AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 31, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of minutes for the *May 10, 2022* Planning and Zoning Commission meeting.

(3) P2022-023 (HENRY LEE)
Consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Replat* for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive, and take any action necessary.

(4) P2022-024 (BETHANY ROSS)
Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Robbie Hale of Shepherd Place Homes, Inc. the approval of a *Replat* for Lot 2, Block L, Lake Rockwall Estates East Addition being a 0.4215-acre tract of land identified as Lots 1300 & 1301, Block A, Rockwall Lake Properties Development No. 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 116 Nicole Drive, and take any action necessary.

(5) P2022-026 (BETHANY ROSS)
Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a *Replat* for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [*SH-205*], and take any action necessary.

(V) ACTION ITEMS

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

(6) SP2022-024 (HENRY LEE)
Discuss and consider a request by Charles Smith of Incognito Winery on behalf of Charles Smith of Dynacap Holdings, LTD the approval of a *Site Plan* for a *Craft Winery* on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30, and take any action necessary.

(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 June 14, 2022.

(7) Z2022-022 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

(8) Z2022-023 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary.

(9) Z2022-024 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

(10) Z2022-025 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Javier Silva 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 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary.

(11) Z2022-026 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

(12) Z2022-027 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

(13) Z2022-028 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

(14) P2022-025 (HENRY LEE)

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a ***Final 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.

(15) P2022-027 (BETHANY ROSS)

Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a ***Final Plat*** for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey Abstract No. 187, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [*SH-205*], and take any action necessary.

(16) SP2022-017 (BETHANY ROSS)

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

(17) SP2022-018 (BETHANY ROSS)

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

(18) SP2022-022 (HENRY LEE)

Discuss and consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of an ***Amended Site Plan*** for an *Office/Warehouse/Manufacturing Facility* on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

(19) SP2022-023 (BETHANY ROSS)

Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an ***Amended Site Plan*** for a *Tornado Shelter* on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

(20) SP2022-025 (HENRY LEE)

Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a ***Site Plan*** for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* (*Einstein Bros. Bagels*) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [*FM-740*] south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

(21) SP2022-026 (HENRY LEE)

Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a ***Site Plan*** for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* (*Qdoba*) on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [*FM-740*] south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

(22) SP2022-027 (HENRY LEE)

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a ***Site Plan*** 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.

(23) SP2022-028 (RYAN MILLER)
Discuss and consider a request by Richard Sullivan on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of an *Amended Site Plan* for *Outside Storage* on a 1.89-acre parcel of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1910 Alpha Drive, and take any action necessary.

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

- P2022-015: Preliminary Plat for the Vallis Greene Subdivision (APPROVED)
- P2022-016: Master Plat for the Vallis Greene Subdivision (APPROVED)
- P2022-017: Final Plat for the Winding Creek Subdivision (APPROVED)
- P2022-018: Replat for Lots 1 & 2, Block A, North Alamo Addition (APPROVED)
- P2022-020: Preliminary Plat for the Smith Family Acres Subdivision (APPROVED)
- Z2022-016: Zoning Change from SFE-4.0 to SF-1 for 714 Clem Road (APPROVED; 1ST READING)
- Z2022-017: Specific Use Permit (SUP) for a *Towing and Impound Yard* at 227 National Drive (APPROVED; 1ST READING)
- Z2022-018: Specific Use Permit (SUP) for an *Accessory Building* at 2914 FM-549 (APPROVED; 1ST READING)
- Z2022-019: Zoning Change from AG to C for 5879, 5917, & 5981 FM-3097 (APPROVED; 1ST READING)
- Z2022-020: Zoning Change from AG to LI for 4649 SH-276 (APPROVED; 1ST READING)
- Z2022-021: Specific Use Permit (SUP) for a *Residential Infill* at 5405 Ranger 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 *May 27, 2022* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 31, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) ACTION ITEMS

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

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

(3) SP2022-022 (HENRY LEE)
Discuss and consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of an *Amended Site Plan* for an *Office/Warehouse/Manufacturing Facility* on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

(4) SP2022-023 (BETHANY ROSS)
Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an *Amended Site Plan* for a *Tornado Shelter* on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

(5) SP2022-025 (HENRY LEE)
Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* (*Einstein Bros. Bagels*) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [*FM-740*] south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

(6) SP2022-026 (HENRY LEE)
Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* (*Qdoba*) on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [*FM-740*] south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

(IV) ADJOURNMENT

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

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

I, 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 *May 27, 2022* prior to 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
***MAY 10, 2022* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES ABOUT PUBLIC PARTICIPATION = RED

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

I. CALL TO ORDER

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

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.

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed the open forum.

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 *April 26, 2022* Planning and Zoning Commission meeting.

2. **P2022-015** (HENRY LEE)
Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Preliminary Plat* for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

3. **P2022-016** (HENRY LEE)
Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Master Plat* for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

4. **P2022-017** (HENRY LEE)
Consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a *Final Plat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

5. **P2022-020** (HENRY LEE)
Consider a request by Heather Cullins on behalf of Shirley Smith of Smith Family Acres, LLC for the approval of a *Preliminary Plat* for the Smith Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

6. **SP2022-015** (HENRY LEE)
Consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a *Site Plan* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

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

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.

7. **P2022-018** (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Brian Jones for the approval of a *Replat* for Lots 1 & 2, Block A, North Alamo Addition being a 2.1325-acre tract of land identified as Block 15, 15B, 15C & 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 401, 405, 501 & 503 N. Alamo Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is proposing to do a residential replat for this lot by reconfiguring the two existing lots on the property. Staff mailed out 53 notices to property owners and occupants within 500-feet of the subject property and received one (1) back in favor of the applicant's request.

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

Commissioner Deckard made a motion to approve P2022-018. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on May 16, 2022.

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

Planner Bethany Ross provided a brief summary in regards to the request. The request is for a zoning change from Single-Family Estate 4.0 (SFE-4.0) District to Single Family 1 (SF-1) District. The proposed zoning change does conform to the Comprehensive Plan, On April 26, 2022, staff mailed out 19 notices to property owners and occupants within 500-feet of the subject property.

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

Commissioner Conway made a motion to approve Z2022-016. Commissioner Moeller seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on May 16, 2022.

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

Planner Henry Lee provided a brief summary and history in regards to the request. The applicant is requesting the SUP now to allow a Towing and Impound Yard at 227 National Drive to allow their business to operate there (Dallas Towboys) as they were in violation of their Certificate of Occupancy (CO). The applicant's concept plan does appear to meet the requirements of both the Unified Development Code and the Municipal Code of Ordinances. The applicant's request does not appear to be inconsistent with the adjacent land uses in the area. Planner Lee explained that this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On April 25, 2022, staff mailed out 28 notices to property owners and occupants within 500-feet of the subject property. Staff also notified all HOAs within 1500-feet of the subject property. Staff did receive one (1) notice in favor of the applicant's request. Planner Lee then advised that the applicant and Staff were present and available to answer questions.

Kim Lemmond
3410 Augusta Blvd.
Rockwall, TX 75087

The applicant came forward and was prepared to answer questions.

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

Commissioner Deckard made a motion to approve Z2022-017. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on May 16, 2022.

10. **Z2022-018** (ANGELICA GAMEZ)

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

Planning Coordinator Angelica Gamez provided a brief summary in regards to the request. The applicant is proposing to construct a 384-SF accessory building on the property for a home office. Previously an SUP was approved in 2018 to allow the construction of a detached garage on the subject property. According to the UDC, two (2) accessory buildings are allowed in Single-Family Estates 2.0 (SFE-2.0) District with the maximum allowable size being 1,000 SF. In this case, with the existing detached garage and the proposed accessory building, this exceeds the total requirements by 279-SF. Staff should note that the request generally conforms to the building setbacks and height requirements for an accessory building. On April 25, 2022, staff mailed out 12 notices to property owners and occupants within 500-feet of the subject property. As of tonight, staff had received one (1) email in opposition to the applicant's request and one (1) notice in favor of the applicant's request.

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

Commissioner Thomas made a motion to approve Z2022-018. Commissioner Conway seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on May 16, 2022.

11. **Z2022-019** (RYAN MILLER)

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

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to rezone the property from an Agricultural (AG) and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses. Specifically, the applicant has submitted a concept plan showing that the property will be developed with a mini-warehouse and flex office warehouse space consisting of 12 buildings and have a total building area of 161,000 SF. In all, they are proposing a total of 58 mini-warehouse units, 42 mini-warehouse units and/or flex office warehouse units, and 11 dedicated flex office warehouse units. This product is geared toward providing a luxury auto garage. On April 25, 2022, staff mailed out 16 notices to property owners and occupants within 500-feet of the subject property. Director Miller then advised that the applicant and staff were present and available to answer questions.

Mathias Albert
6017 Main Street
Frisco, TX 75034

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

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

Commissioner Deckard made a motion to approve Z2022-019. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on May 16, 2022.

12. **Z2022-020** (RYAN MILLER)

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

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant requesting to rezone the property from an Agricultural (AG) District to Light Industrial (LI) District. The concept plan shows that the property will be developed with mini-warehouse and flex office warehouse. The developer will be required to meet the land uses and density and dimensional requirements of a Light Industrial (LI) District if City Council chooses to approve this case. On April 25, 2022, staff mailed out 12 notices to property owners and occupants within 500-feet of the subject property. Director Miller then advised that the applicant and staff were present and available to answer questions.

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

Commissioner Thomas made a motion to approve Z2022-020. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on May 16, 2022.

13. **Z2022-021** (ANGELICA GAMEZ)

Hold a public hearing to discuss and consider a request by Ruben Chapa for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4

Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

Planning Coordinator Angelica Gamez provided a brief summary in regards to the request. The applicant is requesting approval of an SUP for Residential Infill in an Established Subdivision with the purpose of constructing a single-family home. According to the UDC, an Established Subdivision consists of 5 or more lots, is more than 90% developed, and has been in existence for more than 10 years. The proposed home adheres to the PD-8 standards for the majority of the development with the exception of the garage orientation. On April 25, 2022, staff mailed out 134 notices to property owners and occupants within 500-feet of the subject property. As of tonight, staff had received one (1) notice opposed to the applicant's request. Planning Coordinator Gamez then advised that the applicant and staff were present and available to answer questions.

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

Commissioner Moeller made a motion to approve Z2022-021. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that this item will go before the City Council on May 16, 2022.

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.

14. **SP2022-016** (HENRY LEE)

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

Planner Henry Lee provided a brief summary and background in regards to the request. The applicant is requesting two (2) exceptions and one (1) variance to the UDC. The applicant has indicated that the House of Worship and the Craft Winery will have hours of operation that will not coincide so their customers can use the parking that is already there for the existing House of Worship. Planner Lee advised that Staff was available to answer questions.

After some discussion, Vice-Chairman Welch made a motion to approve SP2022-016 with staff recommendations. Chairman Chodun seconded the motion which tied by a vote of 3-3, with Commissioners Chodun, Thomas, and Deckard dissenting. Director Miller then informed the Commission that the vote resulted in a denial of the request.

15. **SP2022-019** (RYAN MILLER)

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

Director and Planning and Zoning Ryan Miller provided a brief summary and history in regards to the request. The property has since been subdivided and on April 12th, the NIS had to issue (2) notices of violation to the tenant in the building. One for the construction of a fence and gate without a building permit and the second for the establishment of outside storage without a valid CO. Basically, a process was in the process of moving in and did some unpermitted improvements. The applicant sent in a new plan right before this meeting not giving sufficient time for staff to review. After reviewing it at the meeting, Staff explained that there was a portion of the wall that is situated in the water easement and that wall will have to be moved. Director Miller then advised that the applicant and staff were present and available for questions.

Commissioner Deckard asked what the applicant is doing in regards to the gating off of the fire lane.
Commissioner Thomas asked how long the TCO worked for.

Richard Sullivan
5322 Huffines Blvd.
Royse City, TX 75189

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

After further review, Director Miller expressed that, due to staff not being able to fully examine this new plan, he recommended that the Commission deny this item without prejudice. This would allow the applicant to resubmit a new application and return at the work session to present a new plan. The main issue is that there is not a space for the masonry wall and it may not be possible to put one in at that location.

Commissioner Thomas made a motion to deny SP2022-019 without prejudice. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

16. **SP2022-020** (HENRY LEE)

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

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of an amended site plan to change the building elevations for the existing Wendy's restaurant. The site plan does generally conform to the technical requirements within the UDC. That being said, they are requesting a variance to allow stucco on the building façade. Staff was informed that as part of this new remodel, the Wendy's will be cleaning up the landscaping onsite and provide new landscaping around the building. On April 26th, ARB looked at the elevations and they did vote for approval.

Commissioner Thomas made a motion to approve SP2022-020 with staff recommendations. Commissioner Conway seconded the motion which passed by a vote of 6-0.

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.

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

- Z2022-013: Specific Use Permit (SUP) for *Residential Infill* at 130 Chris Drive *[APPROVED; 2ND READING]*
- Z2022-014: Zoning Change (AG to PD) for the RISD *[APPROVED; 2ND READING]*
- Z2022-015: Zoning Change (AG to PD) for the RISD *[APPROVED; 2ND READING]*
- P2022-013: Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition *[APPROVED]*
- P2022-014: Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition [*APPROVED]*
- P2022-019: Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition *[APPROVED]*
- P2022-021: Preliminary Plat for Lot 1, Block A, Revelation Addition *[APPROVED]*
- P2022-022: Replat for Lots 10 & 11, Block A, First United Methodist Church Addition *[APPROVED]*
- SP2022-021: Alternative Tree Mitigation Settlement Agreement for 810 N. Goliad Street *[APPROVED]*
- MIS2022-007: Alternative Tree Mitigation Settlement Agreement for 1775 Airport Road [*APPROVED*]
- MIS2022-009: Special Exception to the Fence Requirements for Rayburn Electric Cooperative, Inc. *[APPROVED]*
- MIS2022-010: Variance to the Utility Requirements for 7-Eleven *[APPROVED]*

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

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:03 pm.

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

_____
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:	May 31, 2022
APPLICANT:	Alison Winget; *Links Construction*
CASE NUMBER:	P2022-023; *Replat for Lots 5-7, Block B, Rockwall Technology Park Addition*

SUMMARY

Consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Replat* for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* of a 7.377-acre tract of land *(i.e. Lots 5-7, Block B, Rockwall Technology Park Addition)* for the purpose of establishing lot lines and easements to facilitate the development of a 20,929 SF *Office/Warehouse/Manufacturing Facility* and to establish a regional detention lot for the Rockwall Economic Development Corporation (REDC).

- ☑ The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District to a Light Industrial (LI) District. On August 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block B, Rockwall Technology Park Addition. On August 21, 2000, the City Council approved a replat [*Case No. PZ2000-068-01*] platting the subject property as Lot 2, Block B, Rockwall Technology Park Addition. On April 24, 2012, the City Council approved a replat [*Case No. P2012-005*] that platted the subject property as Lot 4, Block B, Rockwall Technology Park Addition. On March 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-005*] to allow the construction of a 20,929 SF *Office/Warehouse/Manufacturing Facility* on the subject property.

- ☑ 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 Planning and Zoning Commission chooses to recommend approval of the *Replat* for the *Lots 5-7, Block B, Rockwall Technology Park Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	P2022-023	CASE MANAGER:	Henry Lee
PROJECT NAME:	Lots 5-7, Block B, Rockwall Technology Park	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1901 STATE HIGHWAY 276	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Approved w/ Comments

05/27/2022: 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 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive.
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
M.3 For reference, include the case number (P2022-023) in the lower right-hand corner of all pages on future submittals.
M.4 Please indicate the corner clips.
M.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
I.6 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on May 31, 2022.
(2) City Council meeting will be held on June 6, 2022.

I.7 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/26/2022: Add Note:
Owner shall be responsible for maintain, replacing and repairing drainage and detention systems.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1901 State Highway 276				
SUBDIVISION	Rockwall Technology Park	LOT	4	BLOCK	B
GENERAL LOCATION	Northwest corner for innovation drive and HWY 276.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		CURRENT USE	Light Industrial	
PROPOSED ZONING	Light Industrial		PROPOSED USE	Light Industrial	
ACREAGE	7.377 AC	LOTS [CURRENT]	1	LOTS [PROPOSED]	3

☒ ***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 EDC	☐ APPLICANT	Links Construction
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Alison Winget
ADDRESS	PO Box 968	ADDRESS	525 S Loop 288 Suite 105
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Denton, TX 76034
PHONE	972-772-0025	PHONE	214-680-0583
E-MAIL	pwagner@rockwalledc.com	E-MAIL	awinget@linksconstruction.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [*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 $ 447.54 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* May *, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

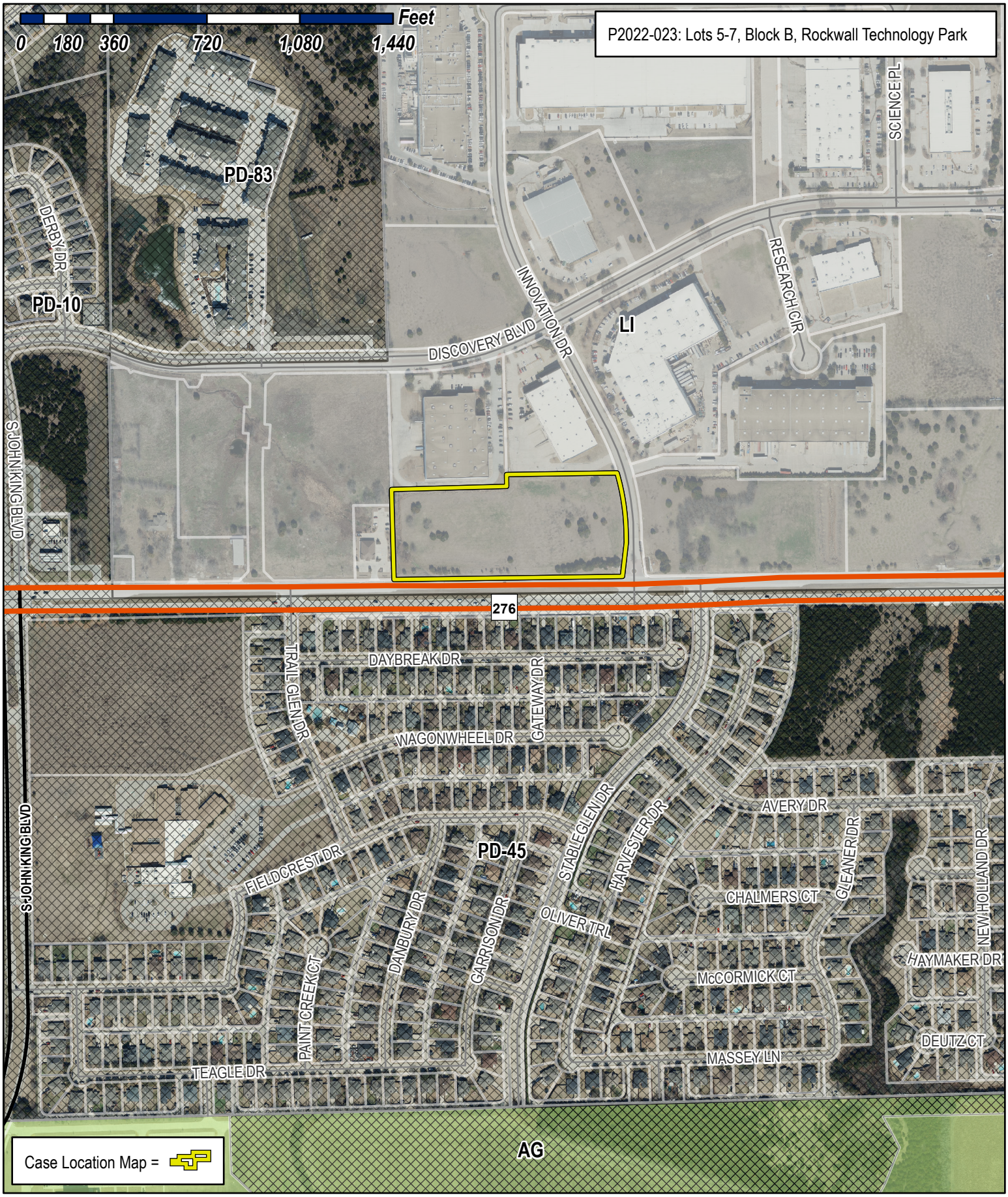
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th *DAY OF* May *, 20* 22

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hammonds

MY COMMISSION EXPIRES

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024

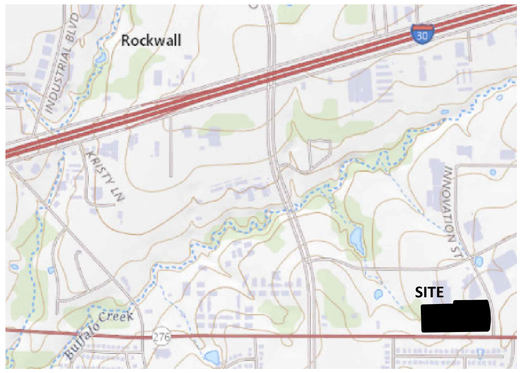


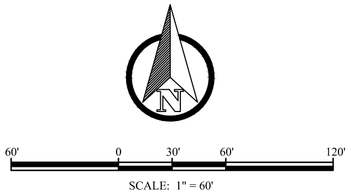
City of Rockwall

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

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

VICINITY MAP - NOT TO SCALE

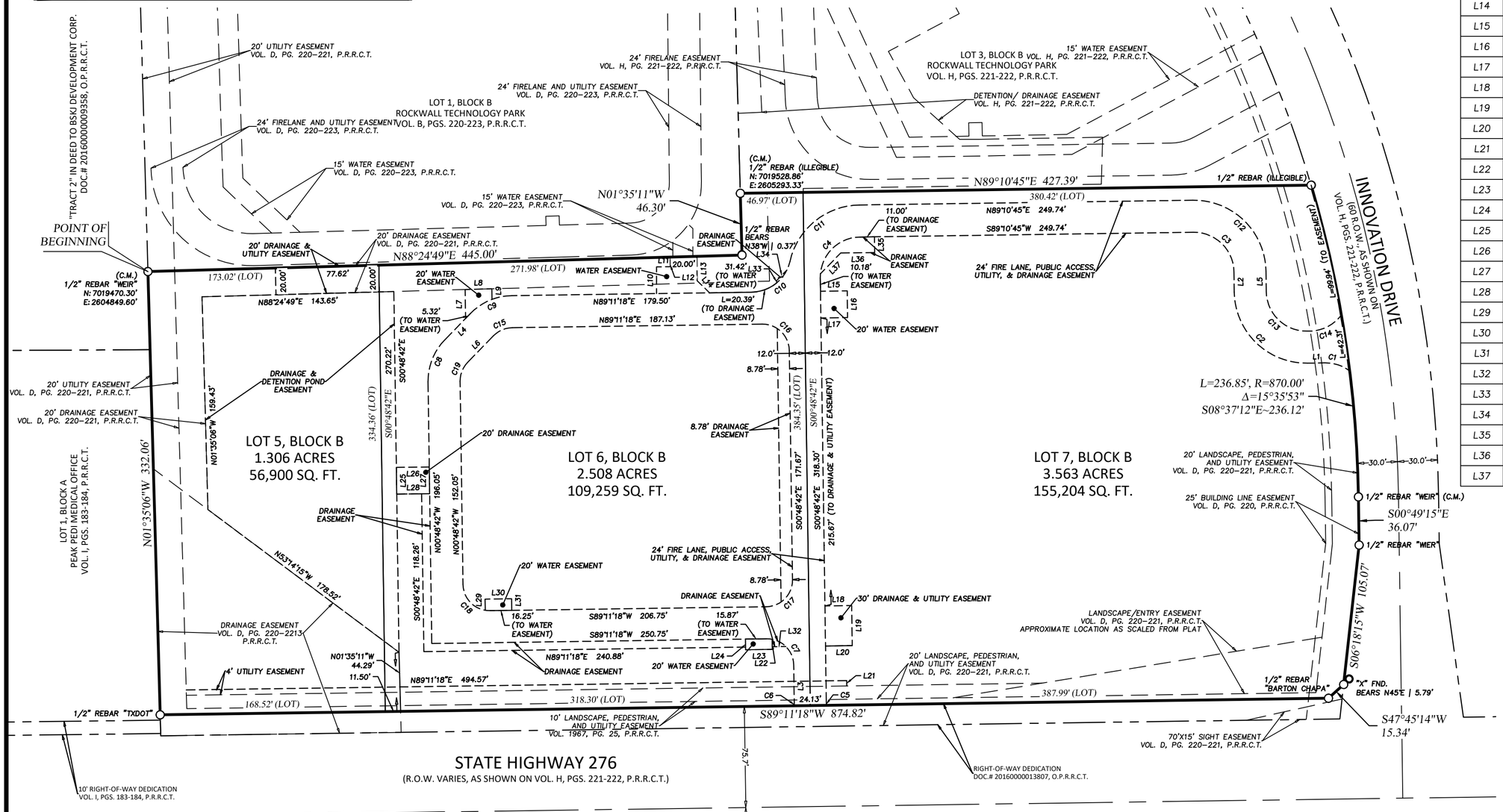




Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	19.77'	30.00'	037°45'59"	N71°55'43"W	19.42'
C2	84.82'	54.00'	090°00'00"	N45°48'42"W	76.37'
C3	47.13'	30.00'	090°00'33"	N45°48'59"W	42.43'
C4	47.12'	30.00'	089°59'27"	S44°11'01"W	42.42'
C5	2.05'	30.00'	003°54'48"	S02°46'06"E	2.05'
C6	1.91'	30.00'	003°38'27"	N01°00'31"E	1.91'
C7	31.42'	20.00'	090°00'00"	N45°48'42"W	28.28'
C8	34.56'	44.00'	045°00'00"	N21°41'18"E	33.68'
C9	34.56'	44.00'	045°00'00"	N66°41'18"E	33.68'
C10	39.98'	30.00'	076°21'18"	N51°00'39"E	37.09'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C11	71.95'	54.00'	076°20'45"	N51°00'22"E	66.75'
C12	84.83'	54.00'	090°00'33"	S45°48'59"E	76.37'
C13	47.12'	30.00'	090°00'00"	S45°48'42"E	42.43'
C14	29.65'	30.34'	055°59'56"	N65°03'14"E	28.48'
C15	15.71'	20.00'	045°00'00"	N66°41'18"E	15.31'
C16	31.42'	20.00'	090°00'00"	S45°48'42"E	28.28'
C17	31.42'	20.00'	090°00'00"	S44°11'18"W	28.28'
C18	31.42'	20.00'	090°00'00"	N45°48'42"W	28.28'
C19	15.71'	20.00'	045°00'00"	N21°41'18"E	15.31'

Line Data Table		
Line #	Distance	Bearing
L1	13.24'	S89°11'18"W
L2	15.22'	N00°48'42"W
L3	28.59'	N00°48'42"W
L4	27.75'	N44°11'18"E
L5	15.22'	S00°48'42"E
L6	27.75'	N44°11'18"E
L7	21.71'	N00°48'42"W
L8	20.00'	N88°24'49"E
L9	7.92'	S00°48'42"E
L10	19.99'	N00°00'00"E
L11	10.34'	N89°11'18"E
L12	7.16'	N00°48'42"W
L13	18.27'	S00°48'42"E
L14	12.93'	S45°48'42"E
L15	20.00'	N89°11'18"E
L16	20.00'	S00°48'42"E
L17	20.00'	S89°11'18"W
L18	20.00'	N89°11'18"E
L19	30.00'	S00°48'42"E
L20	20.00'	S89°11'18"W
L21	4.00'	S00°49'15"E
L22	7.57'	S00°48'42"E
L23	20.00'	S89°11'18"W
L24	8.00'	N00°48'42"W
L25	20.00'	N00°48'42"W
L26	24.65'	N89°11'18"E
L27	20.00'	S00°48'42"E
L28	24.65'	S89°11'18"W
L29	8.36'	N00°48'42"W
L30	19.86'	N89°11'18"E
L31	8.69'	S00°48'42"E
L32	10.15'	S89°11'18"W
L33	1.77'	N00°48'42"W
L34	11.04'	N44°11'18"E
L35	11.75'	S00°48'42"E
L36	25.49'	S89°11'18"W
L37	21.74'	S44°11'18"W



LEGEND OF ABBREVIATIONS

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR

BARTON CHAPA SURVEYING

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

JOB NO.	2021.024.011
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

ENGINEER

KIRKMAN ENGINEERING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

OWNER

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
697 E. I.H. 30
P.O. BOX 968
ROCKWALL, TX 75087
PH. 972.772.0025

FINAL PLAT
LOTS 5, 6, & 7, BLOCK B ROCKWALL TECHNOLOGY PARK

BEING A REPLAT OF LOT 4, BLOCK B, ROCKWALL TECHNOLOGY PARK
3 LOTS - 7.377 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET:

1 OF 2

CITY CASE# XXXXX-XX

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a portion of Lot 4 in Block B of Rockwall Technology Park, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded under Cabinet H, Slide 221, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "WEIR" found for the northwest corner of said Lot 4, same being the northwest corner of the herein described tract;

THENCE with the perimeter and to the corners of said Lot 4, the following calls:

1. North 88 degrees 24 minutes 49 seconds East, a distance of 445.00 feet to a point from which a 1/2 inch rebar found bears North 38 degrees West, a distance of 0.37 feet;

2. North 01 degrees 35 minutes 11 seconds West, a distance of 46.30 feet to a 1/2 inch rebar found;

3. North 89 degrees 10 minutes 45 seconds East, a distance of 427.39 feet to a 1/2 inch rebar with an illegible cap found at the beginning of a non-tangent curve to the right, having a radius of 870.00 feet, with a delta angle of 15 degrees 35 minutes 53 seconds, whose chord bears South 08 degrees 37 minutes 12 seconds East, a distance of 236.12 feet;

4. Along said non-tangent curve to the right, an arc length of 236.85 feet to a 1/2 inch rebar with cap stamped, "WEIR" found;

5. South 00 degrees 49 minutes 15 seconds East, a distance of 36.07 feet to a 1/2 inch rebar with cap stamped, "WEIR " found;

6. South 06 degrees 18 minutes 15 seconds West, a distance of 105.07 feet to a point for the northeast corner of a tract of land described by deed to the State of Texas as recorded under Document Number 20160000013807, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.), from which an "X" cut found bears North 45 degrees East, a distance of 5.79 feet;

THENCE South 47 degrees 45 minutes 14 seconds West, with the northwest line of said State of Texas tract, a distance of 15.34 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found at a re-entrant corner thereof;

THENCE South 89 degrees 11 minutes 18 seconds West, with the north line of said State of Texas tract, a distance of 874.82 feet to a 1/2 inch rebar with cap stamped, "TXDOT" found for the northwest corner thereof, same being in the west line of said Lot 4;

THENCE North 01 degrees 35 minutes 06 seconds West, with the west line of said Lot 4, a distance of 332.06 feet to the **POINT OF BEGINNING** and enclosing 7.377 acres (321,342 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOTS 5, 6, & 7, BLOCK B, ROCKWALL TECHNOLOGY PARK,** 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 **LOTS 5, 6, & 7, BLOCK B, ROCKWALL TECHNOLOGY PARK** 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.

_____

Rockwall Economic Development Corporation (authorized agent)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____

Notary Public in and for

the State of Texas

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, 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.

Date of Plat/Map: **April 11, 2022**

_____

John H. Barton III, RPLS# 6737

_____ _____

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 Planning Director of the City of Rockwall on the _____ 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_____, 20_____.

_____

Mayor, City of Rockwall

_____

City Secretary

_____

City Engineer

SURVEYOR

BARTON CHAPA SURVEYING

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

JOB NO.	2021.024.011
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

ENGINEER

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

OWNER
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 E. I.H. 30
P.O. BOX 968
ROCKWALL, TX 75087
PH. 972.772.0025

FINAL PLAT
LOTS 5, 6, & 7, BLOCK B ROCKWALL TECHNOLOGY PARK

BEING A REPLAT OF LOT 4, BLOCK B, ROCKWALL TECHNOLOGY PARK
3 LOTS - 7.377 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET:

2 OF 2

CITY CASE# XXXXX-XX

CITY OF ROCKWALL

PLANNING AND ZONING WORK SESSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 31, 2022
APPLICANT:	Bart Carroll, Carroll Consulting Group, Inc.
CASE NUMBER:	P2022-024; *Replat for Lot 2, Block L, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Robbie Hale of Shepherd Place Homes, Inc. the approval of a *Replat* for Lot 2, Block L, Lake Rockwall Estates East Addition being a 0.4215-acre tract of land identified as Lots 1300 & 1301, Block A, Rockwall Lake Properties Development No. 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 116 Nicole Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* for a 0.4215-acre tract of land *(i.e. Lots 1300 & 1301, Block A, Rockwall Lake Properties Development No. 2 Addition)* for the purpose of combining lots two (2) lots into one (1) lot (*i.e. Lot 2, Block L, Lake Rockwall Estates East Addition*).

- ☑ The subject property was platted as Lots 1300 & 1301, Block A, Rockwall Lake Properties Development No. 2 Addition on March 29, 1968. The subject property was annexed on February 17, 2009 by *Ordinance No. 09-07* [*Case No. A2009-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 21, 2009, the City Council approved a zoning change by *Ordinance No. 09-37* [Case No. Z2009-008] from an Agricultural (AG) District to a Planned Development 75 (PD-75) District for the subject property. On January 4, 2016, Planned Development 75 (PD-75) District was amended by *Ordinanace No. 16-01* [Case No. Z2015-030]. According to Rockwall County Appraisal District, currently the subject property has a 360 SF storage building situated on it, which was built in 2007 before the City annexed the subject property in 2009.

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for the *Lot 2, Block L, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 5/26/2022

PROJECT NUMBER:	P2022-024	CASE MANAGER:	Henry Lee
PROJECT NAME:	Replat for Lot 2, Block I, Lake Rockwall Estates East Addition	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	116 NICOLE DR	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Robbie Hale of Shepherd Place Homes, Inc. the approval of a Replat for Lot 2, Block L, Lake Rockwall Estates East Addition being a 0.4215-acre tract of land identified as Lots 1300 & 1301, Block A, Rockwall Lake Properties Development No. 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 116 Nicole Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/25/2022	Approved w/ Comments

05/25/2022: P2022-024; Replat for Lot 2, Block L, Lake Rockwall Estates East 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 Lot 2, Block L, Lake Rockwall Estates East Addition being a 0.4215-acre tract of land identified as Lots 1300 & 1301, Block A, Rockwall Lake Properties Development No. 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 116 Nicole Drive.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-024) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 Please change the title block as follows:

Replat
Lot 2, Block L
Lake Rockwall Estates East Addition
Being a Replat of Lots 1300 and 1301
Rockwall Lake Properties No. 2 Addition
Being a 0.4215-Acres (18,363 SF)
Cabinet A, Slide 79, P.R.R.C.T.
Situated within the Glover Wells Survey, Abstract No. 219
City of Rockwall, Rockwall County, Texas

M.6 Label all existing and proposed easements relative to the site and include the type, purpose, and width. (Subsection 10.04, Chapter 38 of, Subdivisions, of the Municipal Code of Ordinances)
M.7 Indicate the locations of all existing and proposed utilities. Include size and type for each. (Subsection 10.12, Chapter 38 of, Subdivisions, of the Municipal Code of Ordinances)
M.8 Indicate all existing and proposed corner clips and any subsequent dedication. (Subsection 10.04, Chapter 38 of, Subdivisions, of the Municipal Code of Ordinances)
M.9 Show the recorded owners of all adjacent properties. (Subsection 10.02, Chapter 38 of, Subdivisions, of the Municipal Code of Ordinances)

M.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
I.11 Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on May 31,2022
(2) City Council meeting will be held on June 6, 2022.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/26/2022: - Show 10' Utility Easement along west property line and Nicole Dr.
- 20'x20' clip visibility and sidewalk easement.
- 5' ROW dedication Required and 10' U.E.

- Floodplain boundary will need to be established using a topographic (elevation) survey and the existing cross sections of the floodplain. The elevation of the floodplain will need to be interpolated from the existing cross sections.
- No structures will be allowed in floodplain limits.
- All parking areas will need to be one-foot above the floodplain elevation.
- All residences will need to have a finish floor of two-feet above the floodplain elevation.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

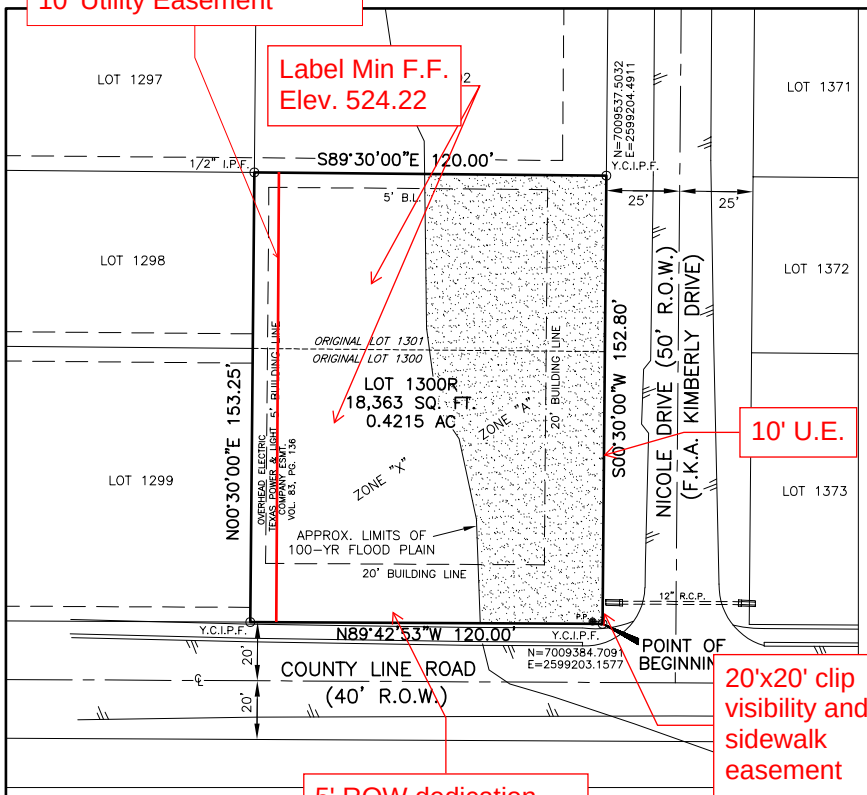
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments

10' Utility Easement

Label Min F.F. Elev. 524.22



10' U.E.

20'x20' clip visibility and sidewalk easement

5' ROW dedication Required and 10' U.E.

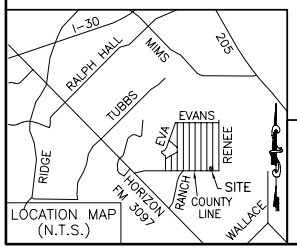
NOTES:

1. Located in the City of Rockwall, Texas
2. It shall be the policy of the City of Roc building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. Bearings based on the east line of Rockwall Lake Properties, Cabinet A, Slide 79 (S00°30'00"W)
5. State plain coordinates based on NAD 83, Texas North Central 4202, US Survey Feet.

Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LOCATION MAP (N.T.S.)

LEGEND

I.P.F.	–	IRON PIN FOUND
D.R.R.C.T.	–	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	–	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.F.	–	1/2" IRON PIN FOUND WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Shepherd Place Homes, Inc., is the owner of a tract of land situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 1300 and Lot 1301 of Rockwall Lake Properties, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas and as conveyed to Shepherd Place Homes, Inc. by deed recorded in Volume 5172, Page 121, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" at the intersection of the north right-of-way line of County Line Road (40' R.O.W.) and the west right-of-way line of Nicole Drive (50' R.O.W.) (a.k.a. Kimberly Drive) and for the southeast corner of said Lot 1300;

Thence, North 89°42'53" West, along the north right-of-way line of said County Line Road and the south line of said Lot 1300, a distance of 120.00 feet to a 1/2"iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 1300 and the southeast corner of Lot 1299 of said Rockwall Lake Properties;

Thence, North 00°30'00" East, along the west lines of said Lots 1300 and 1301, the east line of said Lot 1299 and the east line of Lot 1298 of said Rockwall Lake Properties, a distance of 153.25 feet to a 1/2" iron pin found for the northwest corner of said Lot 1301, the northeast corner of said Lot 1298, the southeast corner of Lot 1297 and the southwest corner of Lot 1302 of said Rockwall Lake Properties;

Thence, South 89°30'00" East, along the north line of said Lot 1301 and the south line of said Lot 1302, a distance of 120.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the west right-of-way line of said Nicole Drive and for the northeast corner of said Lot 1301 and the southeast corner of said Lot 1302;

Thence, South 00°30'00" West, along the west right-of-way line of said Nicole Drive and the east lines of said Lots 1300 and 1301, a distance of 152.80 feet to the Point of Beginning and containing 18,363 square feet or 0.4215 acres of land.

WITNESS, my hand, this the ___ day of _____, 2022.

Shepherd Place Homes, Inc., Owner
By: Robbie Lee Hale, V.P.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robbie Lee Hale, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

_____
Notary Public for the State of Texas
My Commission expires _____

APPROVED

_____ _____
Planning and Zoning Commission Chairman Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ 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 _____, 20___.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS INTO ONE LOT.

OWNER:
SHEPHERD PLACE HOMES, INC.
10527 CHURCH RD, SUITE 201
DALLAS, TEXAS 75238
(972) 475-1100

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY

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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

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 County, accompanied by an agreement signed by the developer and/or owner, authoring 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 with the time stated in such written agreement, but in no case shall the City of County by 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 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 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.

Comments.
- Floodplain boundary will need to be established using a topographic (elevation) survey and the existing cross sections of the floodplain. The elevation of the floodplain will need to be interpolated from the existing cross sections.
- No structures will be allowed in floodplain limits.
- All parking areas will need to be one-foot above the floodplain elevation.
- All residences will need to have a finish floor of two-feet above the floodplain elevation.

REPLAT

ROCKWALL LAKE PROPERTIES
LOT 1300R

Being a replat of Lots 1300 and 1301
of Rockwall Lake Properties
Cabinet A, Slide 79, P.R.R.C.T.
Glover Wells Survey, Abstract No. 219
City of Rockwall, Rockwall County, Texas

Case No.:

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166
972-742-4411
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3077-22	1"=30'	MAY 5, 2022	CP

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 116 Nicole Drive

SUBDIVISION Rockwall Lake Properties LOT 1300R BLOCK

GENERAL LOCATION Northwest corner Nicole Drive and County Line Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-075 CURRENT USE Residential

PROPOSED ZONING PD-075 PROPOSED USE Residential

ACREAGE 0.4215 acres LOTS [CURRENT] 2 LOTS [PROPOSED] 1

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

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

☐ OWNER	Shepherd Place Homes, Inc.	☐ APPLICANT	Carroll Consulting Group, Inc.
CONTACT PERSON	Robbie Hale	CONTACT PERSON	Bart Carroll
ADDRESS	10527 Church Road, Suite 201	ADDRESS	P.O. Box 11
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Lavon, TX 75166
PHONE	972-475-1100	PHONE	972-742-4411
E-MAIL	cjones@robbiehalehomes.com	E-MAIL	caphill2000@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

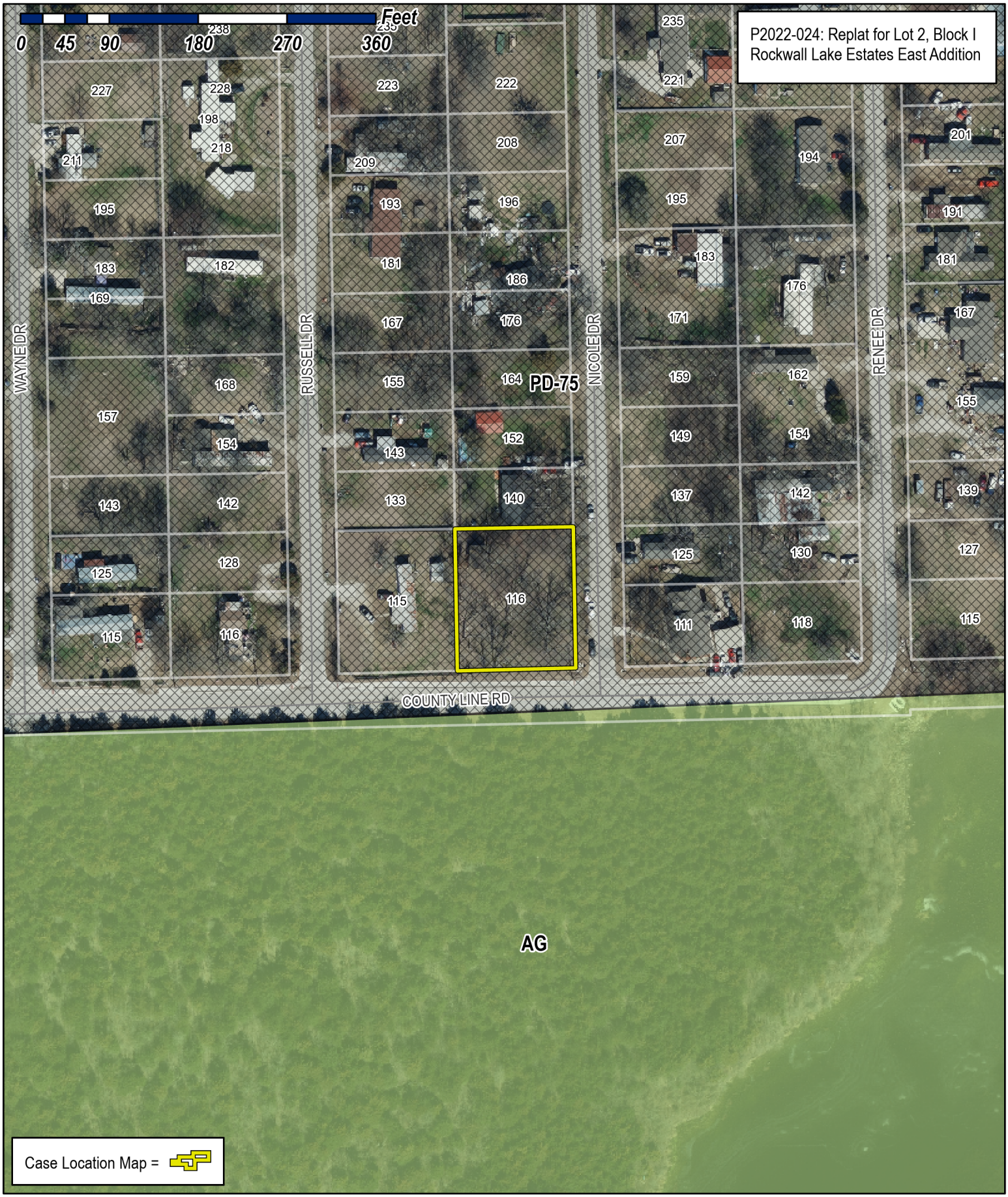
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

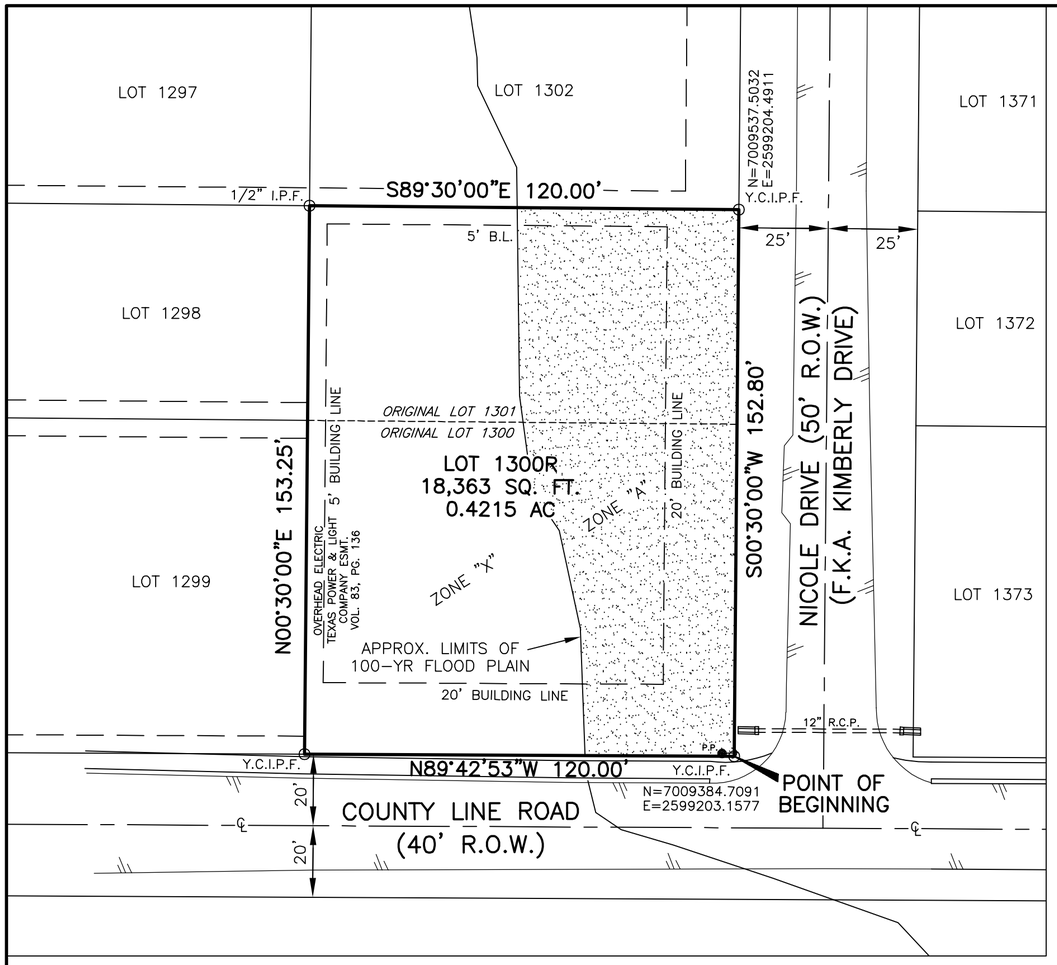
MY COMMISSION EXPIRES



City of Rockwall

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

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



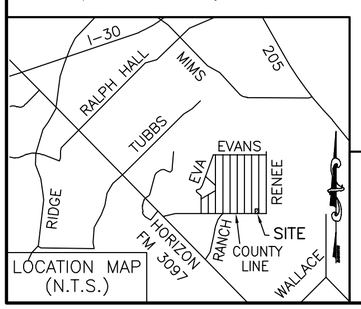
NOTES:

1. Located in the City of Rockwall, Texas
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. Bearings based on the east line of Rockwall Lake Properties, Cabinet A, Slide 79 (S00°30'00"W)
5. State plain coordinates based on NAD 83, Texas North Central 4202, US Survey Feet.

Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LEGEND

I.P.F.	–	IRON PIN FOUND
D.R.R.C.T.	–	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	–	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.F.	–	1/2" IRON PIN FOUND WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Shepherd Place Homes, Inc., is the owner of a tract of land situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 1300 and Lot 1301 of Rockwall Lake Properties, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas and as conveyed to Shepherd Place Homes, Inc. by deed recorded in Volume 5172, Page 121, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" at the intersection of the north right-of-way line of County Line Road (40' R.O.W.) and the west right-of-way line of Nicole Drive (50' R.O.W.) (a.k.a. Kimberly Drive) and for the southeast corner of said Lot 1300;

Thence, North 89°42'53" West, along the north right-of-way line of said County Line Road and the south line of said Lot 1300, a distance of 120.00 feet to a 1/2"iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 1300 and the southeast corner of Lot 1299 of said Rockwall Lake Properties;

Thence, North 00°30'00" East, along the west lines of said Lots 1300 and 1301, the east line of said Lot 1299 and the east line of Lot 1298 of said Rockwall Lake Properties, a distance of 153.25 feet to a 1/2" iron pin found for the northwest corner of said Lot 1301, the northeast corner of said Lot 1298, the southeast corner of Lot 1297 and the southwest corner of Lot 1302 of said Rockwall Lake Properties;

Thence, South 89°30'00" East, along the north line of said Lot 1301 and the south line of said Lot 1302, a distance of 120.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the west right-of-way line of said Nicole Drive and for the northeast corner of said Lot 1301 and the southeast corner of said Lot 1302;

Thence, South 00°30'00" West, along the west right-of-way line of said Nicole Drive and the east lines of said Lots 1300 and 1301, a distance of 152.80 feet to the Point of Beginning and containing 18,363 square feet or 0.4215 acres of land.

WITNESS, my hand, this the ___ day of _____, 2022.

Shepherd Place Homes, Inc., Owner
By: Robbie Lee Hale, V.P.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robbie Lee Hale, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

_____
Notary Public for the State of Texas
My Commission expires _____

APPROVED

_____ _____
Planning and Zoning Commission Chairman Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ 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 _____, 20___.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS INTO ONE LOT.

OWNER:
SHEPHERD PLACE HOMES, INC.
10527 CHURCH RD, SUITE 201
DALLAS, TEXAS 75238
(972) 475-1100

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 LAKE PROPERTIES LOT 1300R, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL LAKE PROPERTIES LOT 1300R subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

(1) No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

(2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

(3) The City and County 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

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 County, accompanied by an agreement signed by the developer and/or owner, authoring 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 with the time stated in such written agreement, but in no case shall the City of County by 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 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 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.

REPLAT

ROCKWALL LAKE PROPERTIES LOT 1300R

Being a replat of Lots 1300 and 1301
of Rockwall Lake Properties
Cabinet A, Slide 79, P.R.R.C.T.
Glover Wells Survey, Abstract No. 219
City of Rockwall, Rockwall County, Texas

Case No.:

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 972-742-4411
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3077-22	1"=30'	MAY 5, 2022	CP

BOUNDARY CLOSURE REPORT
ROCKWALL LAKE PROPERTIES
LOT 1300R

North: 7009384.7091' East: 2599203.1577'

Segment #1 : Line

Course: N89° 42' 53.49"W Length: 120.001'
North: 7009385.3063' East: 2599083.1582'

Segment #2 : Line

Course: N0° 30' 00.00"E Length: 153.250'
North: 7009538.5505' East: 2599084.4955'

Segment #3 : Line

Course: S89° 30' 00.00"E Length: 120.000'
North: 7009537.5033' East: 2599204.4910'

Segment #4 : Line

Course: S0° 30' 00.00"W Length: 152.800'
North: 7009384.7091' East: 2599203.1575'

Perimeter: 546.051' Area: 18363.00 Sq. Ft.
Error Closure: 0.0002 Course: N89° 50' 35.70"W
Error North: 0.00000 East: -0.00016

Precision 1: 2730255.000

CITY OF ROCKWALL

PLANNING AND ZONING WORK SESSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 31, 2022
APPLICANT:	Trey Braswell, Kimley-Horn.
CASE NUMBER:	P2022-026; *Replat for Lot 2, Block 1, Valk Rockwall Addition*

SUMMARY

Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a *Replat* for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* of a 4.264-acre parcel of land *(i.e. Lot 2, Block 1, Valk Rockwall Addition)* for the purpose of establishing easements necessary to facilitate the development of the property south of the subject property.

- ☑ The *Mini-Warehouse Facility* on the subject property was established through a 212 Development Agreement allowing the property to remain in the City's Extraterritorial Jurisdiction (ETJ) until December 9, 2017. The subject property was annexed into the City of Rockwall on March 19, 2018 by *Ordinance No. 18-17* [*Case No. A2018-001*]. At the time of annexation, the property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since its annexation.

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for the *Lot 2, Block 1, Valk Rockwall Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 5/26/2022

PROJECT NUMBER:	P2022-026	CASE MANAGER:	Henry Lee
PROJECT NAME:	Replat for Lot 2, Block 1, Valk Rockwall Addition	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	4028 N GOLIAD ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Replat for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/25/2022	Approved w/ Comments

05/25/2022: P2022-026; Replat for Lot 2, Block 1, Valk Rockwall Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of Replat for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [SH-205].
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-026) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 Please change the title block as follows:

Replat
Lot 2, Block 1
Valk Rockwall Addition
Being a Replat of Lot 1, Block 1
Valk Rockwall Addition
Being 4.2640-Acres (185,871 SF)
Situated within the Joseph Strickland Survey, Abstract No. 187
City of Rockwall, Rockwall County, Texas

M.7 Indicate the locations of all existing and proposed utilities. Include size and type for each. (Subsection 10.12, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.8 Indicate all existing and proposed corner clips and any subsequent dedication. (Subsection 10.04, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.9 Label the building lines where adjacent to the street. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
I.11 Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on May 31,2022
(2) City Council meeting will be held on June 6, 2022.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	05/26/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4028 N STATE HIGHWAY 205				
SUBDIVISION	VALK ROCKWALL ADDITION	LOT	1	BLOCK	1
GENERAL LOCATION	EAST SIDE OF SH205, APPROX. 450' NORTH OF SHENANDOAH LANE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL	CURRENT USE	SELF STORAGE
PROPOSED ZONING	COMMERCIAL	PROPOSED USE	SELF STORAGE
ACREAGE	4.3 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	PS LPT PROPERTIES INVESTORS	☑ APPLICANT	KIMLEY-HORN
CONTACT PERSON	JARROD YATES	CONTACT PERSON	TREY BRASWELL
ADDRESS	701 WESTERN AVENUE	ADDRESS	100 W. OAK ST., SUITE 203
CITY, STATE & ZIP	GLENDALE, CA 91201	CITY, STATE & ZIP	DENTON, TEXAS 76201
PHONE	972-546-0375	PHONE	940-387-3620
E-MAIL	JYATES@PUBLICSTORAGE.COM	E-MAIL	trey.braswell@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrod Yates [*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 $ 385.28 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* May *, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

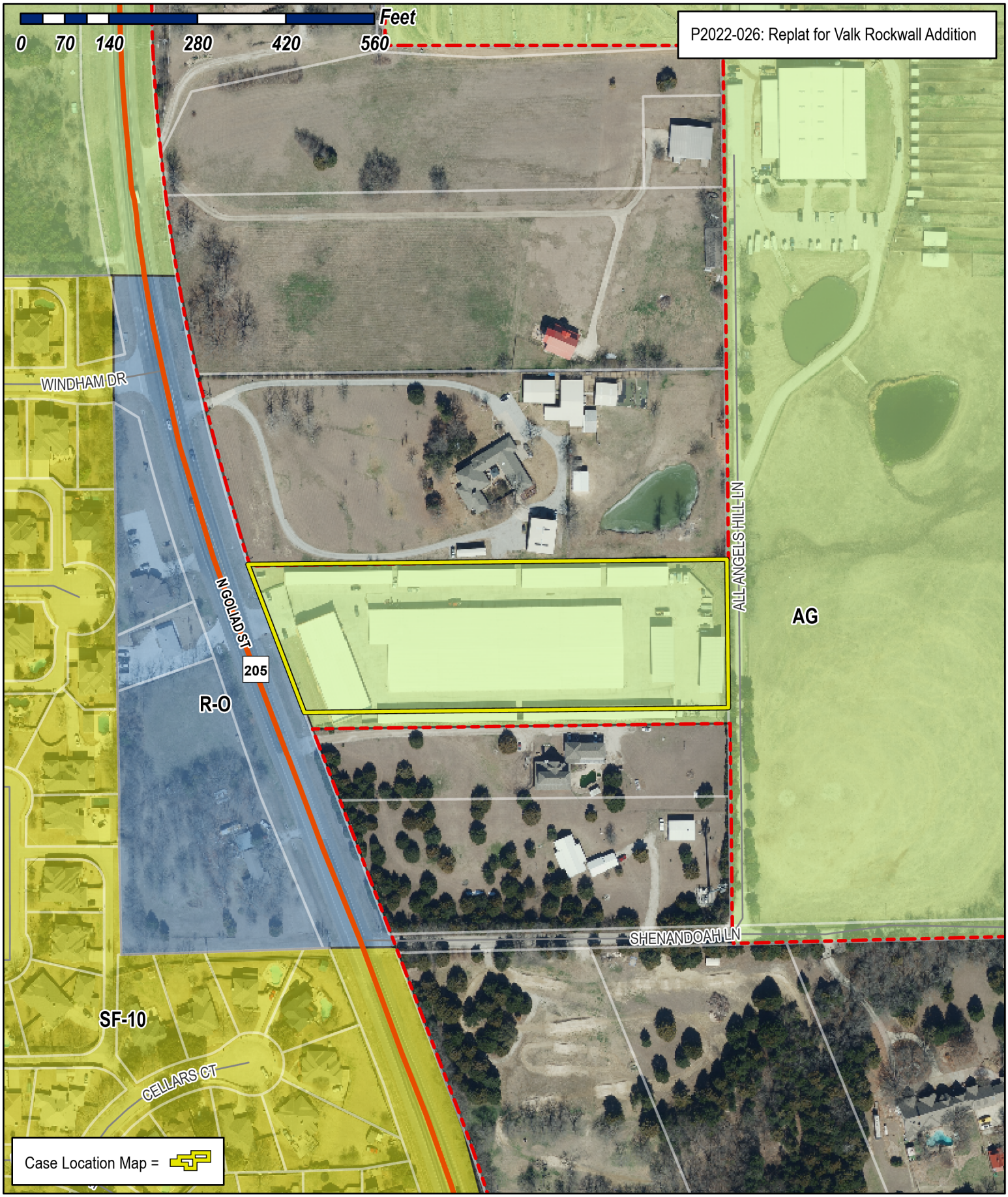
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF MAY, 2022.

ELIZABETH M. HOLLIS
Notary Public, State of Texas
Comm. Expires 11-10-2025
Notary ID 133441587

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS E.M. Hollis

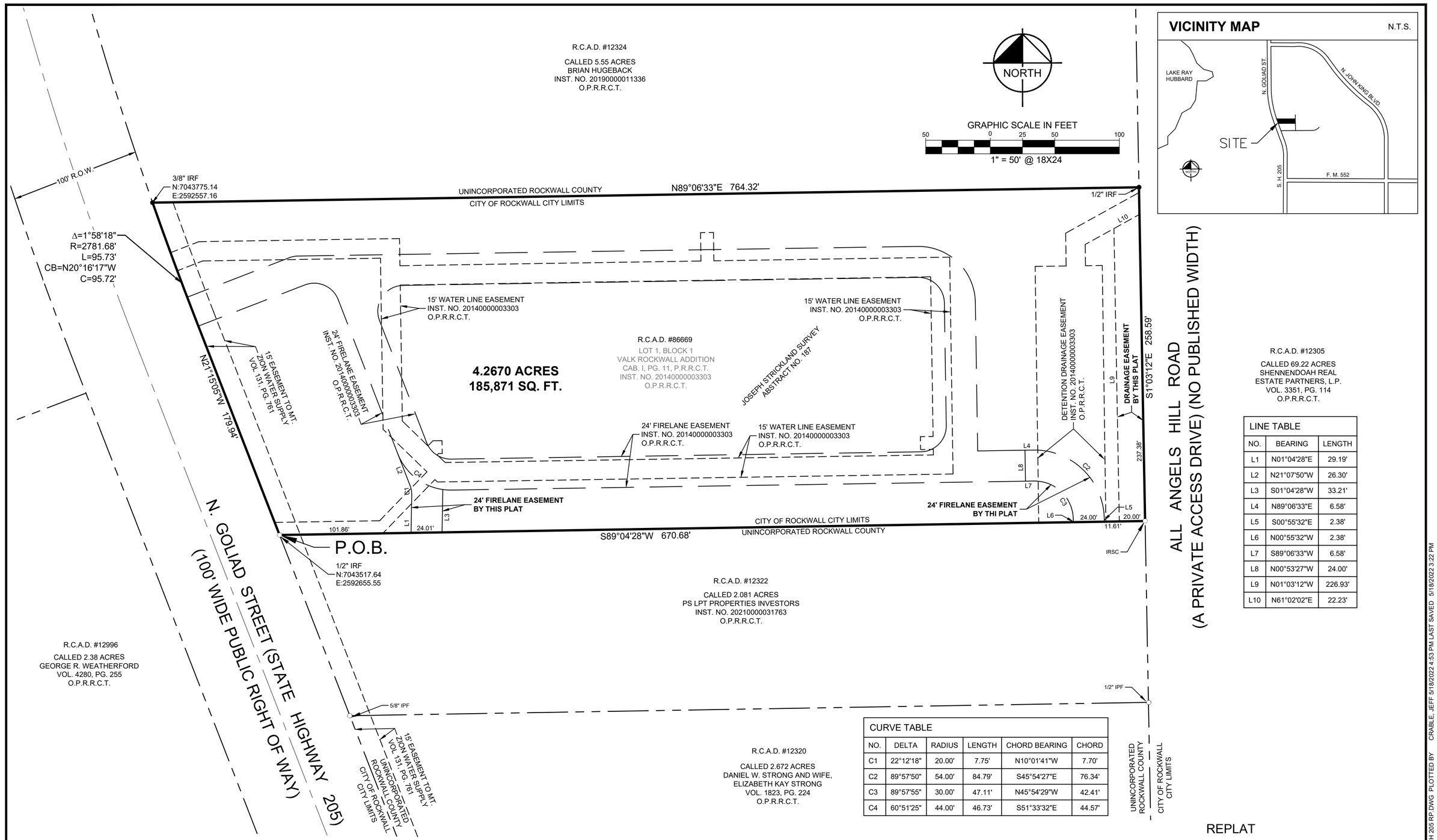
MY COMMISSION EXPIRES 11-10-2025



City of Rockwall

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

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



VICINITY MAP

N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N01°04'28"E	29.19'
L2	N21°07'50"W	26.30'
L3	S01°04'28"W	33.21'
L4	N89°06'33"E	6.58'
L5	S00°55'32"E	2.38'
L6	N00°55'32"W	2.38'
L7	S89°06'33"W	6.58'
L8	N00°53'27"W	24.00'
L9	N01°03'12"W	226.93'
L10	N61°02'02"E	22.23'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°12'18"	20.00'	7.75'	N10°01'41"W	7.70'
C2	89°57'50"	54.00'	84.79'	S45°54'27"E	76.34'
C3	89°57'55"	30.00'	47.11'	N45°54'29"W	42.41'
C4	60°51'25"	44.00'	46.73'	S51°33'32"E	44.57'

LEGEND:

R.C.A.D.	= ROCKWALL COUNTY APPRAISAL DISTRICT
P.O.B.	= POINT OF BEGINNING
IRSC	= 5/8" IRON ROD W/ "KHA" CAP SET
IRFC	= IRON ROD W/CAP FOUND
IRF	= IRON ROD FOUND
IPF	= IRON PIPE FOUND
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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Kimley-Horn and Associates, Inc.
All rights reserved

NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

   REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

REPLAT

VALK ROCKWALL ADDITION

LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
AND BEING 4.264 ACRES SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	4/6/2022	069319643	1 OF 2

DWG NAME: K:\FRI_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 RP.DWG PLOTTED BY CRABLE, JEFF 5/18/2022 4:53 PM LAST SAVED 5/18/2022 3:22 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the Cirty of Rockwall, Texas, as recorded in Cabinet I, Page 11 of the Plat Records of Rockwall County, Texas and in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas, same being a called 4.2640-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20170000023365 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 4.264-acre tract, said point being in the easterly right-of-way line of North Goliad Street (also known as State Highway 205)(a 100-foot wide public right-of-way), same being the northwest corner of a called 2.081-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20210000031763, of said Official Public Records;

THENCE North 21°15'05" West, along the easterly line of North Goliad Street, and along the westerly line of said 4.264-acre tract, a distance of 179.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,781.68 feet, having a central angle of 01°58'18", and a chord bearing and distance of North 20°16'17" West, 95.72 feet;

THENCE in a northwesterly direction, along said curve to the right, and along the easterly line of North Goliad Street, an arc distance of 95.73 feet, to a 3/8-inch iron rod found for the northwest corner of said 4.264-acre tract, common to said easterly 100-foot-wide right-of-way line, same being for the southwest corner of a called 5.55-acre tract of land described in a deed to Brian Hugeback, as recorded in Instrument No. 20190000011336, of said Official Public Records;

THENCE North 89°06'33" East, departing the easterly line of North Goliad Street and the westerly line of said 4.264-acre tract of land, a distance of 764.32 feet, along the northerly line of said 4.264-acre tract, and along the southerly line of said 5.55-acre tract, to a 1/2-inch iron rod found for the northeast corner of said 4.264-acre tract, same being for the southeast corner of said 5.55-acre tract, common to the westerly line of a called 69.22-acre tract of land described in a deed to Shennendoah Real Estate Partners, L.P., as recorded in Volume 3351, Page 114, of said Official Public Records;

THENCE South 01°03'12" East, departing the northerly line of said 4.264-acre tract and the southerly line of said 5.55-acre tract, a distance of 258.59 feet along the westerly line of said 69.22-acre tract, and the easterly line of said 4.264-acre tract, to a 5/8"-inch iron rod with red cap stamped "KHA" set for the southwest corner of said 4.264 acre tract;

THENCE South 89°04'28" West, departing the westerly line of said 69.22-acre tract, and the westerly line of said 4.264-acre tract, along the northerly line of said 2.081-acre tract and the southerly line of said 4.264-acre tract, a distance of 670.68 feet to the **POINT OF BEGINNING** and containing 4.264 acres (185,738 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We, **PS LPT PROPERTIES INVESTORS**, the undersigned owner of the land shown on this plat, and designated herein as the **VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: **PS LPT PROPERTIES INVESTORS**, a Maryland real estate investment trust

By: _____

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

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

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___day of _____, 2022.

_____
MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

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 the _____ day of _____, 2022.

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

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

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

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

REPLAT
VALK ROCKWALL ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
AND BEING 4.264 ACRES SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	4/6/2022	069319643	2 OF 2

DWG NAME: K:\FRL_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 RP.DWG PLOTTED BY CRABLE, JEFF 5/18/2022 4:53 PM LAST SAVED 5/18/2022 3:22 PM

Parcel Map Check Report

Client:
Client
Kimley-Horn and Associates, Inc.
Address 1
Date: 5/19/2022 5:08:37 PM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: Site - LOT 2
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,043,517.6353' East:2,592,655.5472'

Segment# 1: Line
Course: N21°15'05"W Length: 179.94'
North: 7,043,685.3392' East: 2,592,590.3261'

Segment# 2: Curve
Length: 95.73' Radius: 2,781.68'
Delta: 1°58'18" Tangent: 47.87'
Chord: 95.72' Course: N20°16'17"W
Course In: N68°44'34"E Course Out: S70°42'52"W
RP North: 7,044,693.8527' East: 2,595,182.7466'
End North: 7,043,775.1293' East: 2,592,557.1627'

Segment# 3: Line
Course: N89°06'33"E Length: 764.32'
North: 7,043,787.0124' East: 2,593,321.3903'

Segment# 4: Line
Course: S1°03'12"E Length: 258.59'
North: 7,043,528.4661' East: 2,593,326.1440'

Segment# 5: Line
Course: S89°04'28"W Length: 670.68'
North: 7,043,517.6324' East: 2,592,655.5515'

Perimeter: 1,969.27' Area: 185,870.97Sq.Ft.
Error Closure: 0.0051 Course: S55°54'40"E
Error North : -0.00288 East: 0.00426

Precision 1: 386,129.41

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:	May 31, 2022
SUBJECT:	SP2022-024; *Site Plan for Incognito Winery*

The applicant, Charles Smith of Dynacap Holdings, LTD, is requesting the approval of a site plan for a *Craft Winery*. The subject property is a 2.202-acre tract of land (*i.e. Tract 12 of the A. Hanna Survey, Abstract No. 99*), situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1541 E. IH-30. According to the Rockwall Central Appraisal District (RCAD) currently existing on the subject property are [*1*] a 3,150 SF office building, and [*2*] a 3,160 SF office building. Situated within the 3,160 SF building is an existing *House of Worship* (*i.e. Landmark Church*). The applicant is requesting approval of a site plan for the purpose of establishing a *Craft Winery* and addressing the parking issues that currently exist on subject property. These parking issues were identified as part of a *Miscellaneous Case* [*i.e. Case No. MIS2020-016*] requested by the applicant for the purpose of granting a variance to the proximity requirements for alcohol sales from a *House of Worship*. This case was approved by the City Council on December 21, 2020. Staff should note that the applicant previously made a request for approval of a site plan for a *Craft Winery* [*Case No. SP2022-016*], however this request was denied by the Planning and Zoning Commission for not meeting the technical requirements of the Unified Development Code (UDC). The biggest issue associated with this case not meeting the technical requirements was the lack of parking necessary for the proposed land use. Since this denial, the applicant has submitted an updated plan showing conformance to the parking requirements. The proposed site plan is for a *Craft Winery* that will utilize 1,200 SF of an existing 3,150 SF building.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) the proposed *Craft Winery* has the same parking requirement as a *Full-Service Restaurant*, which is one (1) parking space per 100 SF. In this case, the applicant is proposing to utilize 1,200 SF for the proposed *Craft Winery*, which equates to a parking requirement of 12 parking spaces (*i.e. 1,200 SF x 100 SF = 12 parking spaces*). The applicant's proposed site plan indicates all twelve (12) dedicated parking spaces will be provided.

According to Subsection 06.02(E), *Landscape Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the subject property is required to have a 20-foot landscape buffer with "…two (2) canopy trees and four (4) accent trees … planted per 100-feet of linear frontage along the *Primary Roadway* [*i.e. IH-30*]." In this case the applicant is required to plant four (4) canopy trees and eight (8) accent trees, all of which will be required to be irrigated in accordance with Subsection 05.04, *Irrigation Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). The applicant has indicated to staff that due to the existing powerlines he would like a variance to the canopy tree requirements in order to only plant eight (8) accent trees. In addition, the provided landscape plan shows that the applicant is proposing to irrigate six (6) of the eight (8) accent trees that are located between the ingress/egress points on the subject property. Given this, the applicant has indicated that he would also like to request an exception to the irrigation requirements for the two (2) trees in order to avoid boring a line under the existing drive approaches.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception(s) or variance(s) 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. In this case the applicant is requesting the following exception and variance: [*1*] an exception to the irrigation requirements, and [*2*] a variance to the landscaping requirements contained in the *General Overlay District Standards*. The applicant has provided a letter stating that the existing powerlines in front of the property that make it difficult for him to provide the canopy trees. With this being said, variances and exceptions are discretionary decisions for the Planning and Zoning Commission and require a supermajority vote (*i.e. three quarter vote of those members present*) by the Planning and Zoning Commission with a minimum of four (4) votes in the affirmative for approval. Should the Planning and Zoning Commission

have any questions concerning the applicant's request, staff and the applicant will be available at the *May 31, 2022* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-024	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Incognito Winery	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1541 E INTERSTATE 30 #140	CASE MANAGER EMAIL:	hlee@rockwall.com

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Approved w/ Comments

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Craft Winery on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30.
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
M.3 For reference, include the case number (SP2022-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Site Plan. (Subsection 03.04.A, of Article 11)
I.6 Given the letter you provided with the application you are requesting a variance to the landscaping requirements by: [1] requesting to only plant the eight (8) accent trees without the four (4) canopy trees due to overhead power line concerns; and [2] requesting to irrigate only six (6) of the eight (8) accent trees, which are located between the two (2) onsite ingress/egress points.
I.7 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on May 31, 2022.

