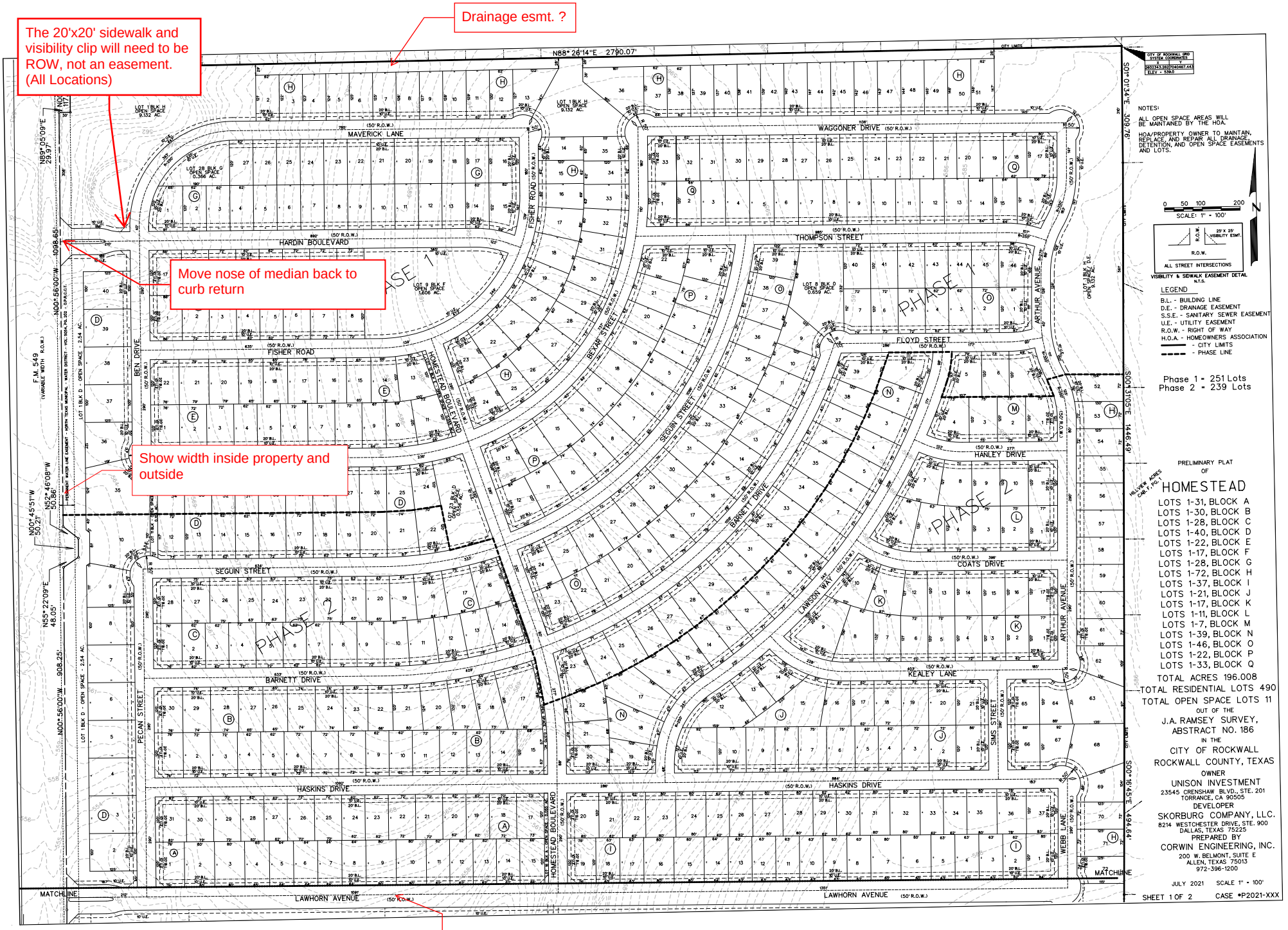
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City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



PRELIMINARY PLAT
OF

HOMESTEAD

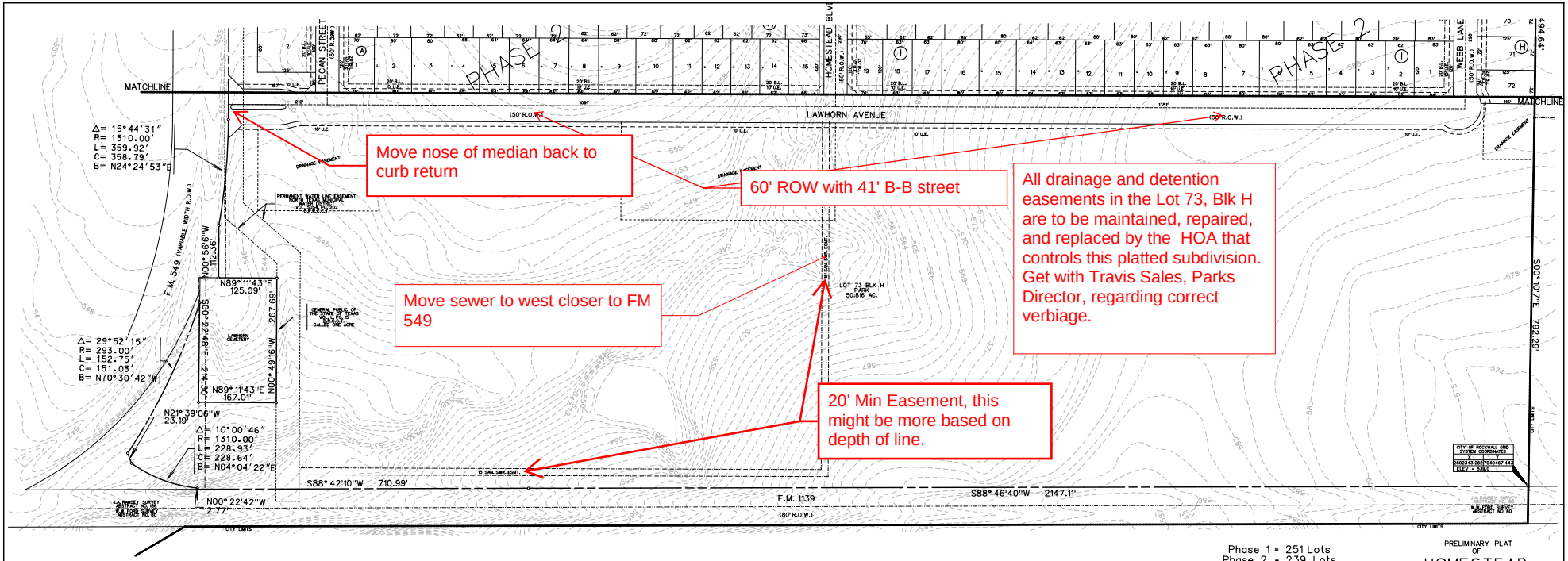
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LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

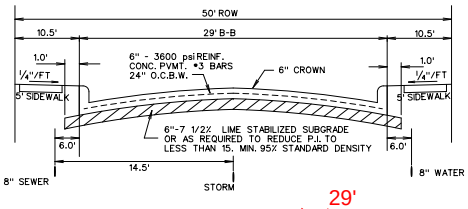
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'



Phase 1 = 251 Lots
Phase 2 = 239 Lots



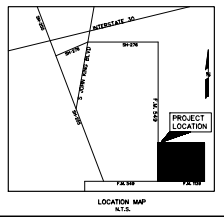
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____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.

Mayor, City of Rockwall — City Secretary — City Engineer



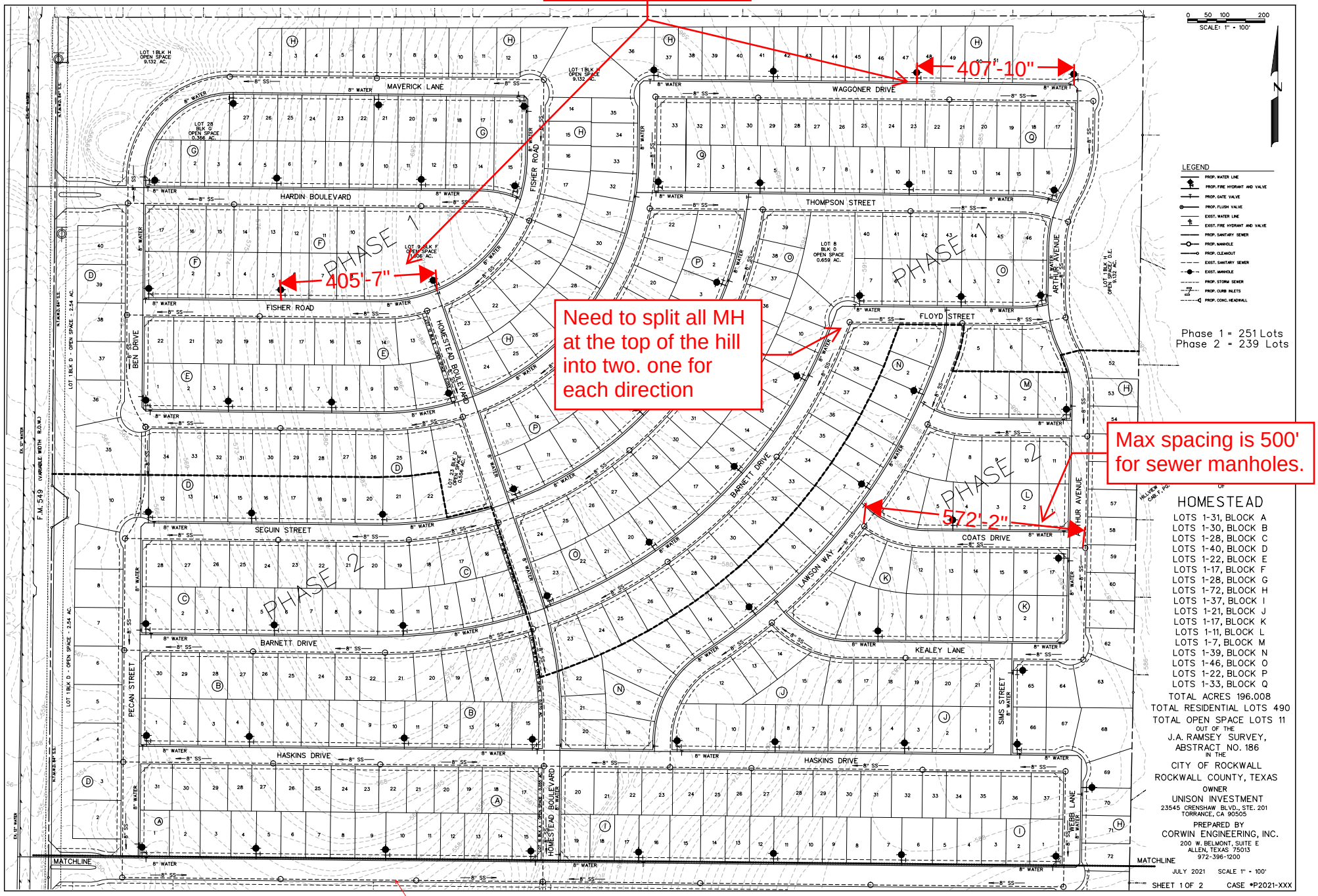
TOTAL ACRES	196.008
TOTAL RESIDENTIAL LOTS	490
DENSITY	2.50
EX. ZONING	AG
LAND USE	SINGLE FAMILY DEVELOPMENT

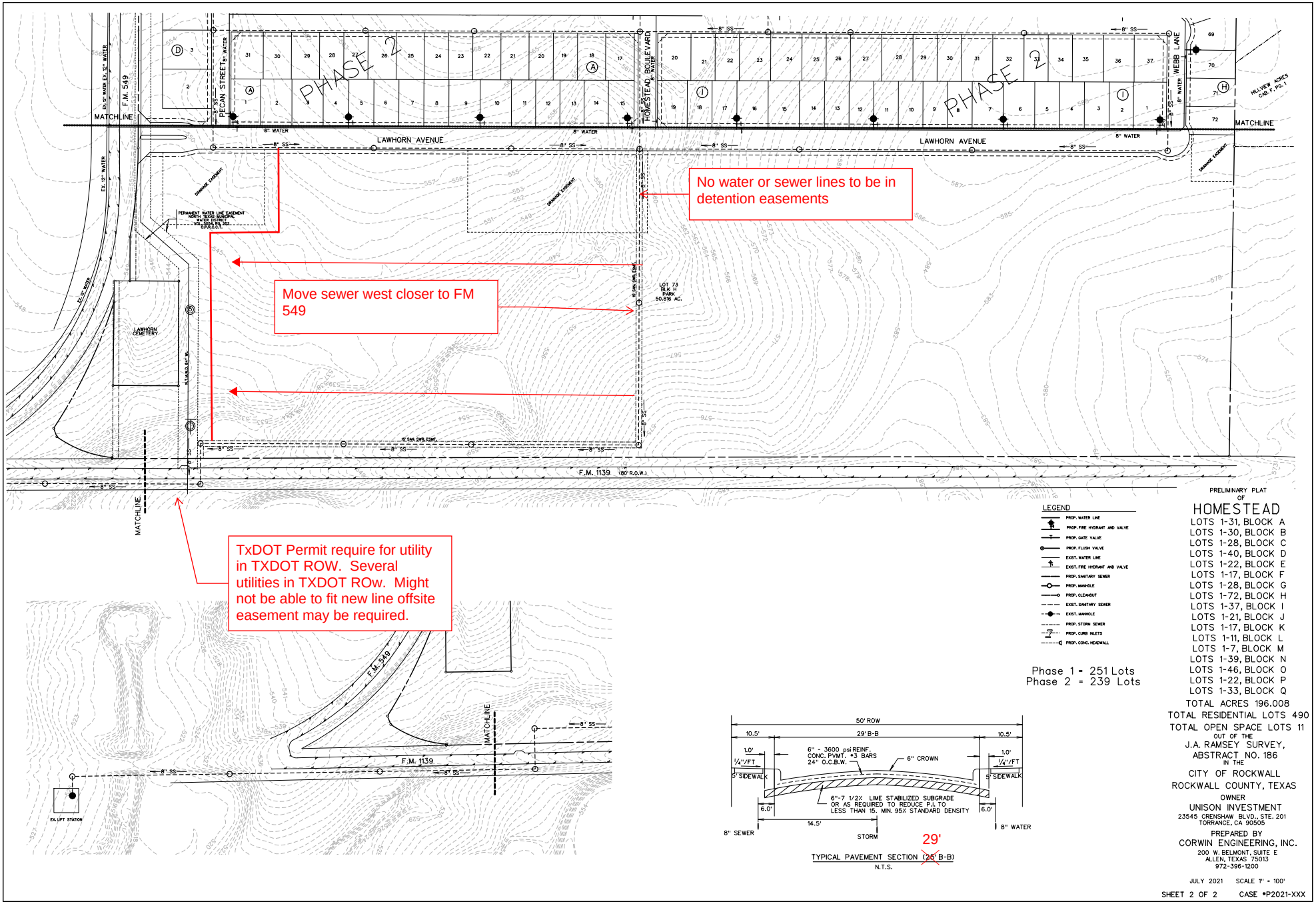
PRELIMINARY PLAT
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JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-XXX


Max spacing is 400' for fire hydrants
407'-10"
405'-7"
Need to split all MH at the top of the hill into two. one for each direction
Max spacing is 500' for sewer manholes.
572'-2"
See sewer re-alignment comment on next sheet
MAVERICK LANE
WAGGONER DRIVE
HARDIN BOULEVARD
THOMPSON STREET
FISHER ROAD
FLOYD STREET
SEGUIN STREET
COATS DRIVE
BARNETT DRIVE
KEALEY LANE
HASKINS DRIVE
PHASE 1
PHASE 2
HOMESTEAD BOULEVARD
FISHER ROAD
BEN DRIVE
PECAN STREET
LAWSON WAY
ARTHUR AVENUE
SIMS STREET
WEBB LANE
F.M. 549 (VARIABLE WIDTH R.O.W.)
MATCHLINE
LEGEND
Phase 1 = 251 Lots
Phase 2 = 239 Lots
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
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JULY 2021
SCALE 1" = 100'
SHEET 1 OF 2
CASE #P2021-XXX



LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots

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

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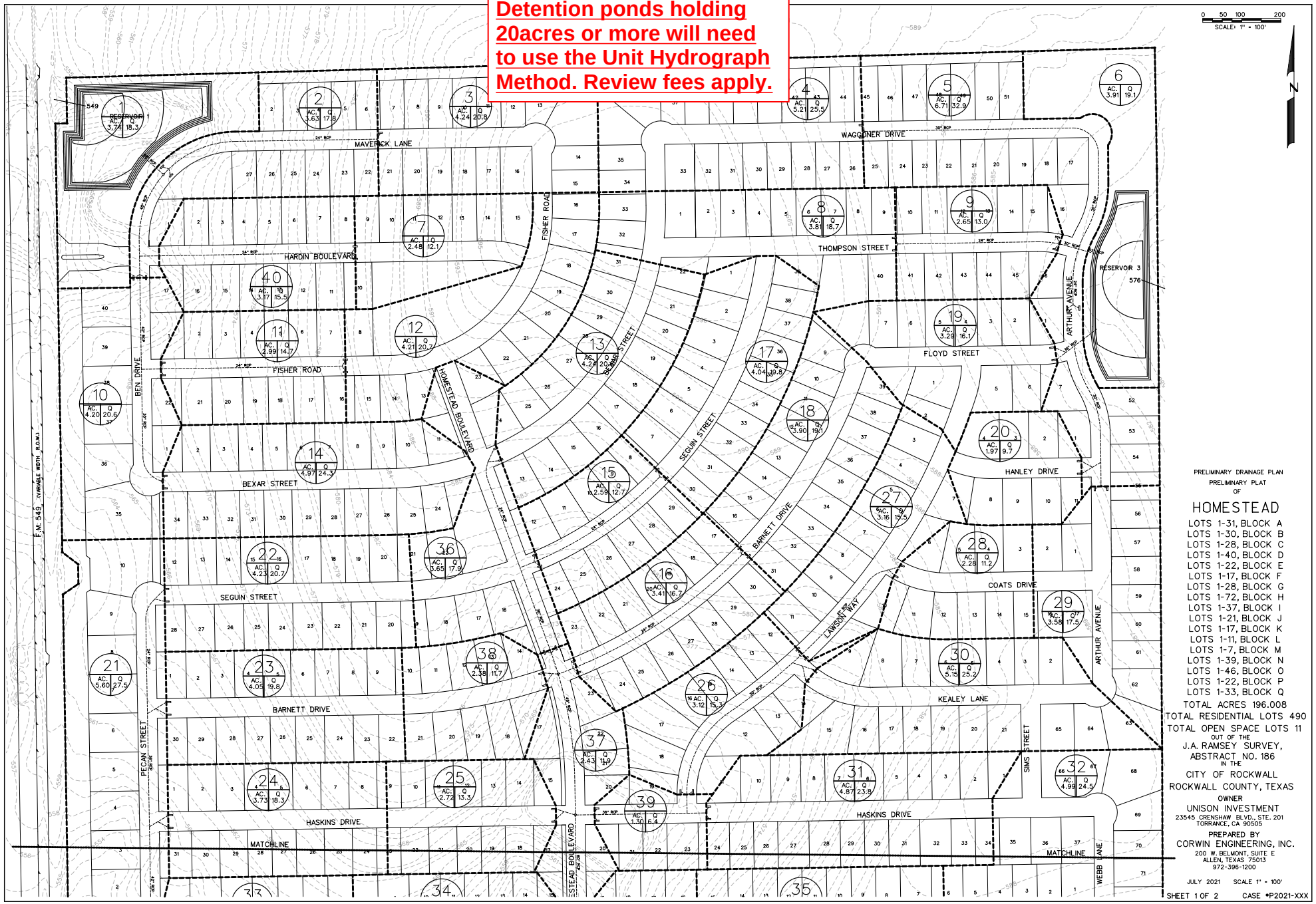
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JULY 2021 SCALE 1" = 100'

Drainage not fully reviewed. Detention ponds holding 20acres or more will need to use the Unit Hydrograph Method. Review fees apply.



PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

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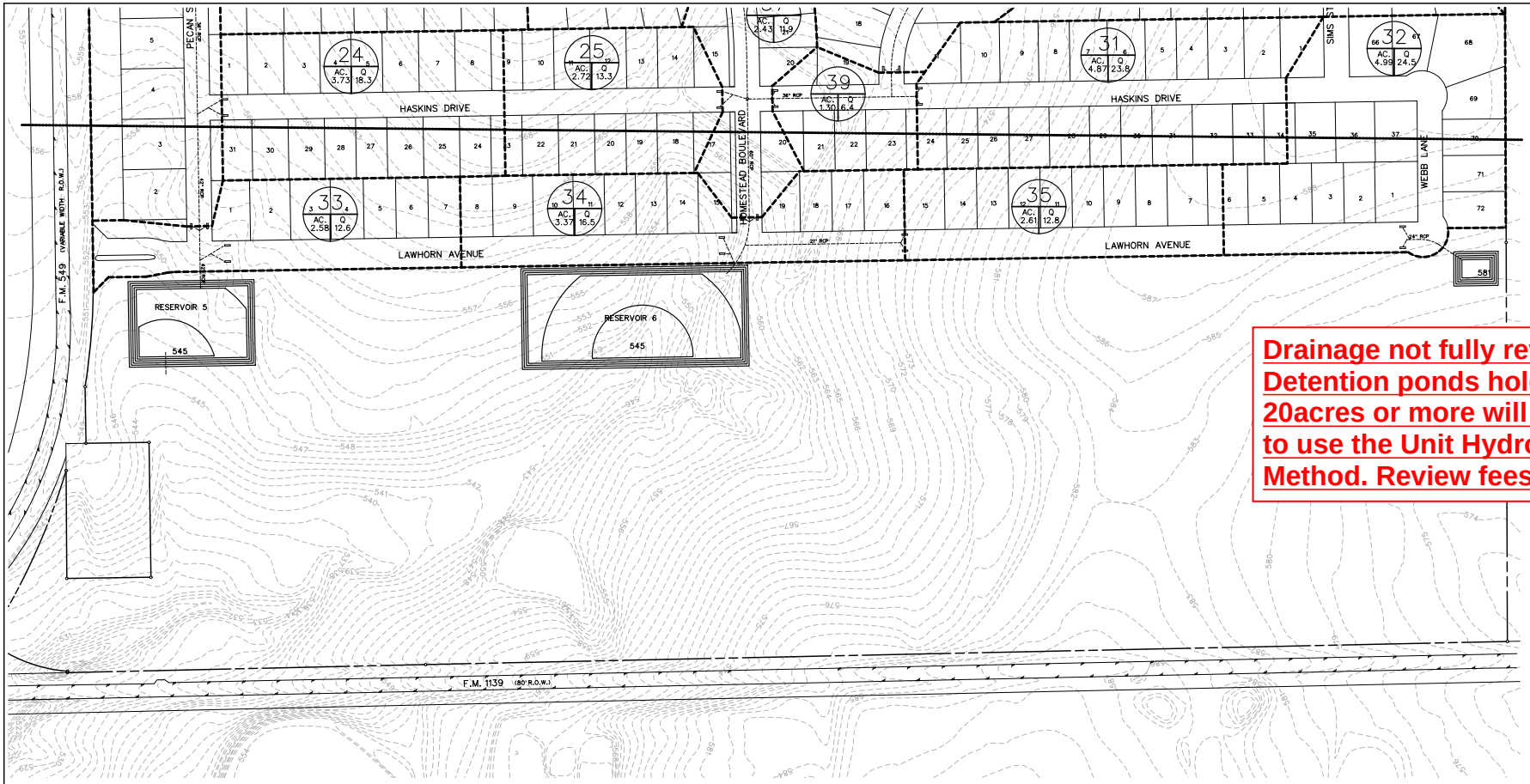
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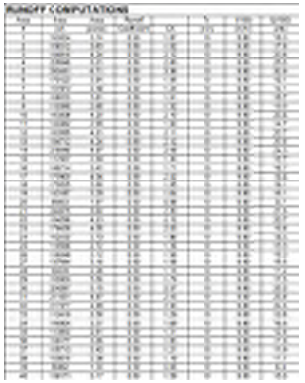
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JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX



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JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-XXX

DEVELOPMENT APPLICATION

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

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: BJH

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	S FM 549, Rockwall, Tx				
SUBDIVISION	Ramsey Survey ABS-186	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	NEC of SFM 549 & FM 1139				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	67.81	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	239		

☐ ***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	Klutts Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Klutts, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8899
E-MAIL	BKluttsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,217.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF July 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 8th DAY OF July 2021

OWNER'S SIGNATURE Ben Klutts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rebekah Steely Brooker

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

DEVELOPMENT APPLICATION

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

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	S FM 549, Rockwall, Tx		
SUBDIVISION	Ramsey Survey ABS-186	LOT N/A	BLOCK N/A
GENERAL LOCATION	NEL of SFM 549 & FM 1139		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	128.195	LOTS [CURRENT] N/A	LOTS [PROPOSED] 251

☐ ***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	Klutts Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Klutts, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8859
E-MAIL	BKluttsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Klutts, Jr [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 $ 2,122.97 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* July, 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."*

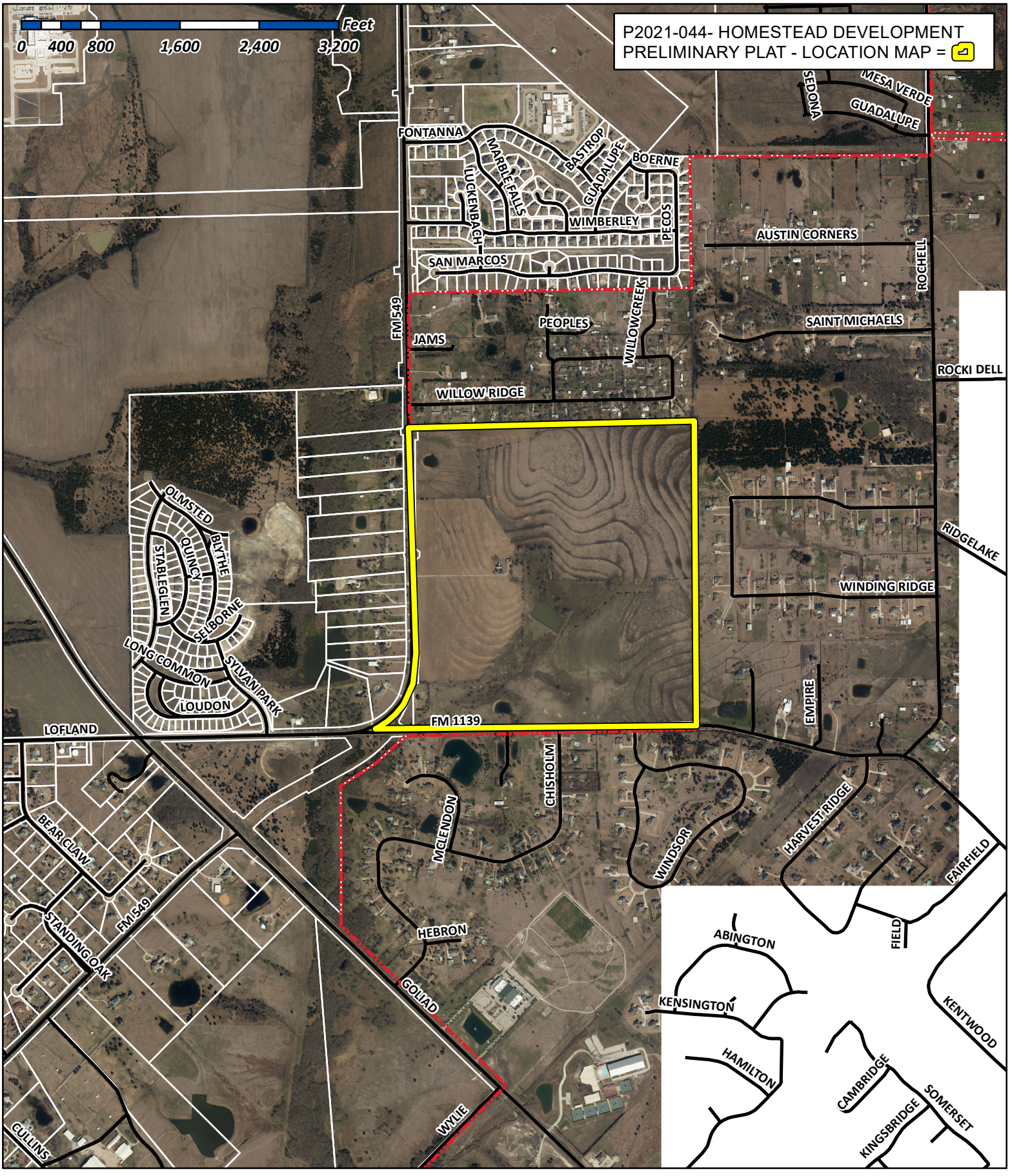
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* July, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697



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.

N88° 26'14"E 2790.07'

N00° 54'51"W 117.73'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N01° 13'44"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

N00° 45'51"W 50.21'

N52° 46'08"W 50.86'

N55° 22'09"E 48.05'

N00° 56'00"W 908.25'

CITY LIMITS

F.M. 549
(VARIABLE WIDTH R.O.W.)

PERMANENT WATER LINE EASEMENT - NORTH TEXAS MUNICIPAL - WATER DISTRICT - VOL. 3054, PG. 222 - O.P.R.C.C.T.

LOT 1 BLK H OPEN SPACE 9.132 AC.

LOT 1 BLK H OPEN SPACE 9.132 AC.

LOT 28 BLK G OPEN SPACE 0.366 AC.

LOT 9 BLK F OPEN SPACE 1.606 AC.

LOT 8 BLK O OPEN SPACE 0.659 AC.

LOT 1 BLK O OPEN SPACE 9.132 AC.

LOT 1 BLK D - OPEN SPACE - 2.54 AC.

LOT 23 BLK D OPEN SPACE 0.358 AC.

LOT 9 BLK A - OPEN SPACE - 0.085 AC.

MAVERICK LANE (50' R.O.W.)

HARDIN BOULEVARD (50' R.O.W.)

FISHER ROAD (50' R.O.W.)

BEN DRIVE (50' R.O.W.)

BEXAR STREET (50' R.O.W.)

SEGUIN STREET (50' R.O.W.)

BARNETT DRIVE (50' R.O.W.)

PECAN STREET (50' R.O.W.)

HASKINS DRIVE (50' R.O.W.)

LAWHORN AVENUE (50' R.O.W.)

MATCHLINE

WAGGONER DRIVE (50' R.O.W.)

THOMPSON STREET (50' R.O.W.)

FLOYD STREET (50' R.O.W.)

HANLEY DRIVE (50' R.O.W.)

COATS DRIVE (50' R.O.W.)

KEALEY LANE (50' R.O.W.)

HASKINS DRIVE (50' R.O.W.)

LAWHORN AVENUE (50' R.O.W.)

MATCHLINE

FISHER ROAD (50' R.O.W.)

BEXAR STREET (50' R.O.W.)

SEGUIN STREET (50' R.O.W.)

BARNETT DRIVE (50' R.O.W.)

HASKINS DRIVE (50' R.O.W.)

HOMESTEAD BOULEVARD (50' R.O.W.)

BARNETT DRIVE (50' R.O.W.)

LAWSON WAY (50' R.O.W.)

ARTHUR AVENUE (50' R.O.W.)

SIMS STREET (50' R.O.W.)

WEBB LANE (50' R.O.W.)

PHASE 1

PHASE 2

PHASE 1

PHASE 2

HILLVIEW ACRES CAB. F, PG. 1

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

NOTES:

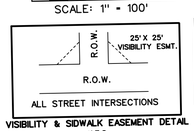
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

N



VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

LEGEND

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

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

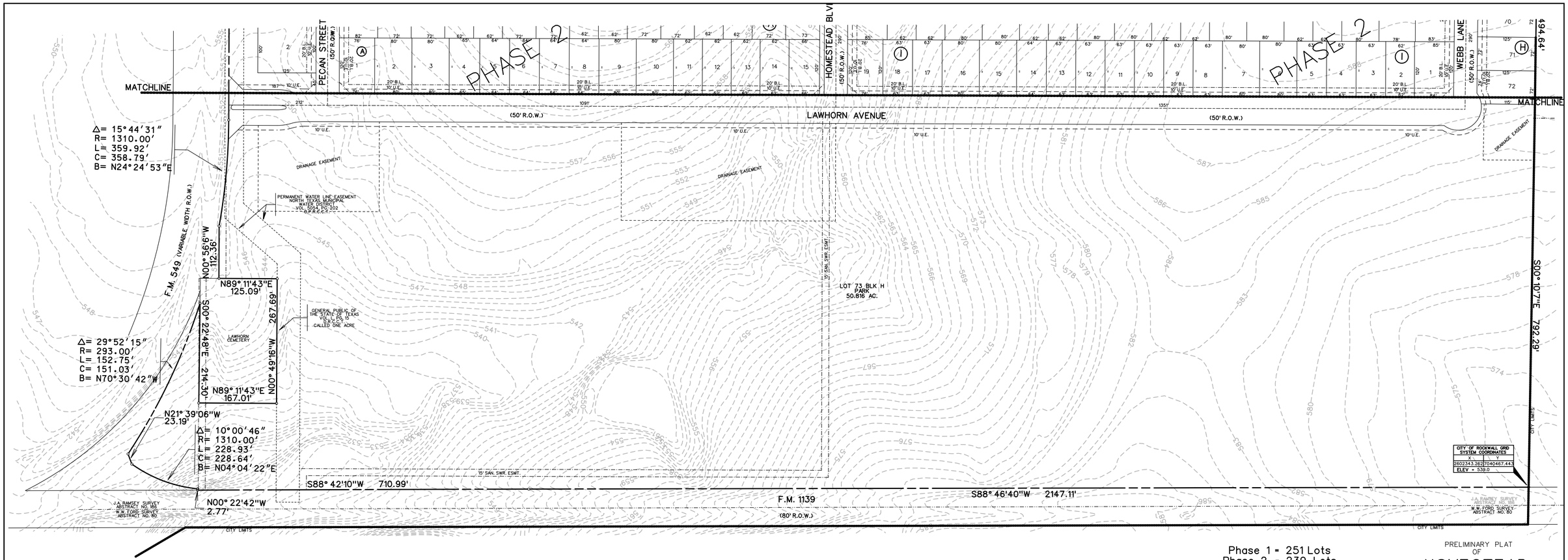
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX



Phase 1 = 251 Lots
Phase 2 = 239 Lots

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

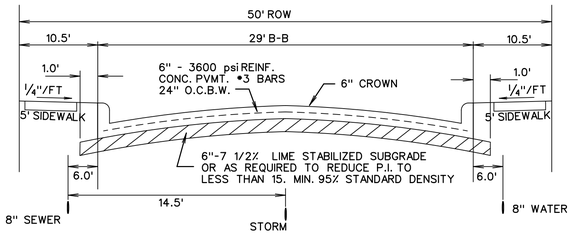
Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941
2	8640	2	9000	22	9650	23	10837
3	8640	3	9000	23	10245	24	9639
4	7440	4	8798	24	8902	25	8977
5	7440	5	9836	25	8902	26	8977
6	9000	6	12400	26	8902	27	8977
7	900	7	11234	27	7666	28	7730
8	7440	8	9846	28	7666	29	7730
9	9240	9	9000	29	8902	30	8977
10	9240	10	9000	30	8902	31	8977
11	12929	11	9292	31	8902	32	7730
12	14184	**Block M**		32	7666	33	7730
13	7625	Lot	SF	33	7666	34	8977
14	10590	1	9891	34	8902	35	8977
15	16857	2	9024	35	8902	36	7730
16	8659	3	9000	36	7666	37	7730
17	7440	4	10837	37	7891	38	8977
18	8640	5	10704	38	7891	39	10226
19	8640	6	8738	39	11142	40	8640
20	8640	7	11389	**Block O**		41	8640
21	10379	**Block N**		Lot	SF	42	8640
Block K		Lot	SF	1	10184	43	7440
Lot	SF	1	11212	2	8640	44	7440
1	9177	2	8631	3	7440	45	8640
2	7440	3	8631	4	7440	46	10471
3	7440	4	8631	5	8640		
4	8640	5	7647	6	8640		
5	8640	6	7647	7	8575		
6	8671	7	8880	8*	28685		
7	9124	8	8880	9	9125		
8	12326	9	7647	10	7700		
9	17360	10	7647	11	8941		
10	11873	11	8880	12	8941		
11	10085	12	8880	13	8941		
12	7794	13	7647	14	7700		
13	8640	14	7647	15	7700		
14	8640	15	7637	16	8941		
15	7440	16	10962	17	8941		
16	7440	17	15148	18	8941		
17	9292	18	12356	19	7700		
		19	10353	20	7700		
		20	8703	21	8941		

Denotes HOA Lots

Block P		**Block Q**	
Lot	SF	Lot	SF
1	11817	19	7740
2	9614	20	7740
3	9614	21	7740
4	8165	22	7740
5	8165	23	7740
6	9546	24	7740
7	9546	25	7740
8	8165	26	7740
9	8165	27	7740
10	9546	28	7740
11	9546	29	7740
12	11015	30	7740
13	11138	31	7740
14	9616	32	7740
15	9616	33	9120
16	8224		
17	8224		
18	9616		
19	9616		
20	8224		
21	9616		
22	10795		
Block Q			
Lot	SF		
1	9263		
2	7740		
3	7740		
4	7740		
5	7740		
6	7740		
7	7740		
8	7740		
9	7740		
10	7740		
11	7740		
12	7740		
13	7740		
14	7740		
15	7753		
16	11689		
17	9573		
18	7740		

Denotes HOA Lots



TYPICAL PAVEMENT SECTION (25' B-B)

N.T.S.

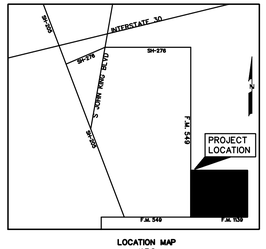
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____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.

Mayor, City of Rockwall — City Secretary — City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.50
EX. ZONING	AG
LAND USE	SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
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LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

0 50 100 200
SCALE: 1" = 100'

N

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX

PHASE 2

PHASE 2

F.M. 549

EX. 12" WATER

EX. 12" WATER EX. 12" WATER

MATCHLINE

PECAN STREET

HOMESTEAD BOULEVARD

WEBB LANE

8" WATER

8" SS

LAWHORN AVENUE

MATCHLINE

HILLVIEW ACRES CAB. F, PG. 1

DRAINAGE EASEMENT

PERMANENT WATER LINE EASEMENT
NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 3894, PG. 202
O.P.R.C.C.T.

LOT 73
BLK H
PARK
50.816 AC.

15' SAN. SWR. ESMT.

LAWHORN CEMETERY

N.T.M.W.D. 84" W.L.

F.M. 1139 (80' R.O.W.)

MATCHLINE

F.M.549

F.M. 1139

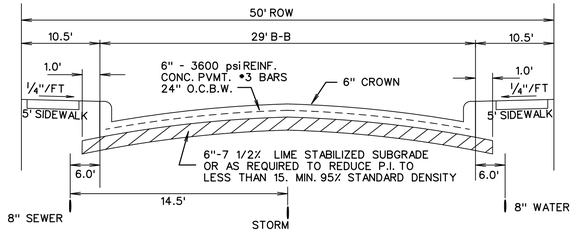
MATCHLINE

EX. LIFT STATION

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots



TYPICAL PAVEMENT SECTION (25' B-B)
N.T.S.

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
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972-396-1200

JULY 2021 SCALE 1" = 100'

0 50 100 200
SCALE: 1" = 100'

N

F.M. 549 (VARIABLE WIDTH R.O.W.)