I.8 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	05/26/2022	Approved w/ Comments

05/26/2022: - Must locate the water line in the IH30 ROW.
- All trees to be minimum 10' off the water line.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments

05/23/2022: Please provide landscape plan with plant legend and required versus proposed legend

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	1541 E Interstate 30 Suite 140 Rockwall 75087				
SUBDIVISION	–	LOT	–	BLOCK	–
GENERAL LOCATION	I-30 north service road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Office / storage	
PROPOSED ZONING	LI		PROPOSED USE	Wine Bar / storage	
ACREAGE	2.2	LOTS [CURRENT]	–	LOTS [PROPOSED]	–

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

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

☐ OWNER	Dynacap Holdings Limited	☐ APPLICANT	Incognito Winery
CONTACT PERSON	Charlie Smith	CONTACT PERSON	Charlie Smith
ADDRESS	1541 E Interstate 30 Suite 140	ADDRESS	1541 E Interstate 30 Ste 140
CITY, STATE & ZIP	Rockwall 75087	CITY, STATE & ZIP	Rockwall 75087
PHONE	214 212 2307	PHONE	214 212 2307
E-MAIL	charlie@ck2advisors.com	E-MAIL	charlie@ck2advisors.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ waived, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF May, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

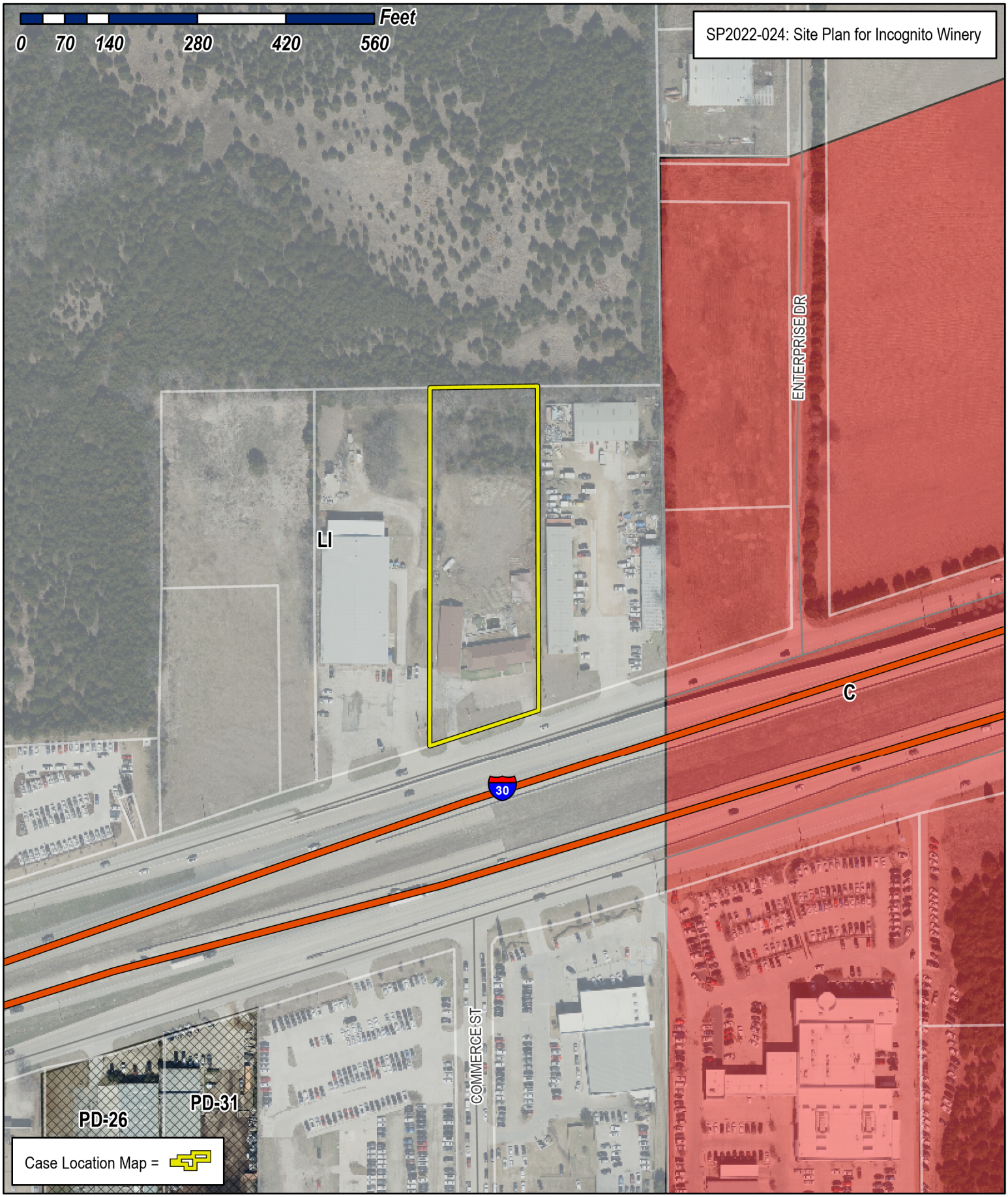
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF May, 2022

THERESA L MOSS
NOTARY PUBLIC STATE OF TEXAS
Notary ID #130926177
My Commission Expires
December 8, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

MY COMMISSION EXPIRES 12-08-2024



City of Rockwall

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

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

Incognito Winery
Attn: Charlie Smith
214-212-2307

To: City of Rockwall

Permit #: COM2021-2176
Address: 1541 E Interstate 30, Suite 1440
Rockwall, Texas 75087

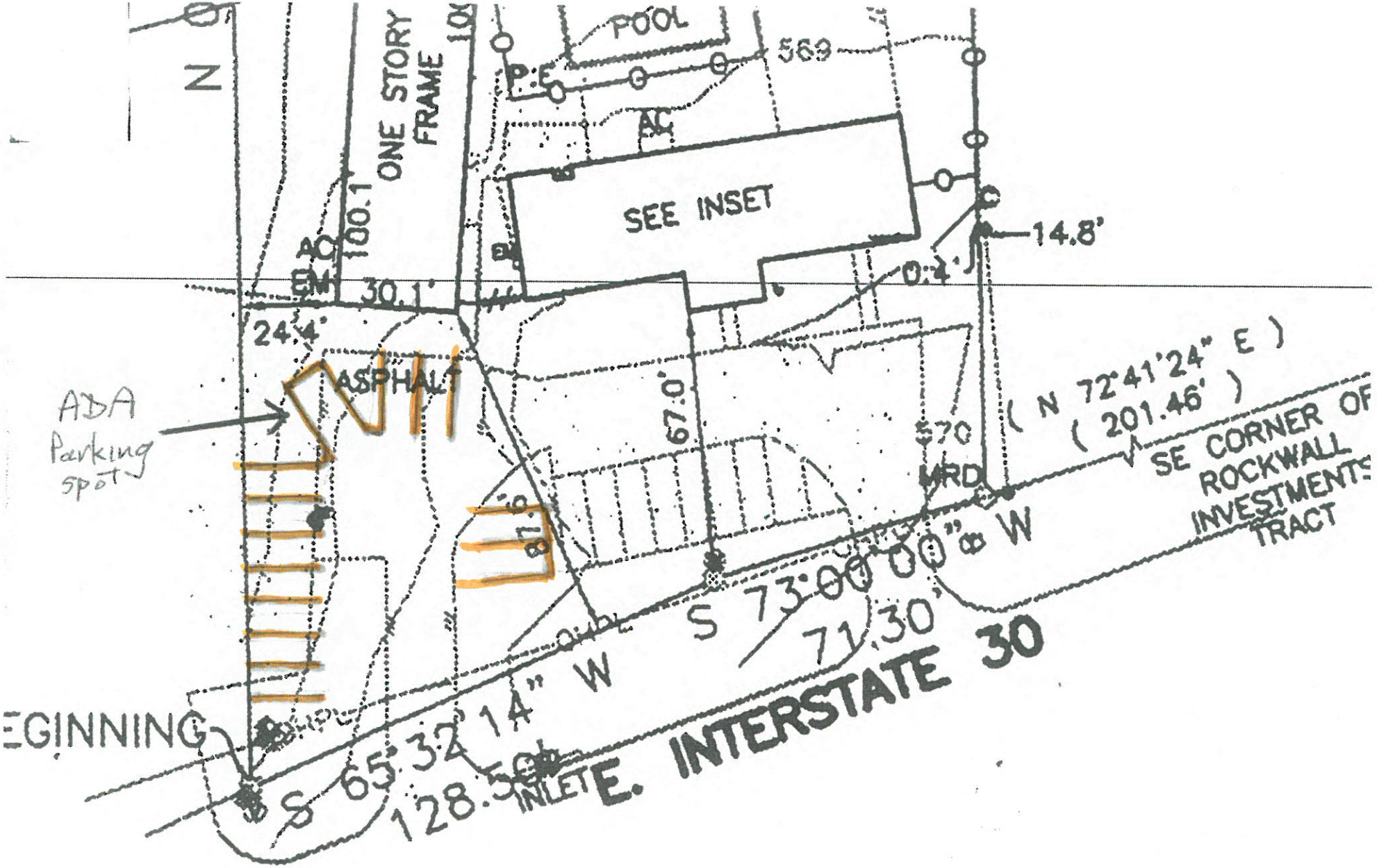
Property Owner: Dynacap Holdings Limited
Contact: Charlie Smith 214-212-2307

Permit Owner: Incognito Winery
Contact: Charlie Smith 214-212-2307

Request for Variance:

Canopy Trees – I have a small space at the front of my property which borders Interstate 30 which is not concrete – I have marked the grass area in yellow. The power lines are directly overhead that strip. I request to be able to put in 8 accent trees instead of canopy trees. Please see the attached survey of the front of the property where the location of the accent trees are marked with an orange dot.
Irrigation The water meter for the property is located on that same strip of property. I will irrigate the 6 trees in the area between the drives from the water supply line by having a valve or tap installed on the water supply line. I have marked the proposed irrigation location with a green line on the drawing. I request a variance on irrigating the two on the outside due to lack of infrastructure and cost.

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ADA Parking spot
67.0'
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MRD
(N 72°41'24" E)
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SE CORNER OF ROCKWALL INVESTMENTS TRACT
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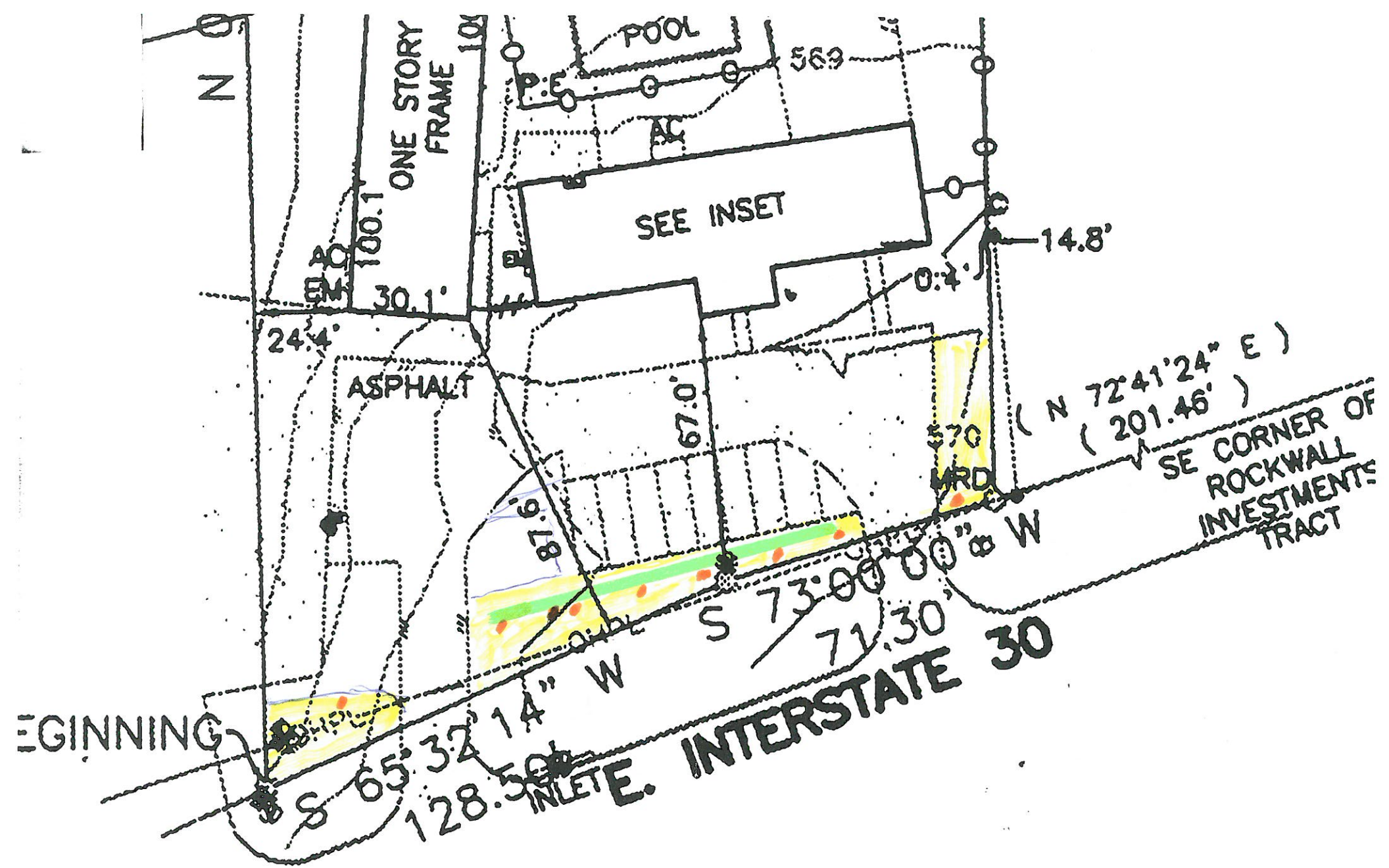
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EGINNING

PROJECT COMMENTS

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

DATE: 5/26/2022

PROJECT NUMBER:	Z2022-022	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Chewters	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	05/25/2022	Approved w/ Comments

05/25/2022: Z2022-022; Specific Use Permit (SUP) for Chewters
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) to allow a General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (Z2022-022) in the lower right-hand corner of all pages on future submittals.
I.4 The subject property is zoned Light Industrial (LI) District.
M.5 Please provide a parking plan that shows conformance to the parking requirements for the entire buildings, and indicate the dedicated parking spaces for the General Retail Store. For reference a General Retail Store is parked at one (1) parking space per 250 SF of building area, Office is parked at one (1) parking space per 300 SF of building area, Light Assembly/Fabrication is parked at one (1) parking space per 500 SF of building area, and Warehouse is parked at one (1) parking space per 1,000 SF of building area. Based on the submitted concept plan, twelve (12) parking spaces are needed for the General Retail Store land use.
M.6 Please review the attached Draft Ordinance prior to the May 31, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 7, 2022. In reviewing the Draft Ordinance, please pay close attention to the operational conditions.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.8 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

05/25/2022: - Driveway spacing to be 200' away from Corporate Crossing and 100' separate after that.
- Must get written approval from NTMWD to be in their easement with grading and paving.
- Must build sidewalk along Corporate Crossing and Springer Dr.
- Label 25' Pedestrian, Landscape, and Utility Easement along Springer and Discovery roads.

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

Roadway Paving Items:
Variance required for driveway spacing
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum with 2' clear overhang (no shrubs, bushes, or trees).
- All drive isles to be 24' wide.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Public water and sewer lines must be 8" minimum.
- Sewer pro-rata $981.56/acre
- Max sewer capacity 1000gal/acre/day
Max water capacity 2000gal/acre/day

Drainage Items:
- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

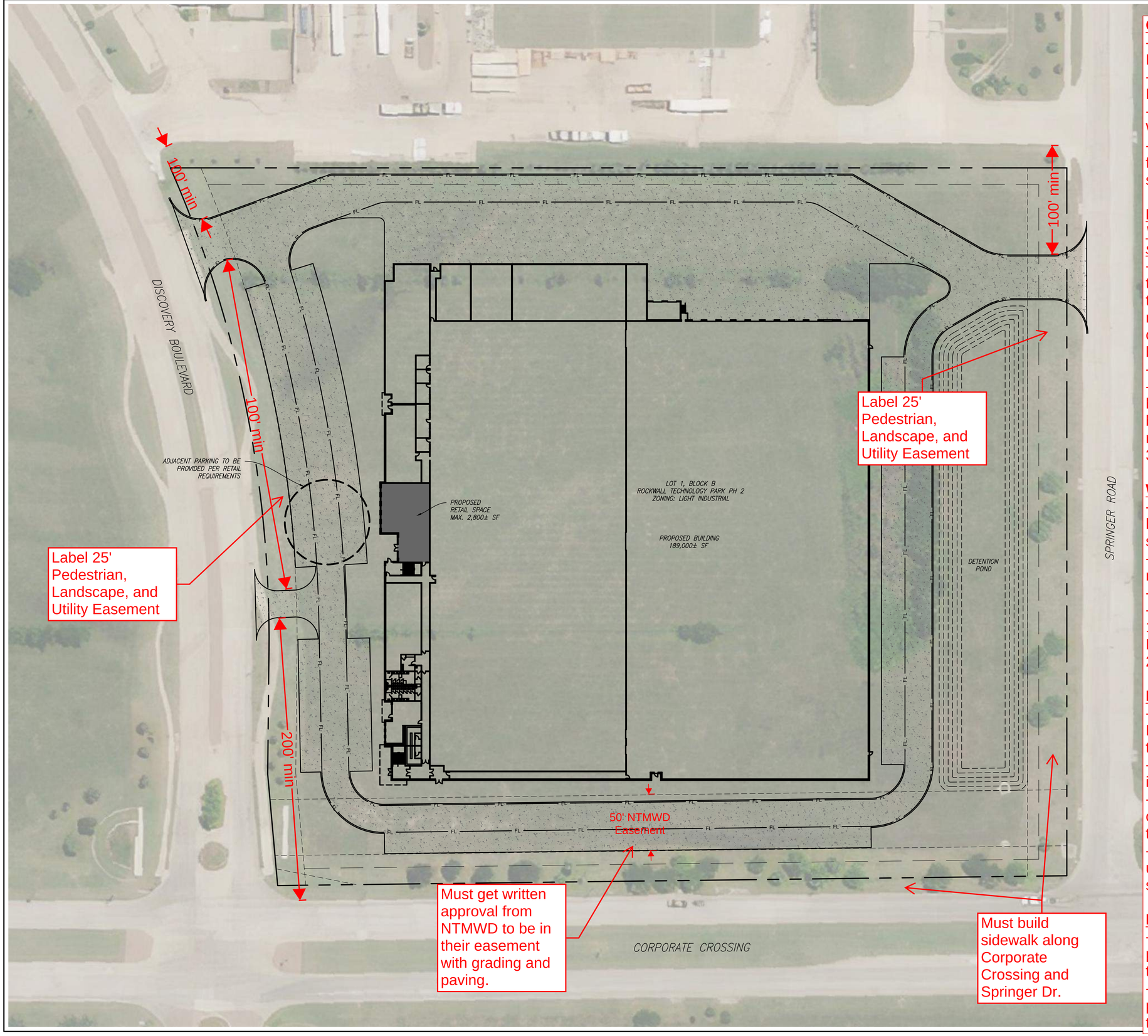
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

05/23/2022: The plan is approved, but would recommend a meeting with the Community Services Unit to discuss techniques to enhance safety of location prior to building and after construction. cc

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments



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

Roadway Paving Items:
Variance required for driveway spacing
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum with 2' clear overhang (no shrubs, bushes, or trees).
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- Public water and sewer lines must be 8" minimum.
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Max water capacity 2000gal/acre/day

Drainage Items:
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- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.

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

N

0 40 80

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE — 129176
NAME — LICENSE NO.

5/17/2022
DATE

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBPELS Engineering Firm F-22143

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
MAY 2022

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	Discovery Blvd				
SUBDIVISION	Rockwall Technology Park Ph 2	LOT	1	BLOCK	B
GENERAL LOCATION	SE corner of Corporate Crossing and Discovery Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Vacant
PROPOSED ZONING	LI with SUP for Retail	PROPOSED USE	Warehouse/Distribution/Food Process/Retail
ACREAGE	10.6+-	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 Economic Development	■ APPLICANT	db constructors
CONTACT PERSON	Matt Wavering	CONTACT PERSON	Cameron Ehn, PE
ADDRESS	2610 Observation Trl, Suite 104	ADDRESS	2400 Great Southwest Pkwy
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Fort Worth, TX 76106
PHONE	972-772-0025	PHONE	817-626-7300
E-MAIL	mwavering@rockwalledc.com	E-MAIL	cameron@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 359.74 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 20th *DAY OF* May, 2022. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

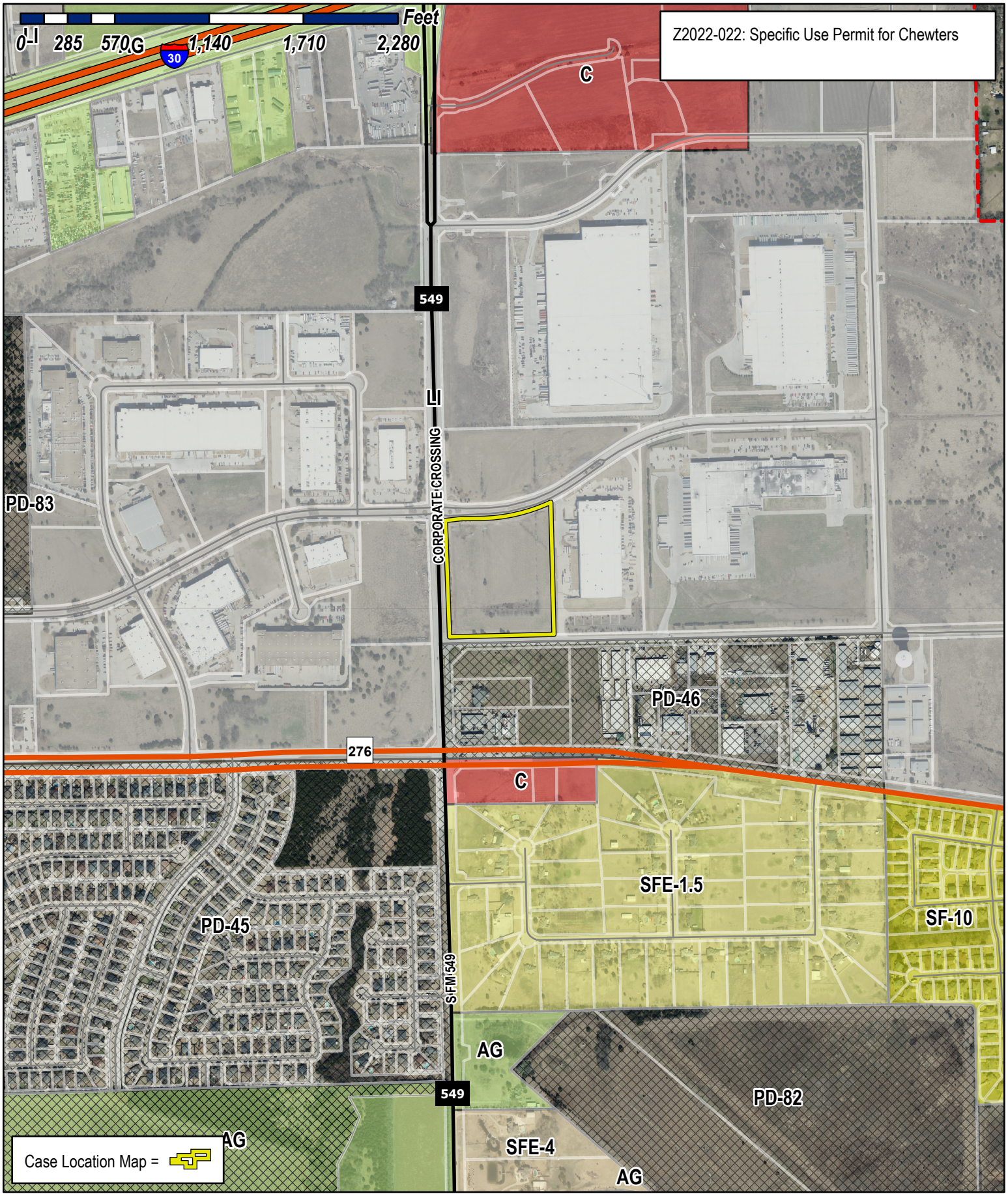
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS JHammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024

MY COMMISSION EXPIRES



City of Rockwall

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

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

City of Rockwall

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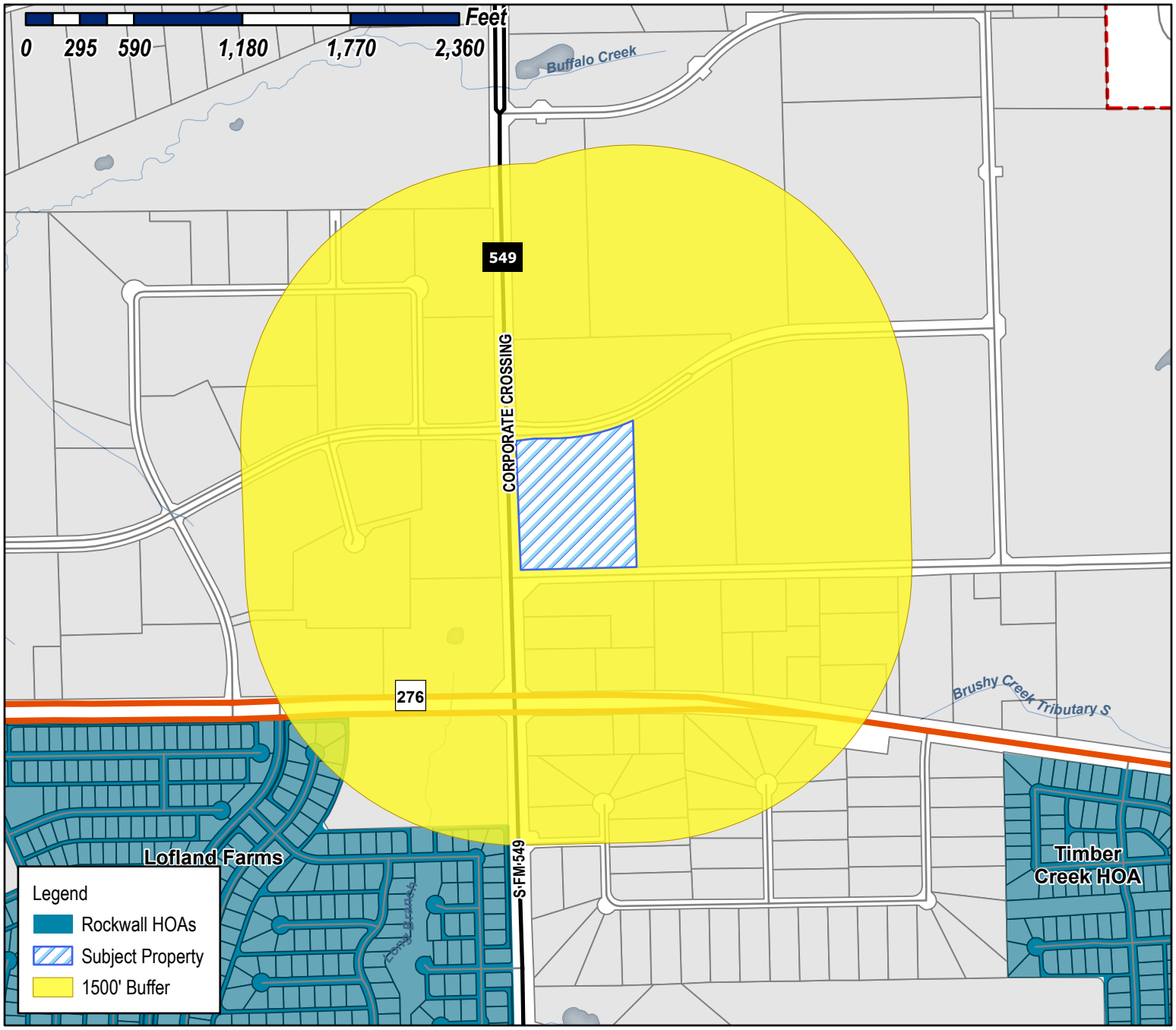
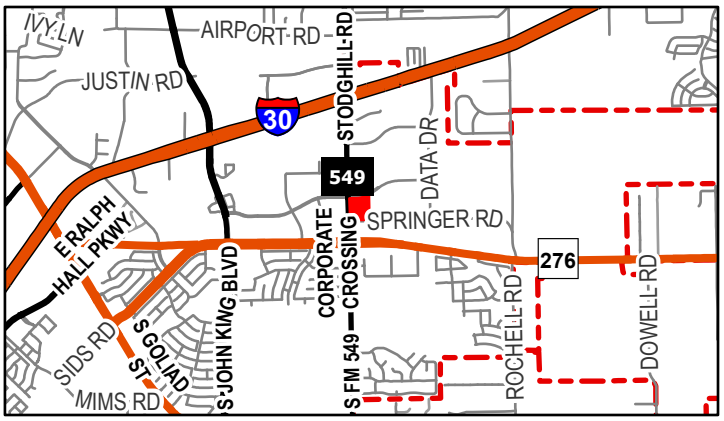


Case Number: Z2022-022
Case Name: SUP for Chewters
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SEC of Corporate Crossing and Discovery Blvd.

Date Saved: 5/18/2022
For Questions on this Case Call (972) 771-7745



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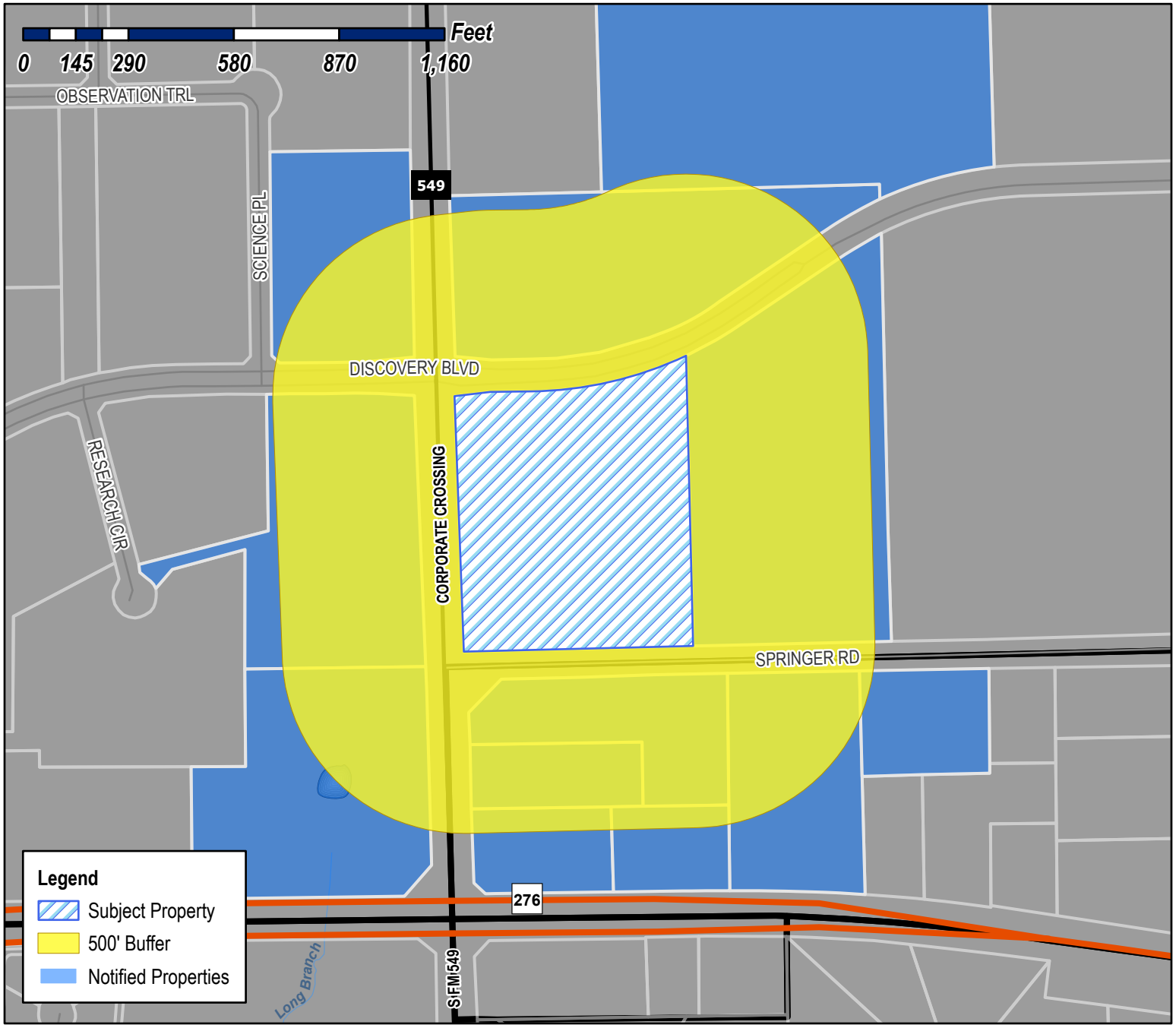

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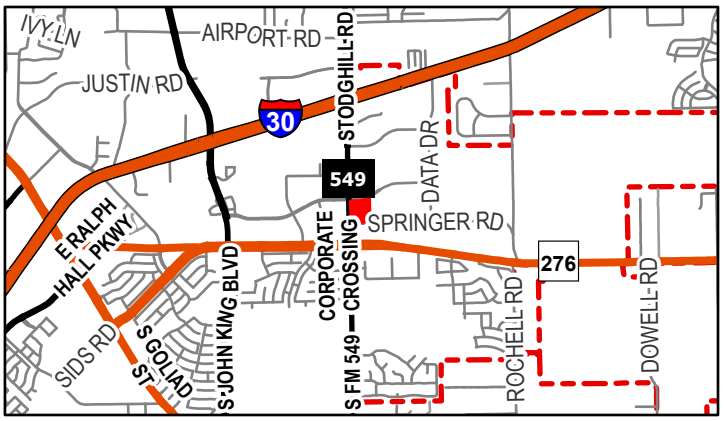


Date Saved: 5/18/2022
For Questions on this Case Call (972) 771-7745

EXETER 2975 DISCOVERY, LP
101 WEST ELM STREET SUITE 600
CONSHOHOCKEN, PA 19428

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

KELLER JACQUELYN
1275 CORPORATE CROSSING
ROCKWALL, TX 75032

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1700 SCIENCE PL
ROCKWALL, TX 75032

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

ALMO INVESTMENT II LTD
2205 HWY 276
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
2245 HWY 276
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHP
2301 HWY 276
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP
2975 DISCOVERY BLVD
ROCKWALL, TX 75032

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
3201 CAPITAL BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC
3225 SPRINGER LN
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHP
625 SUNSET HILL DR
ROCKWALL, TX 75087

KELLER JACQUELYN
8522 GARLAND RD
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

MAK SPOT REAL ESTATE LLC
PO BOX 496585
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

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 Planning and Zoning Commission will consider the following application:

Case No. Z2022-022: SUP for Chewters

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, June 20, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-022: SUP for Chewters

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

db constructors, inc.

May 20, 2022

Ryan C. Miller, AICP
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or cameron@dbconstructors.com.

Sincerely,

Cameron Ehn, PE
Director of Engineering
db constructors, inc.

20140000017579 1/3 PLAT 12/05/2014 01:48:27 PM

CITY MON. R016
N 7025942.54
E 2601204.03

N55°47'36"W 8830.03'

PLACE OF BEGINNING
1/2"IRF "WIER" (CM)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

DISCOVERY BLVD.
(65' RIGHT-OF-WAY)

N56°10'24"E 360.25'

25' BUILDING LINE

L=24.01'

L=26.02'

1/2"IRF "WIER"

C2

10.0'

131.73'

26' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

N81°18'01"E 74.73'

N88°36'19"E 205.69'

260.26'

S88°36'19"W 260.26'

26' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

50' N.T.M.W.D. EASEMENT
VOL. 4785, PG. 160
D.R.R.C.T.

LANDSCAPE EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

1/2"IRF "WIER"
L=14.79'

L=26.73'

1/2"IRF "WIER"
L=23.75'

L=128.88'

L=112.81'

N83°29'49"E 99.85'

"X" CUT SET

N89°12'27"E 110.31'

"X" CUT FND

1/2"IRF

C1
L=442.38'

25' BUILDING LINE

25' PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

15' BUILDING LINE

15' DRAINAGE EASEMENT

278.35'

N01°23'41"W 278.35'

S01°23'41"E 335.29'

515.50'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. H, SLIDE 273-274
P.R.R.C.T.

S01°23'41"E 1123.07'

APPROXIMATE LOCATION OF SURVEY LINE

VARIABLE WIDTH DRAINAGE, PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
CAB. E, SLIDE 305-306
P.R.R.C.T.
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.

JOHN H. B. JONES SURVEY
ABSTRACT No. 125

JAMES M. ALLEN SURVEY
ABSTRACT No. 2

CORPORATE CROSSING
(110' RIGHT-OF-WAY)

N02°06'33"W 703.63'

50' N.T.M.W.D. EASEMENT
VOL. 4785, PG. 168
D.R.R.C.T.

15' BUILDING LINE

N01°23'41"W 799.25'

309.00'

N01°23'41"W 680.47'

N01°23'41"W 552.72'

LOT 2
10.649 ACRES
(463,889 SQ. FT.)

LOT 3
12.000 ACRES
(522,720 SQ. FT.)

S01°23'41"E 712.22'

154.93'

15' DRAINAGE EASEMENT

26' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

APPROXIMATE LOCATION OF SURVEY LINE

JOHN A. RAMSEY SURVEY
ABSTRACT No. 186

26' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

L=26.53'

SEE INSET "A" SHEET 2 OF 3

15' BUILDING LINE

249.73'

N88°36'19"E 308.20'

294.70'

N88°36'19"E 438.20'

186.18'

183.20'

S01°23'41"E

39.00'

N01°23'41"W

10' BLACKLAND WATER LINE EASEMENT
VOL. 5628, PG. 258
D.R.R.C.T.

25' BUILDING LINE

DRAINAGE/DETENTION EASEMENT

464.63'

25.00'

N74°03'13"W 13,709.99'

631.15'

S88°36'19"W 1176.28'

40.00'

10.50'

1/2"IRF "WIER"

1/2"IRS "WIER"

CITY MON. R005-1
N 7023593.76
E 2594175.58

1/2"IRF "WIER" (CM)

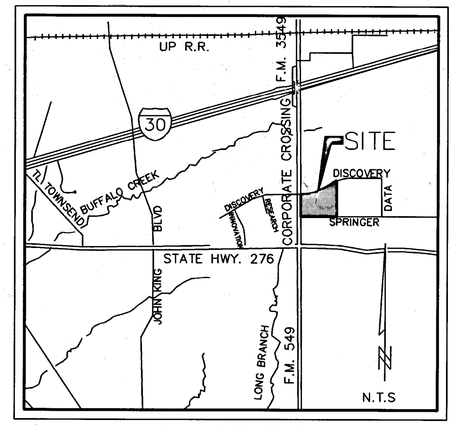
SPRINGER RD.
(VARIABLE WIDTH RIGHT-OF-WAY)

25' PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

MAK SPOT REAL ESTATE, L.L.C.
VOL. 6514, PG. 76
D.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

NBN COMMERCIAL GROUP, L.L.C.
VOL. 5646, PG. 100
D.R.R.C.T.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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

2) ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01°23'41" W).

SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES

LEGEND

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS

0 100 200 300

I 113

REPLAT
LOTS 2 & 3, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE II

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

SHEET 1 OF 3

OWNER / DEVELOPER
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

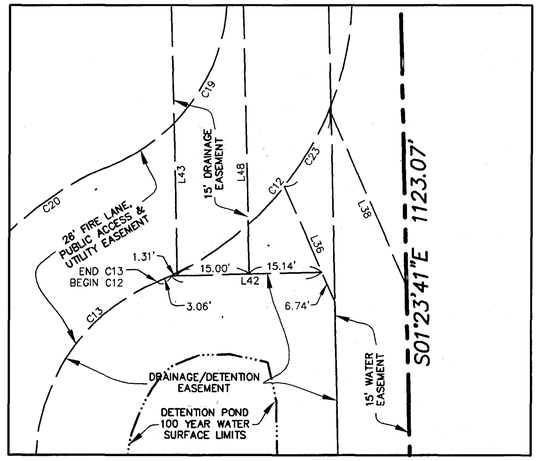
PRINTED: 11/24/2014 STB FILE: W:\ER-SURVEY.STB LAST SAVED: 11/21/2014 4:31 PM SAVED BY: MATTHEWJ . -: REPLAT-98041.DWG

LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



INSET "A"

I 114

REPLAT
LOTS 2 & 3, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE II

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

OWNER / DEVELOPER
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PRINTED: 11/24/2014 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/21/2014 4:31 PM SAVED BY: MATTHEWJ FILE: REPLAT-98041.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01°23'41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88°36'19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02°06'33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

(1) N 83°29'49" E, 99.85 FEET TO AN "X" CUT FOUND;

(2) N 89°12'27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;

(3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33°02'02", AND A CHORD BEARING OF N 72°41'26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(4) N 56°10'24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6°55'33", AND A CHORD BEARING OF N 59°38'11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II 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 LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE 2nd DAY OF December 2014:

FOR: ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION

Sheri Franza
OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sheri Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shara Fleming
PRINTED NAME

SHARA L. FLEMING
Notary Public, State of Texas
My Commission Expires
February 10, 2015

OWNER / DEVELOPER
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/05/2014 01:48:27 PM
$150.00
20140000017579

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

11/24/14

GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM

STATE OF TEXAS
REGISTERED
GREGG A. E. MADSEN
5798
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN — 11/11/2014 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 17th DAY OF November, 2014.

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 4th DAY OF December, 2014.

MAYOR, CITY OF ROCKWALL — CITY SECRETARY — CITY ENGINEER

CITY OF ROCKWALL, TEXAS
SEAL

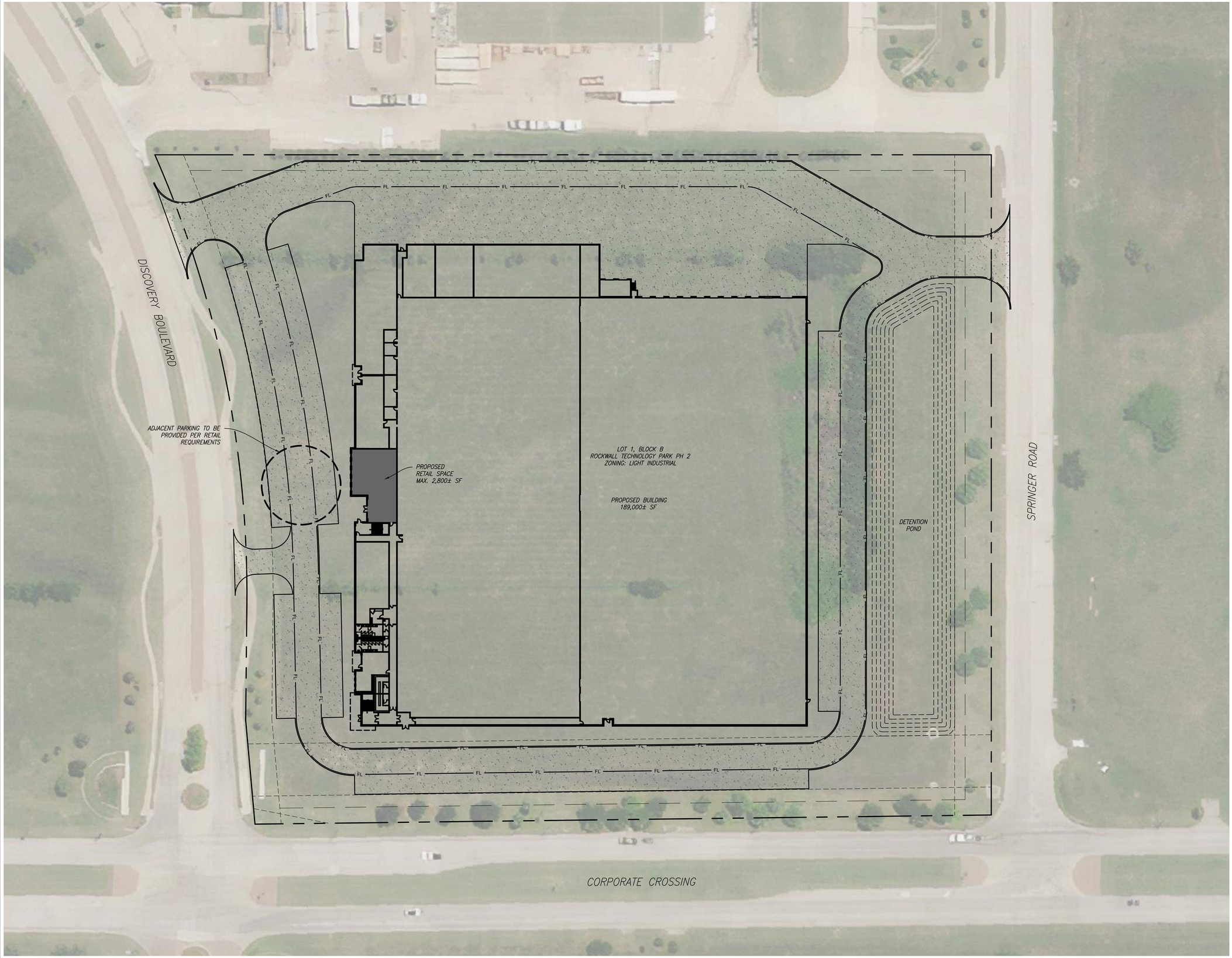
I 115

REPLAT
LOTS 2 & 3, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE II

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041



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0 40 80

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE — NAME
129176 — LICENSE NO.
5/17/2022 — DATE

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBPELS Engineering Firm F-22143

CHEWTERS CHOCOLATES

NEW HEADQUARTERS
MAY 2022



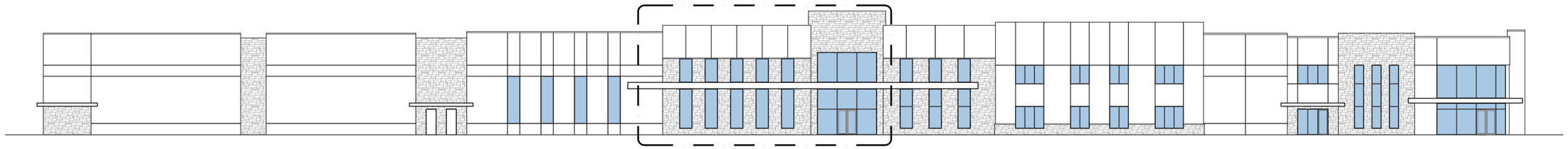
All colors/finishes are conceptual in nature.

RETAIL ELEVATION FRONTAGE

0 4' 8' 16'
Scale: 1/8" = 1'-0"

4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

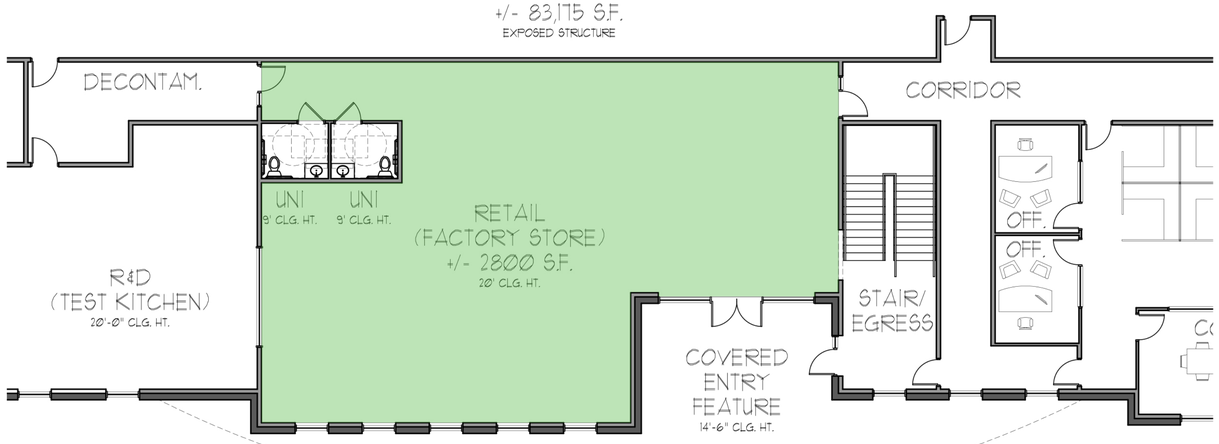
SCALE: 1/8" = 1'-0"



0 8' 16' 32'
Scale: 1/16" = 1'-0"

3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

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



0 4' 8' 12'
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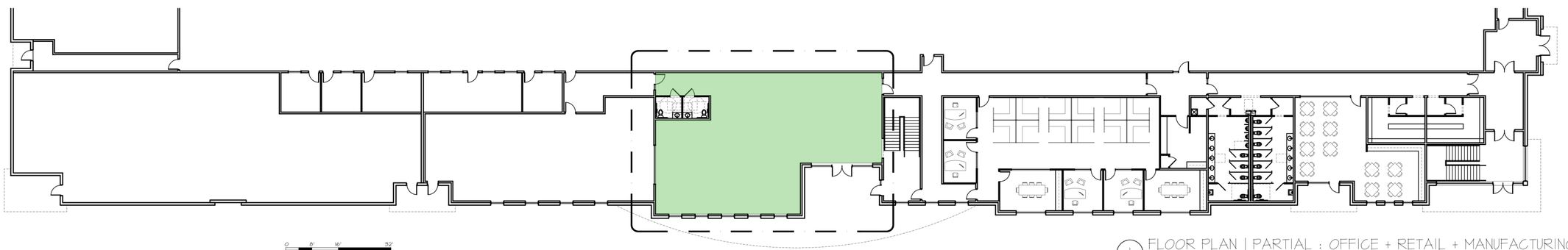
2 FLOOR PLAN | CONCEPT : RETAIL SPACE

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



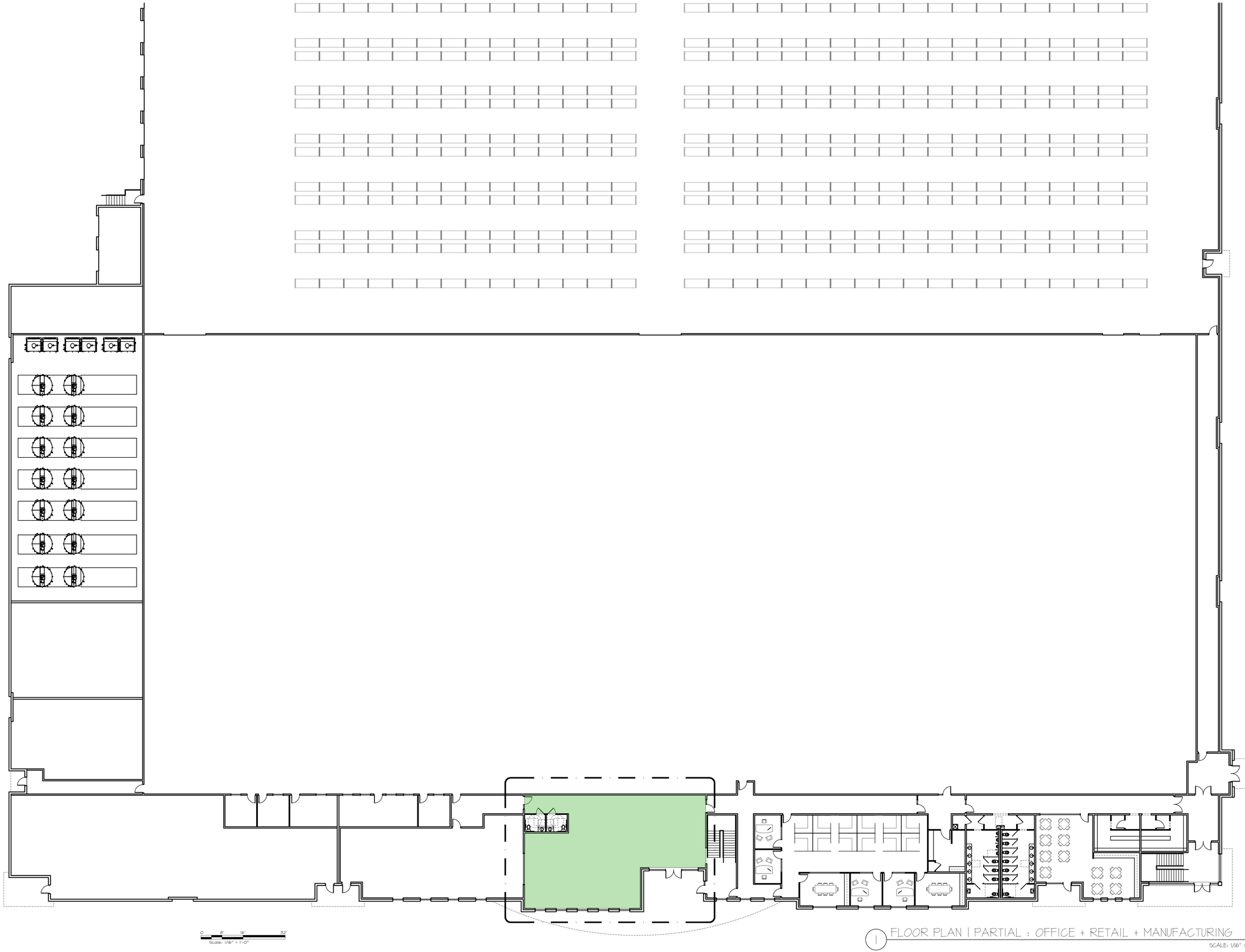
0 8' 16' 32'
Scale: 1/16" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

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

db constructors, inc.

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

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

db constructors, inc.

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 10.649-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, and Subsection 06.07, *FM-549 Overlay (FM-549 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and

DRAFT 05.31.2022

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'C'* of this ordinance.

2) The development of the *Subject Property* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'D'* of this ordinance with consideration of the Architecture Review Board's recommendations.

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 *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

DRAFT ORDINANCE 05.31.2022

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *June 20, 2022*

2nd Reading: *July 5, 2022*

DRAFT ORDINANCE 05.31.2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 and the JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, Rockwall County, Texas being a portion of a tract of land described in a deed to Rockwall Economic Development Corporation, recorded in volume 2224, page 226, Deed Records, Rockwall County, Texas (D.R.R.C.T), and being all of lot 1, Block B, Rockwall Technology Park, Phase II an addition to the City of Rockwall, Rockwall County, Texas, as shown in the Plat recorded in Cabinet E, Slides 305 and 306, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wer & Assoc Inc" in the South right-of-way line of Discovery Boulevard (an 85 foot wide right-of-way), said iron rod being the northeast corner of said Lot 1, and the northeast corner of Lot 2, Block B, Rockwall Technology Park, Phase III, an addition of the City of Rockwall, Rockwall County, Texas, as shown on the Plat recorded in Cabinet H, Slides 273 and 274, P.R.R.C.T.;

THENCE South 01 degrees 23 minutes 41 seconds East, along the East line of said Lot 1 and the West line of said Lot 2, a distance of 1123.07 feet to a ½" iron rod found with cap stamped "Wer & Assoc Inc" in the North right-of-way line of Springer Road (a variable width right-of-way), said iron rod being the southeast corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE South 88 degrees 36 minutes 19 seconds West, along the North right-of-way line of said Springer Road and the South line of said Lot 1, a distance of 1176.28 feet to a ½" iron rod set with cap stamped "Wer & Assoc Inc", said ½" iron rod being the southwest corner of said Lot 1 and being the intersection of the north right-of-way line of said Springer Road and the East right-of-way line of Corporate Crossing (a 110 foot wide right-of-way);

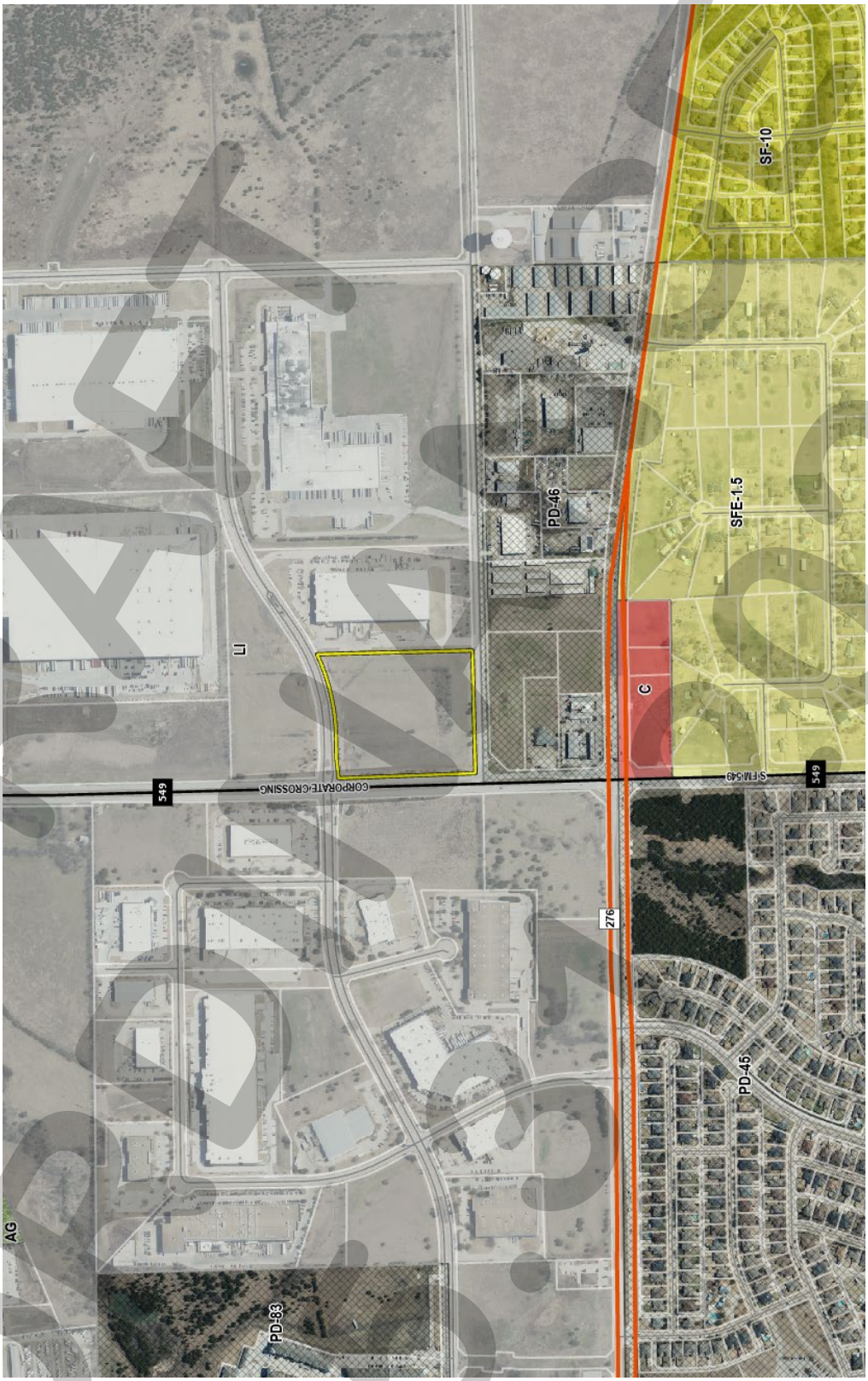
THENCE North 02 degrees 06 minutes 33 seconds West, along the West line of said Lot 1 and the East right-of-way line of said Corporate Crossing (FM-549), 703.63 feet to an "X" cut set, said "X" cut set being the northwest corner of said Lot 1, and being the intersection of the East right-of-way line of said Corporate Crossing and the South right-of-way line of said Discovery Boulevard;

THENCE along the North line of said Lot 1 and the South right-of-way line of said Discovery Boulevard as follows:

(1) North 83° 29' 49" East, a distance of 99.85 feet to an "X" cut found;;
(2) North 89° 12' 27" East, a distance of 110.31 feet to a ½" iron rod found, being a beginning fo a curve to the left;
(3) Northeasterly, an arc length of 601.06 feet along said curve to the left, having a radius of 1042.50 feet, a delta angle of 33°02'02", and a chord bearing of N 72° 41' 26" E, 592.77 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc";
(4) North 56° 10' 24" East, a distance of 360.25 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc", being the beginning of a curve to the right.
(5) Northeasterly, an arc length of 115.74 feet along said curve to the right, having a radius of 957.50 feet, a delta angle of 06° 55' 33", and a chord bearing of N 59° 38' 11" E, 115.67 feet to the ***PLACE OF BEGINNING*** and containing 22.649 acres (986,609 SF) of land, more or less.

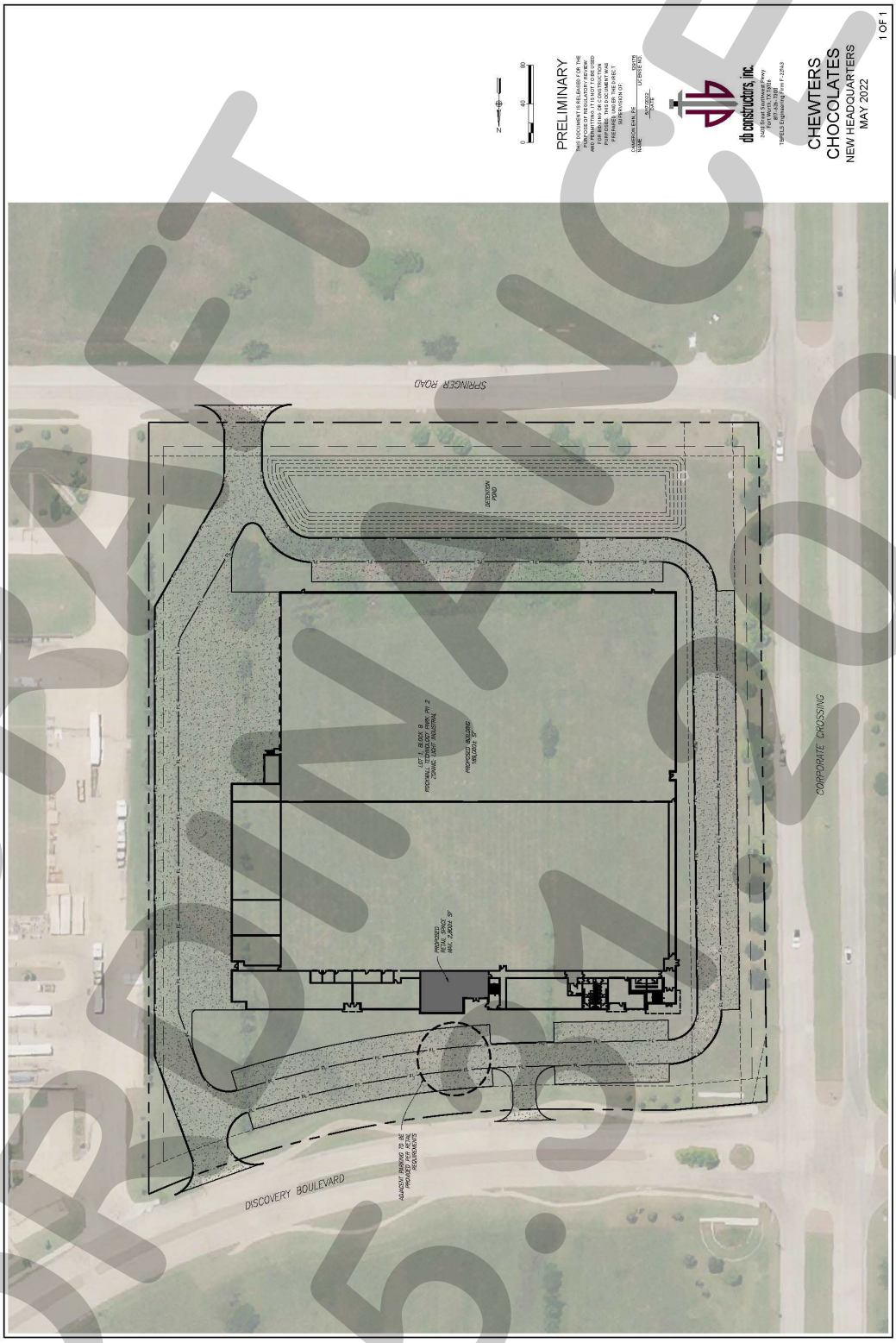
DRAFT ORDINANCE 03.21.2022

Exhibit 'B'
Location Map



DRAFT 03.17.2022

Exhibit 'C'
Concept Plan



DRAFT
05.17.2022

Exhibit 'D':
Building Elevations



DRAFT ORDINANCE 05.31.2022

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	Z2022-023	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	SUP for Restaurant less than 2,000 SF w/Drive Through	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	906 S GOLIAD ST, ROCKWALL, 75087	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	05/27/2022	Needs Review

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 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 (Z2022-023) in the lower right-hand corner of all pages on future submittals.
I.4 According to Planned Development District 62 (PD-62) [Ordinance No. 05-42] the Subject Property shall be subject to the requirements and land uses permitted in the General Retail (GR) District. The Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) states that the Restaurant with Less Than 2,000 SF with Drive Through or Drive-In land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. In addition, the Conditional Land Use Standards contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) stipulate the following conditions for this land use:

(1) Drive-through lanes shall not have access to a local residential street. NON-CONFORMING
(2) Additional landscape screening shall be installed adjacent to the drive-through lanes to impair visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING
(3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles. CONFORMING

I.5 According to the conditional use standards for a Restaurant, 2,000 SF of More, with Drive-Through or Drive-In contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), "(d)rive-through lanes shall not have access to a local residential street."
M.6 Currently, the concept plan shows the proposed business taking access off both W. Bourn Street and S. Goliad Street. W. Bourn Street is considered a local residential street. It should also be noted that any access off of the residential alleyway or W. Bourn Street will not meet the requirements of the Unified Development Code (UDC) and will require the City Council's discretionary approval.
M.7 Please indicate all screening on the concept plan. This should include the screening of the adjacent residential properties and headlight screening on to SH-205 and W. Bourn Street.
I.8 According to Subsection 01.06, Residential Adjacency Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(w)here adjacent to

residential districts, off-street loading areas shall be fully screened from view of the residential district..."
M.9 Please indicate on the concept plan the proposed loading zone for all deliveries for the proposed restaurant.
I.10 The driveway depicted off of S. Goliad Street does not meet the City's or the Texas Department of Transportation's standards for driveways spacing; however, it is an existing driveway approach. When considering the proposed land use, this driveway is a safety issue, and will be pointed out as such in staff's case memo. In addition, staff will be requiring a Traffic Impact Analysis (TIA) for this project as part of the site plan process if the Specific Use Permit (SUP) is approved.
M.11 According to Subsection 05.02 (B), Screening from Residential, of Article 08, Landscape and Fence Standards, of the UDC states that:

"Screening from Residential. Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers…"

This screening shall be included in a 20-foot landscape buffer that is required along the West and South property lines, which is required per Subsection 05.01 (B)(2), of Article 08, of the UDC. The landscape buffer is intended solely for the provision of landscaping and would require the entrance drive off of W. Bourn Street to be adjusted.

M.12 Staff has included a requirement in the draft ordinance that a 20-foot landscape buffer be provided along SH-205 to ensure that all headlights are screened from this roadway. In addition, a ten (10) foot landscape buffer shall be required W. Bourn Street. The buffers shall include a berm with shrubs, and one (1) canopy and one (1) accent tree per 50-linear feet of frontage. (Subsection 05.01 (B)(1), Article 08, UDC)
M.13 Please provide staff with a letter outlining the operations of the proposed business and hours of operation.
M.14 Please make the following changes to the Concept Plan:

(1) Show conformance to comment I.4.
(2) Indicate the loading zone.
(3) Indicate the required landscape buffers, with their subsequent landscaping and screening.

I.15 Keep in mind at the time of site plan that for each variance requested you are required to provide two (2) offsetting compensatory measures. (Subsection 09.01, Article 11, UDC)
M.16 Please review the attached Draft Ordinance prior to the May 31, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 7, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.17 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 June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.18 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

05/25/2022: - Minimum driveway spacing on Bourn is 100'.
- Must install a 5' sidewalk along Bourn.
- All trees to be minimum 5' away from existing water lines.
- Dumpster must drain to oil/water separator prior to storm lines.
- Parking to be 20x9' minimum

The following items are informational for the engineering design phase.
General Items:
- 4% Engineering Inspection Fees.
- Impact Fees.
- Engineering plan review fees.
- No dead end parking allowed.
- TXDOT permits required.

- Minimum utility easement width is 20'.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls 18" and taller must be rock or stone face. No smooth concrete walls.
- No trees within 10' of non-steel encased public utilities.
- Must meet City of Rockwall Standards of Design.
-10' U.E. along all ROW frontage.

Drainage Items:
- Dumpster area to drain to oil/water separator or grease trap prior to storm line.
- Detention is required.
- No walls in detention
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Roadway/Paving Items:
Variance will be required for driveway spacing
- Label distances between driveways. (measured from edge to edge)
- All parking 20'x9'.
- Minimum drive aisle width is 24'.
- TIA required for TXDOT including City review fees.
- $2.50/sf of sidewalk pro-rata along SH 205 due to City.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

05/23/2022: The plan is approved, but would recommend a meeting with the Community Services Unit to discuss techniques to enhance safety of location prior to building and after construction. cc

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments

General Items:
- 4% Engineering Inspection Fees.
- Impact Fees.
- Engineering plan review fees.
- No dead end parking allowed.
- TXDOT permits required.
- Minimum utility easement width is 20'.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls 18" and taller must be rock or stone face. No smooth concrete walls.
- No trees within 10' of non-steel encased public utilities.
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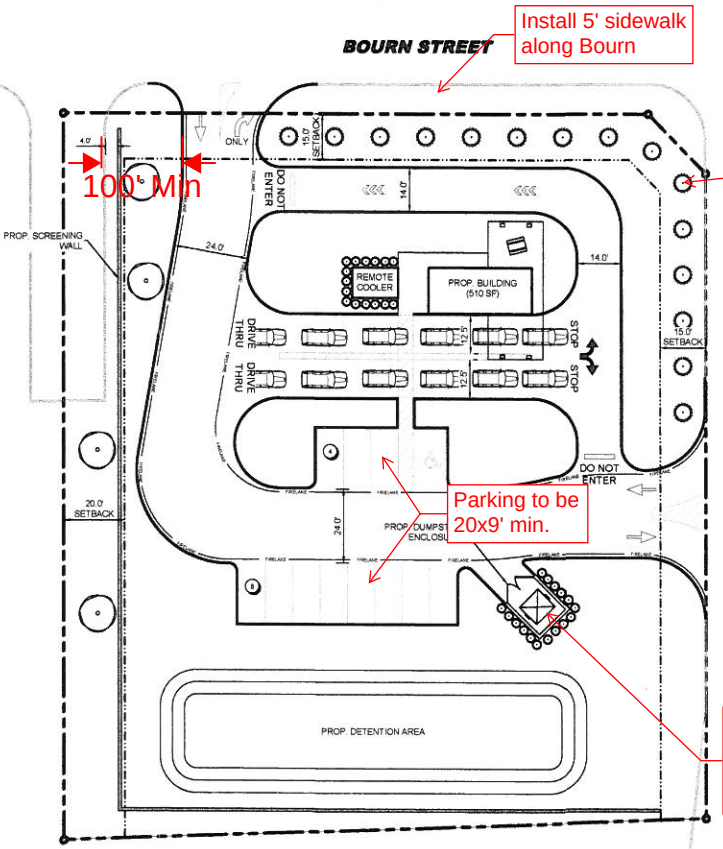
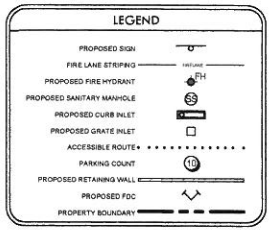


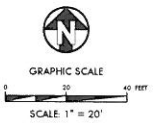
Install 5' sidewalk along Bourn

All trees to be minimum 5' away from existing water lines.

Parking to be 20x9' min.

Dumpster must drain to oil/water separator prior to storm lines.





SEVEN 7B BREW
DRIVE THRU COFFEE

3719 PAGEANT PLACE
DALLAS, TX 75244
225-335-0333

7 BREW COFFEE
906 S. GOLIAD STREET
LOT 1, BLOCK 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: BRW21001
ISSUE DATE: -

CONCEPTUAL SITE PLAN

SHEET:
SP1.0

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-023

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 906 S Goliad St
SUBDIVISION Jack Camp Addition LOT 1 BLOCK B
GENERAL LOCATION Goliad St & Bowen St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR/PD-62 CURRENT USE Vacant
PROPOSED ZONING GR w/SUP PROPOSED USE Drive-thru coffee, no food
ACREAGE 1.13 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	ADLOR ENTERPRISES LLC	☒ APPLICANT	Jack Kurz - RSA6P, LLC
CONTACT PERSON	ALLN ANDERSON	CONTACT PERSON	Jack Kurz
ADDRESS	1208 S. LAKESHORE DR	ADDRESS	15110 N. Dallas Pkwy Ste. 440
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	Dallas, TX 75248
PHONE	214 538-2209	PHONE	(314) 578-8484
E-MAIL	AAINTX@MSN.COM	E-MAIL	jkurz@redskyholdings.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF May, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

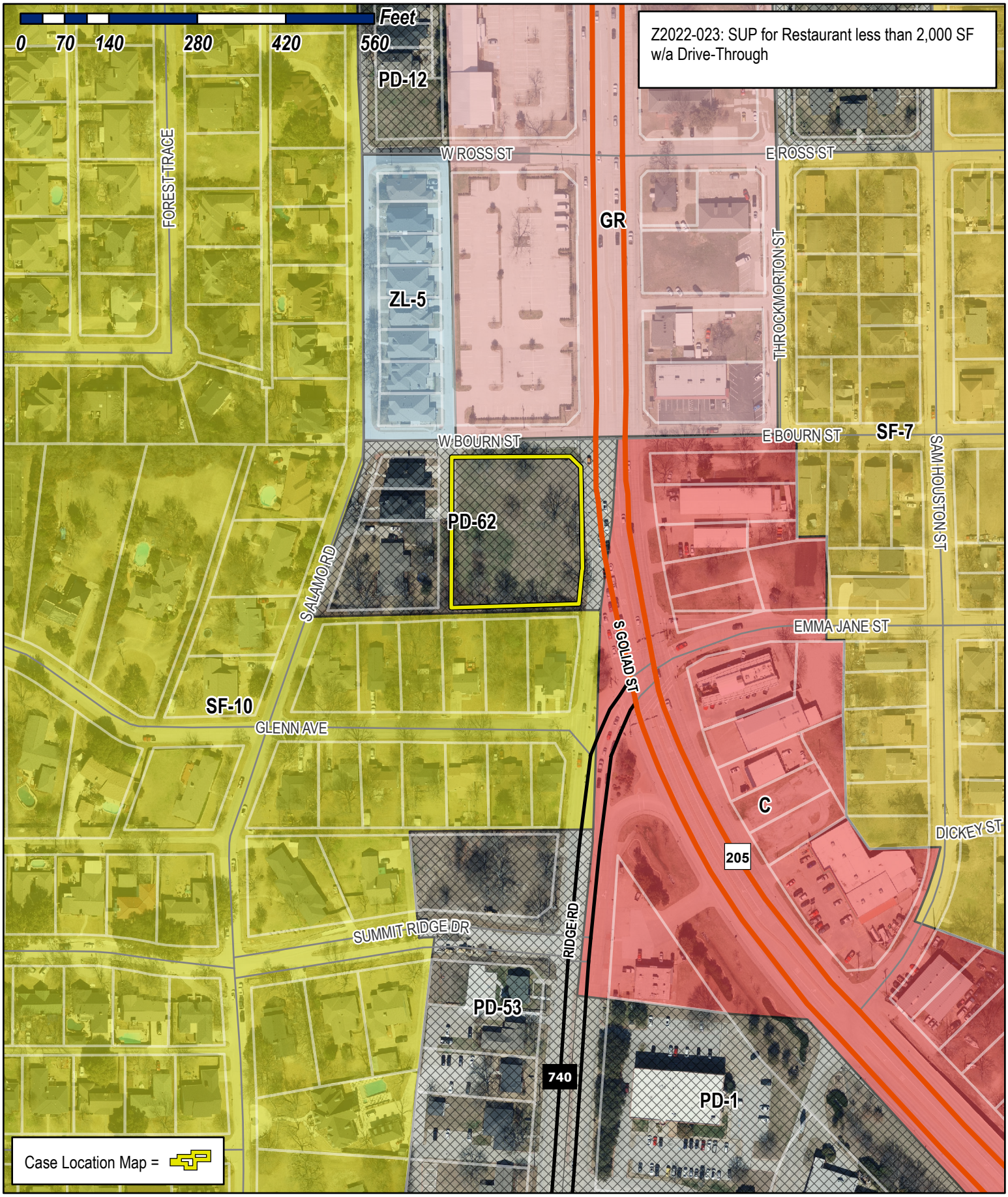
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May, 2022

OWNER'S SIGNATURE Allen Anderson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christine N. Brandy

Christine Noel Brandy
My Commission Expires
12/03/2023
ID No. 130457290

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.

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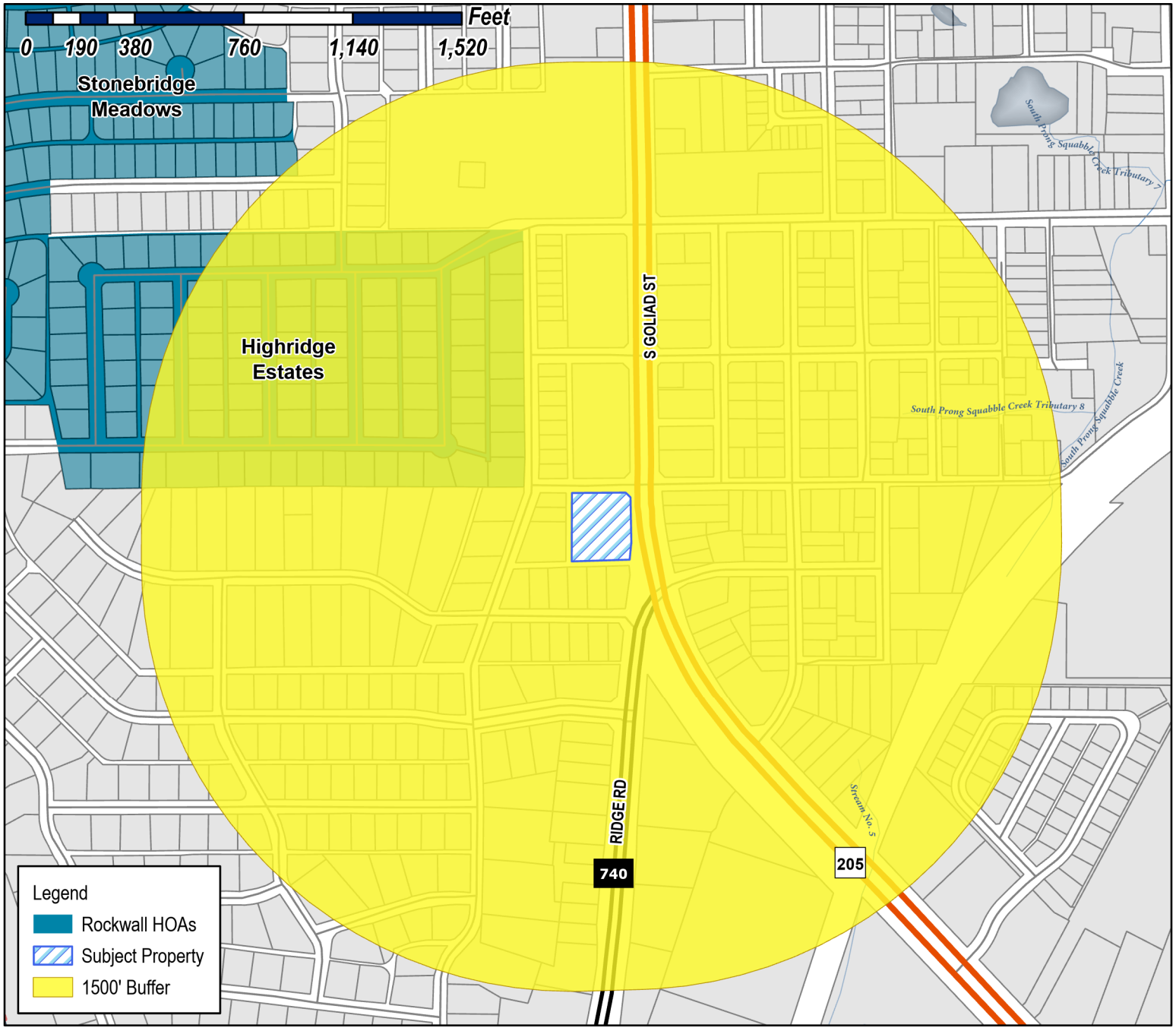

Case Number: Z2022-023
Case Name: SUP for Restaurant less than 2,000 SF w/Drive-Through
Case Type: Zoning
Zoning: Planned Development District 62 (PD-62)
Case Address: 906 S. Goliad Street

Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745



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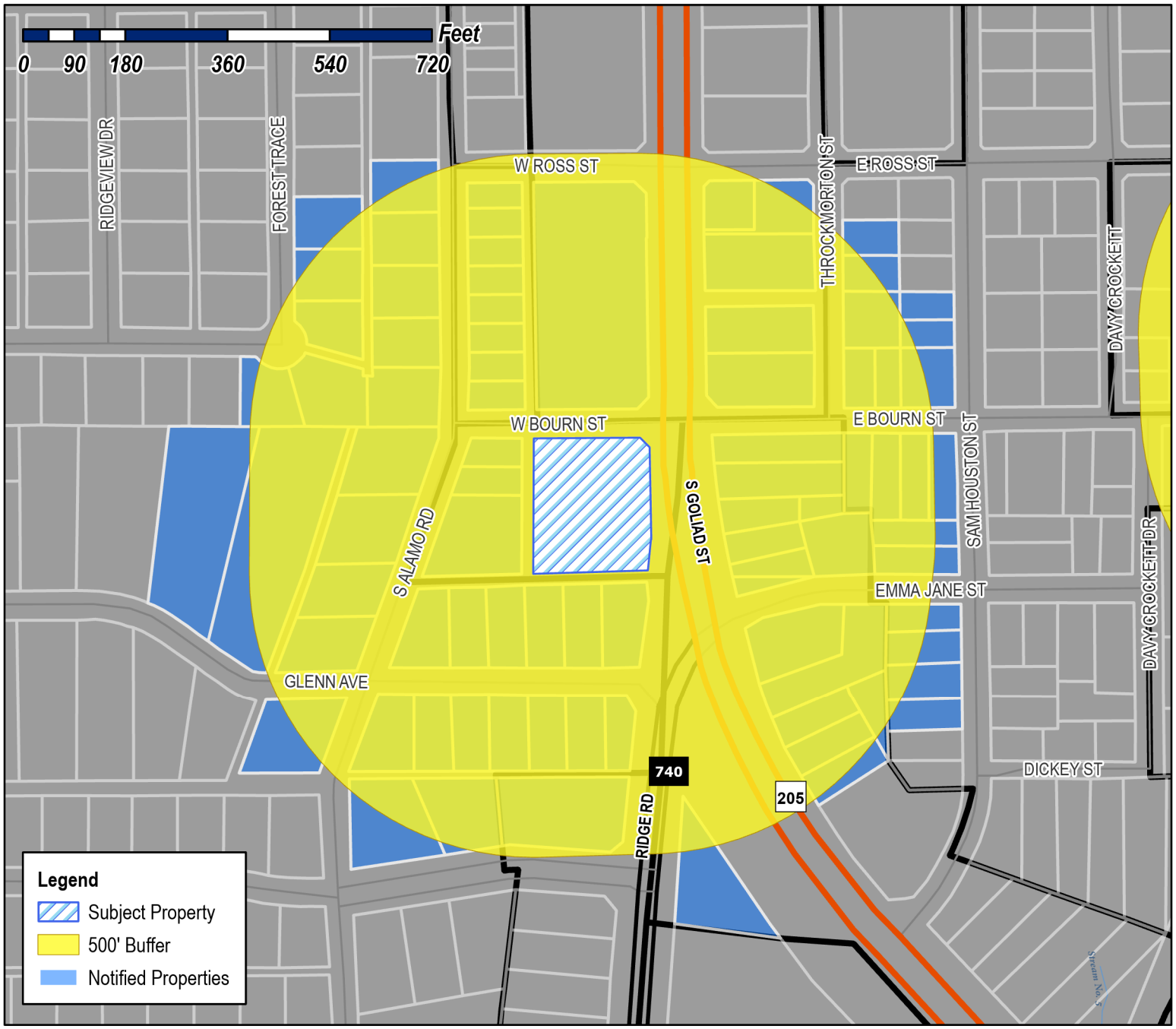
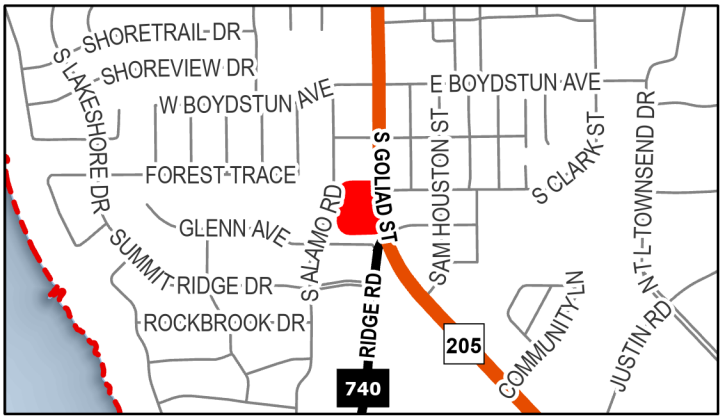


Case Number: Z2022-023
Case Name: SUP for Restaurant less than 2,000 SF w/Drive-Through
Case Type: Zoning
Zoning: Planned Development 62 (PD-62) District
Case Address: 906 S. Goliad Street

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

RB CAPITAL LTD
1002 RIDGE RD
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
1003 S GOLIAD
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A
1004 S ALAMO
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

QCSI FIVE LLC
C/O IEQ MANAGEMENT INC
1007 RIDGE RD
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH
1008 SAM HOUSTON
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

EFENEY WILLIAM M
1009 S GOLIAD
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1011 S GOLIAD ST
ROCKWALL, TX 75087

GEHRING CAROLYN S
101 GLENNAVE
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75089

ROHLF DAVID E
102 E ROSS AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND
JAMES R HOWARD
103 GLENN AVENUE
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
104 GLENN AVE
ROCKWALL, TX 75087

MCFARLIN HULEN D ET UX
105 GLENN AVE
ROCKWALL, TX 75087

SCOTT BILLIE JEAN
106 GLENN AVE
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
BARBARA J PFENNING TRUSTEE
107 GLENN AVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
108 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
109 GLENN AVE
ROCKWALL, TX 75087

HOOVER JERRY H
110 GLENN AVE
ROCKWALL, TX 75087

WILLIS VICTOR & PHUONG
1101 S ALAMO
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1101 S GOLIAD
ROCKWALL, TX 75087

NEWMAN JOANNA N
111 GLENN AVE
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

WILLIS VICTOR & PHUONG
14 KESWICK CT
HEATH, TX 75032

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
1508 BROOKHLLOW DRIVE
SANTA ANA, CA 92735

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

2011 TEMUNOVIC FAMILY TRUST
TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
200S UMMIT RIDGE DR
ROCKWALL, TX 75087

GIBSON CHARLES D AND LINDSAY K
201 FOREST TRACE
ROCKWALL, TX 75087

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

MOTON R T
203 E BOURN ST
ROCKWALL, TX 75087

STOVALL RAYMOND P
203 FOREST TRACE
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY
204 GLENN AVE
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

U S GOVERNMENT HOUSING
206-207EMMA JANE ST
ROCKWALL, TX 75087

HECKARD ALLEN
207 BOURN AVE
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
208 EMMA JANE ST
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
BARBARA J PFENNING TRUSTEE
210 WILLOWCREEK RD
CHICKASHA, OK 73018

RB CAPITAL LTD
2322 HARTS BLUFF ROAD
MT. PLEASANT, TX 75455

STOVALL RAYMOND P
2404 DOVE CREEK DR
LITTLE ELM, TX 75068

QCSI FIVE LLC
C/O IEQ MANAGEMENT INC
300 DELAWAARE AVE SUITE 210
WILMINGTON, DE 19801

2011 TEMUNOVIC FAMILY TRUST
TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

SCOTT BILLIE JEAN
4 SUNSET TRAIL
HEATH, TX 75032

TREVINO EDWARD W & MILLIE A
4349 S PENINSULA DR
PONCE INLET, FL 32127

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
6104 LYNDON B JOHNSON FREEWAY APT#2502
DALLAS, TX 75240

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

SMITH MARY AND KEITH H
711 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN E
713 FOREST TRACE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
801 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
806 SAM HOUSTON ST
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
807 S ALAMO RD
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
807 THROCKMORTON
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
808 SAM HOUSTON ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
809 ALAMO RD
ROCKWALL, TX 75087

LIVAY LLC
809 S GOLIAD
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

EDWARDS JASON
811 S GOLIAD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
813 S ALAMO RD
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
901 S GOLIAD
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

ANDREWS VIRGINIA
902 S ALAMO
ROCKWALL, TX 75087

COMPTON EARL D AND
BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
903 S GOLIAD
ROCKWALL, TX 75087

GATES TED AND SARAH
904 S ALAMO ROAD
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
905 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
906 S ALAMO
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

STATE OF TEXAS
907 S GOLIAD
ROCKWALL, TX 75087

BRISTOW JAMES & CHARLOTTE
908 S ALAMO RD
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

ROHLF DAVID E
PO BOX 1137
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

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 Planning and Zoning Commission will consider the following application:

Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, June 20, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street

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

RSDGP, LLC
15110 N Dallas Pkwy
Ste. 440
Dallas, TX 75248

Dear Planning & Zoning Board of Rockwall, Texas,

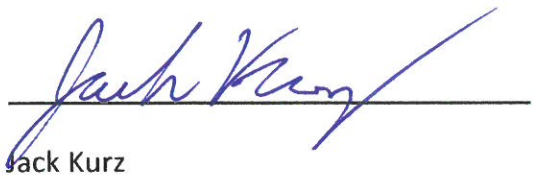
In March and April of 2022, RSDGP applied for a SUP to grant the ability to develop a "drive-thru restaurant under 2,000 SF". Due to some concerns and mistakes to the conceptual plan, along with some opposition from the nearby neighbors, RSDGP decided to withdraw their case before the City Council meeting in early April. RSDGP decided that it was in the best interest of the city, the community, and the tenant, 7Brew Coffee, to review their case and attempt to address and resolve these issues.

7Brew Coffee is a drive-thru and pick-up coffee concept. 7Brew prides itself in friendly and social service with the hopes of bringing their customers a smile and a pleasant start to their day. 7Brew does not cook food and does not sell food. There is no indoor seating included with their building. The concept is designed to provide an easy process for coffee drinkers to order and receive their drink.

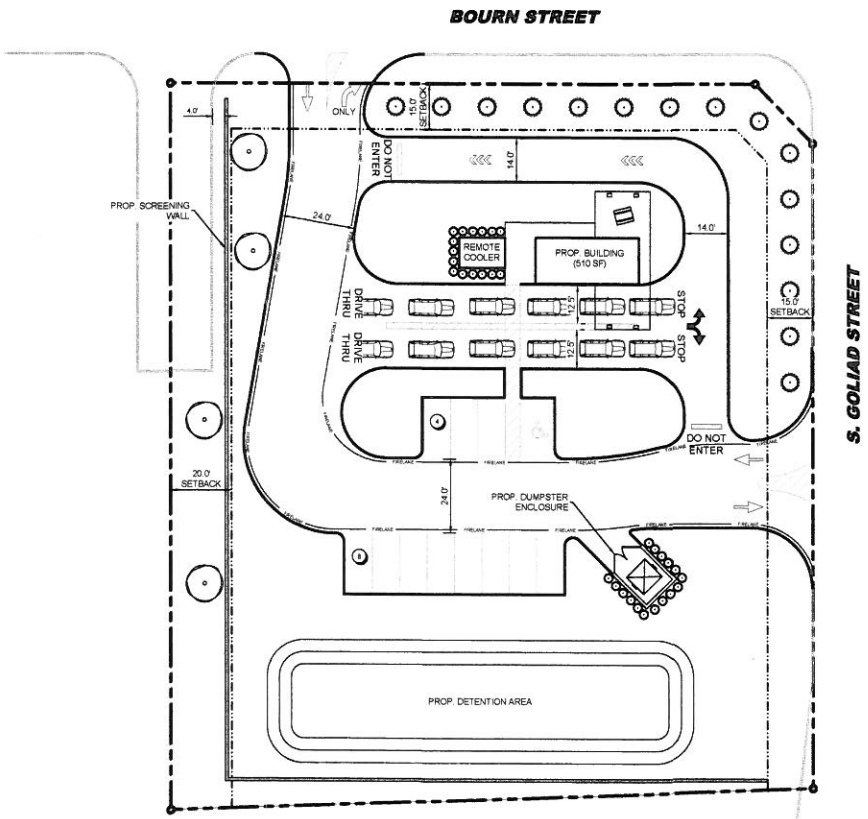
Over the past six weeks, RSDGP and 7Brew have worked diligently to put together a site plan that resolves the issues that Planning and Zoning had provided. In this new and improved conceptual site plan, RSDGP has depicted a screening wall that runs along the western and southern property lines to provide the neighbors with more privacy. The new site plan depicts the required landscaping, per the Development Code, along S. Goliad St. and Bourn St. The remote cooler and dumpster will now be properly screened. The dumpster was placed away from the neighbors to ideally resolve a noise complaint made by one of the neighbors. The neighbors were concerned with vehicles being able to exit the premise and turn left onto Bourn St in order to cut through the neighborhoods to get back on to S Goliad St. In this new site plan, RSDGP shows a right out only onto Bourn to prevent drivers from turning left.

In attempts to ease the concerns of the neighborhood, a few weeks ago, RSDGP and 7Brew went door to door to explain the concept as well as answer any questions from the neighbors within the 500' radius from the site. Overall, these meetings went quiet well and positive and communicative conversations were held with several neighbors. RSDPG also circulated a petition of approval around the local community in hopes to create positive excitement for the 7Brew coffee concept. The petition, which is included in this application, has a total of 77 signatures of approval and support to bring 7Brew Coffee to this location in Rockwall, TX.

Sincerely,



Jack Kurz
Development Manager
E: jkurz@redskyholdings.com
C: (314) 578-8484



LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED SANITARY MANHOLE (SS)
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT (10)
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY

GRAPHIC SCALE

0 20 40 FEET

SCALE: 1" = 20'

SEVEN 7B BREW DRIVE THRU COFFEE

3719 PAGEANT PLACE
DALLAS, TX 75244
225-335-0333

7 BREW COFFEE

906 S. GOLIAD STREET
LOT 1, BLOCK 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: BRW21001

ISSUE DATE: -

CONCEPTUAL SITE PLAN

SHEET:

SP1.0

Petition to Approve the 906 S Goliad St SUP Case

Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Tom Hughes	Tom Hughes	1209 S. Lakeshore Dr		4/30/22
Susan Hughes	Susan Hughes	"		4/30/22
Paul Whitney		1206 S Lakeshore		4/30/22
Laura English	Laura English	1514 S. Lakeshore		4/30/22
Don English		1514 S Lakeshore		4/30/22
MARY LOU O'BRAITIS		1210 S Lakeshore		4/30/22
MARK CARSON		1101 W Yellowjacket		4/30/2022
LORETTA ANDERSON	Loretta Anderson	1203 S. Lakeshore		4/30/22
JULIO CESAR	Julio Cesar	SAM Houston 907		5/1/22
IRMA - SAN.	IRMA -	SAM Houton 907		5/1/22
MIKE GRIFFIN		905 SAM HOUSTON		5/1/22

Petition to Approve the 906 S Goliad St SUP Case

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Clemente	Clemente [illegible]	402 E Boydstun Rockwall TX 75087	Excelente	5/3/2022
John	J J W	" "	" "	"
Alfredo	Alfredo V.S.	906 Sam Houston	Good Choice :)	5/6/22
Mike Moore	[illegible]	211 Lakehill Dr. RT		5-6-22
Martha A Jones	Martha A Jones	1600 N. Lakeshore Dr. Rockwall	" "	5-10-22
Tony Villapando	A. Villapando	1599 Haxer Hill Ct, Rockwall	Good Spot	5/10/22
Victoria Villapando	Villapando	"	Good Location	5/10/22
Brad Epstein	[illegible]	2600 Ridge Rd Rockwall, TX 75087	Would be good	5/13/22
Lisa Epstein	Lisa Epstein	2600 Ridge Rd 75087	Awesome!	5-13-22
Elizabeth Anderson	E. Anderson	1209 S. Lakeshore Dr. Rockwall, TX 75087	We NEED this!!!	5-13-22
Sally Whitway	Sally Whitway	1206 S. Lakeshore Dr. Rockwall Tx.	We Need this	5-13-22

Petition to Approve the 906 S Goliad St SUP Case

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Richard Owen	Richard D. Owen	905 Sam Houston	Good idea	5-1-22
TERRY ARCHER	Terry Archer	306 E. WASHINGTON	GOOD IDEA	5/2/22
Cynthia Sartain	Cynthia Sartain	1018 Ridge Rd	Good idea	5/2/22
Beverly Jacobs	Beverly Jacobs	1304 Ridge Rd		5.2.22
DAVID Jacobs	David B Jacobs	1304 Ridge Rd		5.2.22
Terri Wells	Terri Wells	1204 S. Lakeshore	Great Idea!	5-7-22
JEFF WELLS	Jeff Wells	1204 S. LAKESHORE	VERY GOOD IDEA	5.7.22
Chris English	Chris English	1512 S Lakeshore	Can't wait to come	5-11-22
April English	April English	1512 S Lakeshore		5-11-22
Tiffany Vanover	Tiffany Vanover	902 Davy Crockett st	Great Idea	5-11-22
Micah Adams	Micah Adams	902 Davy Crockett st	Caint wait for this	5-11-22

Petition to Approve the 906 S Goliad St SUP Case

Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Randy Reeder	Randy Reeder	1006 Davey Crockett St	OK	5-02-22
Kay Reeder	[illegible]	1006 Davy Crockett St	✓ ok	5-02-22
JAYTON REEDER	[illegible]	1006 Davy Crockett st	OK	5-02-22
Curt Sanford	[illegible]	903 Davy Crockett St	OK ✓	5/2/22
Oliver Paynter	[illegible]	905 Davy Crockett St.	✓	5/2/22
Dina Salgado	[illegible]	510 Dickey St	OK	5/2/22
Harold Salgado		"	"	"
Maria Rodriguez	Maria Rodriguez	507 Dickey st		
Pedro Castillo	Pedro Castillo	SM Austory 1009		5/2/22
Valerie Bonner	Valerie Bonner	309 Emma Jane St	ok :)	5/2/22
Jack Bonner	Jack Bonner	309 Emma Jane	✓	5/2/22

Petition to Approve the 906 S Goliad St SUP Case

Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Jose Arroyo		302 Emma Jane St		5-1-22
Veronica Williams	V. Williams	207 Emma Jane St		5-1-22
C. Williams	Chris Williams	207 Emma Jane St		5-1-22
C Williams Jr	Chris Williams Jr	207 Emma Jane St		5-1-22
Morgan Hickman	M. Hickman	207 Emma Jane St		5-1-22
Paul Price	P. Price	207 Emma Jane St		5-1-22
Nathaniel Hughes		308 Emma Jane St		5-1-22
Audra Green		209 Lake Meadows Dr		5-1-22
Vanessa Hernandez		381 E. Barn St		5-1-22
Sayra Hernandez		381 E. Barn St.		5-1-22
Willie Davis		1008 Davy Crockett		5-1-2022

Petition to Approve the 906 S Goliad St SUP Case

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Ronnie Scroggins	Ronnie Scroggins	704 Sherman		May 1
Melissa Coates	M Coates	605 Fannin		
Vann Coates	M Coates	605 Fannin		
Susan		406 Starr's		May 1, 2022
Jessie		406 Starrs		May 1, 2022
Lisa	Strange	705 Sherman		May 1-2022
Joe	Joe	3348 morning light		5-2-2022
Melissa + Joseph	[illegible]	804 Sam Houston St		5-2-2022
Alma	Lynn	804 Sam Houston		5-1-22
Herbert		804 S Houston		5 [illegible]
Lora Mitchell	Lora Mitchell	800 Sam Houston		5/1/22

Petition to Approve the 906 S Goliad St SUP Case

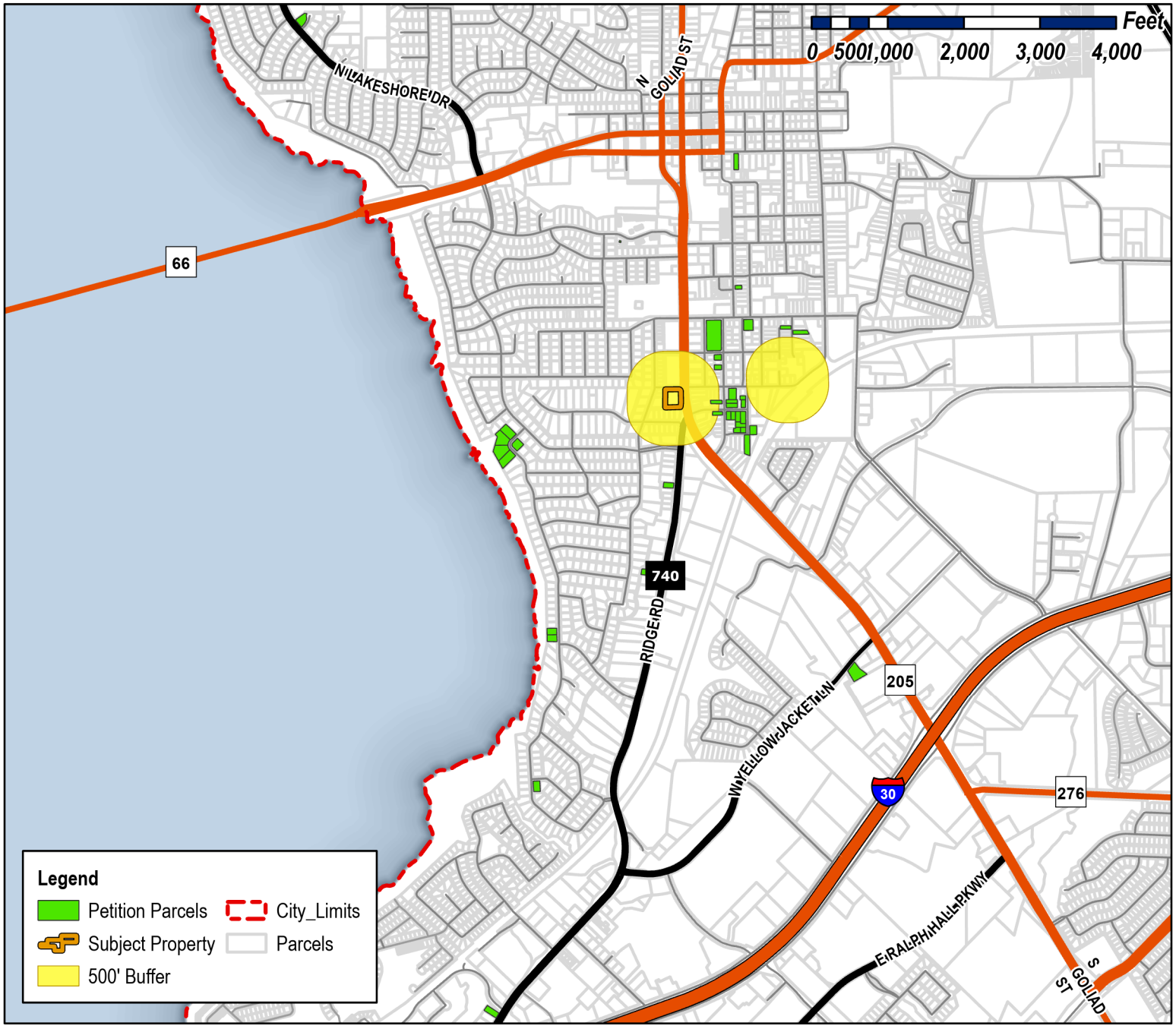
Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Debra Anthony	Debra Anthony	702 Sam houston	we need this place for the area	4-30-22
Skylar Anthony	Skylar Anthony	1008 Davy crockett	we need this P/Z	4-30-22
Arenia Davis	Arenia Davis	1008 Davy crockett		4-30-22
Sophia Boles	Sophia Boles	310 Emma Jane		4-30-22
Rod Taylor	Rod Taylor	1005 Sam Houston		5-1-22
Julio Sanchez	[illegible]	907 Sam Houston		5/1 22
Irma Sanchez	Irma	907 Sam Houston		5/1 22
Omar Sanchez	[illegible]	907 Sam Houston		5/2
Kyle Williams	Kyle [illegible]	304 Emma Jane		5/1
LaChandra Satterwhite	[illegible]	304 Emma Jane		5/1
Derid Boles	308	Emma Jane St		

City of Rockwall

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

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



Case Number: Z2022-023
Case Name: SUP for Restaurant less than 2,000 SF w/Drive-Through
Case Address: 906 S. Goliad Street

Signatures in support of Case

Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 62 (PD-62) [*ORDINANCE NO. 05-24*] 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 A *RESTAURANT, LESS THAN 2,000 SF, WITH A DRIVE-THROUGH OR DRIVE-IN* ON A 1.1308-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, JACK CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jack Kurz of RSDGP, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 1.1308-acre parcel of land described as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) [*Ordinance No. 05-42*] for General Retail (GR) District land uses, addressed as 902 & 906 S. Goliad Street [*SH-205*], 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 62 (PD-62) [*Ordinance No. 05-42*] 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 Planned Development District 62 (PD-62) [*Ordinance No. 05-24*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 05.31.2022

Planned Development District 62 (PD-62) [*Ordinance No. 05-42*], and Subsection 04.01, *General Commercial Districts Standards*; and Subsection 04.04, *General Retail (GR) District*; of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) A minimum of a six (6) foot masonry wall (*i.e. constructed with materials matching the primary structure*) be constructed adjacent to the southern and western property lines. Mature canopy trees shall be planted on 20-foot centers along the entire length of the wall within a 20-foot landscape buffer.

3) A minimum of a 20-foot landscape buffer with a berm and shrubbery shall be established along S. Goliad Street fully impairing any visibility issues caused by headlights from motor vehicles in the drive-through lane. In addition, mature canopy trees on 50-foot centers should be planted along the entire length of S. Goliad Street. Additional landscaping may also be required at the time of site plan at the corner of W. Bourne Street and S. Goliad Street to impair the visibility of headlights from the drive-through lane.

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 *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 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,

DRAFT ORDINANCE 03.31.2022

the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

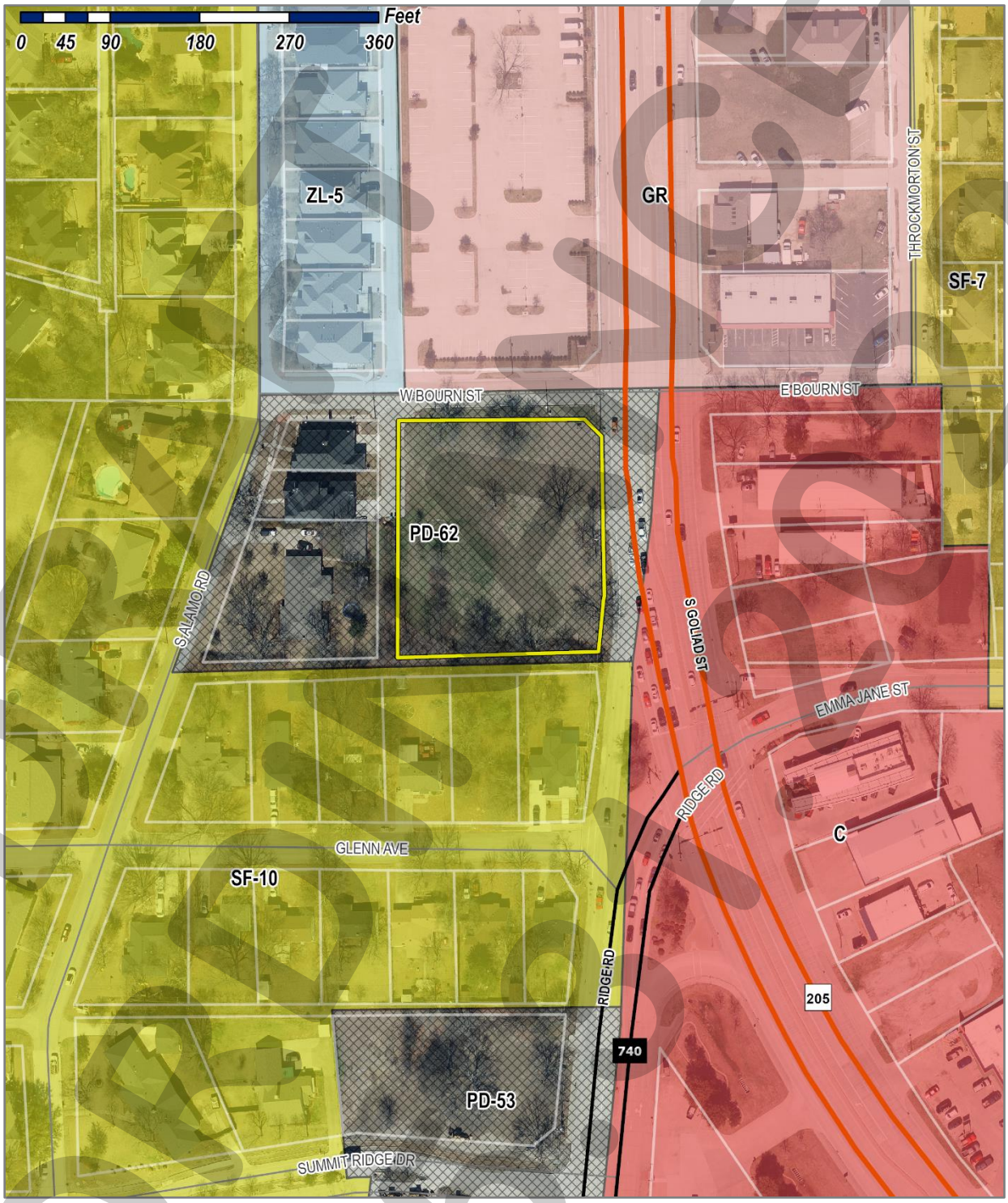
1st Reading: *June 20, 2022*

2nd Reading: *July 5, 2022*

DRAFT ORDINANCE 05.31.2022

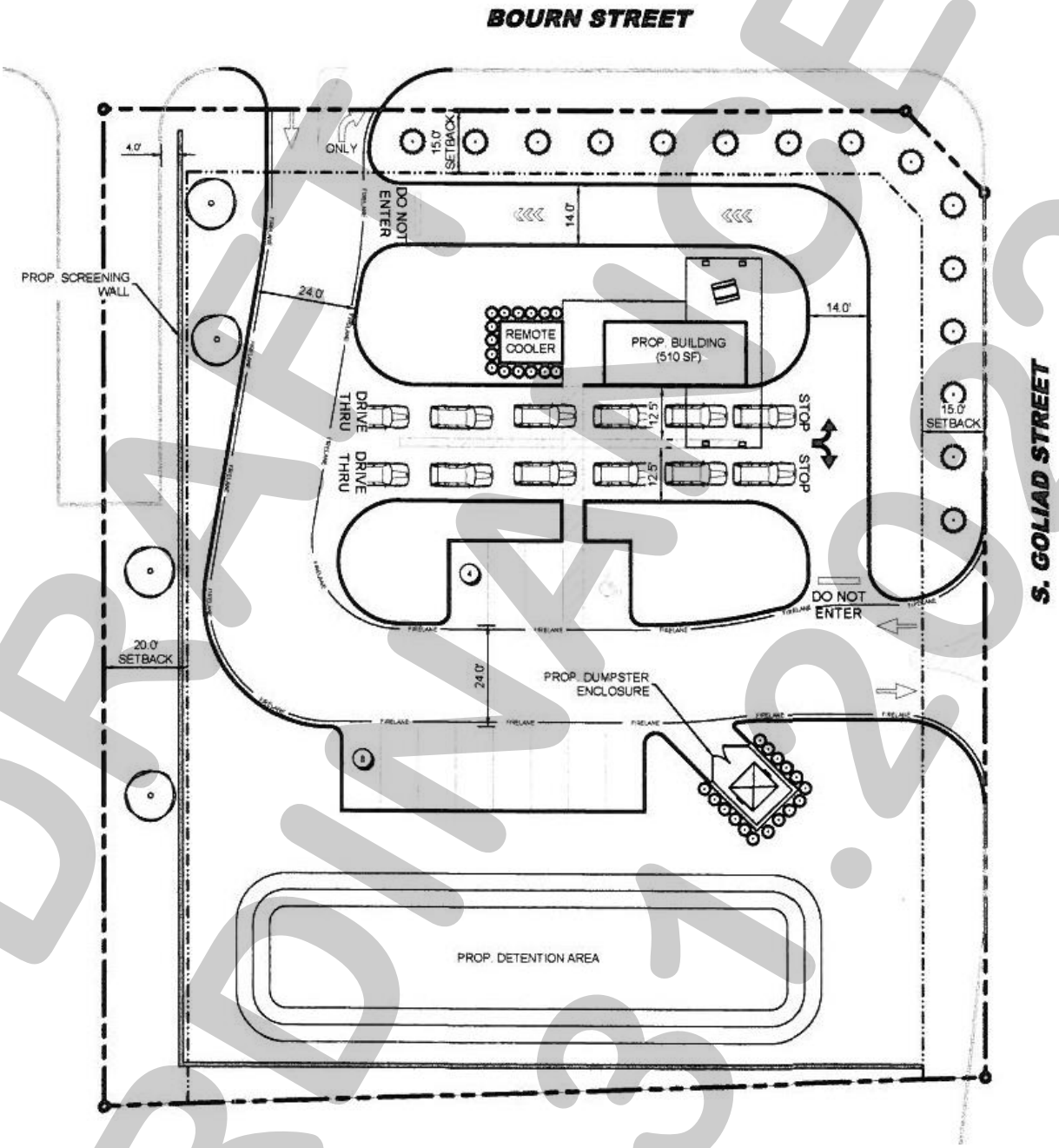
Exhibit 'A'
Location Map

Address: *902 & 906 S. Goliad Street*
Legal Description: *Lot 1, Block B, Jack Canup Addition*



DRAFT 09/06/2022

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 05.31.2022

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	Z2022-024	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Planned Development for Harbor Residence	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	05/27/2022	Approved w/ Comments

05/27/2022: Z2022-024; PD Development Plan for Harbor Residence
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), and generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-024) in the lower right-hand corner of all pages on future submittals.
I.4 Please note that the approval of this ordinance will supersede Ordinance No. 20-10.
I.5 Please note that the approval of this PD Development Plan does not grant the abandonment of the right-of-way along Summer Lee Drive, and that this will have to be considered separately by the City Council.
I.6 Please note the following requirements per the Horizon/Summer Lee Subdistrict:

(1) Setbacks from Right-of-Way Line
(a) Horizon Road: 40'; In Conformance
(b) Glen Hill Way (without Parking): 30'; Not In Conformance @ 8' – 10'
(c) Glen Hill Way (with Parking): 50'; Not In Conformance @ 10' – 14'
(d) Summer Lee Drive: 30'; Not In Conformance @ 11' – 18'
(2) Maximum Lot Coverage: 60%; Not In Conformance @ 66%
(3) Building Height for First Floor: 15'; Will Require Conformance at Site Plan
(4) Overall Building Height: 120'; Will Require Conformance at Site Plan
(5) Encroachments in Setbacks: 5'; Will Require Conformance at Site Plan
(6) Land Uses
(a) First Floor: Office, Retail, & Restaurant
(b) Upper Floors: Office

Approval of this PD Development Plan may waive some of these plan requirements; however, the applicant should try to meet these requirements where feasible and show conformance to these requirements on the plan.

M.7 On the Concept Plan please make the following changes (see attached Planning Department mark ups):

(1) Relabel the street on the northside of the proposed building (i.e. labeled as Glen Hill Way New and Glen Hill Way Existing) as Pinnacle Way Drive. Leave the portion of Glen Hill Way running north/south on the west side of the building.

M.8 Please review the attached Draft Ordinance prior to the May 31, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 7, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.10 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

05/25/2022: - Min 50' CL Radius. This is not currently ROW, will need to dedicate ROW from Trend Tower?
- Need to show property lines north of Glen Hill Way to clarify

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.
- Will require WOUS and wetland study for creek

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Infrastructure study required with fees
- 12" water line to be installed in "new" street

Roadway Paving Items:
- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.

- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved w/ Comments

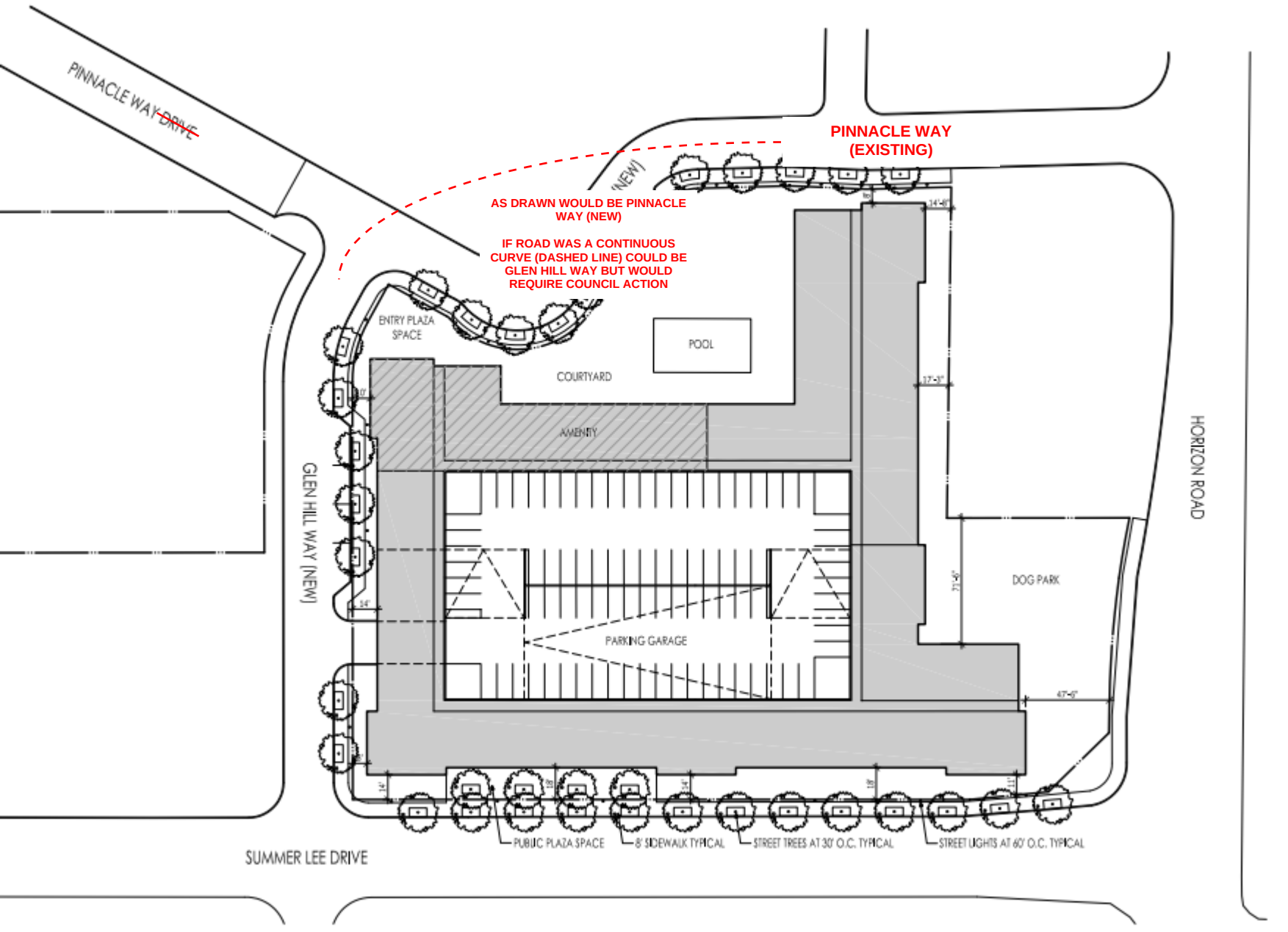
05/23/2022: As the road is drawn it would be 'Pinnacle Way' to tie two existing pieces.
If the new connecting road was a curved (more direct) path it could become Glen Hill Way but the existing portion of Pinnacle Way (by Care Now) would require a City Council name change. (see attached drawing)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments

05/23/2022: Please provide landscape and tree mitigation plans.


PINNACLE WAY DRIVE
PINNACLE WAY (EXISTING)
AS DRAWN WOULD BE PINNACLE WAY (NEW)
IF ROAD WAS A CONTINUOUS CURVE (DASHED LINE) COULD BE GLEN HILL WAY BUT WOULD REQUIRE COUNCIL ACTION
ENTRY PLAZA SPACE
POOL
COURTYARD
AMENITY
PARKING GARAGE
DOG PARK
GLEN HILL WAY (NEW)
HORIZON ROAD
SUMMER LEE DRIVE
PUBLIC PLAZA SPACE
8' SIDEWALK TYPICAL
STREET TREES AT 30' O.C. TYPICAL
STREET LIGHTS AT 60' O.C. TYPICAL

General Items:
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- Impact Fees (Water, Wastewater & Roadway)
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- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

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

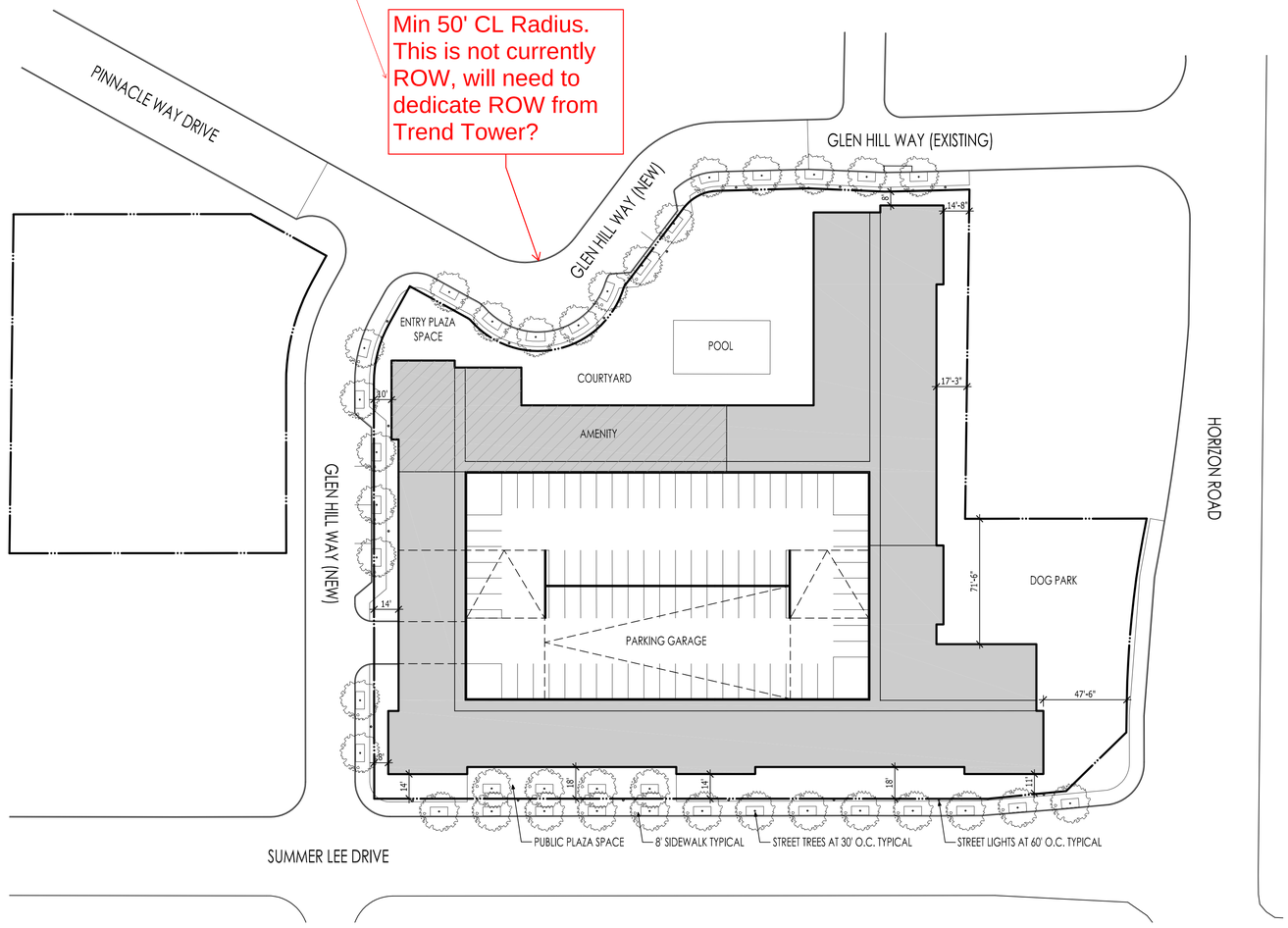
156 SPACES
144 SPACES
300 SPACES

300 SPACES
300 SPACES

ED

Need to show property lines north of Glen Hill Way to clarify

Min 50' CL Radius. This is not currently ROW, will need to dedicate ROW from Trend Tower?



TRUE NORTH PLAN NORTH

01 PD DEVELOPMENT PLAN
Scale: 1" = 40'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCE
ROCKWALL, TEXAS

PROJECT NUMBER: 22008

DATE ISSUED: 05/20/2022

REVISIONS:

SHEET TITLE: PD DEVELOPMENT PLAN

SHEET NAME: A100

CASE NUMBER: Z2022-001

realty investments

Mr. Ryan Miller
City of Rockwall
Director of Planning and Zoning
385 S. Goliad Street, Rockwall, TX 75087
(972) 772-6441

VIA EMAIL: *rmiller@rockwall.com*
Date: 5/19/2022

Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. This PD application is designed to address the layout of Glen Hill Way as it connects into the northern portion of the property.

To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.

Property ID	Legal Description	Acres
19924	MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	
19925	MOTON, BLOCK 3, LOT 1,2,3 & 4	
19926	MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	
		1.44

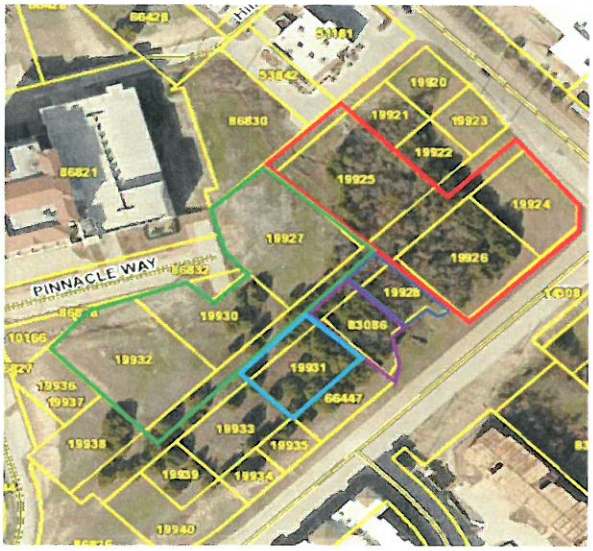
Property ID	Legal Description	Acres
19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	
19930	MOTON, BLOCK 7, LOT 2,3 & 4	
19932	MOTON, BLOCK 9, LOT 1,2,3 & 4	
Total		1.52

Property ID	Legal Description	Acres
19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)	
Total		0.16

Property ID	Legal Description	Acres
83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)	
Total		0.18

Property ID	Legal Description	Acres
19931	MOTON, BLOCK 8, LOT 1 & 2	
Total		0.29

Total Acres/SF	3.59



Please let us know if you have any questions as you go through the application.

Respectfully,

Asher Hamilton
Realty Investments / RIV Properties LLC
CEO
Date: 5/19/2022

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

	Property ID	Legal Description	Property ID	Legal Description
ADDRESS	19924	MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4
	19925	MOTON, BLOCK 3, LOT 1,2,3 & 4	19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)
SUBDIVISION	19926	MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)
	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	19931	MOTON, BLOCK 8, LOT 1 & 2
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	3.59 Acres	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]

☒ Agent	RIV Properties LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684	PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE ~~OWNER~~ Agent FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 260.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* May *, 20* 22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th *DAY OF* May *, 20* 22

AGENT'S SIGNATURE S. Segovia

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Stephanie Segovia

STEPHANIE SEGOVIA
Notary ID #133593770
My Commission Expires
February 16, 2026

MY COMMISSION EXPIRES February 16, 2026

Green Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-024

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- ☐ 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]

	Property ID	Legal Description		
ADDRESS				
SUBDIVISION	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	LOT	BLOCK
	19930	MOTON, BLOCK 7, LOT 2,3 & 4		
GENERAL LOCATION	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.52 Acres Gross	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	Marion E Wilson, Michael White, Dimensions Real Estate Services LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-6285	PHONE	(214) 908-4684
E-MAIL	michael.gibson5279@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Gibson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: on behalf of Dimensions Real Estate Services, LLC

"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 $ $260.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January *20*22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 *DAY OF* December *20*21

OWNER'S SIGNATURE Michael E. Gibson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Janine A. Mitchell

JANINE ANTOINETTE MITCHELL
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 130978165

MY COMMISSION EXPIRES

Green Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID Legal Description		
SUBDIVISION	19927 MOTON, BLOCK 5, LOT 1,2,3 & 4 19930 MOTON, BLOCK 7, LOT 2,3 & 4	LOT	BLOCK
GENERAL LOCATION	19932 MOTON, BLOCK 9, LOT 1,2,3 & 4		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.52 Acres Gross	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	Marion E Wilson, Michael White, Dimensions Real Estate Services LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2804 W Wheatland Rd	ADDRESS	PO Box 162054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-8265	PHONE	(214) 908-4884
E-MAIL	michael.gibson8279@yahoo.com	E-MAIL	ahamilton@reallyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marion Wilson [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 $260.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January *20* 22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF December 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JANINE ANTOINETTE MITCHELL
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 130978165

MY COMMISSION EXPIRES

Green Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00)

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	Property ID	Legal Description	
SUBDIVISION	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	LOT / BLOCK
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4	
	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4	

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.52 Acres Gross	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	Marlon E Wilson, Michael White, Dimensions Real Estate Services LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-6285	PHONE	(214) 908-4684
E-MAIL	michael.gibson5279@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael White [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 $ $260.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd *DAY OF* December, 20 21.

OWNER'S SIGNATURE Michael I White

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Janine A. Mitchell

MY COMMISSION EXPIRES

JANINE ANTOINETTE MITCHELL
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 130978165

Blue Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	
SUBDIVISION	19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)	LOT / BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	0.16 Acres	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	Mark R Carson	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Mark R Carson	CONTACT PERSON	Asher Hamilton
ADDRESS	701 N Munson Rd.	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	972-345-5437	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Carson [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 $ 260.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January *20* 22. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 *DAY OF* December 21

OWNER'S SIGNATURE Mark Carson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS CSabella

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
Catherine Sabella
Notary Public, State of Texas
My Comm. Exp. 06/28/2025
Notary ID 13319565-6

Purple Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-029

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	Property ID	Legal Description		
SUBDIVISION	83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)	LOT	BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	0.18 Acres	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	Allen Anderson	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Asher Hamilton
ADDRESS		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-908-4684	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN ANDERSON [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 $ 260.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January *20* 22. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 *DAY OF* DECEMBER *20* 21.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

NOTARY PUBLIC STATE OF TEXAS
Catherine Sabella
Notary Public, State of Texas
My Comm. Exp. 06/28/2025
Notary ID 13319565-6

MY COMMISSION EXPIRES

Red Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description		
SUBDIVISION	19924	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE	LOT	BLOCK
	19925	MOTON, BLOCK 3, LOT 1,2,3 & 4		
GENERAL LOCATION	19926	MOTON, BLOCK 2, LOT 1,2,3 & ~~4~~ Rest, FRONTAGE		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.44 Acres Gross	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	Culpepper Spatex Group	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 190569	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	817-233-0478	PHONE	(214) 908-4684
E-MAIL	gshultz@diamond-a.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY SHULTZ [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 $ 260.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 27th *DAY OF* December *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 27th DAY OF December 20 21

OWNER'S SIGNATURE Gary Shultz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 11501644

MY COMMISSION EXPIRES 07-25-2025

DEVELOPMENT APPLICATION

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

Teal Parcel

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description			
SUBDIVISION	19931	MOTON, BLOCK 8, LOT 1 & 2	LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	0.29 Acres	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	In the Estate of Ernest Fields	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Robert Fields	CONTACT PERSON	Asher Hamilton
ADDRESS	1502 LAUREL AVE	ADDRESS	PO Box 192054
CITY, STATE & ZIP	RICHMOND, CA 94805	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	510-421-6848	PHONE	(214) 908-4684
E-MAIL	amwriting@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 260.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ *DAY OF* _____, *20*____.

OWNER'S SIGNATURE Robert T. Fields

Please see attached California Acknowledgement / Jurat

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Contra Costa }

On Jan. 07. 2022 before me, NBeeson- NOTARY PUBLIC
(Here insert name and title of the officer),

personally appeared ROBERT T. FIELDS,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

N. BEESON
Notary Public - California
Contra Costa County
Commission # 2288942
My Comm. Expires May 18, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Re: Development
(Title or description of attached document)

Appucation
(Title or description of attached document continued)

Number of Pages 2 Document Date 1/7/22

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer

(Title)

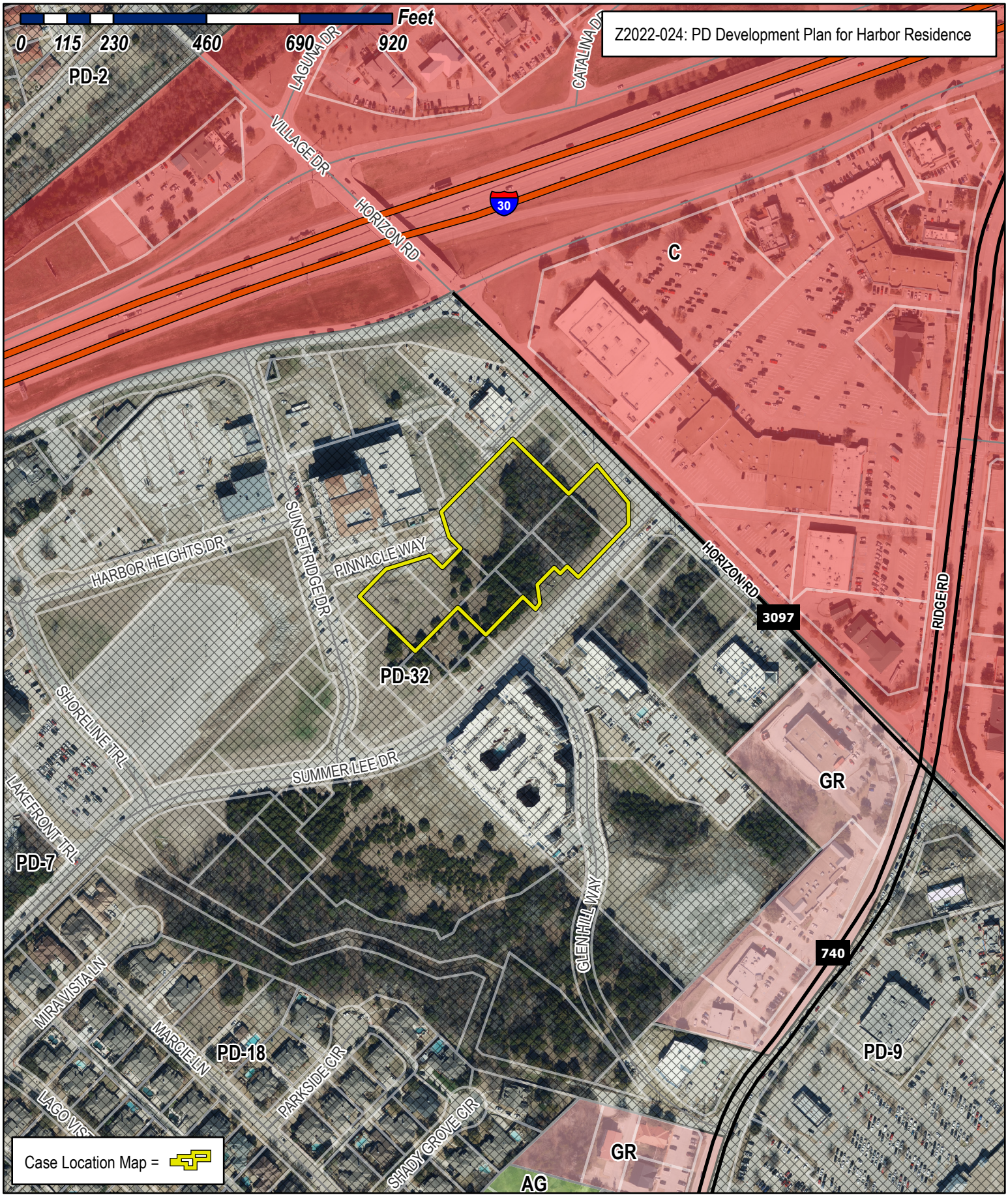
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

2018 Version www.NotaryClasses.com 800-873-9865



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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Rockwall, Texas 75087
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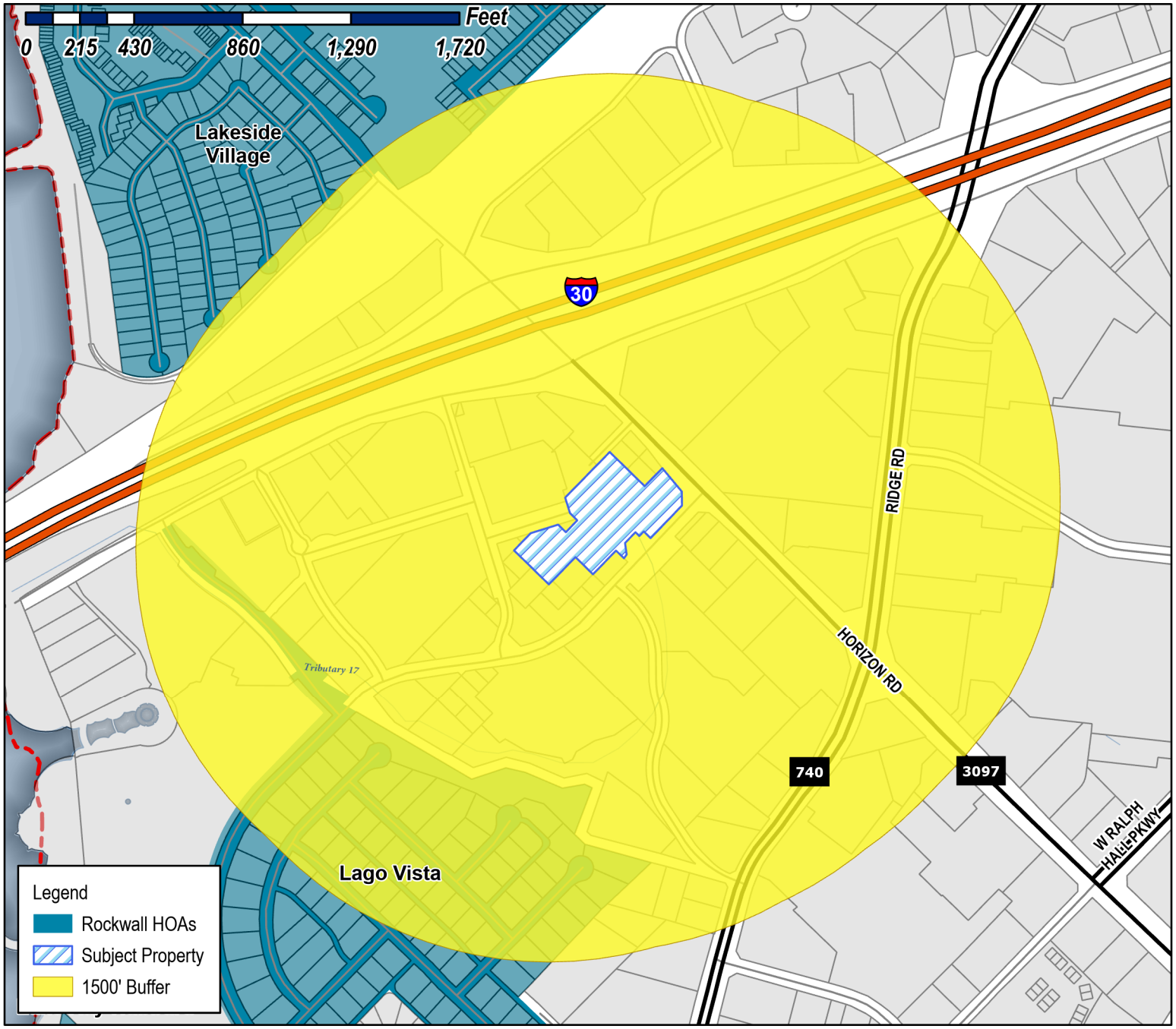

Case Number: Z2022-024
Case Name: PD Development Plan for Harbor Residence
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address:
Date Saved: 5/19/2022
For Questions on this Case Call (972) 771-7745



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Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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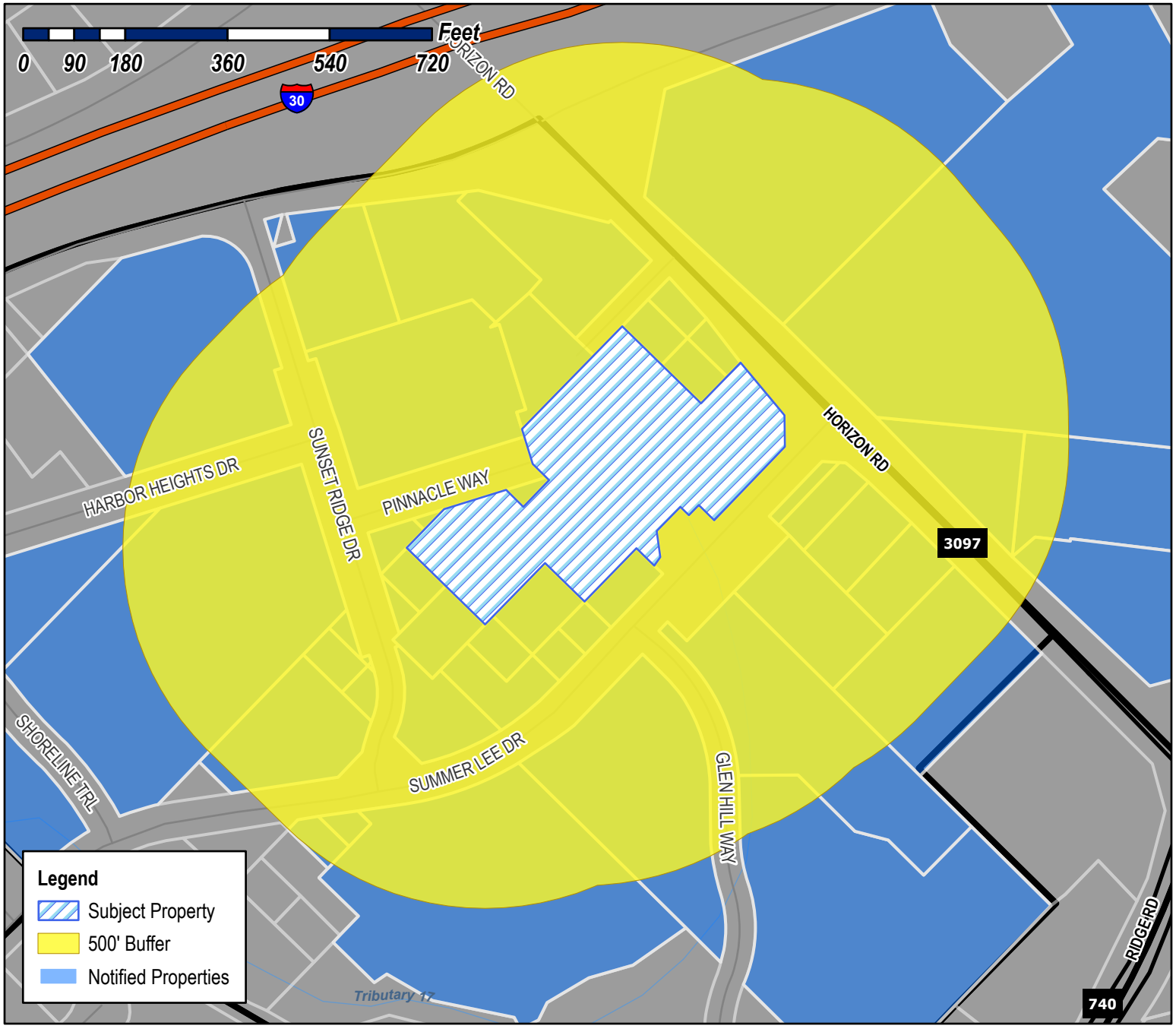

Case Number: Z2022-024
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Zoning: Planned Development District 32 (PD-32)
Case Address:
Date Saved: 5/19/2022
For Questions on this Case Call (972) 771-7745



SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

MHC ROCKWALL LLC
1468 KIMBROUGH RD SUITE 103
GERMANTOWN, TN 38138

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

ROCKWALL HARBOR HILL, LTD
2400 SUMMER LEE DR
ROCKWALL, TX 75032

HARBOR URBAN CENTER LLC
2500 SUMMER LEE DR
ROCKWALL, TX 75032

ATTICUS SUMMER LEE TOWNHOMES LLC
2500 SUMMER LEE DR
ROCKWALL, TX 75032

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

HH RETAIL CENTER LP
2620 SUNSET RIDGE DR
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
2651 SUNSET RIDGE DR
ROCKWALL, TX 75032

MHC ROCKWALL LLC
2700 SUMMER LEE
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

BENT TREE REALTY CO
2850 RIDGE RD
ROCKWALL, TX 75032

W & R PROPERTIES INC
2860 RIDGE RD
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
405 I30
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

HARBOR URBAN CENTER LLC
5339 ALPHA RD SUITE 300
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
600 HORIZON DR
ROCKWALL, TX 75032

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

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 Planning and Zoning Commission will consider the following application:

Case No. Z2022-024: PD Development Plan for Harbor Residence

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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, June 20, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-024: PD Development Plan for Harbor Residence

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

PROJECT DATA

SITE AREA:
2.73 ACRES (ESTIMATED)
66% LOT COVERAGE

(1) FOUR/FIVE STORY BUILDING
209,000 GSF
167,200 NRSF
950 SF AVG. UNIT SIZE
176 UNITS

INTERIOR AMENITY SPACE
7,500 GSF

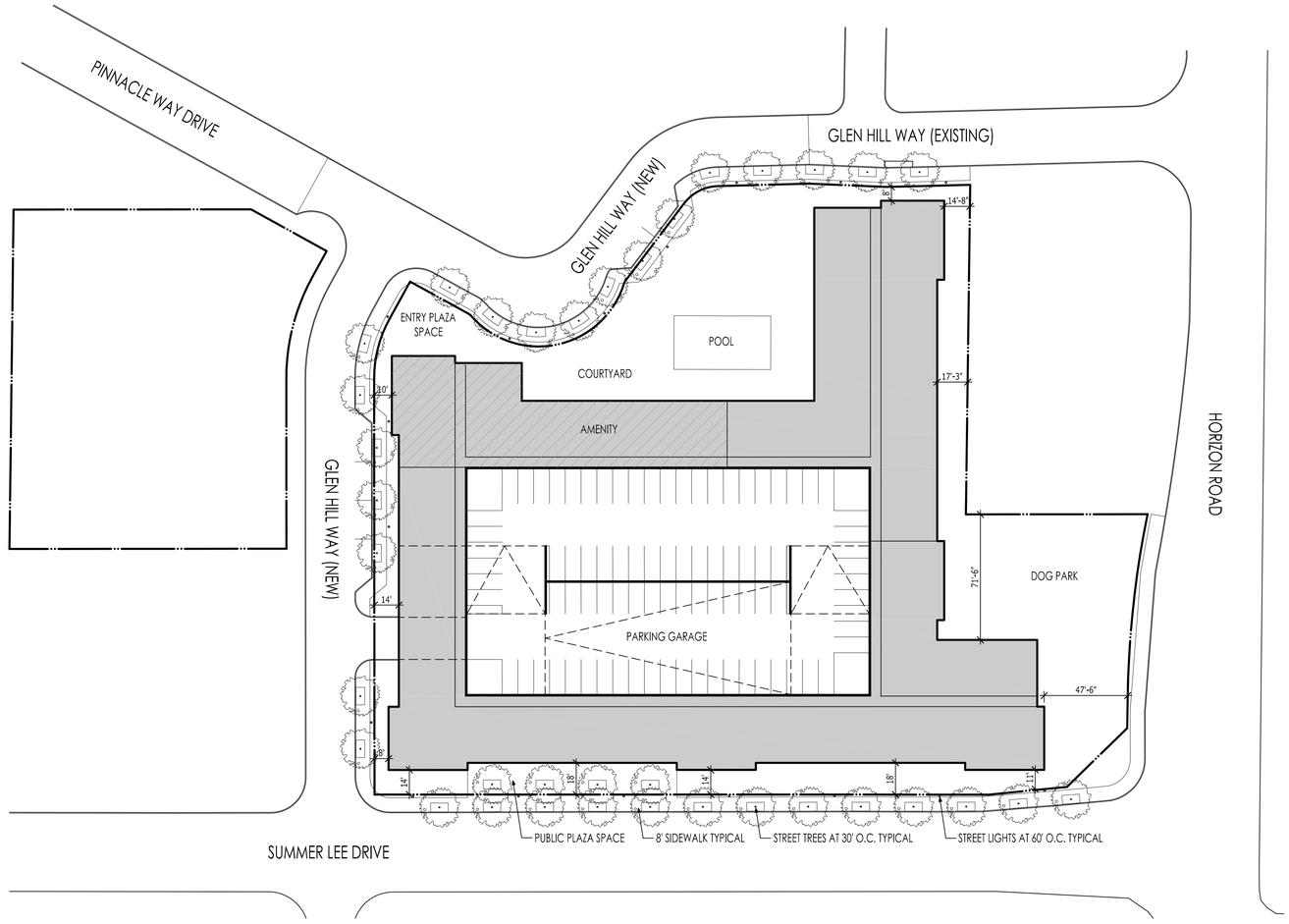
REQUIRED PARKING:

1 BR UNITS	104 UNITS	156 SPACES
2 BR UNITS	72 UNITS	144 SPACES
TOTAL UNITS	176 UNITS	300 SPACES

PROVIDED PARKING:

GARAGES	300 SPACES
TOTAL PARKING	300 SPACES

300 PARKING SPACES PROVIDED
@ 1.7 SPACE / UNIT



TRUE NORTH

PLAN NORTH

01 PD DEVELOPMENT PLAN
Scale: 1" = 40'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCE
ROCKWALL, TEXAS

PROJECT NUMBER:
22008

DATE ISSUED:
05/20/2022

REVISIONS:

SHEET TITLE:
PD DEVELOPMENT PLAN

SHEET NAME:
A100

CASE NUMBER:
Z2022-001

CITY OF ROCKWALL

ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; 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 Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted 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 32 (PD-32) [*Ordinance No. 17-22*] 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 Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed condominium building shall not contain more than 176 urban residential units.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is

different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

CITY OF ROCKWALL TEXAS SEAL

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A':
Legal Description and Location Map

PARCEL 1 (TRACTS 1 & 2)

TRACT 1: All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34"East, a distance of 27.56-feet;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.