549

RESERVOIR 1
AC. 3.74 Q 18.3

RESERVOIR 3
576

MAVERICK LANE
WAGGONER DRIVE
HARDIN BOULEVARD
THOMPSON STREET
FISHER ROAD
FLOYD STREET
BEN DRIVE
BEXAR STREET
HOMESTEAD BOULEVARD
SEGUIN STREET
BARNETT DRIVE
HANLEY DRIVE
SEGUIN STREET
COATS DRIVE
LAWSON WAY
KEALEY LANE
PECAN STREET
SIMS STREET
HASKINS DRIVE
MATCHLINE
MATCHLINE
HOMESTEAD BOULEVARD
WEBB LANE
ARTHUR AVENUE

	AC.	Q
1	3.74	18.3
2	3.63	17.8
3	4.24	20.8
4	5.21	25.5
5	6.71	32.9
6	3.91	19.1
7	2.48	12.1
8	3.81	18.7
9	2.65	13.0
10	4.20	20.6
11	2.99	14.7
12	4.21	20.7
13	4.24	20.8
14	4.97	24.3
15	2.59	12.7
16	3.41	16.7
17	4.04	19.8
18	3.90	19.1
19	3.29	16.1
20	1.97	9.7
21	5.60	27.5
22	4.23	20.7
23	4.05	19.8
24	3.73	18.3
25	2.72	13.3
26	3.12	15.3
27	3.16	15.5
28	2.28	11.2
29	3.58	17.5
30	5.15	25.2
31	4.87	23.8
32	4.99	24.5
33	4.97	24.3
34	4.97	24.3
35	4.97	24.3
36	5.65	17.9
37	2.43	11.9
38	2.38	11.7
39	1.30	6.4
40	3.17	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

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LOTS 1-30, BLOCK B
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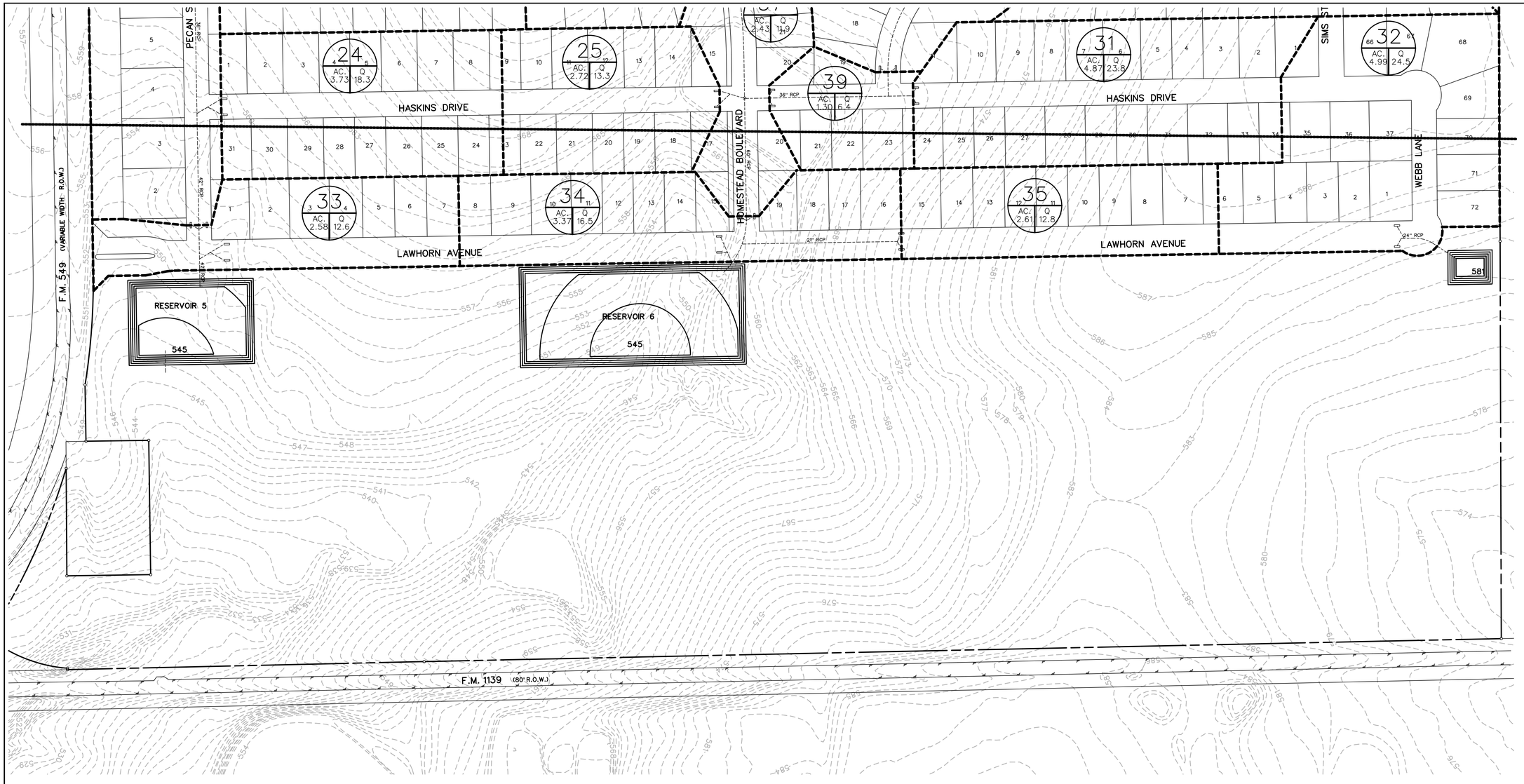
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SHEET 1 OF 2 CASE #P2021-XXX



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	163034	3.74	0.50	1.87	10	9.80	18.3
2	158312	3.63	0.50	1.82	10	9.80	17.8
3	184816	4.24	0.50	2.12	10	9.80	20.8
4	226846	5.21	0.50	2.60	10	9.80	25.5
5	292461	6.71	0.50	3.36	10	9.80	32.9
6	170123	3.91	0.50	1.95	10	9.80	19.1
7	107873	2.48	0.50	1.24	10	9.80	12.1
8	166033	3.81	0.50	1.91	10	9.80	18.7
9	115390	2.65	0.50	1.32	10	9.80	13.0
10	183008	4.20	0.50	2.10	10	9.80	20.6
11	130382	2.99	0.50	1.50	10	9.80	14.7
12	183585	4.21	0.50	2.11	10	9.80	20.7
13	184712	4.24	0.50	2.12	10	9.80	20.8
14	216446	4.97	0.50	2.48	10	9.80	24.3
15	112937	2.59	0.50	1.30	10	9.80	12.7
16	148714	3.41	0.50	1.71	10	9.80	16.7
17	175903	4.04	0.50	2.02	10	9.80	19.8
18	170025	3.90	0.50	1.95	10	9.80	19.1
19	143187	3.29	0.50	1.64	10	9.80	16.1
20	85803	1.97	0.50	0.98	10	9.80	9.7
21	244075	5.60	0.50	2.80	10	9.80	27.5
22	184296	4.23	0.50	2.12	10	9.80	20.7
23	176438	4.05	0.50	2.03	10	9.80	19.8
24	162430	3.73	0.50	1.86	10	9.80	18.3
25	118596	2.72	0.50	1.36	10	9.80	13.3
26	136048	3.12	0.50	1.56	10	9.80	15.3
27	137544	3.16	0.50	1.58	10	9.80	15.5
28	99239	2.28	0.50	1.14	10	9.80	11.2
29	155950	3.58	0.50	1.79	10	9.80	17.5
30	224287	5.15	0.50	2.57	10	9.80	25.2
31	211931	4.87	0.50	2.43	10	9.80	23.8
32	217377	4.99	0.50	2.50	10	9.80	24.5
33	112419	2.58	0.50	1.29	10	9.80	12.6
34	146904	3.37	0.50	1.69	10	9.80	16.5
35	113850	2.61	0.50	1.31	10	9.80	12.8
36	159177	3.65	0.50	1.83	10	9.80	17.9
37	105713	2.43	0.50	1.21	10	9.80	11.9
38	103615	2.38	0.50	1.19	10	9.80	11.7
39	56462	1.30	0.50	0.65	10	9.80	6.4
40	138171	3.17	0.50	1.59	10	9.80	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

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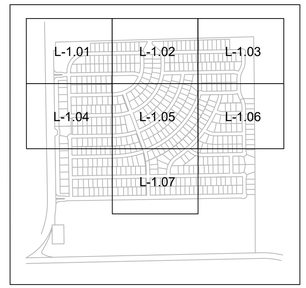
OWNER
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972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 **CASE #P2021-XXX**





N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

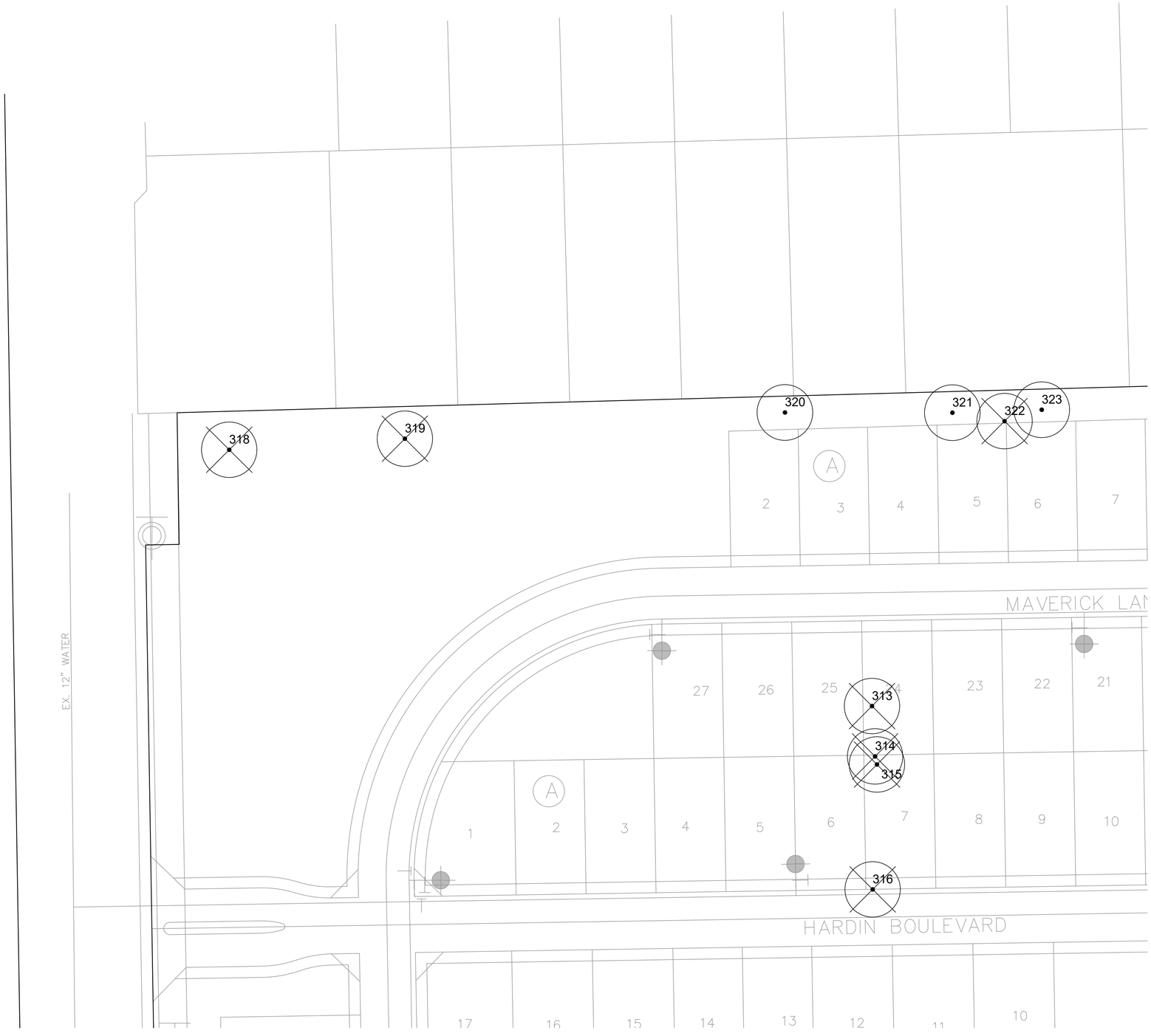
No.	Date	Revision Description

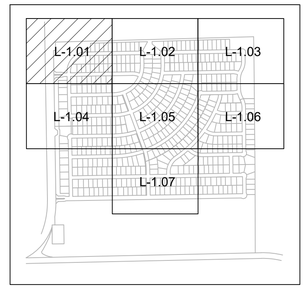
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

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SHEET NUMBER
L-1.02



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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

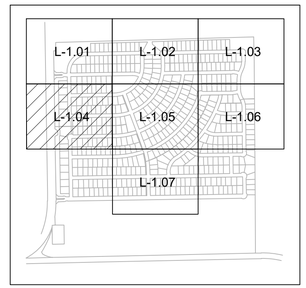
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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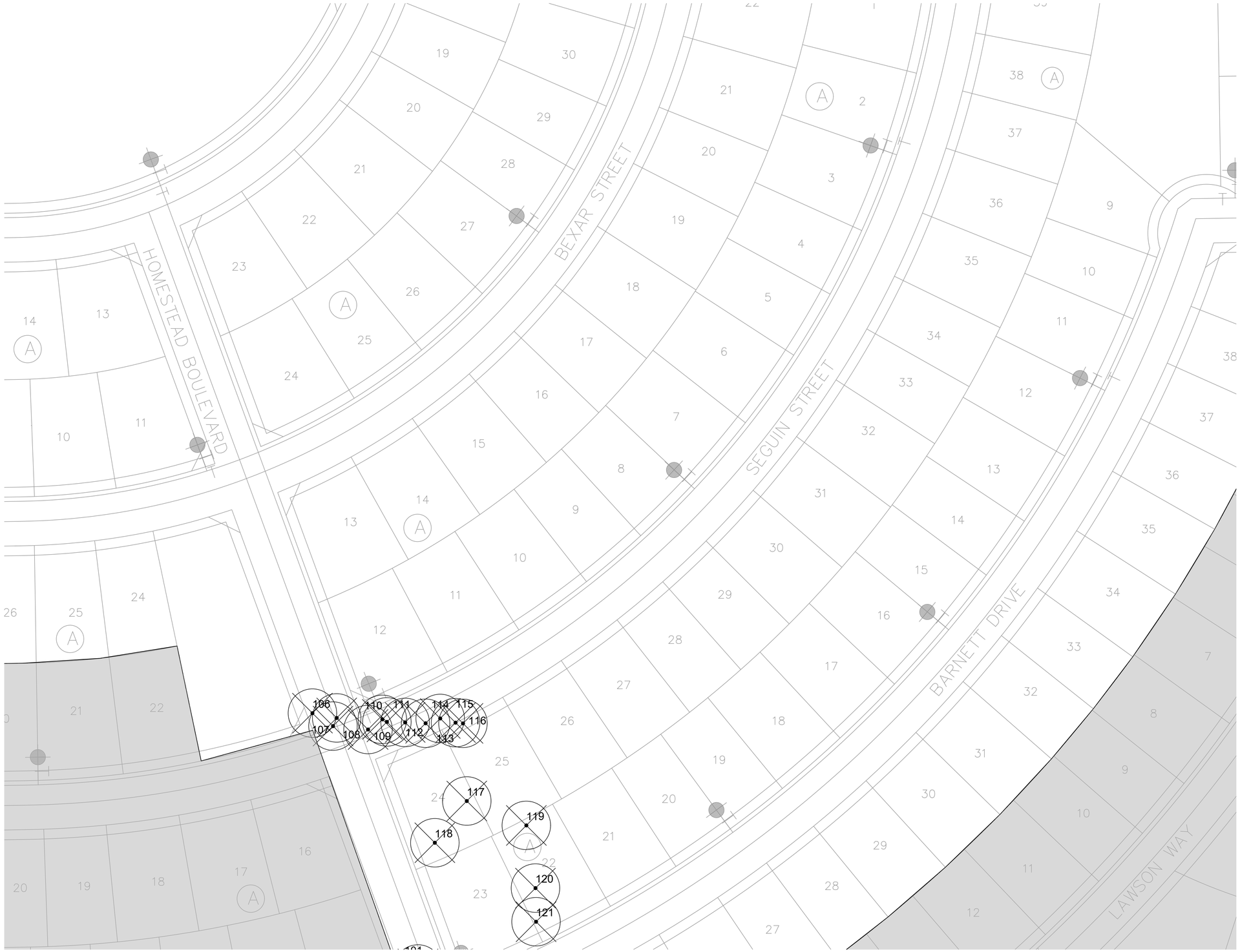
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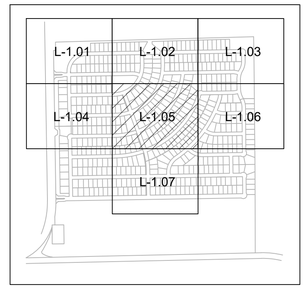
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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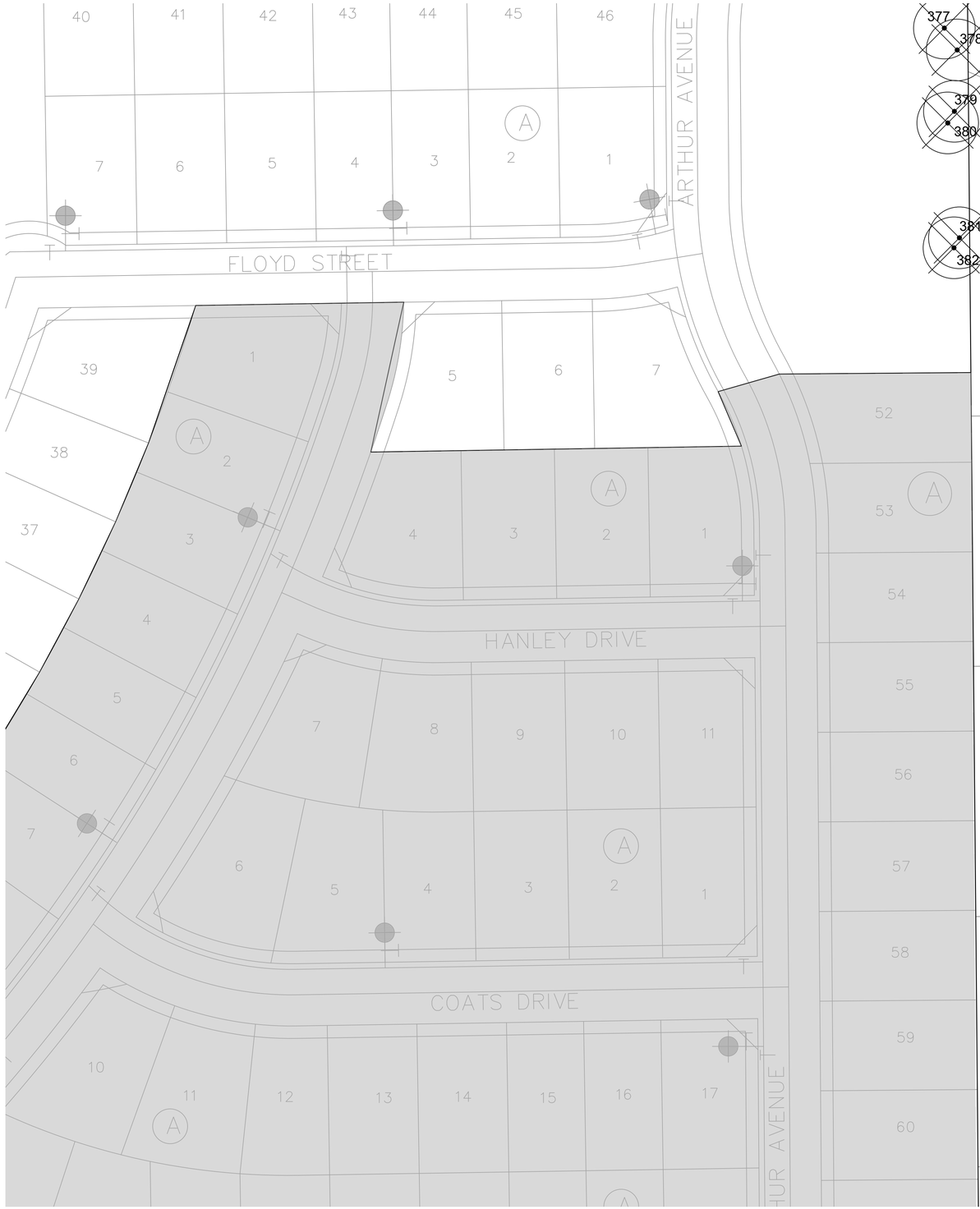
TREESCAPE PLAN - PH 1

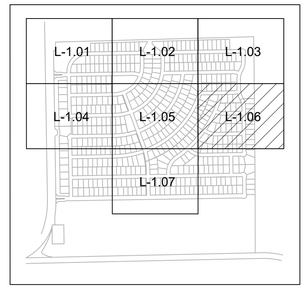
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05





N

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REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

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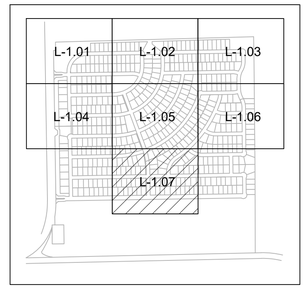
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

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TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:28 AM || Plotted By: mwilson

Tree Number	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
86	36.4	Osage-orange	36	No	Healthy	Removed	72.8	-	-	-	-
89	15.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
90	13.1	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
91	22	Osage-orange	22	No	Healthy	Removed	-	-	-	N/A	-
92	18.6	Osage-orange	18	No	Healthy	Removed	-	-	-	N/A	-
93	20.7	Osage-orange	20	No	Healthy	Removed	-	-	-	N/A	-
97	14.7	Osage-orange	14	No	Damaged	Removed	-	-	-	-	-
98	15.5	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
99	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
101	14.1	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
106	5.8	gum bumelia	6	Yes	Healthy	Removed	-	5.8	-	-	-
107	12	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
108	13.5	eastern red cedar	14	Yes	Healthy	Removed	-	-	6.8	-	-
109	29.3	sugarberry	30	No	Healthy	Removed	58.6	-	-	-	-
110	20.1	sugarberry	20	No	Healthy	Removed	-	-	10.1	-	-
111	16	sugarberry	16	No	Healthy	Removed	-	-	8.0	-	-
112	11.3	eastern red cedar	12	No	Healthy	Removed	-	-	5.7	-	-
113	16.1	sugarberry	16	No	Healthy	Removed	-	-	8.1	-	-
114	30.5	Osage-orange	30	No	Damaged	Removed	-	-	-	-	-
115	12.5	eastern red cedar	12	Yes	Healthy	Removed	-	-	6.3	-	-
116	6.8	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
117	26.4	Osage-orange	26	No	Damaged	Removed	-	-	-	-	-
118	26	red mulberry	26	Yes	Damaged	Removed	-	-	-	-	-
119	12.2	eastern red cedar	12	No	Healthy	Removed	-	-	6.1	-	-
120	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
121	5.1	Hercules-club	5	Yes	Healthy	Removed	-	-	-	N/A	-
122	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
312	22.1	sugarberry	23	No	Healthy	Removed	-	-	11.1	-	-
313	23.4	Osage-orange	17	No	Healthy	Removed	-	-	-	N/A	-
314	4.3	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
315	19.2	sugarberry	14	No	Healthy	Removed	-	-	9.6	-	-
316	15.3	sugarberry	15	No	Healthy	Removed	-	-	7.7	-	-
317	31	sugarberry	25	No	Damaged	Removed	-	-	-	-	-
318	12	sugarberry	12	No	Healthy	Removed	-	-	6.0	-	-
319	31	sugarberry	25	No	Healthy	Removed	62.0	-	-	-	-
320	40.2	sugarberry	20	Yes	Damaged	Preserved	-	-	-	-	-
321	9.6	Hercules-club	11	Yes	Damaged	Preserved	-	-	-	-	-
322	6.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
323	6.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
324	11.5	sugarberry	10	No	Healthy	Preserved	-	-	-	-	-
325	24.2	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
326	22.6	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
327	15.2	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
328	15.9	sugarberry	15	No	Healthy	Removed	-	-	8.0	-	-
329	5.4	Hercules-club	5	No	Healthy	Preserved	-	-	-	-	-
330	13.2	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
331	14.9	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
332	24.7	sugarberry	18	No	Damaged	Preserved	-	-	-	-	-
333	15.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
334	32.4	sugarberry	25	No	Damaged	Preserved	-	-	-	-	-
335	35.6	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
336	16.9	sugarberry	15	No	Healthy	Removed	-	-	8.5	-	-
337	14	sugarberry	12	Yes	Healthy	Preserved	-	-	-	-	-
338	11.1	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
339	13.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
340	16.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
341	30.2	sugarberry	20	Yes	Healthy	Preserved	-	-	-	-	-
342	20.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
343	43	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
344	44.5	sugarberry	25	Yes	Healthy	Preserved	-	-	-	-	-
345	28.3	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
346	13.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
347	33.7	sugarberry	18	Yes	Damaged	Preserved	-	-	-	-	-
348	11.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
349	11.6	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
350	14.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
351	11.2	sugarberry	16	No	Healthy	Removed	-	-	5.6	-	-
352	12.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
							193.4	13.8	113.8	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	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
353	11.2	Osage-orange	36	No	Healthy	Preserved	-	-	-	-	-
354	15.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
355	11.5	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
356	12.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
357	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
358	11.7	sugarberry	12	No	Healthy	Removed	-	-	5.9	-	-
359	13.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
360	14.6	sugarberry	11	No	Healthy	Removed	-	-	7.3	-	-
361	14.5	sugarberry	12	Yes	Healthy	Removed	-	-	7.3	-	-
362	13.3	sugarberry	10	No	Healthy	Removed	-	-	6.7	-	-
363	12.7	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
364	24.3	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
365	20.3	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
366	20.3	sugarberry	17	No	Healthy	Removed	-	-	10.2	-	-
367	12	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
368	22.3	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
369	13.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
370	14.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
371	41.5	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
372	13	eastern red cedar	13	No	Healthy	Preserved	-	-	-	-	-
373	15.6	eastern red cedar	12	No	Healthy	Removed	-	-	7.8	-	-
374	17.2	eastern red cedar	15	Yes	Damaged	Removed	-	-	-	-	-
375	21.7	sugarberry	14	Yes	Healthy	Removed	-	-	10.9	-	-
376	22.3	sugarberry	14	Yes	Healthy	Removed	-	-	11.2	-	-
377	13.1	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
378	12.6	sugarberry	14	No	Healthy	Removed	-	-	6.3	-	-
379	12.9	sugarberry	10	No	Healthy	Removed	-	-	6.5	-	-
380	11.2	sugarberry	9	No	Healthy	Removed	-	-	5.6	-	-
381	11.2	sugarberry	15	No	Healthy	Removed	-	-	5.6	-	-
382	23.4	sugarberry	10	Yes	Healthy	Removed	-	-	11.7	-	-
							-	-	109.2	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

193.4	13.8	223.0	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

430.2
Total Required Mitigation in Phase 1

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	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

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 1

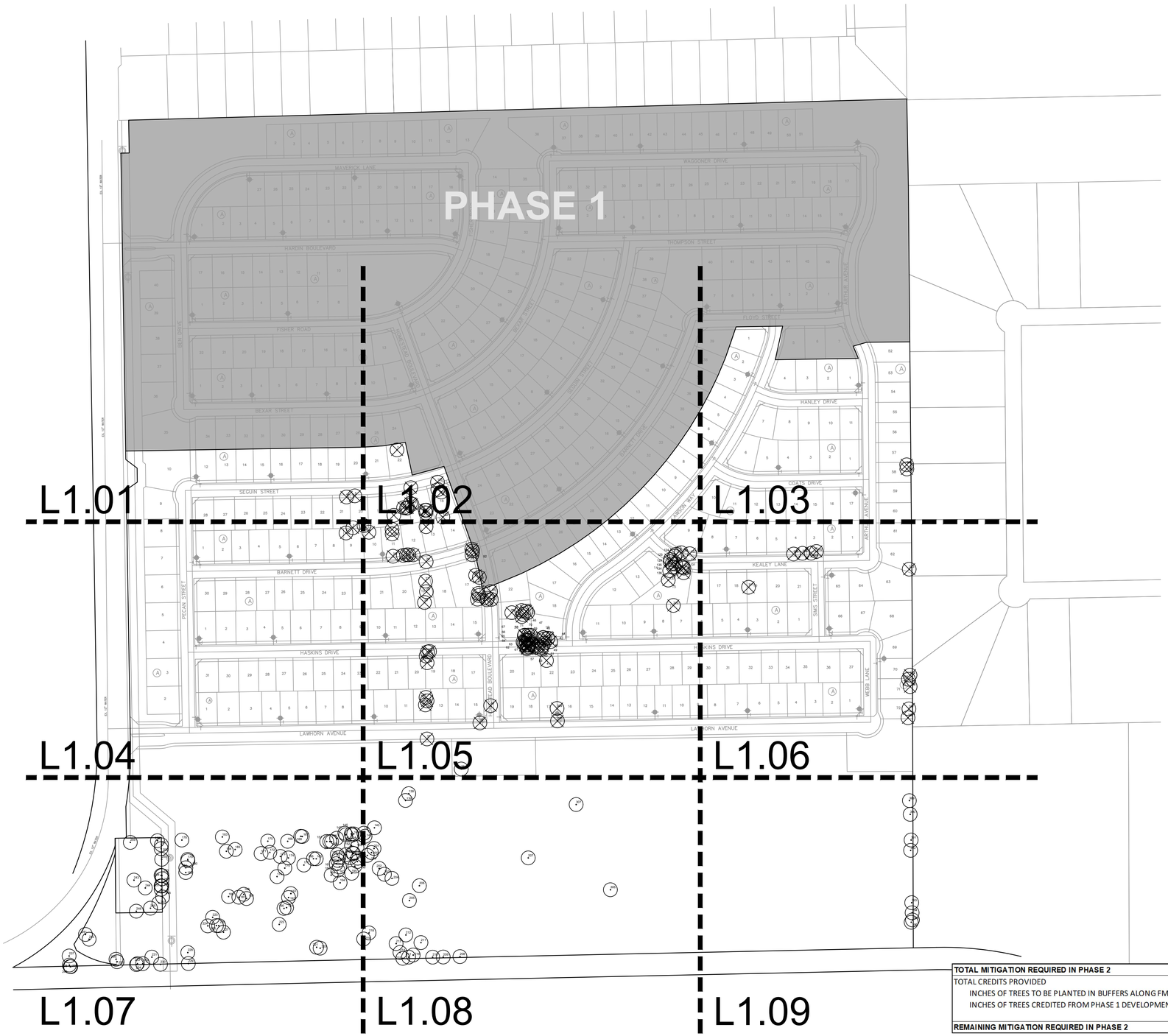
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

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L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,118.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

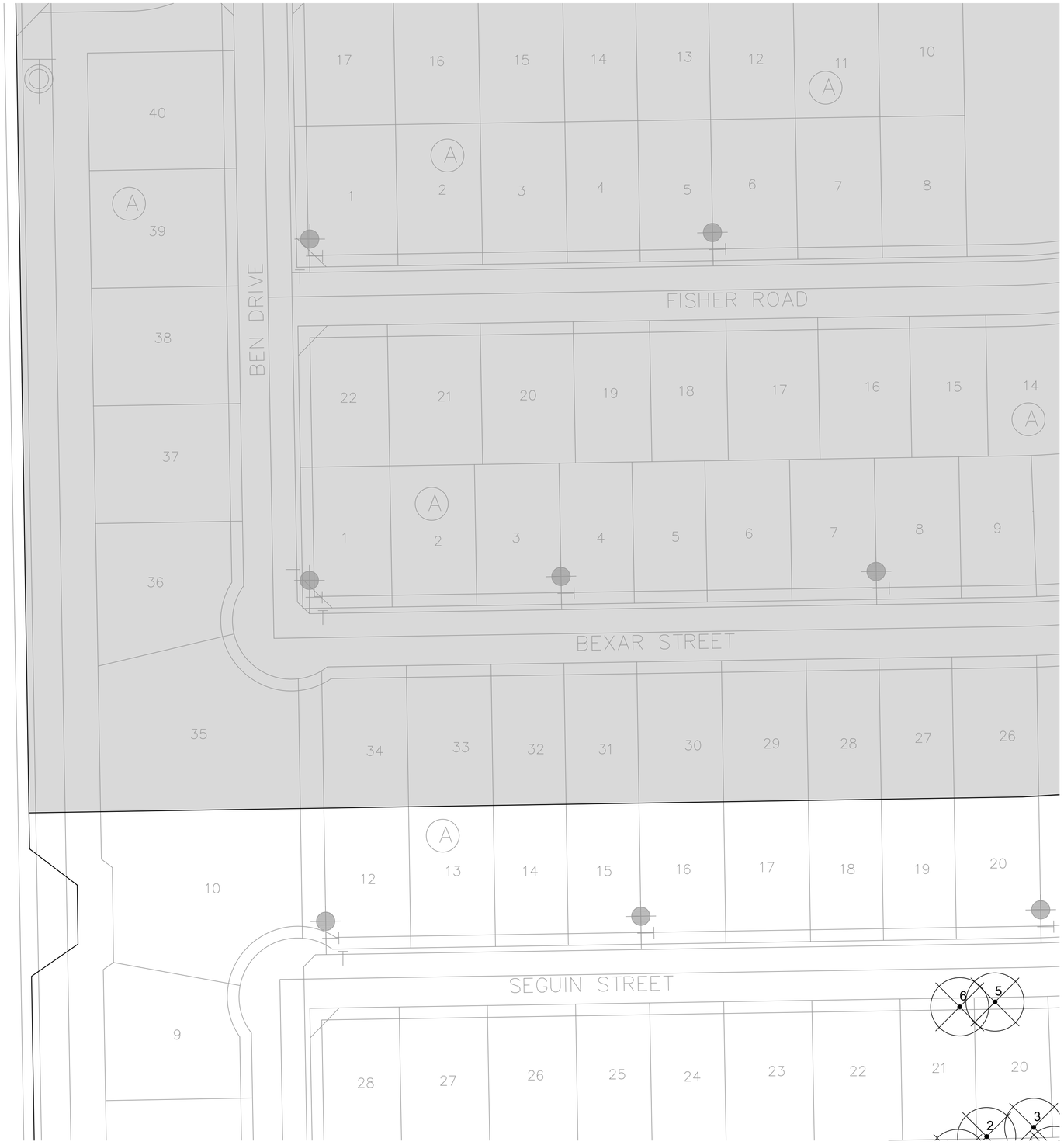
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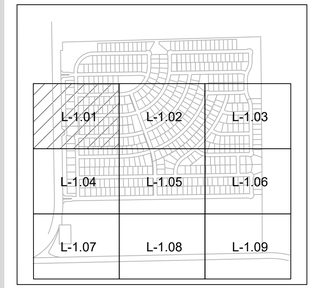
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

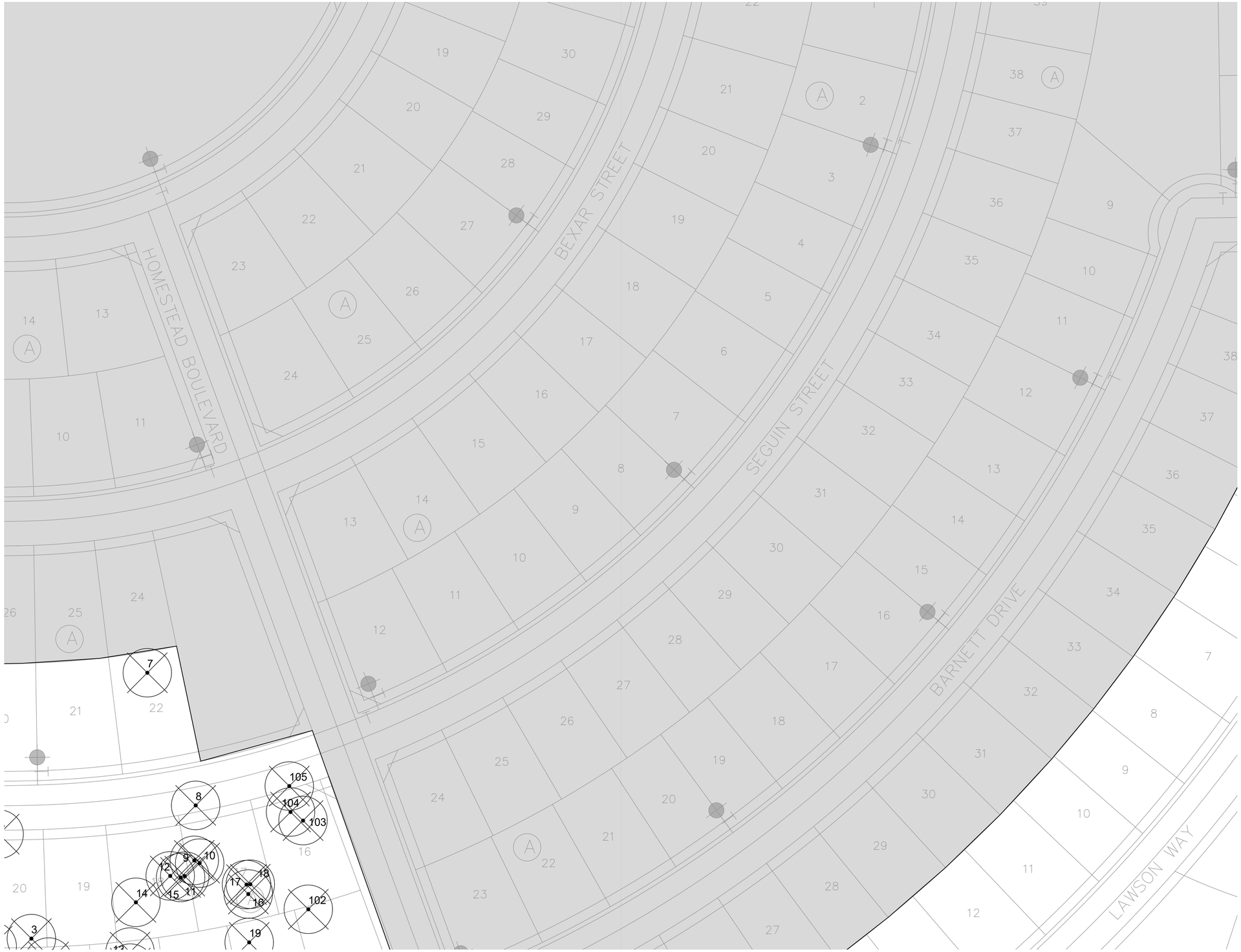
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01



L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

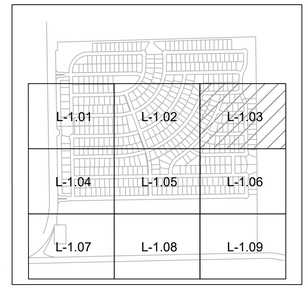
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.02