Exhibit 'A':
Legal Description and Location Map

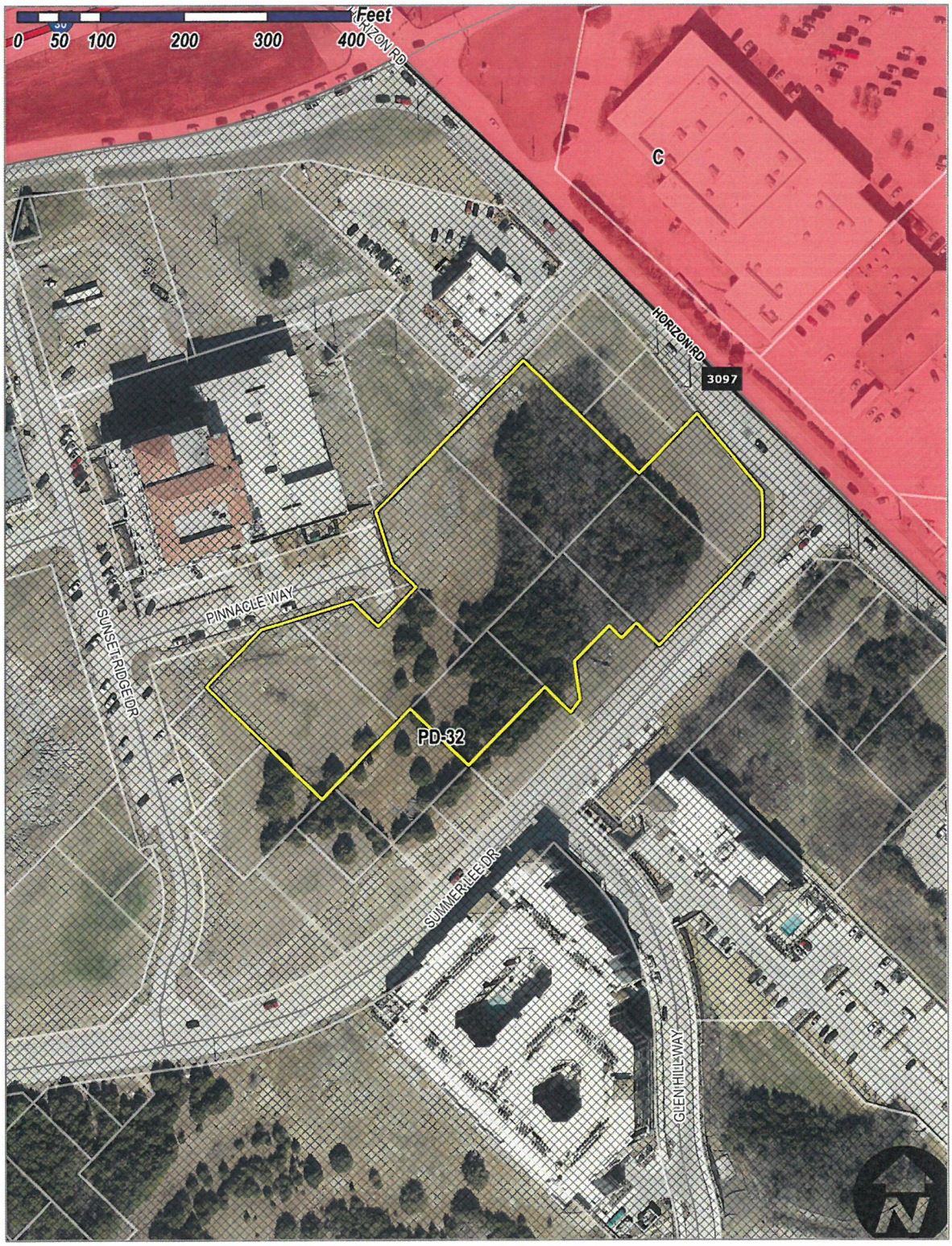


Exhibit 'B':
Concept Plan

PROJECT DATA		
SITE AREA:		
2.84 ACRES (ESTIMATED)	REQUIRED PARKING:	
60% LOT COVERAGE	1 BR UNITS	104 UNITS 156 SPACES
	2 BR UNITS	72 UNITS 144 SPACES
(1) FOUR/FIVE STORY BUILDING	TOTAL UNITS	176 UNITS 300 SPACES
209,000 GSF		
167,200 NRSF	PROVIDED PARKING:	
950 SF AVG. UNIT SIZE	GARAGES	300 SPACES
176 UNITS	TOTAL PARKING	300 SPACES
INTERIOR AMENITY SPACE		
7,500 GSF	300 PARKING SPACES PROVIDED	
	@ 1.7 SPACE / UNIT	

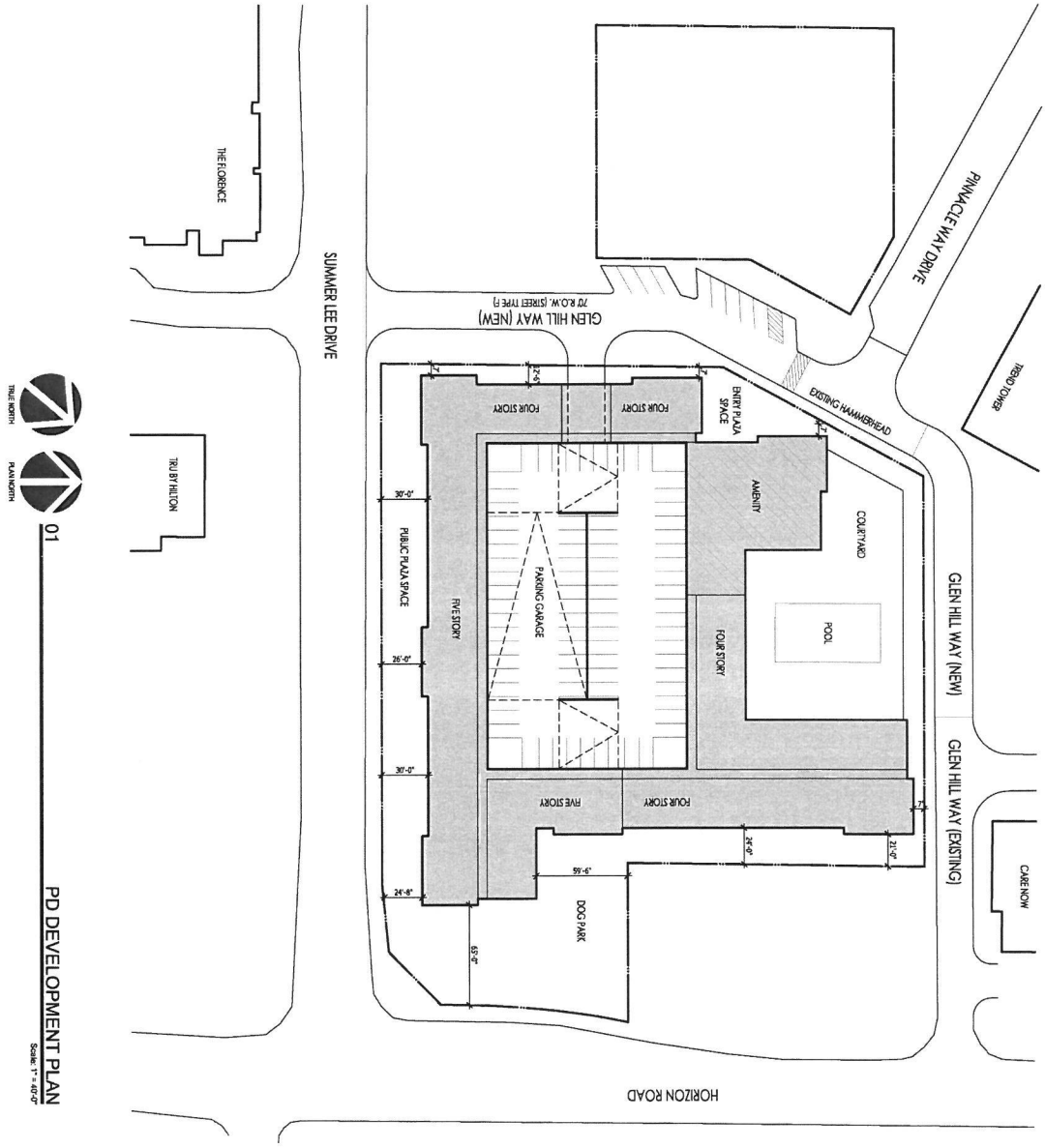
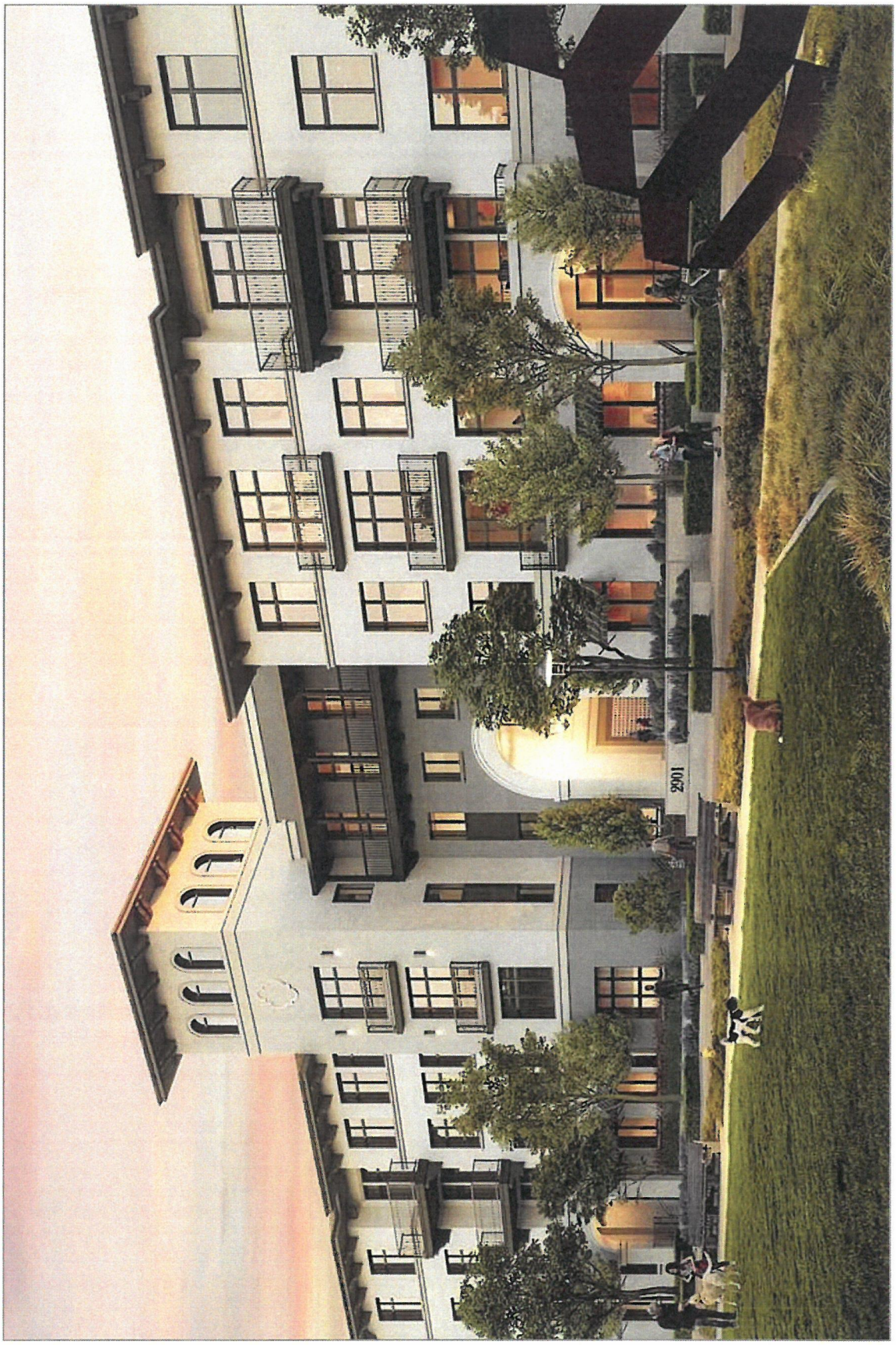


Exhibit 'C':
Conceptual Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; 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 Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted 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 32 (PD-32) [*Ordinance No. 17-22*] 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 *Ordinance No. 22-10*; and,

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

DRAFT 05.31.2022

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 5. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed condominium building shall not contain more than 176 urban residential units.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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;

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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 5TH DAY OF JULY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 20, 2022*

2nd Reading: *July 5, 2022*

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Exhibit 'A':
Legal Description and Location Map

PARCEL 1 (TRACTS 1 & 2)

TRACT 1: All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

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County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34"East, a distance of 27.56-feet;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

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South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS

6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

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05.31.2022

Exhibit 'A':
Legal Description and Location Map

Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest

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line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South 45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.

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Exhibit 'A':
Legal Description and Location Map

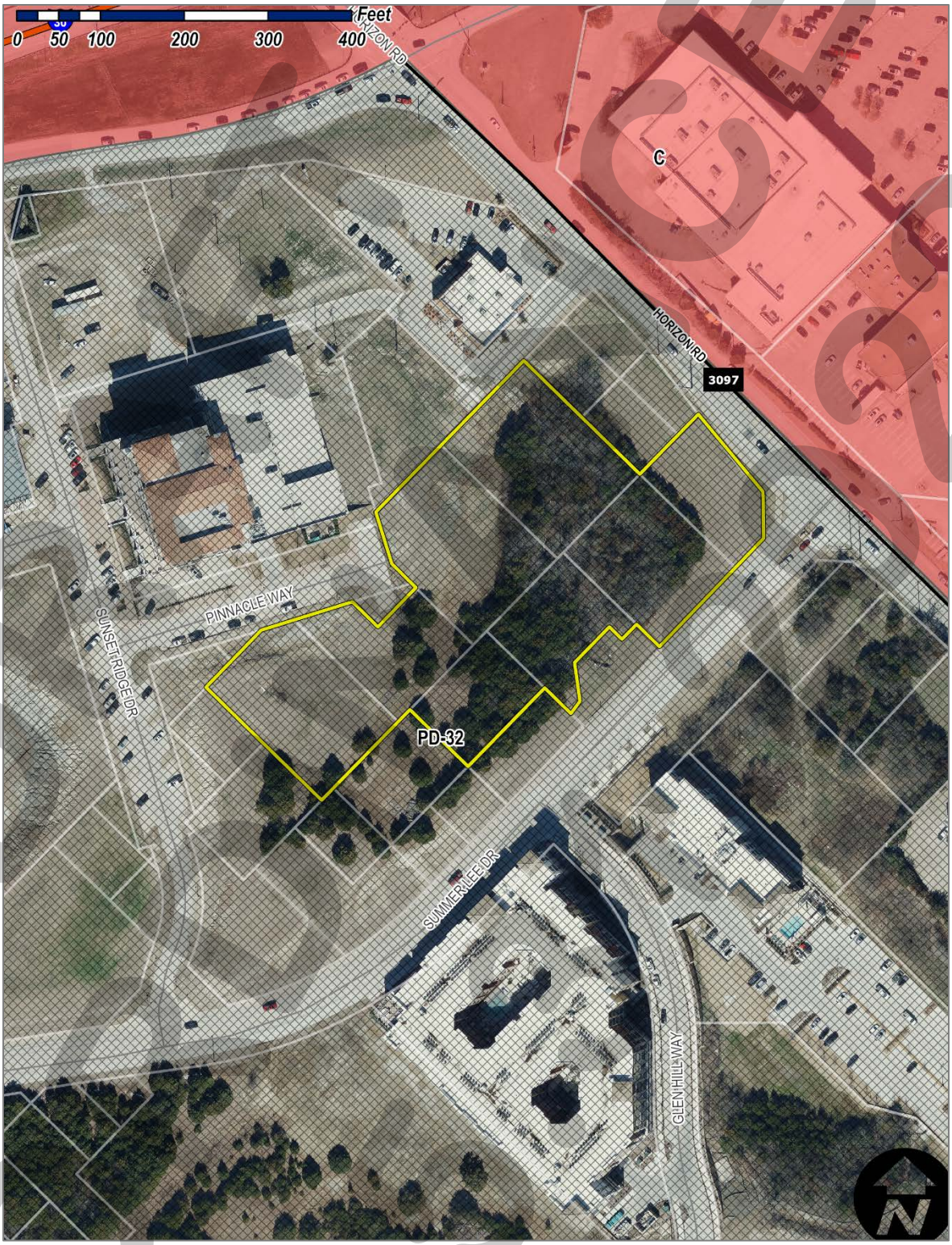

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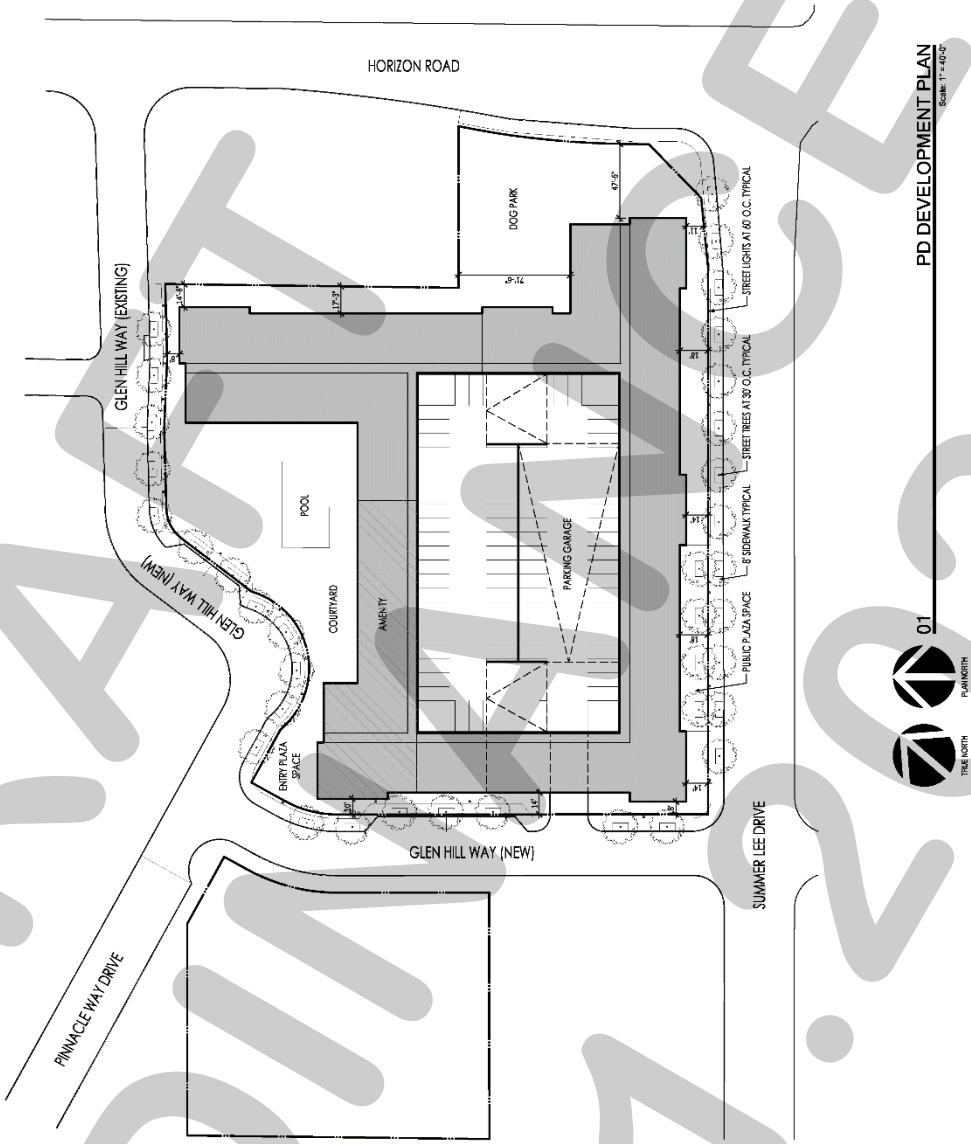
Exhibit 'B':
Concept Plan



PROJECT DATA			
SITE AREA:	REQUIRED PARKING:		
2.73 ACRES (ESTIMATED)	1 BR UNITS	104 UNITS	1.5E SPACES
60% LOT COVERAGE	2 BR UNITS	72 UNITS	144 SPACES
	TOTAL UNITS	176 UNITS	300 SPACES
(1) FOUR/FIVE STORY BUILDING			
209,000 GSF	PROVIDED PARKING:		
167,200 NRSF	GARAGES		300 SPACES
950 SF AVG. UNIT SIZE	TOTAL PARKING		300 SPACES
176 UNITS			
INTERIOR AMENITY SPACE	300 PARKING SPACES PROVIDED		
7,500 GSF	@ 1.7 SPACE / UNIT		

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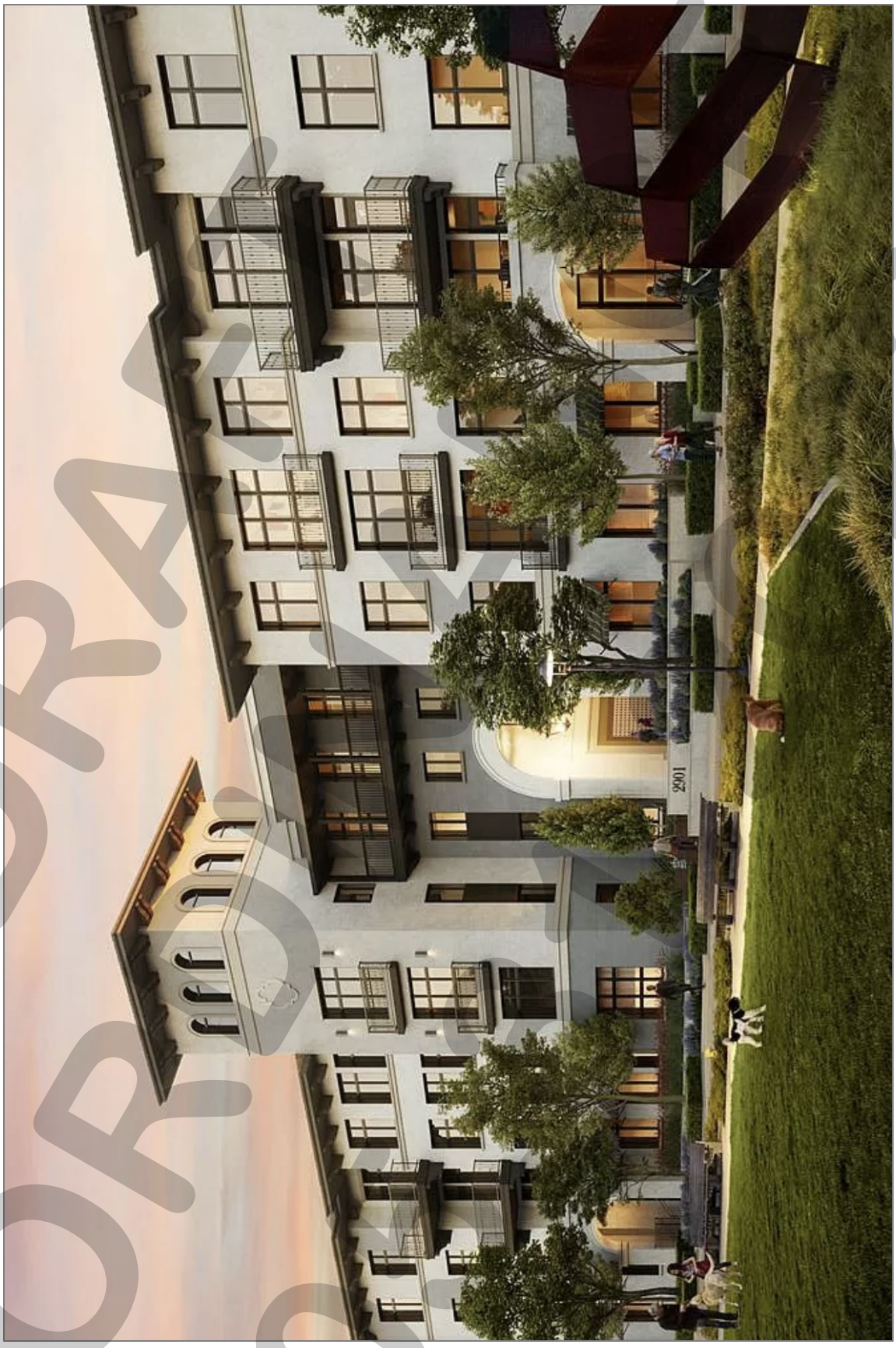
Exhibit 'C':
Conceptual Building Elevations



DRAFT
ORDINANCE

Exhibit 'C':
Conceptual Building Elevations



DRAFT 08/15/2022

PROJECT COMMENTS

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

DATE: 5/26/2022

PROJECT NUMBER:	Z2022-025	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Residential Infill for 511 Bourn Street	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	511 E BOURN ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to Established Subdivision for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	05/25/2022	Approved w/ Comments

05/25/2022: Z2022-025; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 511 Bourn Street
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 Adjacent to Established Subdivision for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (Z2022-025) 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 the situated within the B. F. Boydston Addition and situated within 500-feet of the Sanger Addition. Both of these subdivisions have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be more than 90% developed.
I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”
M.6 Please identify the proposed siding material being used on the exterior of the home.
I.7 In this case, the proposed request appears to meet all of the requirements for Residential Infill Adjacent to an Established Subdivision, the zoning requirements for a property in a Single-Family 7 (SF-7) District, and the requirements for the Southside Residential Neighborhood Overlay (SRO) District.
M.8 Please review the attached Draft Ordinance prior to the May 31, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 7, 2022. In reviewing the Draft Ordinance, please pay close attention to staff’s suggestions.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.10 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

05/25/2022: General Items:
I - Must meet City Standards of Design and Construction
I - Impact Fees (Water, Wastewater & Roadway)
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - 10' Utility Easement required along all street ROW.

Drainage Items:
I - Must include a grading plan for the building permit.
I - Structure and driveway to out of the drainage easement and 100-yr floodplain.
I - Minimum Finish Floor to be a to be 2-ft above 100-yr floodplain. Elev 545.33.
I - Driveway to be min of 1-ft above flood plain. Elev 544.33.
I - No fencing to be allowed in or to cross drainage easements.

Water and Wastewater Items:
M - Must show the proposed connection for water and sewer services.
I - Water is located on the south side of Bourn Street. Full panel concrete replacement is required. Engineered traffic control plan will be required for lane closures. One lane must be open at all times.
I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)

Roadway Paving Items:
M - Only one driveway allowed off E Bourn Street. Driveway must be concrete.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments

$215 $219.30

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	511 Bourn St Rockwall TX 75087
SUBDIVISION	LOT / BLOCK
GENERAL LOCATION	

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	0.240	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	Javier Silva	☐ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	Javier Silva
ADDRESS	511 BOURN St.	ADDRESS	58. windsor Rockwall Tx 75032
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	972-814 9462	PHONE	9
E-MAIL	support@JMS Customhomes.net	E-MAIL	Support@JMS Custom Homes.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [*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."

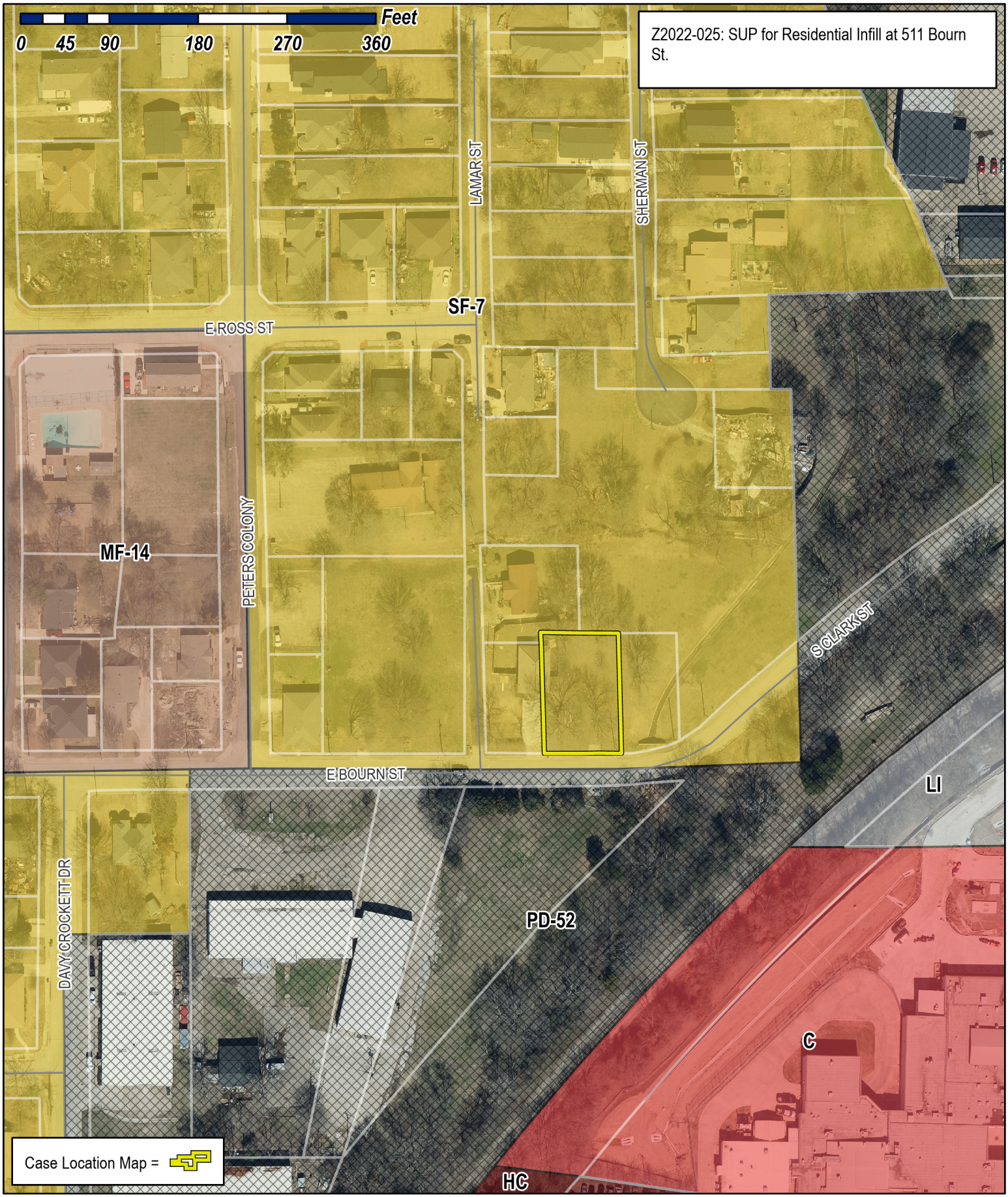
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 *DAY OF* May, 2022

OWNER'S SIGNATURE Javier Silva

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda Pacheco

MY COMMISSION EXPIRES

AMANDA PACHECO
Notary ID #124459996
My Commission Expires
October 8, 2023



City of Rockwall

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

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

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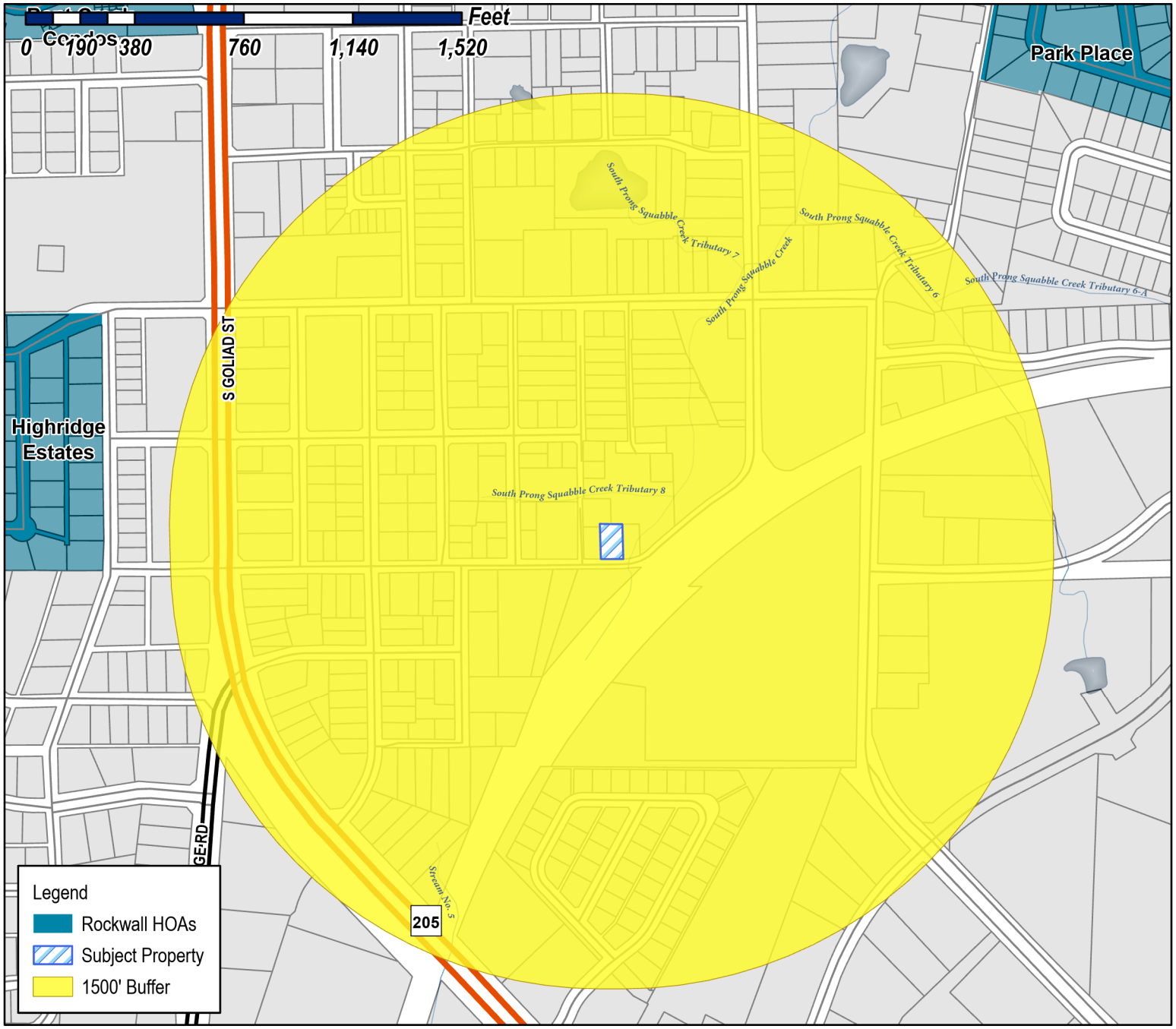
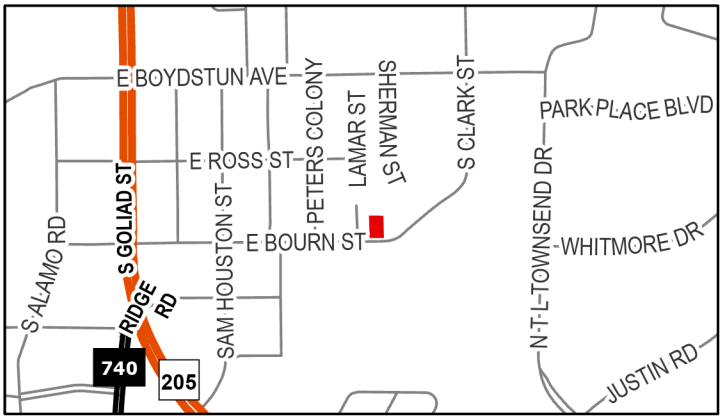


Case Number: Z2022-025
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 511 Bourn St.



Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745

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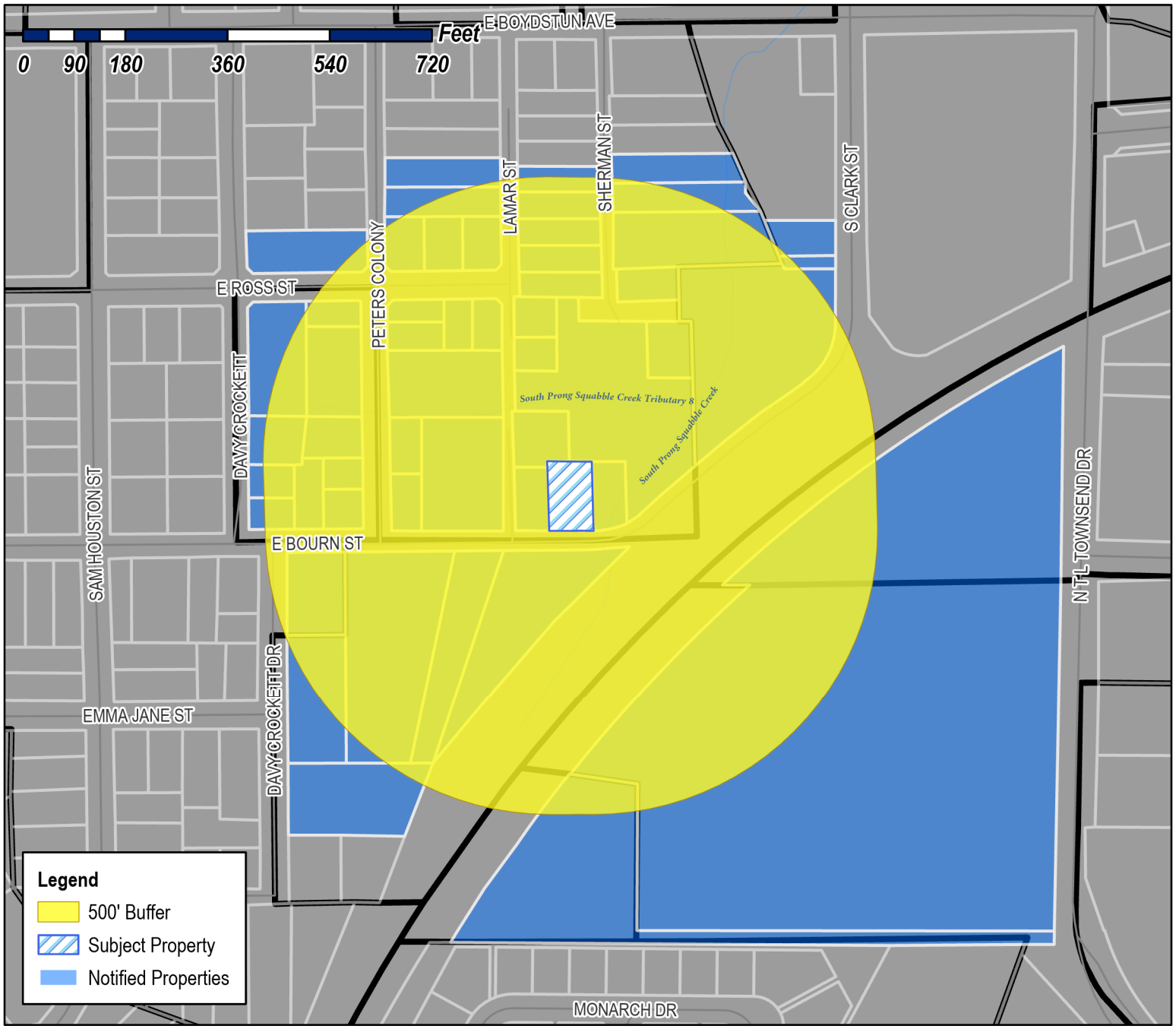

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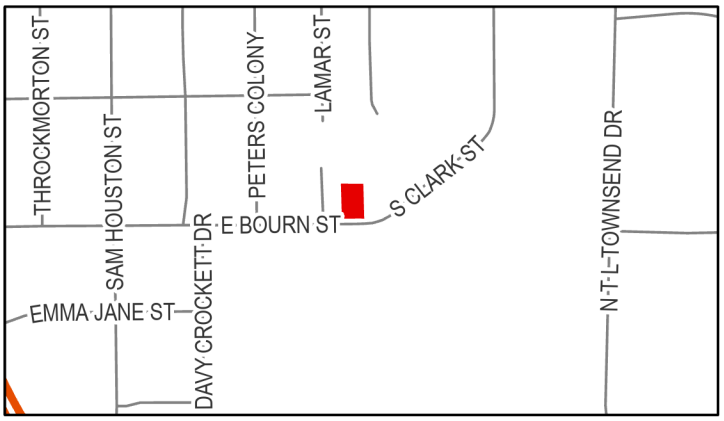


Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75032

JOHNSON SCOTT
709 STILLWATER DR
ROCKWALL, TX 75087

STRANGE EMERSON JR
1521 NOVEL CT
GARLAND, TX 75040

DENSON PATRICIA STRANGE
713 SHERMAN ST
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

ESPINOZA SYLVIA AND
JOSEPH FABIAN PEREZ
604 ROSS STREET
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

CONLON MICHAEL SHAWN
708 SHERMAN ST
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
1940 ENCHANTED WAY 201
GRAPEVINE, TX 76051

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

CANALES ZAMORA FAMILY TRUST
ROMAN FRANCISCO CANALES & ROSA MARIA
ZAMORA MIRANDA-TRUSTEE
P O BOX 291
FATE, TX 75132

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 E RUSK ST SUITE 101
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
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 Planning and Zoning Commission will consider the following application:

Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street

Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, June 20, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street

Please place a check mark on the appropriate line below:

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

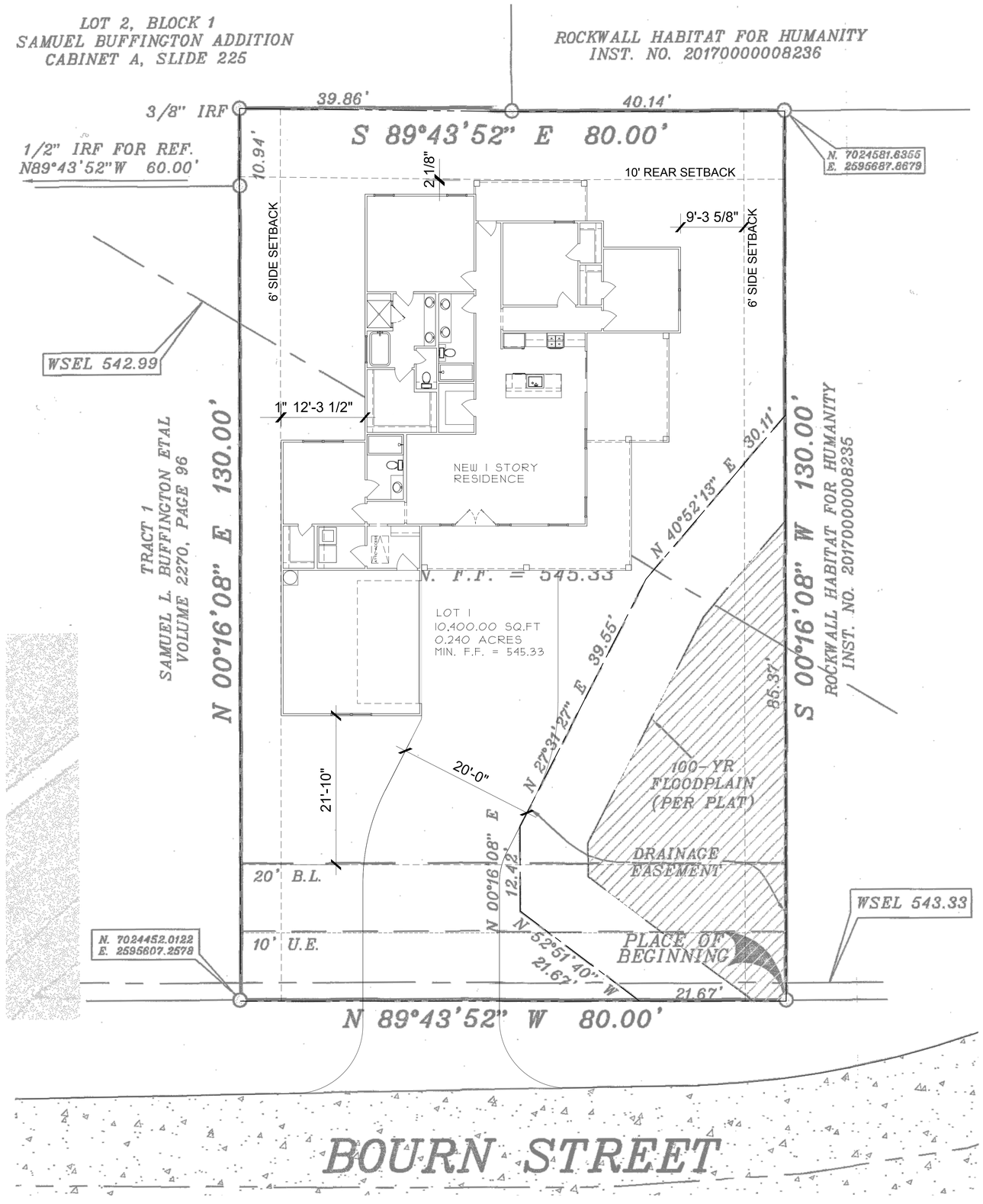
☐ I am opposed to the request for the reasons listed below.

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



NORTH

01 ARCHITECTURAL SITE PLAN

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

NEW RESIDENCE
JMS CUSTOM HOMES

511 BOURN ST,
ROCKWALL,
TEXAS 75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
05/11/22	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☐ PRELIMINARY -
- ■ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

Fanning Philips DESIGN

OWNER:

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9452

DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
21502	REF. DRAWING

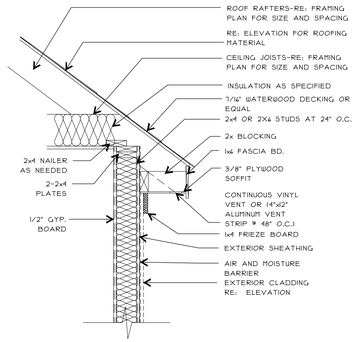
SHEET NO.

A2.1

ARCHITECTURAL SITE PLAN

GENERAL NOTES:

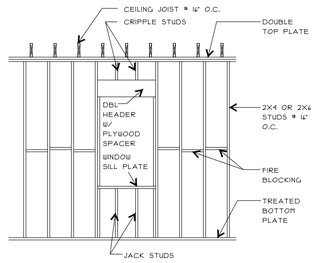
1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC.,TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
4.)ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER. 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.
6.) ½" MIN. DRYWALL THROUGHOUT, ⅝" TYPE "X" AT GARAGE CEILING AT WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLANS.
7.) GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREAS, LAUNDRY SPACES AND OTHER WET AREAS TO TYPE W.R. IDENTIFIED AND REFERRED TP AS "GREEN BOARD" OR EQUIVALENT.
8.) ALL EXTERIOR AND INTERIOR GLASS GLAZING TO COMPLY WITH LOCAL CODES.



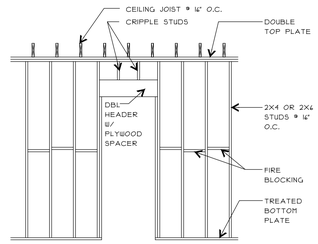
09 TYP. SOFFIT DETAIL
SCALE: 1/4"=1'-0"

NOTE:
1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
2. FINAL MULLION DESIGN TO BE BY OWNER.

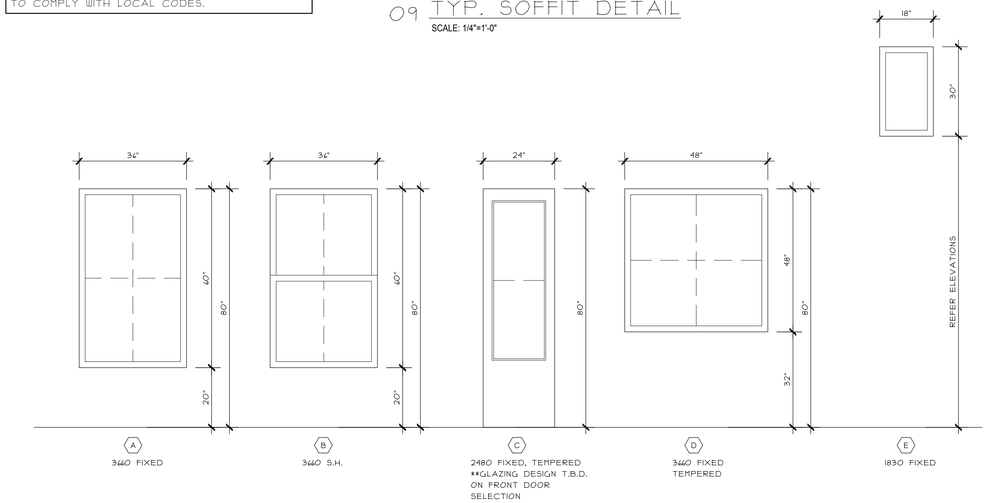
SQUARE FOOTAGE	AREAS
1989	FLOOR PLAN
439	2-CAR GARAGE
741	COVERED PORCH
97	COVERED PATIO
3266	TOTAL UNDER ROOF



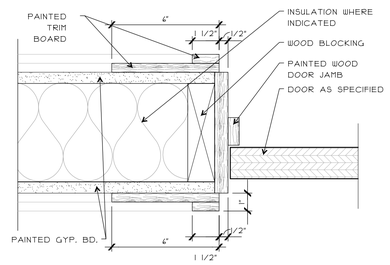
08 TYP. WINDOW FRAMING DIAGRAM
SCALE: 1/4"=1'-0"



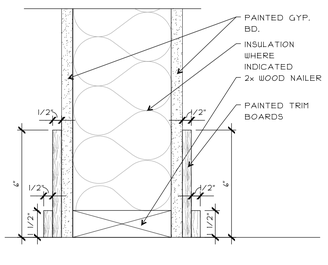
07 TYP. DOOR FRAMING DIAGRAM
SCALE: 1/4"=1'-0"



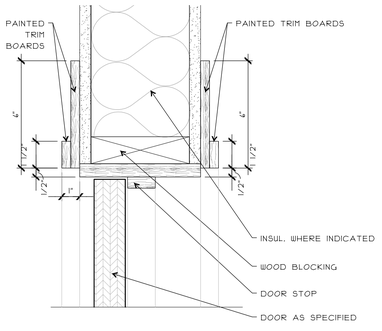
WINDOW TYPES



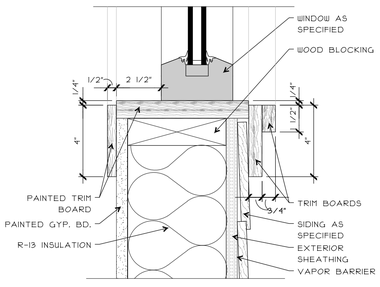
06 DOOR JAMB DETAIL
SCALE: 3"=1'-0"



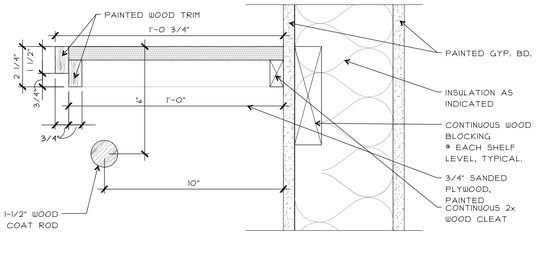
05 BASEBOARD DETAIL
SCALE: 3"=1'-0"



04 DOOR HEAD DETAIL
SCALE: 3"=1'-0"

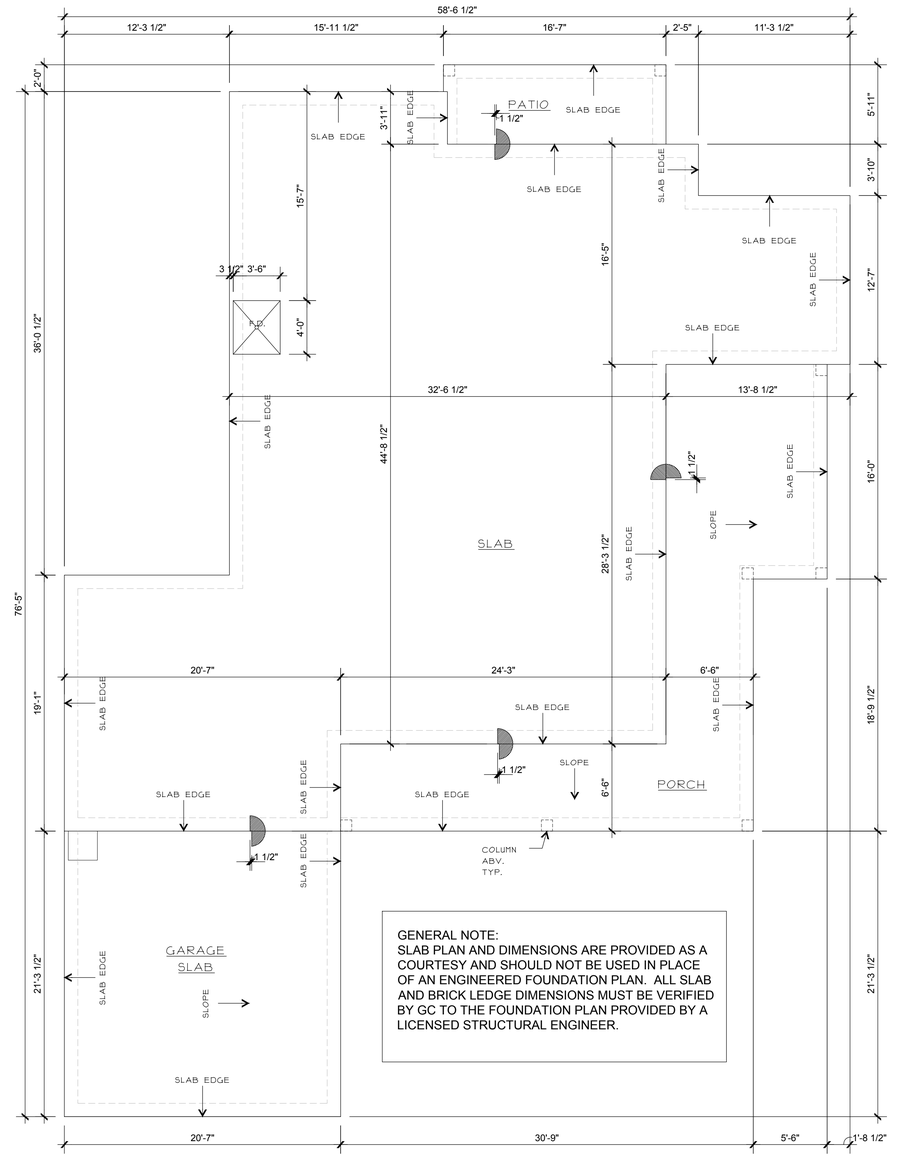


03 WINDOW SILL
SCALE: 3"=1'-0"



02 TYPICAL SHELF DETAIL
SCALE: 3"=1'-0"

TYPICAL DETAILS



GENERAL NOTE:
SLAB PLAN AND DIMENSIONS ARE PROVIDED AS A COURTESY AND SHOULD NOT BE USED IN PLACE OF AN ENGINEERED FOUNDATION PLAN. ALL SLAB AND BRICK LEDGE DIMENSIONS MUST BE VERIFIED BY GC TO THE FOUNDATION PLAN PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

01 ARCHITECTURAL SLAB PLAN
SCALE: 3/16"=1'-0"

NEW RESIDENCE
JMS CUSTOM HOMES

511 BOURN ST,
ROCKWALL,
TEXAS 75087

ISSUE LOG

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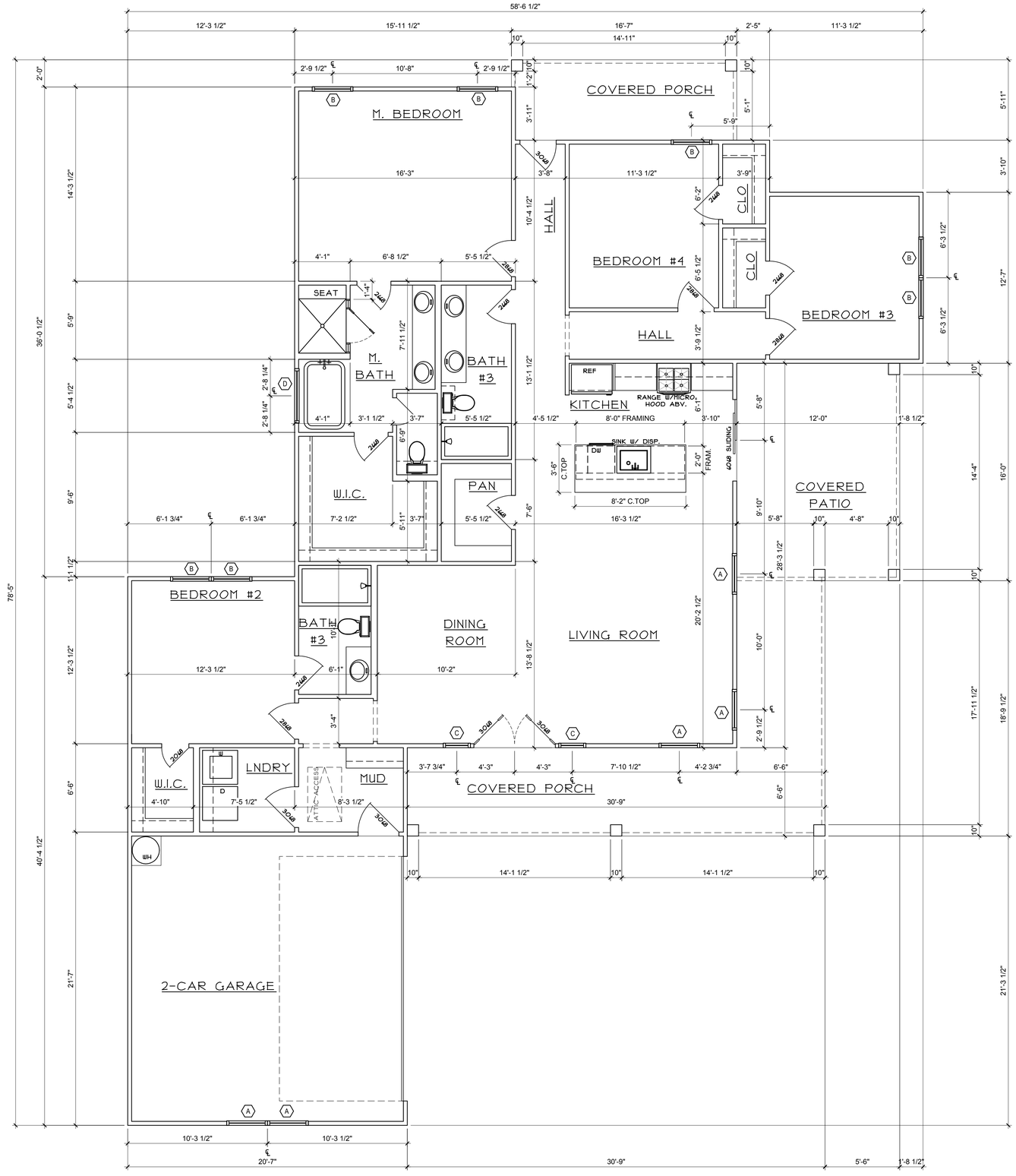
OWNER:
CONTRACTOR: JAVIER SILVA support@jmscustomhomes.net 972-814-9462
DESIGNER: PATRA PHILIPS patra@fanningphilips.com 214-284-8734

ARCH. PROJ. #:	SCALE:
21502	REF. DRAWING

SHEET NO.

A3.1

NOTES, DETAILS SCHEDULE, SLAB PLAN



NORTH

01 FLOOR PLAN

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

NEW RESIDENCE
JMS CUSTOM HOMES

511 BOURN ST,
ROCKWALL,
TEXAS 75087

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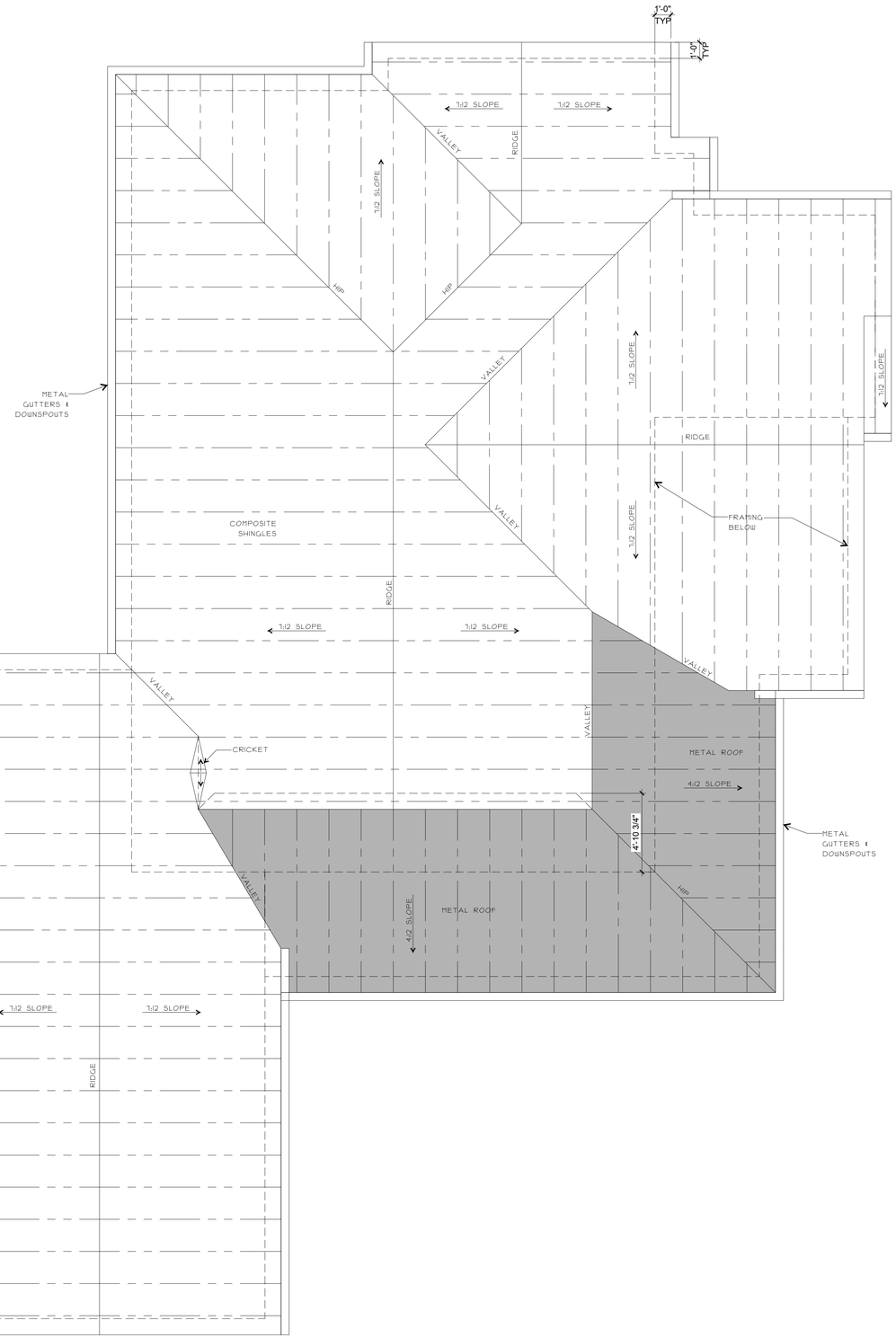
A3.2

FLOOR PLAN



FRAMING AND LUMBER NOTES:

1.) ALL SAW LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY
2.) ROOF JOIST, FLOOR JOIST, LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
3.) ALL STUDS TO DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
4.) ROOF PLYWOOD SHEATHING TO $\frac{5}{8}$" STANDARD 5-PLY WITH EXTERIOR GLUE WITH STAMP OF APPROVED TESTING AGENCY OR AS NOTED ON TYPICAL WALL SHEET
5.) FRAMING CONNECTIONS OR BE SIMPSON OR EQUIVALENT
6.) ALL BEARING STUD WALLS TO BE 2X6 AT 16"O.C. UNLESS NOTED OTHERWISE.
7.) ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES
8.) ALL INTERIOR HEADERS TO BE (2)2X12'S UNLESS NOTED OTHERWISE
9.) ALL EXTERIOR HEADERS TO BE (3)2X12'S UNLESS NOTED OTHERWISE
10.) CUTTING, NOTCHING, AND DRILLING OF WOOD MEMBERS SHALL COMPLY TO THE UNIFORM BUILDING CODE AND LOCAL AND STATE BUILDING CODES
11.) ALL CONVENTIONAL FRAMING SHALL COMPLY TO ALL LOCAL CODES
12.) ROOF TRUSSES TO BE MANUFACTURED BY AN APPROVED FABRICATOR
13.) ALL LUMBER SHALL BE F=1400 KILIN DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
14.) ALL EXTERIOR DOORS SHALL BE 1¾" THICK SOLID CORE 1½"PR. BUTTS OR METAL INSULATION AS SHOWN ON DRAWINGS

ALL HEADERS SHALL BE (3) 2X12 EXTERIOR & INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.
MIN.-1-JACK STUD EA. SIDE OF OPG. TO 6' WIDE
MIN.-2-JACK STUD EA. SIDE OF OPG. TO 8' WIDE
MIN.-3 JACK STUD EA. SIDE OF OPG. TO 12' WIDE
ALL HEADERS (ANY SIZE) SHALL BE ½" PLYWOOD FILLERS. GLUE & NAILED W/ 16D NAILS

ROOF CONSTRUCTION NOTES:

1. ROOF OVERHANG TO BE 12" U.N.O.
2. ROOF PITCH TO BE 7/12, U.N.O.
3. PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
4. TIE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE, ABOVE.
5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GLUED AND NAILED AS DESCRIBED IN SHEATHING NAILING SCHEDULE ABOVE.
6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

01 ROOF FRAMING PLAN

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

NORTH

NEW RESIDENCE
JMS CUSTOM HOMES

511 BOURN ST, ROCKWALL, TEXAS 75087

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ARCH. PROJ. #:	SCALE:
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SHEET NO.

A4.1

ROOF PLAN



FRONT ELEVATION

NEW RESIDENCE

511 BOURN STREET
ROCKWALL, TX 75087

SHEET INDEX		DATE	REV	DATE
A-1.0	COVER SHEET	05/11/22		
A-2.1	ARCHITECTURAL SITE PLAN	05/11/22		
A-3.1	NOTES, DETAILS, SCHEDULES & SLAB PLAN	05/11/22		
A-3.2	FLOOR PLAN	05/11/22		
A-4.1	ROOF PLAN	05/11/22		
A-5.1	ELEVATIONS	05/11/22		
A-5.2	ELEVATIONS	05/11/22		
A-6.1	POWER PLAN	05/11/22		

NEW RESIDENCE
JMS CUSTOM HOMES

511 BOURN ST,
ROCKWALL,
TEXAS 75087

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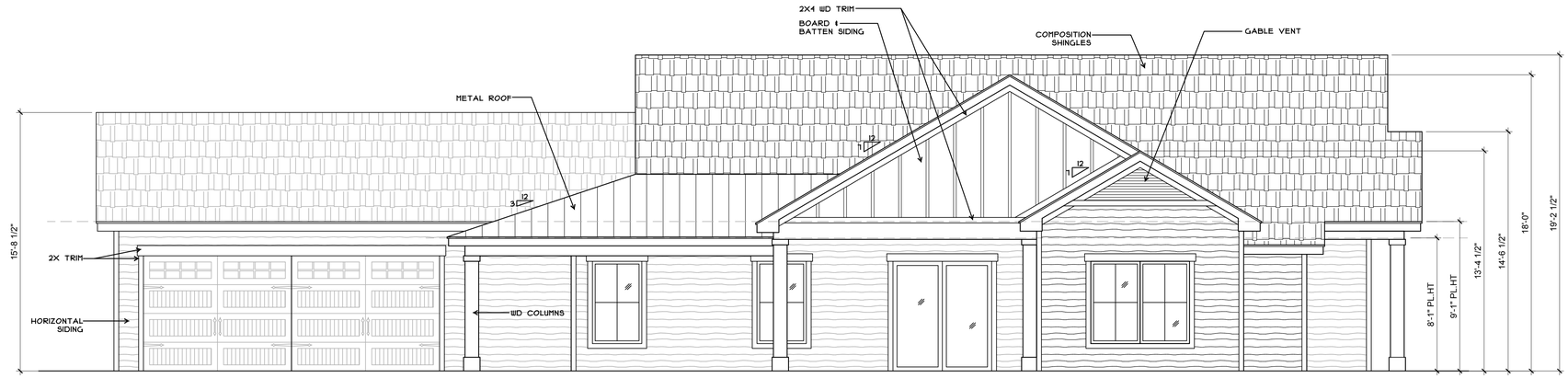
SHEET NO.

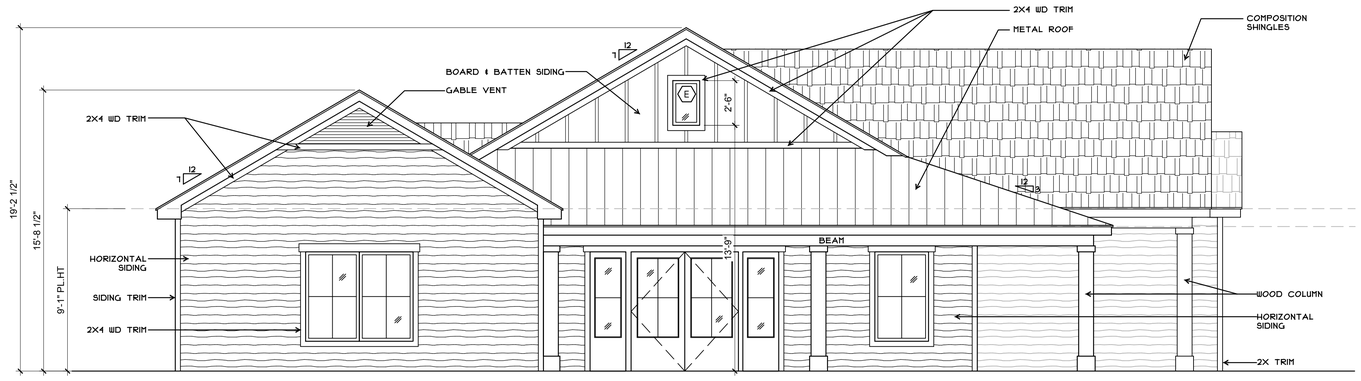
A1.0

COVER SHEET



02 EAST ELEVATION

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



01 SOUTH ELEVATION

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

NEW RESIDENCE
JMS CUSTOM HOMES

511 BOURN ST,
ROCKWALL,
TEXAS 75087

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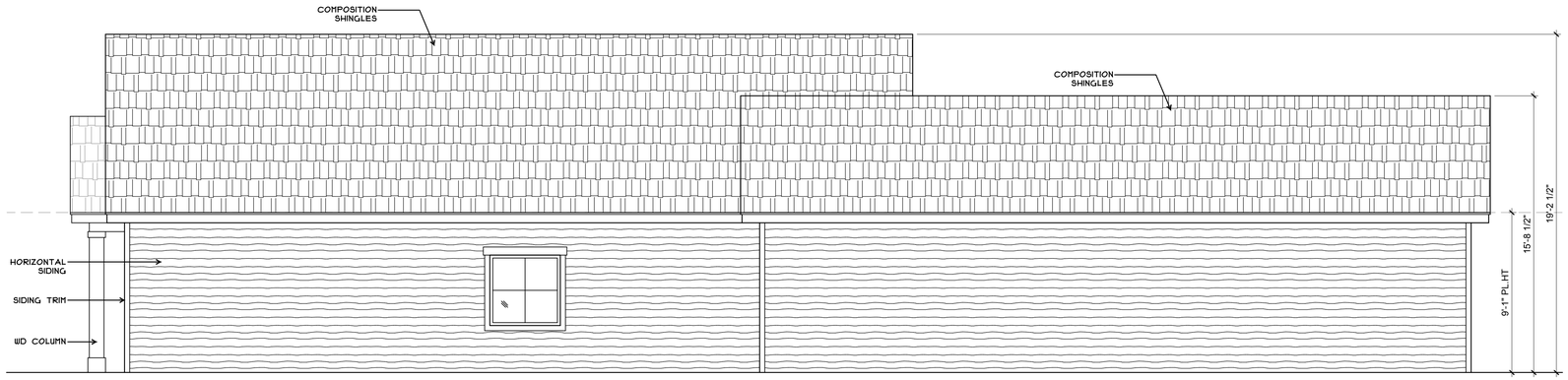
21502	REF. DRAWING

SHEET NO.

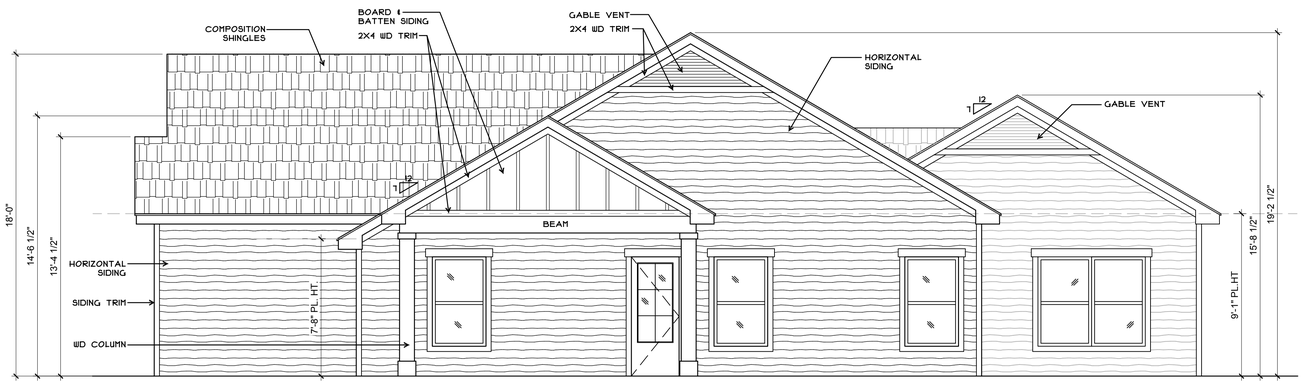
A5.1

ELEVATIONS



02 WEST ELEVATION

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



01 NORTH ELEVATION

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

NEW RESIDENCE
JMS CUSTOM HOMES

511 BOURN ST,
ROCKWALL,
TEXAS 75087

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214-284-8734

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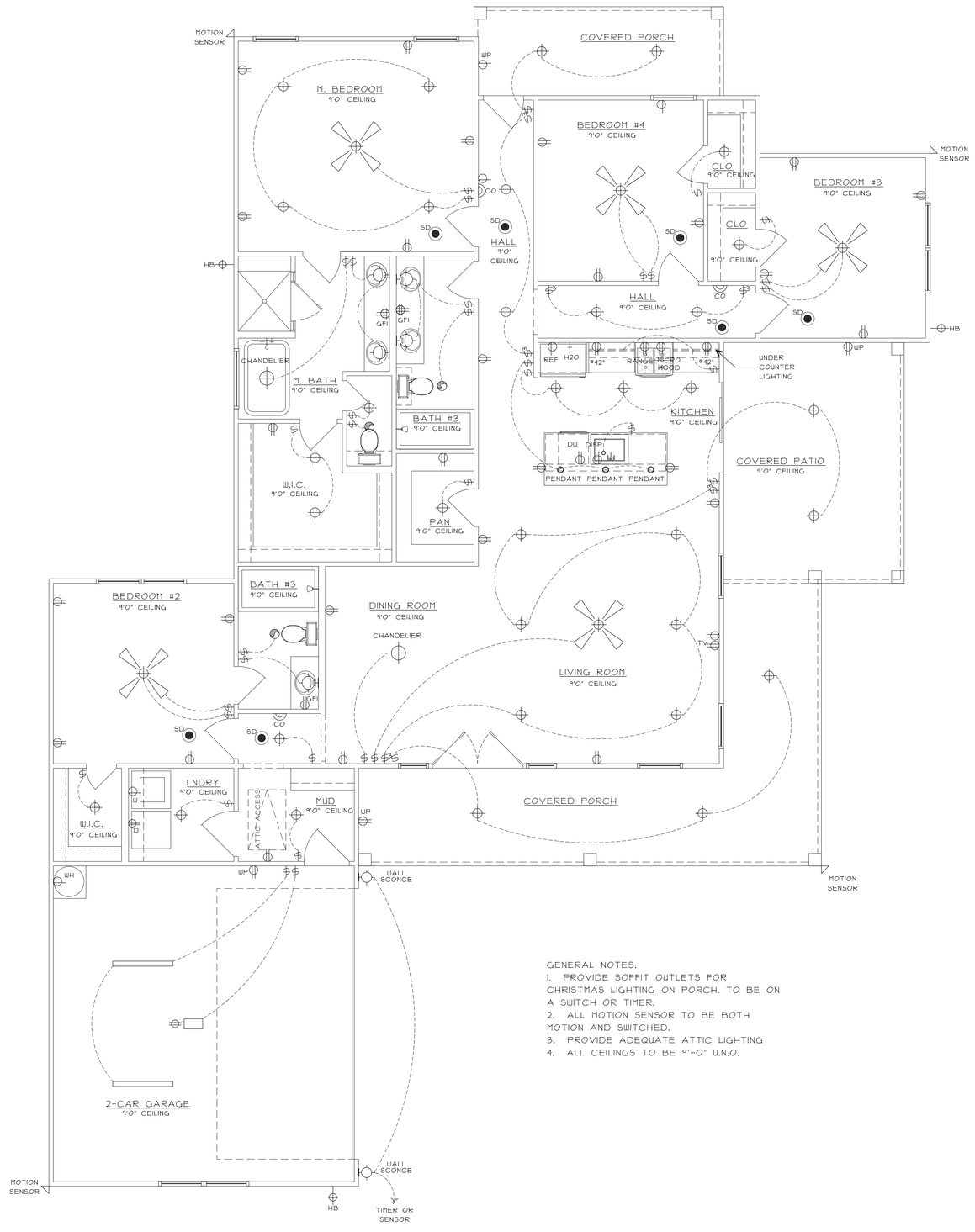
SHEET NO.

A5.2

ELEVATIONS



GENERAL NOTES:
1. PROVIDE SOFFIT OUTLETS FOR CHRISTMAS LIGHTING ON PORCH. TO BE ON A SWITCH OR TIMER.
2. ALL MOTION SENSOR TO BE BOTH MOTION AND SWITCHED.
3. PROVIDE ADEQUATE ATTIC LIGHTING
4. ALL CEILINGS TO BE 9'-0" U.N.O.

NORTH

01 POWER PLAN

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

ELECTRICAL NOTES:

1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12" UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
3.) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
4.) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
5.) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
6.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
7.) AT LEAST TWO 20 AMP SMALL APPLIANCES CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
8.) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
9.)PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
10.) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
11.) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR FUTURE WHIRLPOOL HOOK UP.

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
	110V OUTLET
	110V OUTLET - 4 PLEX
	220V OUTLET
	RECESSED CAN FIXTURE
	PENDANT FIXTURE
	SCONCE
	EXHAUST FAN
	OVER OR UNDERCOUNTER LIGHTING
	SMOKE DETECTOR
	CO DETECTOR

VP -----VAPOR PROOF
WP-----WEATHER PROOF
GFI-----GROUND FAULT INTERCEPTOR
LV -----LOW VOLTAGE
OS -----OUTSIDE
GD-----GARAGE DISPOSAL
DW-----DIRECT WIRE

NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

NEW RESIDENCE
JMS CUSTOM HOMES

511 BOURN ST,
ROCKWALL,
TEXAS 75087

ISSUE LOG

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ARCH. PROJ. #:	SCALE:
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SHEET NO.

A6.1

POWER PLAN

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-025

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
803 Lamar Street	Single-Family Home	1982	1152	48 SF	Siding
801 Lamar Street	Single-Family Home	2017	1326	*96 SF; 120 SF*	Brick
501 E Bourn Street	Single-Family Home	1975	1226	*484 SF*	Siding
803 Peters Colony	Single-Family Home	2010	1420	*N/A*	Brick
801 Peters Colony	Single-Family Home	2011	1489	N/A	Brick
604 S Ross	Single-Family Home	1975	912	*N/A*	Siding
	AVERAGES:	1995	1254	249 SF	

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



803 LAMAR STREET

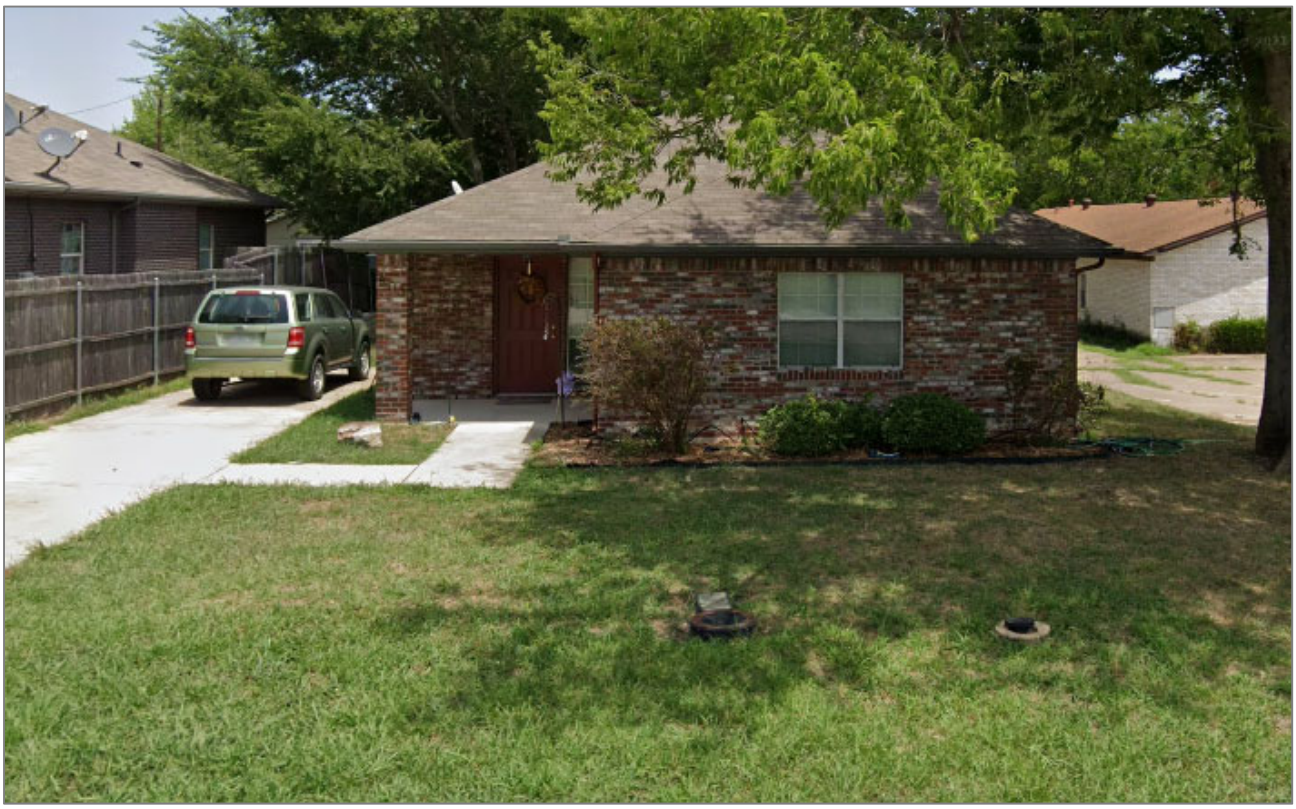


801 LAMAR STREET

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



501 E BOURN



803 PETERS COLONY



801 PETERS COLONY



604 ROSS STREET

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 0.25-ACRE PARCEL OF LAND, IDENTIFIED AS LOT E, BLOCK 112, B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Javier Silva 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 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, 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*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) 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 Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 03.31.2022

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futu*re -- 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.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 05.31.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

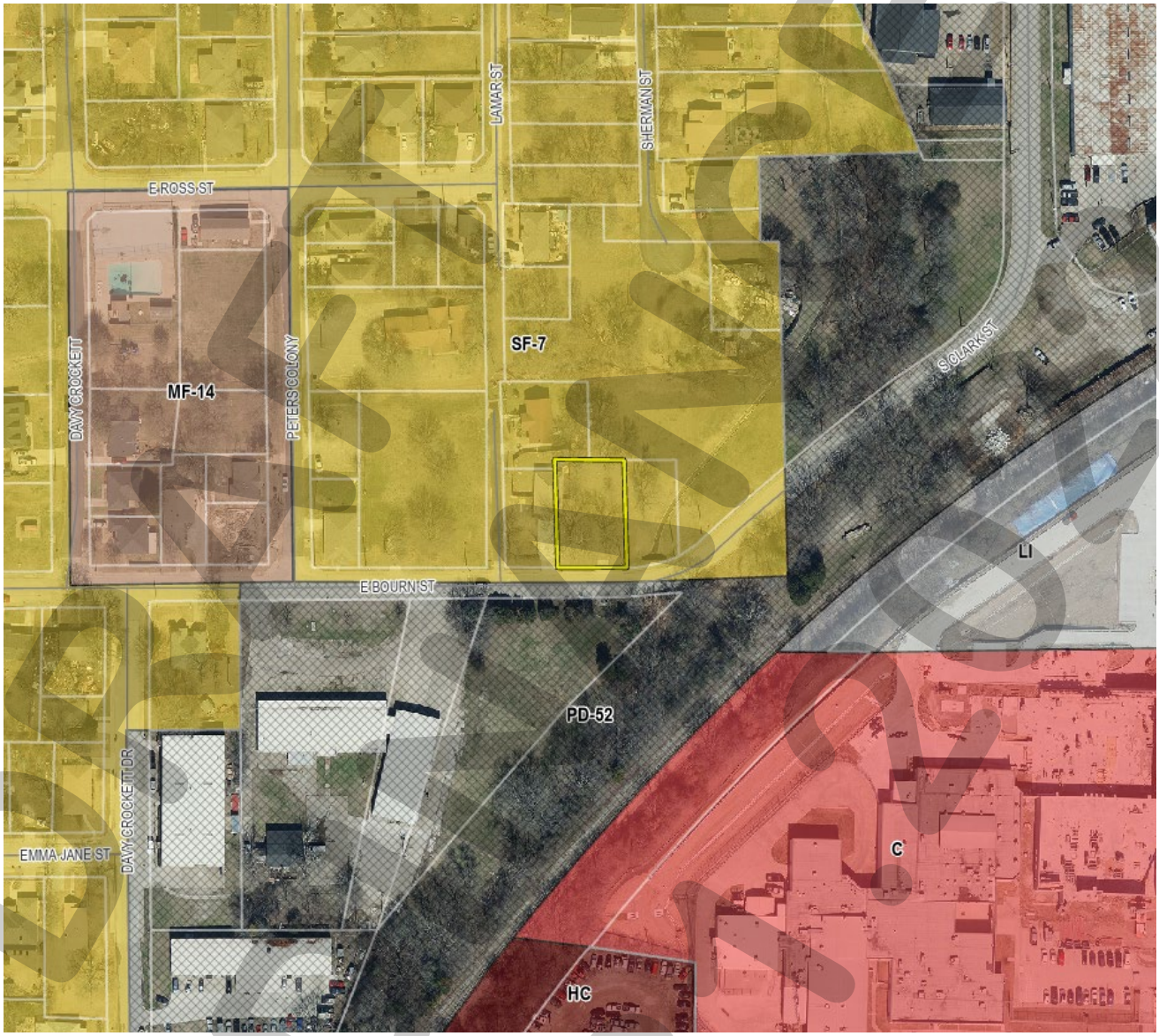
1st Reading: *June 20, 2022*

2nd Reading: *July 5, 2022*

DRAFT ORDINANCE 05.31.2022

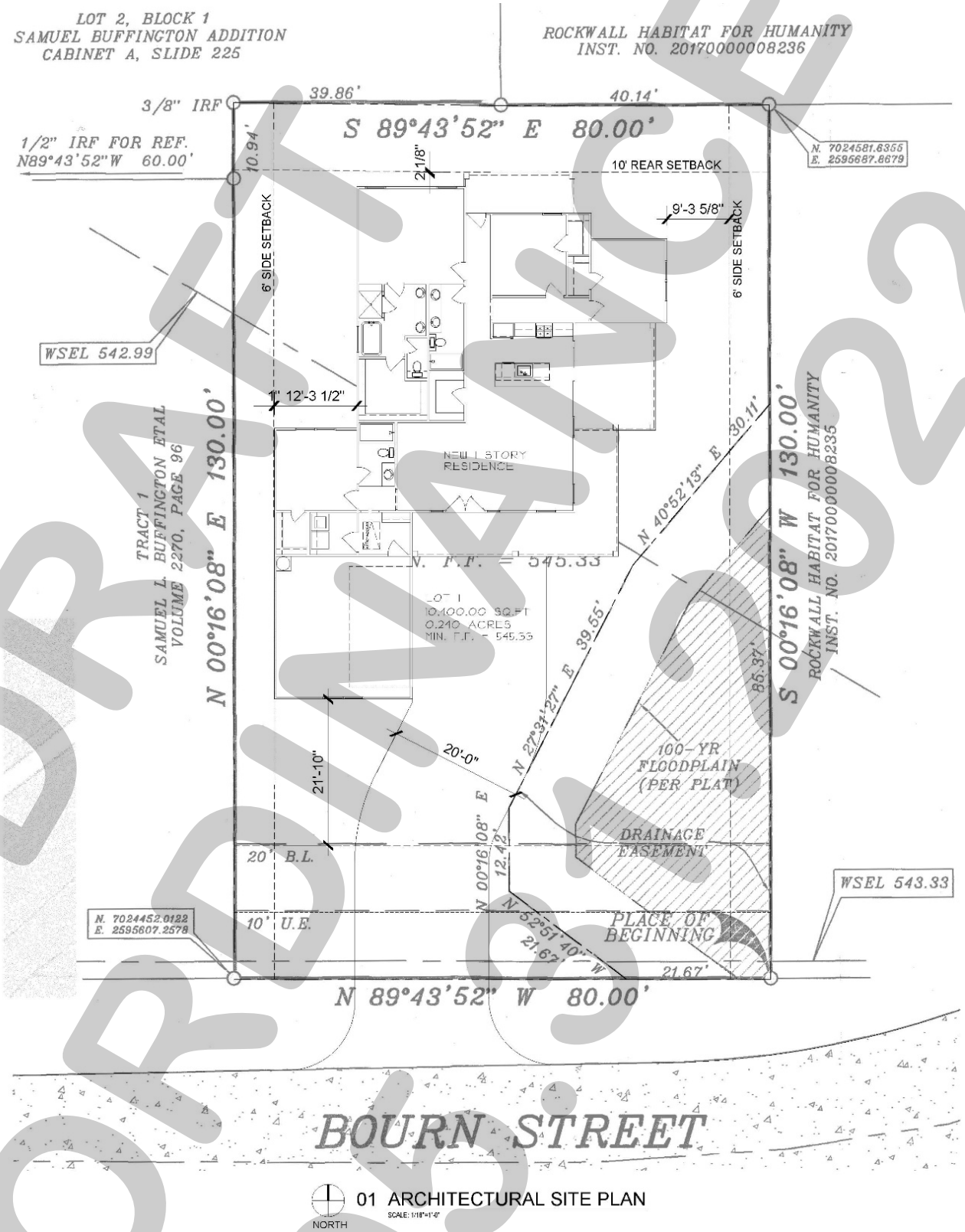
Exhibit 'A'
Location Map and Legal Description

Address: *511 Bourne Street*
Legal Description: *Lot E, Block 112, B.F. Boydston Addition*



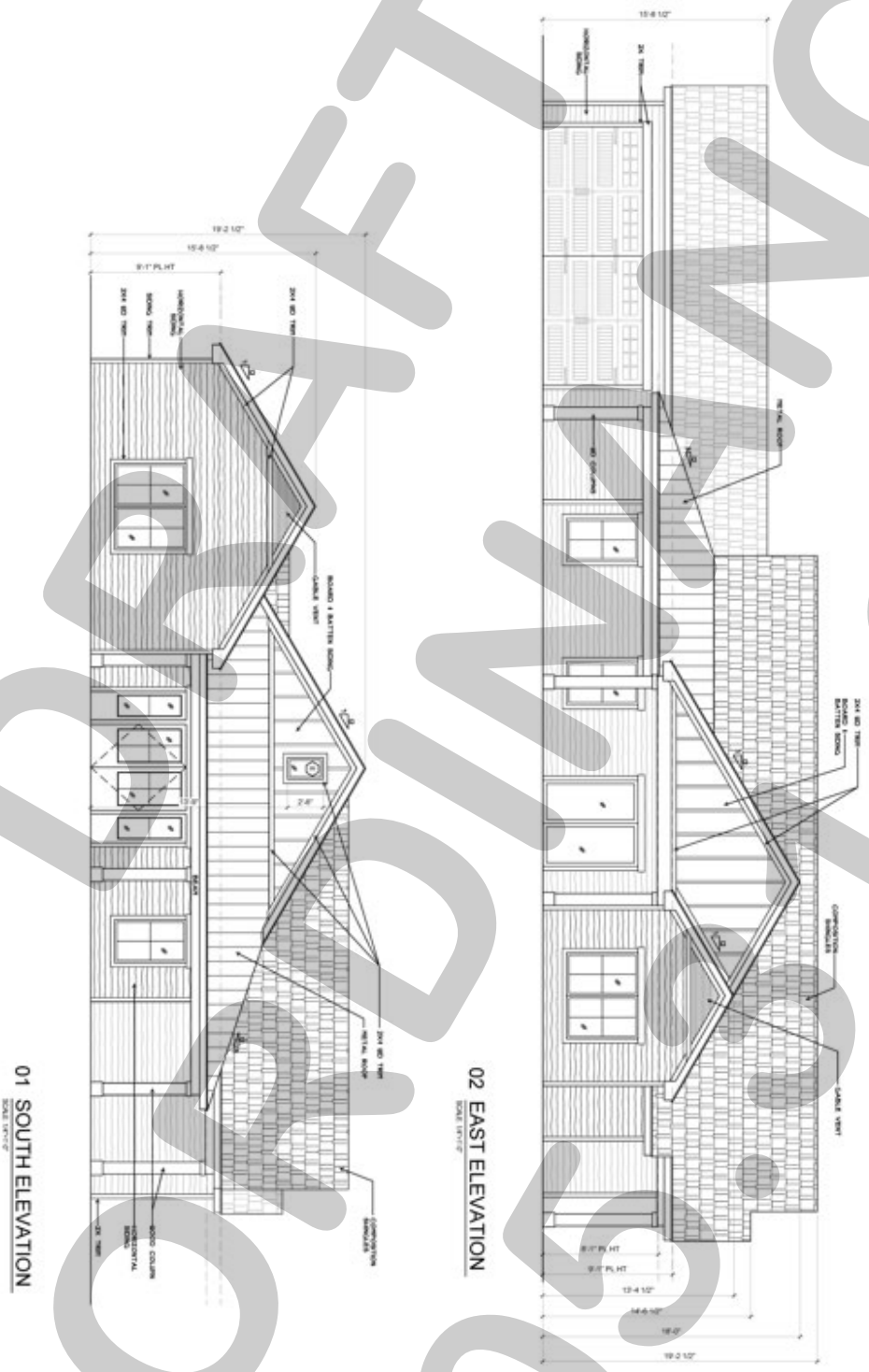
DRAFT
05.31.2022

Exhibit 'B':
Residential Plot Plan



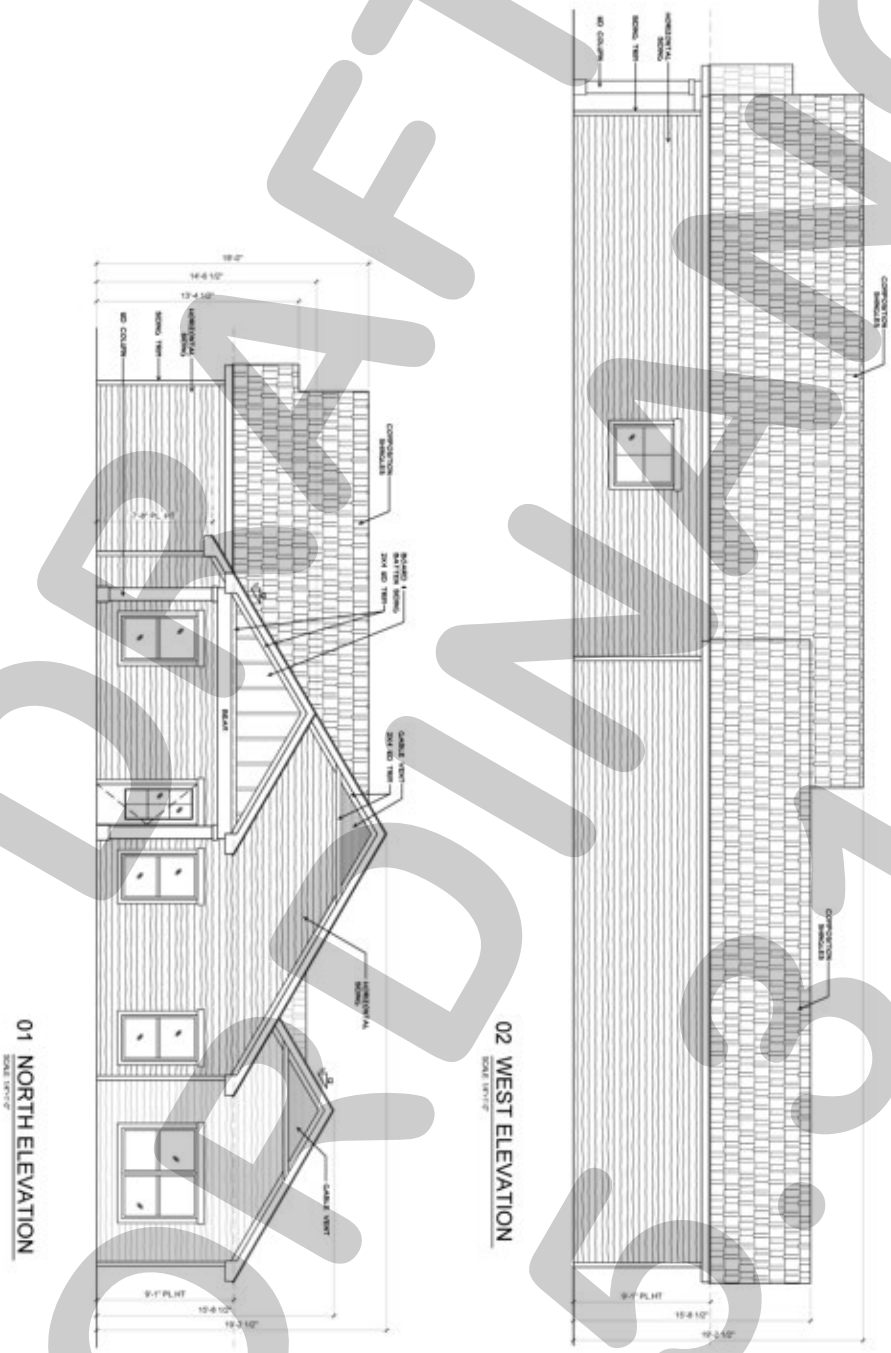
DRAFT ORDINANCE 05.09.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.05.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.31.2022

PROJECT COMMENTS

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

DATE: 5/26/2022

PROJECT NUMBER:	Z2022-026	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Residential Infill	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to Established Subdivision for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	05/25/2022	Approved w/ Comments

05/25/2022: Z2022-026; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for Breezy Hill 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 Adjacent to Established Subdivision for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane.

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

M.3 For reference, include the case number (Z2022-026) 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 adjacent to the Breezy Hill Subdivision, which consists of more than five (5) lots, has been in existence for more than ten (10) years, and is more than 90% developed.

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 In this case, the proposed request appears to meet all of the requirements for Residential Infill Adjacent to an Established Subdivision, and the zoning requirements for a property in an Agricultural (AG) District.

M.7 Please review the attached Draft Ordinance prior to the May 31, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 7, 2022. In reviewing the Draft Ordinance, please pay close attention to staff’s suggestions.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.

I.9 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

05/25/2022: General Items:
I - Must meet City Standards of Design and Construction
I - Impact Fees (Water & Roadway)
M- Siren fees due at platting
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - 10' Utility Easement required along all street ROW.
M- Will need to replat

Drainage Items:
I - Must include a grading plan for the building permit.

Water and Wastewater Items:
M - Must show the proposed connection for water services.
M- Must submit engineering plans for the water line extension prior to building permit.
I- Will require a septic permit from Rockwall County prior to building permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved w/ Comments

05/25/2022: Approved automatic fire sprinkler systems shall be installed in all new homes and additions with a finished floor area of 5,000 square feet or greater and in all existing homes that have additions totaling more than 30% of the original finished floor area and exceeding a finished floor area of 5,000 square feet.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	000 Breezy Hill Lane Lot 2 Rockwall TX				
SUBDIVISION	N/A	LOT	2	BLOCK	A
GENERAL LOCATION	At the North end of Breezy Hill Lane - the immediate property to the South is 1027 Breezy Hill. Property ID 106345				

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	David Scott & Christine Fischer	☐ APPLICANT	
CONTACT PERSON	David Scott Fischer	CONTACT PERSON	
ADDRESS	1608 Lake Crest Ln	ADDRESS	
CITY, STATE & ZIP	Plano TX 75023	CITY, STATE & ZIP	
PHONE	214-683-6617	PHONE	
E-MAIL	scott@downsfischer.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCOTT FISCHER [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 $ 350, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5/20/22 DAY OF MAY, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

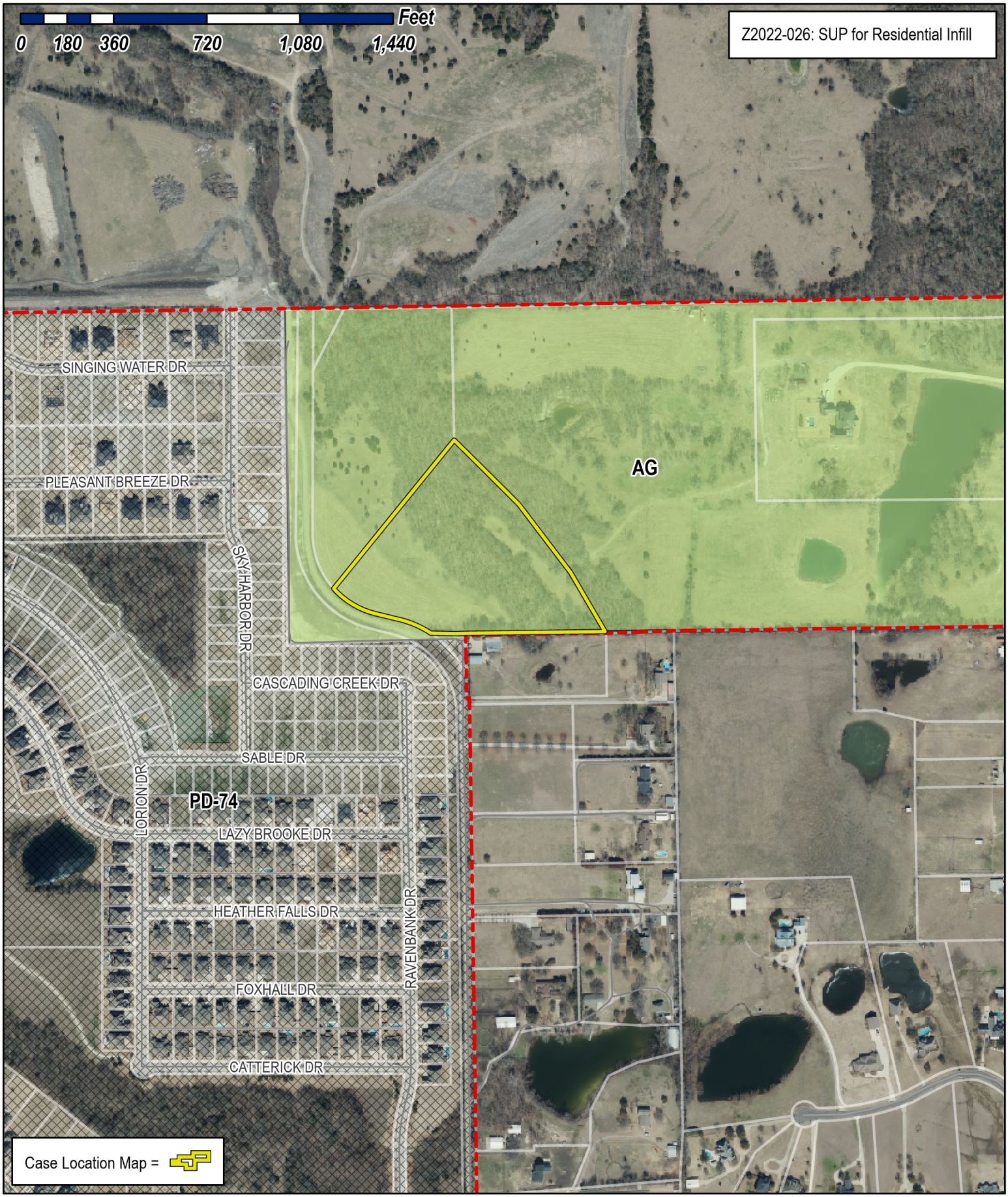
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF May, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DAVID PHAM
Notary Public, State of Texas
Comm. Expires 01-29-2025
Notary ID 132898355

MY COMMISSION EXPIRES 1-29-2025



City of Rockwall

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

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

City of Rockwall

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

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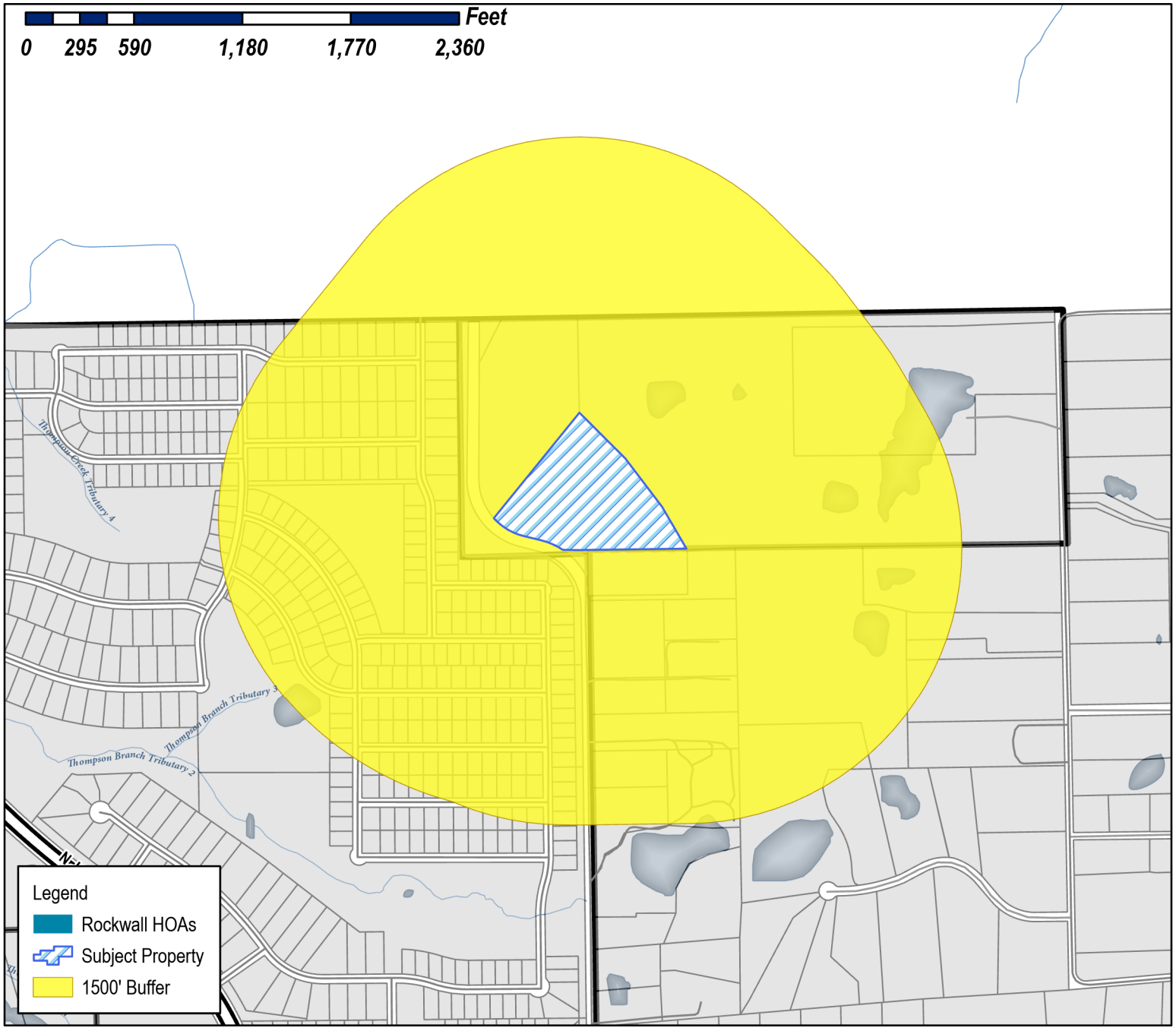
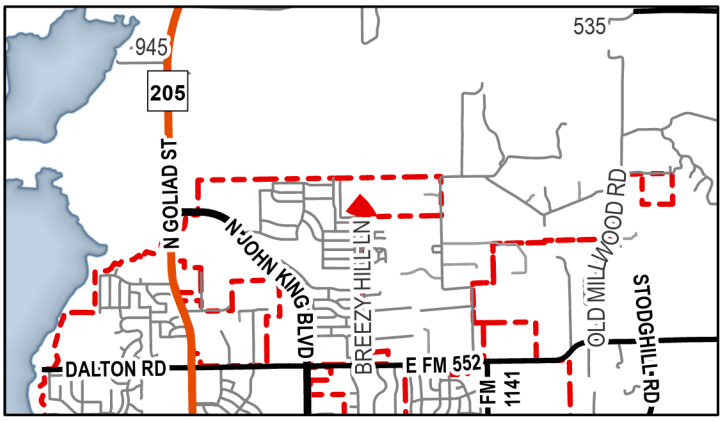


Case Number: Z2022-026
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural
Case Address: 000 Breezy Hill Lane Lot 2



Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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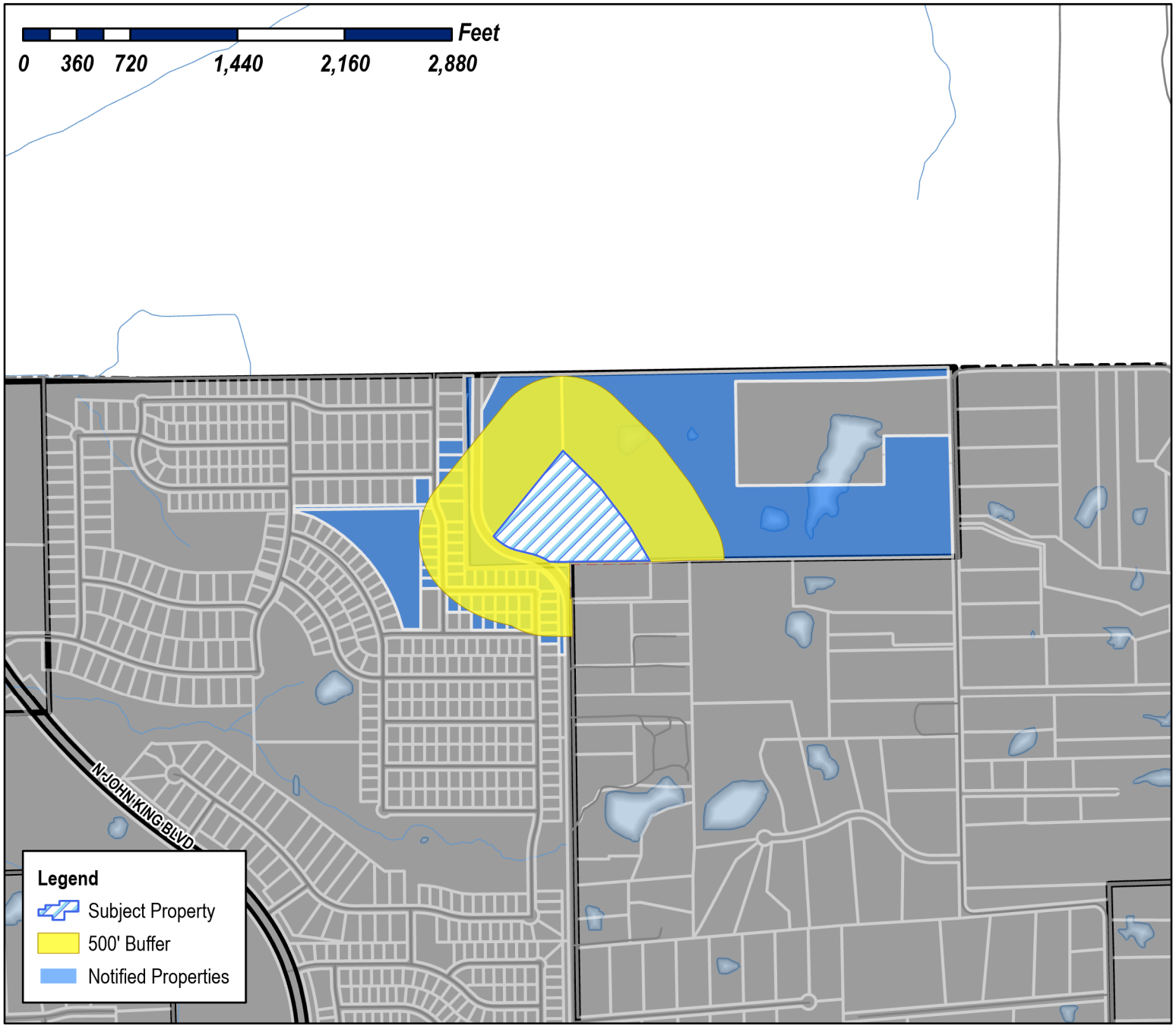
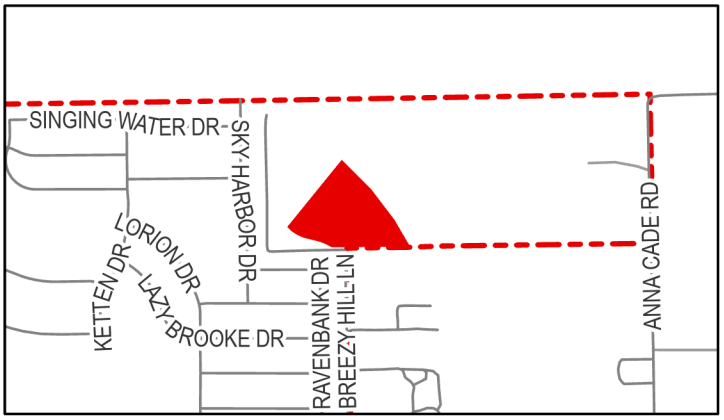


Case Number: Z2022-026
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 000 Breezy Hill Lane Lot 2



Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75225

KNOWLTON COREY D
1460 ANNA CADE ROAD
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000
ADDISON, TX 75225

SANCHEZ ELENA
4546 SKY HARBOR DRIVE
ROCKWALL, TX 75225

WALLER DAVID AND SORAYA
4550 SKY HARBOR DRIVE
ROCKWALL, TX 75225

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

HEFNER SCOTT & CHERYL
897 ANACONDA COURT
CASTLE ROCKWA, CO 75225

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 Planning and Zoning Commission will consider the following application:

Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street

Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, June 20, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street

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

LOT 1
435,821 SF
10.01 ACRES
ROCKWALL COUNTY

60' R.O.W. STREET
DEDICATION
92,899 SF 2.13 ACRES

N 39d04'45" E 138.76'

S 45d12'51" E 350.21'

S 37d16'16" E 333.10'

S 29d47'48" E 271.03'

LOT 2
435,556 SF
10.00 ACRES
ROCKWALL COUNTY

REMAINDER OF COREY D.
KNOWLTON
INST. NO. 20150000015377
O.P.R.R.C.T.

301'-1"

ONE STORY 4,925
SF SINGLE FAMILY
HOME

82'-2"

S 76d20'19" E
96.00'

S 89d12'42" W 542.27'

S 00d28'42" E 12.67'

S 88d14'12" W
99.78'

A = 192.05'
R = 320.00'
Δ = 34d23'13"
N 59d08'42" W 189.18'

A = 172.95'
R = 380.00'
Δ = 26d04'36"
S 63d18'01" E 171.46'

BREEZY HILL 405 LTD.
INST. NO. 2007-00375392
O.P.R.R.C.T.

BREEZY HILL LANE
PUBLIC R.O.W.

DOUGLAS D. MORRIS @ WIFE,
LYNDA J. MORRIS
VOL. 136, PG. 110
D.R.R.C.T.

DOUGLAS D. MORRIS @ WIFE,
LYNDA J. MORRIS
VOL. 94, PG. 318
D.R.R.C.T.

NORTH

01 SITE PLAN EXHIBIT
SCALE: 1" = 50'-0"



NORTH

02 SITE LOCATION
SCALE: 1/4 = 1'-0"

RESIDENCE
FOR
SCOTT AND
CHRISTINE
FISCHER

LOT 2
BREEZY HILL
LANE ADDITION
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

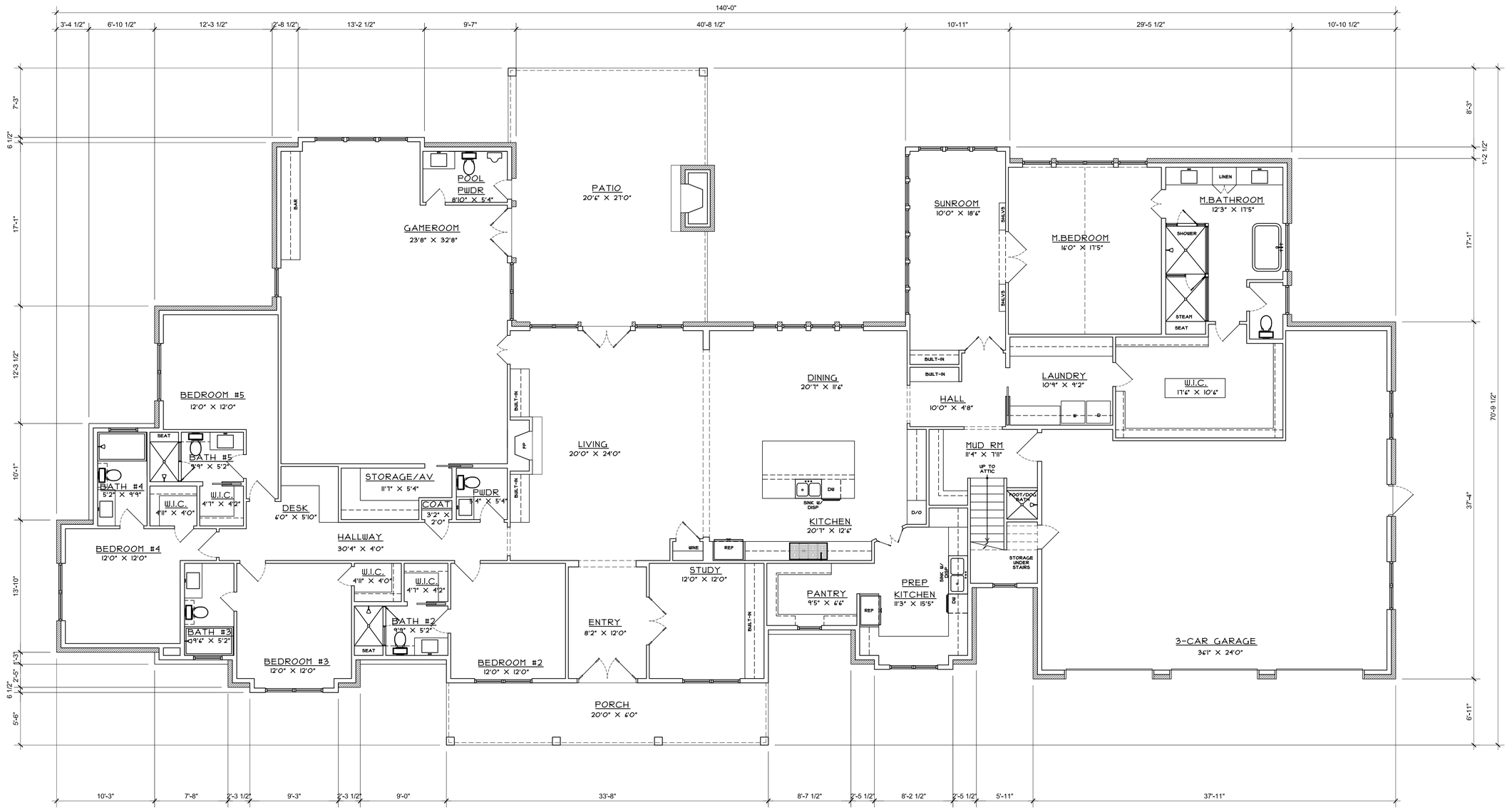
- ■ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

SHEET NO.

A2.1

SITE PLAN
EXHIBIT



1 FISCHER FLOOR PLAN - 4,925 SF

Scale: 3/32" = 1'-0"

RESIDENCE
FOR
SCOTT AND
CHRISTINE
FISCHER

LOT 2
BREEZY HILL
LANE ADDITION
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ■ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

SHEET NO.

A3.2

FLOOR PLAN
4,925 SF



2 LEFT ELEVATION
Scale: 3/32" = 1'-0"



1 FRONT ELEVATION
Scale: 3/32" = 1'-0"

RESIDENCE
FOR
SCOTT AND
CHRISTINE
FISCHER

LOT 2
BREEZY HILL
LANE ADDITION
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ■ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

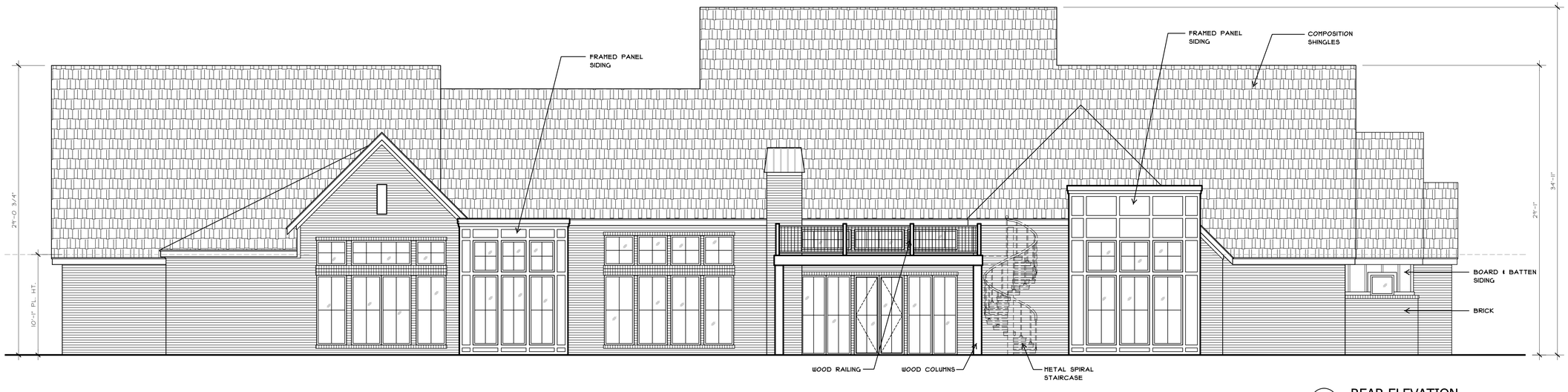
SHEET NO.

A5.1

ELEVATIONS



4 RIGHT ELEVATION
Scale: 3/32" = 1'-0"



3 REAR ELEVATION
Scale: 3/32" = 1'-0"

RESIDENCE
FOR
SCOTT AND
CHRISTINE
FISCHER

LOT 2
BREEZY HILL
LANE ADDITION
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ■ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

SHEET NO.

A5.2

ELEVATIONS

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A TEN (10) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, BREEZY HILL LANE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill 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*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a single-family home adjacent to 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 Subsection 03.01, *General Residential District Standards*, and Subsection 02.01, *Agricultural*

DRAFT 03.31.2022

(AG) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futu*re -- 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.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 05.13.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

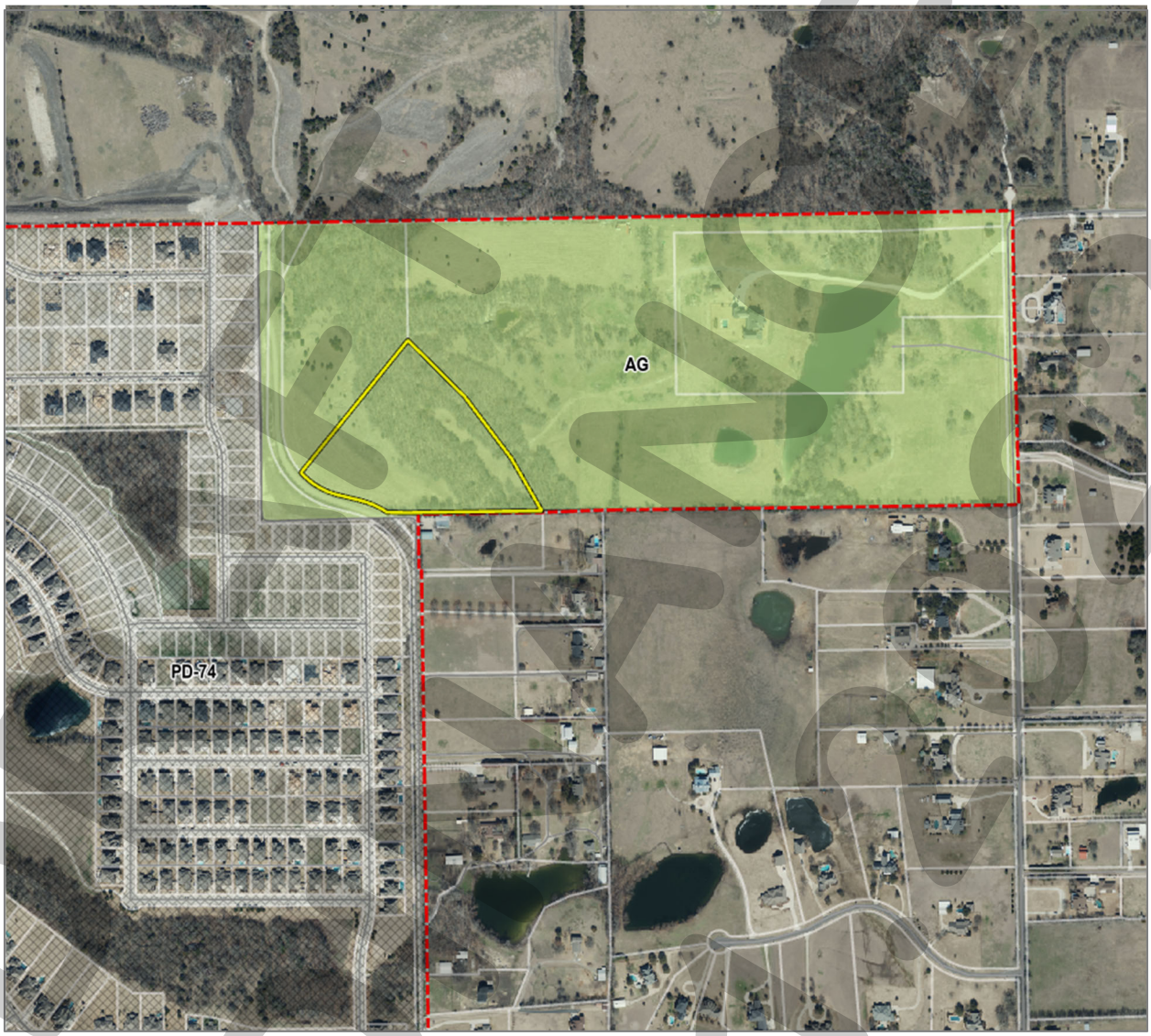
1st Reading: *June 20, 2022*

2nd Reading: *July 5, 2022*

DRAFT ORDINANCE 05.31.2022

Exhibit 'A'
Location Map and Legal Description

Legal Description: *Lot 2, Block A, Breezy Hill Addition*



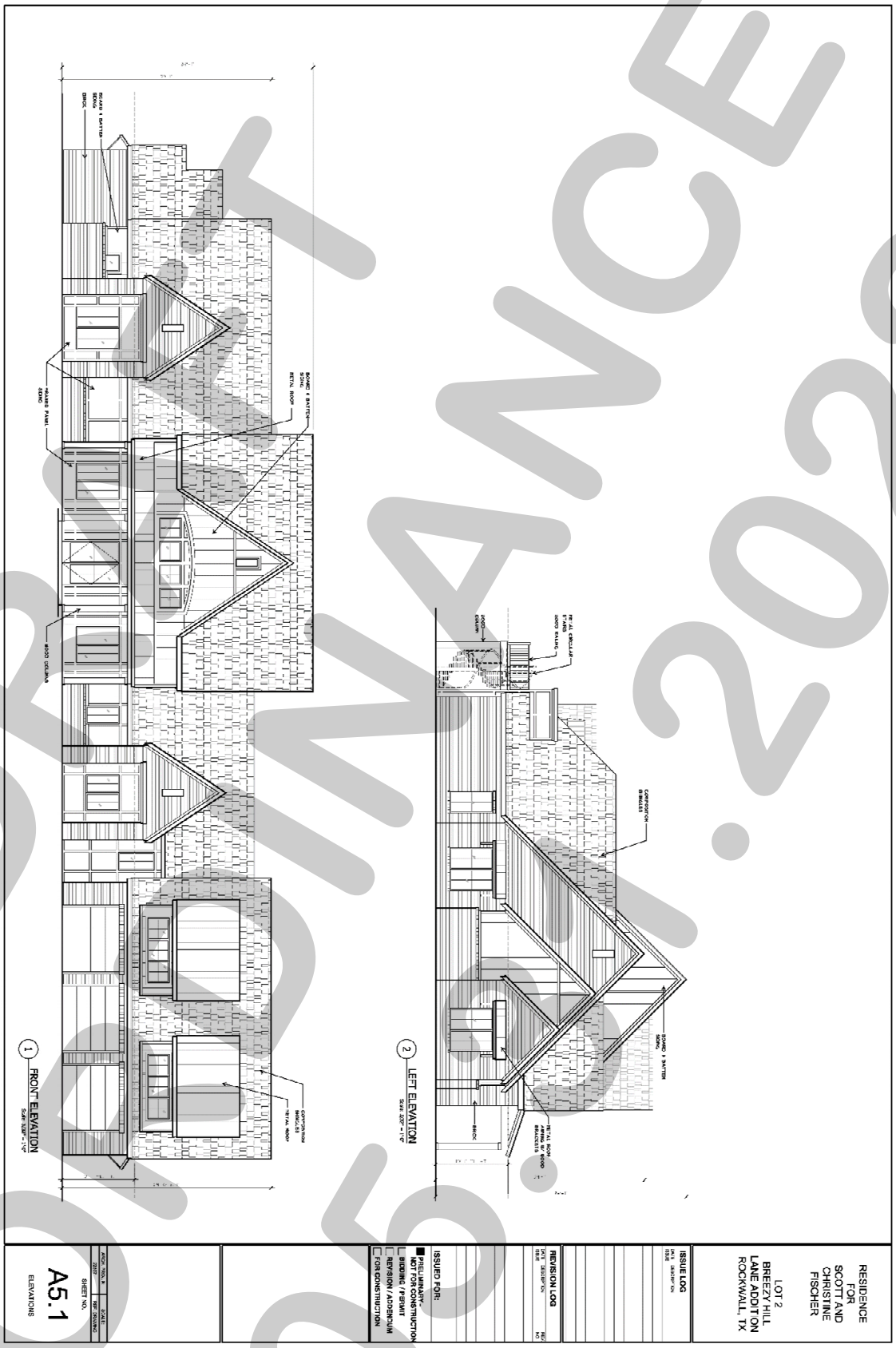
DRAFT ORDINANCE 05.31.2022

Exhibit 'B':
Residential Plot Plan



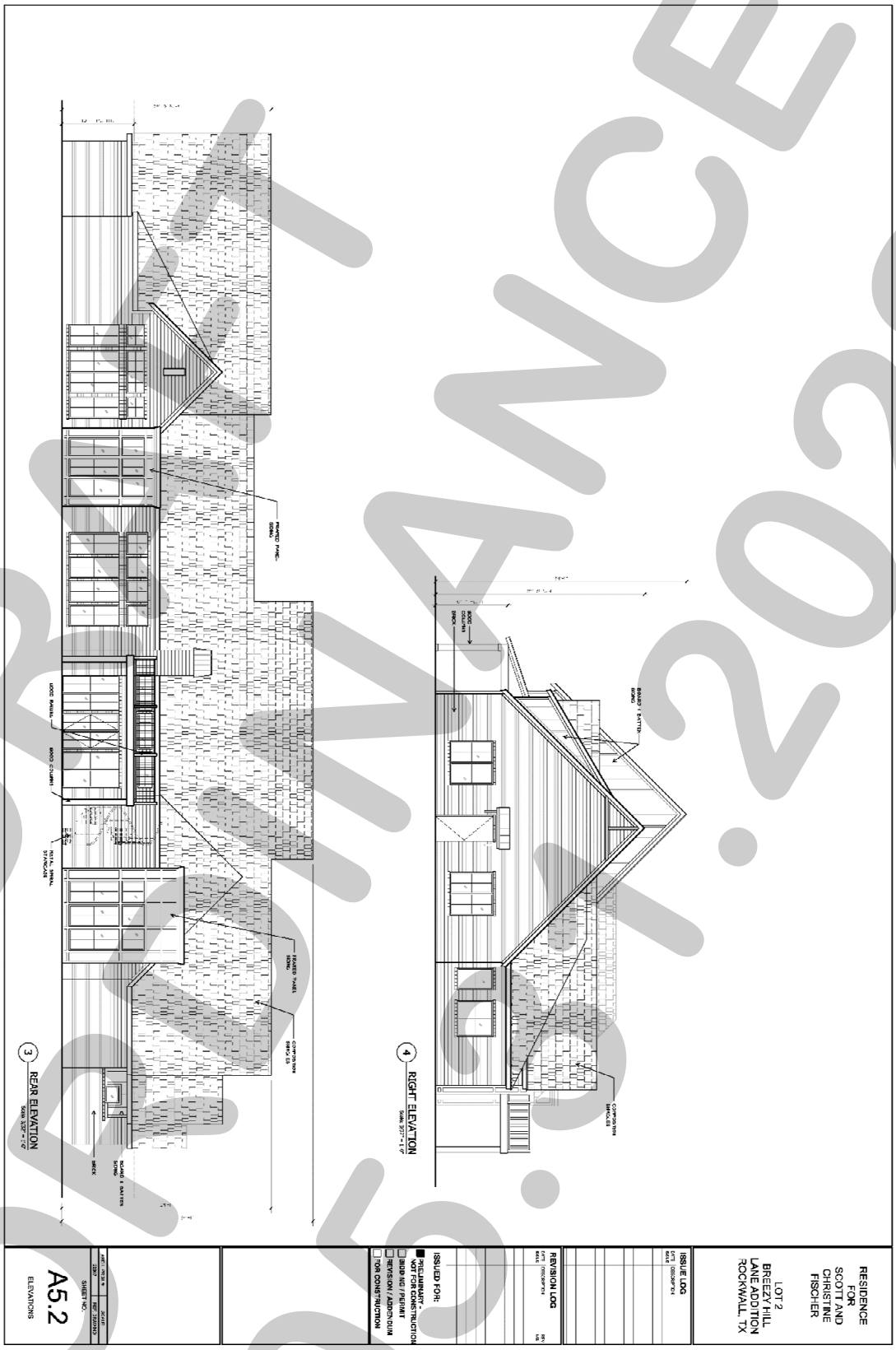
DRAFT
ORDINANCE
05.31.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.02.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.05.2022

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	Z2022-027	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change (AG to PD) for the Lofland Tract	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	05/27/2022	Approved w/ Comments

05/27/2022: Z2022-027; Zoning Change (AG to PD) for the Lofland Tract
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 Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205].
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-027) in the lower right-hand corner of all pages on future submittals.
M.4 Please provide a survey of the subject property to be included in the ordinance. An updated legal description -- while not required -- would be helpful as the provided legal description does not use landmarks that currently exist.
I.5 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Residential District and the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential and Commercial/Retail land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for both the South Central Residential District and the Southwest Residential District; however, minor modifications to the boundaries of these designations may be necessary.
I.6 The District Strategies Map for the South Central Residential District shows that a Rest Stop/Trailblazer Pylon element is designated for the southeast corner of the future intersection of Lakes of Somerset Drive and S. Goliad Street. This could be moved to the northeast corner of the future intersection and the design could be integrated into the signage element for the neighborhood (e.g. similar to Breezy Hill, Saddle Star, or Rockwall Downes).
I.7 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations below the guidelines -- to bring the project closer to conformance with the plan:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size. A one (1) acre estate style lot product could be incorporated along Lofland Circle -- adjacent to the subdivision -- to better provide a transition of lots sizes to the 62' x 120' and 72' x 120' lots. At a minimum, the larger lot product (i.e. the 100' x 150' lots) should be provided along this entire adjacency.

(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The development uses cul-de-sacs and a grid layout for the street network. This development should mirror the street network established by the Somerset Park Subdivision, which uses an interconnected street network, no cul-de-sacs, and curvilinear streets. In addition, the development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.) to create a consistent development theme throughout this area.

(3) CH. 8; Section 2.02; Goal #1 | Policy #2 (Page 8-2). Large residential developments and master planned communities should require differing residential home types, lot sizes, and land uses in the overall development plan.

Staff's Response: Consider incorporating an 82' x 120' lot product that can be intermixed throughout the development to off-set the number of 62' x 120' and 72' x 120' lots.

(4) CH. 8; Section 2.02; Goal #1 | Policy #4 (Page 8-2). Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff's Response: The lot sizes should be intermixed throughout the development to avoid homogenous pods of one (1) lot product. This is less important adjacent to the eastern boundaries of the subject property where the 62' x 120' lot product may provide an acceptable transition. In addition, this is not necessary adjacent to major roadways and existing subdivision where the larger 100' x 150' lot product is preferable.

(5) CH. 8; Section 2.02; Goal #1 | Policy #5 (Page 8-2). Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff's Response: The smaller 62' x 120' lots should be adjacent to the public parks.

(6) CH. 8; Section 2.02; Goal #1 | Policy #6 (Page 8-2). The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

Staff's Response: A preliminary trail layout should be incorporated into the concept plan showing the connectivity in the subdivision and the proposed commercial spaces, and how various lots will access the public park(s) and public schools (north of the subject property).

(7) CH. 8; Section 2.02; Goal #3 | Policy #2 (Page 8-2). Public parks should be established per the Parks, Recreation & Open Space Master Plan to ensure that all residential communities have access to high quality recreational park amenities.

Staff's Response: Currently, Park District No. 14 & 12 are divided by the present alignment of SH-205. This means that the subject property is situated within two (2) park districts. Currently, neither park district has an 11-acre public park. Per the concept plan, a public park is being proposed for Park District No. 12. An additional public park could be added to the concept plan intended to serve Park District No. 14. In addition, the public park shown for Park District No. 12 should be readjusted to the west side of the gas line easement with the future alignment of the Minor Collector being adjusted to the east side of the gas line easement. This will allow for a contiguous public park that can potentially be extended into the Blackland Prairie.

(8) CH. 8; Section 2.02; Goal #4 | Policy #2 (Page 8-3). Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

Staff's Response: A minimum of a 50-foot landscape buffer should be incorporated between the residential and commercial properties. Within this buffer a berm and three (3) tiered screening should be provided.

(9) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff's Response: Homes should adjacent to the public parks and/or open space should face onto the public park and/or open space and be accessible by a single-loaded street. Currently, the plan does not meet this requirement.

(10) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff's Response: The larger 100' x 150' lots should be located adjacent to John King Boulevard, SH-205, and FM-549. Along FM-549, an alternate product of 80' x 120' could be used to meet this requirement.

M.8 Based on the submitted Concept Plan, please make the following corrections and resubmit the updated plan by June 7, 2022:

(1) Open Space. The minimum open space required for this development is 108.978-acres (i.e. 544.89 [Gross Acreage] x 20.00%). Currently, the plan shows the provision of 108.74-acres of open spaces. Please adjust the open space to incorporate an addition 0.238-acres to meet the 20.00% requirement.
(2) Open Space Proximity Requirements. The Unified Development Code (UDC) requires that all residential lots less than 12,000 SF be within 800-feet of a park or open space. Please provide a separate exhibit that demonstrate that conformance to this requirement.
(3) Landscape Buffers. Please show the required 50-foot landscape buffers adjacent to all commercial properties on the concept plan.

M.9 Please review the attached draft ordinance prior to the May 31, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by June 7, 2022. Please carefully read through this document as staff has incorporated changes from what was originally submitted.
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 June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.11 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

05/25/2022: - Half of Lofland Circle to be built
- See about adding street connection to property to the north.
- An HOA Lot/Drainage easement to be placed along the north property line of the RISE property and the west property line of Lake Rockwall Estates to collect offsite drainage before entering lots.
- Extend Sanitary Sewer to West property line of Lake Rockwall Estates for future sewer extension into property.

The following items are informational for the engineering design phase.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.

Drainage Items:
- Flood/Detention Study required (must pay retainer to City before review).
- Waters of the US and Wetlands Determination for all creeks.
- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- No detention in 100yr flood plain and no walls allowed in detention ponds
- Detention not to be placed in City owned land/parks
- Detention is required. Post-Development C value is by zoning.
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No Lot to lot drainage allowed.
- An HOA Lot/Drainage easement to be placed along the north property line of the RISE property and the west property line of Lake Rockwall Estates to collect offsite drainage before entering lots.
- Must have written permission release from NRCS regarding their easement around the Lofland lake and possible construction encroachment.

Water and Wastewater Items:
- Infrastructure Study is required. Fees required.
- Loop 8-inch Water Line on site
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Show 1.5 acres dedication to City for future water tower site at Stableglen Dr. and Mercers Colony Ave.
- Possibility of two elevated water tank needed to support development in both pressure plans. Infrastructure study to determine.
- Must construct waterlines per the Master Water Plan. (plan attached).
- Must construct sewer lines per the Master Sewer Plan. (plan attached).
- Lift Station upgrades to ultimate buildout (Somerset LS, FM 3097 #1 LS, FM 3097 #2 LS) prior to any building permits
- Sewer Pro-ratas (FM 3097 - $432.74/acre, Somerset - $545.38/acre)
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
Extend Sanitary Sewer to West property line of Lake Rockwall Estates for future sewer extension into property.

Roadway Paving Items:
- Sidewalk must be installed along roadways.
- Traffic Impact Analysis study required.
- Must construct John King (65' ROW, 45' paving) from S Goliad to FM 549.
- Must construct a minimum of 24' of Lofland Circle (60' ROW, 41' paving) from S Goliad to curve.
- Must construct Lakes Somerset Dr (60' ROW, 41' paving) from John King to FM 549.
- Must construct Stableglen Dr (60' ROW, 41' paving) from Goliad to development to the north.
- All roadways adjacent to City Park to be 60' ROW & 41' paving.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	05/27/2022	N/A

No Comments

N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 62' X 125' - 906 LOTS
- 72' X 125' - 230 LOTS
- 100' X 150' - 53 LOTS
- OPEN SPACE - 143.63 Ac.
- AMENITY CENTER - 4.83 Ac.
- CITY PARK - 16.5 Ac.

Half of Lofland Circle to be built

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JOHN KING BOULEVARD

HICKORY RIDGE

F.M. 549

S. GOLIAD

AMENITY CENTER

COMMERCIAL 15.4 AC. 7.0 AC. OUTSIDE OF F/P

COMMERCIAL 7.7 AC. 5.6 AC. OUTSIDE OF F/P

COMMERCIAL 6.6 AC.

COMMERCIAL 5.5 AC.

AMENITY CENTER

JOHN KING BOULEVARD

STABLE GLEN DR.

SOMERSET PARK

16.5 ACRE CITY PARK

OAKS OF BUFFALO WAY

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLA
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOF
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

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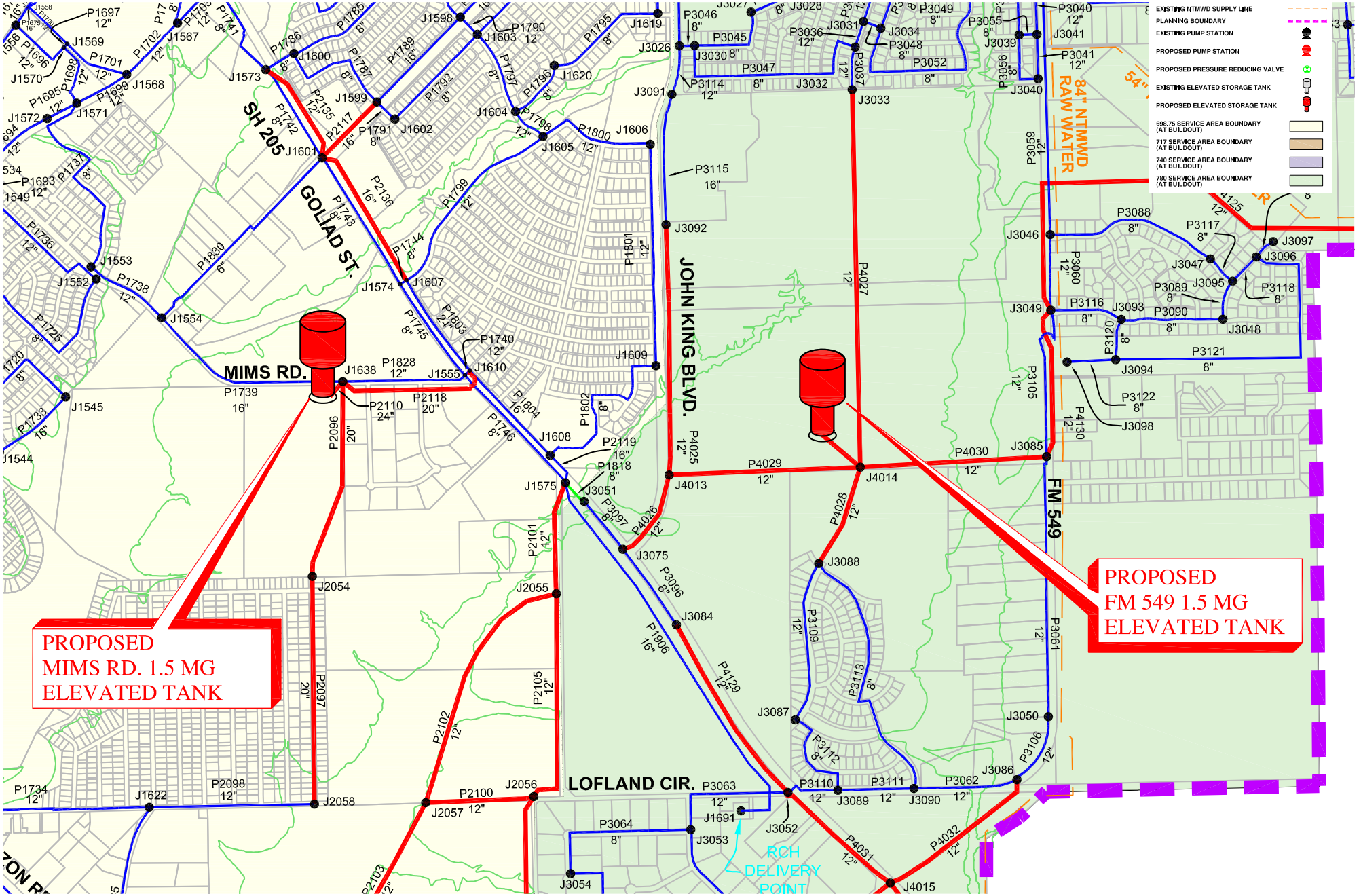
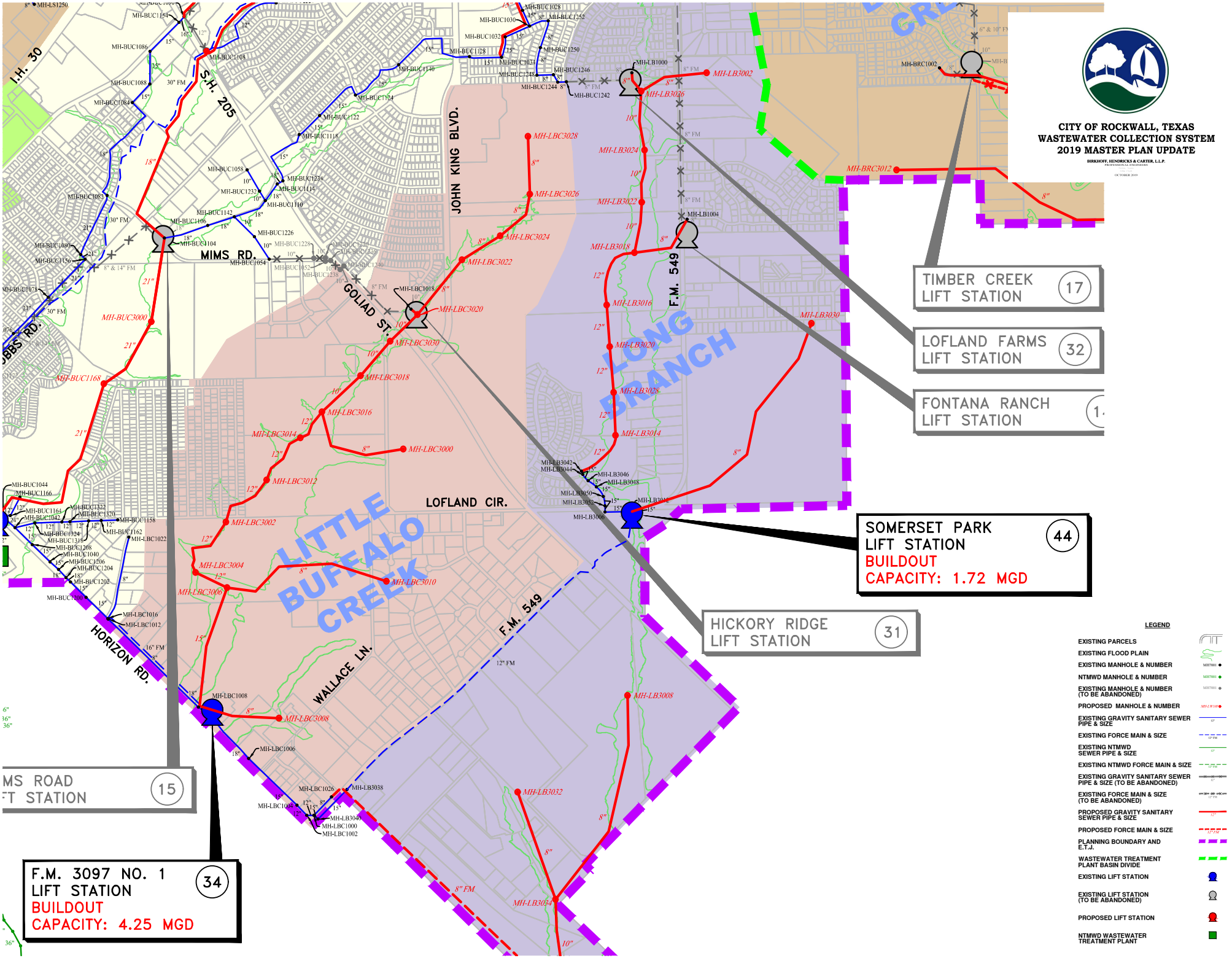
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

CITY OF ROCKWALL, TEXAS
WATER DISTRIBUTION SYSTEM
MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.