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

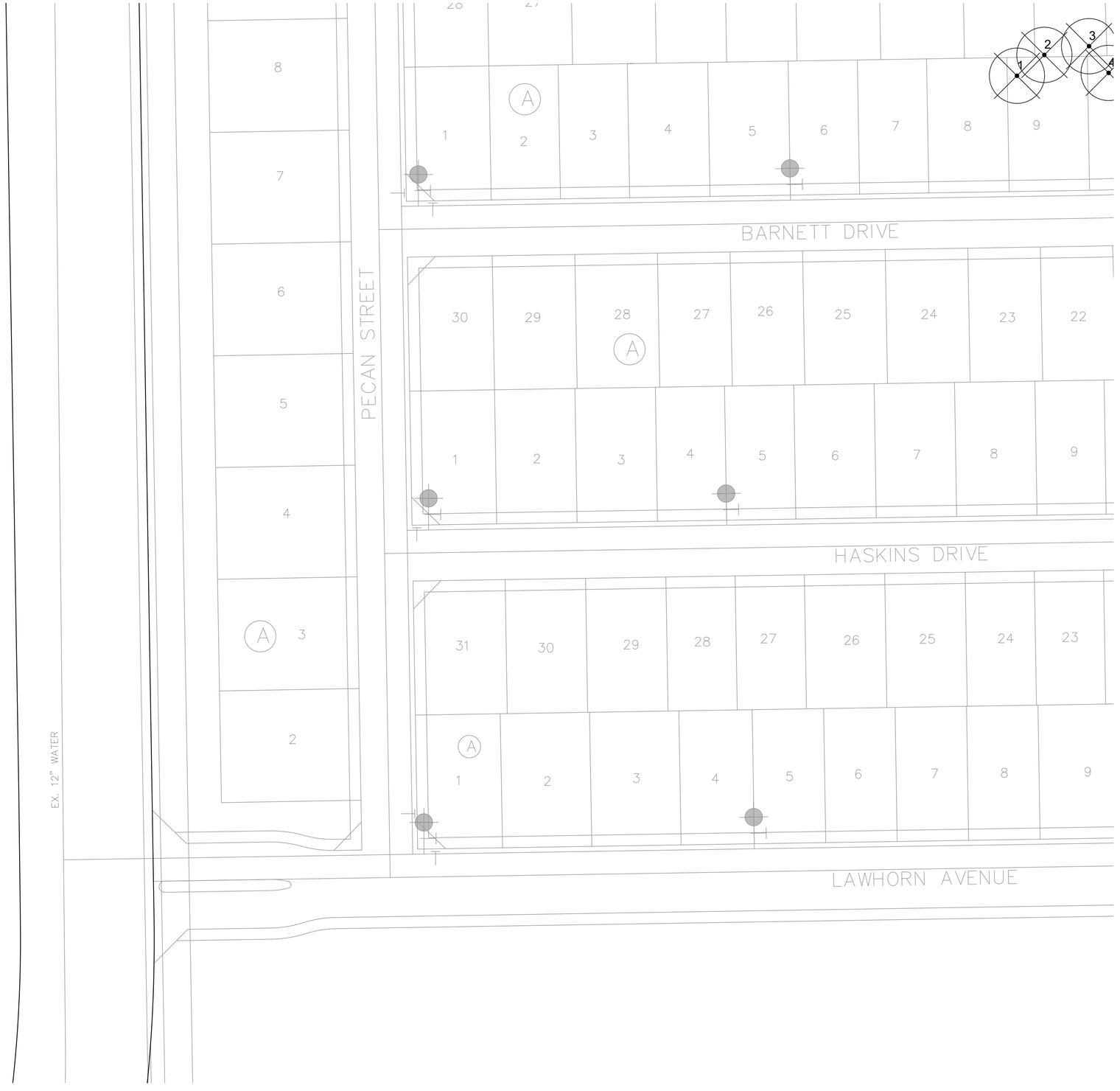
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

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FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

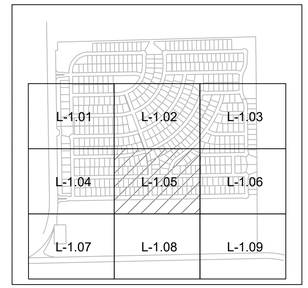
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

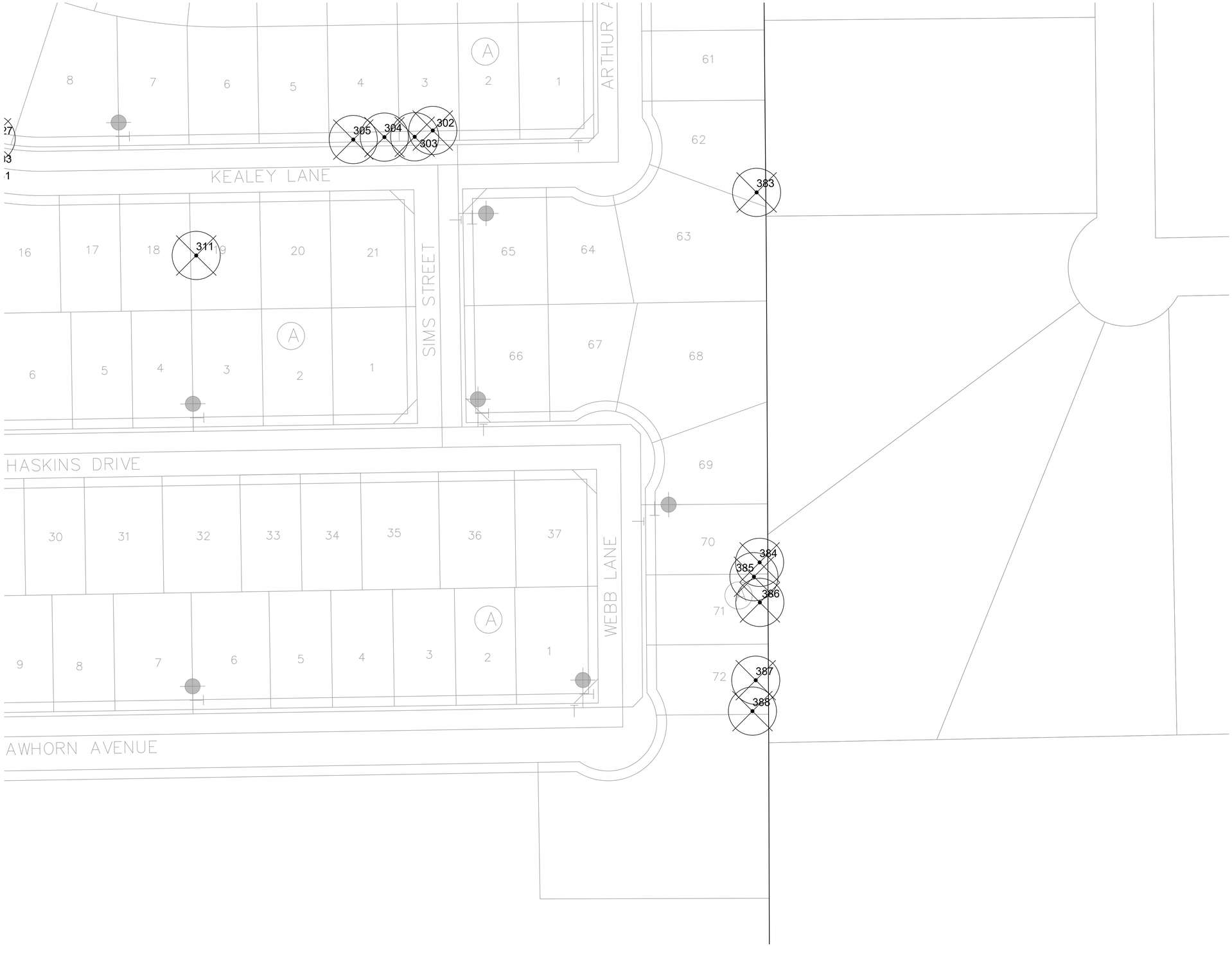
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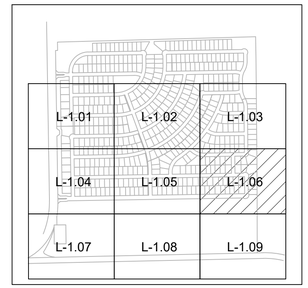
REGISTERED LANDSCAPE ARCHITECT
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3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson



TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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.

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

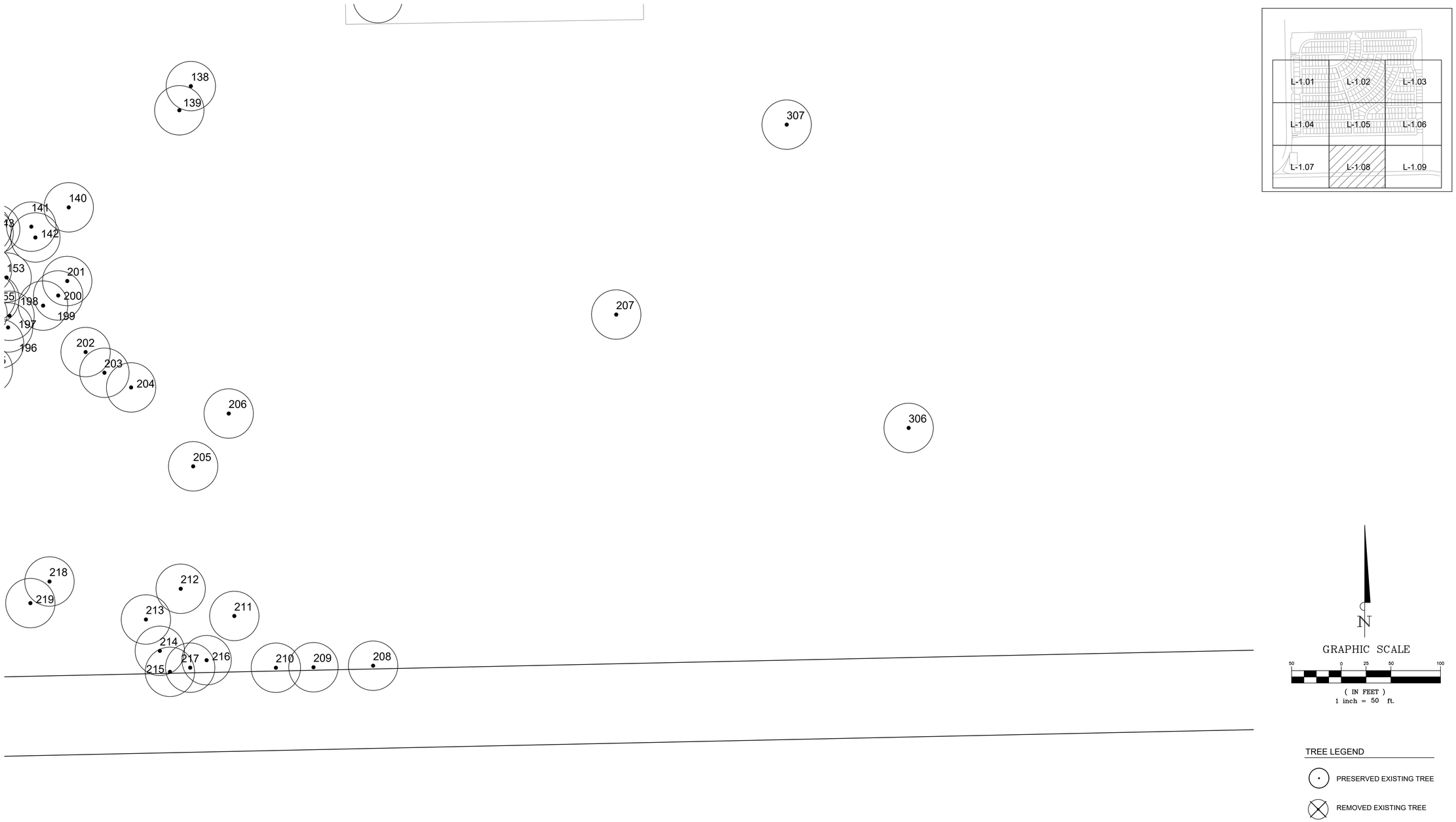
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07



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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

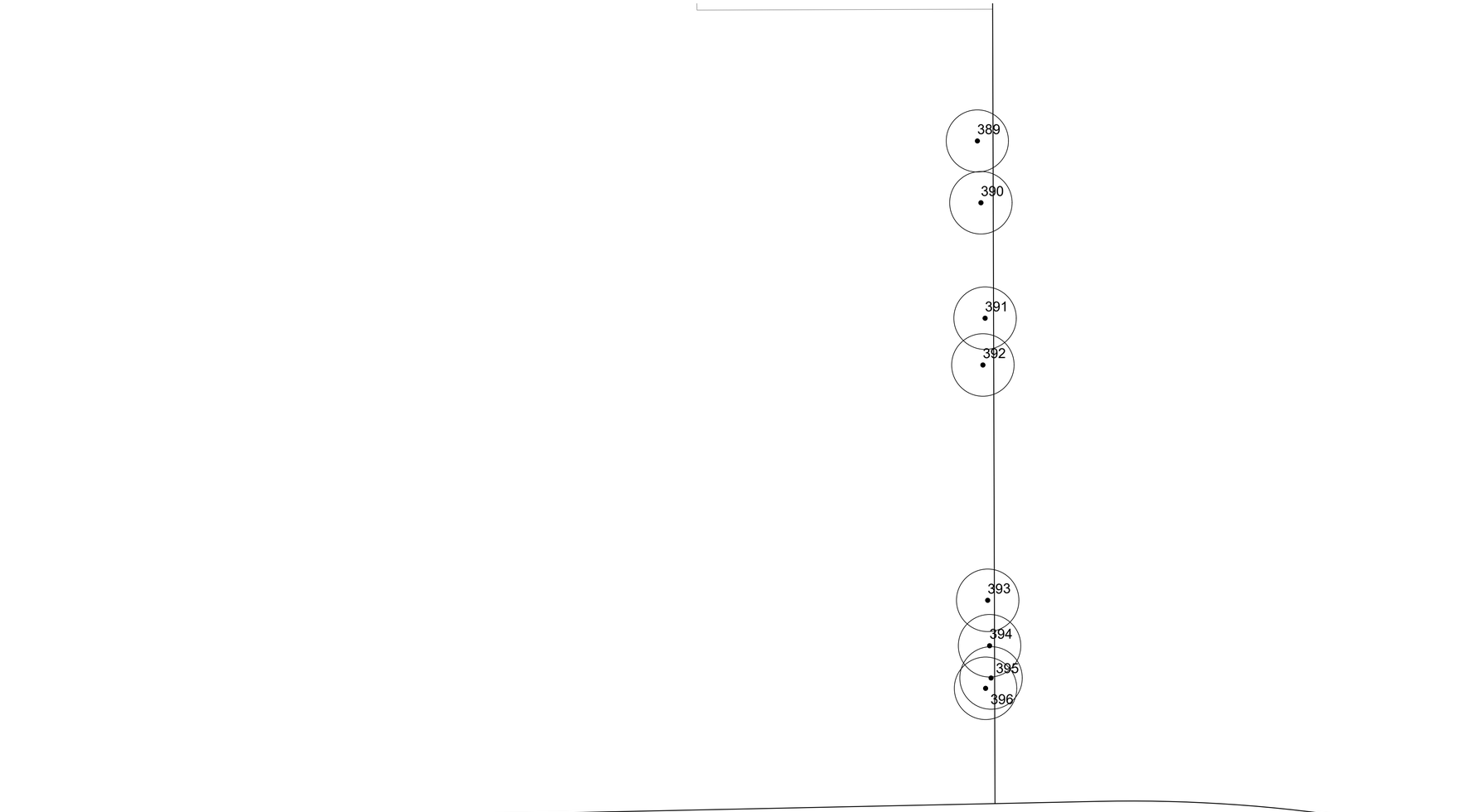
PROJECT NO.: TEMPLATE

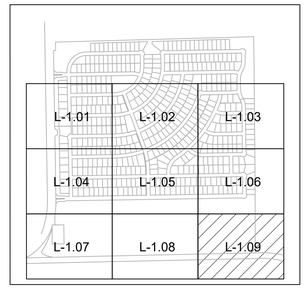
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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.

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REGISTRATION # F-10599 (TEXAS)

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TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.09

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

Tree Number	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	12	eastern red cedar	24	No	Healthy	Removed	-	-	6.0	-	-
2	21.3	eastern red cedar	22	No	Healthy	Removed	-	-	10.7	-	-
3	19.3	eastern red cedar	20	No	Healthy	Removed	-	-	9.7	-	-
4	24.4	sugarberry	24	No	Healthy	Removed	-	-	12.2	-	-
5	46	sugarberry	46	No	Damaged	Removed	-	-	-	-	-
6	22.1	sugarberry	22	No	Healthy	Removed	-	-	11.1	-	-
7	15.6	sugarberry	16	No	Healthy	Removed	-	-	7.8	-	-
8	21.9	sugarberry	22	No	Healthy	Removed	-	-	11.0	-	-
9	18.1	sugarberry	18	No	Healthy	Removed	-	-	9.1	-	-
10	18.6	sugarberry	19	No	Healthy	Removed	-	-	9.3	-	-
11	16.8	sugarberry	18	No	Damaged	Removed	-	-	-	-	-
12	15	sugarberry	16	No	Healthy	Removed	-	-	7.5	-	-
13	24.7	red mulberry	24	No	Healthy	Removed	-	24.7	-	-	-
14	26.8	sugarberry	26	No	Damaged	Removed	-	-	-	-	-
15	19.4	cottonwood	19	No	Healthy	Removed	-	-	-	N/A	-
16	17.4	sugarberry	17	No	Healthy	Removed	-	-	8.7	-	-
17	11.1	eastern red cedar	11	No	Healthy	Removed	-	-	5.6	-	-
18	20.4	sugarberry	20	No	Healthy	Removed	-	-	10.2	-	-
19	19.5	Osage-orange	20	Yes	Healthy	Removed	-	-	-	N/A	-
20	23.7	sugarberry	24	No	Damaged	Removed	-	-	-	-	-
21	11.3	sugarberry	11	No	Healthy	Removed	-	-	5.7	-	-
22	24	sugarberry	24	No	Healthy	Removed	-	-	12.0	-	-
23	18.9	sugarberry	20	No	Healthy	Removed	-	-	9.5	-	-
24	24.5	sugarberry	24	Yes	Healthy	Removed	-	-	12.3	-	-
25	12.1	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
26	22.2	Osage-orange	15	Yes	Healthy	Removed	-	-	-	N/A	-
27	30.5	Osage-orange	30	Yes	Damaged	Removed	-	-	-	-	-
28	19.2	Osage-orange	19	No	Healthy	Removed	-	-	-	N/A	-
29	28.3	Osage-orange	19	No	Damaged	Removed	-	-	-	-	-
30	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
31	24	Osage-orange	24	Yes	Damaged	Removed	-	-	-	-	-
32	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
33	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
34	19.5	Osage-orange	20	Yes	Damaged	Removed	-	-	-	-	-
35	19.5	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
36	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
37	28.1	Osage-orange	28	No	Damaged	Removed	-	-	-	-	-
38	15.7	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
39	14	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
40	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
41	35.4	black willow	35	No	Damaged	Removed	-	-	-	-	-
42	67	American elm	67	Yes	Damaged	Removed	-	-	-	-	-
43	13	common persimmon	13	No	Healthy	Removed	-	13.0	-	-	-
44	7.1	common persimmon	7	No	Healthy	Removed	-	7.1	-	-	-
45	11.1	common persimmon	11	No	Healthy	Removed	-	11.1	-	-	-
46	8.4	common persimmon	8	No	Healthy	Removed	-	8.4	-	-	-
47	13.5	common persimmon	14	No	Healthy	Removed	-	13.5	-	-	-
48	9.1	common persimmon	9	No	Healthy	Removed	-	9.1	-	-	-
49	13.5	common persimmon	13	No	Healthy	Removed	-	13.5	-	-	-
50	10.3	common persimmon	10	No	Healthy	Removed	-	10.3	-	-	-
51	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
52	10.9	common persimmon	11	No	Healthy	Removed	-	10.9	-	-	-
53	10.2	common persimmon	10	No	Healthy	Removed	-	10.2	-	-	-
54	9.8	common persimmon	10	No	Healthy	Removed	-	9.8	-	-	-
55	12.1	common persimmon	12	Yes	Healthy	Removed	-	12.1	-	-	-
56	10.4	common persimmon	10	No	Healthy	Removed	-	10.4	-	-	-
57	12.6	common persimmon	12	No	Damaged	Removed	-	-	-	-	-
58	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
61	10	common persimmon	10	No	Healthy	Removed	-	10.0	-	-	-
62	8.1	common persimmon	8	No	Healthy	Removed	-	8.1	-	-	-
63	8.9	common persimmon	9	No	Healthy	Removed	-	8.9	-	-	-
64	8.6	common persimmon	9	No	Healthy	Removed	-	8.6	-	-	-
65	10.6	common persimmon	11	No	Healthy	Removed	-	10.6	-	-	-
66	9.7	common persimmon	10	No	Healthy	Removed	-	9.7	-	-	-
67	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
68	11	common persimmon	11	No	Healthy	Removed	-	11.0	-	-	-
69	15.9	common persimmon	16	No	Healthy	Removed	-	15.9	-	-	-
70	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
							-	294.4	164.0	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	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
71	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
72	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
73	13.9	American elm	14	No	Healthy	Removed	-	13.9	-	-	-
74	8.5	American elm	8	No	Healthy	Removed	-	8.5	-	-	-
75	17.2	American elm	17	No	Healthy	Removed	-	17.2	-	-	-
76	17.8	American elm	18	No	Healthy	Removed	-	17.8	-	-	-
77	13.5	American elm	14	Yes	Healthy	Removed	-	13.5	-	-	-
78	22.5	black willow	22	No	Damaged	Removed	-	-	-	-	-
79	16.2	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
80	13.5	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
81	15.2	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
82	11	Osage-orange	11	No	Healthy	Removed	-	-	-	N/A	-
83	15.7	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
84	16.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
85	32.1	Osage-orange	32	No	Healthy	Removed	64.2	-	-	-	-
87	30.6	Osage-orange	30	Yes	Healthy	Removed	61.2	-	-	-	-
88	12	Osage-orange	12	No	Healthy	Removed	-	-	-	N/A	-
94	14.6	Osage-orange	14	No	Healthy	Removed	-	-	-	N/A	-
95	18	Osage-orange	18	Yes	Damaged	Removed	-	-	-	-	-
96	12.6	sugarberry	12	No	Healthy	Removed	-	-	6.3	-	-
100	20	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
102	14.9	eastern red cedar	14	No	Healthy	Removed	-	-	7.5	-	-
103	5.5	gum bumelia	6	No	Healthy	Removed	-	5.5	-	-	-
104	13.2	sugarberry	14	No	Healthy	Removed	-	-	6.6	-	-
105	12.7	sugarberry	12	No	Healthy	Removed	-	-	6.4	-	-
123	15	Osage-orange	15	No	Healthy	Removed	-	-	-	N/A	-
124	11.6	common persimmon	12	No	Healthy	Removed	-	11.6	-	-	-
125	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
126	11.4	common persimmon	12	No	Healthy	Removed	-	11.4	-	-	-
127	18	common persimmon	18	No	Healthy	Removed	-	18.0	-	-	-
128	17.7	sugarberry	18	No	Healthy	Removed	-	-	8.9	-	-
129	13.1	Osage-orange	13	No	Damaged	Removed	-	-	-	-	-
130	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
131	13.7	common persimmon	14	No	Healthy	Removed	-	13.7	-	-	-
132	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
133	13.3	common persimmon	14	No	Healthy	Removed	-	13.3	-	-	-
134	17	sugarberry	18	No	Healthy	Removed	-	-	8.5	-	-
135	11.2	common persimmon	12	No	Healthy	Removed	-	11.2	-	-	-
136	15.7	sugarberry	16	No	Damaged	Removed	-	-	-	-	-
137	15.3	common persimmon	16	No	Healthy	Removed	-	15.3	-	-	-
138	11.8	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
139	26.4	Osage-orange	26	Yes	Damaged	Preserved	-	-	-	-	-
140	20.6	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
141	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
142	18.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
143	12.2	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
144	18.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
145	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
146	15.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
147	17.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
148	15.6	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
149	18.4	Osage-orange	18	No	Healthy	Preserved	-	-	-	-	-
150	21.9	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
151	12	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
152	11	Osage-orange	11	No	Healthy	Preserved	-	-	-	-	-
153	14.8	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
154	12.6	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
155	15	Osage-orange	15	Yes	Damaged	Preserved	-	-	-	-	-
156	18.4	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
157	24.3	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
158	21.2	Osage-orange	22	No	Healthy	Preserved	-	-	-	-	-
159	24.2	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
160	19.3	Osage-orange	12	Yes	Healthy	Preserved	-	-	-	-	-
161	15.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
162	19.7	Osage-orange	20	No	Damaged	Preserved	-	-	-	-	-
163	14.5	Osage-orange	14	Yes	Healthy	Preserved	-	-	-	-	-
164	18.8	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
165	16.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
							125.4	230.8	44.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	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
166	17.4	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
167	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
168	24.5	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
169	23.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
170	17	Osage-orange	17	Yes	Healthy	Preserved	-	-	-	-	-
171	13.2	Osage-orange	13	Yes	Healthy	Preserved	-	-	-	-	-
172	13.4	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
173	21.5	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
174	13.1	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
175	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
176	34.6	Osage-orange	34	Yes	Damaged	Preserved	-	-	-	-	-
177	22	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
178	16.9	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
179	14.6	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
180	17	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
181	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
182	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
183	19.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
184	11.8	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
185	19	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
186	20.8	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
187	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
188	16.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
189	14.7	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
190	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
191	16	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
192	13	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
193	15	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
194	20.5	Osage-orange	20	Yes	Healthy	Preserved	-	-	-	-	-
195	14.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
196	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
197	12.8	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
198	11.5	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
199	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
200	13.5	cedar elm	14	No	Healthy	Preserved	-	-	-	-	-
201	18.7	Osage-orange	20	Yes	Damaged	Preserved	-	-	-	-	-
202	24	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
203	13.4	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
204	13	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
205	19.1	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
206	20.1	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
207	42.8	sugarberry	42	Yes	Healthy	Preserved	-	-	-	-	-
208	11.7	gum bumelia	12	Yes	Healthy	Preserved	-	-	-	-	-
209	11.7	eastern red cedar	12	No	Healthy	Preserved	-	-	-	-	-
210	11.3	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
211	20.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
212	28.2	Osage-orange	28	Yes	Healthy	Preserved	-	-	-	-	-
213	26.8	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
214	25	Osage-orange	25	Yes	Healthy	Preserved	-	-	-	-	-
215	17.1	Osage-orange	17	No	Damaged	Preserved	-	-	-	-	-
216	24.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
217	19.2	eastern red cedar	19	No	Healthy	Preserved	-	-	-	-	-
218	22.1	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
219	19.1	green ash	19	No	Healthy	Preserved	-	-	-	-	-
220	16.2	Osage-orange	16	Yes	Damaged	Preserved	-	-	-	-	-
221	4.2	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
222	20.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
223	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
224	12.6	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
225	16.6	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
226	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
227	14	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
228	26.1	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
229	11.4	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
230	12.6	eastern red cedar	12	Yes	Healthy	Preserved	-	-	-	-	-
231	22.8	eastern red cedar	22	Yes	Healthy	Preserved	-	-	-	-	-
232	17.4	sugarberry	17	Yes	Healthy	Preserved	-	-	-	-	-
233	14.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	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

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.

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (1 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.10

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

Tree Number	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
234	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
235	12	cedar elm	12	No	Healthy	Preserved	-	-	-	-	-
236	17.9	eastern red cedar	18	No	Healthy	Preserved	-	-	-	-	-
237	15.6	eastern red cedar	16	No	Healthy	Preserved	-	-	-	-	-
238	7.7	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
239	4.3	American elm	4	No	Healthy	Preserved	-	-	-	-	-
240	16.7	sugarberry	17	No	Healthy	Preserved	-	-	-	-	-
241	25	American elm	25	No	Healthy	Preserved	-	-	-	-	25.0
242	17.9	cottonwood	18	No	Healthy	Preserved	-	-	-	-	-
243	26.6	eastern red cedar	26	No	Healthy	Preserved	-	-	-	-	-
244	11.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
245	19.5	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
246	14.1	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
247	17.1	cedar elm	17	No	Healthy	Preserved	-	-	-	-	-
248	16.1	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
249	4.7	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
250	4	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
251	4.2	pecan	4	No	Healthy	Preserved	-	-	-	-	-
252	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
253	12.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
254	7.6	cedar elm	8	No	Healthy	Preserved	-	-	-	-	-
255	12.3	sugarberry	12	No	Damaged	Preserved	-	-	-	-	-
256	24.2	sugarberry	24	Yes	Healthy	Preserved	-	-	-	-	-
257	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
258	12.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
259	11.1	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
300	4.8	Hercules-club	12	No	Healthy	Removed	-	-	-	N/A	-
301	7.8	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
302	16.4	sugarberry	18	No	Healthy	Removed	-	-	8.2	-	-
303	20.4	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
304	17.9	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
305	16.5	sugarberry	13	No	Healthy	Removed	-	-	8.3	-	-
306	26.9	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
307	6.6	Hercules-club	10	Yes	Healthy	Preserved	-	-	-	-	-
308	8.2	gum bumelia	7	Yes	Healthy	Removed	-	8.2	-	-	-
309	12.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
310	5.1	gum bumelia	6	No	Healthy	Removed	-	5.1	-	-	-
311	6.7	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
383	11	sugarberry	8	No	Healthy	Removed	-	-	5.5	-	-
384	12.2	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
385	11.6	sugarberry	15	No	Healthy	Removed	-	-	5.8	-	-
386	11	sugarberry	15	No	Healthy	Removed	-	-	5.5	-	-
387	42	sugarberry	25	No	Healthy	Removed	84.0	-	-	-	-
388	49	sugarberry	25	No	Healthy	Removed	98.0	-	-	-	-
389	13.3	sugarberry	14	No	Damaged	Preserved	-	-	-	-	-
390	7.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
391	15.2	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
392	12.7	sugarberry	9	No	Healthy	Preserved	-	-	-	-	-
393	22.7	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
394	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
395	18.3	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
396	16.2	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
							182.0	13.3	39.4	-	25.0
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

307.4	538.5	247.4	-	25.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

1,118.3
Total Required Mitigation in Phase 2

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	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

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,118.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

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.

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (2 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.11

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

PROJECT COMMENTS

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

DATE: 7/22/2021

PROJECT NUMBER:	SP2021-015	CASE MANAGER:	David Gonzales
PROJECT NAME:	Site Plan for Sharp Warehouse III	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	3301 SPRINGER RD	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of a Site Plan for a warehouse/office building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the southside of Springer Road west of the intersection of Springer Road and Data Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/22/2021	Needs Review

07/22/2021: SP2021-015; Site Plan for Sharp Warehouse III
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 warehouse/office building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the Southside of Springer Road west of the intersection of Springer Road and Data Drive.

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

M.3 For reference, include the case number (SP2021-015) 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 Planned Development District 46 (PD-46), 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. landscape & treescape plans) 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. (§03.04.A, Art. 11, UDC)

M.6 Correct signature block on all plans by changing the Year to 2021 or use a blank line. (§03.04.A, Art. 11, UDC)

I.7 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the 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.8 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.9 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) Provide Site Plan data table. (§01.02, Art. 11, UDC)
2) Delineate the proposed outer limits/dimensions of the detention pond. (§03.08(B), Art. 11, UDC)
3) Indicate and label the widths of all sidewalks existing and proposed for the site. (§03.04(B), Art. 11, UDC)
4) Indicate the street centerline for all existing streets. (§03.04(B), Art. 11, UDC)
5) 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).
6) 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, Art. 06, UDC)
7) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. Dash in RTU's on building elevations, or are these ground mounted? (§01.05(C), Art. 05, UDC)
8) The proposed dumpster requires a self-latching gate. Indicate on plans. (§01.05.B, Art. 05, UDC)
9) Off-street loading docks must be screened from all public streets…and any parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and shall be provided by using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless integral to the buildings design and otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards. The applicant is requesting an alternative landscape screening method. (§01.05.A, Art. 05, UDC)
10) Based on the building footprint, an exception to the horizontal articulation standards will be required for the north, south, & east elevations. (§04.01.C.1, Art. 05, UDC)

M.10 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) Provide a label indicating the required 10-ft landscape buffer. (§05.01, Art. 08, UDC)
2) Identify visibility triangles at all driveway intersections and public streets. (§01.08, Art. 05, UDC)

M.11 Treescape Plan. Plan is OK as submitted.

M.12 Photometric Plan. Please make the following clarifications and changes to the photometric 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) No light pole, pole base or combination thereof shall exceed 30-feet. Cut sheet does not indicate height for proposed pole. Provide detail or indicate OAH not exceeding 30-ft. (§03.03, Art. 07, UDC)
2) The maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Lighting levels exceed this requirement along the northwest corner property line adjacent to Springer Road. (§03.03, Art. 07, UDC)
3) Provide cut sheets for all exterior lighting fixtures.
4) Provide Site Plan data table. (§01.02, Art. 11, UDC)

M.13 Building Elevations. Please make the following clarifications and changes to the building elevations 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):

The following are located within the General Industrial District standards of Subsection 05.01, of Article 05, of the Unified Development Code (UDC):

1) An exception to the horizontal articulation standards as listed below.
2) All signage requires a separate permit as indicated above.
3) Projecting elements and parapets walls are to be finished on the interior using the same materials as the exterior façade (i.e. no exposed TPO). Indicate on plans.
4) Request for vertical walls in detention. This requires approval of a variance by the Planning and Zoning Commission.

Based on the building elevation submittal, staff has identified the following that require approval of exceptions to the Unified Development Code (UDC) for development within the Planned Development District 46 (PD-46):

1) Roof Design Standards. The proposed building does not meet the roof design standards by not finishing the interior side of the projecting elements and parapet walls with the same materials as the exterior as established by the UDC and requires approval of an exception for the use of exposed TPO. Required if not indicated on plans. (§04.01.A.1, Art. 05, UDC)
2) Building Articulation. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception. (§04.01.C, Art. 05, UDC)

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.

- If necessary, provided an updated letter of explanation which includes the Roof Design Standards exceptions, and the compensatory measures justifying the exceptions being requested for consideration.

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on August 3, 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.15 Please make all revisions and corrections, and provide any additional information that is requested by staff no later than August 3, 2021. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 10, 2021 Planning & Zoning Meeting.

M.16 Please provide one (1) hard copy and a PDF/electronic version for a subsequent review by staff.

I.17 The Architectural Review Board (ARB) meeting will be held on July 27, 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.18 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on July 27, 2021.
2) Architectural Review Board (ARB) meeting will be held on July 27, 2021.

3) Planning & Zoning regular meeting will be held on August 10, 2021.
4) Architectural Review Board (ARB) meeting will be held on August 10, 2021 (if required).

I.19 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 requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: M - Fire Lane to be 24' min. face of curb to face of curb.
M - Only one use off a deadend line (domestic, irrigation, fire, etc.)

The following items are informational for the engineering plan review process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees

I - Impact Fees
I - Minimum easement width is 20' for new easements. No structures 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 - Must plat the property.

Drainage Items:
I - Detention is required. No vertical walls allowed in detention easements
I - Detention outfall must be at sheet flow conditions when storm water crosses the property line.
I - Manning's C-value is per zoning type.
I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose.
I - No dead-end parking allowed.
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 - Any street paving that is removed for tie-ins will require full panel concrete replacement.
I - Driveway radii to be 30' minimum.
I - Driveway radius must be at least 10' away from the curb inlets.
I - 5' wide sidewalk, 2' inside the ROW, along all frontage.

Water and Wastewater Items:
I - Show proposed utility lines (Water, Sewer, etc.)
I - Only one use allowed off a dead-end line (domestic, irrigation, fire hydrant, etc.)
I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
I - Springer Sewer Pro-Rata: $21/LF of frontage
I - Springer Road Pro-Rata: $11.47/LF of frontage
I - Sewer Pro-Rata: $1,917.72/acre of land.

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	05/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/18/2021	Needs Review

05/18/2021: A turning radius of 30-feet for buildings 30-feet or above in height is required for the fire lane.

Buildings or portions of buildings 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building.

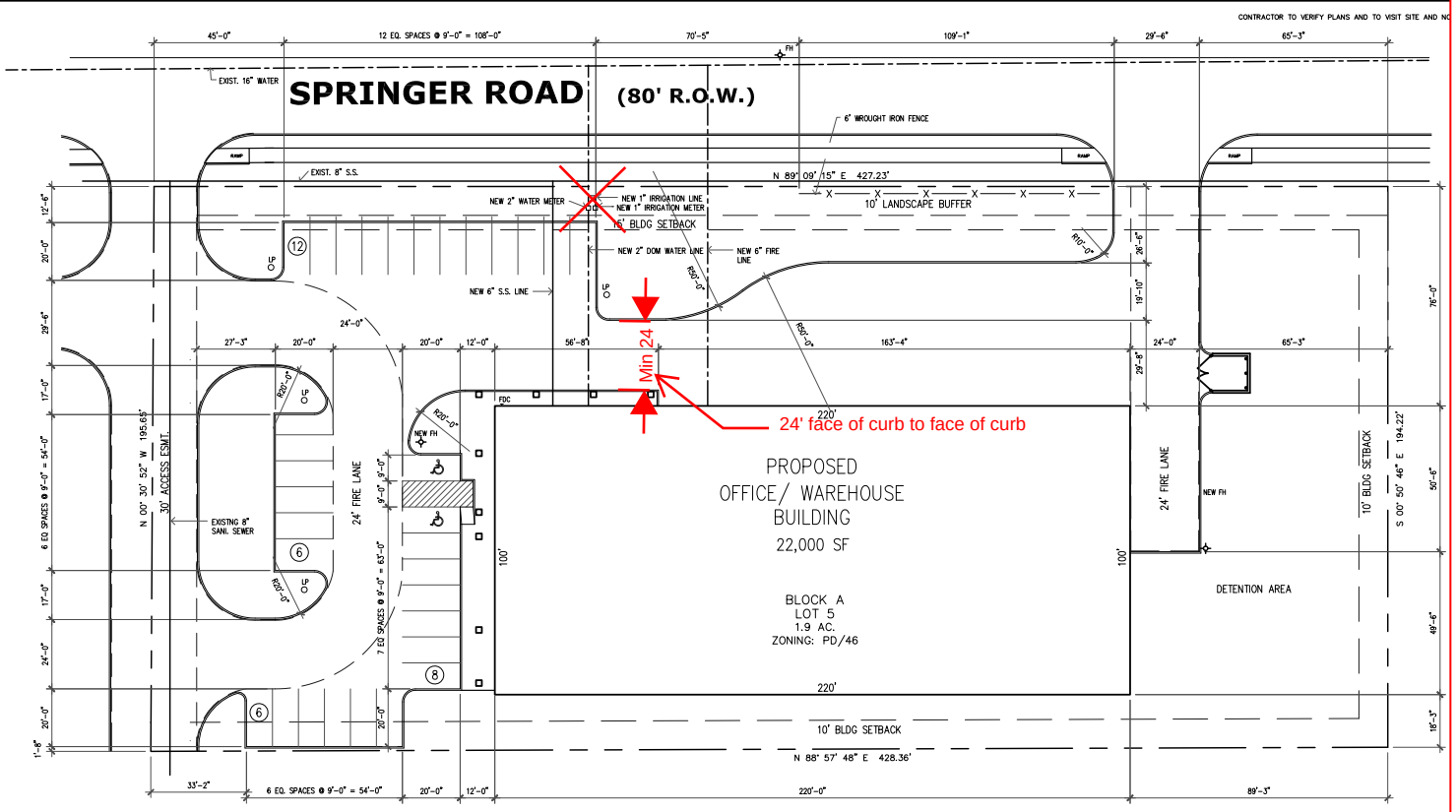
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

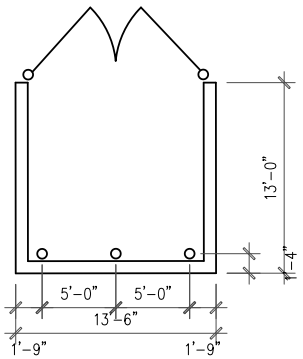
GIS	Lance Singleton	05/17/2021	Approved w/ Comments

05/17/2021: Assigned address will be 3301 SPRINGER RD, ROCKWALL, TX 75032

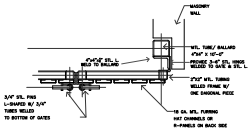
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved

05/17/2021: No trees allowed within 5' of water and sewer lines that are 10" or less
No trees allowed within 10' of water and sewer lines that are 10" or greater
Landscape Plan approved
Tree Mitigation approved

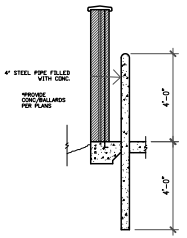




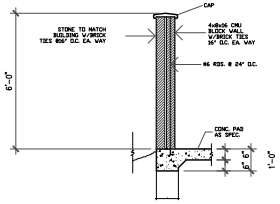
1 DUMPSTER PLAN
1/4" = 1'-0"



2 DETAIL@ BALLARD
NO SCALE



4 DETAIL@ BALLARD
NO SCALE



3 SECTION @ DUMPSTER WALL

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX. 5' WIDE U.N.O.
ALL PAVING RADII ARE 4'-6" U.N.O.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, T
approved by the planning and zoning commission of the City of Rockwall on the _____

WITNESS OUR HANDS, this _____ day of _____, _____

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER
SHARP INSULATION

CASE #SP2021-

General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees
I - Minimum easement width is 20' for new easements. No structures 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 - Must plat the property.