CITY OF ROCKWALL, TEXAS
WASTEWATER COLLECTION SYSTEM
2019 MASTER PLAN UPDATE
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
OCTOBER 2019
I.H. 30
S.H. 205
JOHN KING BLVD.
MIMS RD.
GOLIAD ST.
F.M. 549
LOFLAND CIR.
WALLACE LN.
HORIZON RD.
LONG BRANCH
LITTLE BUFFALO CREEK
TIMBER CREEK LIFT STATION 17
LOFLAND FARMS LIFT STATION 32
FONTANA RANCH LIFT STATION
SOMERSET PARK LIFT STATION 44
BUILDOUT
CAPACITY: 1.72 MGD
HICKORY RIDGE LIFT STATION 31
F.M. 3097 NO. 1 LIFT STATION 34
BUILDOUT
CAPACITY: 4.25 MGD
MS ROAD FT STATION 15
LEGEND
EXISTING PARCELS
EXISTING FLOOD PLAIN
EXISTING MANHOLE & NUMBER
NTMWD MANHOLE & NUMBER
EXISTING MANHOLE & NUMBER (TO BE ABANDONED)
PROPOSED MANHOLE & NUMBER
EXISTING GRAVITY SANITARY SEWER PIPE & SIZE
EXISTING FORCE MAIN & SIZE
EXISTING NTMWD SEWER PIPE & SIZE
EXISTING NTMWD FORCE MAIN & SIZE
EXISTING GRAVITY SANITARY SEWER PIPE & SIZE (TO BE ABANDONED)
EXISTING FORCE MAIN & SIZE (TO BE ABANDONED)
PROPOSED GRAVITY SANITARY SEWER PIPE & SIZE
PROPOSED FORCE MAIN & SIZE
PLANNING BOUNDARY AND E.T.J.
WASTEWATER TREATMENT PLANT BASIN DIVIDE
EXISTING LIFT STATION
EXISTING LIFT STATION (TO BE ABANDONED)
PROPOSED LIFT STATION
NTMWD WASTEWATER TREATMENT PLANT

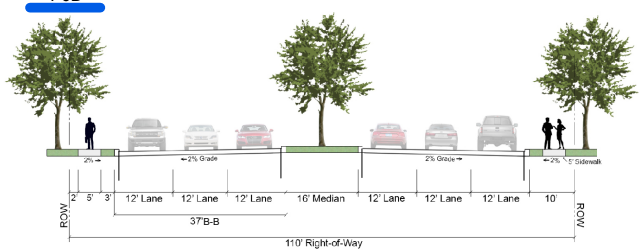
MASTER THOROUGHFARE PLAN

COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

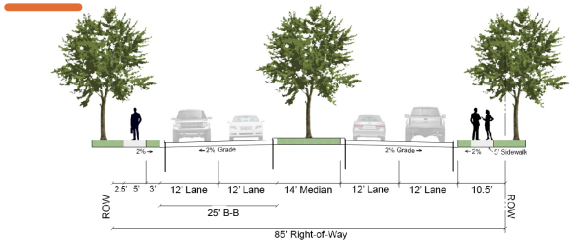
TYPICAL CROSS SECTIONS

** TxDOT 4D and TxDOT 6D cross sections will require 120' of right-of-way or as specified by TxDOT**
See 2040 Comprehensive Plan for P3U

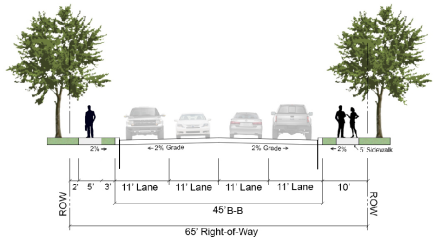
P6D



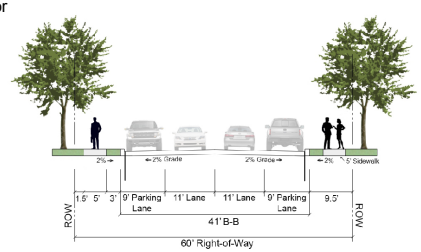
M4D



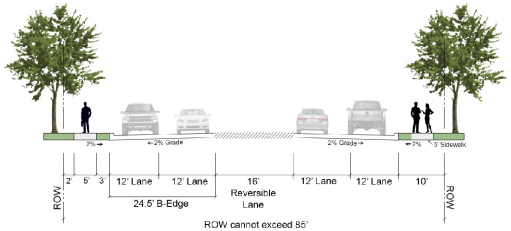
M4U

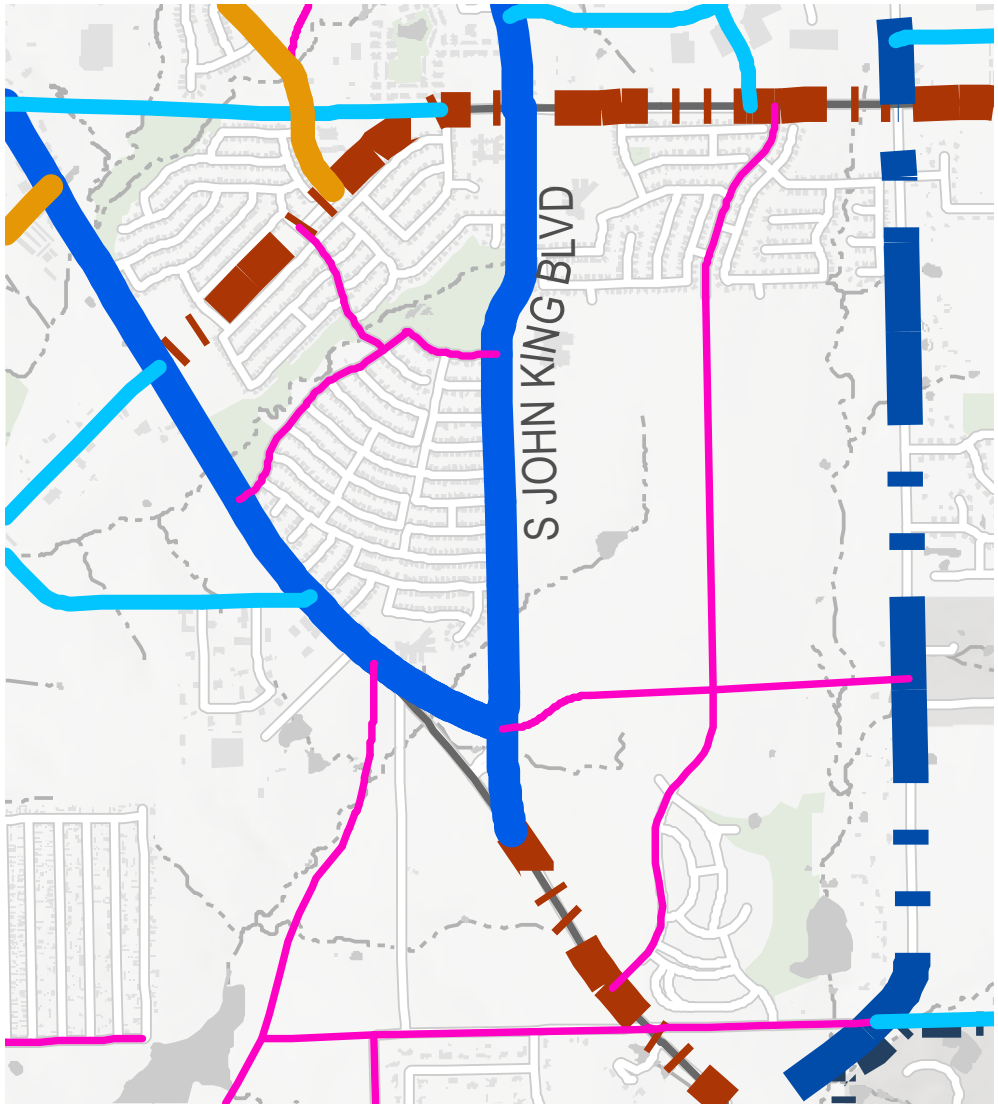


Minor Collector



M4U-M



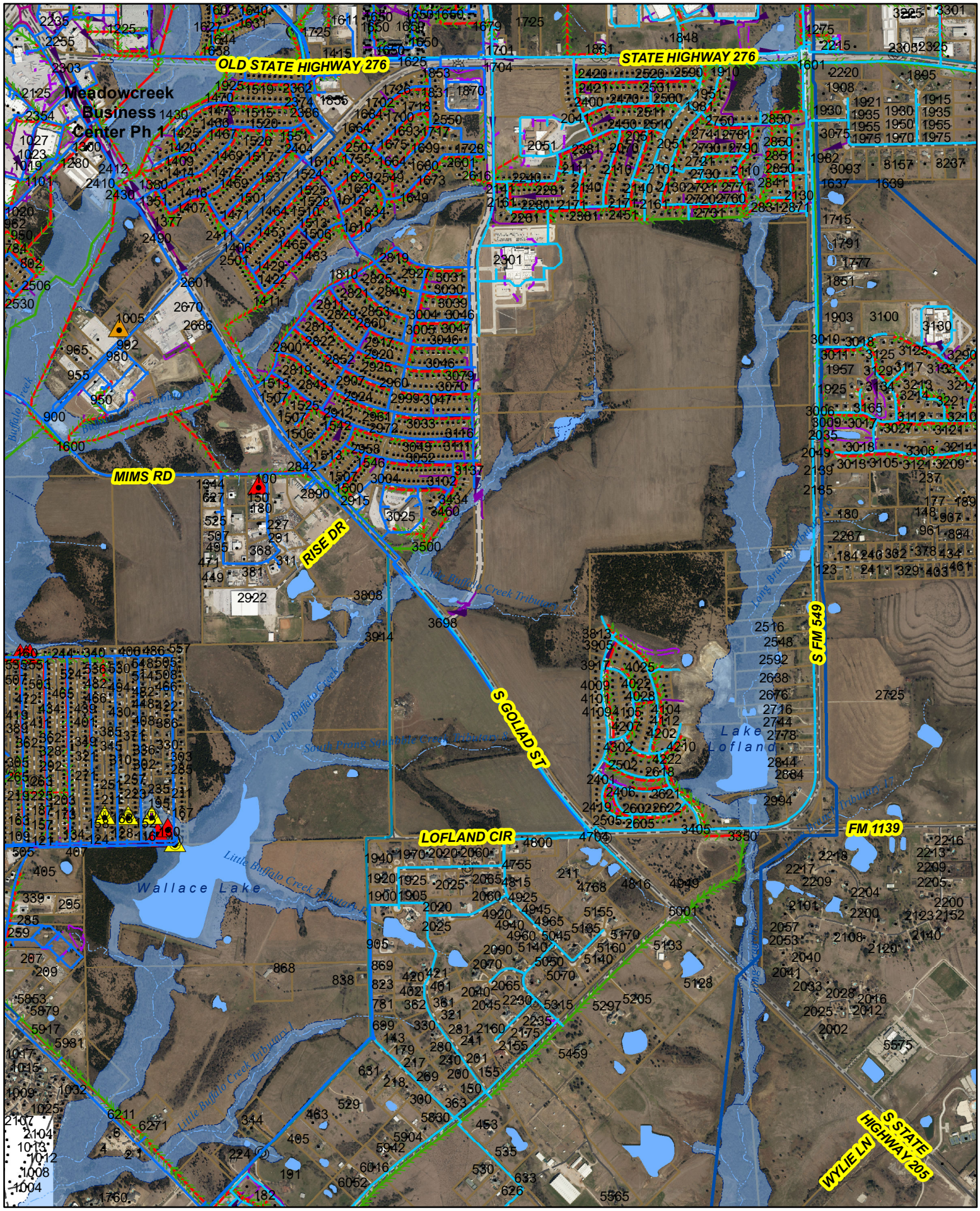


ROADWAY CLASS

- County
- M4D
- M4U
- M4U-M
- Minor
- Outer Loop
- P3U
- P6D
- TxDOT4D
- TxDOT6D

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits



City of Rockwall

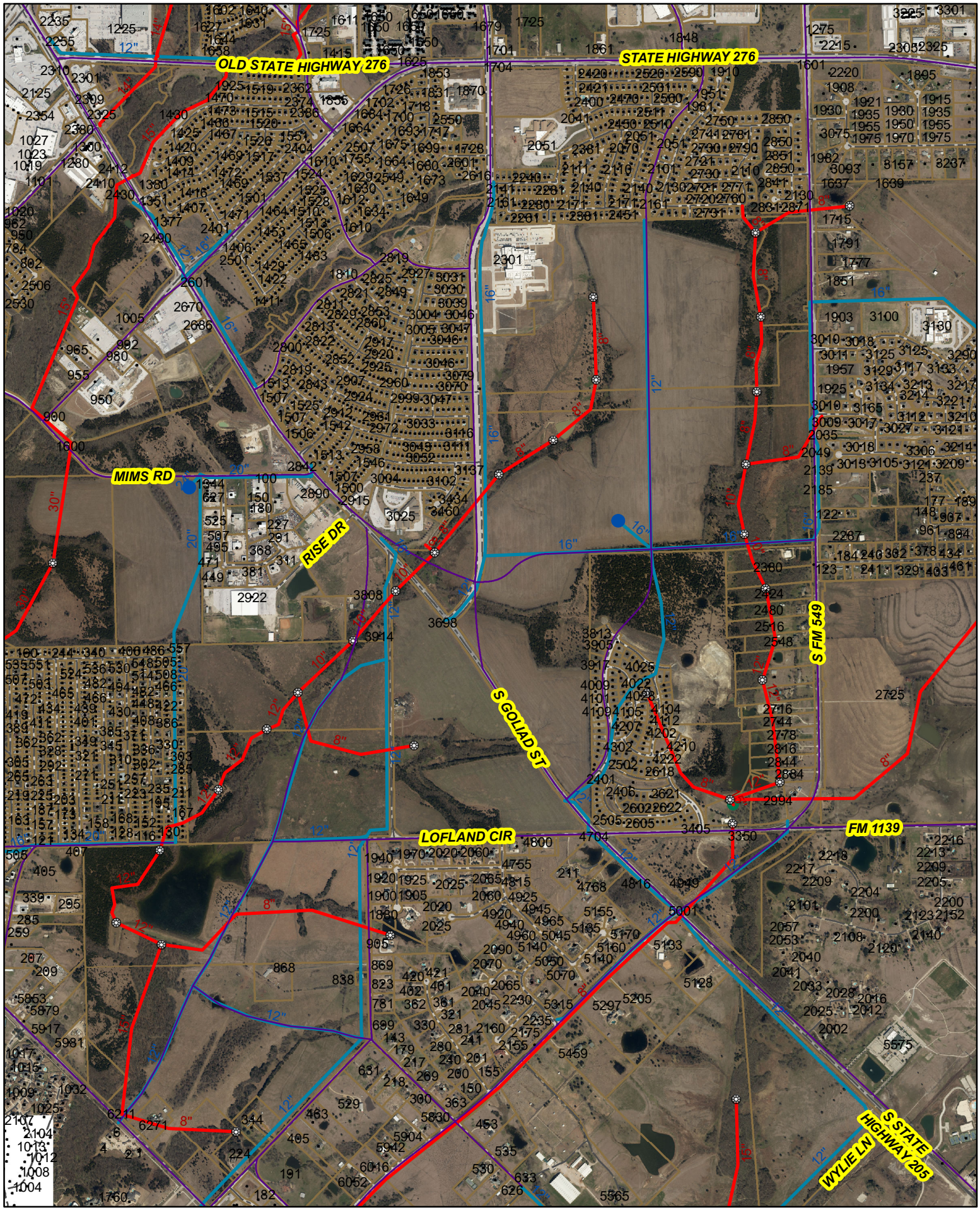
N W E S

0 520 1,040 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
1 inch = 1,500 feet
Date: 11/3/2021

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

Approximate Utility Locations



City of Rockwall

N W E S

0 520 1,040 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS

1 inch = 1,500 feet

Date: 11/3/2021

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Master Plans

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	0000 S. John King Blvd and 0000 S Goliad St				
SUBDIVISION	WH Baird, A Johnson and JR Johnson Survey	LOT		BLOCK	
GENERAL LOCATION	North and South of S John King Blvd and S Goliad St				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District	CURRENT USE	Vacant Land		
PROPOSED ZONING	PD - SF-10 and GR	PROPOSED USE	Single Family Residental and ~~Retail~~ Commercial		
ACREAGE	+/- 543	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	+/- 1270

☐ ***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	The Lofland Family	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Bill Lofland	CONTACT PERSON	Adam Buczek
ADDRESS	105 E Kaufman	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-693-0120	PHONE	214-888-8843
E-MAIL	Bill_Lofland@juno.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bill Lofland [*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 $ 8,360 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* May *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

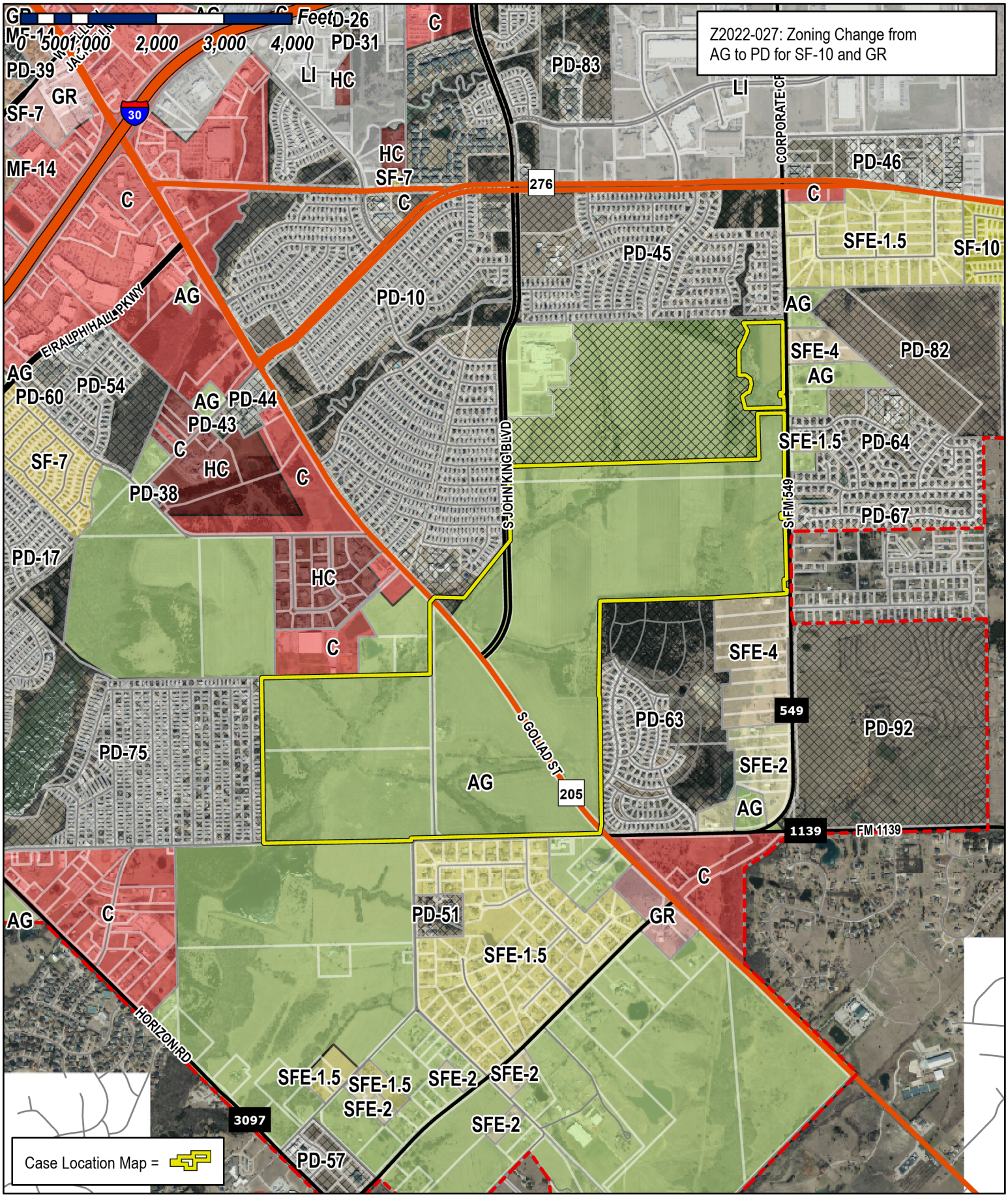
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

MY COMMISSION EXPIRES 05/15/2024



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
385 S. Goliad Street
Rockwall, Texas 75087
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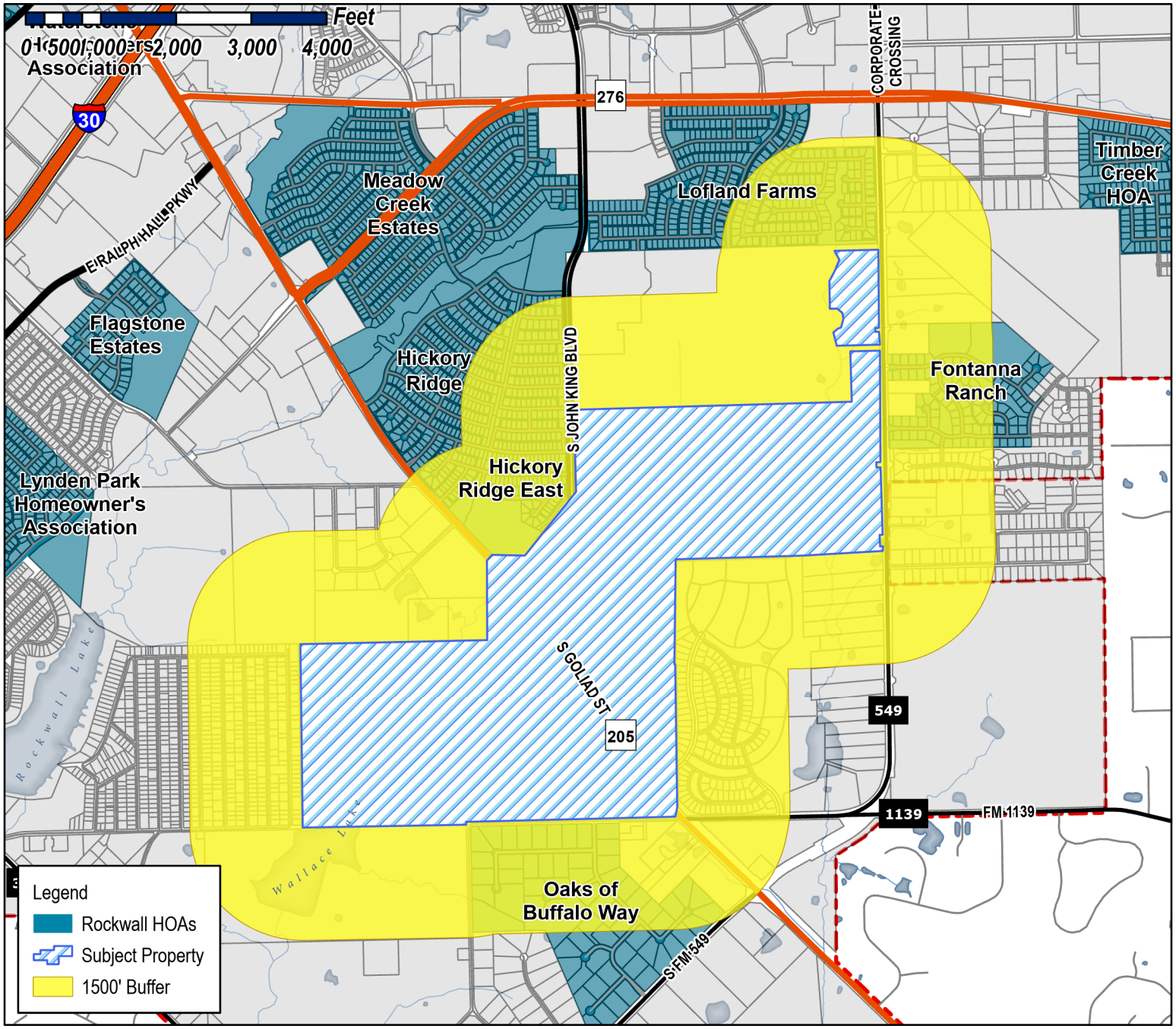
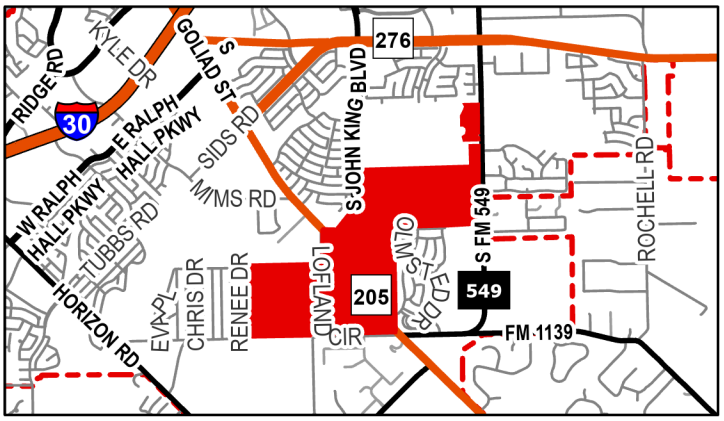


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural
Case Address: Lofland Tract

Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745



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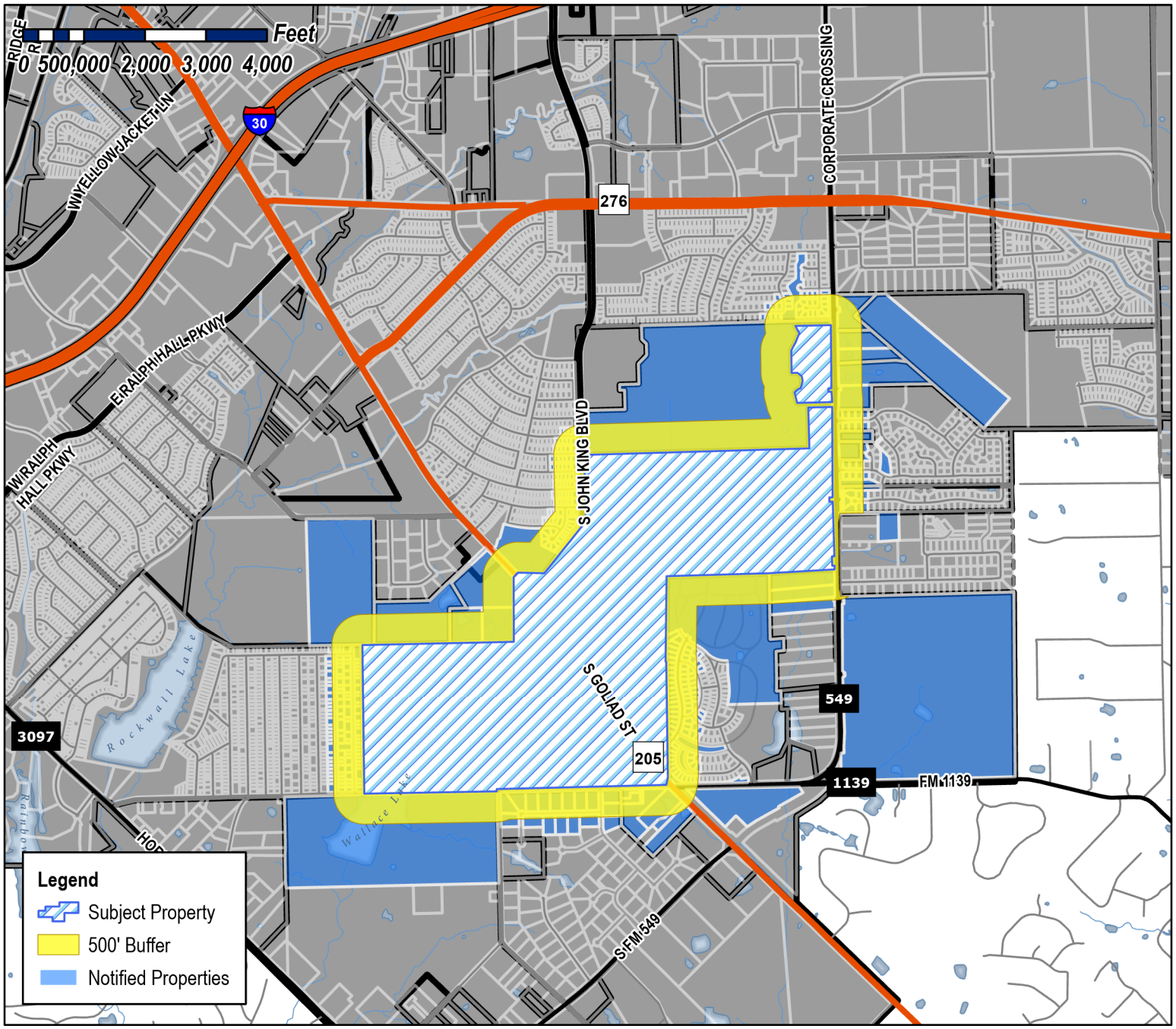
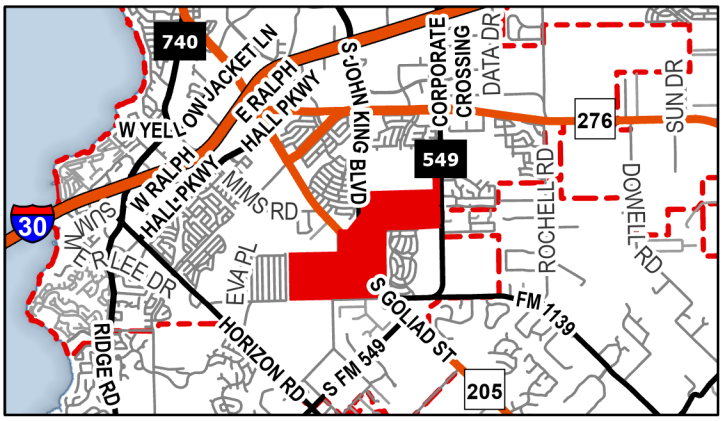


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Lofland Tract

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

CAMP TASHIA AND DARROL
1002 HIGH COTTON LN
ROCKWALL, TX 75087

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 75126

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75087

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H
ZAMORA
1600 US HIGHWAY 80
MESQUITE, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

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

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

BLANKENSHIP TAV & DEBORAH
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

HOLLOMAN JAMES AND KIM
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
221 NICOLE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

HEAD WILLIAM ROBERT AND KIMBERLY ANN
2406 LOUDON ST EAST
ROCKWALL, TX 75088

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75088

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75088

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

CRUZ DEBRA J
262 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

4 HO LTD
3001 SAN MARCOS DRIVE
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

SHAWN WATTS 1993 IRREVOCABLE TRUST
SHAWN HORTON CARTER- TRUSTEE
3009 WIMBERLY LANE
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

PASCHALL RONALD L AND TAMMY RENEE
3012 WIMBERLEY LANE
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

PARKER LESLIE C AND LYNN
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E
3119 COOLWOOD LN
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
321 PANOLA CT
ROYSE CITY, TX 75189

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

ABBA INVESTMENT GROUP LLC
3606 CAVALIER DR
GARLAND, TX 75042

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

MATHEW RON KANNANTHANATHU AND
MARILYN TOMY
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75088

SANDERS DEJA AND
GERALD COLLINS III
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75088

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

ROSS MEGAN ELIZABETH AND JAMES MATTHEW
4027 QUINCY STREET
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75088

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

THILE HUYEN AND
NAM TIEN NGO
421 NICOLE DRIVE
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

NIXON BRIAN & MICHELE
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RODRIGUEZ BRIAN
4230 TRILENE DR
GRAND PRAIRIE, TX 75052

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

D R HORTON TEXAS LTD
4306 MILLER RD
ROWLETT, TX 75088

D R HORTON - TEXAS LTD
4306 MILLER RD STE A
ROWLETT, TX 75088

SIMUNEK FLOYD C AND KELLY M VERMEERSCH-SIMUNEK
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RICHARDSON DANIELLE MARIE & THOMAS C II
4314 SELBORNE DRIVE
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

POWELL SHEILA RENAY AND
KENDA DELYNN BROWN
4318 SELBORNE DRIVE
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

LACAZE ALLISON KAY
503 NICOLE
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

PEREZ REYNA JUAN MARTIN
526 NICOLE
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX

RENNI CARMEL INVESTMENTS LLC
8140 WALNUT HILL LN SUITE 500
DALLAS, TX 75231

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75189

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

TITLOW NICK AND ALYSSA
8913 BARTON CREEK
ROWLETT, TX 75089

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MEADE JAMES W & ROBIN N
P. O. BOX 2107
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

DRCE TRUST
PO BOX 2051
DEL MAR, CA 92014

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

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 Planning and Zoning Commission will consider the following application:

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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, June 20, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

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

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste.900
Dallas, TX 75225

May 20, 2022

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the June 7th, 2022 Planning and Zoning Commission Meeting (Work Session), the June 14th, 2022 Planning and Zoning Commission Meeting (Action Meeting), and subsequently the June 20th 2022 City Council Meeting. This project consists of ±540.33 Acres in the W.H. Baird, A. Johnson and J.R. Johnson Survey, City of Rockwall, Rockwall County, and generally located at the Northeast corner of and Southwest corner of John King Blvd and S. Goliad St (Highway 205).

The property is currently zoned AG. We are proposing a development of single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 15,000 SF which equates to a maximum density of 2.36 units per acre (compliant with the comprehensive plan). Additionally, we are proposing approximately 36.4 Acres of Commercial at the intersection of John King and Goliad. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garage doors. Additionally, this community will feature total open space of 21.5% (compliant with the 20% open space requirement), as well as an extensive list of amenities including:

- Two (2) complimentary amenity centers that will collectively feature a clubhouse, pavilion, a playground, multi-use court (e.g. pickle ball and basketball court), restrooms, swimming pool, and parking
- Enhanced entry monumentation
- Extensive HOA maintained trail system with high quality trail heads
- A proposed 16.5-acre contiguous tract of land to be dedicated to the City of Rockwall for a City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area.

The 100' wide lots and proposed City Park have been deliberately located on the south side of the site to be visually compatible with the Oaks of Buffalo Way subdivision to the south. The 62' and 72' wide lots shall be intermixed in conformance with City's Comprehensive Plan with the sole exception being the westernmost pod of 62' wide lots located adjacent to Lake Rockwall Estates on the basis that this area requires two flood-plain crossings be constructed for access and is tucked behind a large open space and has little to no visibility from any perimeter of the property.

We look forward to working with the City of Rockwall to once again to develop another gorgeous development.

Cordially Yours,

Adam Buczek, Development Partner
Skorburg Company

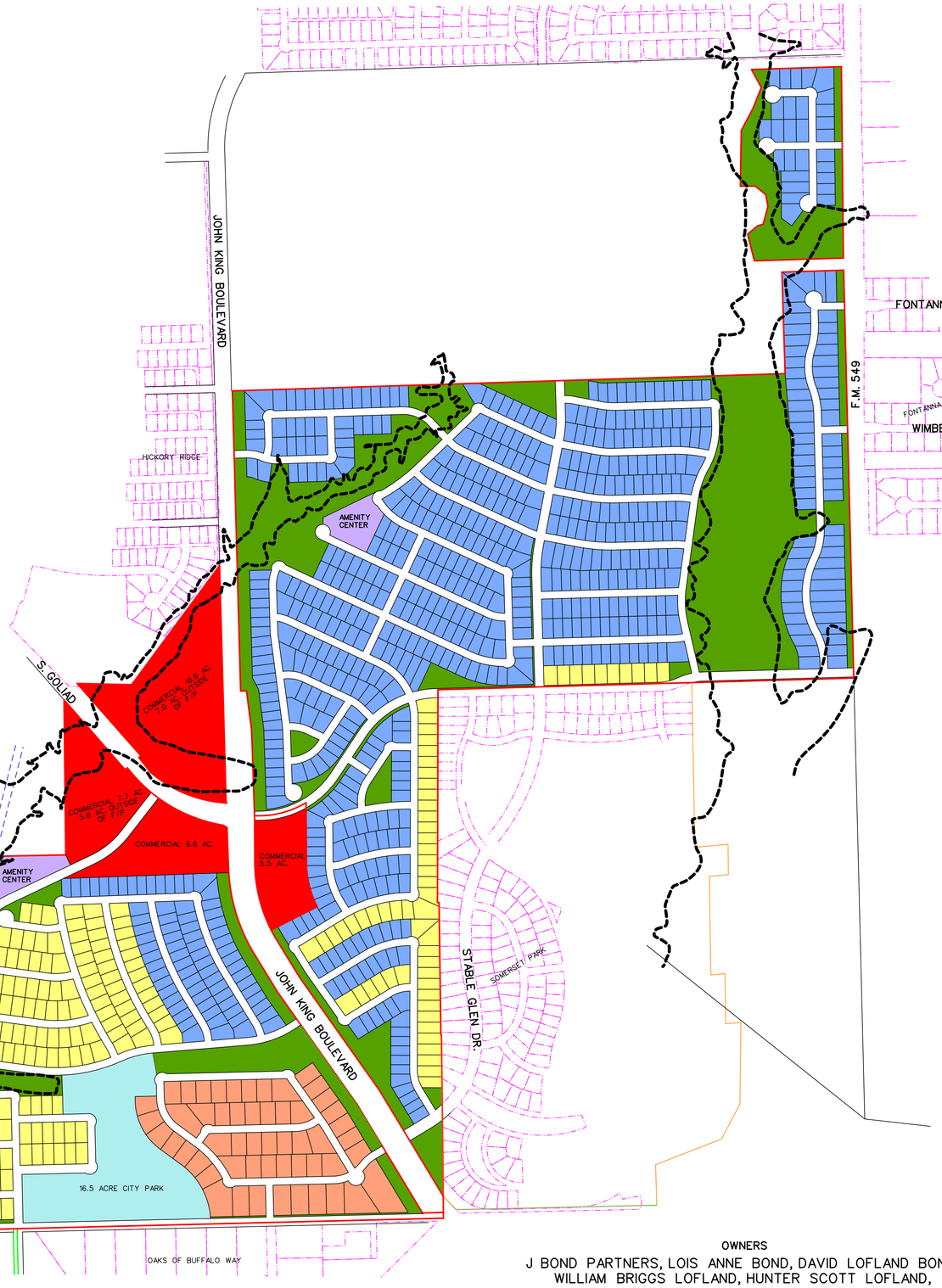
N

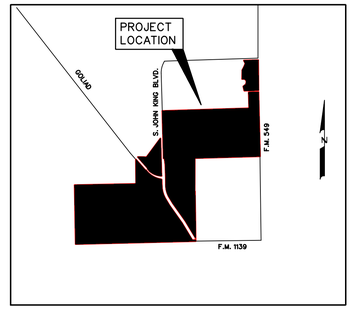
0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 62' X 125' - 906 LOTS
- 72' X 125' - 230 LOTS
- 100' X 150' - 53 LOTS
- OPEN SPACE - 143.63 Ac.
- AMENITY CENTER - 4.83 Ac.
- CITY PARK - 16.5 Ac.





LOCATION MAP
N.T.S.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	503.93
FLOOD PLAIN ACRES	72.82
HOA OPEN SPACE (NET OF FLOOD PLAIN)	51.00
CITY PARK ACRES	16.5
AMENITY CENTER ACRES	4.83
OPEN SPACE %	21.5%
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	108.74

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	36.4
FLOOD PLAIN ACRES	11.7

TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	36.4
GROSS RESIDENTIAL ACRES	503.93
TOTAL RESIDENTIAL LOTS	1189
RESIDENTIAL DENSITY	2.36
TOTAL FLOOD PLAIN ACRES	86.54
TOTAL OPEN SPACE ACRES	143.63

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 400'

N

0 100 200 400
SCALE: 1" = 200'

DUSTY RIDGE DR.

JOHN KING BOULEVARD

COOLWOOD LN.

MATCHLINE

MATCHLINE

80' LANDSCAPE BUFFER 0.72 AC.

OPEN SPACE 1.47 AC.

OPEN SPACE 2.12 AC. GROSS 0.94 AC. NET OUTSIDE

OPEN SPACE 17.01 AC. GROSS 12.07 AC. NET OUTSIDE F/P

AMENITY CENTER 2.00 AC.

60' COLLECTOR

OPEN SPACE 0.0 AC.

80' LANDSCAPE BUFFER

OPEN SPACE 1.05 AC.

SOMERSET PARK

OPEN SPACE 0.32 AC.

OPEN SPACE 27.90 AC. GROSS 5.01 AC. NET OUTSIDE F/P

40' LANDSCAPE BUFFER

OPEN SPACE 1.89 AC.

40' LANDSCAPE BUFFER - 0.88 AC.

40' LANDSCAPE BUFFER - 0.57 AC.

OPEN SPACE 7.88 AC. GROSS 2.31 AC. NET OUTSIDE F/P

40' LANDSCAPE BUFFER - 0.24 AC.

F.M. 549

FONTANNA BLVD.

FONTANNA RANCH

WIMBERLY LANE

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
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MAY 2022 SCALE 1" = 200'

OWNERS
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1 CARMARTHEN COURT
DALLAS, TEXAS 75225

N

0 100 200 400
SCALE: 1" = 200'

APPROX. LOCATION FLOOD PLAIN

S. GOLIAD

MATCHLINE

MATCHLINE

JOHN KING BOULEVARD

COMMERCIAL 16.6 AC.
7.0 AC. OUTSIDE OF F/P

COMMERCIAL 7.7 AC.
5.6 AC. OUTSIDE OF F/P

COMMERCIAL 6.6 AC.

COMMERCIAL 5.5 AC.

OPEN SPACE
1.03 AC.

OPEN SPACE
0.50 AC.

80' LANDSCAPE BUFFER

60' COLLECTOR

OPEN SPACE
0.84 AC.

AMENITY CENTER
2.83 AC.

OPEN SPACE
2.36 AC. GROSS
0.48 AC. NET
OUTSIDE F/P

OPEN SPACE
1.34 AC.

APPROX. LOCATION FLOOD PLAIN

OPEN SPACE
10.21 AC. GROSS
2.37 AC. NET
OUTSIDE F/P

OPEN SPACE - 0.50 AC.

OPEN SPACE - 0.50 AC.

80' LANDSCAPE BUFFER - 2.02 AC.

OPEN SPACE
4.0 AC. GROSS
0.87 AC. NET
OUTSIDE F/P

OPEN SPACE
33.02 AC. GROSS
3.01 AC. NET
OUTSIDE F/P

16.5 ACRE CITY PARK

OPEN SPACE
5.76 AC.

OPEN SPACE
3.82 AC.

SOMERSET PARK

STABLEGLEN DRIVE

OPEN SPACE
0.22 AC.

OPEN SPACE - 0.53 AC.

OPEN SPACE - 0.53 AC.

OPEN SPACE - 0.68 AC.

OPEN SPACE
0.08 AC.

LOFLAND CIRCLE

OAKS OF BUFFALO WAY

BEAR CLAW

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
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MAY 2022 SCALE 1" = 200'

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1 CARMARTHEN COURT
DALLAS, TEXAS 75225

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*.

a. *Residential Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the residential zoned portions of the *Subject Property*.

b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Commercial on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (C) Commercial District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the C District Regulations.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	906	*76.20%*
B	72' x 120'	8,640 SF	230	*19.34%*
C	100' x 150'	15,000 SF	53	*4.46%*
		Maximum Permitted Units:	*1189*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.36* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1189* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width (1)	62'	72'	100'
Minimum Lot Depth	120'	120'	150'
Minimum Lot Area	7,440 SF	8,640 SF	15,000 SF
Minimum Front Yard Setback (2), (5) & (6)	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height (3)	36'	36'	36'
Minimum Rear Yard Setback (4)	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%

Exhibit 'D':
Density and Development Standards

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

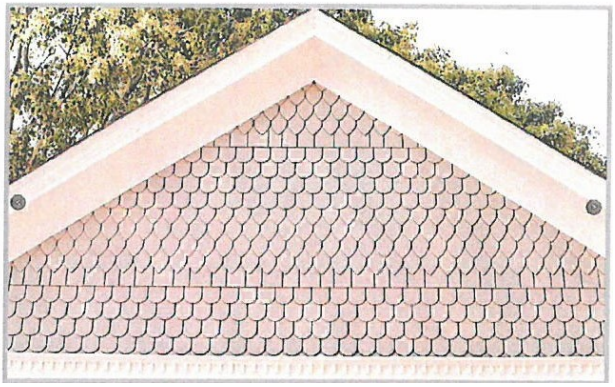
[6]: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.

(4) *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, Stucco, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitous fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard





(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design and orientation requirements

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings*

into the garage in a 'J' configuration. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 26.16% of these lots (*i.e. 237 Lots or 20.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B' & 'C' Lots*. The *Type 'B' & 'C' Lots* (*i.e. yellow and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door



(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations 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. The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

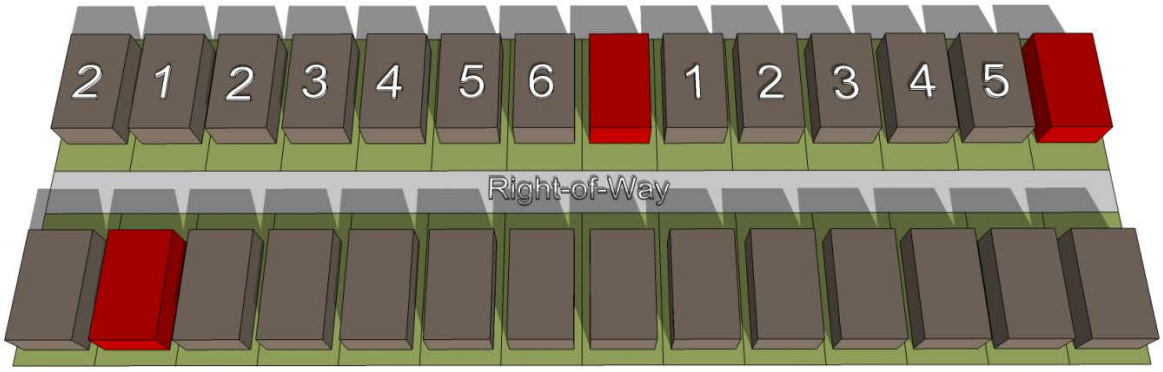
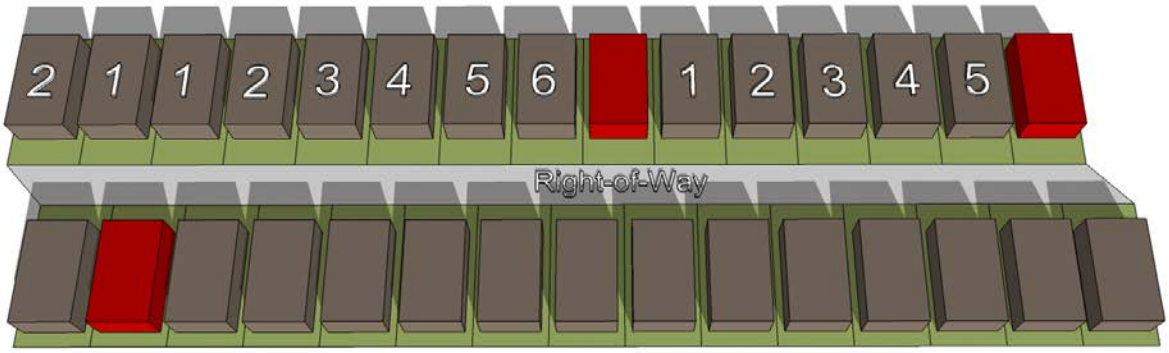


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. S. John King Blvd, S. Goliad St and FM-549*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) Masonry Screening Walls. If masonry screening walls are required by the City to be installed along a common boundary line shared with any portion of the residential zoned property, such walls shall be constructed by the commercial developer when the commercial tract is developed. If any portion of the residential zoned property develops before an adjoining commercial zoned tract, the builders shall install either a temporary 6' tall wood fence or tubular steel fence along the common property line (subject to the City's preference) as homes are constructed which shall be replaced with a masonry screening wall (subject to City requirements) when the adjoining commercial tract is developed.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (S. John King Blvd)*. A minimum of a 80-foot landscape buffer shall be provided along S. John King Blvd (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (S. Goliad St)*. A minimum of a 80-foot landscape buffer shall be provided along S. Goliad St (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(4) *Landscape Buffers (Lofland Circle and Future Collectors)*. A minimum of a 10-foot landscape buffer shall be provided along Lofland Circle and along future collectors where lots do not front the collector. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 10-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *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 and shall be maintained by the Homeowner's Association (HOA).

(e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 101.99-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of a 16.5-acre contiguous tract of land to the City of Rockwall -- *identified as "City Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the

residential development -- *at no cost to the residential developer* -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Centers*. Two (2) amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The two (2) amenity centers will collectively feature at a minimum between them a clubhouse, a pavilion, a playground, a multi-use court (e.g. pickle ball and basketball court), restrooms, a swimming pool, and parking.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

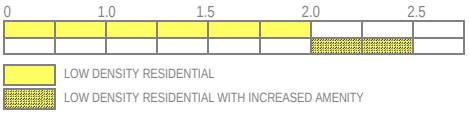
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

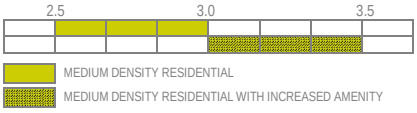
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

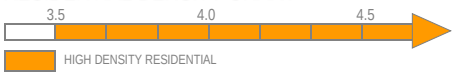
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

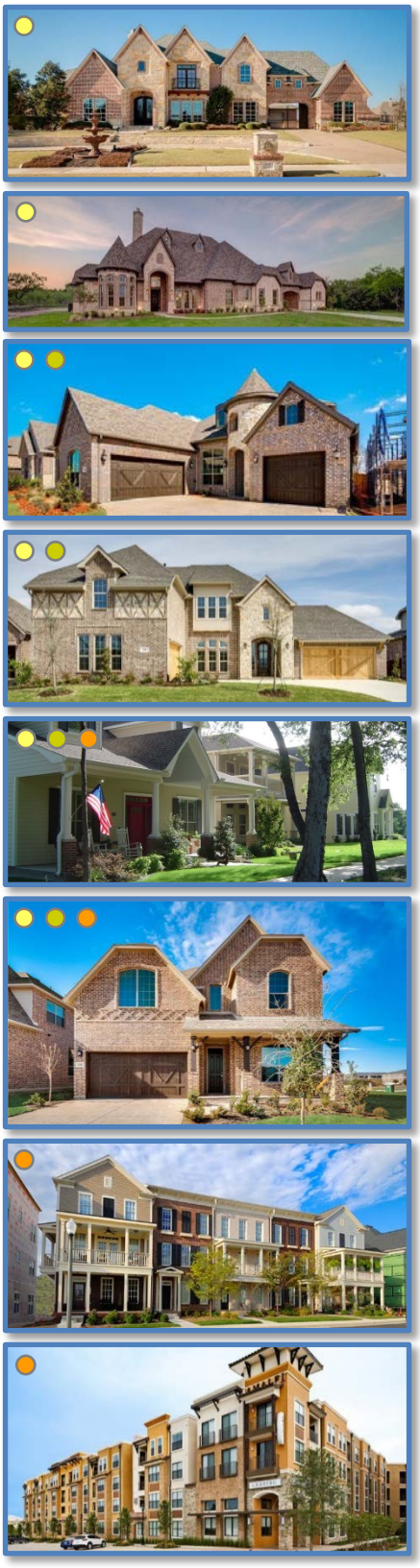
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower





16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

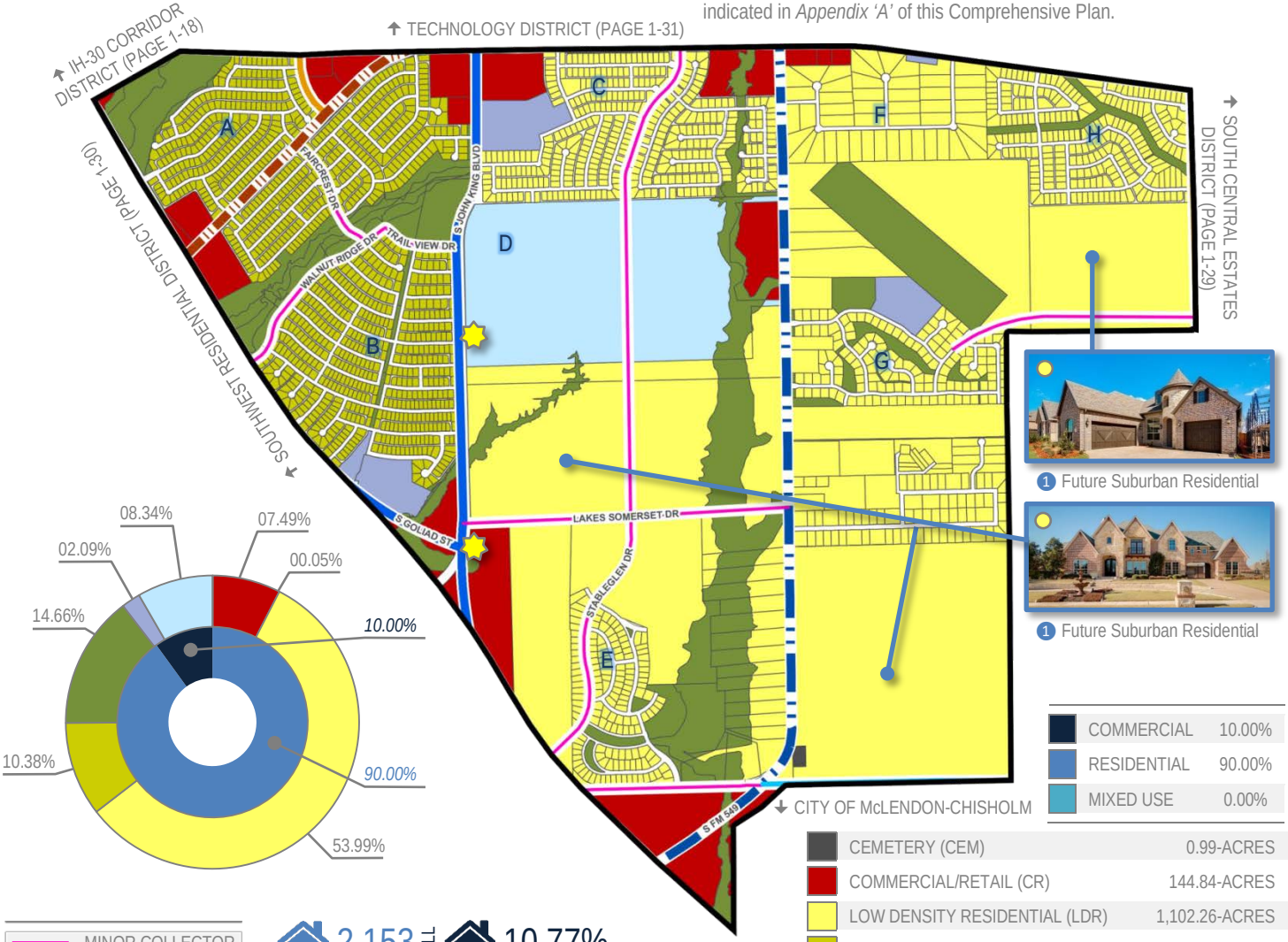
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential

POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, 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 Adam Buczek of the Skorburg Co. on behalf of David Bond of the Lofland Family for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

DRAFT 05.31.2022

amended zoning classification for the *Subject Property*;

SECTION 3. 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property* -- *prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on 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) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *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

DRAFT ORDINANCE 05.31.2022

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.

(g) *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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. 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 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. 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 10. 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 5TH DAY OF JULY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

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1st Reading: *June 20, 2022*

2nd Reading: *July 5, 2022*

DRAFT
ORDINANCE
05.31.2022

Exhibit 'A':
Legal Description

TRACT 1

BEING out of the Southeast part of the John R. Johnson Survey, Abstract No. 128, *Patent No. 649, Volume 8*, dated August 20, 1952, and described as follows:

BEGINNING at the Southeast corner of said survey;

THENCE West 914 varas;
THENCE North 880 varas;
THENCE East 914 varas;
THENCE South 880 varas to the place of beginning, containing 144-acres of land, more or less.

BEING a portion of the Eastern part of a called 253.75-acres more or less part of the W. H. Baird survey of 634.50-acres, more particularly described as follows;

TRACT 2

BEGINNING at the N.E. Corner of the Abner Johnson survey:

THENCE West 2,220 varas a corner stake in prairie from which a Hackberry eight (8) inch in diameter bears *S. 24 E. 25-1/2* varas a cluster of five (5) hackberry trees bears *S. 33-1/3 E. 27-1/2* varas;
THENCE North 814 varas corner in prairie;
THENCE East 2220 varas corner in prairie in west boundary line of the J. A. Ramsey 1280 survey;
THENCE South 814 varas to the place of beginning, containing 320 acres.

SAVE & EXCEPT

A portion of the tract of land conveyed to Rockwall ISD in the Special Warranty Deed recorded on December 17, 2010 at *Volume 6318, Page 219*, Real Property Records, Rockwall County, Texas.

TRACT 3

BEGINNING at the NW corner of the Abner Johnson and a part of the Abner Johnson survey on the south line of the WH Baird 634.50-acre survey at corner post in prairie from which a cluster of willows on branch bears *S. 65 E. 350* varas:

THENCE South 633 varas to corner post in prairie on the west line of said Johnson survey;
THENCE East 1,900.80 varas to corner post in prairie on east line said Johnson survey;
THENCE North 633 varas to corner post in prairie from which a lone Cottonwood bears South 6 West 250 varas;
THENCE West 1,900.80 varas to place of beginning, containing 213-acres out of the Johnson survey.

SAVE & EXCEPT

A 0.8311-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded August 5, 2020, under *Clerk's File No. 20200000017659*, Real Property Records, Rockwall County, Texas.

TRACT 4

BEING 72-acres of land out of the Abner Johnson Survey, more particularly described as follows:

BEGINNING at the Northwest corner of the C. Spong, 120-acre tract out of said Johnson Survey; said corner being 759 varas North from the Southwest corner of the Abner Johnson Survey:

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Exhibit 'A':
Legal Description

THENCE East 678.20 varas to the Southwest corner of an eight (8) acre tract deeded by J. B. Hanley to W. B. Neville;

THENCE North 212 varas to the Northwest corner of said eight (8) acre tract;
THENCE East 213 varas to the East line of a 200-acre tract deeded by C. L. Jones to K. S. Kennard;
THENCE North 295.20 varas to the Northeast corner of said 200-acre tract;
THENCE West 891.20 varas to the Northwest corner of said 200-acre tract;
THENCE South 507.20 varas to the place of *BEGINNING*.

SAVE & EXCEPT

4.60-acres, more or less, described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 513*, Deed Records, Rockwall County, Texas.

TRACT 5

All that certain tract of parcel of land situated in Rockwall County, Texas, a part of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at NE corner of original Chas Spong Tract (*now N.L. Lofland*) 2820-Feet west and 2,127-feet North of the SE corner of said Abner Johnson Survey:

THENCE West with fence 596-feet to a corner;
THENCE North 1.50 West 590-feet to corner in ravine;
THENCE East with ravine 612-feet to corner in West line of Garvin tract;
THENCE South 589-feet to the beginning containing 8.12-acres of land.

TRACT 6

A tract of land out of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at the SW corner of the Abner Johnson 640 survey:

THENCE North 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE West with the south line of said Abner Johnson Survey 891.20 varas to the place of beginning, containing 120-acres of land.

SAVE & EXCEPT

A 5.91-acre, more or less, tract of land described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 515*, Deed Records, Rockwall County, Texas.

SAVE & EXCEPT

A 0.4992-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 3, 2021, under *Clerk's File No. 20210000015012*, Real Property Records, Rockwall County, Texas.

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Exhibit 'A':
Legal Description

SAVE & EXCEPT

A 2.660-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 7, 2021, under *Clerk's File No. 20210000015171*, Real Property Records, Rockwall County, Texas.

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Exhibit 'B':
Survey

SURVEY

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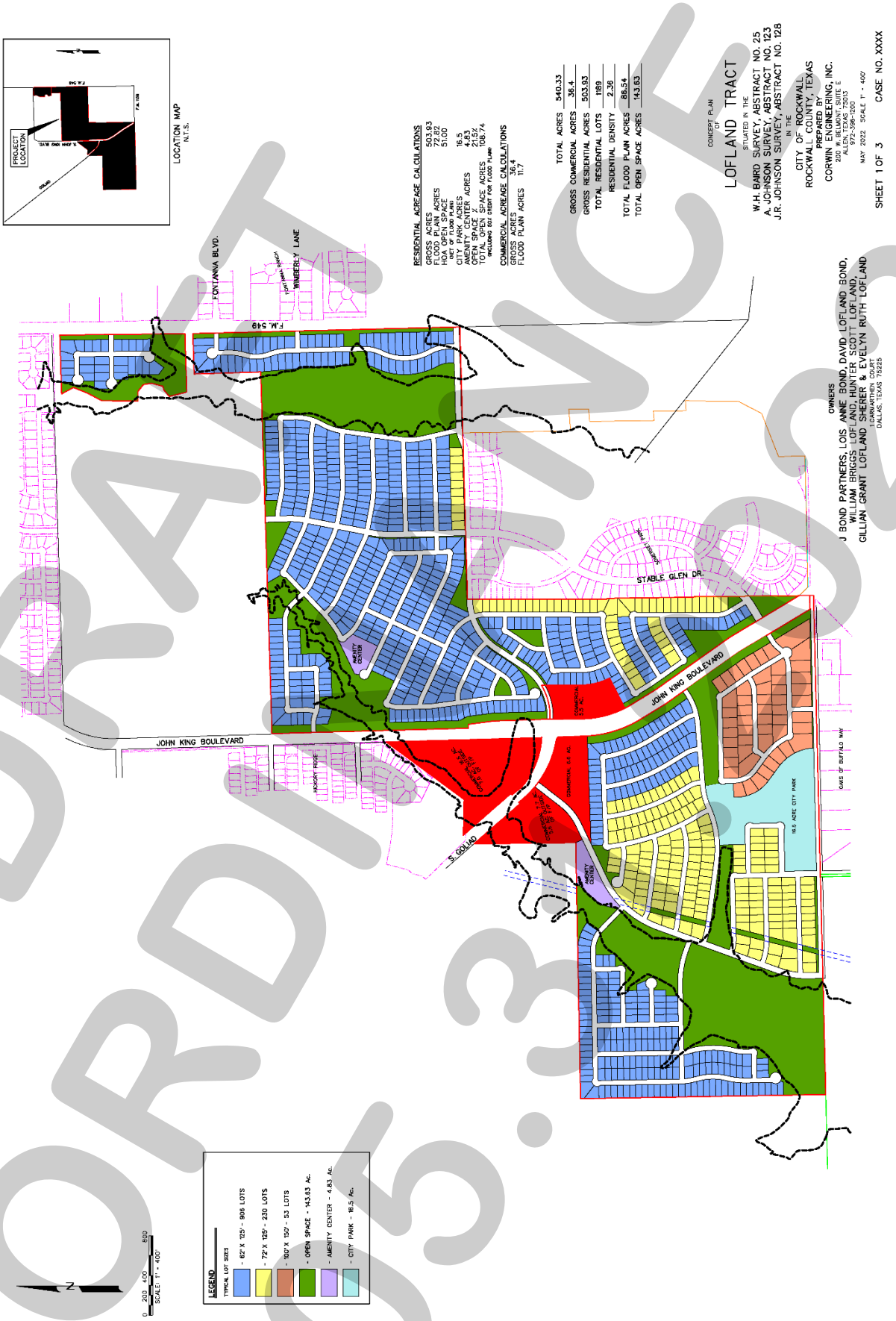
ORDINANCE
05.31.2022

Exhibit 'C':
Concept Plan



DRAFT ORDINANCE 05.31.2022

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ Self Service Car Wash
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Antenna Dish
- ☑ Commercial Freestanding Antenna
- ☑ Helipad

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☑ Railroad Yard or Shop
☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	906	76.20%
B	72' x 120'	8,640 SF	230	19.34%
C	100' x 150'	15,000 SF	53	04.46%
		Maximum Permitted Units:	*1,189*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.85* dwelling units per gross acre of land; however, in no case should the proposed development exceed *489* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1]	62'	72'	100'
Minimum Lot Depth	120'	120'	150'
Minimum Lot Area (SF)	7,440 SF	8,640 SF	15,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*.

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A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

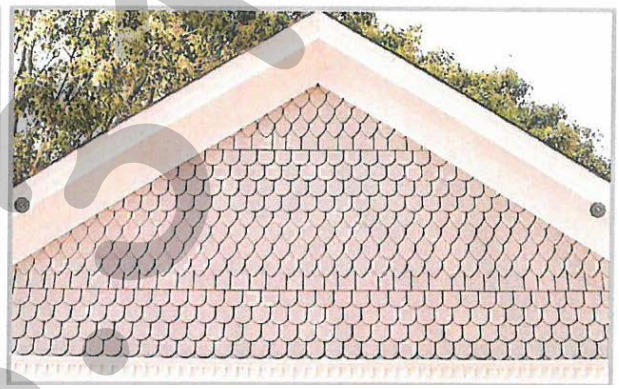
(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential.* All residential development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

Examples of Cementitious Fiberboard





(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

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(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 19.93% of these lots (*i.e. 237 Lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B' & 'C' Lots*. The *Type 'B' & 'C' Lots* (*i.e. yellow and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door



(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*

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Exhibit 'D':
Density and Development Standards

A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	100' x 150'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations 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. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

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Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

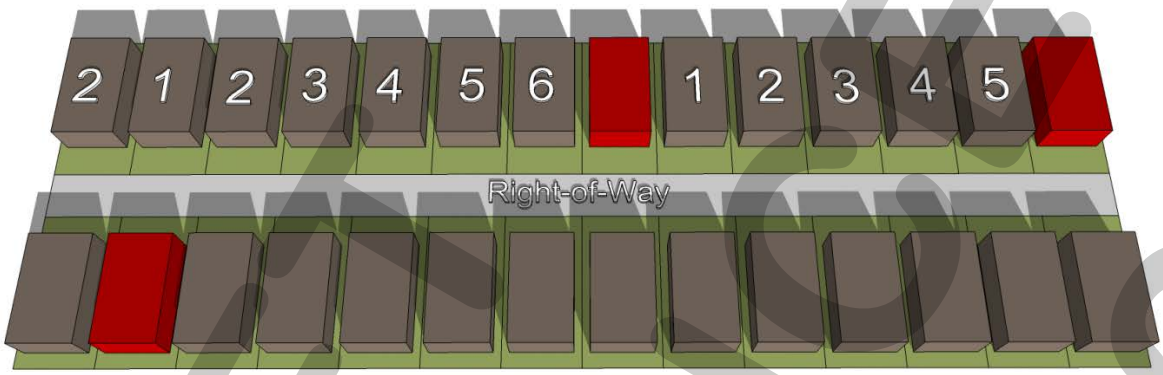

Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and*

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beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 40-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Minor Collectors and Lofland Circle)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* and Lofland Circle where residential lots do not front the *Minor Collector* or Lofland Circle. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

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(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.978-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of a 16.50-acre contiguous tract of land, which will be dedicated to the City of Rockwall -- *identified as "City Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees for the residential lots on the southwest side of John King Boulevard required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees for all residential lots and cash-in-lieu of land fees for the residential lots northeast of John King Boulevard as required by ordinance. The pro-rata equipment fees for the lots on the southwest side of John King Boulevard shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading as necessary to develop the residential portions of the property in accordance with City requirements.

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park

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(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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PROJECT COMMENTS

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

DATE: 5/26/2022

PROJECT NUMBER:	Z2022-028	CASE MANAGER:	Henry Lee
PROJECT NAME:	Zoning Change from AG to PD for SF and C	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	05/26/2022	Approved w/ Comments

05/26/2022: Z2022-028; Zoning Change (AG to PD) for the Southside Hills Subdivision
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 Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-028) in the lower right-hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for the Southwest Residential District; however, the proposed Commercial (C) District will require the City Council to consider a change in the Future Land Use Map from Low Density Residential land use designation to a Commercial/Retail land use designation.
I.5 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.
(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.
(3) CH. 7; Goal #1 | Policy #1 (Page 7-1). Explore opportunities for the incorporation of gateway elements (e.g. signage, plantings, and/or architectural elements) that can be used to create a sense of destination or arrival.
(4) CH. 8; Section 2.02; Goal #1 | Policy #4 (Page 8-2). Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
(5) CH. 8; Section 2.02; Goal #4 | Policy #2 (Page 8-3). Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be

incorporated to connect residential areas with non-residential areas.

Based on these goals, staff would make the following recommendations to the applicant:

(1) Type 'C', 'D' & 'E' Lots should be better intermixed and the plan should avoid homogenous pods of lots except in areas proposed for Type 'B' & 'E' lots.
(2) Currently, the plan shows five (5) cul-de-sacs. These should be removed in favor of interconnected streets.
(3) Staff has added a section in the Planned Development District ordinance incorporating this language to address how the areas where residential and commercial land uses have adjacency should be designed. It is recommended that this language stay in the Planned Development District ordinance as it has been incorporated into other Planned Development District ordinances in the City. In addition, the plan should show the 50-foot landscape buffer proposed between the Commercial land uses and the Residential land uses.
(4) Entry signage for the City of Rockwall could be incorporated adjacent to the Commercial property at the southeast corner of the subject property. Staff has an example of the entry signage used in other locations in the City.
(5) It is recommended that if the proposed development is looking to waive park fees for developer provided improvements through the Planned Development District Ordinance, that a park plan be provided show a general layout for the park.

M.6 Based on the submitted Concept Plan, please make the following corrections and resubmit the updated plan by January 4, 2022:

(1) Open Space. The minimum open space required for this development is 52.902-acres (i.e. 264.51 x 20%). Currently, the plan would equate to 54.50 acres of open space (i.e. the floodplain is calculated at ½-acre of open space per every acre of floodplain). Please correct the percentage to show 54.50-acres of open space or 20.60% open space.
(2) Open Space Proximity Requirements. The Unified Development Code (UDC) requires that all residential lots less than 12,000 SF be within 800-feet of a park or open space. Please provide a separate exhibit that demonstrate that all Type 'C', 'D' & 'E' lots are within 800-feet of an open space.

M.7 Please review the attached draft ordinance prior to the May 31, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by June 7, 2022.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
I.9 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

05/25/2022: - Must receive written approval to cross easement with grading, paving and utilities.
- This will need to be Type 1 (60' ROW and 41' B-B) through the commercial tract to SH 205.

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

Drainage Items:
- Detention is required for the commercial site.
- Stormwater cannot increase off the property. May need detention for residential area if the flood study doesn't suffice.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.

- Flood Study is required to define all fully developed 100-yr flood plains. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Must match the existing flow conditions for the detention outfall or an offsite easement is required.
- Must show the erosion hazard setback from flood plain/creek. No construction is allowed in erosion hazard setback. This area will be in a easement outside of any residential lots and right-of-way. This will be maintained and repaired by the HOA.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Must install water lines per master plans (see attached).
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- May pursue opting out of the RCH water district. If not, must have flow reports that verify fire flow and TCEQ min. standards.
- Water not served by City. RCH Water will supply the site.
- $432.74/acre sewer pro-rata.
- Need to install Long Branch lift station and force main per Master Sewer
- 2-lift station upgrades will need to be completed prior to building permit. FM 3097 #1 4.25 MGD and #2 5.6 MGD capacity for pumps and electrical.
- Water installation per Master Water plan if City supplies water but easements will be required either way
- Need to show RCH easement along SH 205.
- Must compete an Infrastructure study to determine the offsite Master Plan water and wastewater improvements needed.

Roadway Paving Items:
- All roadways adjacent to a public park to be 60' ROW and 41' back to back paving as well as through the commercial tracts
- All streets to be concrete. 50' ROW, 29' back-to-back paving minimum. Streets must be curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac per City Standards.
- Right-of-way dedication for SH 205 and FM 549 (60' from centerline)
- Right-of-way dedication for Cullens/Travis drive is 30' from the Centerline.
- Traffic Impact Analysis required per City Standards
- TXDOT permits required

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	05/26/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments

FM 549

CULLINS ROAD

CULLINS ROAD

TRAVIS LANE

SH 205

WYLIE RD

5' R.O.W DEDICATION
60' LANDSCAPE BUFFER

HADDOCK HOWARD J & JOAN W TRUSTEES VOL. 4489, PG. 52 D.R.R.C.T

FLEMING KATHI VOL. 7209, PG. 259 D.R.R.C.T

RUCKER ROY LYDELL & MONIFA VOL. 2017, PG. 23713 D.R.R.C.T

BURZAIR EDWARD & MARCIA Y VOL. 2021, PG. 22537 D.R.R.C.T

LIVINGSTON ERIKA & JACK E VOL. 2019, PG. 12128 D.R.R.C.T

ZONED: AG

ZONED: SFE-2

ZONED: AG

ZONED: AG

ZONED: AG

BARRICK CODY ANDREW VOL. 617, PG. 67 D.R.R.C.T

HOPE LESLIE & DARYL VOL. 2016, PG. 16212 D.R.R.C.T

ABREU JORGE & TASHA VOL. 2020, PG. 18552 D.R.R.C.T

POPE TONY & KAREN VOL. 915, PG. 141 D.R.R.C.T

VARIABLE WIDTH R.O.W DEDICATION

BYRD GARY ETUX VOL. 508, PG. 125 D.R.R.C.T

FOLEY-TRAVIS LE ARDEN J DEATH CERTIFICATE D.R.R.C.T

BARRICK CODY ANDREW VOL. 617, PG. 67 D.R.R.C.T

KESSLER JAMES AND ANGELA VOL. 2018, PG. 20020 D.R.R.C.T

HARRISON DAMON SR VOL. 2020, PG. 23849 D.R.R.C.T

BLACKWOOD SCOTT W & GLENITA G VOL. 02884, PG. 2550 D.R.R.C.T

101 HUBBARD DR LLC VOL. 2018, PG. 8030 D.R.R.C.T

101 HUBBARD DR LLC VOL. 2018, PG. 8030 D.R.R.C.T

ZEB MOHIUDIN DR & VOL. 1059, PG. 14 D.R.R.C.T

FIRRA CHRISTOPHER & PAMELA VOL. 3348, PG. 3 D.R.R.C.T

COSBY KAREN D VOL. 1399, PG. 7 D.R.R.C.T

BAUMANN JOSEPH EDWARD TRUSTEE VOL. 6288, PG. 64 DOC. NO. 442088 D.R.R.C.T

OPEN SPACE 0.7 ACRES

OPEN SPACE 0.4 ACRES

OPEN SPACE 2.9 ACRES

OPEN SPACE 0.6 ACRES

OPEN SPACE 3.4 ACRES

OPEN SPACE 17.7 ACRES

OPEN SPACE 31.7 ACRES

AMENITY CENTER 1.5 ACRES

PUBLIC PARK 12.7 ACRES

FLOODPLAIN 34.0 ACRES

COMMERCIAL 28.4 ACRES

TYPE 1

6' HIKE & BIKE TRAIL

APPROXIMATE LIMIT ZONE "A" FEMA FIRM 483297C0110L

EX 78" RAW WATER PIPELINE

50' NTMWD WATER EASEMENT

20' R.O.W DEDICATION

30' R.O.W DEDICATION

Must receive written approval to cross easement with grading, paving and utilities.

This will need to be Type 1 (60' ROW and 41' B-B) through the commercial tract

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- TXDOT permits required

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

200 400

= 200'

ND
A LOT
B LOT
C LOT
D LOT
E LOT
NITY CENTER
MERCIAL

E TABLE

	AREA (AC)	PERCENT OF TOTAL
	28.4	10.7%
	161.4	61.0%
	3.2	1.2%
	12.7	4.8%
	23.3	8.8%
	1.5	0.6%
	34.0	12.9%
	71.5	27.0%
	264.5	**100.0%**

ommercial)

d 1/2 of floodplain) = 53.0 Ac.