Drainage Items:
I - Detention is required. No vertical walls allowed in detention easements
I - Detention outfall must be at sheet flow conditions when storm water crosses the property line.
I - Manning's C-value is per zoning type.
I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose.
I - No dead-end parking allowed.
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 - Any street paving that is removed for tie-ins will require full panel concrete replacement.
I - Driveway radii to be 30' minimum.
I - Driveway radius must be at least 10' away from the curb inlets.
I - 5' wide sidewalk, 2' inside the ROW, along all frontage.

Water and Wastewater Items:
I - Show proposed utility lines (Water, Sewer, etc.)
I - Only one use allowed off a dead-end line (domestic, irrigation, fire hydrant, etc.)
I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
I - Springer Sewer Pro-Rata: $21/LF of frontage
I - Springer Road Pro-Rata: $11.47/LF of frontage
I - Sewer Pro-Rata: $1,917.72/acre of land.

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".

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-015

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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	SPRINGER RD				
SUBDIVISION	SHARP ADDITION	LOT	5	BLOCK	A
GENERAL LOCATION	SOUTH SIDE OF SPRINGER RD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 46		CURRENT USE	VACANT	
PROPOSED ZONING	PD 46		PROPOSED USE	OFF/WHSE	
ACREAGE	1.91	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	SHARP INNOVATION	☒ APPLICANT	GREG WALCOX
CONTACT PERSON	KRIS SHARP	CONTACT PERSON	"
ADDRESS	2578 HWY 276	ADDRESS	1520 E. I-30
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	214-192-0689	PHONE	817-235-9253
E-MAIL	kris@sharpinnovation.com	E-MAIL	MERRIMACRANCH@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [*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 15th *DAY OF* July, 2021.

NOTARY PUBLIC STATE OF TEXAS
MATTHEW MERSHAWN
Notary ID #128538894
My Commission Expires
March 3, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 3-3-23

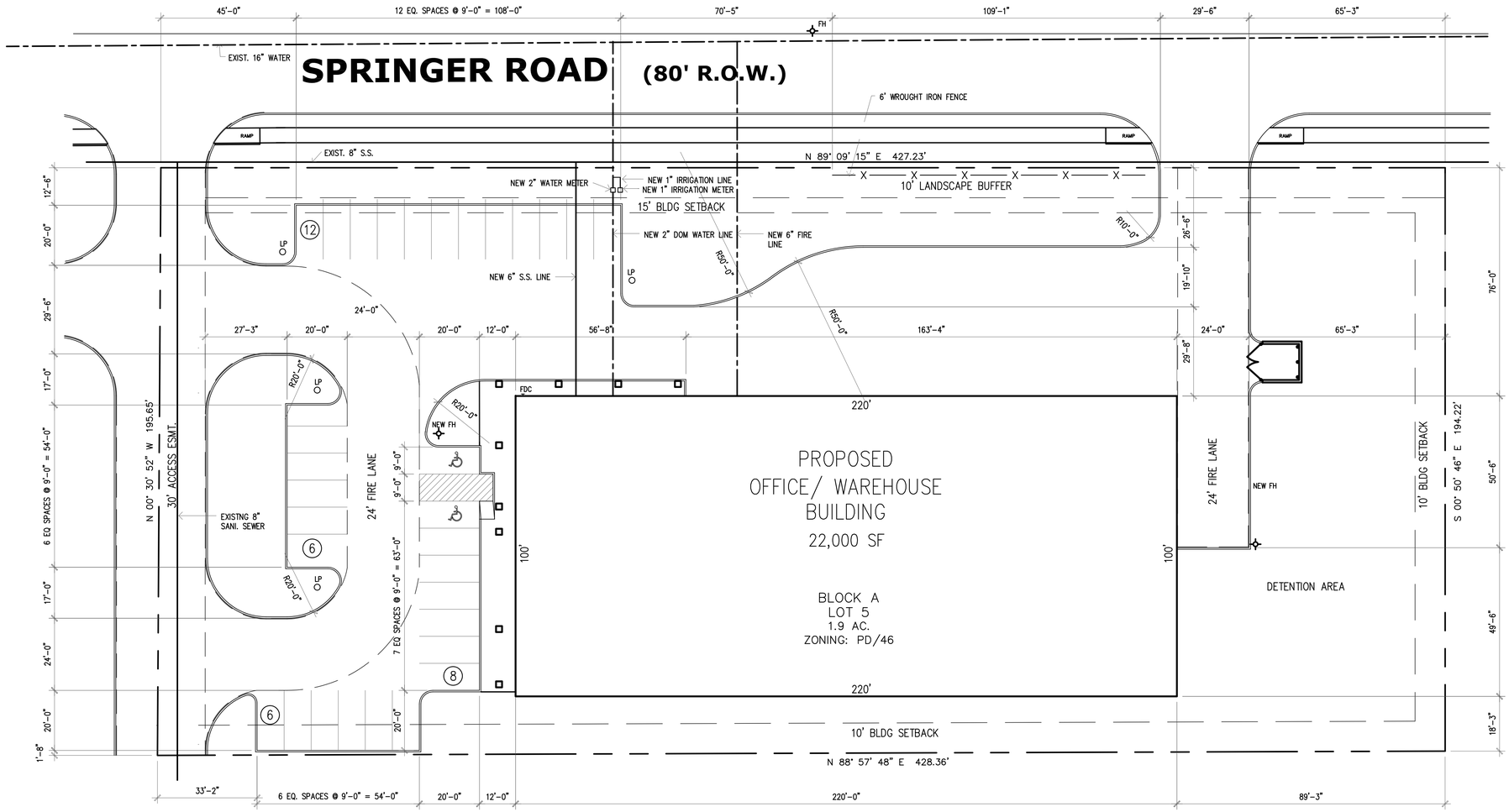


City of Rockwall

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

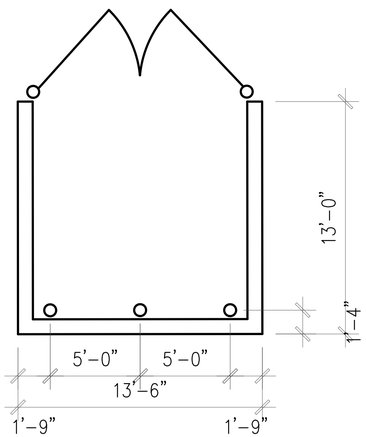
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

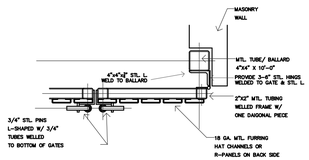


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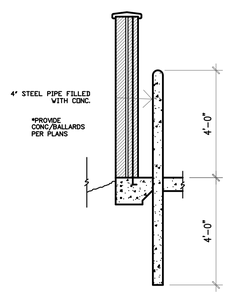
NORTH



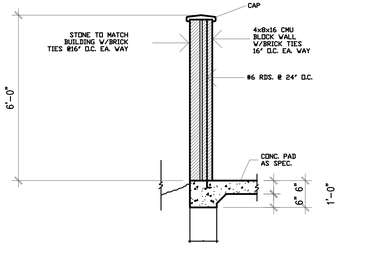
1 DUMPSTER PLAN
1/4" = 1'-0"



2 DETAIL@ BALLARD
NO SCALE



4 DETAIL@ BALLARD
NO SCALE



3 SECTION @ DUMPSTER WALL

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX. 5' WIDE U.N.O.
ALL PAVING RADII ARE 4'-6" U.N.O.

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 and zoning commission of the City of Rockwall on the _____, 2020.

WITNESS OUR HANDS, this _____ day of _____, _____

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER
SHARP INSULATION
8578 HWY 276
ROCKWALL, TEXAS 75032
214-390-9689

CASE #SP2021-

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By
1	10.3.19	rev per permit comments	
2	10.14.19	rev per TAS review	

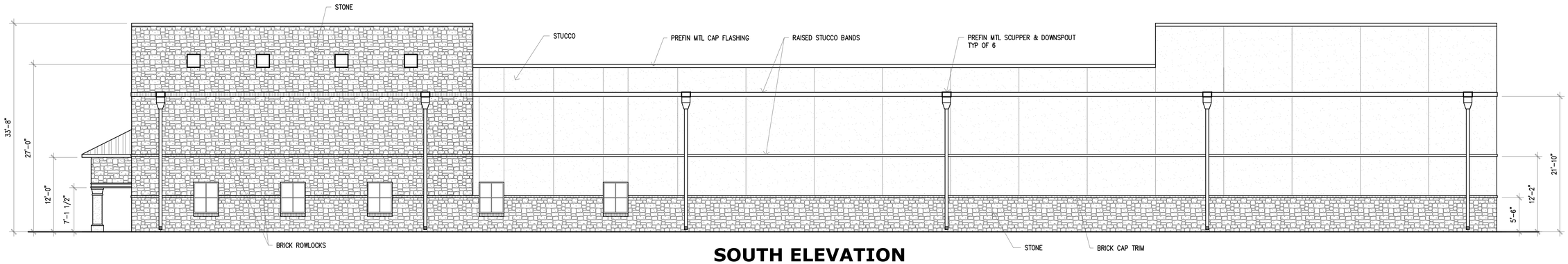
SHARP WAREHOUSE III
ROCKWALL, TEXAS

SITE PLAN

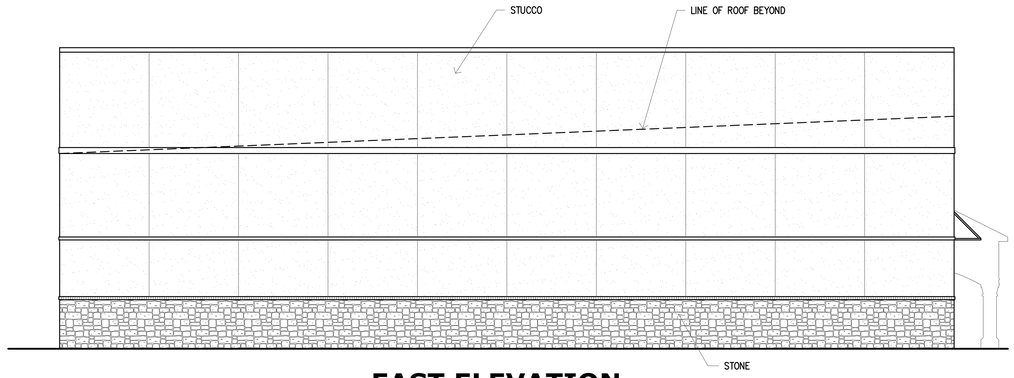
Scale:	1" = 20'-0"
Date:	02/01/2021
Project No.:	210106
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF

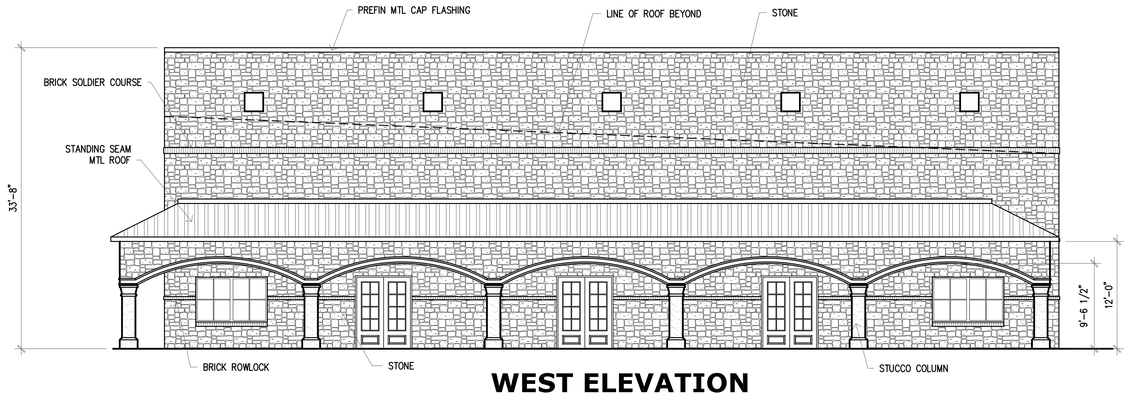
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



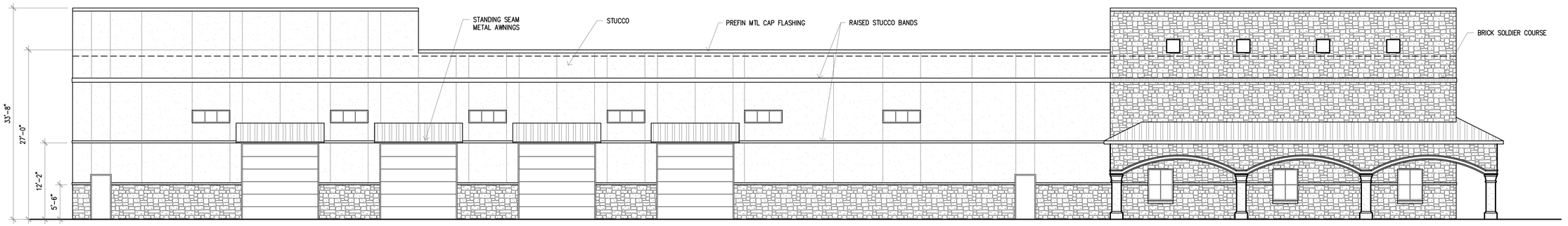
SOUTH ELEVATION
41% STONE 59% STUCCO



EAST ELEVATION
17% STONE 83% STUCCO



WEST ELEVATION
100% STONE



NORTH ELEVATION
41% STONE 59% STUCCO

ARCHITECTURAL ELEMENTS
1. AWNINGS
2. ARCHES
3. ARTICULATED BASE
4. MOLDING TRIM
5. VARIED ROOF HEIGHTS
6. RECESS ENTRY
7. CLEAR STORY WINDOWS

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 and zoning commission of the City of Rockwall on the _____ 2020.

WITNESS OUR HANDS, this _____ day of _____, _____

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER
SHARP INSULATION
3878 HWY 276
ROCKWALL, TEXAS 75032
214-390-9689

CASE #SP2021-000

PRICING & CONSTRUCTION

GENERAL NOTES:

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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL CHURCHES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
1520 E. INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	Revision	By

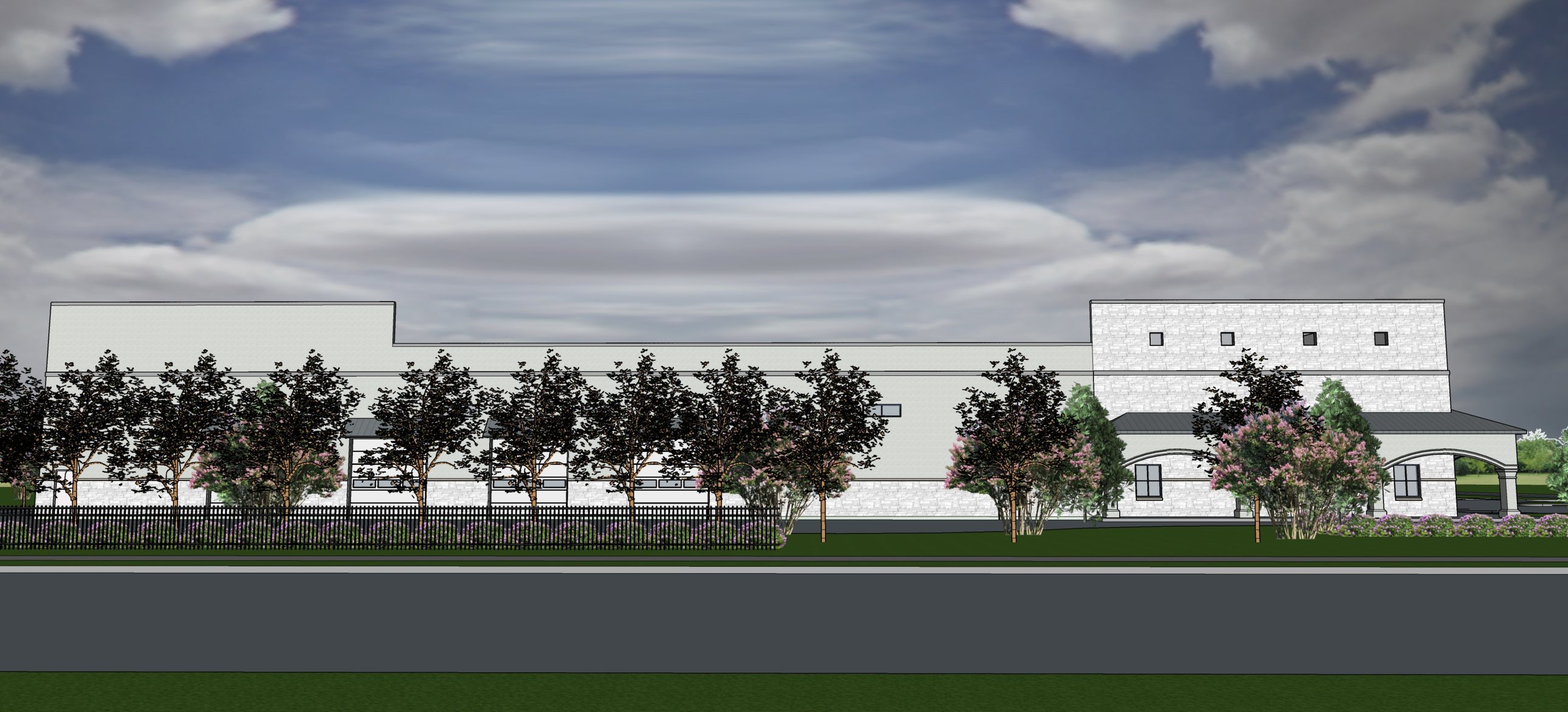
REGISTERED ARCHITECT GREG WALTOS 10486 STATE OF TEXAS

SHARP WAREHOUSE III
ROCKWALL, TEXAS

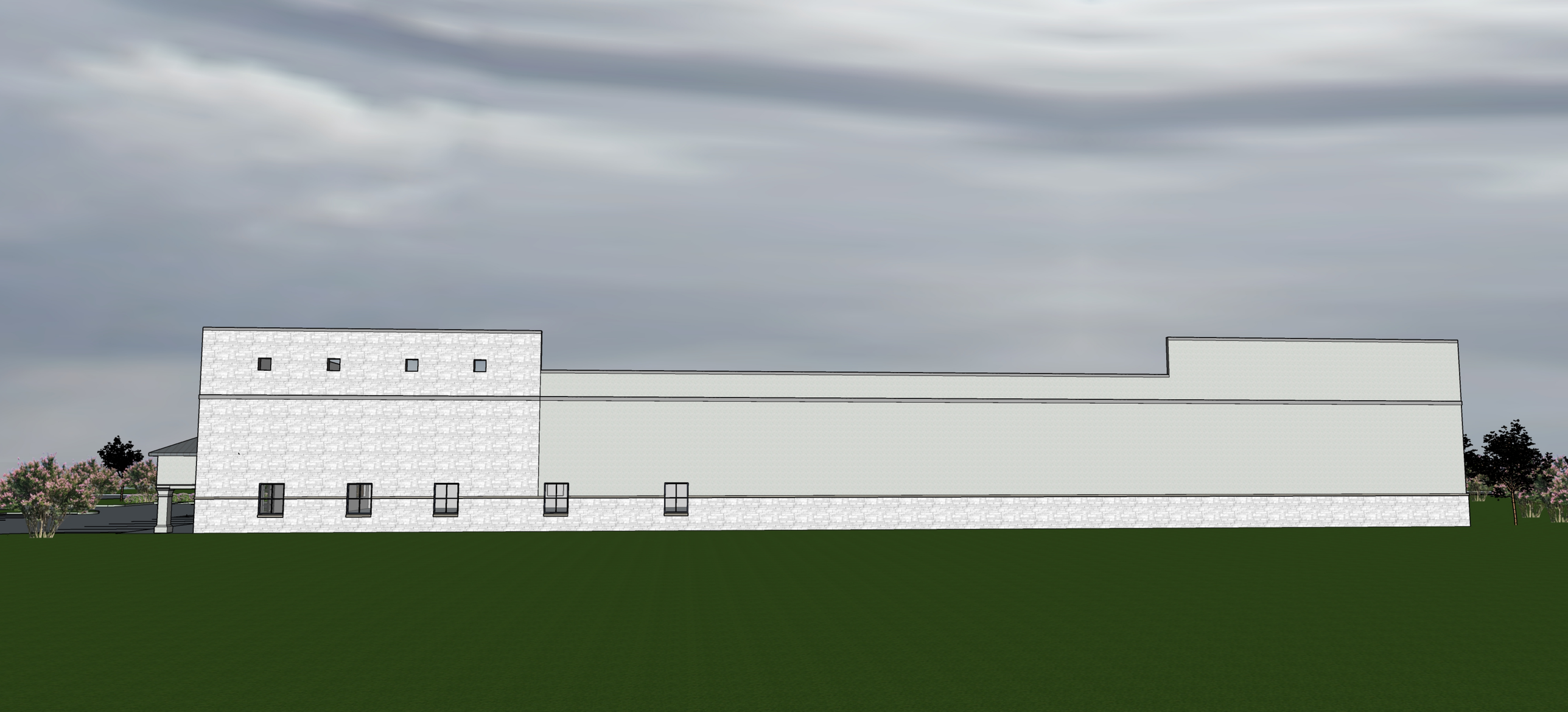
EXTERIOR ELEVATIONS

Scale:	1/8" = 1'-0"
Date:	02/01/2021
Project No.:	210106
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A4 OF







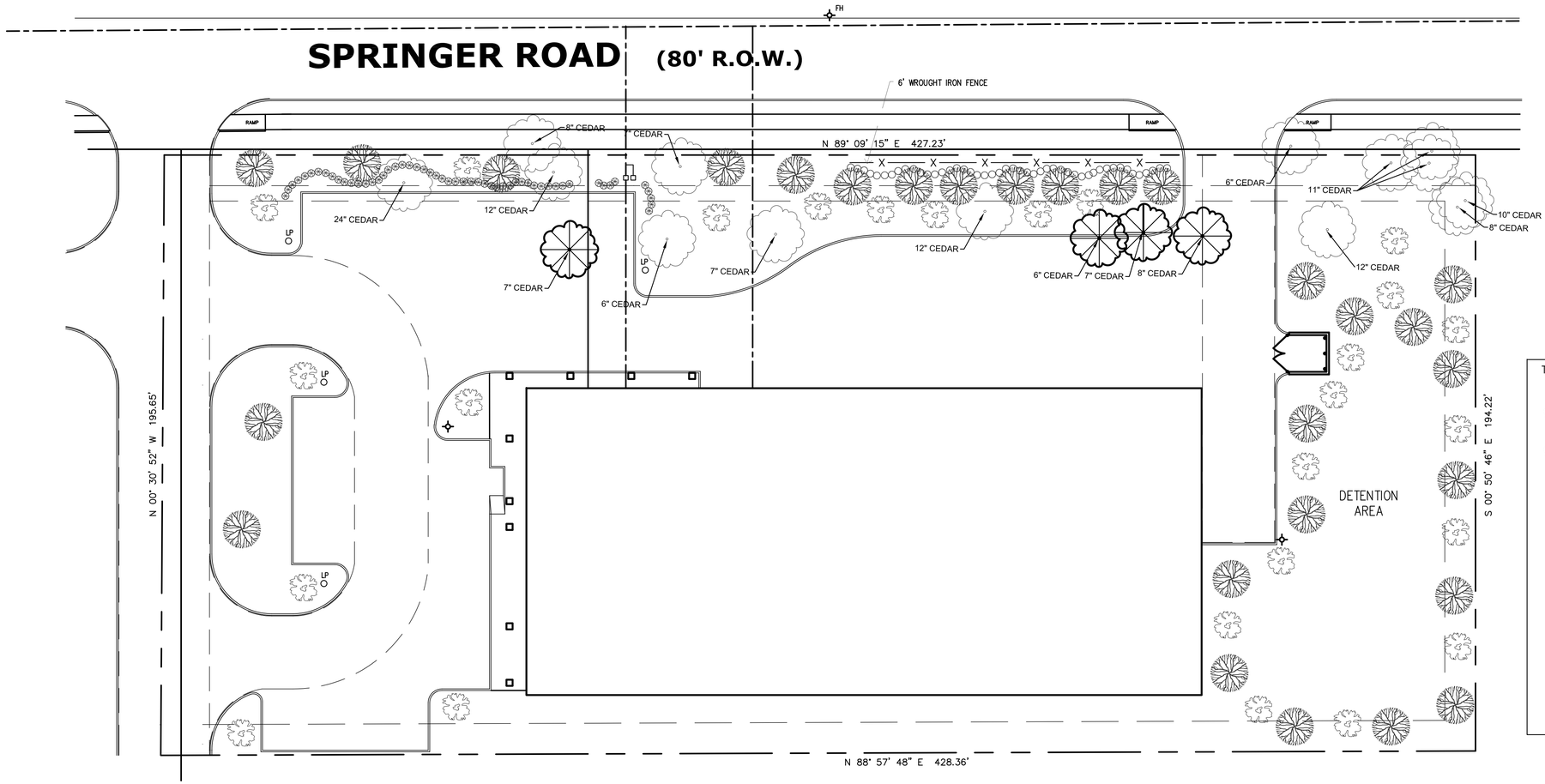








CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



THERE IS NO MITIGATION FOR THIS PROPERTY

- NON–PROTECTED TREE TO BE REMOVED (4)
- EXISTING TREE TO REMAIN (14)
- LIVE OAKS (28) INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (26) MIN 4' TALL
- INDIAN HAWTHORNE (54) PLANTS SHALL BE A MINIMUM OF 5–GALLONS & SHALL CREATE A MINIMUM 30" TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (47) PLANTS SHALL BE A MINIMUM OF 5–GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

REFER TO MITAGATION PLAN FOR EXISTING TREES TO BE REMOVED

0 10 20 40
SCALE IN FEET

NORTH

LOT 5 BLOCK A – SHARP ADDITION

1. ZONING: PD46
2. PROPOSED USE: OFFICE/DISTRIBUTION
3. PROPERTY AREA (GROSS): 83,390 SF 1.91 AC
4. BUILDING AREA: 22,000 SF
5. BUILDING HEIGHT: ONE STORY – 33'–8"
6. LOT COVERAGE: 26.3% F.A.R. = 0.263:1
7. PARKING REQ: 26 OFFICE $^{5463}/_{300}$ = 18 DISTRIBUTION $^{16537}/_{2000}$ = 8
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25–50 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 32 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 51,574 SF
11. 15% LANDSCAPE REQUIRED = 12,509 SF PROVIDED 31,816 SF

NO PARKING SPACE SHALL BE MORE THAN 80' FROM A CANOPY TREE

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SODDED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL R.O.W. SHALL BE SODDED

PRICING & CONSTRUCTION GENERAL NOTES:

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CASE #SP2021–

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RESIDENTIAL RESTAURANTS
MEDICAL COMMERCIAL INSTITUTIONAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972–722–9302
FAX : 972–249–2081

No.	Date	Revision	By

REGISTERED ARCHITECT GREG WALTS 10486 STATE OF TEXAS

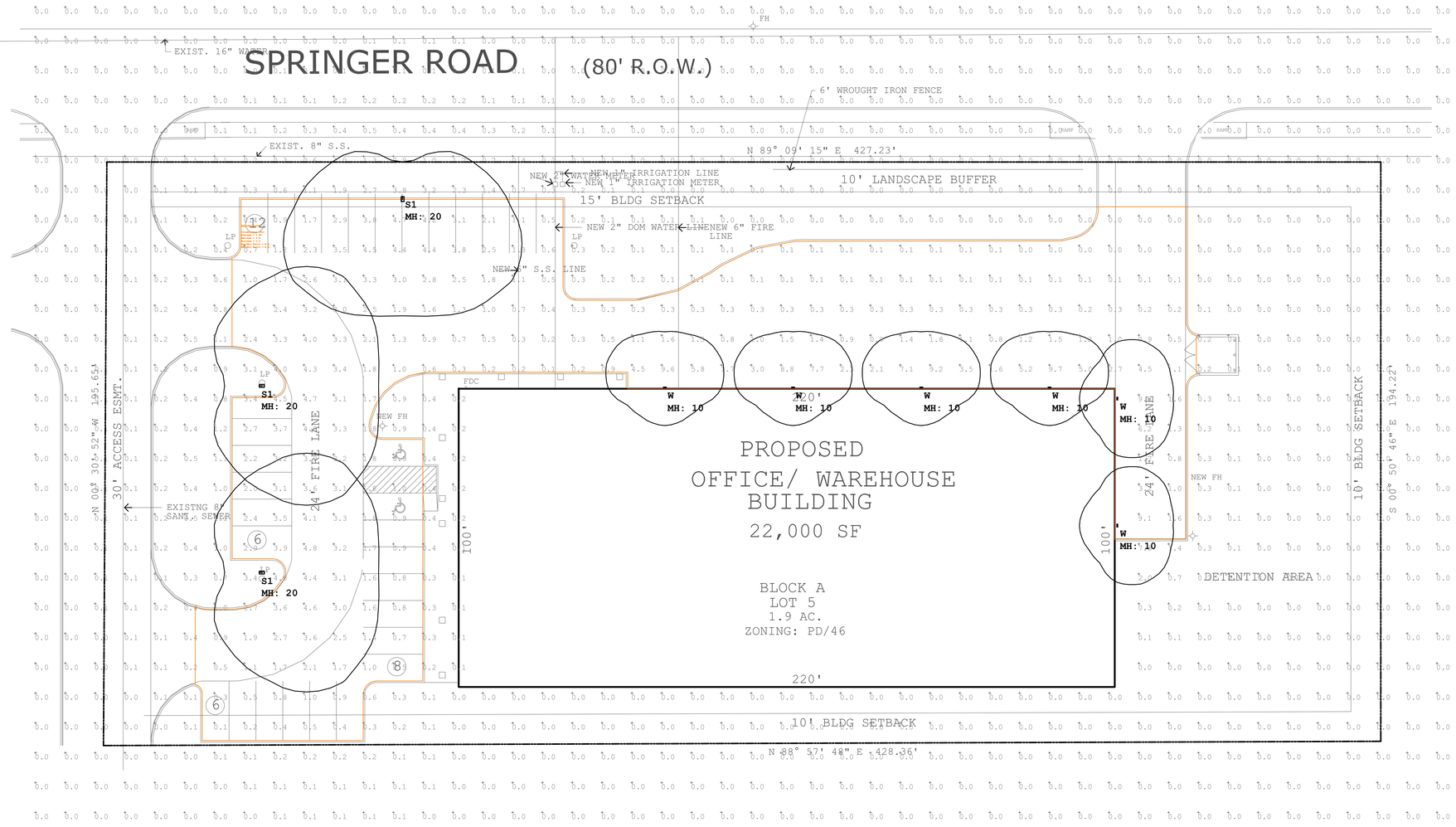
SHARP WAREHOUSE III
ROCKWALL, TEXAS

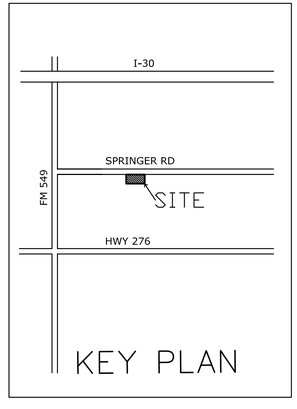
LANDSCAPE PLAN

Scale:	1" = 20'–0"
Date:	02/01/2021
Project No.:	210106
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 2

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.





Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
	S1	3	LITHONIA ESX1 LED P2 40K R3 VOLTAGE	13916	97.59	0.903	1.000
	W	6	LITHONIA WPX2 LED 40K Mvolt	5896	47.77	0.808	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
PARKING+DRIVE		Fc	1.84	9.8	0.0	N.A.

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 and zoning commission of the City of Rockwall on the _____, 2020.

WITNESS OUR HANDS, this _____ day of _____, _____

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

0 10 20 40
SCALE IN FEET

NORTH

OWNER
SHARP INSULATION
2578 HWY 276
ROCKWALL, TEXAS 75032
214-392-0689

CASE #SP2021-

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INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

SHARP WAREHOUSE III
ROCKWALL, TEXAS

PHOTOMETRIC SITE PLAN

Scale:	1" = 20'-0"
Date:	02/01/2021
Project No.:	210106
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET PH1 OF 1

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

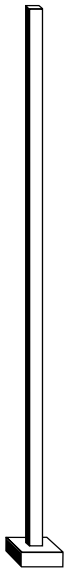
FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

BUY AMERICAN – Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

Buy American

See footnotes next page.

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS						
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**		**Options**	**Finish[10]**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/ HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,7] MAEX Match existing[8] BAA Buy America(n) Act Compliant IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes[11] Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20.
   The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

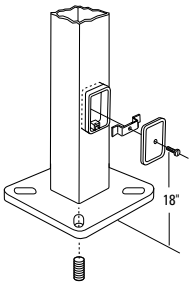
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SSS Square Straight Steel Poles

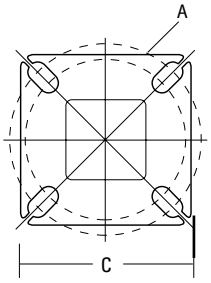
TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust													
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

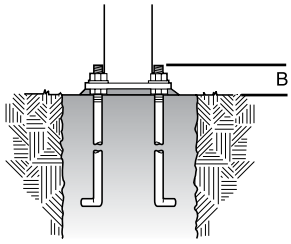
* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL

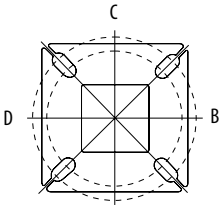


POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"





HANDHOLE ORIENTATION



Handhole

Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

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ESX1 LED
Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

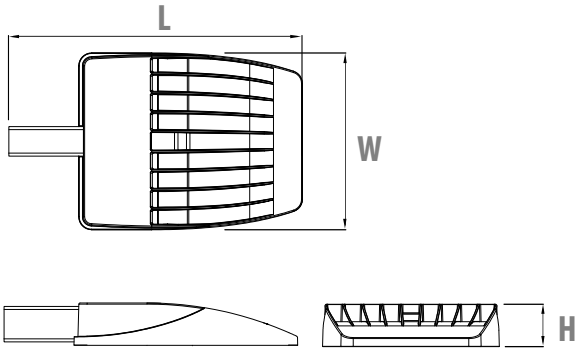
EPA 0.40 ft² (0.04 m²)

Length: 19.9" (50.5 cm)

Width: 12" (30.5 cm)

Height: 2.9" (7.4 cm)

Weight: 11.2 lbs (5.1 kg)



Introduction

The ESX LED area luminaire provides the combination of best product, best price and best delivery. ESX is ideal for one-for-one replacement of HID area lighting and provides up to 76% energy savings, long service life and fast payback.

The ESX1 delivers 8,000 to 25,000 lumens allowing it to replace 150W to 400W HID luminaires. All ESX luminaires feature adjustable light output, providing two light levels from one product, allowing greater flexibility in the field and on distributors' shelves.

All luminaires feature a reversible arm that allows for mounting on both round and square poles. Eight configurations of ESX1 luminaires are stocked in Acuity Brands distribution centers.

Ordering Information

HID Equivalent	Luminaire / Performance Package	High		Low		Distribution	Voltage	Catalog Number	CI Code	UPC
		Lumens	Watts	Lumens	Watts					
4000K										
150W to 250W	**ESX1 LED P2**	14,000	98W	8,000	50W	Type 3	120-277V	ESX1 LED P2 40K R3 MVOLT UPA BLS DDBXD M2	*269PG3	00194994838302
400W	**ESX1 LED P4**	25,000	190W	21,000	146W	Type 3	120-277V	ESX1 LED P4 40K R3 MVOLT UPA BLS DDBXD M2	*269PG8	00194994838340
							347-480V	ESX1 LED P4 40K R3 HVOLT UPA BLS DDBXD M2	*269PGC	00194994838364
						Type 5	120-277V	ESX1 LED P4 40K R5 MVOLT UPA BLS DDBXD M2	*269PGG	00194994838418
							347-480V	ESX1 LED P4 40K R5 HVOLT UPA BLS DDBXD M2	*269PGN	00194994838463
5000K										
150W to 250W	**ESX1 LED P2**	14,000	98W	8,000	50W	Type 3	120-277V	ESX1 LED P2 50K R3 MVOLT UPA BLS DDBXD M2	*269PGY	00194994838555
400W	**ESX1 LED P4**	25,000	190W	21,000	146W	Type 3	120-277V	ESX1 LED P4 50K R3 MVOLT UPA BLS DDBXD M2	*269PH1	00194994838531
						Type 5	120-277V	ESX1 LED P4 50K R5 MVOLT UPA BLS DDBXD M2	*269PH2	00194994838548

Note: Luminaire ships set on high (switchable to low). All luminaires feature adjustable light output, a reversible arm for mounting on round and square poles and dark bronze finish. The lumen output and input watts shown are nominal values. Refer to the lumens table on page 3 for specific values.

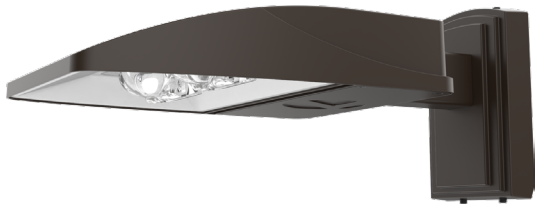
Accessories: *Order as separate catalog number.*

Catalog Number	Description	CI Code	UPC
ESXWBA DDBXD U	ESX WBA wall bracket, dark bronze finish	*270S5T	00194995092826

Note: Accessories are ordered and shipped separately from the luminaire.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Accessories

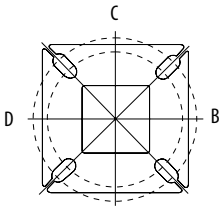


Wall Bracket (WBA)

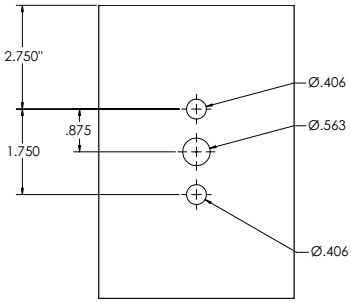
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION



DRILLING TEMPLATE #20



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	ESX1 Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	UPA (round)	ASR4-5 190	ASR4-5 280	ASR4-5 290	ASR4-5 320	ASR4-5 390	ASR4-5 490

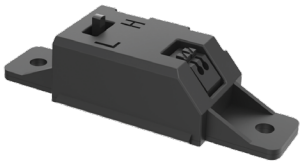
Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#20	**Drill Nomenclature**	DM19ESX	DM28ESX	DM29ESX	DM32ESX	DM39ESX	DM49ESX

Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type									
UPA – Reversible Arm Mount	0.40	0.79	0.79	1.19	1.19	1.58	0.79	1.19	1.58



Adjustable Light Output (ALO) technology:

Internal bi-level switch with two light levels for greater flexibility within one product (default set to high)

	High Lumens	Low Lumens	HID Replacement
ESX1 LED P2	14,000	8,000	150W to 250W
ESX1 LED P4	25,000	21,000	400W

UPA - Reversible Arm Mount

The UPA reversible arm is designed to mount onto round and square poles. During installation, the flat end of the arm is placed against the flat surface on square poles. When using with round poles, the arm can be turned around so that the curved end is placed against the curvature on round poles. ESX1 can be mounted onto minimum 3.5" square and round poles.