N STANDARDS

	B	C	D	E
	51	**57**	**81**	**273**
	14,000	11,000	9,600	7,200
	90	80	80	62
	120	115	110	110
	20	20	20	20
	10	10	10	10
	10	6	6	6
	15	15	15	15
	35 FEET / 2.5 STORIES			
	65	65	65	65

GNATIONS

	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
	60'	41'
	50'	29'

'PE 2 EXCEPT WHERE INDICATED

'T PLAN

DE HILLS

Acres

l, Texas

N VOLK

ING

11962 / Land Surveying Firm No. 10194033

, TX 75074 | 972.201.3100

ZONING CASE #2022-XXX

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	5565 Hwy 549, Rockwall, TX				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	West of SH205 & South of FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Ag		CURRENT USE	Ag	
PROPOSED ZONING	PD		PROPOSED USE	Single Family and Commercial	
ACREAGE	264.5	LOTS [CURRENT]		LOTS [PROPOSED]	489

☐ ***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 Highgate Ltd.	☑ APPLICANT	Corson Cramer Development
CONTACT PERSON	Scott Asbury	CONTACT PERSON	Brian Cramer
ADDRESS	13155 Noel Rd. #900	ADDRESS	4925 Greenville Ave., #604
CITY, STATE & ZIP	Dallas, TX 75240	CITY, STATE & ZIP	Dallas, TX 75206
PHONE	214-566-8699	PHONE	214-734-5924
E-MAIL	sasbury@3realtygroup.com	E-MAIL	bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 $ 4167.50, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF May, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

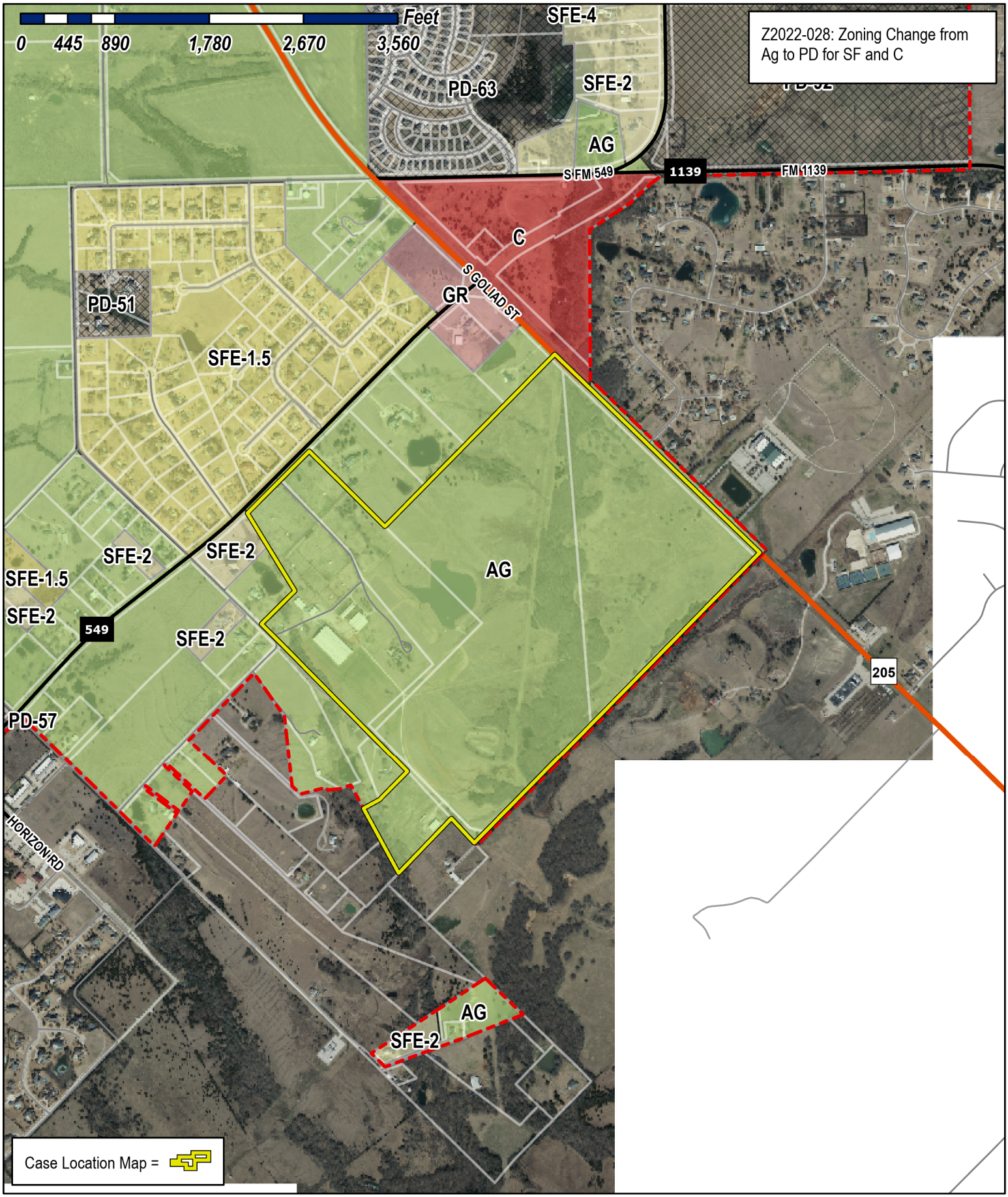
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May, *20* 22

OWNER'S SIGNATURE Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ TENNESSEE Joan M West

JOAN M. WEST NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES 7/3/2023



City of Rockwall

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

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

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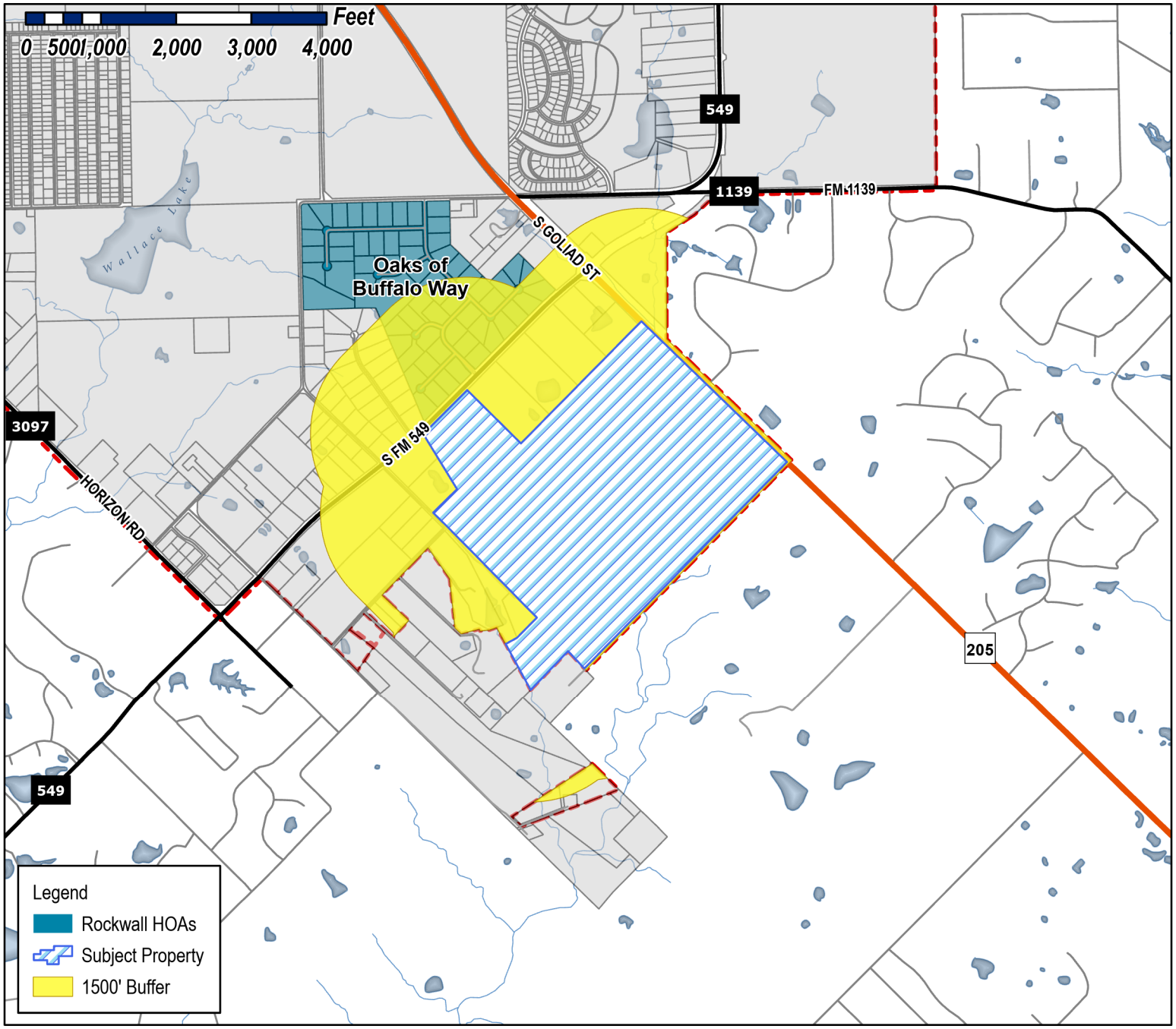
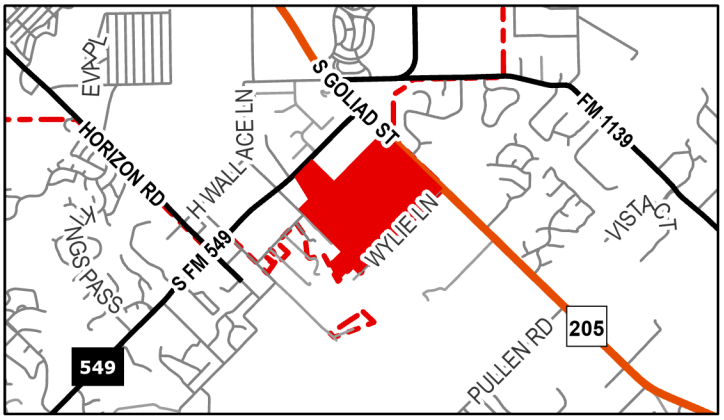


Case Number: Z2022-028
Case Name: Zoning Change from AG to PD for SF and C
Case Type: Zoning
Zoning: AG
Case Address: SW Corner of FM 549 and 205

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



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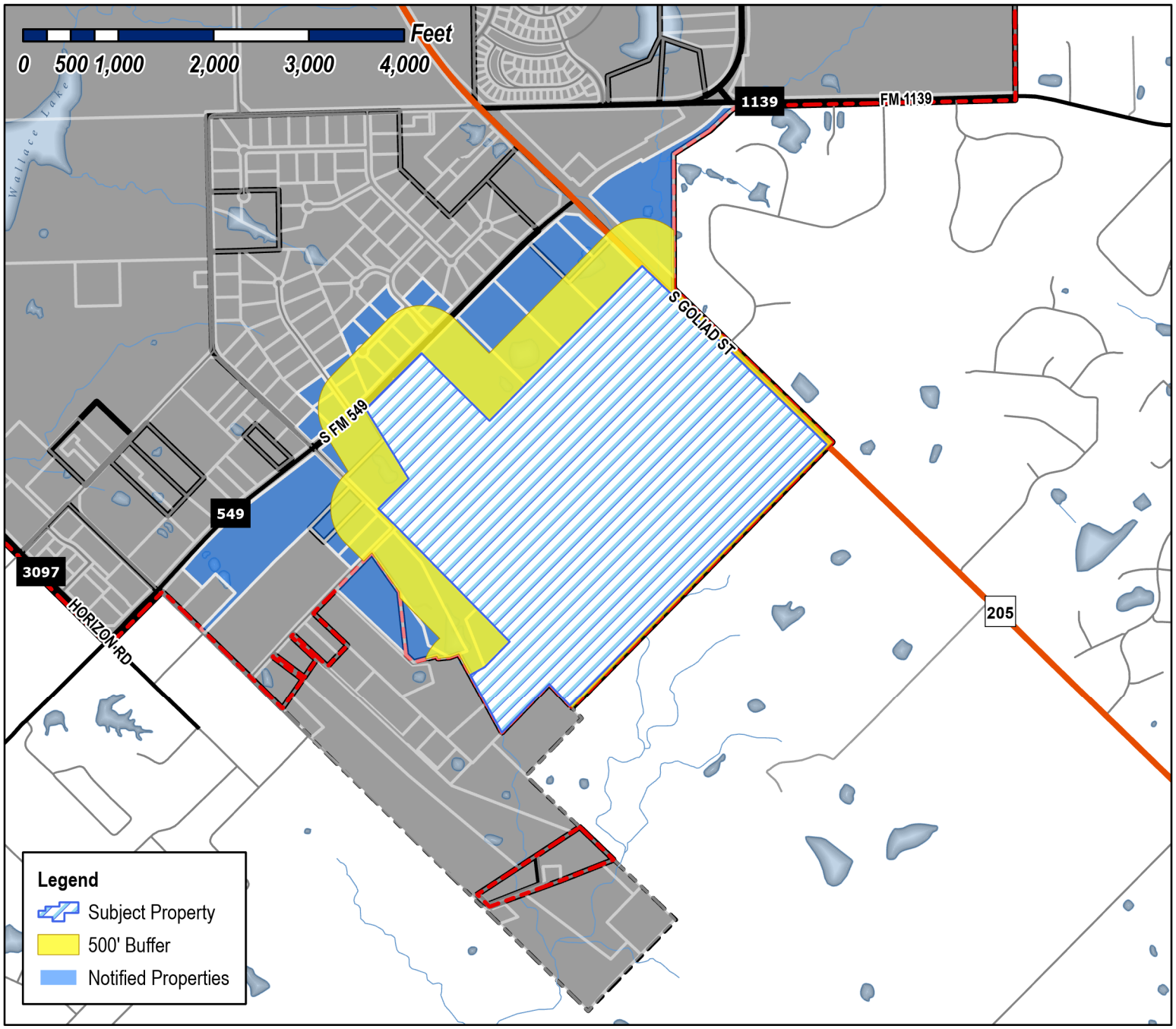
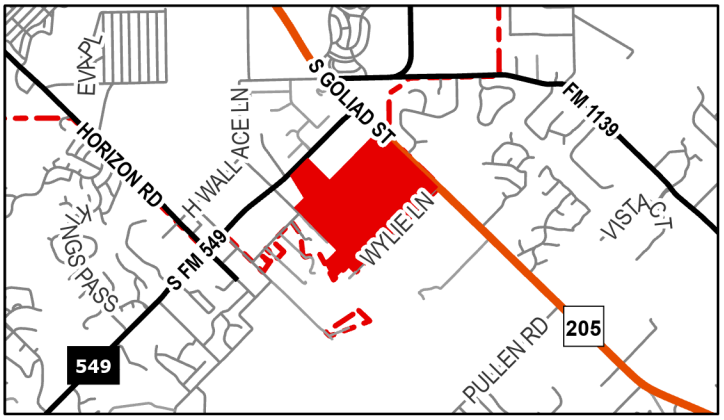


Case Number: Z2022-028
Case Name: Zoning Change from AG to PD for SF and C
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SW Corner of FM 549 and 205



Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745

SHIMKUS ANTHONY & SANDRA
5315 STANDING OAK LN
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

CROSSLEY RICHARD
2175 ARROWHEAD CT
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY & KAREN
626 CULLINS RD
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW
5459 S. FM 549
ROCKWALL, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

KEELING GEORGE W & BONNIE C
C/O MARTHA YELLE 3025 EVENING BREEZE WAY
PFLUGERVILLE, TX 78660

BOYD WILKIE HUGH
489 JEFF BOYD RD
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 Planning and Zoning Commission will consider the following application:

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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, June 20, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

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

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

May 20, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Southside Hills – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-485 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangentcurve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's FileNumber 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being commonwith the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

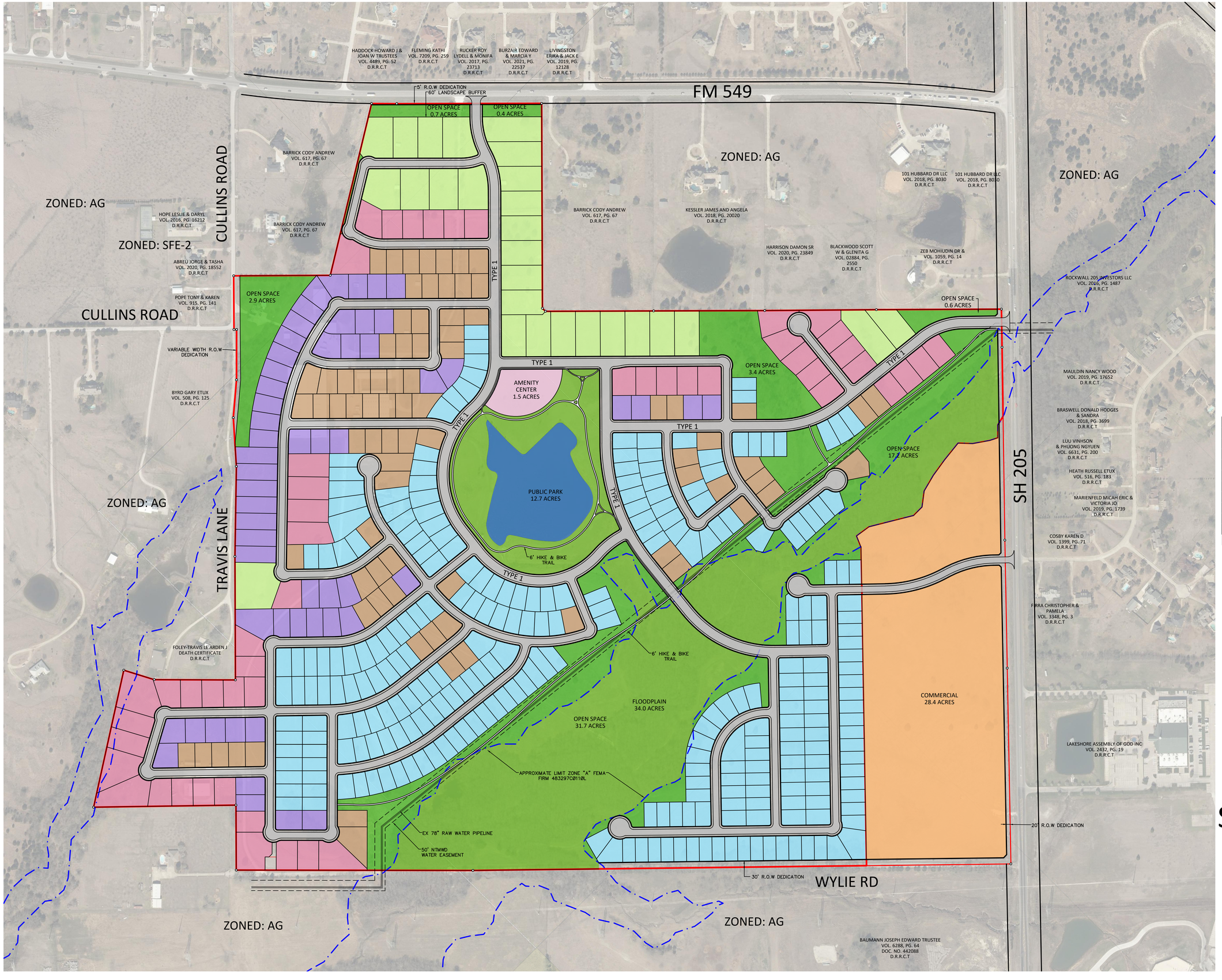
THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.



200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	161.4	61.0%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	12.7	4.8%
Private Open Space	23.3	8.8%
Amenity Center	1.5	0.6%
Floodplain	34.0	12.9%
OPEN SPACE TOTAL	71.5	27.0%
TOTAL	**264.5**	**100.0%**

Open Space Required: 20% (excluding commercial)

= 20% x (264.5 - 28.4) = 47.2 acres

Open Space Provided (including park and 1/2 of floodplain) = 53.0 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	**27**	**51**	**57**	**81**	**273**
MINIMUM LOT AREA (SF)	24,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	110	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	120	115	110	110
FRONT BUILDING SETBACK (FT)	30	20	20	20	20
REAR BUILDING SETBACK (FT)	30	10	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65	65	65	65
*Measured at front building setback					

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
SOUTHSIDE HILLS
264.5 Acres
Rockwall, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ZONING CASE #2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on 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) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *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.

(g) *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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. 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 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. 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 10. 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 FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

Exhibit 'B':
Survey

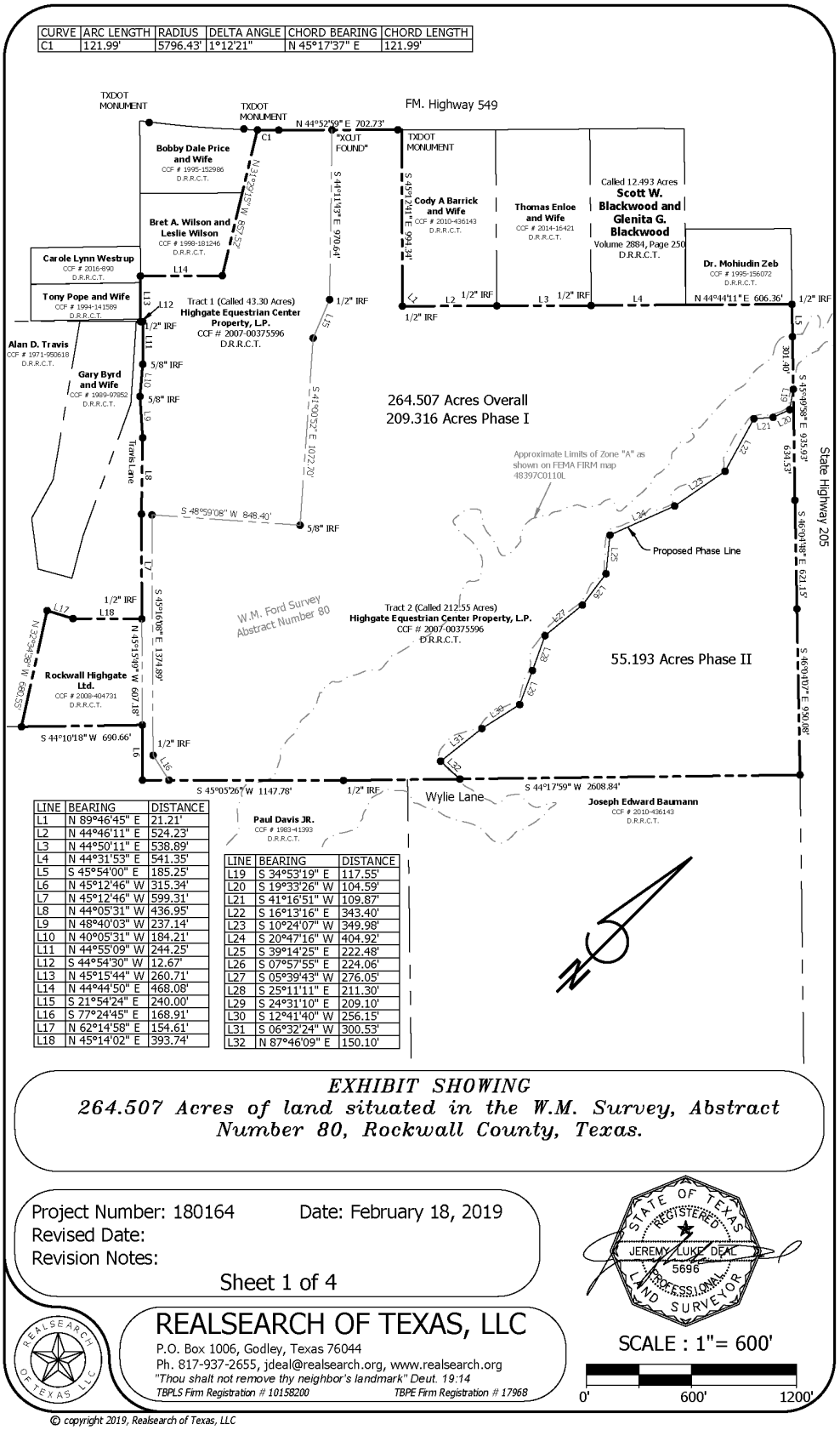


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Exhibit 'C':
Concept Plan

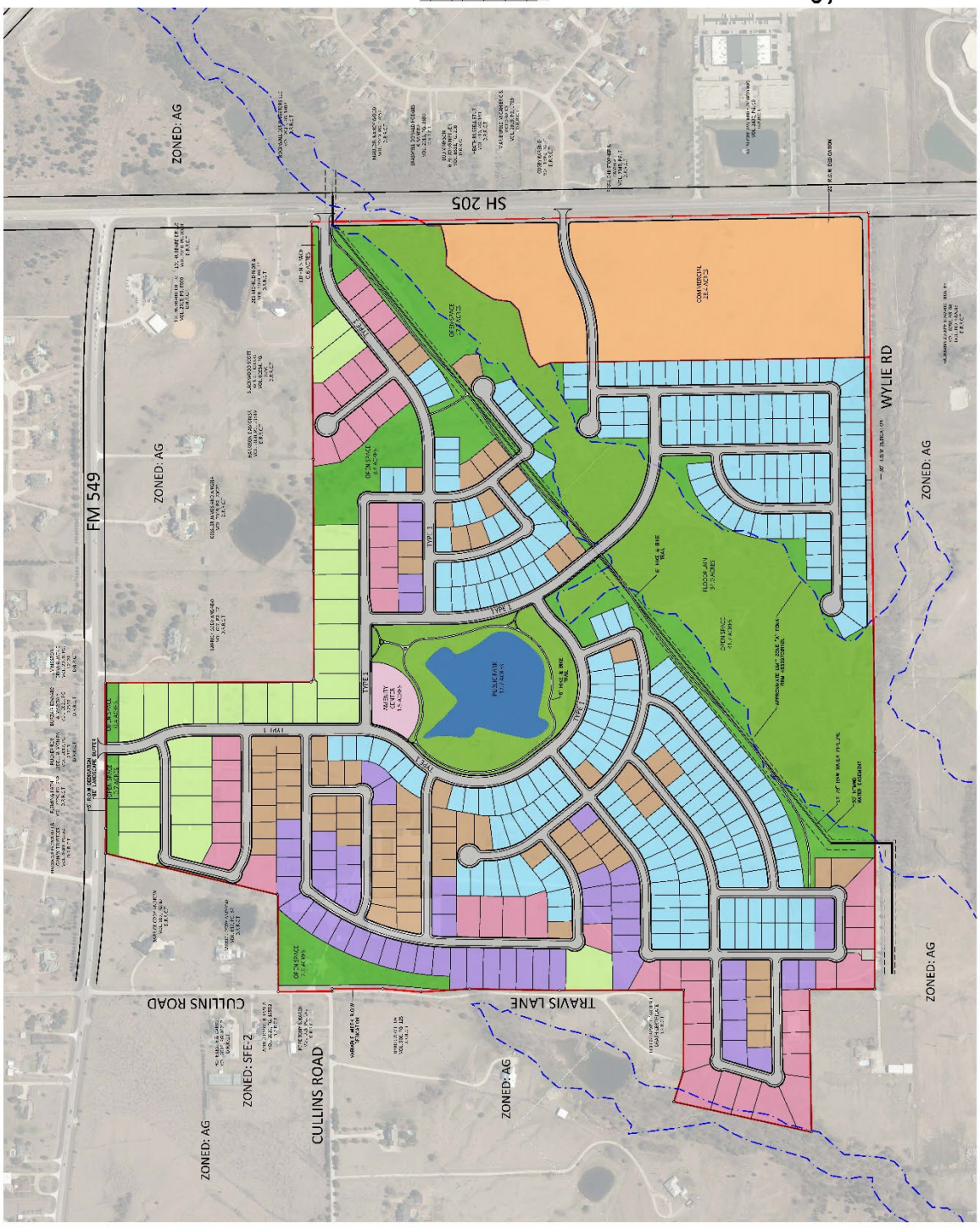


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	110' x 200'	24,000 SF	27	5.5%
B	90' x 120'	14,000 SF	51	10.4%
C	80' x 115'	11, 000 SF	57	11.7%
D	80' x 110'	9,600 SF	81	16.6%
E	62' x 110'	7,200 SF	273	55.8%
		Maximum Permitted Units:	*489*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *489* units provided [*1*] a minimum of 44.2% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 27 *Lot Type 'A'* lots and 51 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 55.8% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.85*dwelling units per gross acre of land; however, in no case should the proposed development exceed *489* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	110'	90'	80'	80'	62'
Minimum Lot Depth	200'	120'	115'	110'	110'
Minimum Lot Area (SF)	24000	14,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	30'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500	2,500	2,400	2,200	2,200
Maximum Lot Coverage	50'	65'	65'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

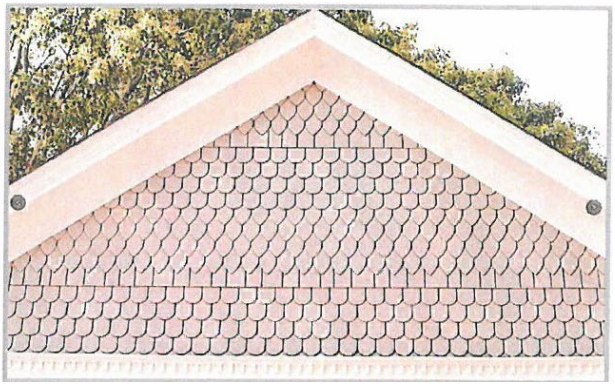
(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or*

Hardy Plank) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

Examples of Cementitious Fiberboard





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.25% or 99 of 489 of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.75% or 390 of all garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

… Continued on Next Page

Figure 1. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	120' x 200'	(1), (2), (3), (4)
B	90' x 125'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations 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. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home

adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

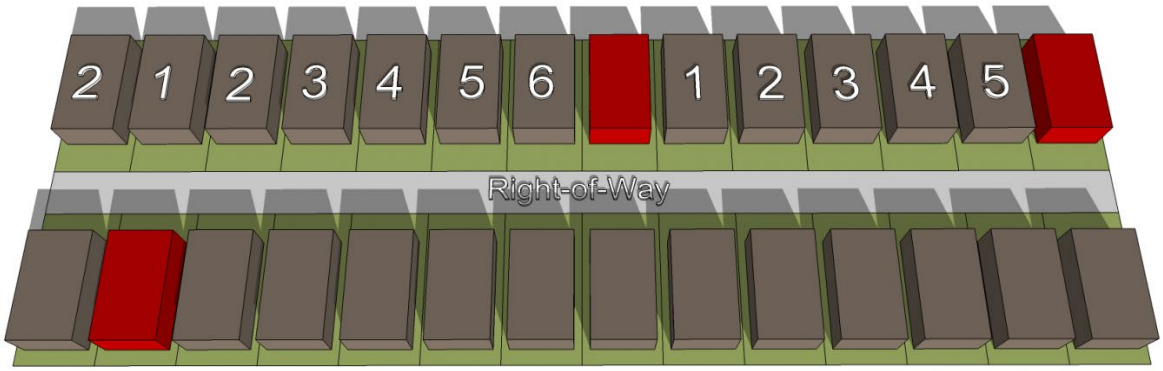
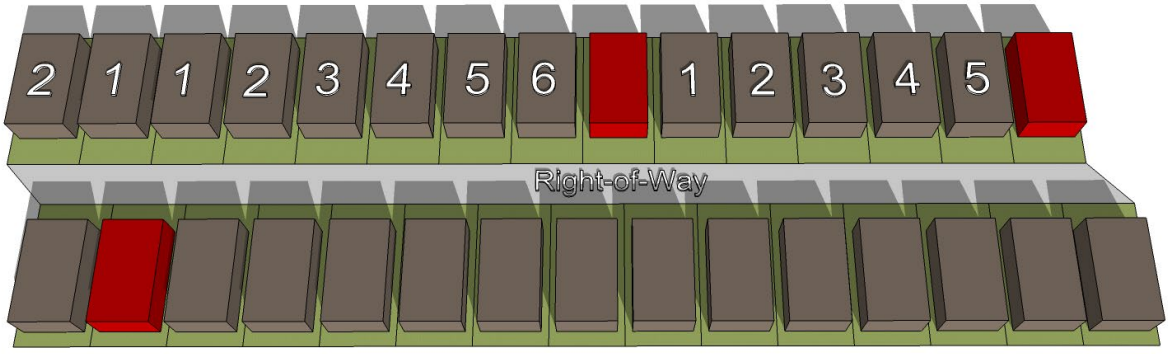


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(8) *Landscape and Hardscape Standards*.

(a) *Landscape*. 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per

100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 20-foot landscape buffer.

(4) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(12) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(13) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 12.70-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) An Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed *Public Park*.

(17) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(18) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(19) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

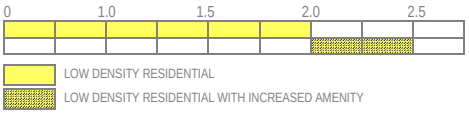
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

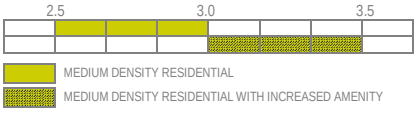
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

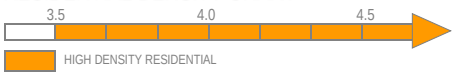
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

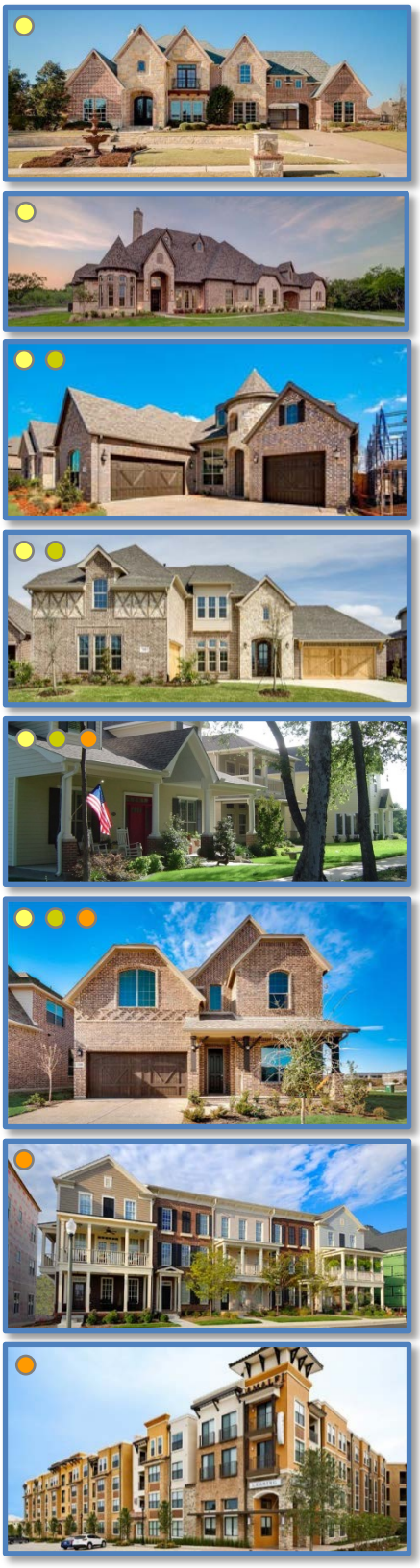
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential

POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

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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 4. That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on 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) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *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.

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(g) *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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. 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 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. 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 10. 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 5TH DAY OF JULY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 20, 2022*

2nd Reading: *July 5, 2022*

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Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

> North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
> North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
> North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
> North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
> South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;
>
> North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

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North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

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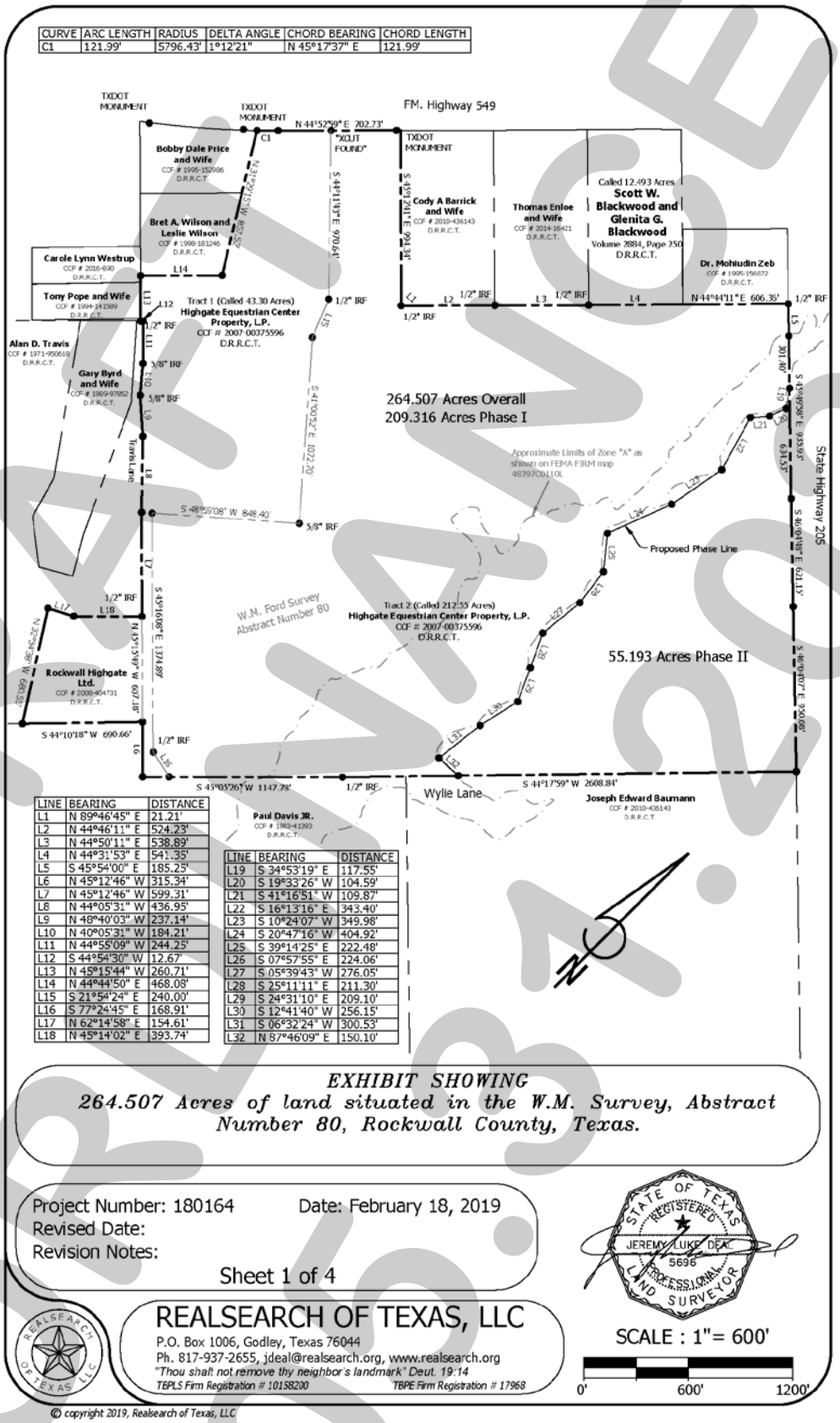
Exhibit 'B':
Survey



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:
Sheet 1 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

SCALE : 1"= 600'
0' 600' 1200'

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Exhibit 'C':
Concept Plan



Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

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- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	110' x 200'	24,000 SF	27	5.50%
B	90' x 120'	14,000 SF	51	10.40%
C	80' x 115'	11, 000 SF	57	11.70%
D	80' x 110'	9,600 SF	81	16.60%
E	62' x 110'	7,200 SF	273	55.80%
		Maximum Permitted Units:	*489*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *489* units provided [*1*] a minimum of 44.2% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 27 *Lot Type 'A'* lots and 51 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 55.8% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.85* dwelling units per gross acre of land; however, in no case should the proposed development exceed *489* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

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Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	110'	90'	80'	80'	62'
Minimum Lot Depth	200'	120'	115'	110'	110'
Minimum Lot Area (SF)	24,000	14,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	30'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500	2,500	2,400	2,200	2,200
Maximum Lot Coverage	50%	65%	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential.* All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or*

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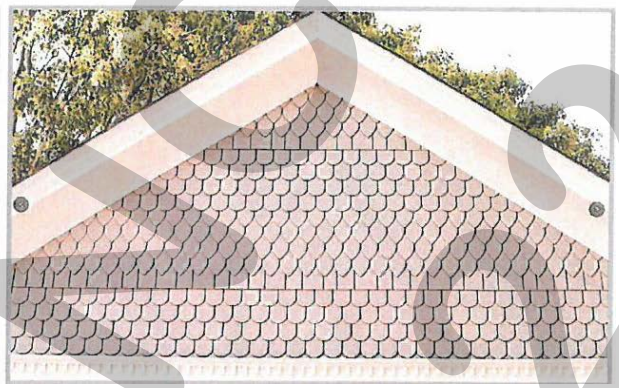
Hardy Plank) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

Examples of Cementitious Fiberboard





(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.25% or 99 of 489 of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.75% or 390 of all garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

… Continued on Next Page

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Figure 1. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	120' x 200'	(1), (2), (3), (4)
B	90' x 125'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations 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. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

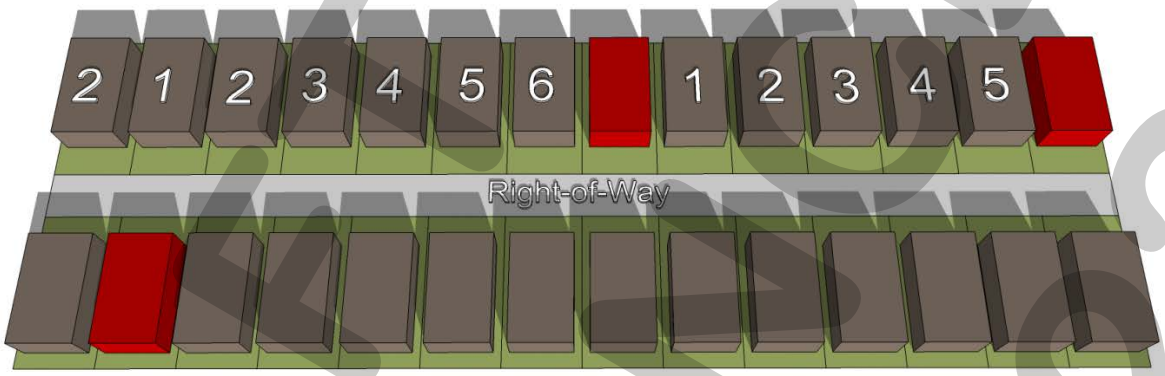
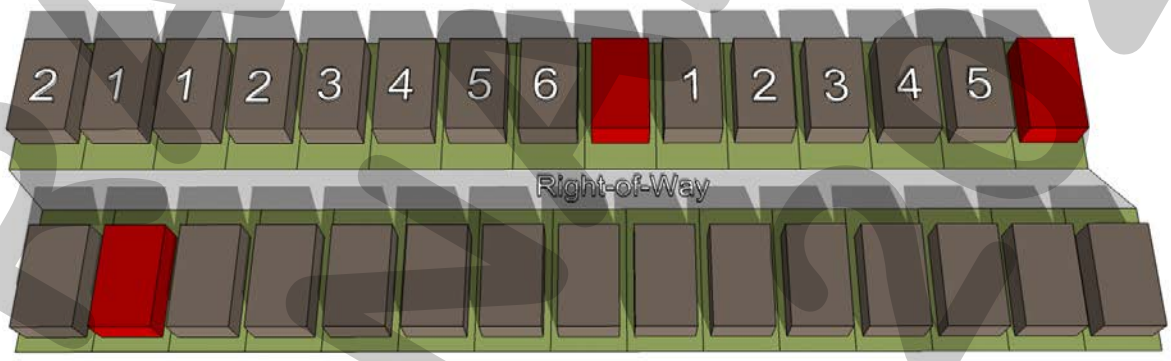


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required

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to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(8) *Landscape and Hardscape Standards*.

(a) *Landscape*. 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

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(3) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 20-foot landscape buffer.

(4) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(c) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(12) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter

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of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(13) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 12.70-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) A Eight (8) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed *Public Park*.

(17) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD*

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Site Plan. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(18) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(19) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	P2022-025	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Homestead Phase 1	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final 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	Henry Lee	05/27/2022	Approved w/ Comments

05/27/2022: 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 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 Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2022-025) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Homestead Phase 1
Lots 1-31, Block A; Lots 1-30, Block B
Lots 1-28, Block C; Lots 1-42, Block D
Lots 1-22, Block E; Lots 1-17, Block F
Lots 1-28, Block G; Lots 1-13 & 73, Block H
Lots 1-22, Block I; Lots 1-16, Block J
Lots 1-3, Block K
Being 129.485 or 5,640,366.6 SF
Residential Lots 258
Open Space Lots 12
City Park 1 Lot
Situated within
Tract 5 of the J. A. Ramsey Survey, Abstract No. 186
City of Rockwall, Rockwall County, Texas

M.5 Please provide the square footage for each lot, to ensure all lot minimums are met.

M.6 Please indicate the City Limits.
M.7 Within the Owner's Certificate it mentions Nelson Lakes, which should be Homestead Phase 1.
M.8 Item six (6) within the Owner's Certificate should not mention the specific lot the City Park will be located on, rather just the City Park.
M.9 On the plat S 88º42'10" W 710.99' is indicated, however I could not find it within the legal description.
I.10 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.11 Please remove the specified lots within note 5 on sheet 2.
M.12 No notary is required for the surveyor; the surveyor's seal will suffice.
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 to approval. The Planning and Zoning Commission Meetings for this case will be held on May 31, 2022 and June 14, 2022.
I.14 The projected City Council Meeting date for this case will be June 20, 2022.
I.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	05/26/2022	Needs Review

05/26/2022: - Look at realigning the eastern property line to include the "off-site" easements to save time and money of getting the off-site easements through legal. or will need the instrument numbers before filing.
- Label width of NTMWD easement.
- Sewer easement to be 20' Easement.
- Flood Study has not been accepted yet. Values may change. Will need final accepted flood study values.
- Show and label all wetland/WOTUS

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved w/ Comments

05/23/2022: Please check street names against actual burial records for correct spelling.
https://www.findagrave.com/cemetery/2153798/memorial-search#srp-top

Also please forward a Cad .dwg of lots and road centerlines and survey closure report.

lsingleton07/20/2021 2:22 +Preliminary Platting+
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	Henry Lee	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/25/2022	Approved

No Comments

Look at realigning the eastern property line to include the "off-site" easements to save time and money of getting the off-site easements through legal.

FINAL PLAT OF HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2607530.367	7012611.969

ELEV = 555.50

POINT OF BEGINNING

N88° 26'14"E 1360.23'

N00° 54'51"W 117.73'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N52° 46'08"W 50.86'

N00° 45'51"W 50.21'

S00° 54'58"E 366.10'

S00° 54'58"E 50.00'

N89° 05'02"E 386.80'

S20° 07'18"E 85.80'

Δ= 09°51'55"
R= 545.00'
L= 93.84'
C= 93.72'
B= S04°00'59"W

Δ= 62°22'28"
R= 1125.00'
L= 1224.72'
C= 1165.13'
B= S37°09'47"W

TOMAS JIMENEZ DOC. NO. 20170000021846 O.P.R.R.C.T.

WILLIE CLARK VOL. 120, PG. 767 D.R.R.C.T.

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

LOT 28 BLOCK G
OPEN SPACE
0.366 AC.

LOT 41 BLK D
OPEN SPACE
0.021 AC.

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

LOT 1 BLOCK D
OPEN SPACE - 2.515 AC.

LOT 23 BLK D
OPEN SPACE
0.546 AC.

LOT 11 BLK D - OPEN SPACE - 0.103 AC.

Label width of NTMWD easement

ARANSAS DRIVE (50' R.O.W.)
HARDIN BOULEVARD (50' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEXAR STREET (50' R.O.W.)
SEGUIN STREET (50' R.O.W.)
THOMPSON STREET (50' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEN DRIVE (50' R.O.W.)
HOMESTEAD BOULEVARD
BEXAR STREET (50' R.O.W.)
SEGUIN STREET (50' R.O.W.)

F.M. 549 (VARIABLE R.O.W.)

NORTH TEXAS MUNICIPAL WATER DISTRICT VOL. 5054, PG. 202

MATCHLINE SHEET 2 OF 6

MATCHLINE SHEET 2 OF 6

LOCATION MAP
N.T.S.

INTERSTATE 30, SH-205, SH-276, S JOHN KING BLVD, F.M. 549, F.M. 1139, PROJECT LOCATION

CORWIN JOB #21048

SHEET 1 OF 6



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81°03'03" E	120.00'
2.	S 85°42'01" E	50.00'
3.	S 42°56'58" E	26.93'
4.	N 48°11'32" E	30.55'
5.	S 41°30'15" E	26.34'
6.	N 49°51'24" E	31.63'
7.	S 44°05'02" W	21.21'
8.	N 45°54'58" W	28.28'
9.	S 45°55'29" E	42.43'
10.	N 44°04'31" E	42.42'
11.	N 89°05'02" E	5.00'
12.	S 44°07'05" W	28.30'
13.	S 45°57'28" E	28.30'
14.	S 45°52'03" E	28.26'
15.	N 44°02'32" E	28.26'
16.	N 61°11'56" E	27.11'
17.	S 70°52'06" E	34.93'
18.	S 23°20'01" E	26.92'
19.	N 22°13'53" E	29.69'
20.	S 63°08'08" E	29.32'
21.	N 44°02'32" E	21.20'
22.	N 26°11'17" E	27.66'
23.	S 66°52'09" E	27.46'
24.	S 23°17'38" W	29.10'
25.	S 63°55'58" E	28.89'
26.	N 25°47'12" E	27.85'
27.	S 66°19'59" E	27.70'
28.	S 23°44'52" W	28.86'
29.	N 64°16'24" W	28.71'
30.	N 26°17'51" E	28.29'
31.	N 61°34'42" W	27.34'
32.	S 45°57'28" E	21.23'
33.	S 52°46'08" E	11.65'
34.	S 55°22'09" W	10.60'
35.	S 45°55'29" E	42.43'
36.	N 44°38'47" E	42.85'
37.	S 44°05'02" W	28.28'
38.	N 45°54'58" W	28.28'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

NOTES

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement.
   S.S.E. - Sanitary Sewer Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots. (Lot 16 Blk A, Lot 16 Blk B, Lot 15 Blk C, Lots 1, 11, 23, 41 & 42 Blk D, Lot 12 Blk E, Lot 9 Blk F, Lot 28 Blk G & Lot 1 Blk H)
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

0 50 100 200
SCALE: 1" = 100'

N

MATCHLINE SHEET 2 OF 6

MATCHLINE SHEET 4 OF 6

PECAN DRIVE

HOMESTEAD BOULEVARD

LAWHORN AVENUE

F.M. 549 (VARIABLE R.O.W.)

F.M. 1139 (80' R.O.W)

S45° 54'58"E 28.28'

S00° 54'58"E 60.00'

N89° 05'02"E 1091.31'

S00° 54'58"E 270.00'

Δ= 15°44'31"
R= 1310.00'
L= 359.92'
C= 358.79'
B= N24°24'53"E

Δ= 29°52'15"
R= 293.00'
L= 152.75'
C= 151.03'
B= N70°30'42"W

Δ= 10°00'46"
R= 1310.00'
L= 228.93'
C= 228.64'
B= N04°04'22"E

20' Easement

20' Easement

DRAINAGE ESMT. TO BE MAINTAINED, REPAIRED, OR REPLACED BY THE H.O.A.

100 YR. FULLY DEVELOPED FLOODPLAIN

DRAINAGE/ EROSION HAZARD SETBACK EASEMENT

LOT 73 BLOCK H PARK 50.804

LOT 42 BLK D OPEN SPACE 0.021 AC.

RCH WATER SUPPLY CORP. VOL. 64, PG. 238

NORTH TEXAS MUNICIPAL WATER DIST. VOL. 5054, PG. 202

LAWHORN CEMETERY STATE OF TEXAS VOL. L, PG. 15

STATE OF TEXAS PARCEL 2 DOC. NO. 20200001357

J.A. RAMSEY SURVEY ABSTRACT NO. 186
W.W. FORD SURVEY ABSTRACT NO. 80

Flood Study has not been accepted yet. Values may change. Will need final accepted flood study values.

Show and label all wetland/WOTUS

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE EASMENT
4.275 ACRES

LOT 1 BLOCK D
OPEN SPACE - 2.515 AC.

HARDIN BOULEVARD

LOT 42 BLOCK D
OPEN SPACE

LOT 1 BLOCK D
OPEN SPACE - 2.515 AC.

LAWHORN AVENUE

LOT 73 BLOCK H
PARK
50.804

LOT 42 BLOCK D
OPEN SPACE

FINAL PLAT
OF
HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
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IN THE
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ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

0 50 100 200
SCALE: 1" = 100'

HASKINS DRIVE

HOMESTEAD BOULEVARD

LAWHORN AVENUE

S89° 05'02"W 113.27'

Easement Info.

S00° 54'58"E 270.00'

S45° 54'58"E 28.28'

S00° 54'58"E 60.00'

Easement Info.

N89° 05'02"E 1261.42'

Δ= 132° 32' 35"
R= 50.00'
L= 117.41'
C= 92.23'
B= N58° 40' 56"E

N89° 32'34"E 115.33'

S00° 16'45"E 29.34'

HILLVIEW ACRES
VOL. F, PG. 17

JAMES J. FUXA
VOL. 1471, PG. 70

MATCHLINE SHEET 3 OF 6

MATCHLINE SHEET 3 OF 6

S00° 10'07"E 792.29'

LOT 73 BLOCK H
PARK
50.804

S88° 46'40"W 2147.11'

F.M. 1139
(80' R.O.W)

J.A. RAMSEY SURVEY
ABSTRACT NO. 186
W.W. FORD SURVEY
ABSTRACT NO. 80

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

FINAL PLAT OF HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
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TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

21048plat.dgn 4/14/2022 8:35:45 AM

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	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 115169; FM 549		
SUBDIVISION	Homestead Phase 1	LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	129.453	LOTS [CURRENT] 1	LOTS [PROPOSED] 271

☒ ***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	SH Dev Klutts Rockwall, LLC	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972-526-7645	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock 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 $_____, 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."

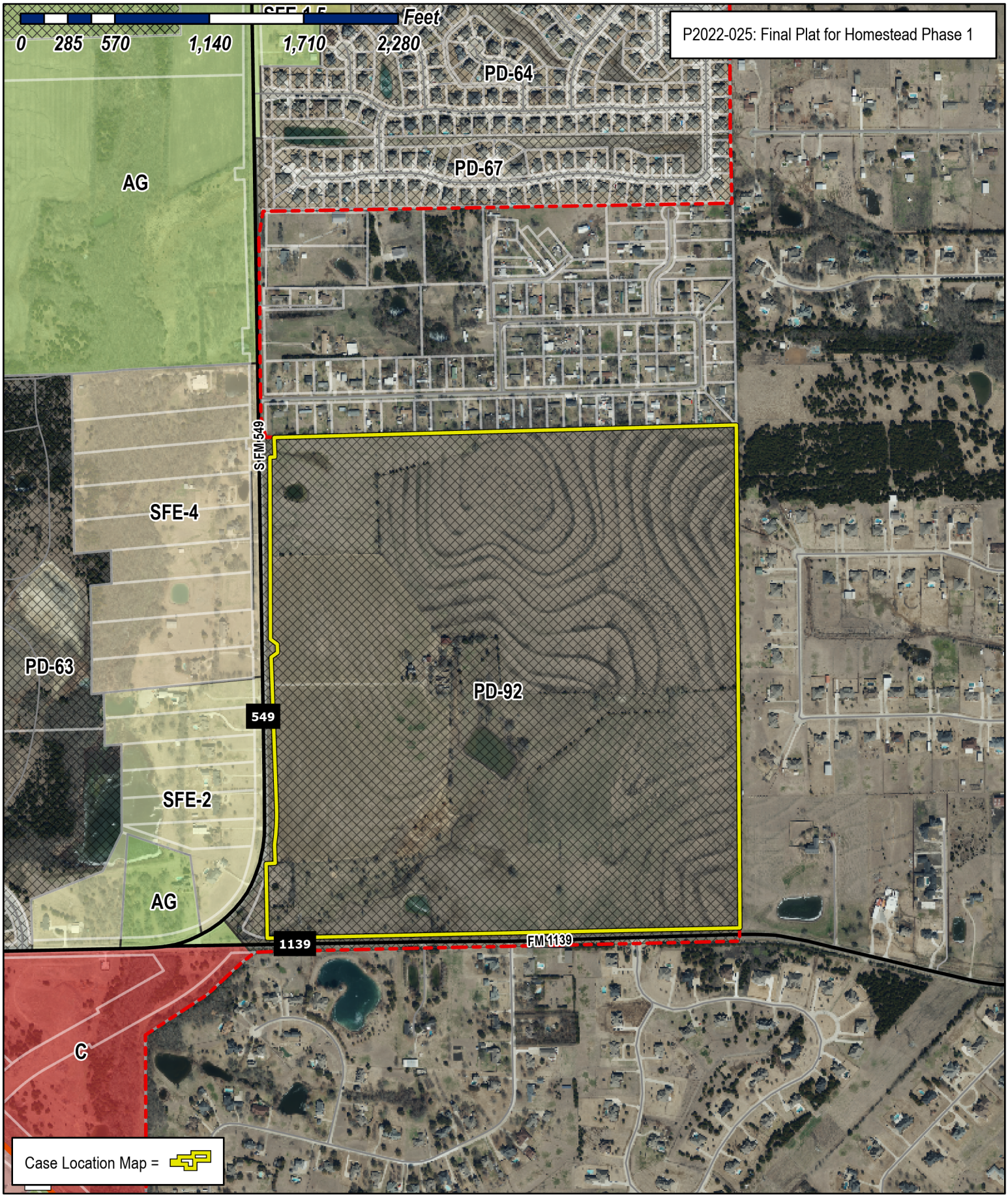
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* April, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deanna Walker

DEANNA WALKER
Notary Public, State of Texas
Comm. Expires 04-19-2023
Notary ID 7476108

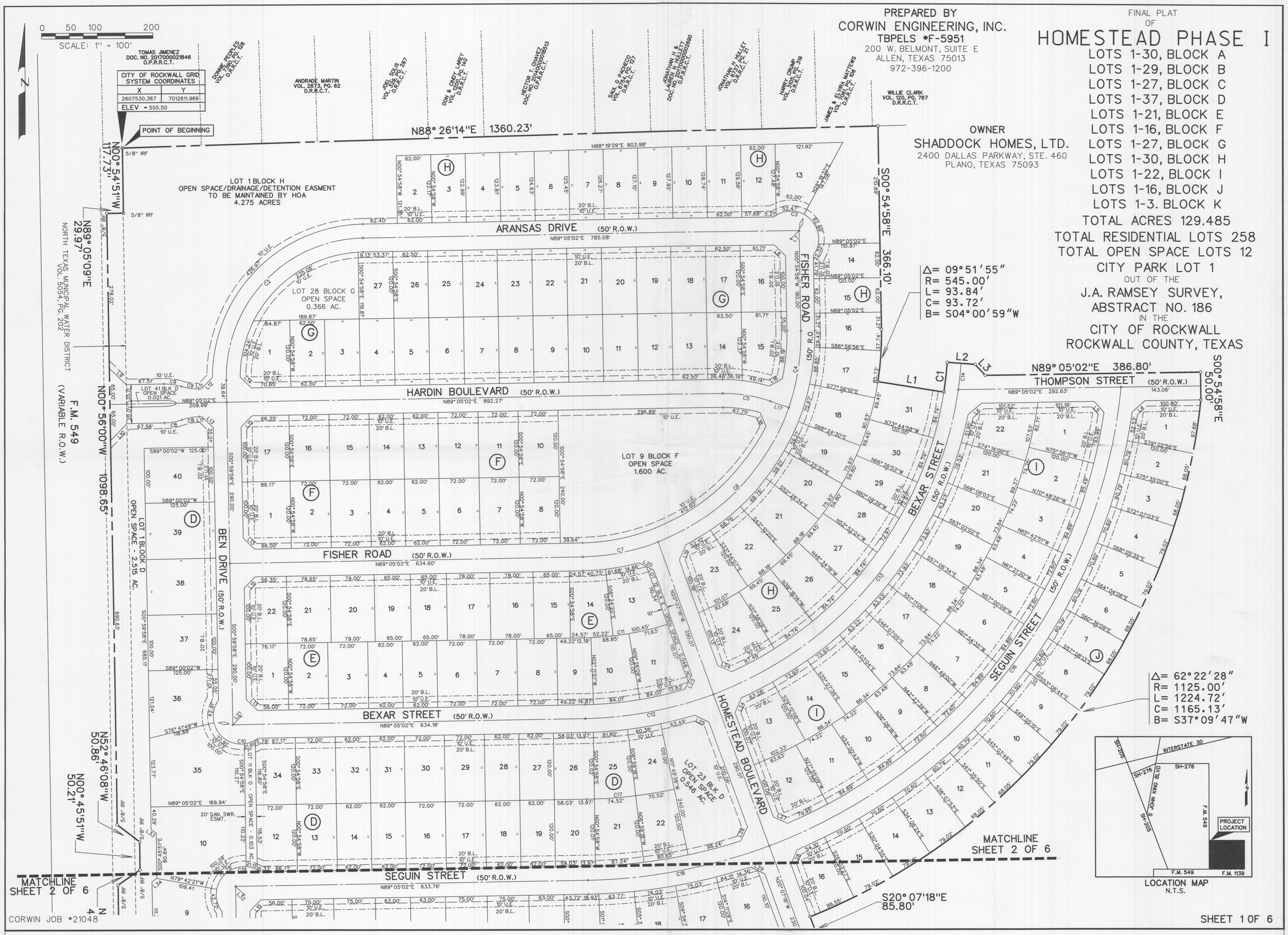
MY COMMISSION EXPIRES



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.



PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
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ABSTRACT NO. 186
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
SCALE: 1" = 100'
0 50 100 200
TOMAS JIMENEZ
DOC. NO. 2017000021846
O.P.R.R.C.T.
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X 2607530.367
Y 7012611.969
ELEV = 555.50
POINT OF BEGINNING
ANDRADE MARTIN
VOL. 2673, PG. 62
D.R.R.C.T.
WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.
N88° 26'14"E 1360.23'
N00° 54'51"W 117.73'
N89° 05'09"E 29.97'
NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 5054, PG. 202
F.M. 549
(VARIABLE R.O.W.)
N00° 56'00"W 1098.65'
N52° 46'08"W 50.86'
N00° 45'51"W 50.21'
S00° 54'58"E 366.10'
S00° 54'58"E 50.00'
N89° 05'02"E 386.80'
LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES
ARANSAS DRIVE (50' R.O.W.)
LOT 28 BLOCK G
OPEN SPACE
0.366 AC.
HARDIN BOULEVARD (50' R.O.W.)
LOT 41 BLK D
OPEN SPACE
0.021 AC.
LOT 9 BLOCK F
OPEN SPACE
1.600 AC.
FISHER ROAD (50' R.O.W.)
BEN DRIVE (50' R.O.W.)
LOT 1 BLOCK D
OPEN SPACE - 2.515 AC.
BEXAR STREET (50' R.O.W.)
HOMESTEAD BOULEVARD
LOT 23 BLK D
OPEN SPACE
0.546 AC.
SEGUIN STREET (50' R.O.W.)
THOMPSON STREET (50' R.O.W.)
Δ= 09°51'55"
R= 545.00'
L= 93.84'
C= 93.72'
B= S04°00'59"W
Δ= 62°22'28"
R= 1125.00'
L= 1224.72'
C= 1165.13'
B= S37°09'47"W
S20° 07'18"E 85.80'
MATCHLINE SHEET 2 OF 6
MATCHLINE SHEET 2 OF 6
INTERSTATE 30
SH-276
SH-205
S JOHN KING BLVD
F.M. 549
F.M. 1139
PROJECT LOCATION
LOCATION MAP
N.T.S.
CORWIN JOB #21048
SHEET 1 OF 6



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81°03'03" E	120.00'
2.	S 85°42'01" E	50.00'
3.	S 42°56'58" E	26.93'
4.	N 48°11'32" E	30.55'
5.	S 41°30'15" E	26.34'
6.	N 49°51'24" E	31.63'
7.	S 44°05'02" W	21.21'
8.	N 45°54'58" W	28.28'
9.	S 45°55'29" E	42.43'
10.	N 44°04'31" E	42.42'
11.	N 89°05'02" E	5.00'
12.	S 44°07'05" W	28.30'
13.	S 45°57'28" E	28.30'
14.	S 45°52'03" E	28.26'
15.	N 44°02'32" E	28.26'
16.	N 61°11'56" E	27.11'
17.	S 70°52'06" E	34.93'
18.	S 23°20'01" E	26.92'
19.	N 22°13'53" E	29.69'
20.	S 63°08'08" E	29.32'
21.	N 44°02'32" E	21.20'
22.	N 26°11'17" E	27.66'
23.	S 66°52'09" E	27.46'
24.	S 23°17'38" W	29.10'
25.	S 63°55'58" E	28.89'
26.	N 25°47'12" E	27.85'
27.	S 66°19'59" E	27.70'
28.	S 23°44'52" W	28.86'
29.	N 64°16'24" W	28.71'
30.	N 26°17'51" E	28.29'
31.	N 61°34'42" W	27.34'
32.	S 45°57'28" E	21.23'
33.	S 52°46'08" E	11.65'
34.	S 55°22'09" W	10.60'
35.	S 45°55'29" E	42.43'
36.	N 44°38'47" E	42.85'
37.	S 44°05'02" W	28.28'
38.	N 45°54'58" W	28.28'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
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21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

NOTES

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PREPARED BY
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TBPELS #F-5951
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ALLEN, TEXAS 75013
972-396-1200

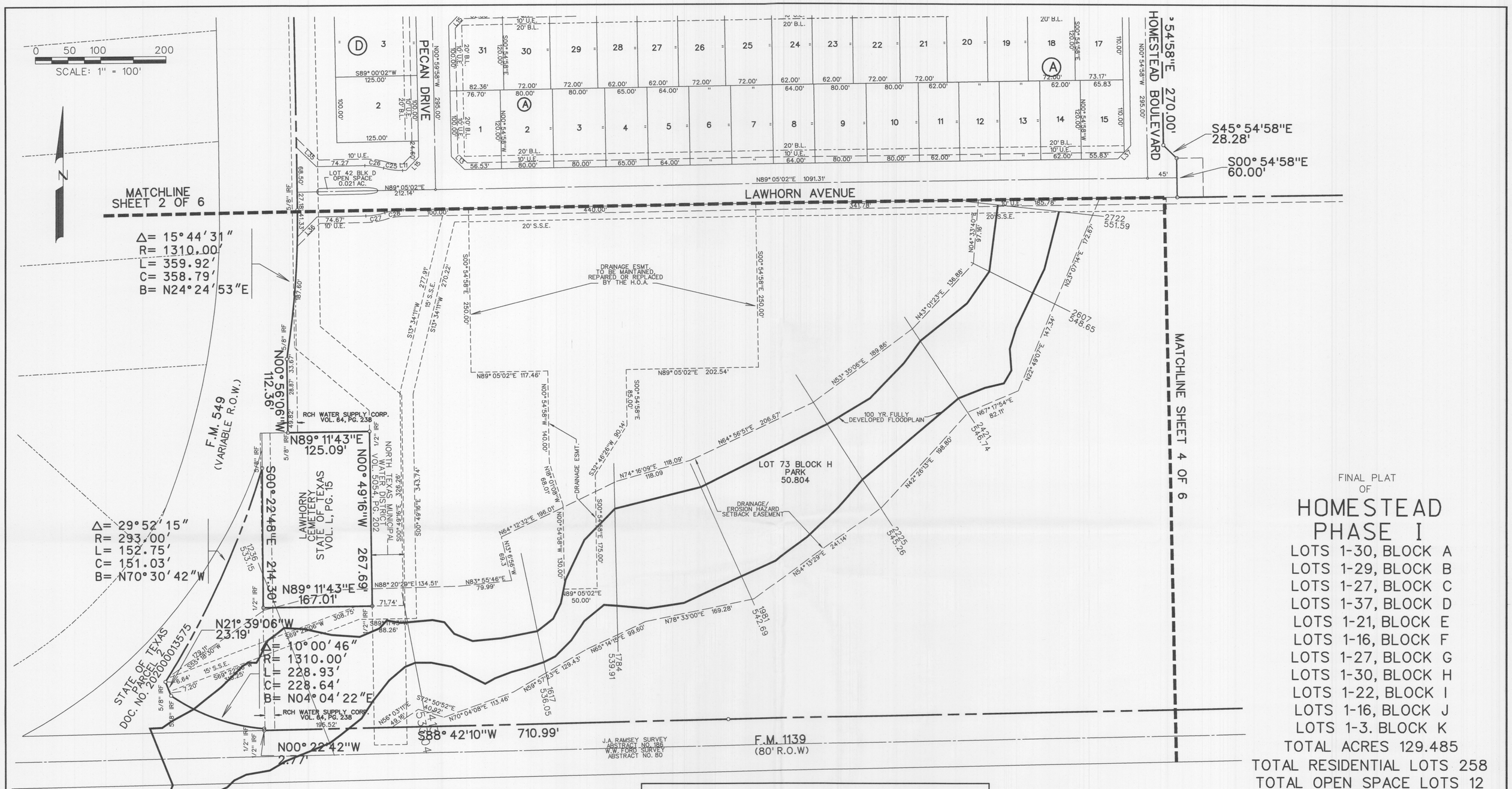
FINAL PLAT
OF
HOMESTEAD PHASE I

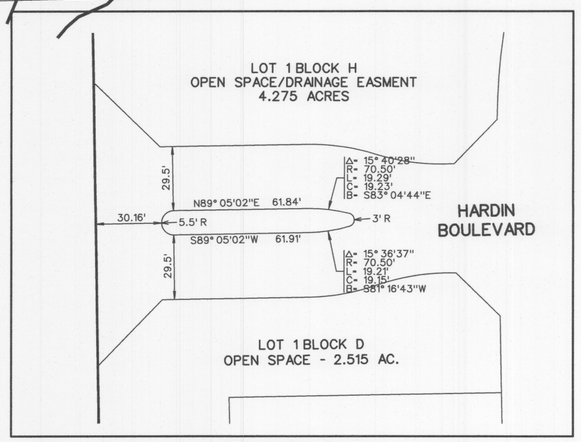
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

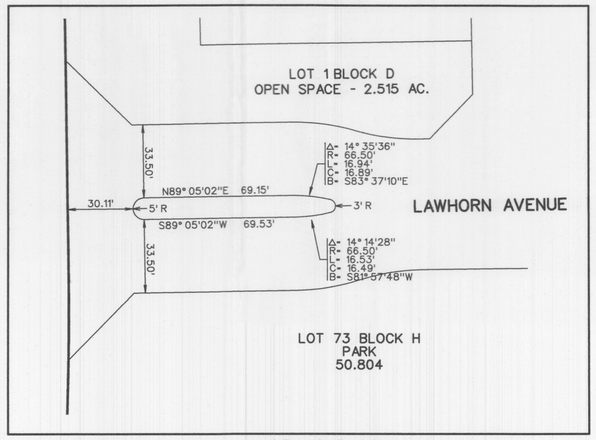
DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX





LOT 42 BLOCK D
OPEN SPACE



LOT 42 BLOCK D
OPEN SPACE

FINAL PLAT
OF
HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
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IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

0 50 100 200
SCALE: 1" = 100'

N

HILLVIEW ACRES
VOL. F, PG. 17

JAMES J. FUXA
VOL. 1471, PG. 70

HASKINS DRIVE

LAWHORN AVENUE

HOMESTEAD BOULEVARD

S89° 05'02"W 113.27'

S00° 54'58"E 270.00'

S45° 54'58"E 28.28'

S00° 54'58"E 60.00'

N89° 05'02"E 1261.42'

Δ= 132° 32' 35"
R= 50.00'
L= 117.41'
C= 92.23'
B= N58° 40' 56"E

N89° 32'34"E 115.33'

S00° 16'45"E 29.34'

S00° 10'07"E 792.29'

MATCHLINE SHEET 3 OF 6

MATCHLINE SHEET 3 OF 6

LOT 73 BLOCK H
PARK
50.804

S88° 46'40"W 2147.11'

F.M. 1139
(80' R.O.W)

J.A. RAMSEY SURVEY
ABSTRACT NO. 186
W.W. FORD SURVEY
ABSTRACT NO. 80

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

FINAL PLAT OF HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
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DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

21048plat.dgn 4/14/2022 8:35:45 AM

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28";

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 20° 07'18" East, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, along said curve to the left having a radius of 205.93 feet (Chord Bearing South 14° 23'38" East 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24";

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35";

THENCE, along said curve to the right for an arc distance of 246.99 feet (Chord Bearing South 03° 56'30" East 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 45° 54'58" East, for a distance of 28.28 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 60.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 1261.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 132° 32'35";

THENCE, along said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 32'34" East, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to the City of Rockwall, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 16'45" East, along the east line of said 196.008 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records;

THENCE, South 00° 10'07" East, continuing along said east line and with the west line of said James J. Fuxa tract, for a distance of 792.29 feet, to a 1/2 inch iron rod found at the southeast corner of said 196.008 acre tract and being the southwest corner of said James J. Fuxa tract same being in the north line of F.M. 1139 (80' R.O.W.);

THENCE, South 88° 46'40" West, along the south line of said 196.008 acre tract and with the north line of said F.M. 1139, for a distance of 2147.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.77 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1310.00 feet, a central angle of 10° 00'46";

THENCE, continuing along said lines with said curve to the right for an arc distance of 228.93 feet (Chord Bearing North 04° 04'22" East 228.64 feet), to a 5/8 inch iron rod found;

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod at the most westerly southwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 293.00 feet, a central angle of 29° 52'15";

THENCE, along the east line of said F.M. 549 and with the west line of said 196.008 acre tract with said curve to the left for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West 151.03 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas;

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 196.008 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery;

THENCE, North 89° 11'43" East, along the south line of said Lawhorn Cemetery and with said west line, for a distance of 167.01 feet, to a 1/2 inch iron rod found at the southeast corner of said Lawhorn Cemetery;

THENCE, North 00° 49'16" West, along the east line of said Lawhorn Cemetery and continuing with said west line, for a distance of 267.69 feet, to a 1/2 inch iron rod found at the northeast corner of said Lawhorn Cemetery;

THENCE, South 89° 11'43" West, along the north line of said Lawhorn Cemetery and continuing with said west line, for a distance of 125.09 feet, to a 5/8 inch rod found in the east line of said F.M. 549;

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31";

THENCE, continuing along said east and west lines with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East 358.79 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.25 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.485 acres of land.

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
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LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including Lot 73 Block H.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

SHADDOCK HOMES, LTD.

_____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2022.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

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

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2022.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
Planning & Zoning Commission Date

APPROVED

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

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

WITNESS OUR HANDS, this_____day of_____, 2022.