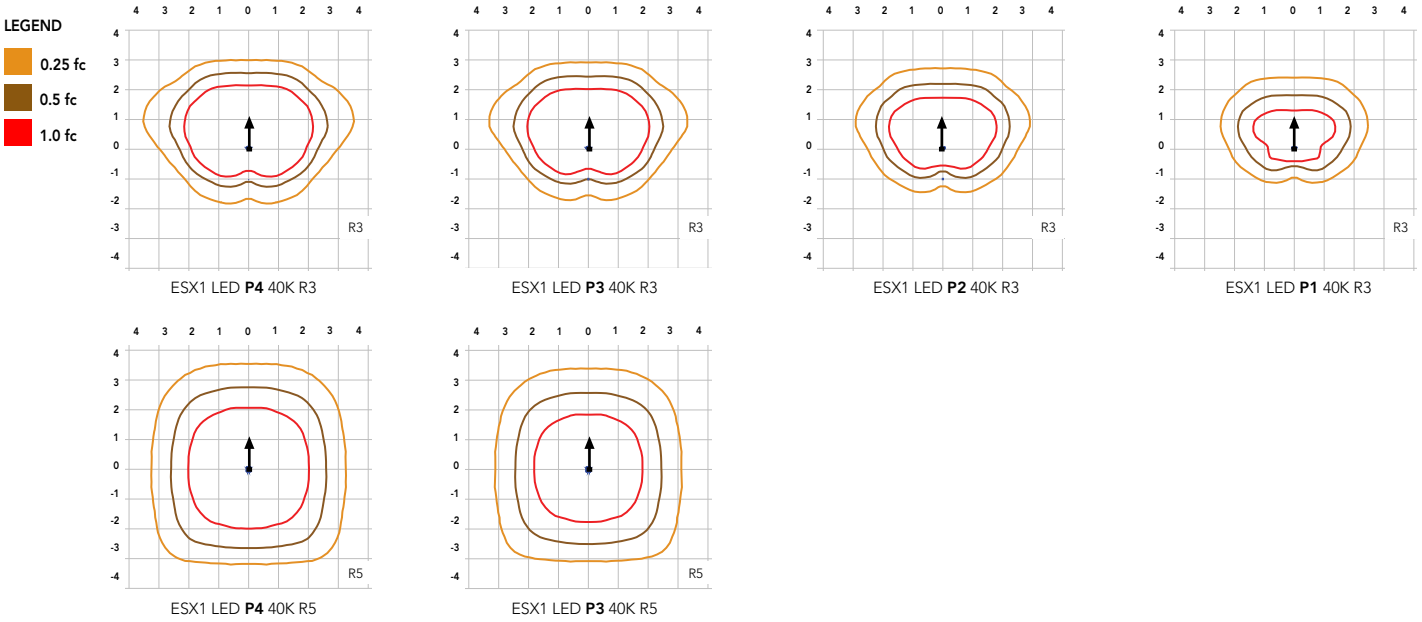


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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's ESX Area homepage.

Isofootcandle plots for the ESX1. Distances are in units of mounting height (25').



ESX1 LED **P4** 40K R3

ESX1 LED **P3** 40K R3

ESX1 LED **P2** 40K R3

ESX1 LED **P1** 40K R3

ESX1 LED **P4** 40K R5

ESX1 LED **P3** 40K R5

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Series	Performance Package	System Watts	Distribution Type	40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
ESX1 LED P2	P1 (switched to low)	50W	R3	7,874	2	0	2	157	7,993	2	0	2	160
	P2	98W	R3	13,917	2	0	2	142	14,128	2	0	2	144
ESX1 LED P4	P3 (switched to low)	146W	R3	20,658	3	0	3	141	20,881	3	0	3	143
			R5	21,680	5	0	3	148	21,914	5	0	3	150
	P4	190W	R3	25,034	3	0	3	132	25,304	3	0	3	133
			R5	26,273	5	0	3	138	26,557	5	0	3	140

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1 (low)	50W	0.41	0.24	0.21	0.18	---	---
P2	98W	0.81	0.47	0.41	0.35	---	---
P3 (low)	146W	1.22	0.70	0.61	0.53	0.42	0.30
P4	190W	1.58	0.91	0.79	0.69	0.55	0.40

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
5°C	41°F	1.03
10°C	50°F	1.02
15°C	59°F	1.01
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient and hours of LED testing (tested per IESNA LM-80-08 and reported per IESNA M-21-11).

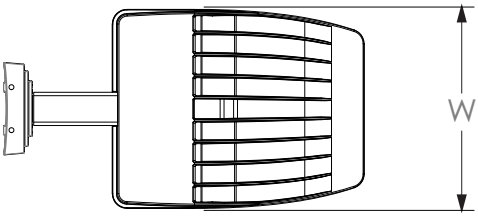
To calculate LLF, use the lumen maintenance factor that corresponds to the luminaire performance package below. For other lumen maintenance values, contact factory.

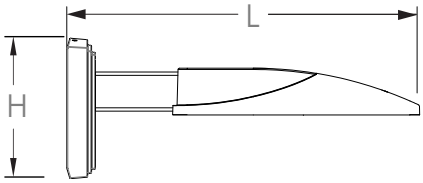
Performace Package	TM-21 Percent Lumen Maintenance at 60,000 hrs
P1 / P2	89%
P3	88%
P4	87%

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Dimensions

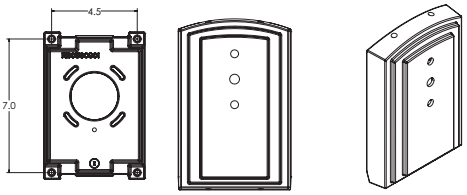
ESX1 with Wall Bracket (WBA)





Length: 21.7" (55.1)
Width: 12" (30.5 cm)
Height: 2.9" (7.4 cm) Main Body
8.9" (22.6 cm) Wall Bracket
Weight: 14.2 lbs (6.4 kg)

Wall Bracket (WBA) Mounting Detail



FEATURES & SPECIFICATIONS

INTENDED USE
The ESX1 offers a complete area lighting package providing everything needed to replace 150W to 400W HID area luminaires. Adjustable light output provides two light levels from one product, allowing greater flexibility while helping reduce inventory costs.

CONSTRUCTION
The ESX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED efficacy and extends component life. The mounting arm is made of extruded aluminum and its universal function allows for mounting on round and square poles. The luminaires optics are IP66 rated, and sealed against moisture and environmental contaminants. The low-profile design results in a low EPA. ESX is rated for minimum 1.5 G vibration load per ANSI C136.31.

FINISH
Exterior parts are protected by a Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. The result is a high-quality finish that is warrantied not to crack or peel. The standard finish provided on the housing and mounting arm is dark bronze.

OPTICS
Designed for one-for-one replacement of HID luminaires, acrylic refractive lenses are engineered for application efficiency, distributing the light to where it is needed most, providing greater coverage and improved back-light control. Available in distributions Type 3 and Type 5.

ELECTRICAL
Light engines consist of high-efficacy LEDs with LED lumen maintenance greater than L87/60,000 hours. Color temperature (CCT) options of 4000K and 5000K with minimum CRI of 70 are available. Electronic drivers are 0-10V, capable of continuous dimming, and ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection. Driver input voltages available in MVOLT (120-277V) and HVOLT (347-480V).

ADJUSTABLE LIGHT OUTPUT (ALO)
ALO allows dimming the luminaire via a switch that is accessible in the driver compartment. Luminaires ship on the high setting. Use ESX1 LED P4 at 25,000 lumens to replace 400W HID luminaires. When less light and/or more energy savings is desired, switch to low (P3) setting at 21,000 lumens. Use ESX1 LED P2 to replace 250W HID luminaires. When less light and/or more energy savings is desired, switch to low (P1) setting at 8,000 lumens or when replacing down to 150W HID.

INSTALLATION
The ESX1 features an extruded aluminum arm that is reversible allowing it to mount on both round and square poles. ESX1 can be mounted onto minimum 3.5" square and round poles. A wall mount bracket is also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WPX LED
Wall Packs

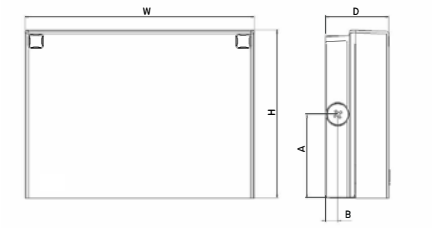
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View **Side View**

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W [1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V [3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) [2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) [2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell [3]	Note : For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

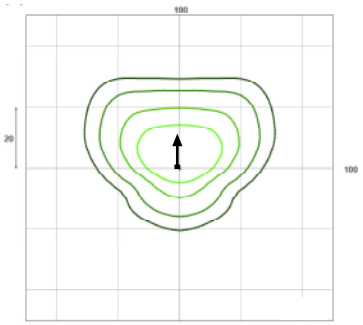
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

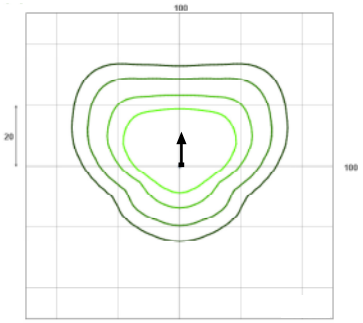
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

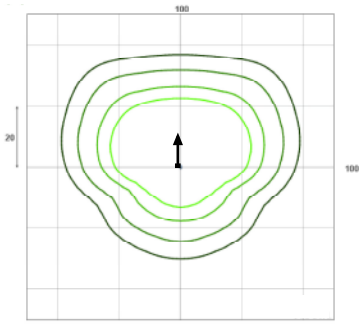
WPX1 LED P1



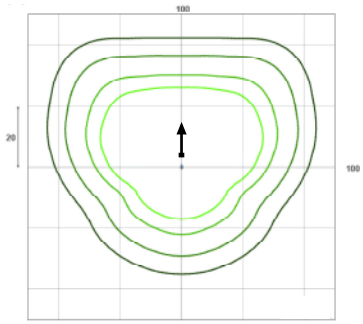
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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MERSHAWN
ARCHITECTS

City of Rockwall
2021
Planning and Zoning Department
Ryan Miller
Re: Sharp Office/Warehouse

May 14, 2021,

LETTER OF VARIANCE

We respectfully request a variance for the horizontal articulation on the rear (south) elevation and east elevation for this project. We have provided compensatory measures as listed.

1. Increased landscaping with additional accent trees, along with additional landscape space.
2. Increased masonry and stone percentages.
3. Increased architectural elements with three additional.

We also would like to include a short vertical wall detention with stone faces if this becomes necessary during the engineering design of this project. Landscaping requirements for this detention area have been exceeded to help facilitate this request.

PROJECT COMMENTS

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

DATE: 7/22/2021

PROJECT NUMBER:	SP2021-021	CASE MANAGER:	David Gonzales
PROJECT NAME:	Site Plan for a Retail Store with Gasoline Sales (7/11)	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	4949 S GOLIAD ST	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Site Plan for 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/22/2021	Needs Review

07/22/2021: SP2021-021; Site Plan for a Retail Store with Gasoline Sales – S. Goliad Street & S. FM-549 & IH-30
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 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.

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

M.3 For reference, include the case number (SP2021-021) 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), the SH-205 Overlay (SH-205 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. landscape and treescape plans) are required to have a signature block affixed on the page for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. The landscape and treescape plans do not have a signature line for the Planning and Zoning Chairman. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a final plat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the 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.7 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.8 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) Mechanical Equipment Screening. Dash-in and label all RTU's the on building elevations. If ground mounted, indicate locations on site and provide screening detail - All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site? Provide screening detail if located on the ground. (§06.02.C.3, Art. 05, UDC)
2) Correct the building setback label at the northwest property line. (§03.04.B, Art. 11, UDC)
3) Indicate and label the proposed ice machines and propane cages on the site plan. Provide dimensions for the area where located. (§02.02.F.4, Art. 04,UDC)
4) Dumpster enclosure required to be a minimum height of eight (8) feet. Indicated as such on the site plan; however, the detail on the building elevations do not comply. Revise. (§06.02.D.7, Art. 05, UDC)
M.9 Landscape Plan. Plan is OK as submitted, with the exception of the signature block as indicated above.

M.10 Treescape Plan. Plan is OK as submitted, with the exception of the signature block as indicated above. Mitigation is satisfied with tree plantings.

M.11 Photometric Plan. Please make the following clarifications and changes to the photometric 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) Reduce lighting levels along the north property lines. The allowable maximum light intensity measured at the property line of a non-residential property shall not exceed 0.2 of one foot candle. (§03.03.C, Art. 07,UDC)
2) All under canopy lighting shall be fully recessed into the canopy. Provide cut sheets. (§03.03.F, Art. 07,UDC)
3) Indicate the mounting height for all proposed light fixtures. No light pole, base, or combination thereof shall exceed 20-ft in height per the General Overlay District Standards of Article 05, UDC. Provide detail. (§03.03.D, Art. 07,UDC)

M.12 Building Elevations. Requires review by the Architectural Review Board (ARB) and a recommendation from the ARB forwarded to the Planning and Zoning Commission for consideration.

1) Dash in and label all RTU's. Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of [1] a roof system described in the Roof section of the Article 05 of the UDC, or [2] an architectural feature that is integral to the building's design and ensures that such rooftop mechanical equipment is not visible from any direction. (§06.02.C.1.a.3, Art. 05,UDC)
2) Ice Machines – outdoor sales and displays (i.e. ice machines, propane tanks, etc.) are permitted only in areas designated on the Site Plan filed with the City. (§02.02.F.4, Art. 04,UDC)
3) Construction Standards – 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. Indicate on plans that this will be met. (§04.01.A.1, Art. 05,UDC)
4) Dumpster enclosure required to be a minimum height of eight (8) feet. Indicated as such on the site plan; however, the detail on the building elevations do not comply. Revise plans. (§06.02.D.7, Art. 05, UDC)
Variances Required – Refer to the Subsection 06.01, General Overlay District Standards, of Article 05, UDC for the following:

1) Roof Design – all structures with less than 6,000 SF building footprint require a pitched roof system. (§06.02.C.1.a.2, Art. 05,UDC)
2) Trash/Dumpster Enclosure – Enclosures shall be four (4) sided, 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 proposed dumpster is less than 8-ft in height as depicted on the building elevations. (§06.02.D.7, Art. 05,UDC)
3) Utility Placement – All overhead utilities within any overlay district shall be placed underground. A variance to this requirement requires a recommendation from the Planning and Zoning Commission and approval of the City Council. (§06.02.H, Art. 05,UDC)

Letter of Request Required
Two (2) compensatory measures are required for each variance and/or exception being requested. Additionally, you will need to provide a written request and indicate how the compensatory measures will offset the requested variance/exceptions. See the attached list of compensatory measures. A request for variance/exceptions requires approval of a ¾ majority vote by the Planning and Zoning Commission.
(Section 09, Article 11, UDC)

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on August 3, 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 Please make all revisions and corrections, and provide any additional information that is requested by staff no later than August 3, 2021. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 10, 2021 Planning & Zoning Meeting.

M.15 Please provide one (1) hard copy and a PDF/electronic version for a subsequent review by staff.

I.16 The Architectural Review Board (ARB) meeting will be held on July 27, 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.17 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on July 27, 2021.
2) Architectural Review Board (ARB) meeting will be held on July 27, 2021.

3) Planning & Zoning regular meeting will be held on August 10, 2021.
4) Architectural Review Board (ARB) meeting will be held on August 10, 2021 (if required).

I.18 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 requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Label the driveway spacing. TxDOT requires 425' between driveways.

The following comments are informational for the engineering design phase.
General Items:
- 4% Engineering Inspection Fees
- Plan review fees apply.
- Impact Fees for water meters and roadway.
- Minimum easement width is 20'. No structures allowed in easements.
- Required 10' utility easement required along all street frontage.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
-Pro-rata for Long Branch Lift Station =$545.38/acre
-Pro-rata for FM 3097 Lift Stations = $432.74/acre
- No structures including signage allowed in easements or right-of-ways.

Drainage Items:
- Detention is required. Manning's C-value is by zoning.
- Area under the fuel canopy and dumpster must drain to an oil/water separator before connection to the storm system.
- No vertical walls are allowed in detention easements.

Paving Items:
- All parking must be 20'x9'
- All drive aisles must be a minimum of 24' wide

- All fire lanes must have a minimum radius of 20'
- All driveways must be spaced 425' along SH 205 and 360' along FM 549.
- Must meet TXDOT driveway spacing requirements.
- TxDOT permit required for Traffic Signal Modifications, driveway locations, and utilites in TxDOT ROW.
- TxDOT TIA for driveway is required along with review fees at time of 1st review for TIA

Utility Items:
- Must loop a min. of an 8" water line on site. Only one use allowed off a dead end line.
- 12-inch water line required along FM 549 and SH 205 frontage.

Landscape Items:
- 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	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Needs Review

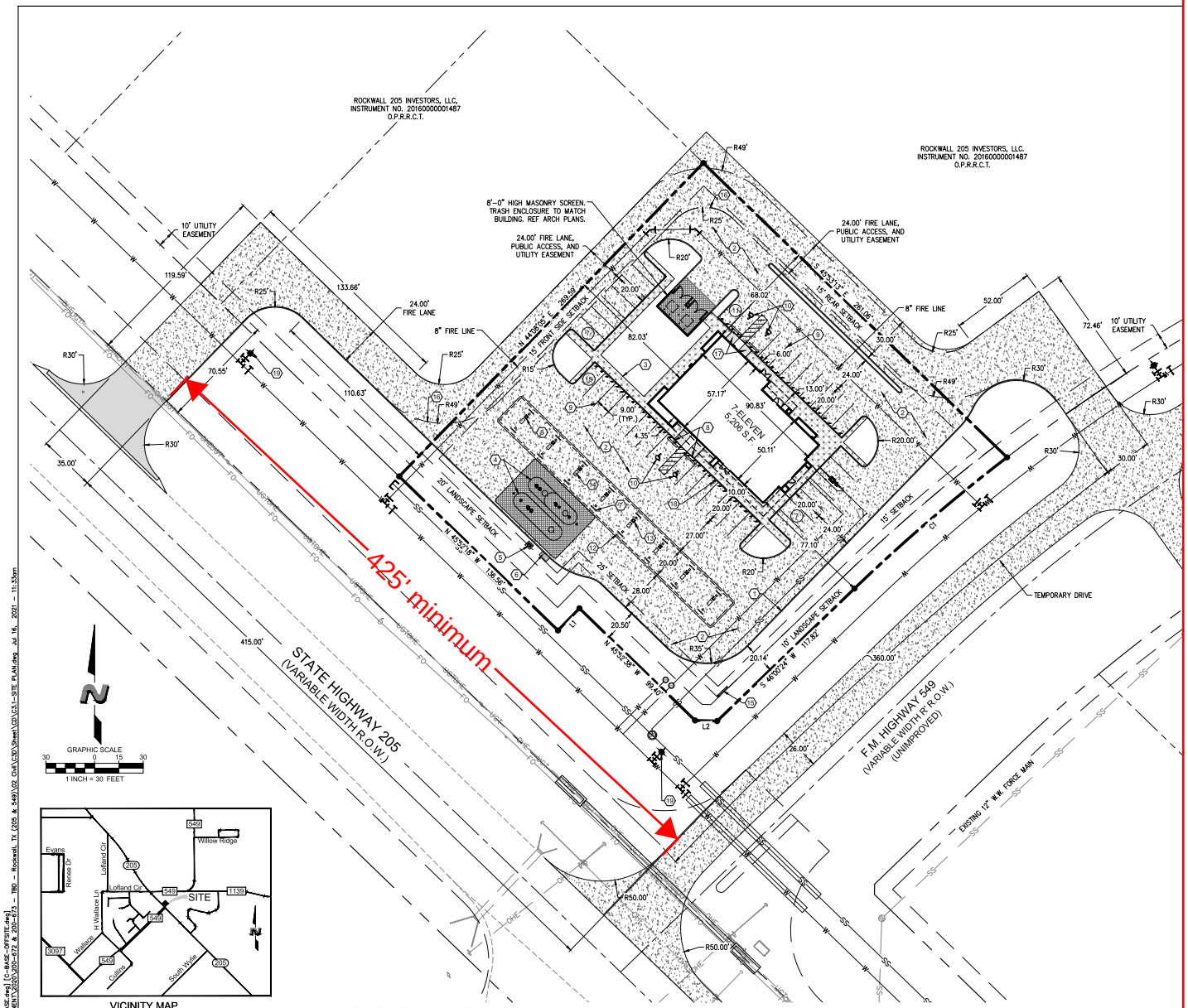
07/21/2021: Fire Department Connection (FDC) for the fire sprinkler system will need to be within 100-ft of a fire hydrant, facing fire lane, and provided with a 5-foot wide all-weather walking surface from the fire lane to the connection.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved w/ Comments

07/19/2021: Assigned address will be *4949 S. GOLIAD ST., ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: no comments



VICINITY MAP
N.T.S.

General Items:
- 4% Engineering Inspection Fees
- Plan review fees apply.
- Impact Fees for water meters and roadway.
- Minimum easement width is 20'. No structures allowed in easements.
- Required 10' utility easement required along all street frontage.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
-Pro-rata for Long Branch Lift Station =$545.38/acre
-Pro-rata for FM 3097 Lift Stations = $432.74/acre
- No structures including signage allowed in easements or right-of-ways.

Drainage Items:
- Detention is required. Manning's C-value is by zoning.
- Area under the fuel canopy and dumpster must drain to an oil/water separator before connection to the storm system.
- No vertical walls are allowed in detention easements.

Paving Items:
- All parking must be 20'x9'
- All drive aisles must be a minimum of 24' wide
- All fire lanes must have a minimum radius of 20'
- All driveways must be spaced 425' along SH 205 and 360' along FM 549.
- Must meet TXDOT driveway spacing requirements.
- TxDOT permit required for Traffic Signal Modifications, driveway locations, and utilites in TxDOT ROW.
- TxDOT TIA for driveway is required along with review fees at time of 1st review for TIA

Utility Items:
- Must loop a min. of an 8" water line on site. Only one use allowed off a dead end line.
- 12-inch water line required along FM 549 and SH 205 frontage.

Landscape Items:
- 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".

CAUTION NOTICE TO CONTRACTORS

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CITY OF ROCKWALL MONUMENTS:

GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011) TEXAS NORTH CENTRAL ZONE (4202).

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
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N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°06'49" W	19.00'
L2	N 88°54'39" W	13.54'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'

OWNER/DEVELOPER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

ENGINEER / PLANNER
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX, 75238
PHONE: (214) 343-9400
CONTACT: KEATON L. MAI, PE

WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2021-0017
July 8, 2021

SHEET
C3.1

7-ELEVEN STORE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

project no. 205-672
date 7/16/2021 – 11:33 am
dwg. C3.1-SITE PLAN.dwg
drawn by
designed by
approved by

DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD · DALLAS, TEXAS 75238
TEL: 214.343.9400 · www.DimensionGroup.com

FIRM REGISTRATION #F-8396
KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER

DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. #125077 ON 7/16/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ALL INTELLECTUAL PROPERTY RIGHTS ARE PROTECTED BY COMMON LAW COPYRIGHT AND TRADEMARK. THESE PLANS ARE NOT TO BE USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER.

[24x36Tbx.dwg] [Y=49ASE.dwg] [C-BASE.dwg] [C-BASE-OFFSITE.dwg]
Current Plotted: Jul 16, 2021 – 11:33am [C:\Users\jmcdonald\Documents\2020\205-672 & 205-673 – TBD – Rockwall, TX (205 & 549)\02 Civil\C3D\Sheet\02\C3.1 – SITE PLAN.dwg Jul 16, 2021 – 11:33am

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] $280.06
- ☐ 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	Rockwall 205 Investors LLC	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Russell Phillips	CONTACT PERSON	Keaton Mai
ADDRESS	1 Candlelite Trail	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	469-446-7734	PHONE	214-600-1152
E-MAIL	rphil404@aol.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $280.06 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* July, 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."*

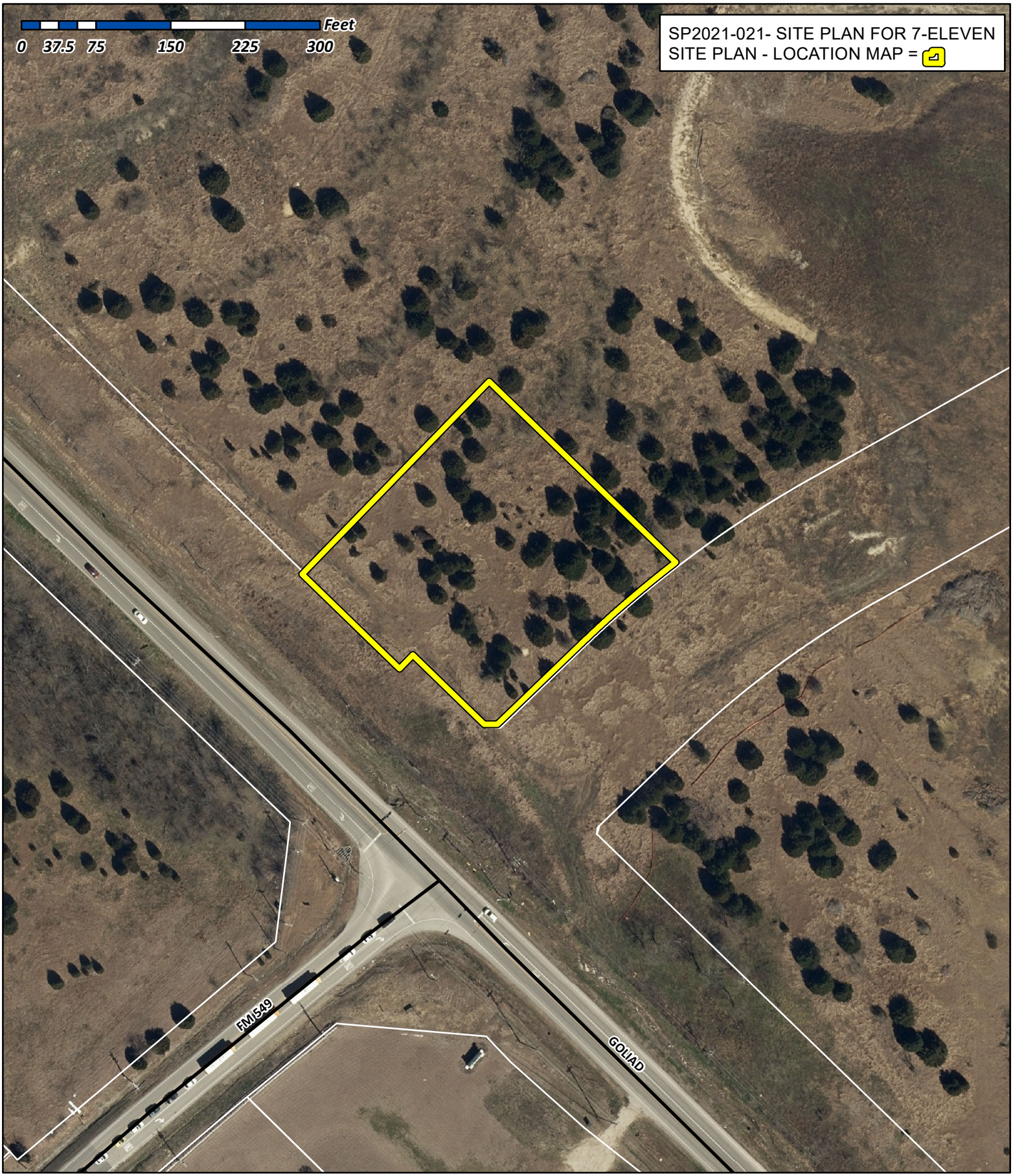
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF July, 20 21.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jodi Junn-Hobbs

MY COMMISSION EXPIRES 3-9-2025

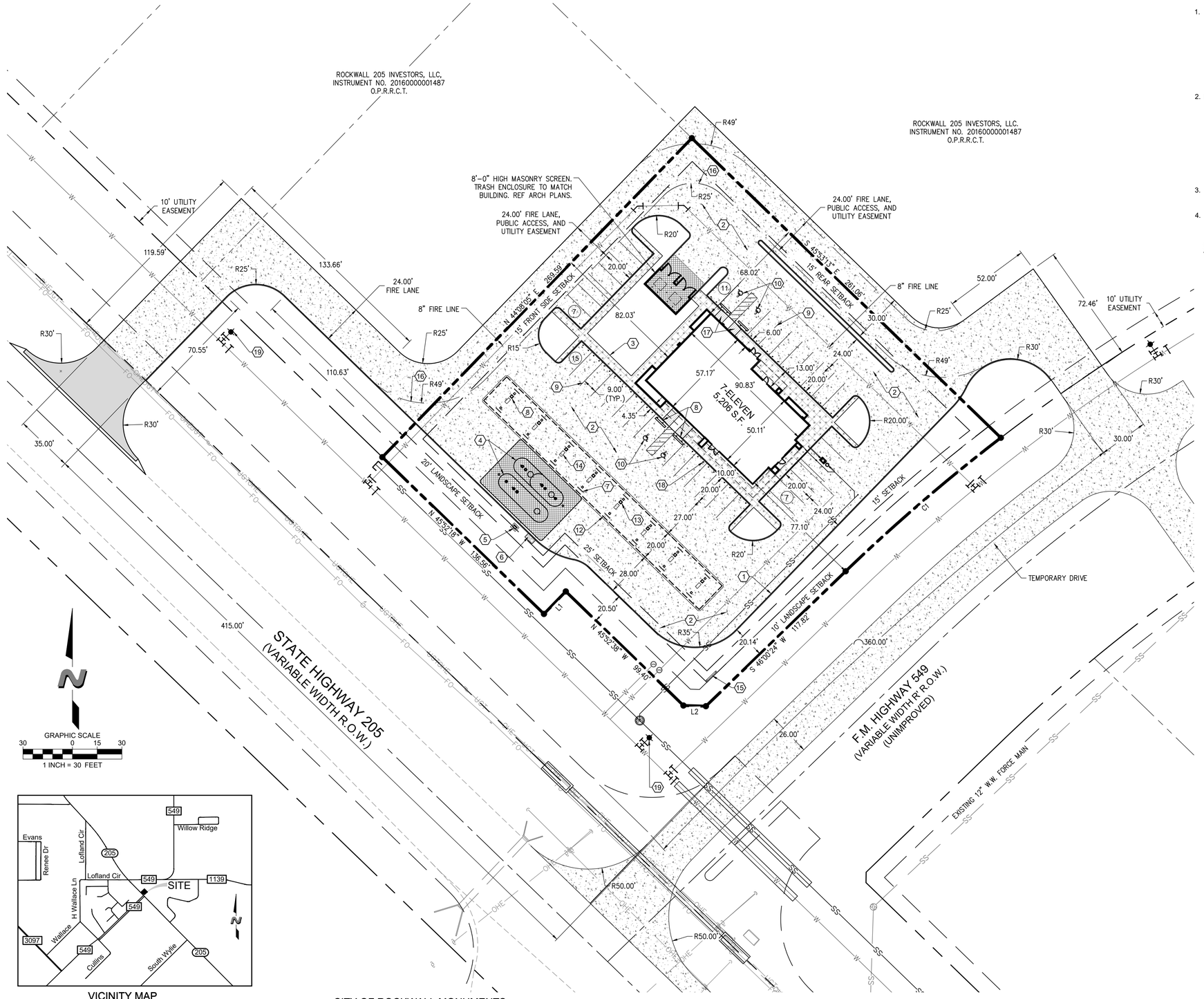
JODI JUNN-HOBBS NOTARY PUBLIC STATE OF TEXAS ID# 132[illegible]949 EXPIRES 03-09-2025



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.



VICINITY MAP

N.T.S.

CAUTION NOTICE TO CONTRACTORS

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CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
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GENERAL NOTES

1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
4. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.

SITE PLAN KEYNOTES:

1. CONSTRUCT 6" CURB & GUTTER
2. CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
3. INSTALL PEDESTRIAN SIDEWALK PAVEMENT
4. NEW UNDERGROUND FUEL STORAGE TANKS
5. NEW TANK VENTS
6. INSTALL AIR & WATER MACHINE
7. INSTALL (16) U-SHAPED BOLLARDS. REF. FUEL PLANS
8. INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
9. 4" WHITE PAVEMENT SOLID PARKING STRIPES
10. HANDICAP VAN PARKING
11. STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
12. NEW GASOLINE CANOPY
13. (8) NEW TRASH CANS
14. (8) NEW MULTI-PRODUCT DISPENSERS
15. NEW I.D. SIGN (BY SEPARATE PERMIT)
16. NEW 4" WIDE FIRE LANE STRIPE
17. NEW BARRIER FREE RAMPS
18. NEW 6" BOLLARDS IN PARKING SPACES (REF. ARCH. PLANS)
19. NEW FIRE HYDRANT LOCATION

PAVING LEGEND

	PARKING AREA & FIRE LANE	6" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	DUMPSTER PAD & TANK PAD	7" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	R.O.W. PAVEMENT	8" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	SIDEWALK	4" THICK 3000 P.S.I. #3 REBAR AT 18" O.C.E.W. (5.5 SACK MIX)

DATA SUMMARY TABLE

USE	COMMERCIAL (CONVENIENCE STORE W/FUEL SALES)
LOT AREA	65,466 S.F. (1.50 ACRES)
BUILDING SQUARE FOOTAGE	5,206 S.F.
CANOPY SQUARE FOOTAGE	3,640 S.F.
FAR	0.13:1
BUILDING HEIGHT	18'-8"
CANOPY HEIGHT	17'-6"
TOTAL PERVIOUS COVER	15,734 S.F. OR 24%
TOTAL IMPERVIOUS COVER	49,732 S.F. OR 76%
PARKING REQUIRED	21 SPACES (1/250 G.F.A.)
PARKING PROVIDED	40 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	4 SPACES

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

WITNESS OUR HANDS, this ____ day of _____, 20__.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN

LOT 1, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.50 ACRE TRACT OF LAND IN THE
WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2021-0017
July 8, 2021

OWNER/DEVELOPER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

ENGINEER/APPLICANT
THE DIMENSION GROUP
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THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 · www.thedimensiongroup.com

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS · KEATON L. MAI · 125077 · LICENSED PROFESSIONAL ENGINEER

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THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND ARE NOT TO BE USED IN WHOLE OR IN PART, REPRODUCED OR USED FOR ANY PURPOSE WHICH THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

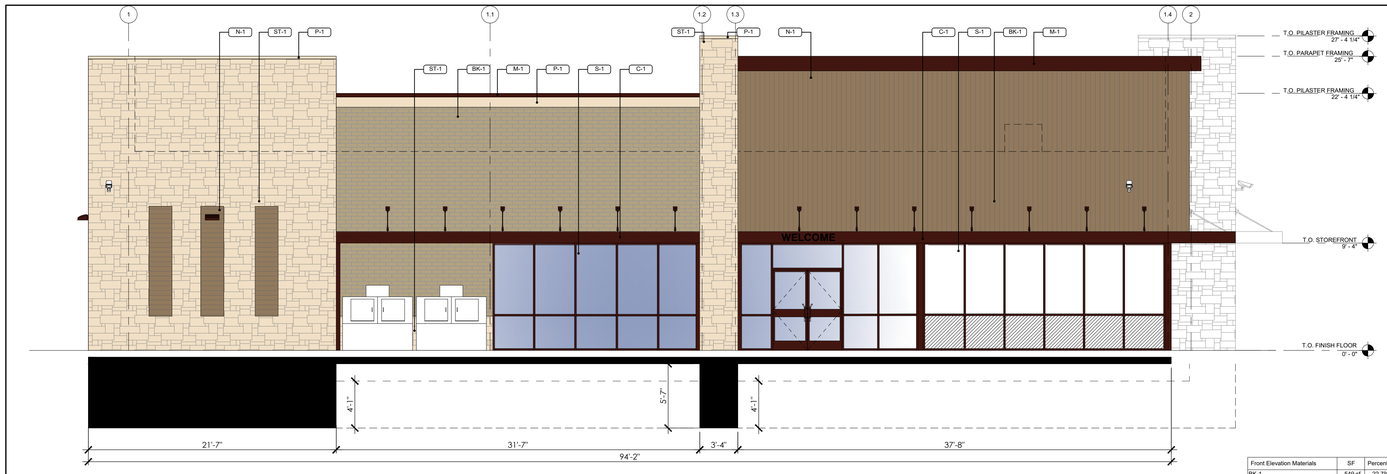
project no. 200-672
date 7/16/2021 – 11:33 am
dwg. C3.1-SITE PLAN.dwg

SITE PLAN

7-ELEVEN STORE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

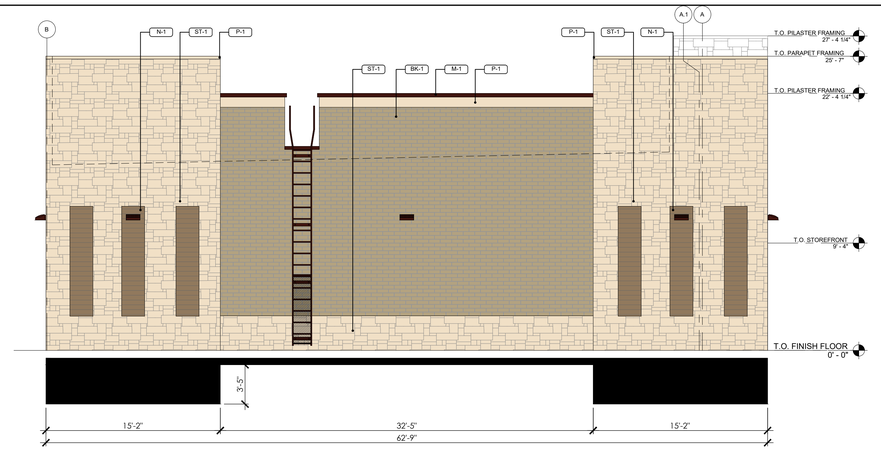
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[24x36TBs.dwg] [V:\BASE.dwg] [C:\BASE.dwg] [C:\BASE-OFFSITE.dwg]
Drawing name: L:\PRUDENT DEVELOPMENT\2020\200-672 & 200-673 – TBD – Rockwall, TX (205 & 549)\02 Civil\C3D\Sheet\02\C3.1-SITE PLAN.dwg Jul 16, 2021 – 11:33am



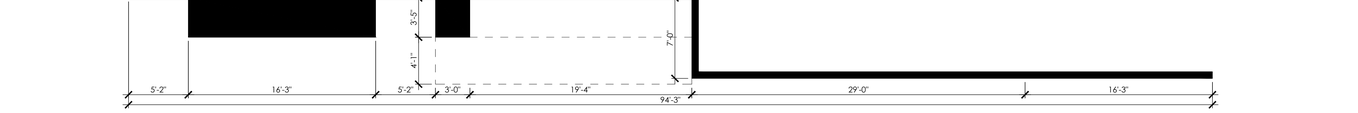
Front Elevation Materials	SF	Percent
BK-1	549 sf	22.7%
ST-1	620 sf	25.6%
N-1	606 sf	25.0%
M-1	61 sf	2.5%
P-1	35 sf	1.4%
S-1	550 sf	22.8%
Total	2,421 sf	100%

1 ELEVATION - FRONT
3/16" = 1'-0"



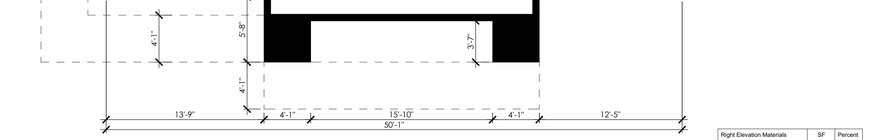
Left Elevation Materials	SF	Percent
BK-1	577 sf	38.2%
ST-1	774 sf	51.3%
N-1	115 sf	7.6%
M-1	9 sf	0.6%
P-1	34 sf	2.3%
S-1	0 sf	0%
Total	1,509 sf	100%

2 ELEVATION - LEFT SIDE
3/16" = 1'-0"



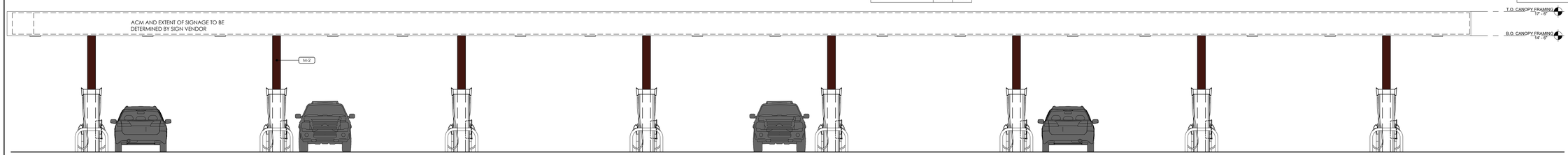
Back Elevation Materials	SF	Percent
BK-1	772 sf	33.7%
ST-1	774 sf	33.8%
N-1	376 sf	16.4%
M-1	43 sf	1.9%
P-1	43 sf	1.9%
S-1	282 sf	12.3%
Total	2,290 sf	100%

3 ELEVATION - BACK SIDE
3/16" = 1'-0"

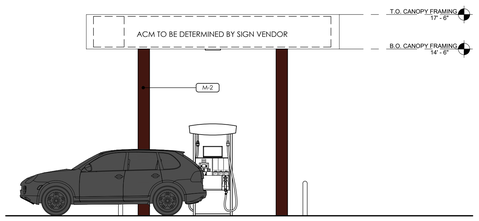


Right Elevation Materials	SF	Percent
BK-1	271 sf	21.1%
ST-1	496 sf	38.7%
N-1	262 sf	20.4%
M-1	25 sf	2.0%
P-1	17 sf	1.3%
S-1	211 sf	16.5%
Total	1,282 sf	100%

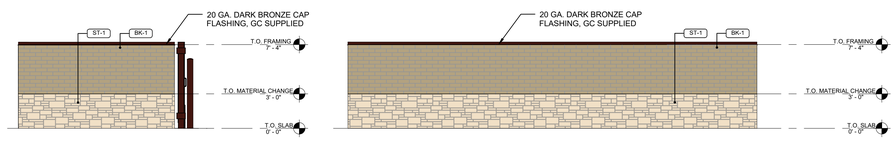
4 ELEVATION - RIGHT SIDE
3/16" = 1'-0"



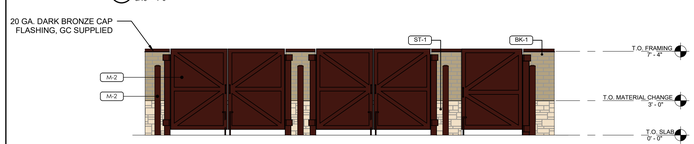
5 GAS CANOPY ELEVATION - FRONT
3/16" = 1'-0"



6 GAS CANOPY ELEVATION - SIDE
3/16" = 1'-0"



7 SIDE DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"



9 FRONT DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"

ARCHITECTURAL DESIGN ELEMENTS
- CANOPIES - TOWER ELEMENTS - TEXTURED SURFACES - VARIED ROOF LINES - RECESSES/PROJECTIONS - CORNICE - COVERED WINDOWS

MATERIAL SCHEDULE

M-1
24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE ½" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE")

M-2
PREFINISHED SHEET METAL DOWNSPOUT SYSTEM AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE")

BK-1
MUSHROOM BROWN THIN-BRICK

N-1
VINTAGE WOOD - CEDAR NUCHIHA

C-1
PREFINISHED ALUMINUM CANOPY, COPING AND SIGNAGE BOX

S-1
KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL

ST-1
SALADO STONE LIMESTONE STONE "WHITE" OR EQUAL

P-1
24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE ½" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7676 "PAPER LANTERN")

Rev. #	Date	Description

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PLANTING LEGEND

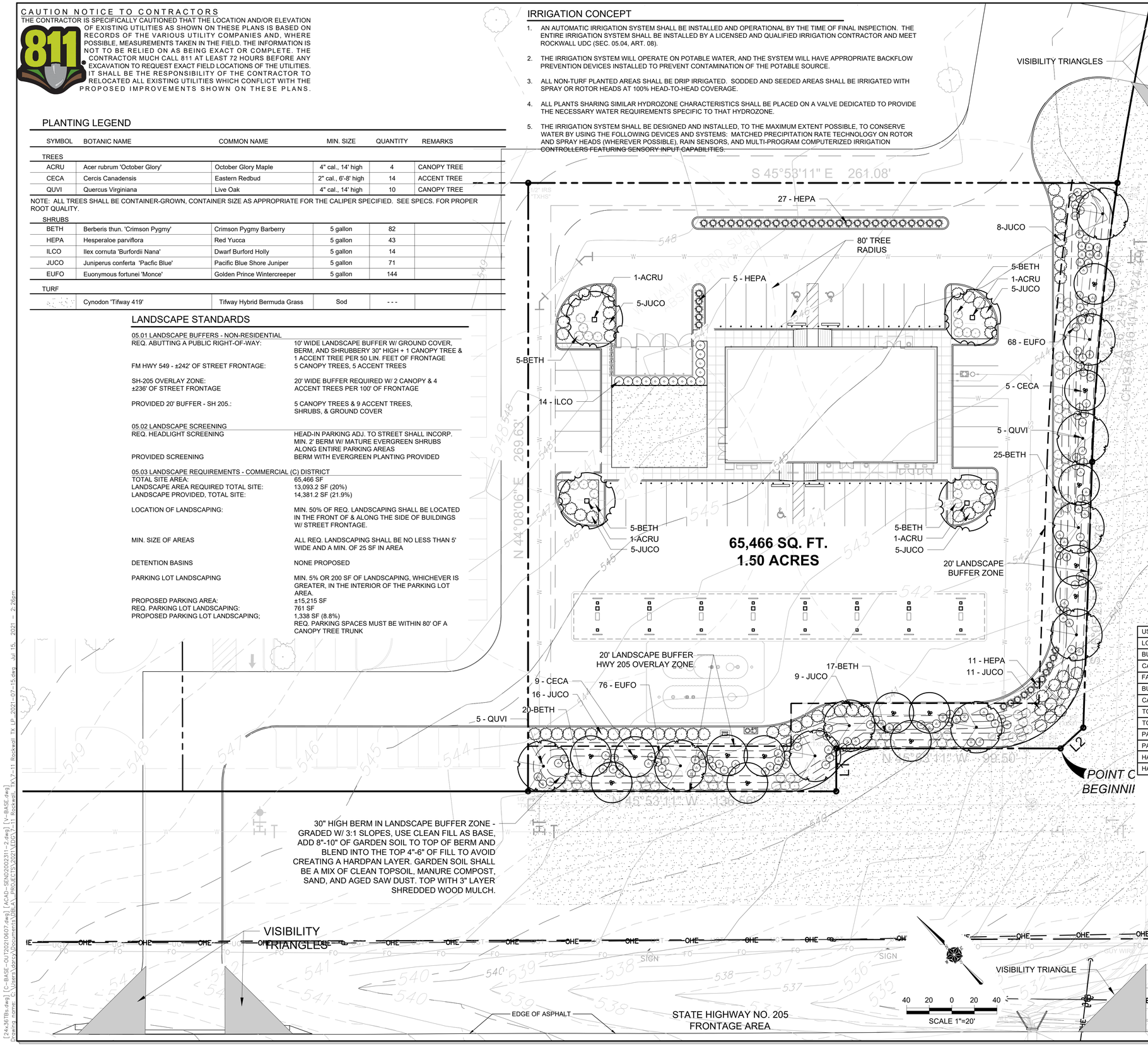
SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	QUANTITY	REMARKS
TREES					
ACRU	Acer rubrum 'October Glory'	October Glory Maple	4" cal., 14' high	4	CANOPY TREE
CECA	Cercis Canadensis	Eastern Redbud	2" cal., 6'-8' high	14	ACCENT TREE
QUVI	Quercus Virginiana	Live Oak	4" cal., 14' high	10	CANOPY TREE
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECS. FOR PROPER ROOT QUALITY.					
SHRUBS					
BETH	Berberis thun. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gallon	82	
HEPA	Hesperaloe parviflora	Red Yucca	5 gallon	43	
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	14	
JUCO	Juniperus conferta 'Pacfic Blue'	Pacific Blue Shore Juniper	5 gallon	71	
EUFO	Euonymous fortunei 'Monce'	Golden Prince Wintercreeper	5 gallon	144	
TURF					
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
FM HWY 549 - ±242' OF STREET FRONTAGE:	5 CANOPY TREES, 5 ACCENT TREES
SH-205 OVERLAY ZONE: ±236' OF STREET FRONTAGE	20' WIDE BUFFER REQUIRED W/ 2 CANOPY & 4 ACCENT TREES PER 100' OF FRONTAGE
PROVIDED 20' BUFFER - SH 205.:	5 CANOPY TREES & 9 ACCENT TREES, SHRUBS, & GROUND COVER
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	BERM WITH EVERGREEN PLANTING PROVIDED
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	65,466 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	13,093.2 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	14,381.2 SF (21.9%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING;	±15,215 SF 761 SF 1,338 SF (8.8%) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

IRRIGATION CONCEPT

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



ROOT BARRIERS

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

MULCHES

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

GENERAL GRADING AND PLANTING NOTES

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

DATA SUMMARY TABLE

USE	COMMERCIAL (CONVENIENCE STORE W/FUEL SALES)
LOT AREA	65,466 S.F. (1.50 ACRES)
BUILDING SQUARE FOOTAGE	5,206 S.F.
CANOPY SQUARE FOOTAGE	3,640 S.F.
FAR	0.13:1
BUILDING HEIGHT	18'-8"
CANOPY HEIGHT	17'-6"
TOTAL PERVIOUS COVER	15,734 S.F. OR 24%
TOTAL IMPERVIOUS COVER	49,732 S.F. OR 76%
PARKING REQUIRED	21 SPACES (1/250 G.F.A.)
PARKING PROVIDED	40 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	4 SPACES

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____

_____
DIRECTOR OF PLANNING & ZONING

CASE # : SP2021-017

OWNER:
PRUDENT GROUP
10755 SANDHILL ROAD
DALLAS, TX 75238
PHONE: 214-271-4630
CONTACT: MICHAEL HAMPTON

APPLICANT:
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX 75238
PHONE: 214-343-9400
CONTACT: KEATON L. MAI, PE

LEGAL DESCRIPTION:
MWC STATE HIGHWAY 205 & F.M. 549
1.50 ACRE TRACT OF LAND

CITY:	STATE:
ROCKWALL	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	WILLIAM W. FORD	80

THE DIMENSION GROUP
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5600 S. QUEBEC ST., SUITE 235C, GREENWOOD VILLAGE, COLORADO 80111
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EVERGREEN DESIGN GROUP
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15455 Dallas Pkwy, Suite 600
Addison, TX 75001
www.EvergreenDesignGroup.com

DARCY R. BRANDON
REGISTERED LANDSCAPE ARCHITECT
3423
STATE OF TEXAS
07/15/2021

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#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

project no. 200-672
date 7/15/2021 – 2:26 pm
dwg 7-11 Rockwell TX LP_2021-07-15.dwg

LANDSCAPE PLANTING PLAN

7-ELEVEN STORE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
LP-1

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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. 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.
   3. 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.

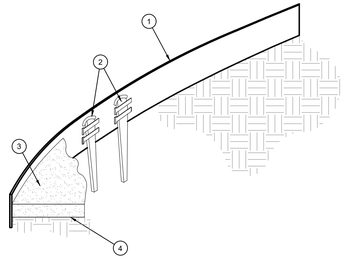
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. 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.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. 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.
C. 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.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. 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.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

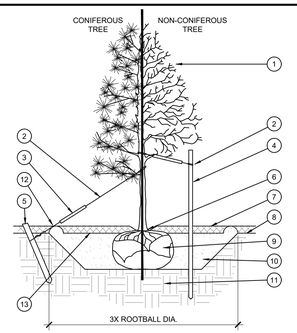
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL. TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
      e. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. 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.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. 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.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR 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 PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. 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. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1"LOWER THAN TOP OF EDGING.

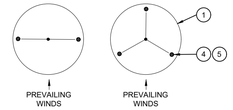
D STEEL EDGING
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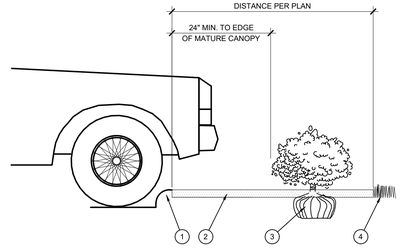
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

STAKING EXAMPLES (PLAN VIEW)

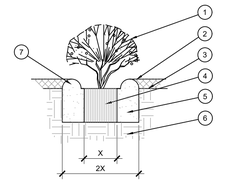


A TREE PLANTING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

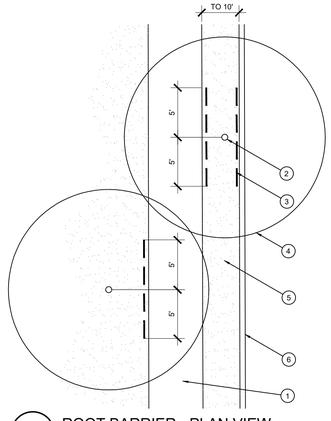
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

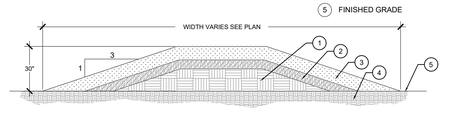
OPEN LANDSCAPE — PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



TREE INVENTORY

ID #	COMMON NAME	NON-PROTECTED TREE (DBH IN INCHES)	PRIMARY PROTECTED TREE (>4" DBH)	SECONDARY PROTECTED TREE (>11" DBH)	FEATURE TREE (> 25" DBH)	MITIGATION REQ. (INCHES)	COMMENTS
100	BOIS D'ARC	6					REMOVE
101	BOIS D'ARC	6					REMOVE
102	CEDAR	10					REMOVE
103	BOIS D'ARC	6					REMOVE
104	CEDAR	6					REMOVE
105	CEDAR	6					REMOVE
106	CEDAR	10					REMOVE
107	CEDAR	8					REMOVE
108	CEDAR	8					REMOVE
109	CEDAR	8					REMOVE
110	CEDAR	6					REMOVE
111	CEDAR	6					REMOVE
112	CEDAR	6					REMOVE
113	CEDAR	10					REMOVE
114	CEDAR	10					REMOVE
115	CEDAR	6					REMOVE
116	CEDAR	8					REMOVE
117	CEDAR	8					REMOVE
118	CEDAR	6					REMOVE
119	CEDAR	6					REMOVE
120	CEDAR	8					REMOVE
121	CEDAR	8					REMOVE
122	CEDAR			12		6	REMOVE - 0.5:1 MITIGATION
123	CEDAR	8					REMOVE
124	CEDAR	10					REMOVE
125	CEDAR			12		6	REMOVE - 0.5:1 MITIGATION
126	CEDAR	6					REMOVE
127	CEDAR	6					REMOVE
128	CEDAR	6					REMOVE
129	CEDAR	6					REMOVE
130	CEDAR	6					REMOVE
131	CEDAR	6					REMOVE
132	CEDAR	8					REMOVE
133	CEDAR	8					REMOVE
134	CEDAR	6					REMOVE
135	CEDAR	6					REMOVE
136	CEDAR	8					REMOVE
137	CEDAR	8					REMOVE
138	CEDAR	10					REMOVE
139	CEDAR	10					REMOVE
140	CEDAR	8					REMOVE
141	CEDAR	8					REMOVE
142	CEDAR	8					REMOVE
143	CEDAR	8					REMOVE
144	CEDAR	10					REMOVE
145	CEDAR	10					REMOVE
146	NO INFO	NO INFO					REMOVE
147	CEDAR	6					REMOVE
148	CEDAR	8					REMOVE
149	CEDAR	6					REMOVE
150	CEDAR	8					REMOVE
151	CEDAR	8					REMOVE
152	MESQUITE		6			6	REMOVE - 1:1 MITIGATION
153	CEDAR	6					REMOVE
154	CEDAR	8					REMOVE
155	CEDAR	8					REMOVE
156	CEDAR	6					REMOVE
157	CEDAR	6					REMOVE
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159	CEDAR	8					REMOVE
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168	CEDAR	8					REMOVE
169	CEDAR	6					REMOVE
170	CEDAR	6					REMOVE
171	CEDAR	6					REMOVE
172	CEDAR	6					REMOVE
173	CEDAR	6					REMOVE
174	CEDAR	6					REMOVE
175	CEDAR	6					REMOVE
	TOTALS (INCHES)	**514**	**6**	**24**	**0**	**18**	

200	CEDAR	6					REMOVE - OFF SITE
201	CEDAR	10					PRESERVE - OFF SITE
202	CEDAR	8					REMOVE - OFF SITE
203	CEDAR	8					REMOVE - OFF SITE
204	CEDAR	8					REMOVE - OFF SITE
205	CEDAR	8					REMOVE - OFF SITE
206	CEDAR	8					REMOVE - OFF SITE
207	CEDAR	10					REMOVE - OFF SITE
208	CEDAR	10					REMOVE - OFF SITE
209	CEDAR	10					PRESERVE - OFF SITE
210	BOIS D'ARC	6					REMOVE - OFF SITE
211	NO INFO	NO INFO					REMOVE - OFF SITE
212	NO INFO	NO INFO					REMOVE - OFF SITE
213	CEDAR	10					PRESERVE - OFF SITE
214	CEDAR	6					PRESERVE - OFF SITE
215	CEDAR	8					PRESERVE - OFF SITE
216	CEDAR	10					PRESERVE - OFF SITE
683	CEDAR	8					REMOVE - OFF SITE
684	CEDAR	8					REMOVE - OFF SITE
685	CEDAR	8					REMOVE - OFF SITE
686	BOIS D'ARC	8					REMOVE - OFF SITE
687	BOIS D'ARC	6					REMOVE - OFF SITE
710	CEDAR	8					PRESERVE - OFF SITE
7253	CEDAR	8					REMOVE - OFF SITE
7254	CEDAR	8					REMOVE - OFF SITE
	TOTALS (INCHES)	**188**	**0**	**0**	**0**	**0**	

SHADED ROWS INDICATE TREES TO BE PRESERVED

MITIGATION FOR REMOVAL OF EXISTING TREES

MITIGATION REQUIRED FOR REMOVAL OF 30" OF PRIMARY & SECONDARY TREES = 18"
MITIGATION SHALL BE ACHIEVED AS FOLLOWS:

1. 5 - 4" CALIPER QUERCUS VIRGINIANA

PROPOSED TREE MITIGATION PROVIDED: 20"
SEE PLANTING PLANS FOR PROPOSED TREE LOCATIONS.

LEGEND

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREES TO BE PROTECTED IN PLACE

TREE PROTECTION FENCE

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREE TO BE REMOVED

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

DATA SUMMARY TABLE

USE	COMMERCIAL (CONVENIENCE STORE W/FUEL SALES)
LOT AREA	65,466 S.F. (1.50 ACRES)
BUILDING SQUARE FOOTAGE	5,206 S.F.
CANOPY SQUARE FOOTAGE	3,640 S.F.
FAR	0.13:1
BUILDING HEIGHT	18'-8"
CANOPY HEIGHT	17'-6"
TOTAL PERVIOUS COVER	15,734 S.F. OR 24%
TOTAL IMPERVIOUS COVER	49,732 S.F. OR 76%
PARKING REQUIRED	21 SPACES (1/250 G.F.A.)
PARKING PROVIDED	40 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	4 SPACES

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____

_____
DIRECTOR OF PLANNING & ZONING

CASE # : SP2021-017

OWNER:
PRUDENT GROUP
10755 SANDHILL ROAD
DALLAS, TX 75238
PHONE: 214-271-4630
CONTACT: MICHAEL HAMPTON

APPLICANT:
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX 75238
PHONE: 214-343-9400
CONTACT: KEATON L. MAI, PE

LEGAL DESCRIPTION:
MWC STATE HIGHWAY 205 & F.M. 549
1.50 ACRE TRACT OF LAND

CITY:	STATE:
ROCKWALL	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	WILLIAM W. FORD	80

SCALE 1"=20'

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
5600 S. QUEBEC ST., SUITE 235C, GREENWOOD VILLAGE, COLORADO 80111
TEL: 720.749.3180 www.dimensionmep.com

EVERGREEN DESIGN GROUP
(609) 689-6610
1545 Alma Rd., Suite 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANNAN
3423
STATE OF TEXAS
07/15/2021

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#	DATE	REVISION DESCRIPTION	BY

project no. 200-672
date 7/15/2021 – 2:27 pm
dwg 7-11 Rockwall TX TD_2021-07-15.dwg

drawn by
designed by
approved by

TREE DISPOSITION PLAN

7-ELEVEN STORE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TD-1

[24x36TBx.dwg] [C-BASE-OUT202107O8.dwg] [ACAD-SEND2002311-2.dwg] [V-BASE.dwg]
Drawing name: C:\Users\dcrey\Documents\DBLA_PROJECTS\2021\EDGV\7-11 Rockwall, TX\7-11 Rockwall TX TD_2021-07-15.dwg Jul 15, 2021 - 2:27pm

TREE PROTECTION SPECIFICATIONS

MATERIALS

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

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.

3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.

4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.

10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES

11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.

13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.

14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
   (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
   (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
   (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

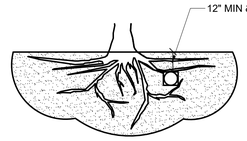
(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

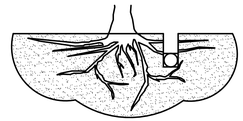
(H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

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

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



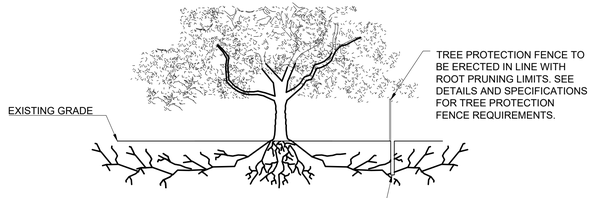
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



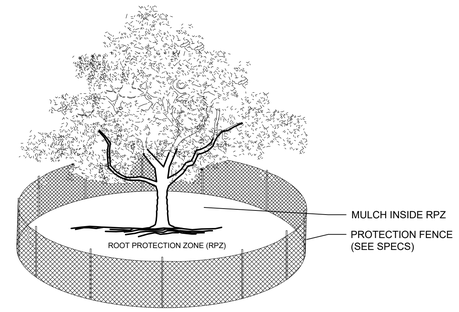
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

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

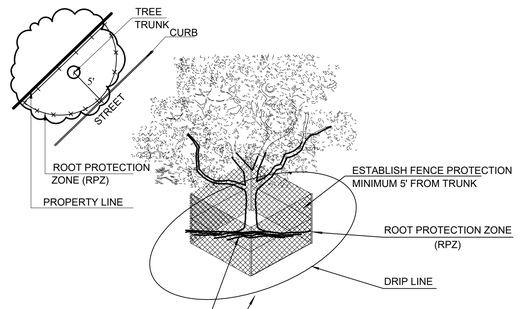


D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



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

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



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

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

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

CASE # : SP2021-017

OWNER:
PRUDENT GROUP
10755 SANDHILL ROAD
DALLAS, TX 75238
PHONE: 214-271-4630
CONTACT: MICHAEL HAMPTON

APPLICANT:
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX 75238
PHONE: 214-343-9400
CONTACT: KEATON L. MAI, PE

LEGAL DESCRIPTION:
MWC STATE HIGHWAY 205 & F.M. 549
1.50 ACRE TRACT OF LAND

CITY:	STATE:
ROCKWALL	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	WILLIAM W. FORD	80

THE DIMENSION GROUP
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TEL: 720.749.3188 FAX: 720.749.3182 www.thedimensiongroup.com

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(609) 688-6510
15455 Dallas Pkwy, Suite 600
Addison, TX 75001
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DARCY R. BRADBURY
REGISTERED LANDSCAPE ARCHITECT
3423
STATE OF TEXAS

07/15/2021

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#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

project no. 200-672
date 7/15/2021 – 2:07 pm
dwg 7-11 Rockwall TX TD_2021-07-15.dwg

TREE DISPOSITION SPECS & DETAILS

7-ELEVEN STORE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TD-2

[24x36Bs.dwg] [C-BASE-OUT20210708.dwg] [ACAD-SEND2002311-2.dwg] [V-BASE.dwg]
Drawing name: C:\Users\darcy\Documents\DBLA_PROJECTS\2021\EDGV\7-11 Rockwall, TX\7-11 Rockwall TX TD_2021-07-15.dwg Jul 15, 2021 - 2:07pm

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	39	CPY-FLAT-C	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-UL-BZ-57K-HZ
	1	XSPMD-2ME	SINGLE	1.000	23600	184	XSPLG-D-HT-2ME-24L-57K7-UL-BZ-N
	1	XSPMD-4ME	SINGLE	1.000	11875	95	XSPMD-D-HT-4ME-12L-57K7-UL-BZ-N
	1	XSPMD-4ME-BLS	SINGLE	1.000	8675	95	XSPMD-D-HT-4ME-12L-57K7-UL-BZ-N w_XA-SP2BLS
	9	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

Calculation Summary (Footcandles calculated using initial lumen values @ 25°C)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	0.65	16.8	0.0	N.A.	N.A.
GAS CANOPY	Fc	23.11	28	11	2.10	2.55
PROPERTY LINE	Fc	0.34	4.5	0.0	N.A.	N.A.
N-E-S PL	Fc	0.10	0.2	0.0	N.A.	N.A.

Pole Schedule
(3) SSS-4-11-15-CW-BS-OT-C-BZ (15' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(3) PD-1H4BZ (Single Head Tenon)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

	BOM: Complete Part Description
39	CPY250-B-DM-F-C-UL-WH-57K-HZ
07	XSPMD-D-HT-2ME-12L-57K-UL-BZ-N
03	XSPMD-D-HT-3ME-12L-57K-UL-BZ-N
10	XSPMD-D-HT-4ME-12L-57K-UL-BZ-N
09	XSPW-B-WM-3ME-4L-57K-UL-BZ
03	SSS-4-11-17-CW-BS-OT-N-BZ
03	PD-1H4BZ

DATA SUMMARY TABLE

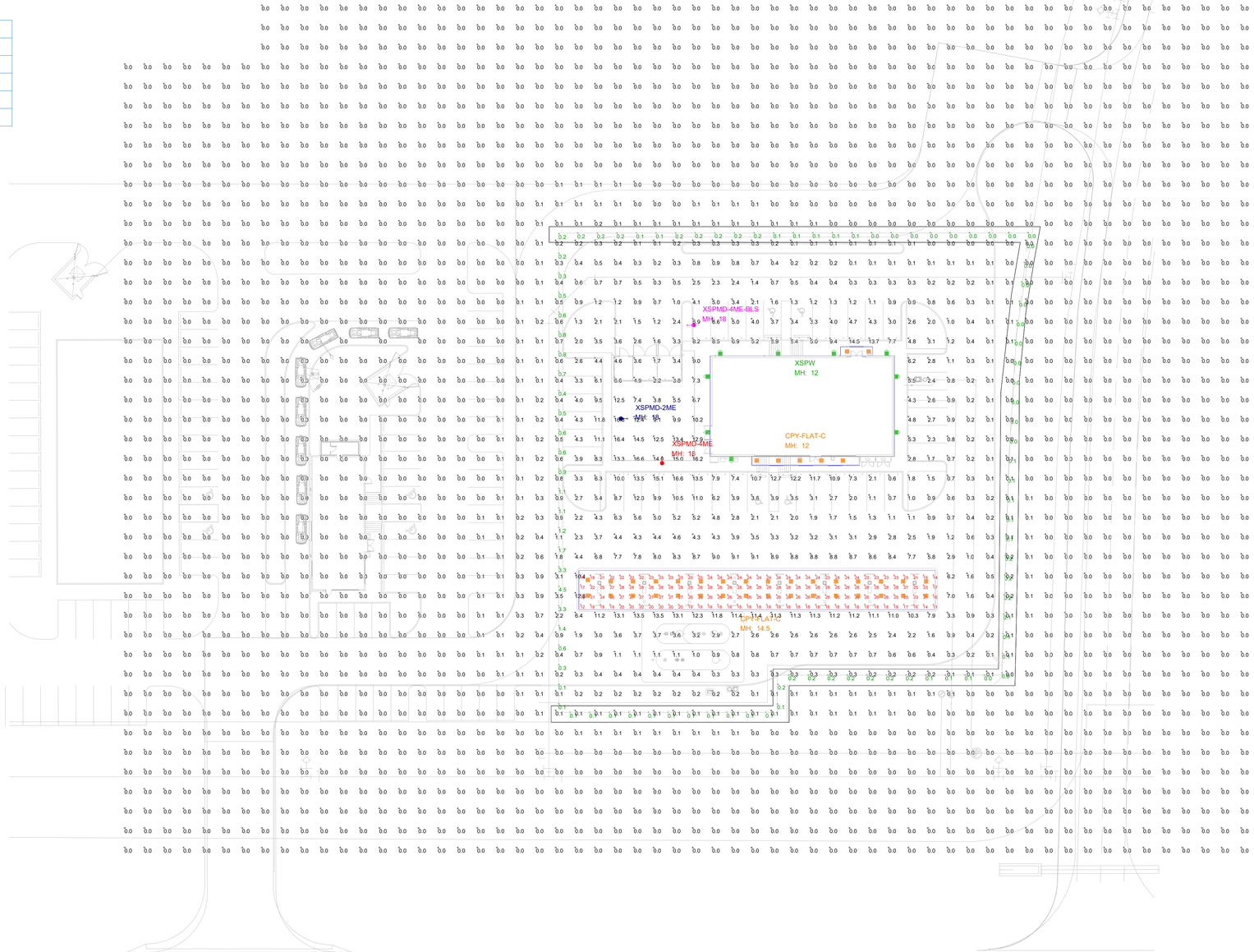
USE	COMMERCIAL (CONVENIENCE STORE W/FUEL SALES)
LOT AREA	65,466 S.F. (1.50 ACRES)
BUILDING SQUARE FOOTAGE	5,206 S.F.
CANOPY SQUARE FOOTAGE	3,640 S.F.
FAR	0.13:1
BUILDING HEIGHT	18'-8"
CANOPY HEIGHT	17'-6"
TOTAL PERVIOUS COVER	15,734 S.F. OR 24%
TOTAL IMPERVIOUS COVER	49,732 S.F. OR 76%
PARKING REQUIRED	21 SPACES (1/250 G.F.A.)
PARKING PROVIDED	40 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	4 SPACES

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: 7-Eleven #1049078 Rockwall, TX

SR-35615 | Footcandles calculated at grade | Filename: 711-210513RWTXCSR1.AGI

Layout By:
Chris Schlitz

Date:7/15/2021

Scale 1" = 30'
0 60 120

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
11759 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.8040 · www.dimensiongroup.com

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#	REVISION DESCRIPTION	DATE	BY

drawn by
designed by
approved by

project no. 200-672
date 7/16/2021 – 10:23 am
dwg C11.1–PHOTOMETRIC PLAN.dwg

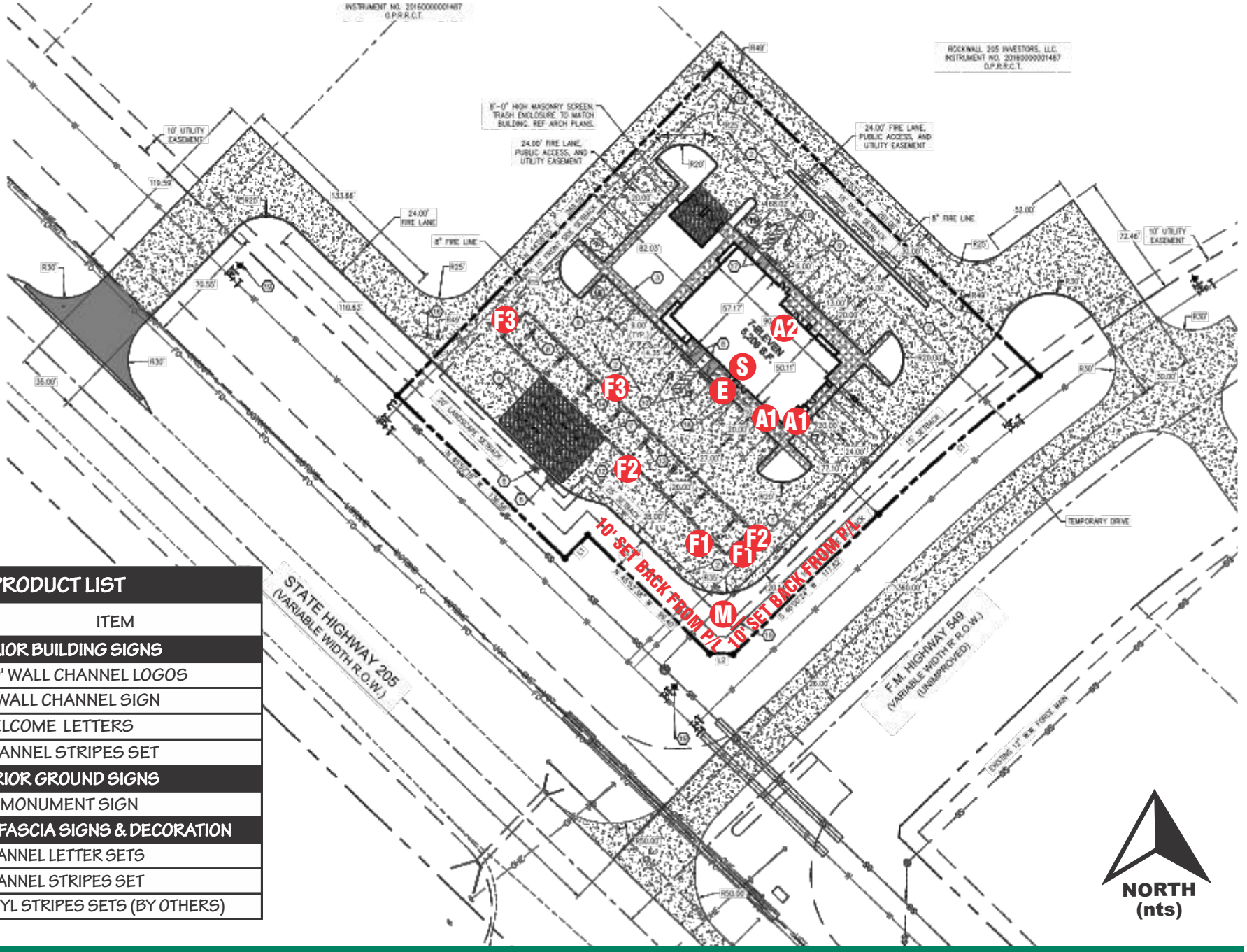
PHOTOMETRIC PLAN

7-ELEVEN STORE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
C11.1

[24x36TBs.dwg]
Drawing name: L:\PRUDENT DEVELOPMENT\2020\200-672 & 200-673 – TBD – Rockwall, TX (205 & 549)\02 Civil\C3D\Sheet\C3D\C11.1–PHOTOMETRIC PLAN.dwg Jul 16, 2021 – 10:23am

SITE PLAN



PRODUCT LIST			
	SQ. FT.	QTY	ITEM
	EXTERIOR BUILDING SIGNS		
A1	76.6	2	10' WALL CHANNEL LOGOS
A2	27.7	1	6' WALL CHANNEL SIGN
E	3	1	WELCOME LETTERS
S	N/A	1	CHANNEL STRIPES SET
	EXTERIOR GROUND SIGNS		
M	73.3	1	DF MONUMENT SIGN
	FUEL CANOPY FASCIA SIGNS & DECORATION		
F1	34.7	2	CHANNEL LETTER SETS
F2	N/A	1	CHANNEL STRIPES SET
F3	N/A	2	VINYL STRIPES SETS (BY OTHERS)

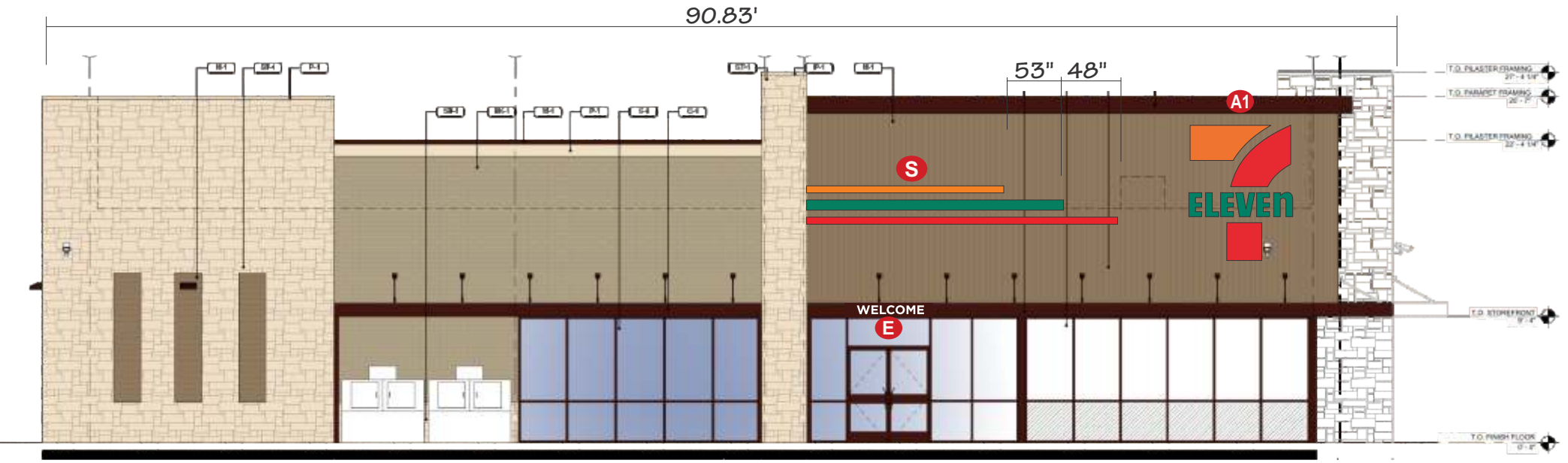
Job Location: Site # 1049078
Hwy. 205 & FM 549,
Rockwall, TX 75032

Date: July 14, 2021

CUMMINGS

D-ORDER# 104480.03
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

SCALE: 3/32" = 1'-0' **ELEVATION - WALL SIGNAGE**



PROPOSED: 76.6 SF
ALLOWED: 195 SF

ALLOWED 10% OF STORE FRONT AREA = 195 S.F.
SIGNAGE NOT TO EXCEED 75% OF STORE WIDTH

FRONT ENTRANCE (FACING STATE HWY 205)



REAR

PROPOSED: 27.7 SF
ALLOWED: 195 SF

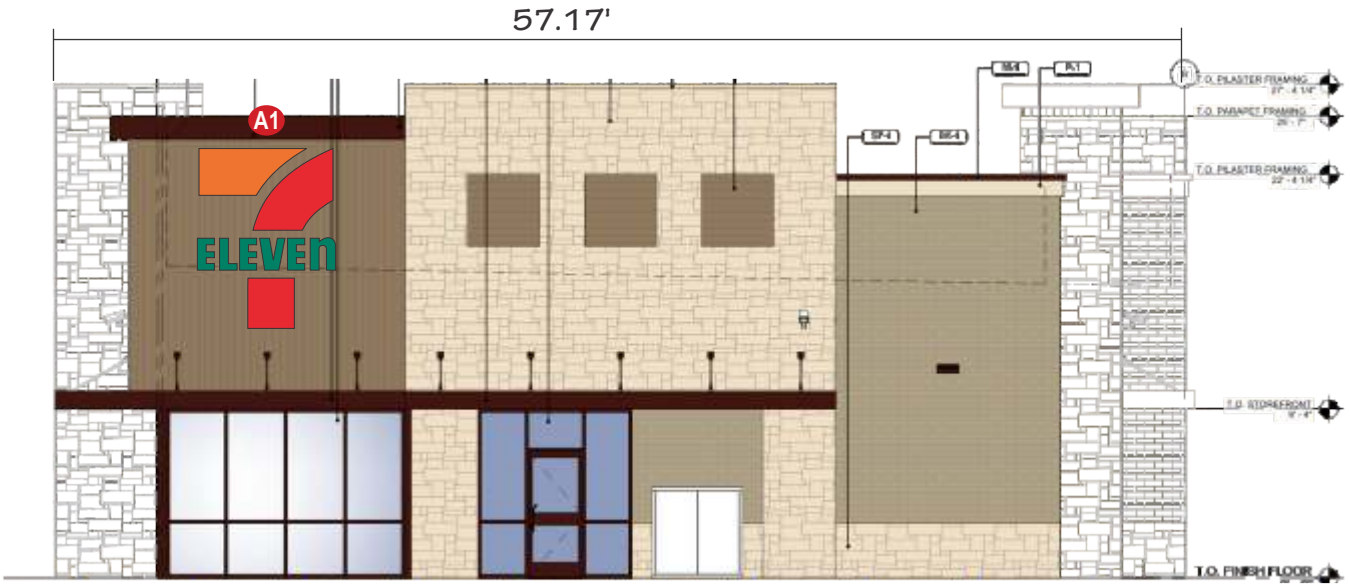
ALLOWED 10% OF STORE FRONT AREA = 195 S.F.
SIGNAGE NOT TO EXCEED 75% OF STORE WIDTH

Job Location: Site # 1049078
Hwy. 205 & FM 549,
Rockwall, TX 75032

Date: July 14, 2021

CUMMINGS

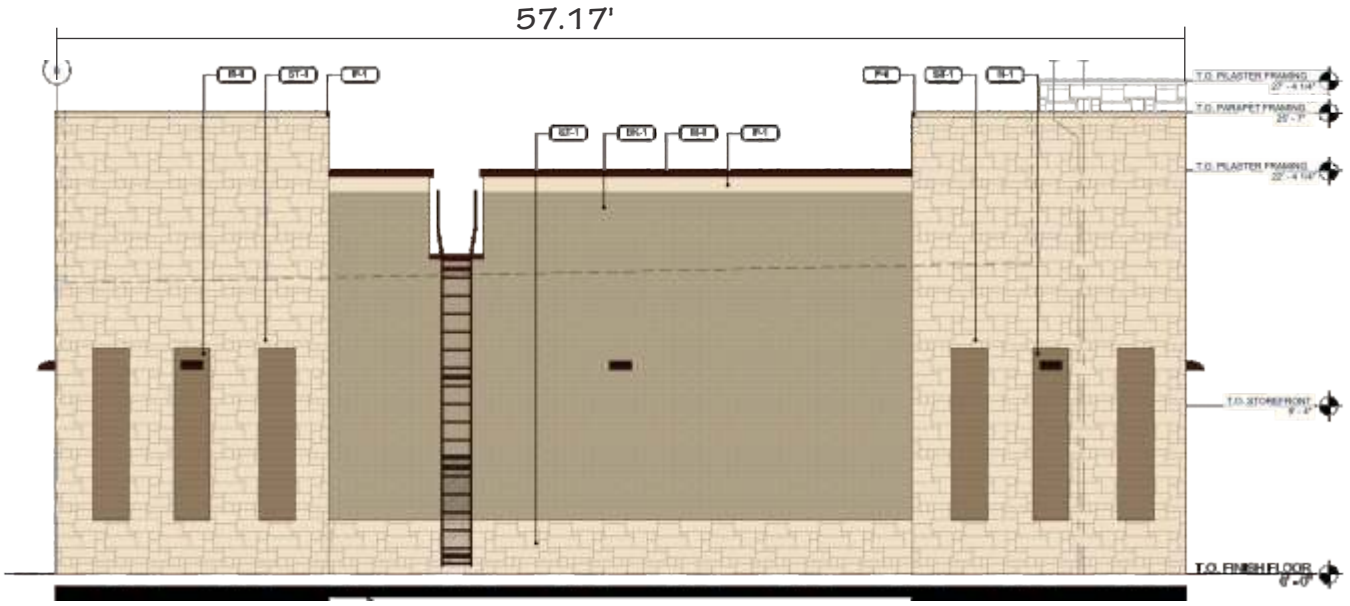
D-ORDER# 104480.03
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com
Page: 2 of 11



RIGHT SIDE (FACING F.M. 549)

PROPOSED: 76.6 SF
ALLOWED: 105 SF

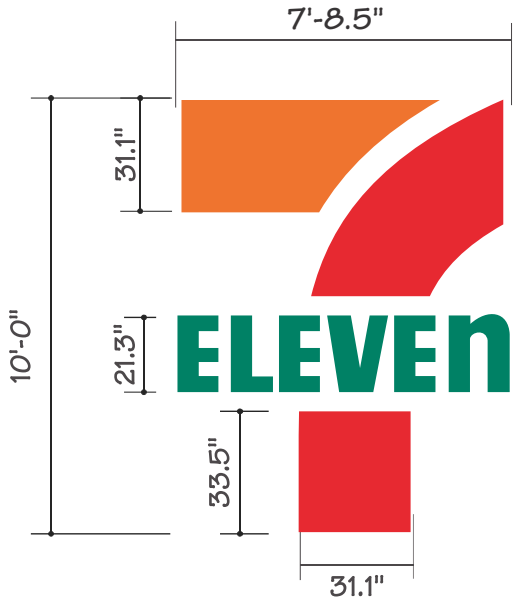
ALLOWED 10% OF STORE FRONT AREA = 105 S.F.
SIGNAGE NOT TO EXCEED 75% OF STORE WIDTH
SIGN MUST FACE A STREET



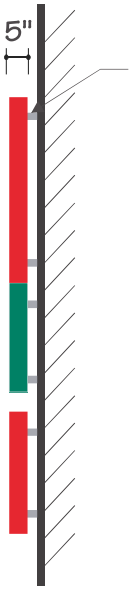
LEFTSIDE

8' WALL CHANNEL LOGO (FACE & HALO LIT)

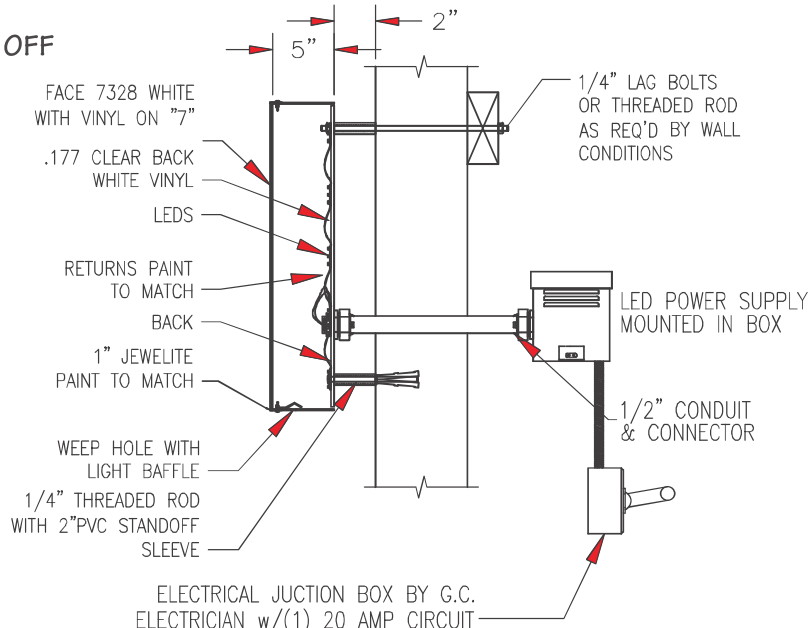
A1



FRONT VIEW



SIDE VIEW



REMOTE LED CHLL LTR CROSS SECTION
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

COLOR NOTES:
BACKS: PH517000 CLEAR,.177 WITH PY711400 FILM,3M,#3635-30 WHITE
FACES: (1) PART OF "7" PH517080 WHITE,.177,(7328) WITH PY711050 FILM,3M,#3630-44 ORANGE
FACES: (2,3) PARTS OF "7" PH517080 WHITE,.177,(7328) WITH PY711035 FILM,3M,#3630-33 RED
FACES: "ELEVEN" PH517080 WHITE,.177,(7328) 3630-26 GREEN VINYL - PY711030
JEWELITE: XC200110 JEWELITE,1 X 1/4,WHITE PAINT TO MATCH RETURN
RETURNS: CY890050 .050 X 5.33" MILL FINISH PAINT TO MATCH FACE COLOR
LED: EN400281 GE2/GEMM2471-W1

GENERAL NOTES:
SECURE THE TRIM CAP TO THE LETTER RETURN WITH AT LEAST (4) #8 SCREWS SPACED NO GREATER THAN
(A) 12" IF RETURN IS AT LEAST .031" THICK & LESS THAN .050" THICK
(B) 24" IF RETURN IS EQUAL TO OR GREATER THAN .050" THICK
ATTACH TO WALL WITH LAG SCREWS OR THREADED ROD AS REQUIRED BY WALL CONDITIONS

ELECTRICAL NOTES:
TOTAL AMPS - 2.2A
TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120V
THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ϕ1/4" DRAIN @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

- 3630-33
- 3630-44
- WHITE
- 3630-26

Display Square Footage: 76.6

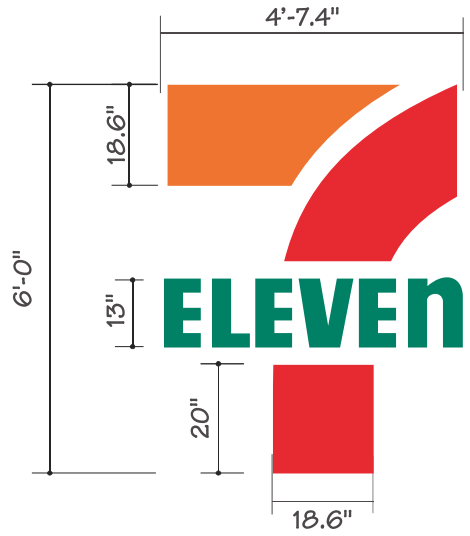
Job Location: Site # 1049078
Hwy. 205 & FM 549,
Rockwall, TX 75032
Date: July 14, 2021

CUMMINGS

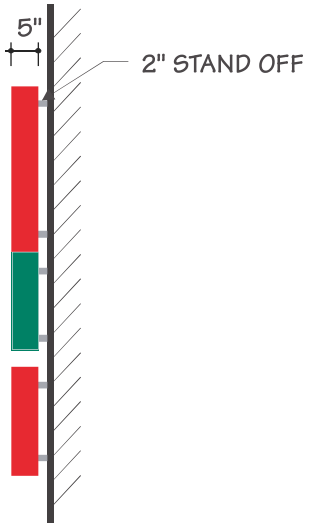
D-ORDER# 104480.03
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

6' WALL CHANNEL LOGO (FACE & HALO LIT)

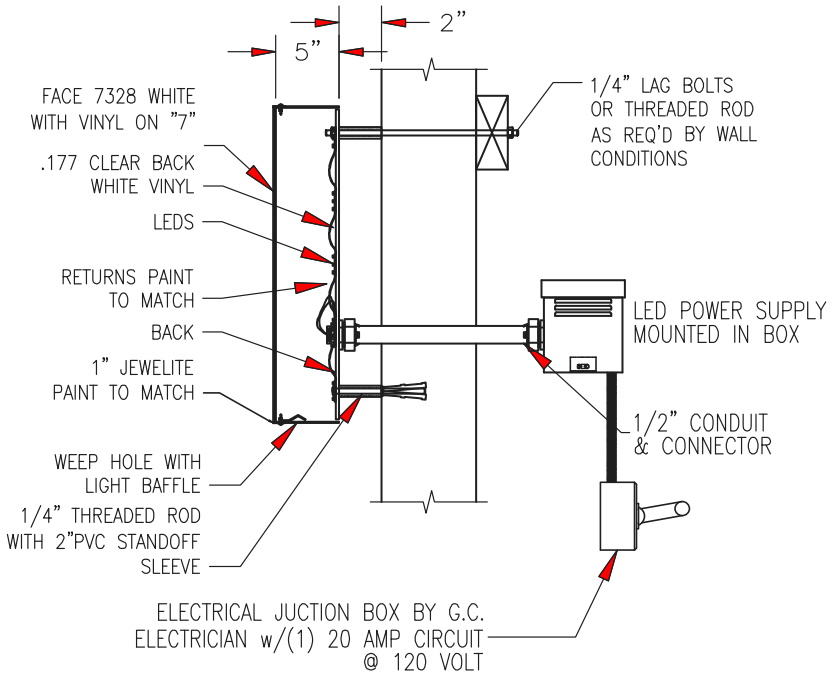
A2



FRONT VIEW



SIDE VIEW



REMOTE LED CHLL LTR CROSS SECTION
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

COLOR NOTES:
BACKS: PH517000 CLEAR,.177 WITH PY711400 FILM,3M,#3635-30 WHITE
FACES: (1) PART OF "7" PH517080 WHITE,.177,(7328) WITH PY711050 FILM,3M,#3630-44 ORANGE
FACES: (2,3) PARTS OF "7" PH517080 WHITE,.177,(7328) WITH PY711035 FILM,3M,#3630-33 RED
FACES: "ELEVEN" PH517080 WHITE,.177,(7328) 3630-26 GREEN VINYL - PY711030
JEWELITE: XC200110 JEWELITE,1 X 1/4,WHITE PAINT TO MATCH RETURN
RETURNS: CY890050 .050 X 5.33" MILL FINISH PAINT TO MATCH FACE COLOR
LED: EN400281 GE2/GEMM2471-W1

GENERAL NOTES:
SECURE THE TRIM CAP TO THE LETTER RETURN WITH AT LEAST (4) #8 SCREWS SPACED NO GREATER THAN
(A) 12" IF RETURN IS AT LEAST .031" THICK & LESS THAN .050" THICK
(B) 24" IF RETURN IS EQUAL TO OR GREATER THAN .050" THICK
ATTACH TO WALL WITH LAG SCREWS OR THREADED ROD AS REQUIRED BY WALL CONDITIONS

ELECTRICAL NOTES:
TOTAL AMPS - 2.2A
TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120V
THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ϕ1/4" DRAIN @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

3630-33
3630-44
WHITE
3630-26

Display Square Footage: 27.7

Job Location: Site # 1049078
Hwy. 205 & FM 549,
Rockwall, TX 75032
Date: July 14, 2021

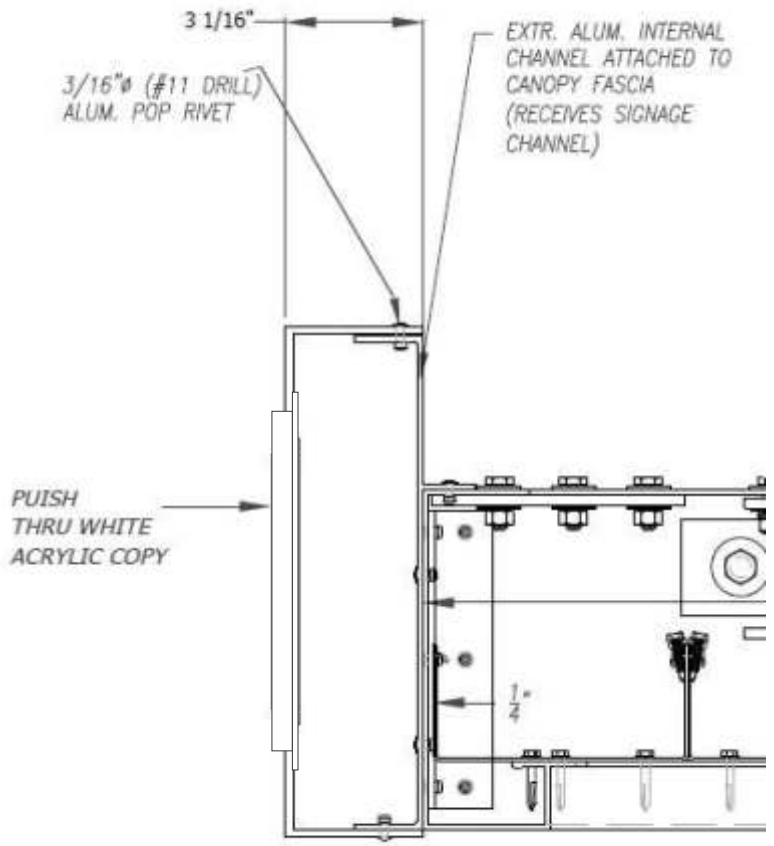
CUMMINGS

D-ORDER# 104480.03
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

E

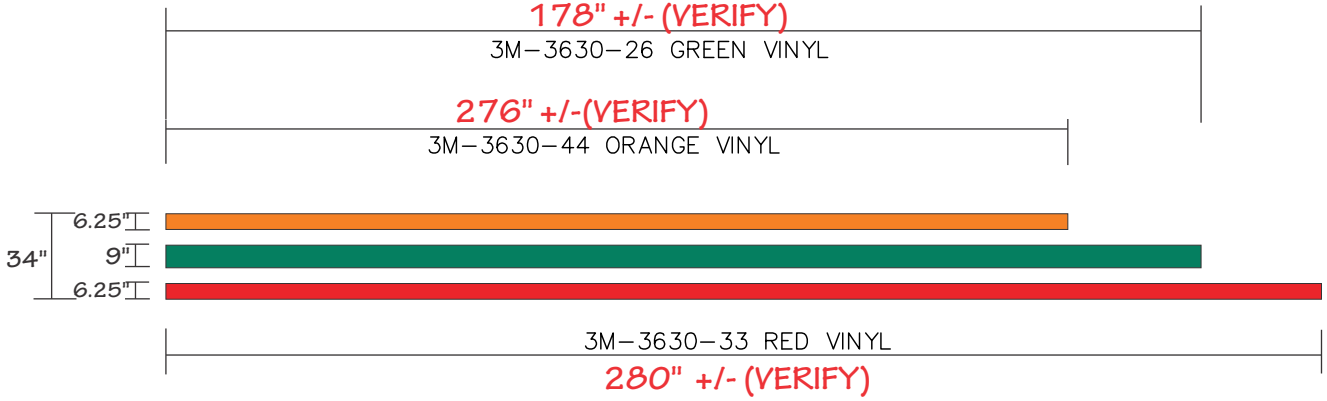


CANOPY FASCIA SECTION PROVIDED BY CANOPY SUPPLIER.
SHIPPED TO SIGN PROVIDER TO BE ROUTED OUT
FOR INSTALLATION OF COPY. COPY TO BE WHITE
ACRYLIC FOR PUSH THRU APPLICATION.
LED KIT INCLUDED FOR ILLUMINATION.

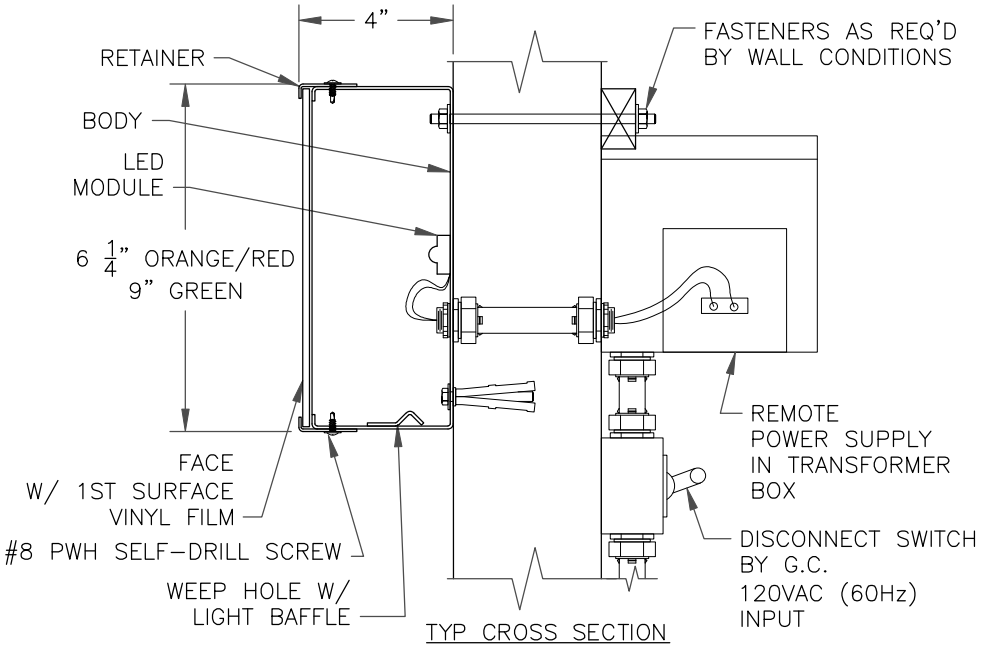


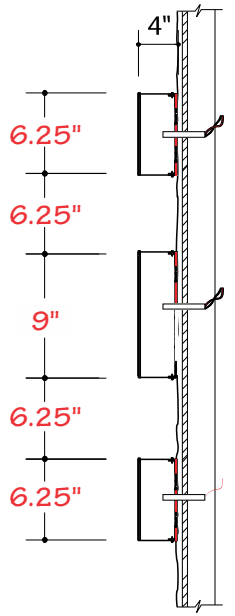
Display Square Footage : 3

S



COLOR NOTES:
FACE – .177" 7328 WHITE POLYCARBONATE W/ 1ST SURFACE VINYL
RED: 3M 3630-33, ORANGE: 3M 3630-44, GREEN: 3M 3630-26
STRIPE BODY, RETAINER, ENDCAP, SCREWS – PAINT TO MATCH FACE
RED: PMS 485C, ORANGE: PMS 021C, GREEN: PMS 349C
ILLUMINATION – FACE LIT WITH GEMX2471-W1 WHITE LED





TRI-STRIPE BAND SET

STOP
MORE INFORMATION REQUIRED

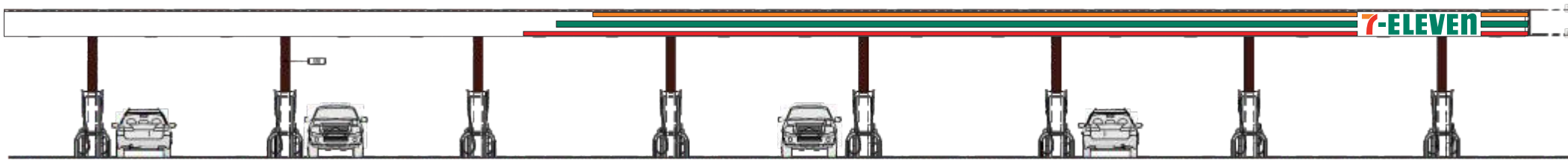
- [x] DIMENSIONS
- [ ] COLORS
- [ ] MATERIAL
- [ ] MOUNTING TYPE
- [ ] OTHER _____

STRIPE LENGTH SIZES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. ESTIMATES PROVIDED BASED ON THE ABOVE SIZES ARE ALSO SUBJECT TO CHANGE. FIELD SURVEY REQUIRED PRIOR TO MANUFACTURING.

FUEL CANOPY FASCIA SIGNS

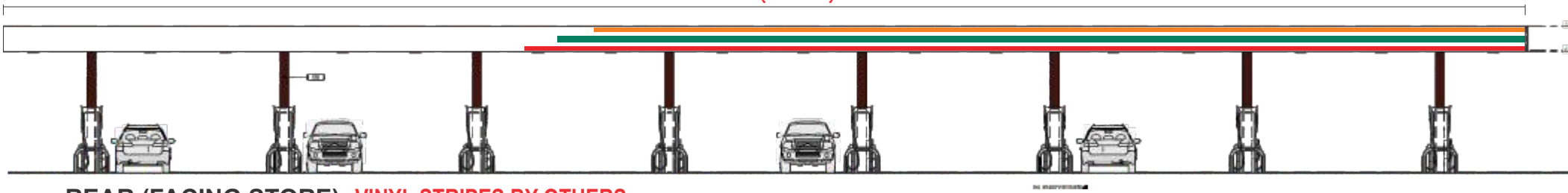
CODE NOTE: INCLUDED IN WALL SIGN S.F. PER ELEVATION

182' (VERIFY)



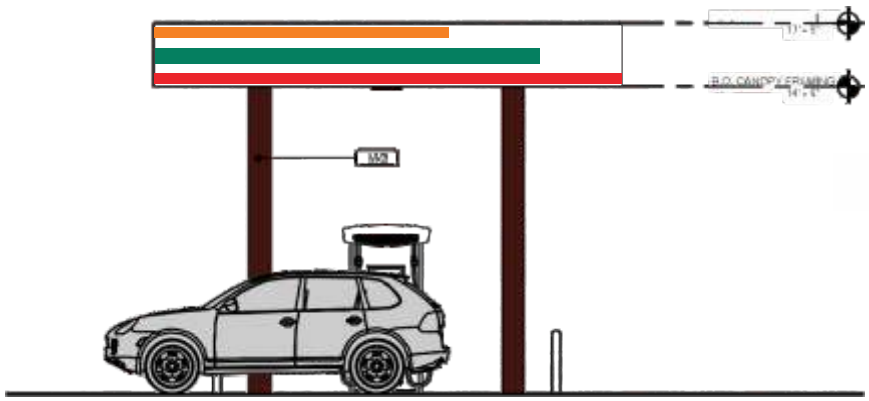
FRONT (FACING STATE HWY. 205) - ILLUMINATED LETTERS & STRIPES BY CUMMINGS

182' (VERIFY)



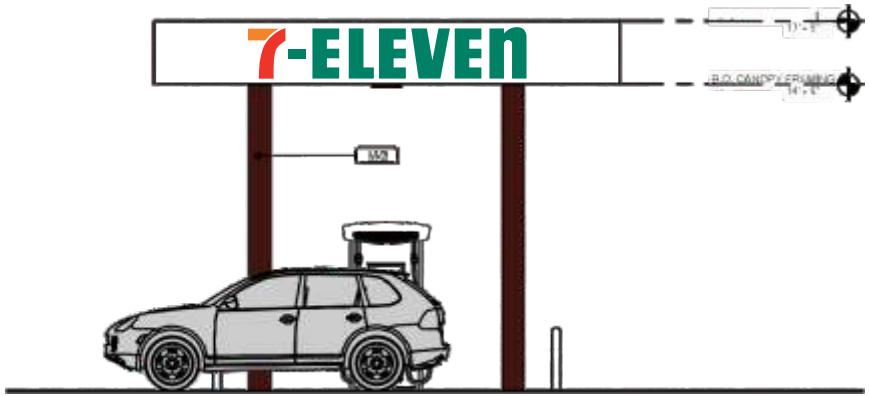
REAR (FACING STORE) -VINYL STRIPES BY OTHERS

20'



LEFTSIDE -VINYL STRIPES BY OTHERS

20'



RIGHT SIDE (FACING F.M. 49)
- ILLUMINATED LETTERS BY CUMMINGS

Job Location: Site # 1049078
Hwy. 205 & FM 549,
Rockwall, TX 75032

Date: July 14, 2021

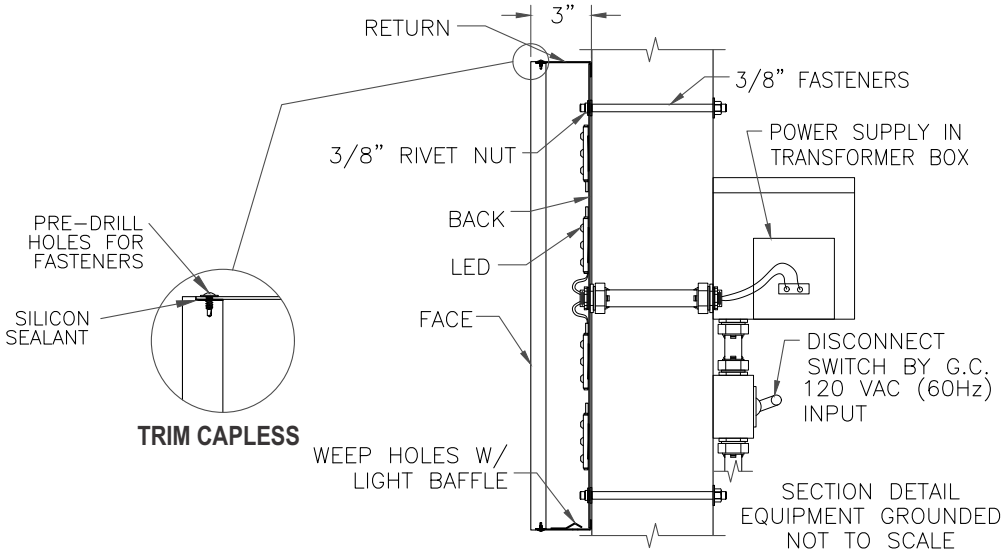
CUMMINGS

D-ORDER# 104480.03
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

F1



34.7 SQ. FT.

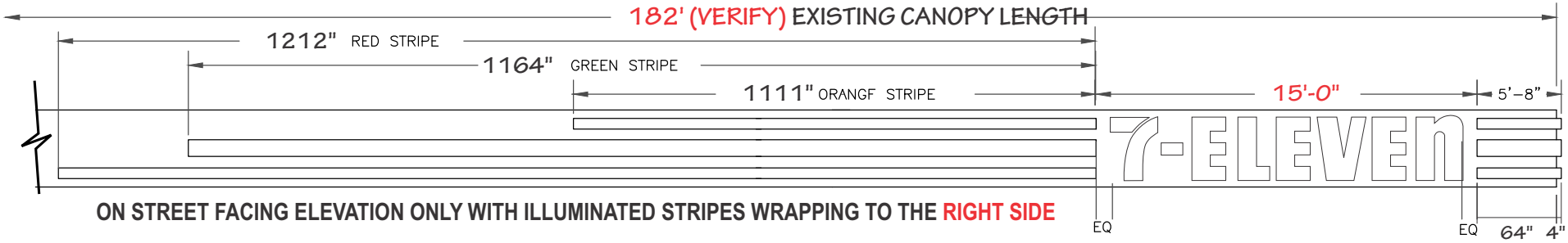


COLOR NOTES:
(PAINT INTERIOR SURFACES OF LETTERS W/ LEP)
BACKS: 3mm WHITE ACM
FACES: .750" PLAIN CLEAR ACRYLIC
W/1ST SURFACE TRANSLUCENT VINYL:
"7": TOP OF "7" ORANGE 3630-44,
BOTTOM OF "7" 3630-33 RED, WHITE STRIPE
"- ELEVEN": 3630-26 GREEN
2ND SURFACE: 3635-30 WHITE DIFFUSER
RETURNS: .040" X 3.3" ALUMINUM COIL,
PAINT TO MATCH FACE COLORS:
PMS 021 ORANGE, PMS 485 RED & PMS 349 GREEN
TRADEMARK: .125" ALUM, PAINTED WHITE
W/ 3630-26 GREEN FILM
ILLUMINATION: FACE LIT WITH GE GEMX2471-1 WHITE LEDS

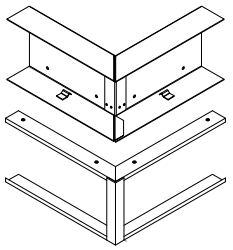
FIELD SURVEY REQUIRED

FUEL CANOPY CHANNEL TRI-STRIPE SETS

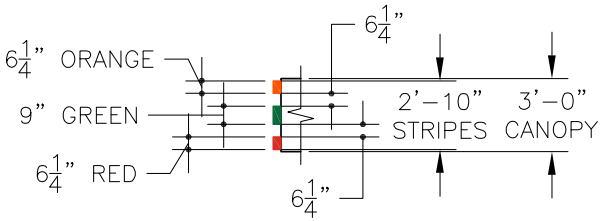
F2



ON STREET FACING ELEVATION ONLY WITH ILLUMINATED STRIPES WRAPPING TO THE RIGHT SIDE



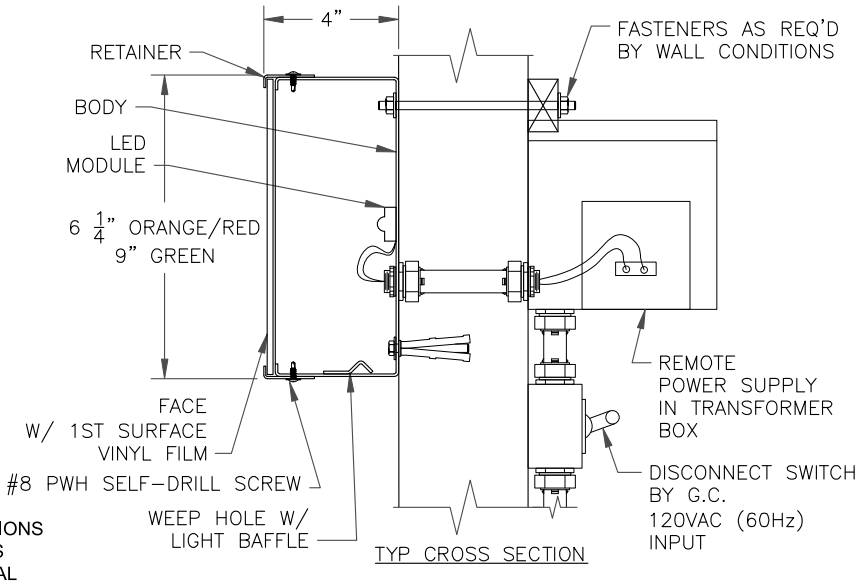
TRI-STRIPE
CORNER SECTION

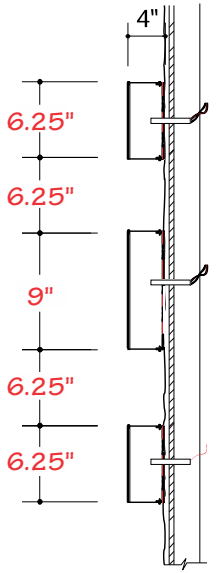


COLOR NOTES:
FACE–.177" 7328 WHITE POLYCARBONATE W/ 1ST SURFACE VINYL
RED – 3M 3630–33
ORANGE – 3M 3630–44
GREEN – 3M 3630–26
STRIPE BODY, F–RETAINER, SCREWS – PAINT TO MATCH FACE
RED – PMS 485
ORANGE – PMS 021
GREEN – PMS 349
ILLUMINATION – FACE LIT WITH GEMX2471–W1 WHITE LED

GENERAL NOTES:
SHIPPING LIST – SEE SHEET #2

ELECTRICAL NOTES:
TOTAL AMPS – 3.3 A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V–277V





TRI-STRIPE
BAND SET

STOP
MORE INFORMATION REQUIRED

- [x] DIMENSIONS
- [ ] COLORS
- [ ] MATERIAL
- [ ] MOUNTING TYPE
- [ ] OTHER _____

Job Location: Site # 1049078
Hwy. 205 & FM 549,
Rockwall, TX 75032

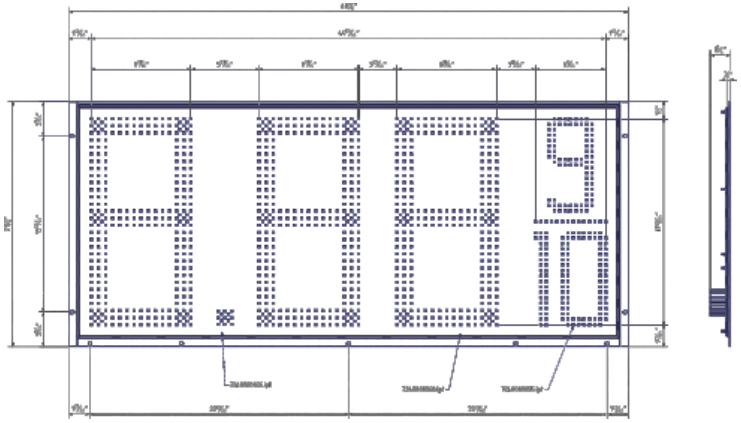
Date: July 14, 2021

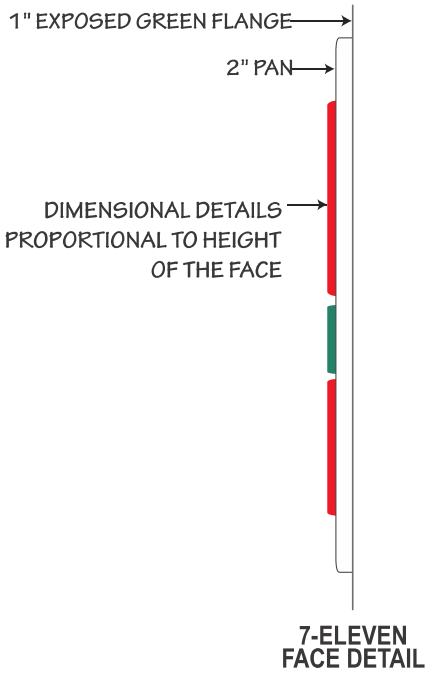
CUMMINGS

D-ORDER# 104480.03
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

M

CODE NOTE: 1 FREE STANDING SIGN ALLOWED SET BACK 10' FROM P/L.





7-ELEVEN FACE DETAIL

DF INTERNALLY ILLUMINATED MONUMENT SIGN

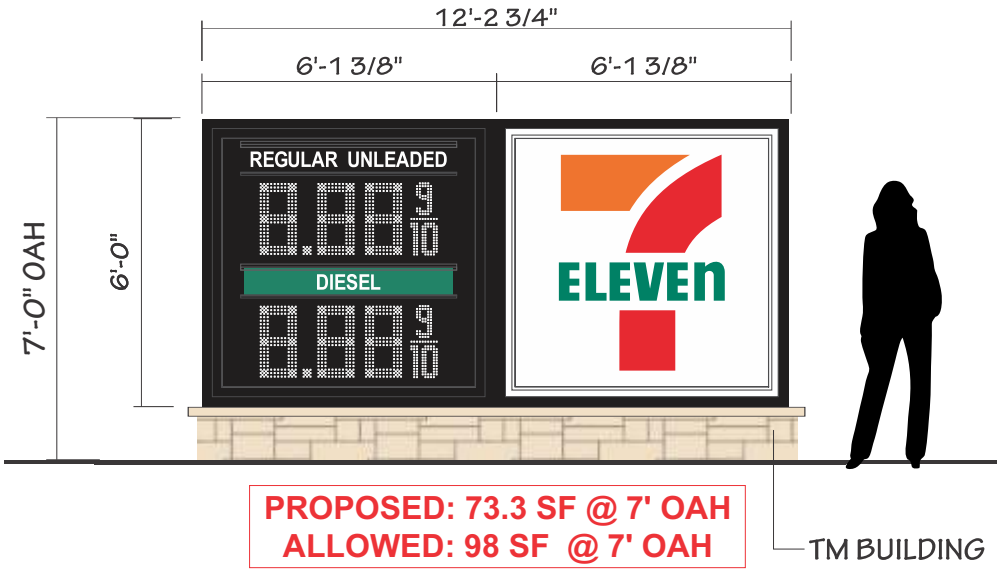
7-ELEVEN SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED TRICORN BLACK SW 6258
- PAN-FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/1ST SURFACE DECORATION
- LED ILLUMINATION

FUEL PRICE SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINER PAINTED TRICORN BLACK SW 6258
- PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE RECTANGLES FOR FLAT CLEAR ACRYLIC WORD PLATES WITH COPY WEEDED FROM BLACK & GREEN BACK-GROUNDS TO SLIDE INTO 1ST SURFACE APPLIED CLEAR TRACKS. FLAT PCU TRACK (PWM) 18" WHITE LED DIGITS
- LED ILLUMINATION

7-ELEVEN STREET SIDE



PROPOSED: 73.3 SF @ 7' OAH
ALLOWED: 98 SF @ 7' OAH

WORD PLATES:
7" X 52" CLEAR ACRYLIC W/ 4" COPY WEEDED FROM BLACK VINYL TM FACE.

REGULAR UNLEADED

7" X 52" CLEAR ACRYLIC W/ 4" COPY WEEDED FROM 3M 3630-26 GREEN VINYL

DIESEL

- **BASE**
  FABRICATED ALUMINUM PAINTED TRICORN BLACK

7-ELEVEN COLORS

3M 3630-26 | 3M 3630-33 | 3M 3630-44 | WHITE

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	SP2021-023	CASE MANAGER:	David Gonzales
PROJECT NAME:	Amended Site Plan for 2235 S. Goliad Street	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Rob Baldwin of Baldwin Associates, LLC on behalf of Matt Gillen CM Goliad I GO, LLC for the approval of an Amended Site Plan for a Restaurant on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: SP2021-023; Amended Site Plan for 2235 S. Goliad
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Restaurant on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [SH-205].

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 (SP2021-023) 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 SH-276 Overlay District, the SH-205 Overlay District, the IH-30 Overlay District, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:
1. Update the date the plans were made. (Subsection 03.04.A, of Article 11)
2. Include all of the wall lengths for the existing building on site. (Subsection 03.04. B, of Article 11)
3. Include all of S. Goliad Street and the centerline. (Subsection 03.04. B, of Article 11)
4. The two parking space on the rear of the building next to the loading zone must be 9'x20'. (Subsection 05.03, of Article 06)
5. Verify the number of indicated parking spaces; I counted 126. Also indicate any outside seating, which require 1 parking space per 4 seats. The square footage per land use (retail/(Subsection 05.03. C, of Article 06)
6. Show all proposed and existing utility equipment (pad/ground and roof mounted) and their subsequent screening. Roof mounted must not be visible from the street or adjacent properties. (Subsection 01.05. C, of Article 05)

M.6 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. Include the impervious area vs. landscaped area. (Subsection 01.01. B, of Article 08)
3. Shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
4. Indicate all existing trees and shrubs. I must verify that the site meets the previously approved landscape plan (Case No. SP2013-020). (Subsection 05.03. B, of Art. 08)
5. Indicate if any trees are to be removed and how they will be mitigated for. (Subsection 05.03. B, of Article 08)
6. Included the standard signature block on each sheet of the landscape plan. (03.04. A, of Article 11)
7. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)

I.7 Treescape Plan:
1. If no trees are being removed then a treescape plan will not be required. If only a few trees are being removed then that data may be included on the landscape plan. (Subsection 03.01. C, of Article 09)

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. Provide cutsheets of the proposed lighting on the photometric plan. Also include the wattage of the light source. (Subsection 03.03. A, of Article 07)

M.9 Building Elevations:
1. Indicate parapet wall heights (Subsection 04.01, of Article 05).
2. Indicate the building heights. (Subsection 07.03, of Art. 05)
3. The NE elevation does not match the plans from SP2013-020 and does not meet the stone requirements for the 3 overlay districts the site is located in. Consider further enhancing the landscaping on the NE or SE of building; further landscaping on the NE could help screen the loading zone. (Subsection 06.02. C, of Art. 05)

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on August 3, 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 August 3, 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 August 10, 2021 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on July 27, 2021.
2) Planning & Zoning meeting/public hearing meeting will be held on August 10, 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	07/22/2021	Needs Review

07/22/2021: M - Parking adjacent to the building shall be 20'x9' minimum.
M - 18' Parking to have 2' clear overhang. This may move the ordering sign.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved w/ Comments

07/21/2021: Need to ensure that all existing landscape is in compliance during this amendment

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	2235 S. Goliad				
SUBDIVISION	Rockwall Centre Corners	LOT	11	BLOCK	1
GENERAL LOCATION	East of I-30, north of S. Goliad				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial w/ IH30 Overlay	CURRENT USE	Vacant - former resturant
PROPOSED ZONING	Commercial w/ IH30 Overlay	PROPOSED USE	
ACREAGE	2.2297 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	CM Goliad I GP, LLC	☑ APPLICANT	Baldwin Associates, LLC
CONTACT PERSON	Matt Gillen	CONTACT PERSON	Rob Baldwin
ADDRESS	4514 Travis Street Suite 326	ADDRESS	3904 Elm Street - Suite B
CITY, STATE & ZIP	Dallas, Texas 75205	CITY, STATE & ZIP	Dallas, Texas 75226
PHONE	(214) 269-1641	PHONE	(214) 729-7949
E-MAIL	mgillen@cienda.com	E-MAIL	rob@baldwinplanning.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Gillen [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 16 DAY OF July, 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 July 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARGARET W. GOWAN
Notary Public, State of Texas
Comm. Expires 05-09-2023
Notary ID 132007497

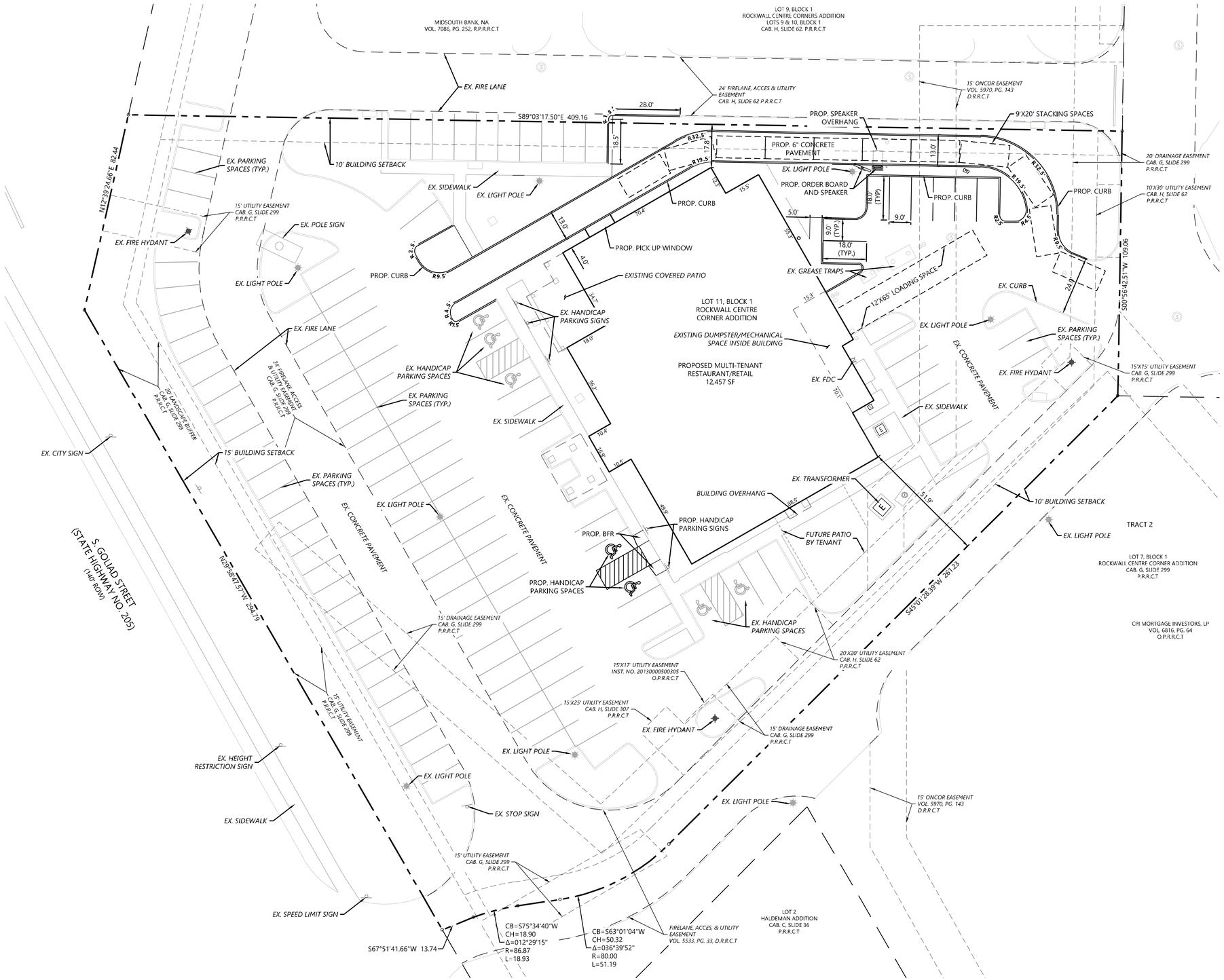
MY COMMISSION EXPIRES



City of Rockwall

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

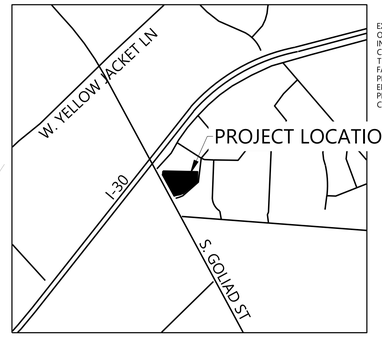
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



CAUTION !!!
EXISTING UTILITIES

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 HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Texas 811
Know what's below. Call before you dig.



VICINITY MAP
N.T.S

GRAPHIC SCALE 1"=20'
20 0 20 40

LEGEND

R	RADIUS
FC	FACE OF CURB
BFR	BARRIER FREE RAMP
TYP.	TYPICAL

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING TABLE

RESTAURANT PARKING REQUIREMENTS: 1 SPACE/100 SF

SPACES REQUIRED	SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
125	127	5	7

SITE DATA

CURENT ZONING	C
PROPOSED LAND USE	COMMERCIAL
GROSS AREA	2.230 ACRES
NO. OF LOTS	1
FRONT YARD SETBACK	15 FT
REAR YARD SETBACK	10 FT
SIDE YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	240 FT HEIGHT

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CIT OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2021.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

_____ _____
PLANNING & ZONING COMISSION, CHAIRMAN ***DIRECTOR OF PLANNING AND ZONING***

CASE NO._____

OWNER/DEVELOPER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

N:\0030961.00\1 PROJECT DATA\DWG\CIVIL\0030961 SITE PLAN.DWG

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: KEVIN W. SHELTON, PE
P.E. No.: 99877
Date: 07-16-2021
Westwood

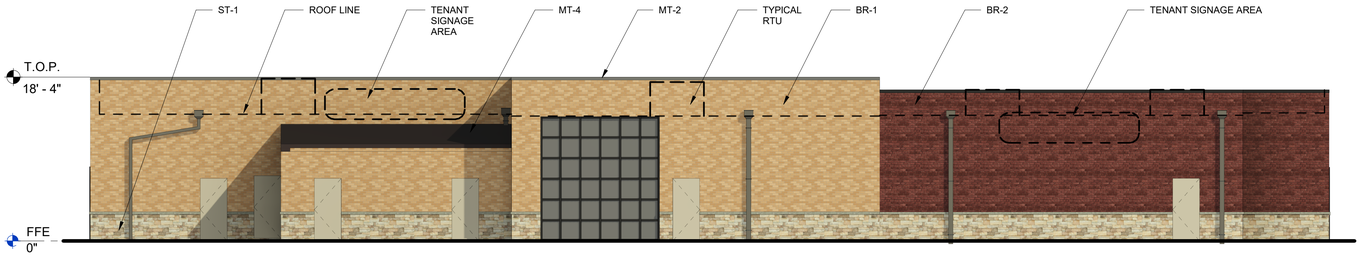
2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

SITE PLAN

SHEET NUMBER:
SP-1

DATE:



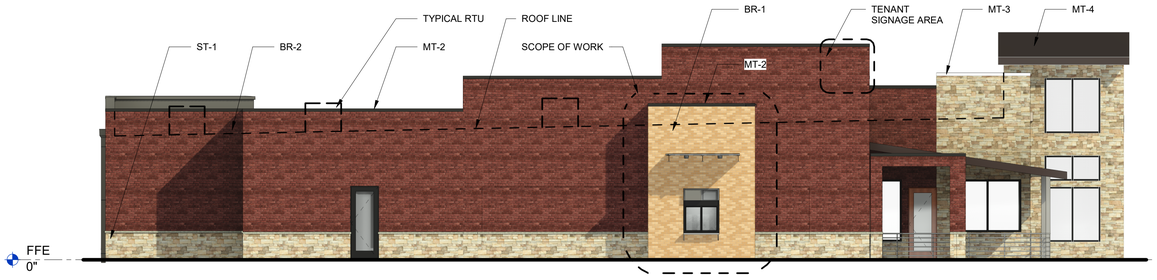
NORTHEAST		
BRICK	1684 SF	83.8%
STONE	326 SF	16.2%
TOTAL SF	2010 SF	100%

4 NORTHEAST ELEVATION

1/8" = 1'-0"

MATERIAL SCHEDULE	
P-1	SW6258 TRICORN BLACK PAINT OVER EXISTING BRICK
P-2	SW6868 REAL RED PAINT OVER EXISTING EIFS
MT-1	BLACK ANONIZED ALUMINIUM STOREFRONT
MT-2	COPING METAL / PAC-CLAD - BLACK
MT-3	COPING METAL / PAC-CLAD - CREAM
MT-4	STANDING SEAM - DARK BRONZE - EXISTING
EIFS-1	COLOR AS SHOWN
BR-1	TAN BRICK
BR-2	RED BRICK
ST-1	STONE BLEND

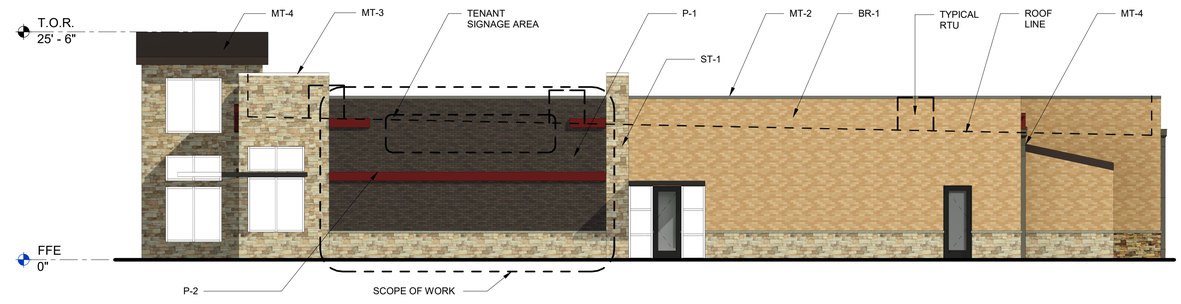
MATERIAL TOTALS		
BRICK	5546 SF	70.8%
STONE	2142 SF	27.3%
EIFS	145 SF	1.9%
TOTAL WITHOUT GLAZING	7833 SF	100%
GLAZING	1125 SF	
TOTAL WITH GLAZING	8958 SF	



NORTHWEST		
BRICK	1509 SF	73.8%
STONE	533 SF	26.2%
TOTAL SF	2042 SF	100%

3 NORTHWEST ELEVATION

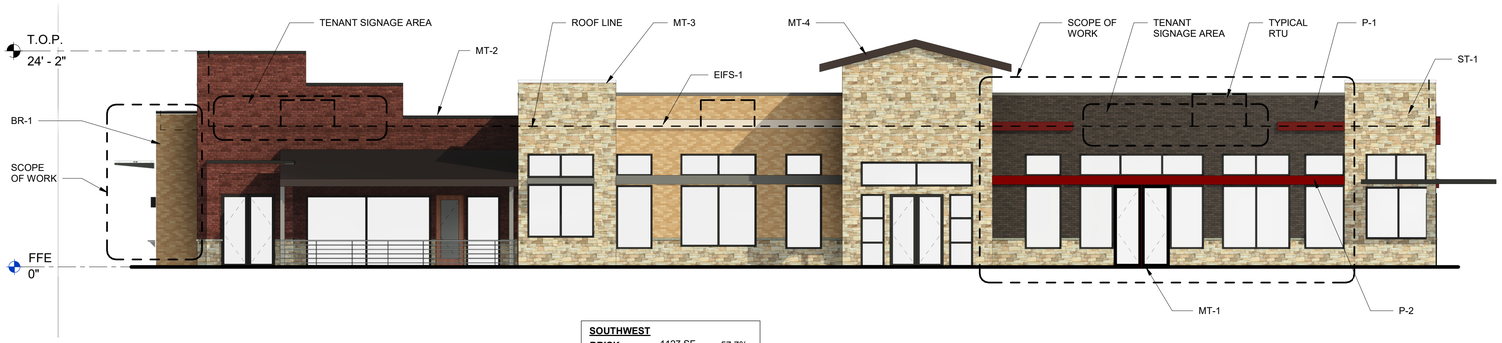
1/8" = 1'-0"



SOUTHEAST		
BRICK	1224 SF	67%
STONE	564 SF	30.9%
EIFS	39 SF	2.1%
TOTAL SF	1827 SF	100%

2 SOUTHEAST ELEVATION

1/8" = 1'-0"



SOUTHWEST		
BRICK	1127 SF	57.7%
STONE	718 SF	36.8%
EIFS	106 SF	5.5%
TOTAL SF	1951 SF	100%

1 SOUTHWEST ELEVATION (FACES PUBLIC R.O.W.)

1/8" = 1'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CIT OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2021.

WITNESS OUR HANDS , THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER: CEINDA PARTNERS, LP 4514 TRAVIS ST., SUITE 326 DALLAS, TX 75205 CONTACT: MATT GILLEN PH: 214-269-1641 EMAIL: MGILLEN@CIENDA.COM	2235 S. GOLIAD ST. RETAIL ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1 ROCKWALL, ROCKWALL COUNTY, TEXAS 2.230 ACRES (97,126 SF) COMMERCIAL - C
ARCHITECT: GFF 2808 FAIRMOUNT ST., SUITE 300 DALLAS, TX 75201 CONTACT: GRANT WICKARD PH: 214-303-1500 EMAIL: GRANT.WICKARD@GFF.COM	
DATE OF PREPARATION: 07/16/2021	CASE #

0 8 16 32 Feet

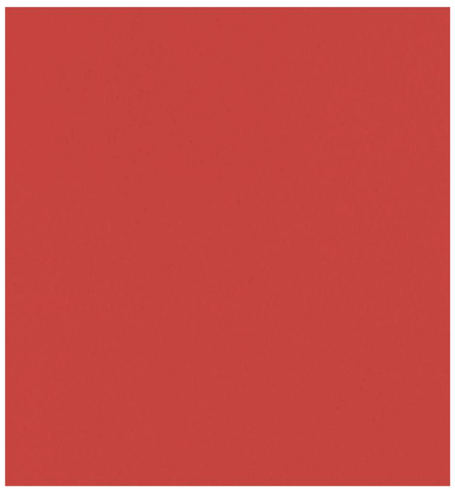
BUILDING ELEVATIONS

2335 S. Goliad St
Rockwall, Texas

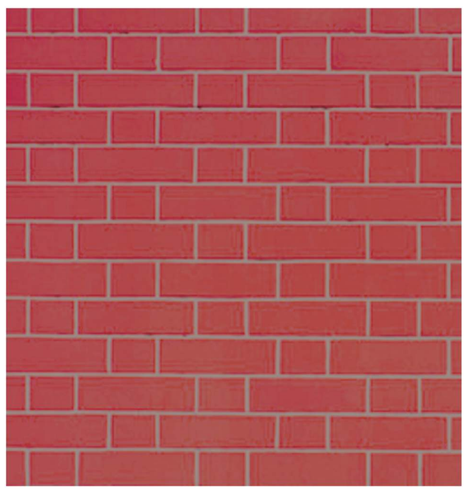
Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/8" = 1'-0"
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Not for regulatory approval, permitting, or construction

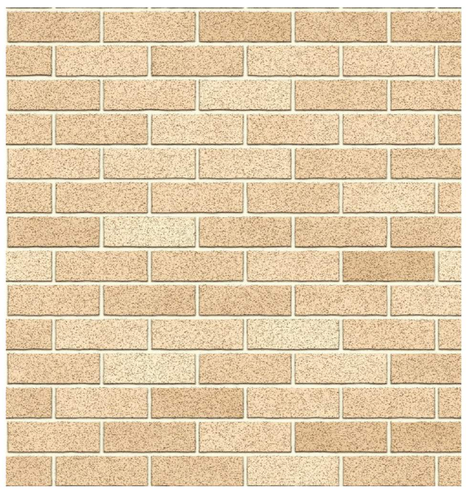
gff ARCHITECTS
Dallas | Fort Worth | Austin



EIFS - Color to Match Sherwin Williams SW6868 Real Red Paint



Existing Brick - Red



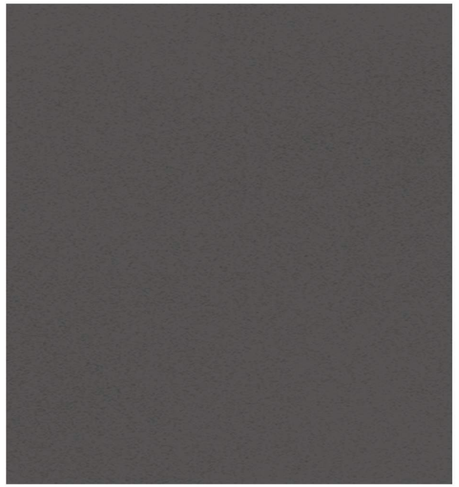
Existing Brick - Light Brown



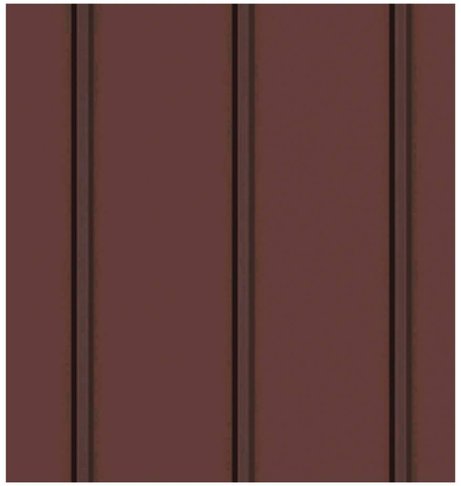
Metal Coping and Downspouts - Pac-Clad - "Black"



Existing Stone- Texas Mix



Sherwin Williams SW6258 Tricorn Black Paint Over Existing Brick



Dark Bronze- Metal Roof



Black Anodized Aluminum Storefront

MATERIAL BOARD

2335 S. Goliad St
Rockwall, Texas

Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/16" = 1'-0"
File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

SITE PLAN SIGNATURE BLOCK

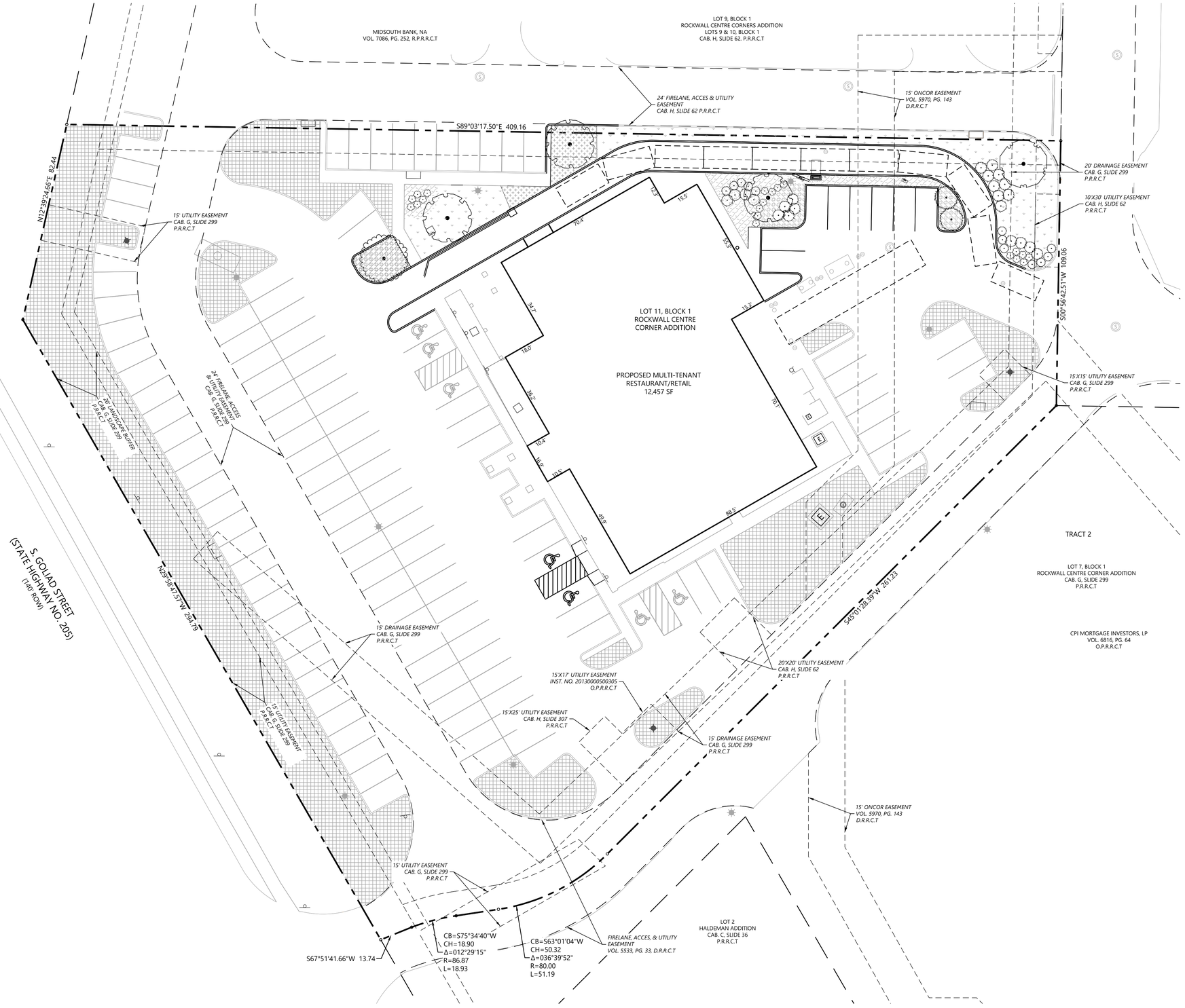
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CIT OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2021.

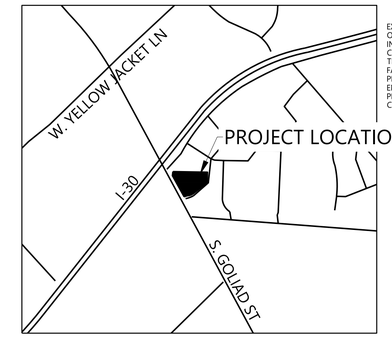
WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER: CIENDA PARTNERS, LP 4514 TRAVIS ST., SUITE 326 DALLAS, TX 75205 CONTACT: MATT GILLEN PH: 214-269-1641 EMAIL: MGILLEN@CIENDA.COM	2235 S. GOLIAD ST. RETAIL ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1 ROCKWALL, ROCKWALL COUNTY, TEXAS 2.239 ACRES (97,126 SF) COMMERCIAL - C
ARCHITECT: GFF 2808 FAIRMOUNT ST., SUITE 300 DALLAS, TX 75201 CONTACT: GRANT WICKARD PH: 214-303-1500 EMAIL: GRANT.WICKARD@GFF.COM	CASE #
DATE OF PREPARATION: 07/16/2021	





VICINITY MAP
N.T.S

CAUTION !!!
EXISTING UTILITIES

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Texas 811
Know what's below.
Call before you dig.

GRAPHIC SCALE 1"=20'
20 0 20 40

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	MYRICA CERIFERA / WAX MYRTLE CONTAINER GROW, MATCHING 4' HEIGHT, MULTI-TRUNKED FULL, 4' SPREAD	4' HT.	2
	QUERCUS MACROCARPA / BURR OAK	4" CALIPER	3
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SINGLE TRUNK, FULL, 6' SPREAD	4" CALIPER	1
	ULMUS CRASSIFOLIA / EXISTING CEDAR ELM EXISTING CEDAR ELM TO REMAIN	EXISTING	1

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL	12
	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL	22
	ROSA X 'RED CASCADE' / RED CASCADE ROSE	3 GAL	20

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	HEMEROCALLIS X ORANGE / DAY LILY 'ORANGE' FULL POTS	1 GAL	12" o.c.	489

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CYNODON DACTYLON / BERMUDA GRASS	N/A		2,864 SF
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA FULL POTS, AT LEAST 3 RUNNERS PER POT. RUNNERS BUST BE 8" IN LENGTH	1 GAL		570 SF
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		610 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING LANDSCAPE: CONTRACTOR TO PROTECT IN PLACE. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EXISTING SPECIES AND SIZE AT NO COST TO OWNER
	3/8" MINUS DECOMPOSED GRANITE - COLOR: GOLD 3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE

IRRIGATION SYSTEM IS EXISTING. THE NEW CONSTRUCTION WILL MEET REQUIREMENTS OF UDC.

OWNER/DEVELOPER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

N:\0030961.00\1 PROJECT DATA\DWG\CIVIL\0030961-LA-PT.DWG

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204

REGISTERED LANDSCAPE ARCHITECT
SHAWN LOVEJOY
3629
STATE OF TEXAS
NOT FOR CONSTRUCTION

2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

LANDSCAPE PLAN

SHEET NUMBER: 6.01

DATE:

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATORS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
7. PLANTS TO BE INSTALLED AS PER CITY & ANSI STANDARD PLANTING PRACTICES. CITY STANDARDS OVERRIDE OTHER NOTES, UNLESS APPROVED OTHERWISE.
8. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
9. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
10. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
11. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
12. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
13. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING AND PER CONTRACTORS COST. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR OF ANY SOIL AMENDMENTS ADDED.
15. TOPSOIL AND PLANTING SOIL TO ADHERE TO INDUSTRY STANDARDS AND FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH PLANTING SOIL FOR TREE, SHRUBS, AND PERENNIALS. SCARIFY AND LOOSEN COMPACTED SUBGRADE UNDER PLANTING BEDS, BELOW PLANTING SOIL.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY DISTURBED AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
19. ALL LANDSCAPED AREAS SHALL HAVE FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM AS INSTALLED BY A LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
20. LAWN AREAS SHALL BE COVERED WITH GRASS TYPE AS SPECIFIED USING HYDROMULCH.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
22. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
23. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
24. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
25. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
26. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES. INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
27. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
28. TURF AND GROUNDCOVER PLANTED IN REQUIRED LANDSCAPE AREA SHALL ATTAIN 100 PERCENT COVERAGE WITHIN ONE YEAR OF PLANTING.
29. SHADED GROUND AREAS BENEATH CANOPY TREES SHALL BE MAINTAINED WITH A MULCH BED.
30. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
31. ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
32. PROVIDE IRRIGATION TO ALL PLANTED AREAS WITHIN PROJECT BOUNDARY AND TO LANDSCAPE AREAS TO THE SOUTH AND WEST ALONG ROADWAY AS DEFINED BY 'LIMITS OF IRRIGATION'. TEMPORARY IRRIGATION SHOULD BE PLACED TO COVER FUTURE WAREHOUSE SITE UNTIL FINAL BUILDING IS CONSTRUCTED AND PERMANENT LANDSCAPING AND IRRIGATION IS PLACED.
33. DISTURBED LANDSCAPE AREAS TO BE FIELD VERIFIED AND SEEDED WITH BERMUDA HYDROMULCH OR EQUAL OR WHAT PREVIOUSLY EXISTED.

GRADING NOTES

1. CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS LARGER THAN 2", ETC. FROM THE SITES, AND ENSURE POSITIVE DRAINAGE.
2. PLANTER BACKFILL MIX SHALL BE AS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE AS INDICATED ON THE PLANS WHERE SHOWN IN PLAN OR DETAIL CROSS-SECTION. NO SEPARATION BETWEEN FINISHED GRADE AND ADJACENT GRADE ELEVATION IS ACCEPTABLE. CONSTRUCTED SURFACES ARE TO MEET ADJACENT EXISTING WORK AT THE SAME ELEVATION AND CONFORM TO STANDARDS AND PRACTICES RELATED TO SAFE AND ACCESSIBLE PEDESTRIAN WALKWAYS. FINISH GRADES SHALL BE ½" BELOW THE TOP TRANSITION OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED ON PLANS.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURES SUCH AS BUILDINGS, WALLS, UTILITY EQUIPMENT, ETC.
5. LANDFORMS, MOUNDS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY. ROUGH GRADE IS TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE TOP DRESSING TO ESTABLISH FINAL GRADE.
6. CONTRACTOR SHALL FINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS OR SPECIFICATIONS.

PLANTING NOTES

1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS; AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4. NO PLANT SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
8. PLANTINGS AT MATURITY SHALL MAINTAIN 6-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
9. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN SIGHT DISTANCE TRIANGLES.
10. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM PUBLIC WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
11. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' AT MATURE SIZE.
12. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
14. PROJECT REQUIRES A 120-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER.
15. TREES PLANTED WITHIN FIVE FEET OF RETAINING WALLS, AND WITHIN TEN FEET OF PUBLIC IMPROVEMENTS, IN THE PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED BY ROOT GUARDS AND APPROPRIATE TREE PROTECTION FOR NO LESS THAN TWO YEARS.
16. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
17. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
18. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
19. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REFERENCE CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
20. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT OF POTENTIAL CONFLICTS OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT TO THE OWNER'S REPRESENTATIVE AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

GENERAL NOTES

1. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK.
4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
7. THE CONTRACTOR SHALL LOCATE SURVEY MARKS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
8. THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCH MARKS UNTIL THE CONSTRUCTION BENCH MARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC., IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
11. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. FORTY-EIGHT HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL **CALL 811** TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
12. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
14. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS AND THE OWNER AT NO EXPENSE TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
16. THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. UNDISTURBED AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFFSITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
18. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION.
19. MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
20. THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.

CAUTION !!!
EXISTING UTILITIES

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 HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Texas 811 — Know what's below. Call before you dig.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	MYRICA CERIFERA / WAX MYRTLE CONTAINER GROW, MATCHING 4' HEIGHT, MULTI-TRUNKED FULL, 4' SPREAD	4` HT.	2
	QUERCUS MACROCARPA / BURR OAK	4" CALIPER	3
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SINGLE TRUNK, FULL, 6' SPREAD	4" CALIPER	1
	ULMUS CRASSIFOLIA / EXISTING CEDAR ELM EXISTING CEDAR ELM TO REMAIN	EXISTING	1

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL	12
	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL	22
	ROSA X 'RED CASCADE' / RED CASCADE ROSE	3 GAL	20

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	HEMEROCALLIS X ORANGE / DAY LILY 'ORANGE' FULL POTS	1 GAL	12" o.c.	489

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CYNODON DACTYLON / BERMUDA GRASS	N/A		2,864 SF
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA FULL POTS, AT LEAST 3 RUNNERS PER POT. RUNNERS BUST BE 8" IN LENGTH	1 GAL		570 SF
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		610 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING LANDSCAPE: CONTRACTOR TO PROTECT IN PLACE. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EXISTING SPECIES AND SIZE AT NO COST TO OWNER
	3/8" MINUS DECOMPOSED GRANITE - COLOR: GOLD 3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE

IRRIGATION SYSTEM IS EXISTING. THE NEW CONSTRUCTION WILL MEET REQUIREMENTS OF UDC.

OWNER/DEVELOPER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

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DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204

REGISTERED LANDSCAPE ARCHITECT — STEPHANIE LOUISE PYE — 3628 — STATE OF TEXAS
NOT FOR CONSTRUCTION

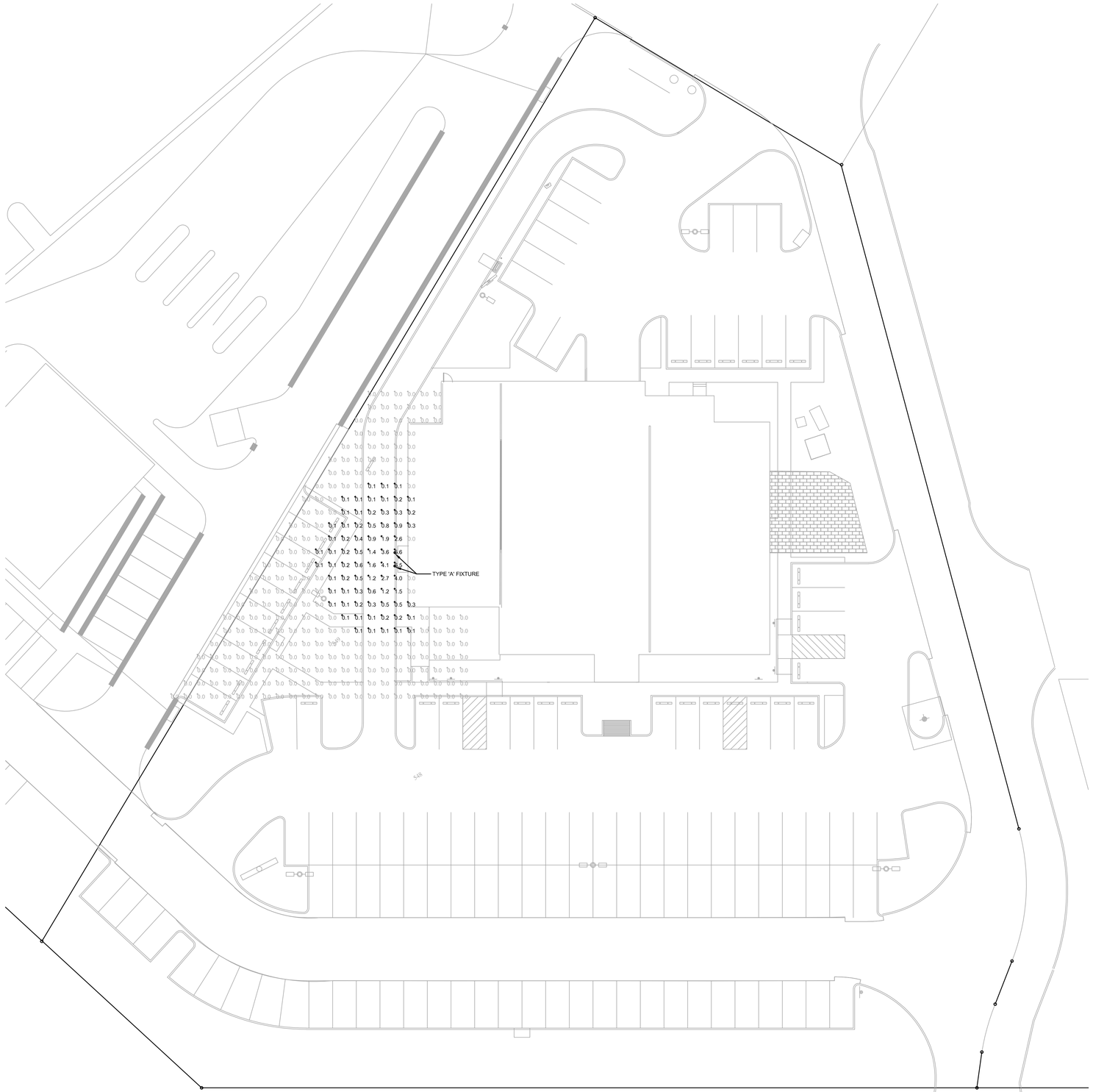
2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

LANDSCAPE NOTES

SHEET NUMBER: 6.00

DATE:


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