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

FINAL PLAT
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DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

21048plat.dgn 4/14/2022 8:35:51 AM

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	P2022-027	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Lot 1, Block A, PS Rockwall County Addition	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	4000 N GOLIAD ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Final Plat for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey Abstract No. 187, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/25/2022	Approved w/ Comments

05/25/2022: P2022-027; Final Plat of Lot 1, Block A, PS Rockwall County 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, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey Abstract No. 187, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [SH-205].
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-027) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 Indicate all existing and proposed corner clips and any subsequent dedication. (Subsection 10.04, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.6 Label the building lines where adjacent to the street. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
M.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
I.8 Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on May 31,2022
(2) Planning and Zoning Action Meeting will be held on June 16, 2022.
(3) City Council meeting will be held on June 20, 2022.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

BUILDING	Bethany Ross	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/25/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4000 N STATE HIGHWAY 205				
SUBDIVISION	PS ROCKWALL COUNTY ADDITION (PROPOSED)	LOT	1	BLOCK	A
GENERAL LOCATION	EAST SIDE OF SH205, APPROX. 250' NORTH OF SHENANDOAH LANE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	N/A			CURRENT USE	VACANT
PROPOSED ZONING	N/A			PROPOSED USE	SELF STORAGE
ACREAGE	2.0 ACRES	LOTS [CURRENT]	N/A	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	PS LPT PROPERTIES INVESTORS	☑ APPLICANT	KIMLEY-HORN
CONTACT PERSON	JARROD YATES	CONTACT PERSON	TREY BRASWELL
ADDRESS	701 WESTERN AVENUE	ADDRESS	100 W. OAK ST., SUITE 203
CITY, STATE & ZIP	GLENDALE, CA 91201	CITY, STATE & ZIP	DENTON, TEXAS 76201
PHONE	972-546-0375	PHONE	940-387-3620
E-MAIL	JYATES@PUBLICSTORAGE.COM	E-MAIL	trey.braswell@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

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

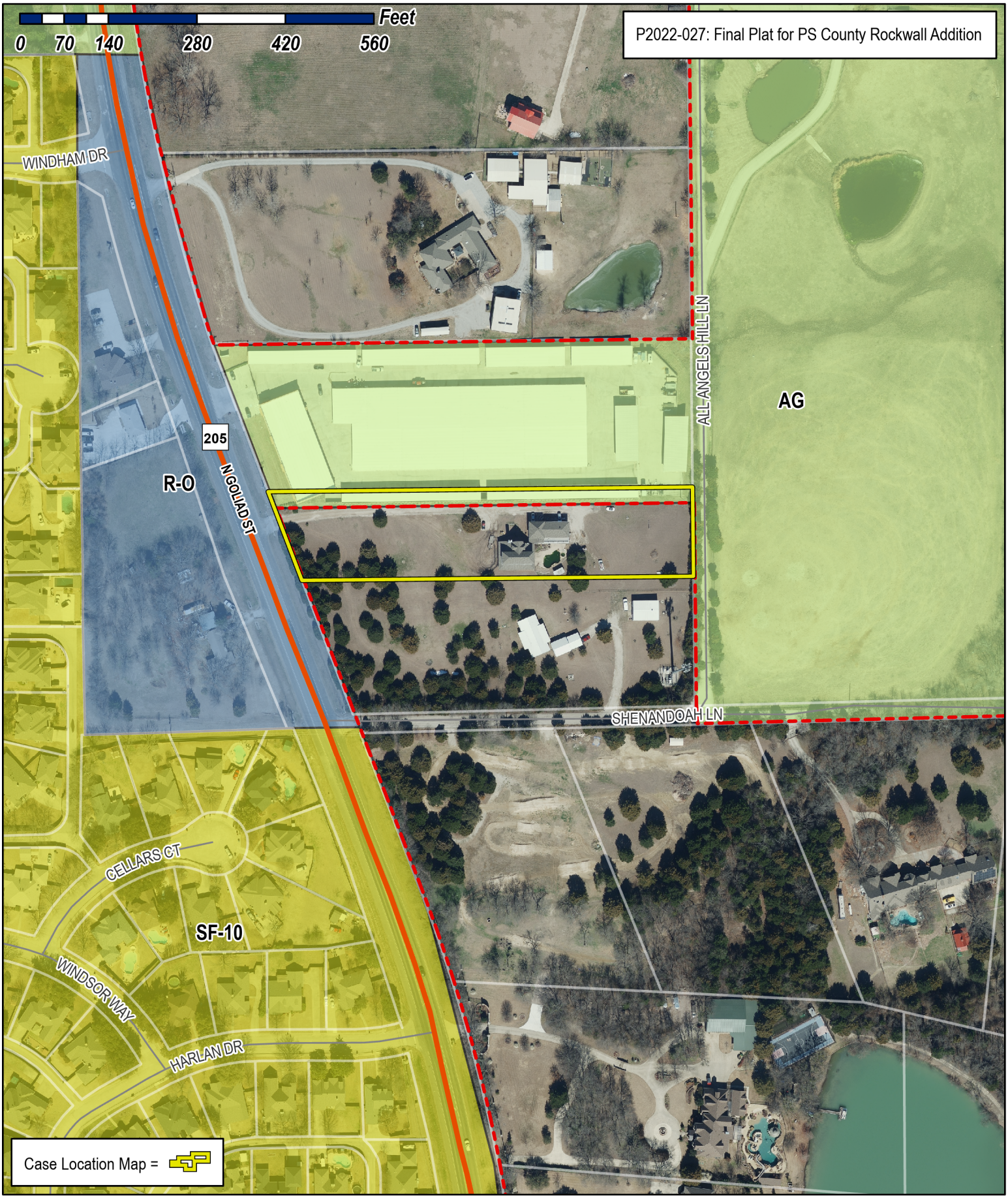
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 341.64 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* May *, 20* 22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* May *, 20* 22*.*

ELIZABETH M HOLLIS
Notary Public, State of Texas
Comm. Expires 11-10-2025
Notary ID 133441587

OWNER'S SIGNATURE

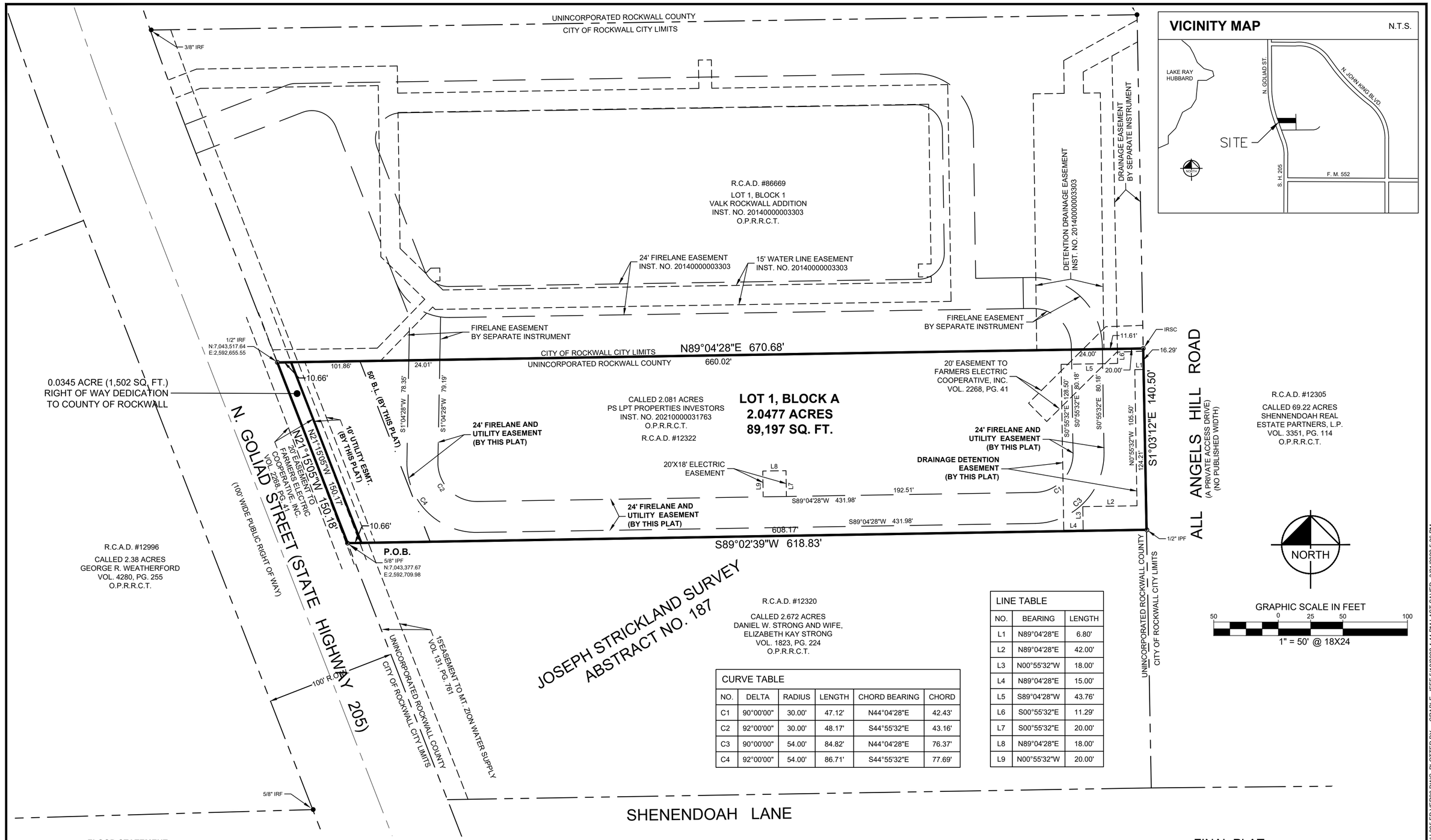
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS E.M. Hollis *MY COMMISSION EXPIRES* 11-10-2025



City of Rockwall

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

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



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N44°04'28"E	42.43'
C2	92°00'00"	30.00'	48.17'	S44°55'32"E	43.16'
C3	90°00'00"	54.00'	84.82'	N44°04'28"E	76.37'
C4	92°00'00"	54.00'	86.71'	S44°55'32"E	77.69'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°04'28"E	6.80'
L2	N89°04'28"E	42.00'
L3	N00°55'32"W	18.00'
L4	N89°04'28"E	15.00'
L5	S89°04'28"W	43.76'
L6	S00°55'32"E	11.29'
L7	S00°55'32"E	20.00'
L8	N89°04'28"E	18.00'
L9	N00°55'32"W	20.00'

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND:

R.C.A.D.	= ROCKWALL COUNTY APPRAISAL DISTRICT
P.O.B.	= POINT OF BEGINNING
IRSC	= 5/8" IRON ROD W/ "KHA" CAP SET
IRFC	= IRON ROD W/CAP FOUND
IRF	= IRON ROD FOUND
IPF	= IRON PIPE FOUND
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

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Kimley-Horn and Associates, Inc.
All rights reserved

NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

   REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

FINAL PLAT

PS ROCKWALL COUNTY ADDITION

LOT 1, BLOCK A

2.082 ACRES

SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. FP2022-___

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	05/18/2022	069319643	1 OF 2

DWG NAME: K:\FRI_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 FP VER20.DWG PLOTTED BY CRABLE, JEFF 5/18/2022 4:44 PM LAST SAVED 3/21/2022 5:36 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS PS LPT PROPERTIES INVESTORS is the owner of a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall E. T. J, Rockwall County, Texas and being all of a called 2.081-acre tract of land described in a Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20210000031763 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found for the southwest corner of said 2.081-acre tract, same being the northwest corner of a called 2.672-acre tract of land described in a Warranty Deed to Daniel W. Strong and wife, Elizabeth Kay Strong, recorded in Volume 1823, Page 224 of the Official Public Records of Rockwall County, Texas, same also being on the easterly right of way line of N. Goliad Street (State Highway 205), a 100' wide right of way;

THENCE North 21°15'05" West, along the westerly line of said 2.081-acre tract and the easterly right of way line of said N. Goliad Street (State Highway 205), a distance of 150.18 feet (called 150.00 feet) to a 1/2-inch iron rod found for the northwest corner of said 2.081-acre tract, same being the southwest corner of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas;

THENCE North 89°04'28" East, departing the easterly right of way line of said N. Goliad Street (State Highway 205), along the northerly line of said 2.081-acre tract, a distance of 670.68 feet (called 670.22 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 2.081-acre tract, same being on the westerly line of a called 69.22-acre tract of land described in a Warranty Deed to Shennendoah Real Estate Partners, L.P., recorded in Volume 3351, Page 114 of the Official Public Records of Rockwall County, Texas;

THENCE South 01°03'12" East, along the easterly line of said 2.081-acre tract and the westerly line of said 69.22-acre tract, a distance of 140.50 feet to a 1/2-inch iron pipe found for the southeast corner of said 2.081-acre tract, same being the northeast corner of aforesaid 2.672-acre tract;

THENCE South 89°02'39" West, along the southerly line of said 2.081-acre tract and the northerly line of said 2.672-acre tract, a distance of 618.83 feet (called 618.69 feet) to the **POINT OF BEGINNING** and containing 2.082 acres (90698 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We, **PS LPT PROPERTIES INVESTORS**, the undersigned owner of the land shown on this plat, and designated herein as the **PS ROCKWALL COUNTY 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **PS ROCKWALL COUNTY ADDITION** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: **PS LPT PROPERTIES INVESTORS**, a Maryland real estate investment trust

By: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

_____
Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___day of _____, 2022.

_____
MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

APPROVED BY THE ROCKWALL COUNTY COMMISSIONERS COURT

ON THIS THE _____ DAY OF _____, 20___

_____
COUNTY JUDGE

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 the _____ day of _____, 2022.

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

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

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

FINAL PLAT

PS ROCKWALL COUNTY ADDITION

LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. FP2022-___

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	05/18/2022	069319643	2 OF 2

DWG NAME: K:\FRI_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 FP VER2\0.DWG PLOTTED BY CRABLE, JEFF 5/18/2022 4:44 PM LAST SAVED 3/21/2022 5:36 PM

Parcel Map Check Report

Client:
Client
Kimley-Horn and Associates, Inc.
Address 1
Date: 5/19/2022 5:06:39 PM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: BOUNDARY|1 - OVERALL
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,043,517.6353' East:2,592,655.5472'

Segment# 1: Line
Course: N89°04'28"E Length: 670.68'
North: 7,043,528.4690' East: 2,593,326.1397'

Segment# 2: Line
Course: S1°03'12"E Length: 140.50'
North: 7,043,387.9928' East: 2,593,328.7225'

Segment# 3: Line
Course: S89°02'39"W Length: 618.83'
North: 7,043,377.6696' East: 2,592,709.9786'

Segment# 4: Line
Course: N21°15'05"W Length: 150.18'
North: 7,043,517.6373' East: 2,592,655.5443'

Perimeter: 1,936.88' Area: 90,698.31Sq.Ft.
Error Closure: 0.0035 Course: N56°19'26"W
Error North : 0.00194 East: -0.00291

Precision 1: 451,482.86

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-017	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Rockwall Ninth Grade Center North	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2850 FM 1141, ROCKWALL, TX 75087	CASE MANAGER EMAIL:	bross@rockwall.com

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/27/2022	Needs Review

05/27/2022: General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees to be paid for upsizing the water meter and additional square footage to building.
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage
- Remove all signage from site plan

Water and Wastewater Items:
- Impact fees to be paid with building permit.
- Must dedicate 20' wide easement for the sewer line to connect along creek.
- Must build 12" water line in Panhandle to south property line per the Master Plan.
- Must build 12" water line in North Country Lane and connect to FM 1141
- Sewer Pro-rata $361.54/acre and $23,238.22.
- San. Sew. to tie into new line being constructed in E. Quail Run Rd.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system. - Detention is required.
- Areas of 20 acres or more must use the unit hydrograph method. Review fees apply.
- C-factor will be per zoning type.
- No walls in detention. Max slope is 4:1

Roadway Paving Items:

- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Panhandle to be 65' ROW, 45' B-B paving.
- North Country Lane to be 65' ROW, 45' B-B paving. Must build remaining roadway.
- Quail Run to be an M4U 65' ROW and 45' B-B paving. Must build Quail Run Road. 65' ROW and 45' B-B paving to the ex. widened section located east of John King
- Traffic Impact Analysis required. Review fees apply.
- TxDOT driveway spacing on FM 1141 is 495 feet per the 55 mph posted speed.
- Left turn lanes in FM 1141 at driveway connections

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/26/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/25/2022	Approved w/Condition

05/25/2022: Correction on zip code (GIS comment from 4/24/2022). The Address assignment will be *2850 FM 1141, ROCKWALL, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	05/27/2022	N/A

05/27/2022: .

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/27/2022	Approved w/Condition

05/27/2022: SP2022-017; Site Plan for Rockwall Ninth Grade Center
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Public Secondary School on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 For reference, include the case number (SP2022-017) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.
M.5 Please add the standard signature block to all pages of all revised plan submittals. Currently the Photometric Plan does not have a signature block. (Subsection 03.04.A, of Article 11, UDC)

M.4 Site Plan:
(1) Update the lot coverage with any structures including the Tennis Building.
(2) Indicate/label all fire lanes. (Subsection 03.04.B, of Article 08, UDC)
M.5 Photometric Plan:
(1) Indicate Lighting Levels (in Foot Candles, i.e. FC) of each light, and provide the light spread shown by each fixture. Please extend all FC information throughout the entire property to show light spread from the source to the property line. (Subsection 03.03, of Article 07, UDC)
(2) The maximum outdoor maintained, computed, and measured illumination level within any non-residential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Subsection 03.03.G, of Article 07)
M.5 Building Elevations:
(1) Please label horizontal measurements on all Overall Building Elevations.
(2) Please check scale for accuracy on Overall Building Elevations.
(3) Please label horizontal measurements on all overall elevations.
(4) The dumpster enclosure shall be self-latching. (Subsection 01.05.B, of Article 05)
(5) Please provide horizontal and vertical measurements on the Tennis Building elevations.
(6) All RTU's need to be screened. (Subsection 01.05.D, of Article 05)
M.6 Landscape Plan:
(1) Provide a measured exhibit of both berm and shrub. Add Berm to tree exhibit.
(2) Add landscaping along extension of Panhandle Drive (Berm and Shrubbery of a minimum 30", 1 canopy and 1 accent every 50-feet of linear frontage) and the remainder lot on the Westside of Panhandle Drive (berm and three (3) tiered screening). (Section C2(3.b &c), Development Standards, of the Planned Development Ordinance)
(3) The developer shall establish hydro mulch or a non-sod option with a minimum of 1" in height. (Section 4.2, Coverage, Engineering Standards of Design and Construction)
M.7 Treescape Plan:
(1) Indicate all grades and major contours. (Subsection 03.01.C, of Article 09, UDC)
(2) Please extend the Treescape Plan to the Southern part of the property.
I.10 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.
I.12 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.
I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

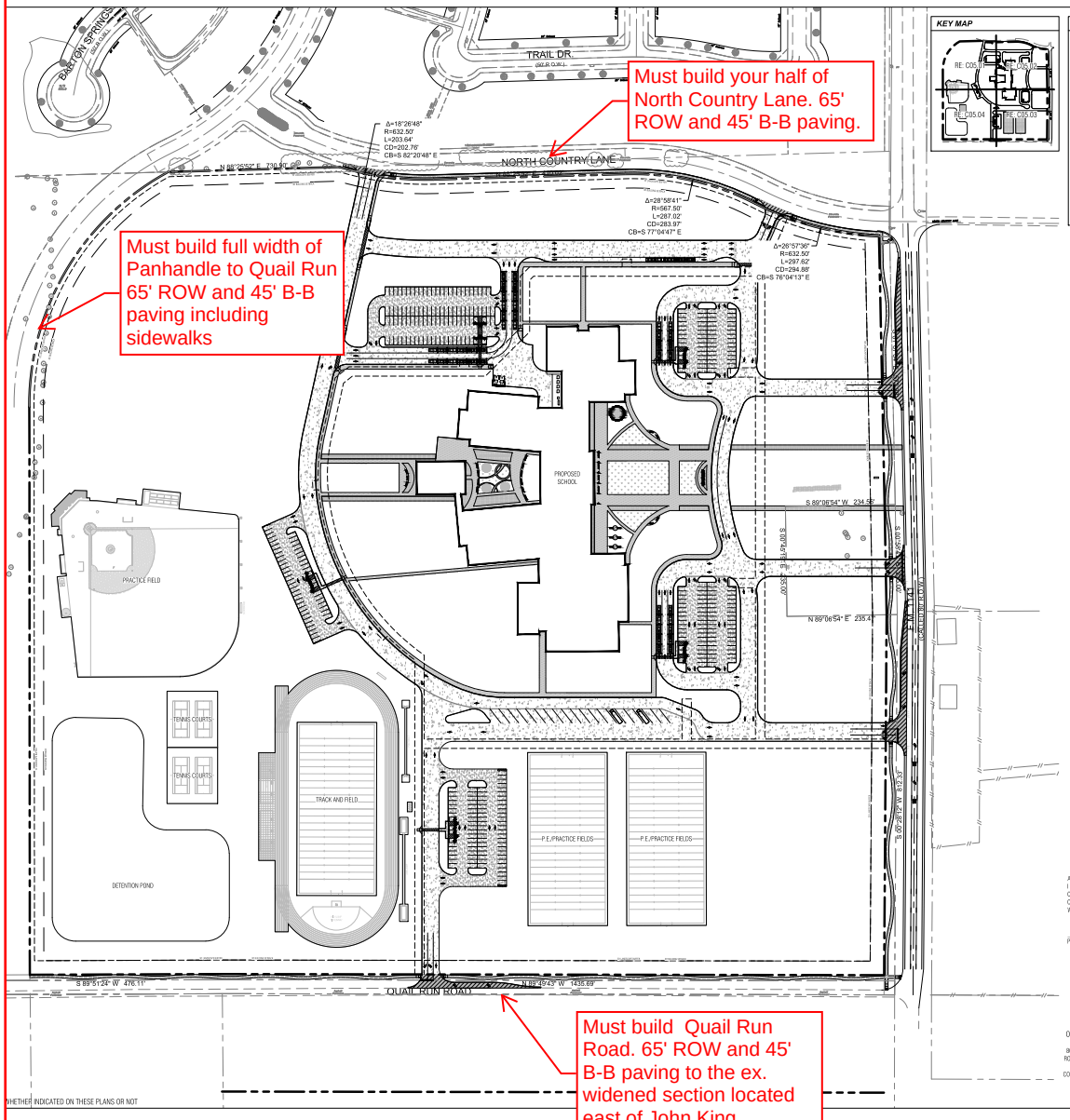
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees to be paid for upsizing the water meter and additional square footage to building.
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage
- Remove all signage from site plan

Water and Wastewater Items:
- Impact fees to be paid with building permit.
- Must dedicate 20' wide easement for the sewer line to connect along creek.
- Must build 12" water line in Panhandle to south property line per the Master Plan.
- Must build 12" water line in North Country Lane and connect to FM 1141
- Sewer Pro-rata $361.54/acre and $23,238.22.
- San. Sew. to tie into new line being constructed in E. Quail Run Rd.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system. - Detention is required.
- Areas of 20 acres or more must use the unit hydrograph method. Review fees apply.
- C-factor will be per zoning type.
- No walls in detention. Max slope is 4:1

Roadway Paving Items:
- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Panhandle to be 65' ROW, 45' B-B paving.
- North Country Lane to be 65' ROW, 45' B-B paving. Must build remaining roadway.
- Quail Run to be an M4U 65' ROW and 45' B-B paving. Must build Quail Run Road. 65' ROW and 45' B-B paving to the ex. widened section located east of John King
- Traffic Impact Analysis required. Review fees apply.
- TxDOT driveway spacing on FM 1141 is 495 feet per the 55 mph posted speed.
- Left turn lanes in FM 1141 at driveway connections

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'



KEY MAP

GENERAL SITE NOTES

PAVING LEGEND (PROPOSED)

PAVING LEGEND (EXISTING)

SITE DATA SUMMARY TABLE

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 464-8586	CONTACT: CHERALYN M. ARMUD
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748-2000
Fax 214 653-8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-253 — HUB # 1752879-0000
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

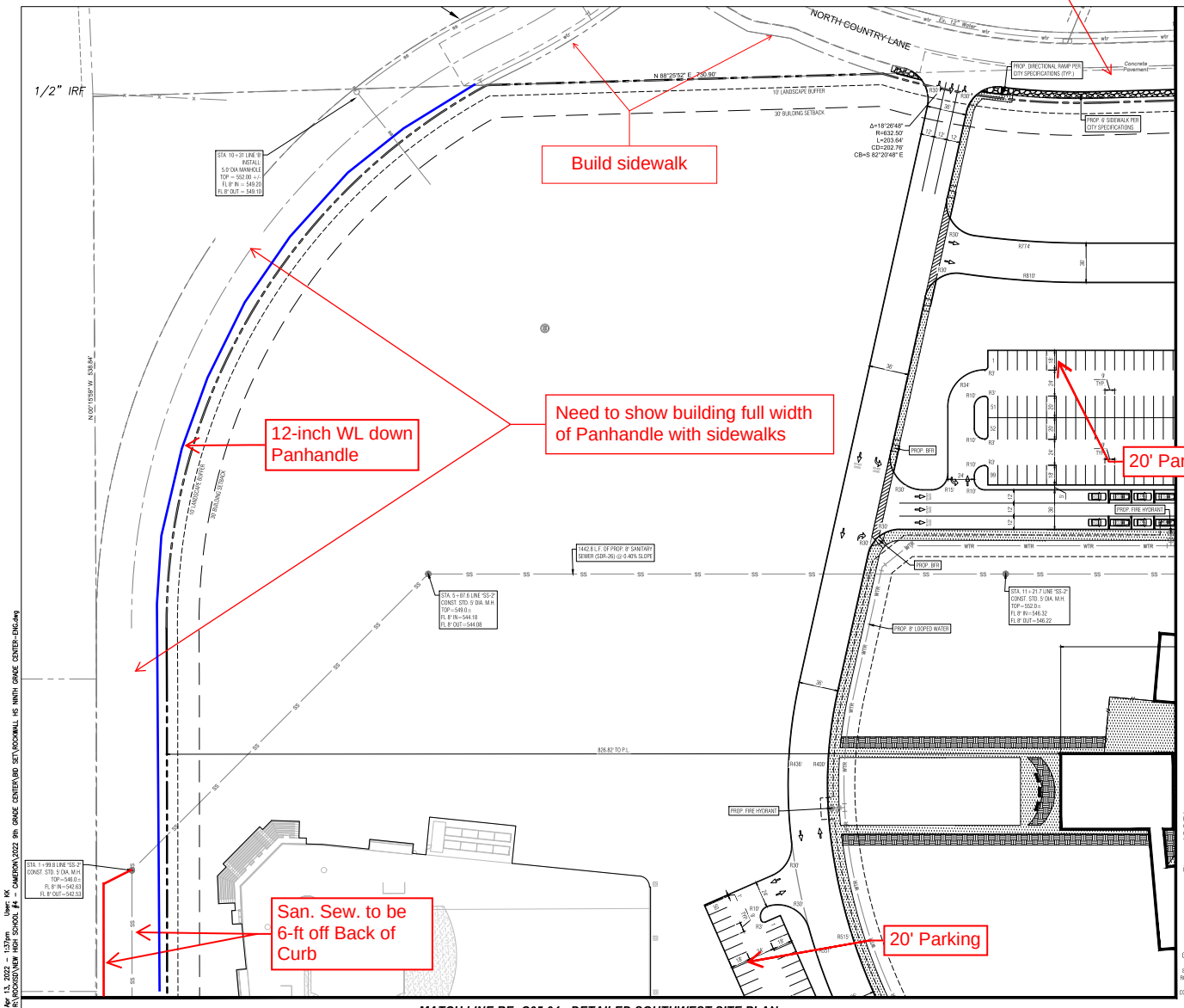
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 14, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.00



CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2000
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # 1453 FIRM # T32070100000
PHONE (972) 717-5151 FAX (972) 717-2176
4000 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

The seal appearing on this document was authorized by Carolyn Jurrilla, P.E. 86568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

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

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0805
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.01

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 13, 2022 - 1:37pm User: KK
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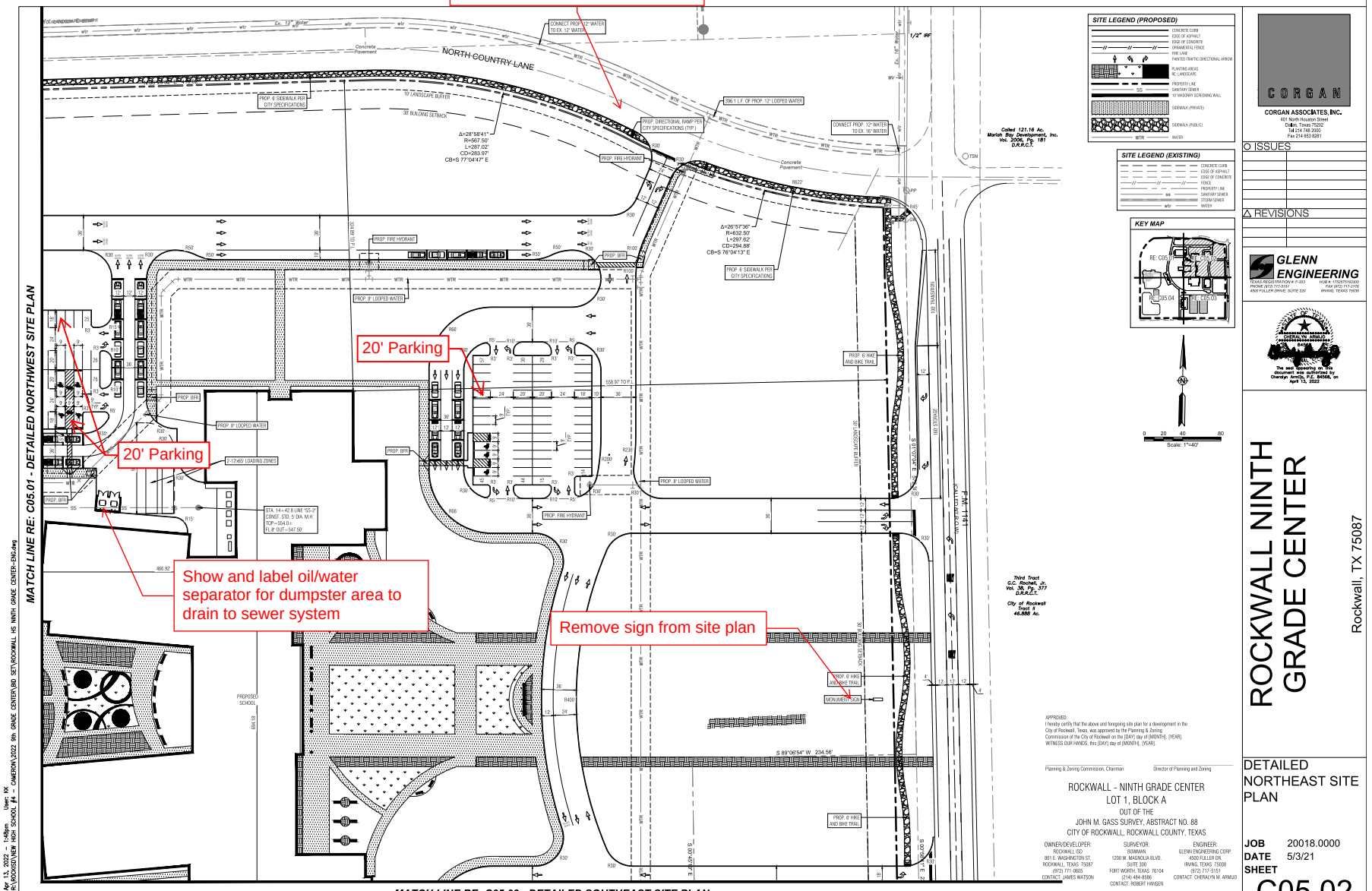


CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2020
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-003
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 320
FIRM # 1752/9100/00
FAX (972) 717-2176
IRVING, TEXAS 75038

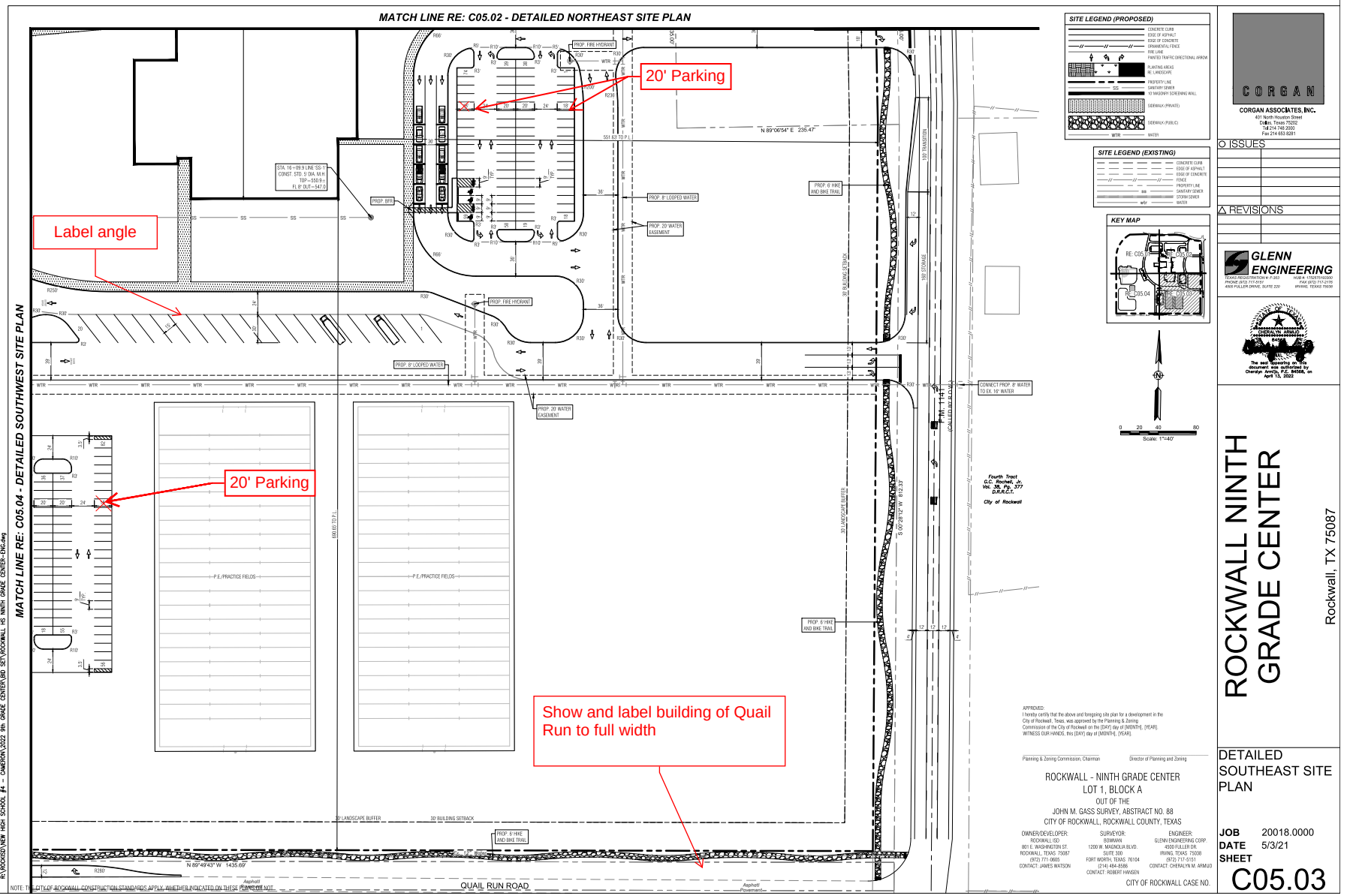
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.02



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-0151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2020
Fax 214 653 8281

GLENN ENGINEERING
TEXAS REGISTRATION # F-003 — FIRM # 7326700300
4500 FULLER DRIVE, SUITE 220 — PHONE (972) 717-0151 — FAX (972) 717-2176 — WWW.GLENNENG.COM

ISSUES
REVISIONS

The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 86568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.03

Apr 13, 2022 - 1:49pm User: KK
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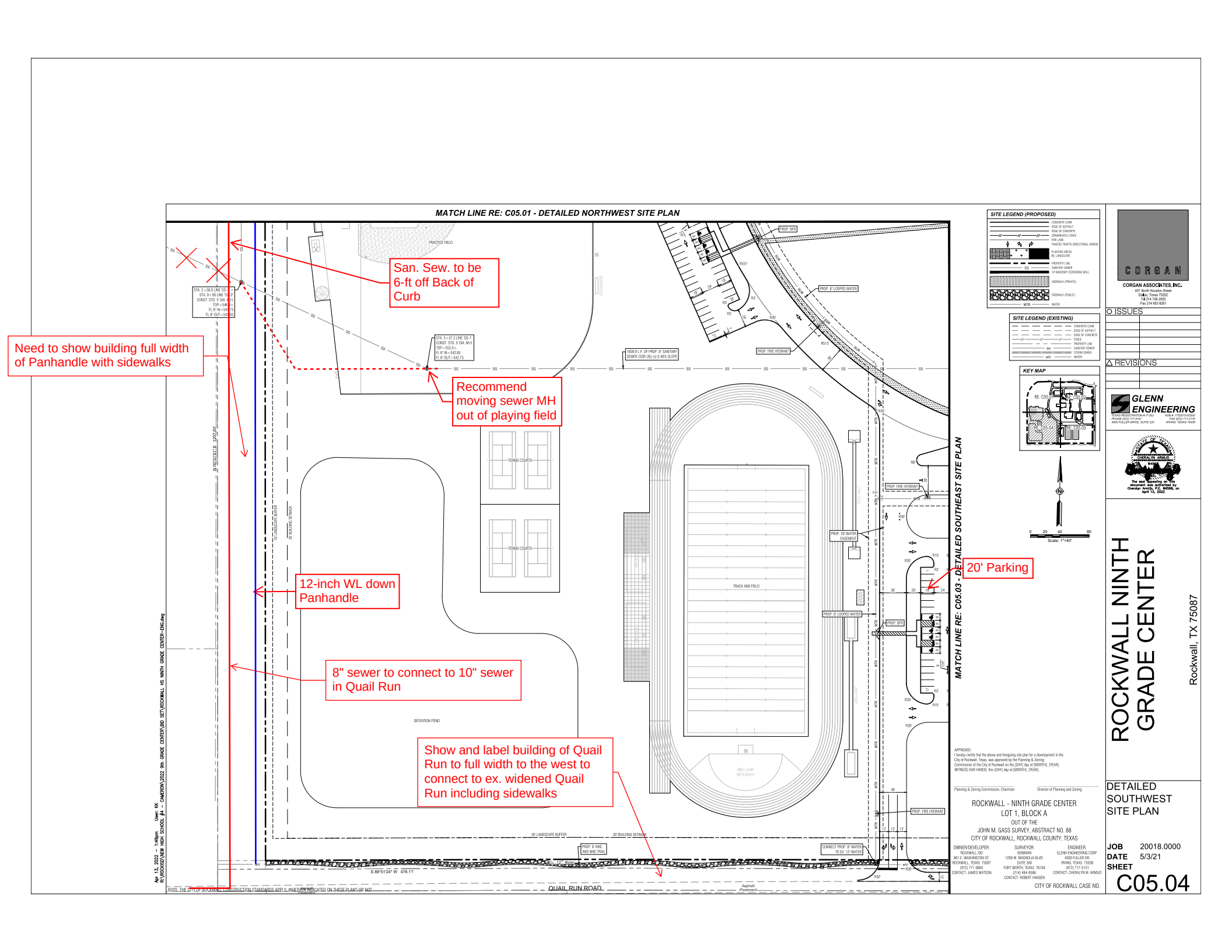
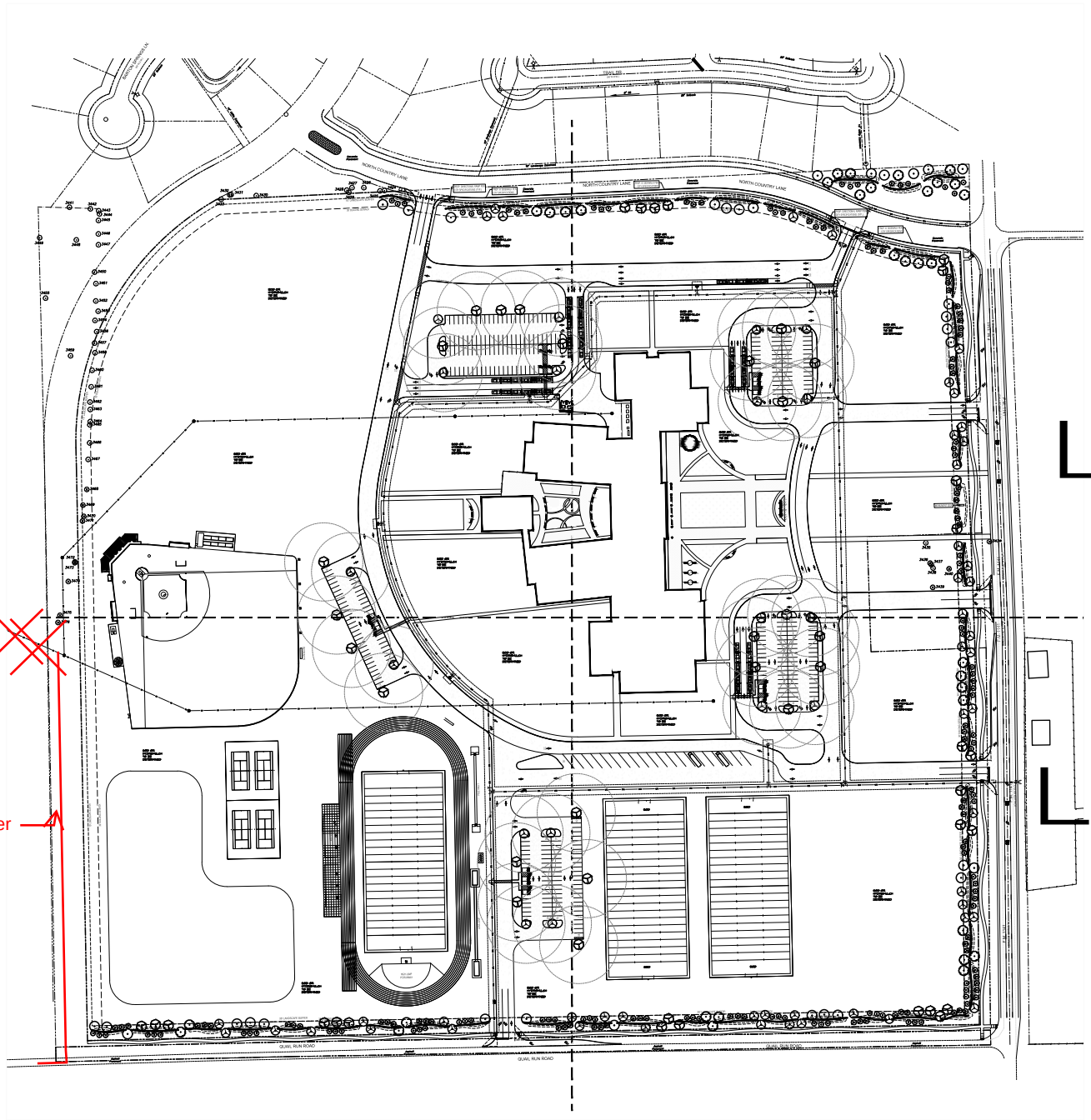

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN
San. Sew. to be 6-ft off Back of Curb
Need to show building full width of Panhandle with sidewalks
Recommend moving sewer MH out of playing field
12-inch WL down Panhandle
8" sewer to connect to 10" sewer in Quail Run
Show and label building of Quail Run to full width to the west to connect to ex. widened Quail Run including sidewalks
20' Parking
MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN
QUAIL RUN ROAD
TENNIS COURTS
TRACK AND FIELD
PRACTICE FIELD
DETENTION POND
30' LANDSCAPE BUFFER
30' BUILDING SETBACK
PROP. 8" LOOPED WATER
PROP. FIRE HYDRANT
PROP. 20' WATER EASEMENT
PROP. 6' HIKE AND BIKE TRAIL
CONNECT PROP. 8" WATER TO EX. 12" WATER
SITE LEGEND (PROPOSED)
SITE LEGEND (EXISTING)
KEY MAP
Scale: 1"=40'
ROCKWALL NINTH GRADE CENTER
Rockwall, TX 75087
DETAILED SOUTHWEST SITE PLAN
ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO.
CORGAN ASSOCIATES, INC.
GLENN ENGINEERING
ISSUES
REVISIONS
JOB 20018.0000
DATE 5/3/21
SHEET C05.04



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NG USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,215 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F./3,044,079 S.F. = 4.93%
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 49.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED:	382 SPACES

0 50 100 200
GRAPHIC SCALE
1" = 100'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8596	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL LANDSCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET L 1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Rockwall High School 9th Grade Center	LOT	1	BLOCK	1
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	76.08 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

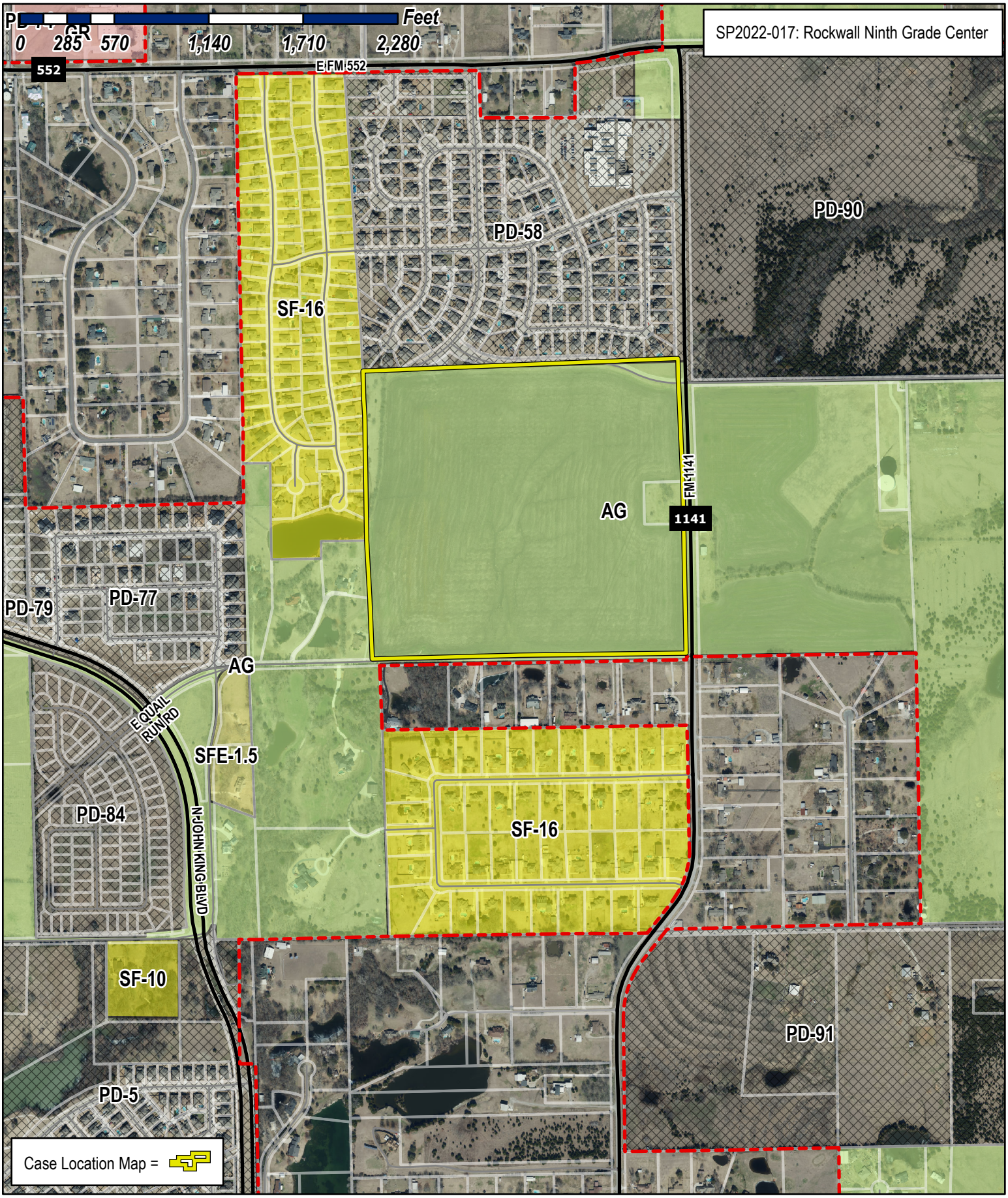
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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



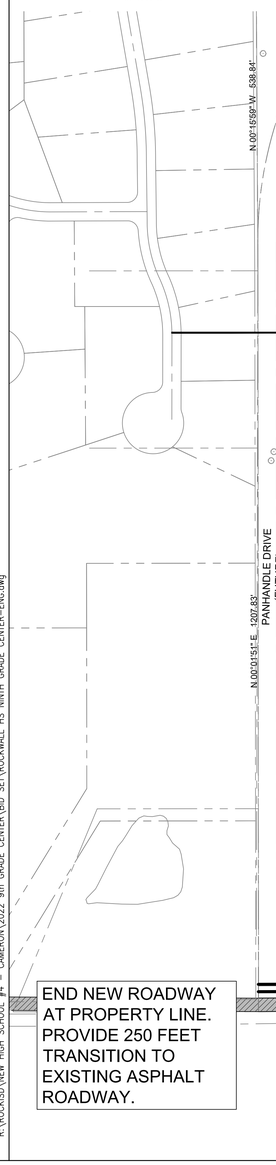
City of Rockwall

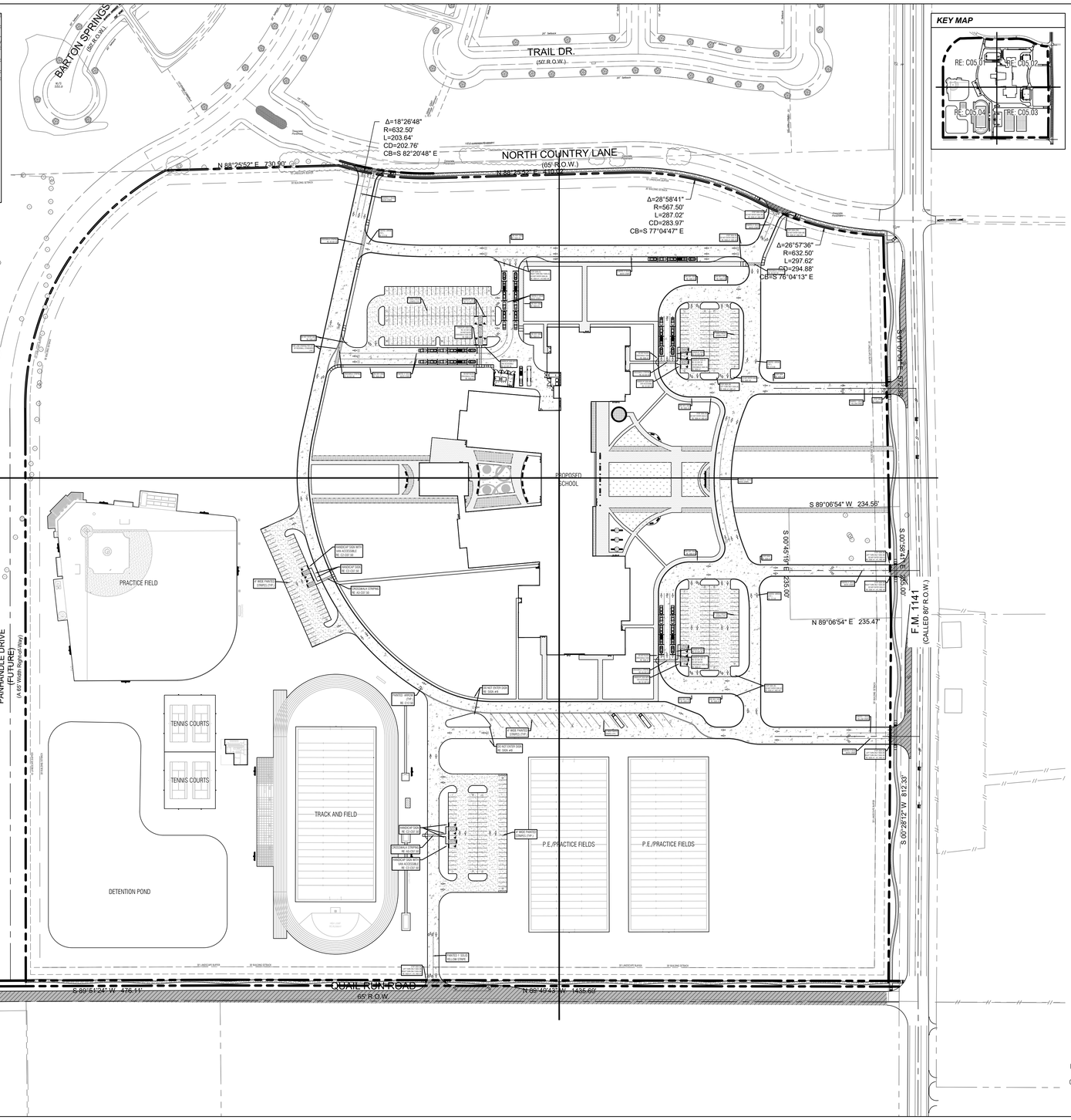
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



LOCATION MAP
(NOT TO SCALE)





END NEW ROADWAY AT PROPERTY LINE. PROVIDE 250 FEET TRANSITION TO EXISTING ASPHALT ROADWAY.

May 20, 2022 - 10:32am User: Cheralyn
R:\ROCKISD\NEW HIGH SCHOOL #4 - CAMERON\2022 9th GRADE CENTER\BID SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

KEY MAP

GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6' RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

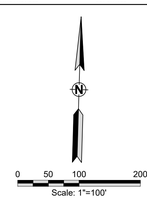
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6X6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6X6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6X6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- PLANTING AREAS RE: LANDSCAPE

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	153,187 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	194,206 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	153,187 S.F./3,044,079 S.F. = 5.03%
FLOOR AREA RATIO	0.06:1
TOTAL IMPERVIOUS AREA	734,662.08 S.F. OR 16.87 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0	202 SPACES
9.0x20.0	159 SPACES
15.0x30.0	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES



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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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Date: 05/11/22

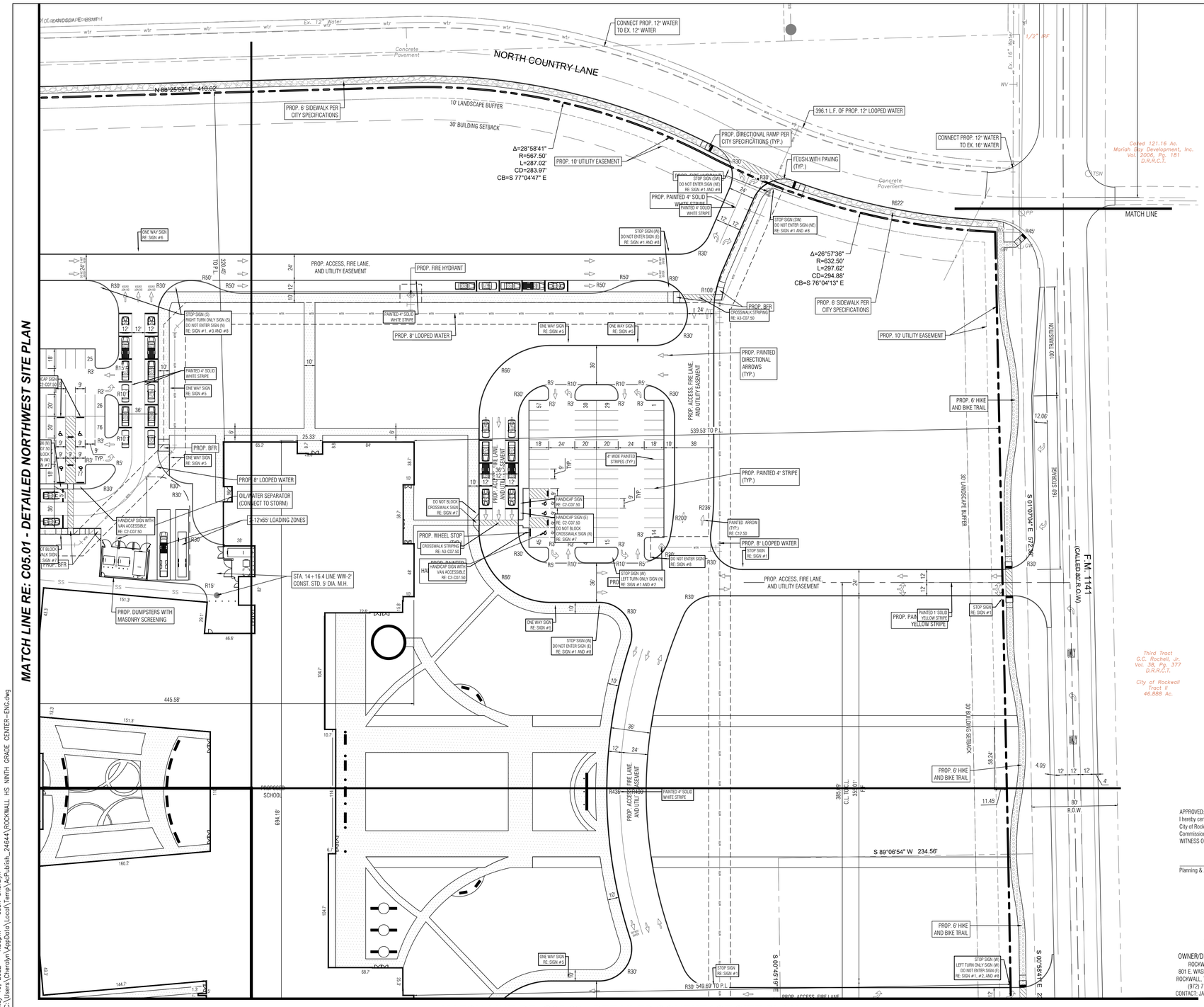
ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

OVERALL SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET

C05.00



MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

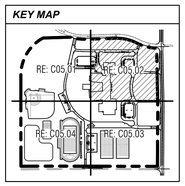
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- WASTEWATER
- STORM SEWER
- WATER

KEY MAP



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2852 F.M. 1141
Rockwall, TX 75087

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

DETAILED NORTHEAST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.02

May 19, 2022 - 1:50pm User: Cheralyn
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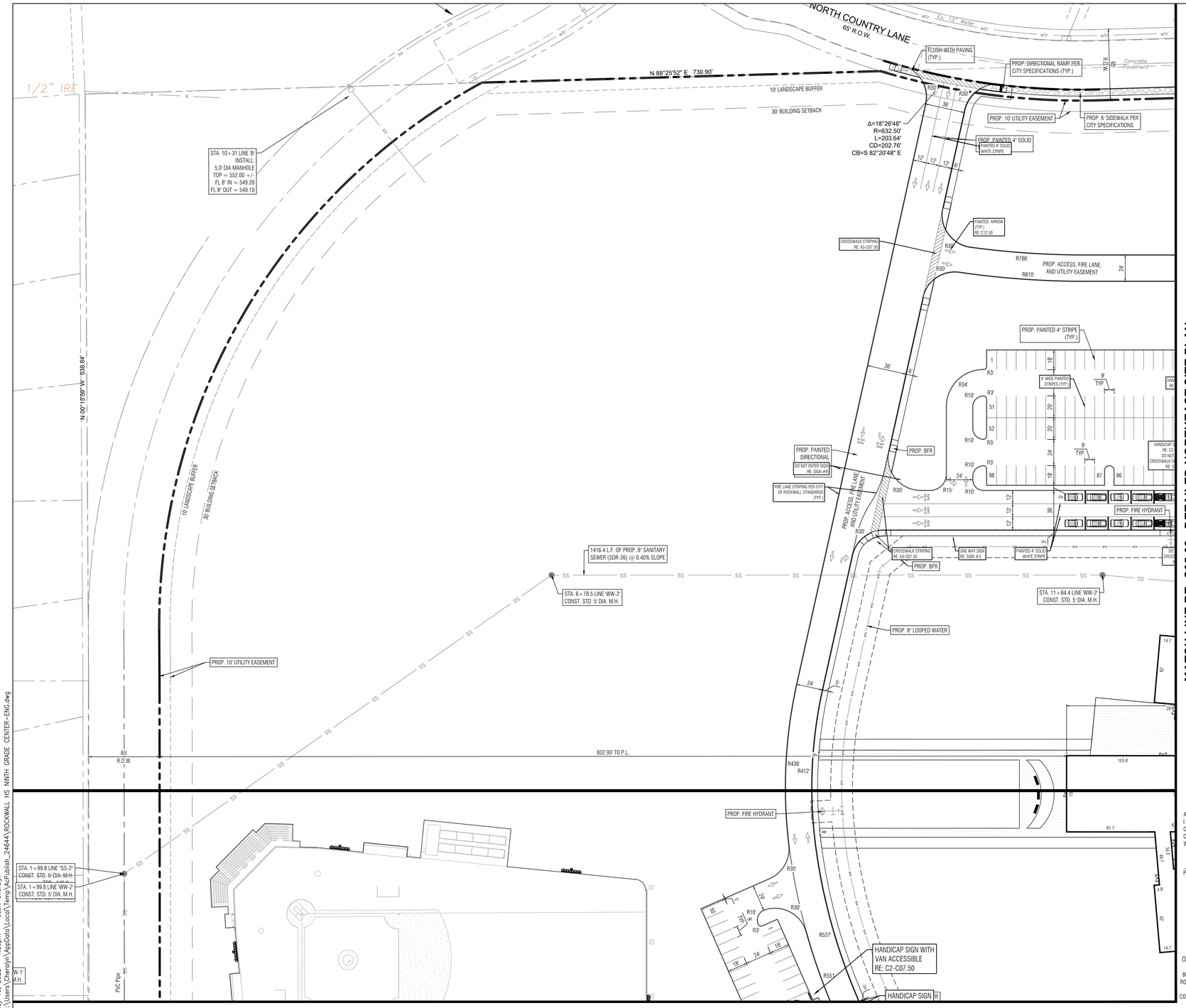

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

May 19, 2022 – 1:50pm User: Cheralyn
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Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-017

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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ROCKWALL NINTH GRADE CENTER

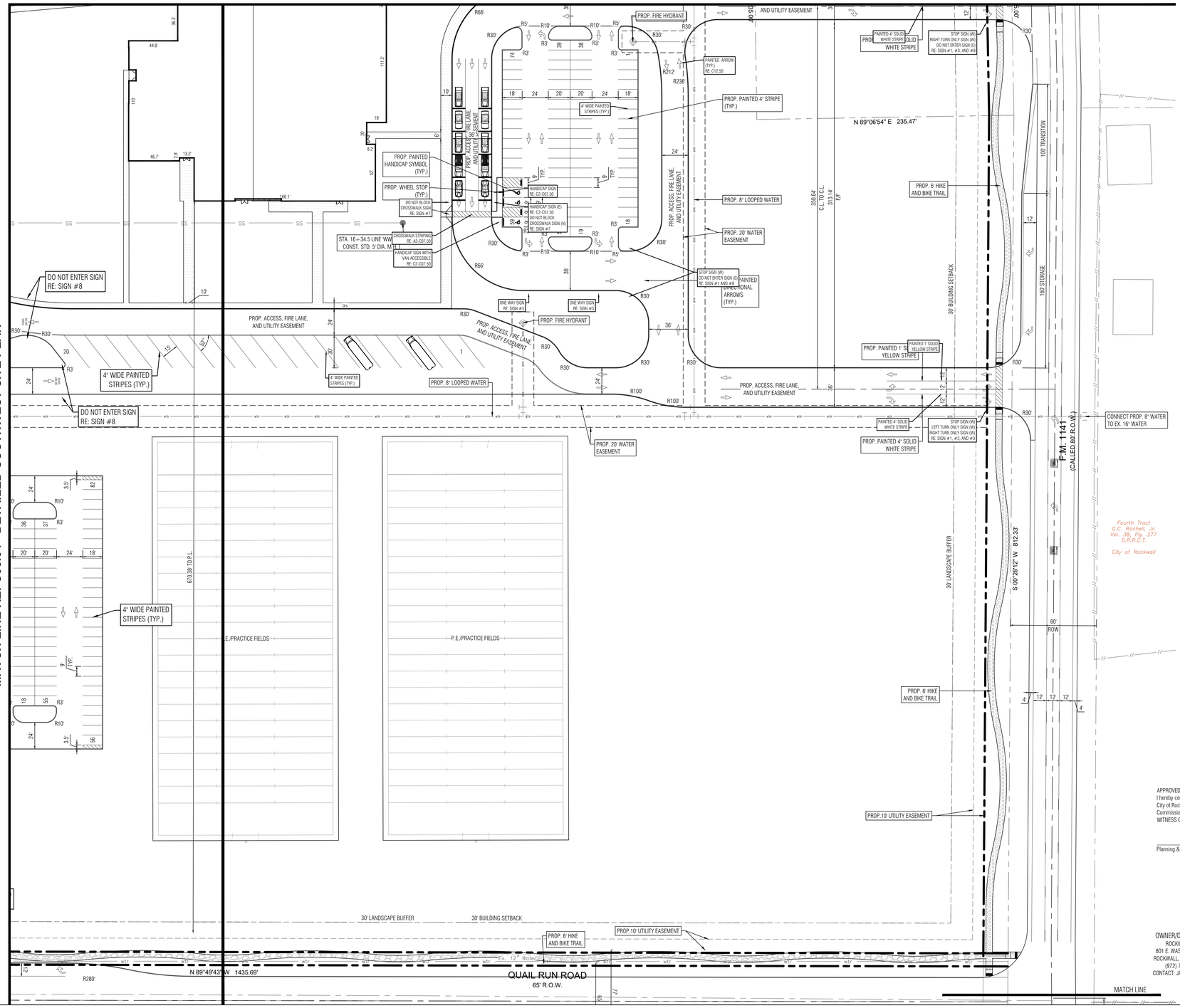
2852 F.M. 1141
Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.01

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN



SITE LEGEND (PROPOSED)

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- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- SS — WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
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SITE LEGEND (EXISTING)

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- EDGE OF ASPHALT
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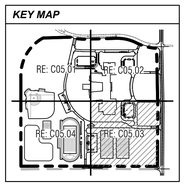
KEY MAP



0 20 40 80
Scale: 1"=40'

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ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.03

May 19, 2022 – 1:50pm User: Cheralyn
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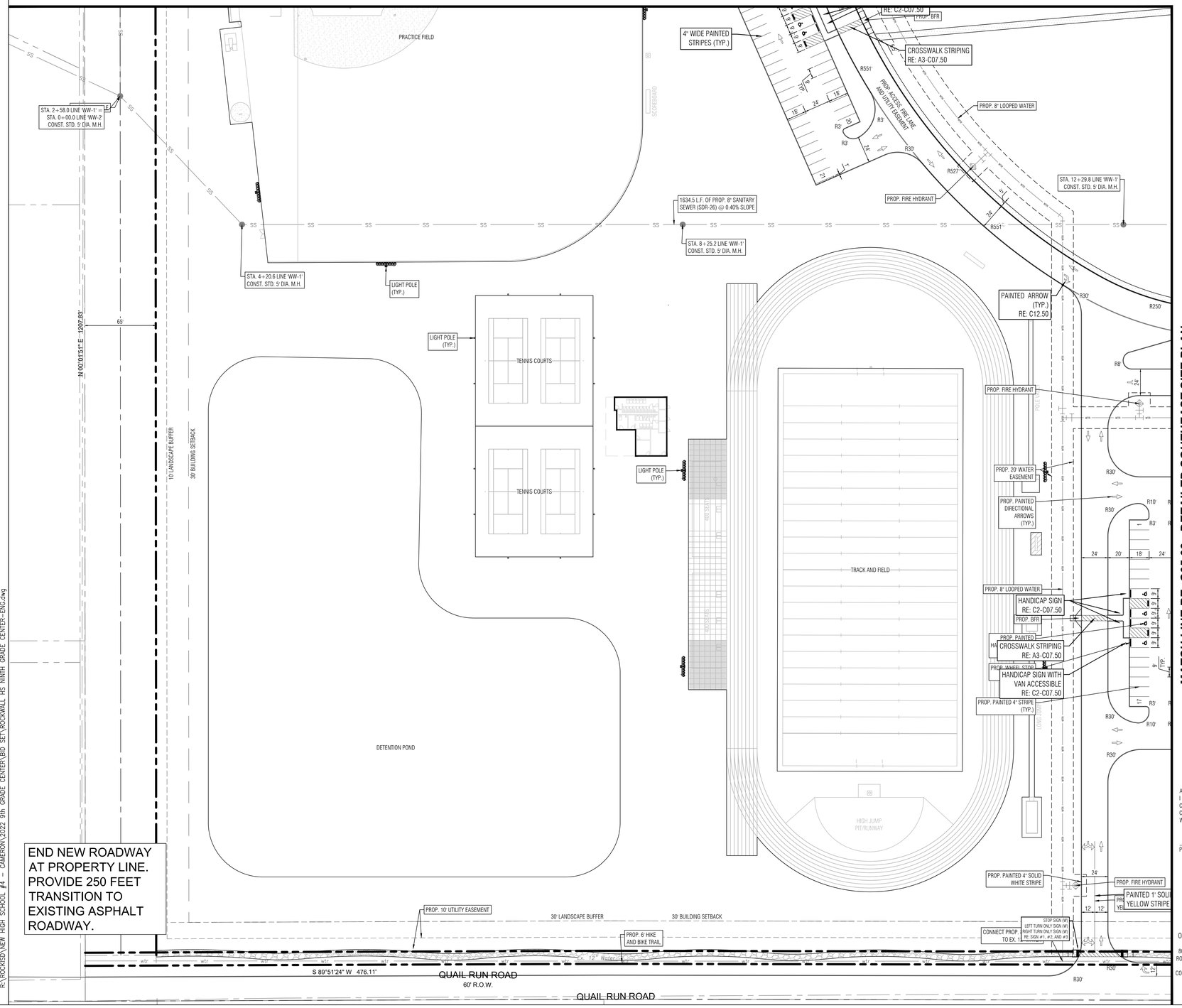
MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

0 20 40 80
Scale: 1"=40'

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
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- ORNAMENTAL FENCE
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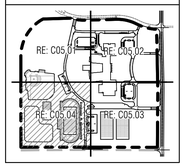

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ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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ROCKWALL NINTH GRADE CENTER

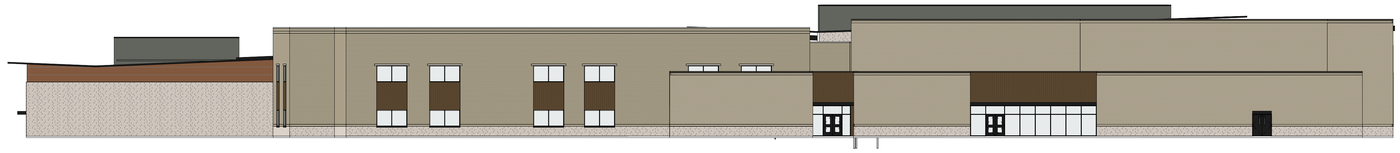
2852 F.M. 1141
Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.04

May 20, 2022 – 10:32am User: Cheralyn
R:\ROCKISD\NEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BID SET\ROCKWALL HS NINTH GRADE CENTER–ENG.dwg

05/02/2022 • 21572.0000



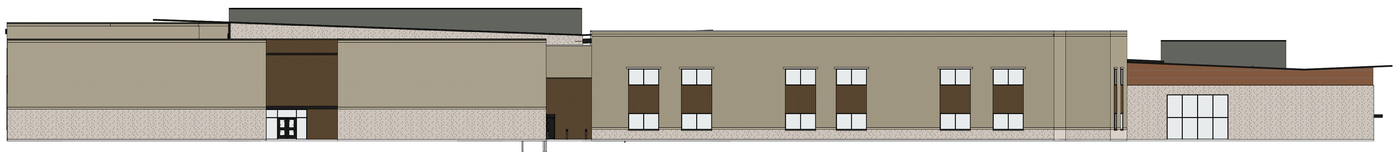
04 OVERALL EXTERIOR ELEVATION - SOUTH (FACES PUBLIC ROW E QUIAL RUN ROAD)
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	16,308 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 1,001 SF):	**15,307 SF**	
BRICK:	11,458 SF	(74.85%)
STONE:	2,435 SF	(15.91%)
METAL PANEL:	908 SF	(5.93%)
PHENOLIC PANEL:	506 SF	(3.31%)
MASONRY PERCENTAGE:		**(91%)**



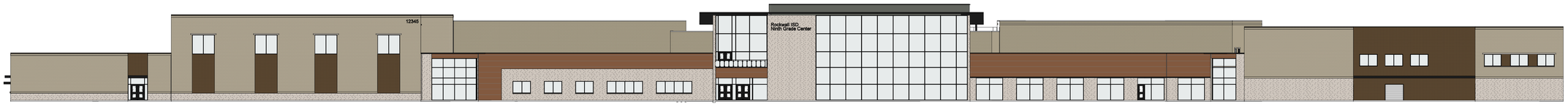
03 OVERALL EXTERIOR ELEVATION - WEST
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	24,073 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 2,239 SF):	**21,834 SF**	
BRICK:	15,239 SF	(69.80%)
STONE:	5,149 SF	(23.58%)
METAL PANEL:	1,042 SF	(4.77%)
PHENOLIC PANEL:	404 SF	(1.85%)
MASONRY PERCENTAGE:		**(93%)**



02 OVERALL EXTERIOR ELEVATION - NORTH (FACES PUBLIC ROW N. COUNTRY LN)
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	16,275 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 1,073 SF):	**15,202 SF**	
BRICK:	10,015 SF	(65.88%)
STONE:	3,608 SF	(23.73%)
METAL PANEL:	1,109 SF	(7.30%)
PHENOLIC PANEL:	470 SF	(3.09%)
MASONRY PERCENTAGE:		**(90%)**



01 OVERALL EXTERIOR ELEVATION - EAST (FACES PUBLIC ROW FM 1141)
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	24,147 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 5,607 SF):	**18,540 SF**	
BRICK:	12,036 SF	(64.91%)
STONE:	3,885 SF	(20.95%)
METAL PANEL:	483 SF	(2.61%)
PHENOLIC PANEL:	2,136 SF	(11.52%)
MASONRY PERCENTAGE:		**(86%)**

EXT. MATERIALS LEGEND

BR-1 BR-2 ST-1
MP-1 GL-1 WDP-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS - OVERALL

As indicated

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN

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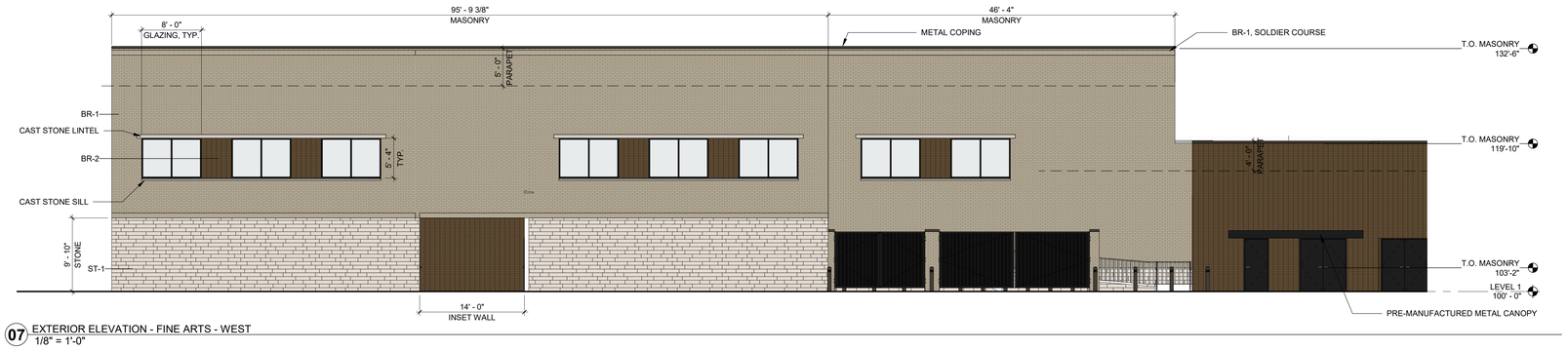
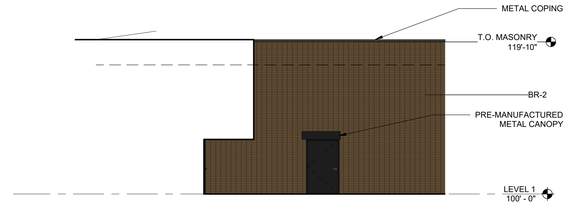
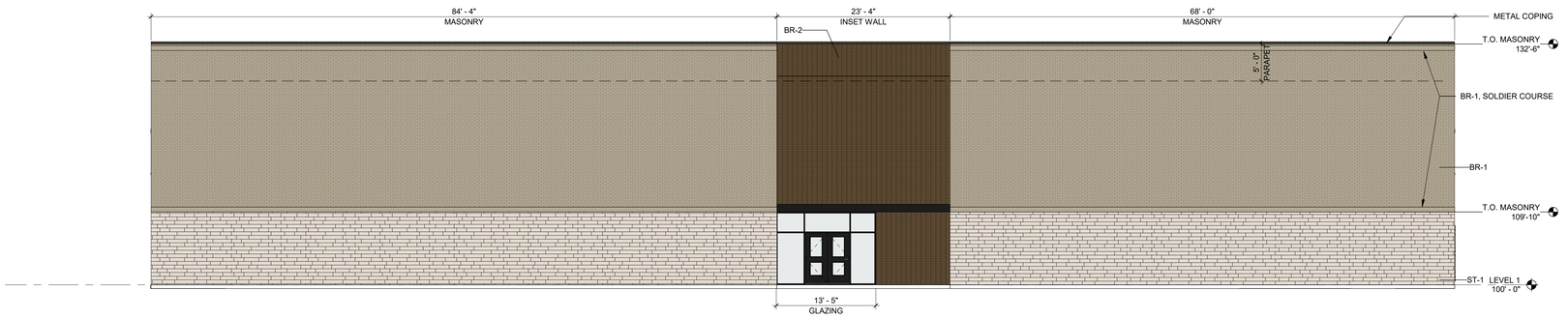
This document is incomplete and may not be used for regulatory approval, permit or construction.



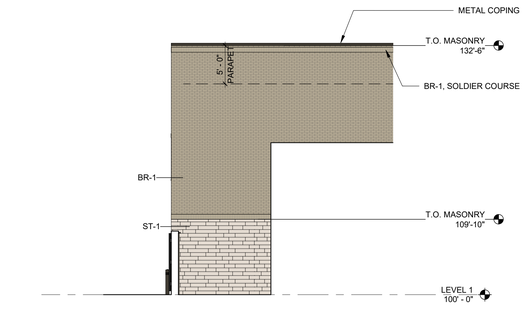
07 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"



06 EXTERIOR ELEVATION - SERVERY - NORTH
1/8" = 1'-0"



05 EXTERIOR ELEVATION - FINE ARTS - NORTH
1/8" = 1'-0"



04 EXTERIOR ELEVATIONS - FINE ARTS - SOUTH - B
1/8" = 1'-0"

03 EXTERIOR ELEVATION - FINE ARTS - SOUTH - A
1/8" = 1'-0"

02 EXTERIOR ELEVATION - FINE ARTS - EAST
1/8" = 1'-0"

01 EXTERIOR ELEVATION - MAIN ENTRY
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 | BR-2 | ST-1
MP-1 | GL-1 | WDP-1

0' 2' 4' 8' 16'

05/02/2022 • 21572.0000

Rockwall Independent School District

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EXTERIOR ELEVATIONS

As indicated

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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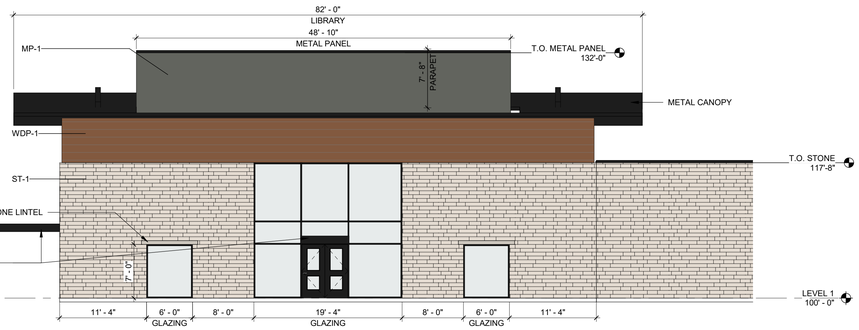
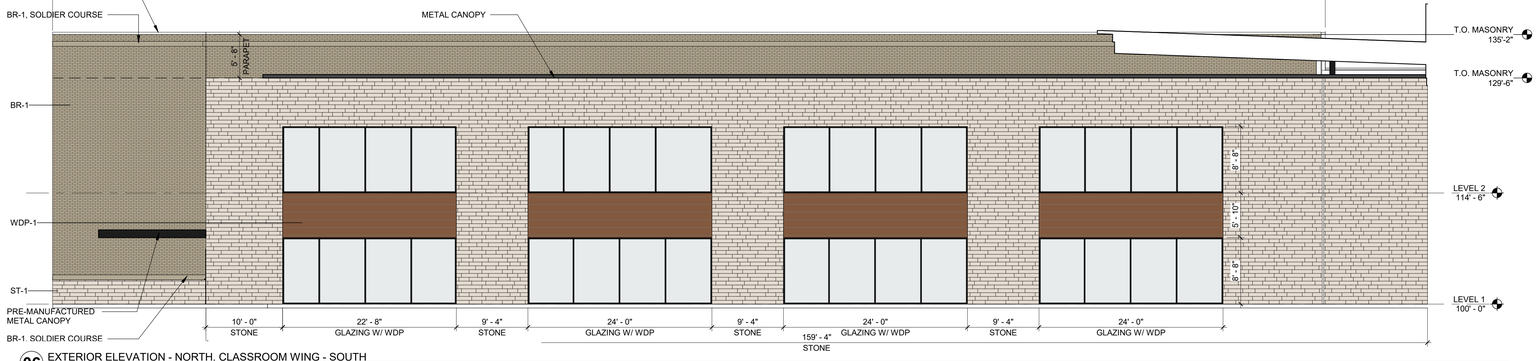
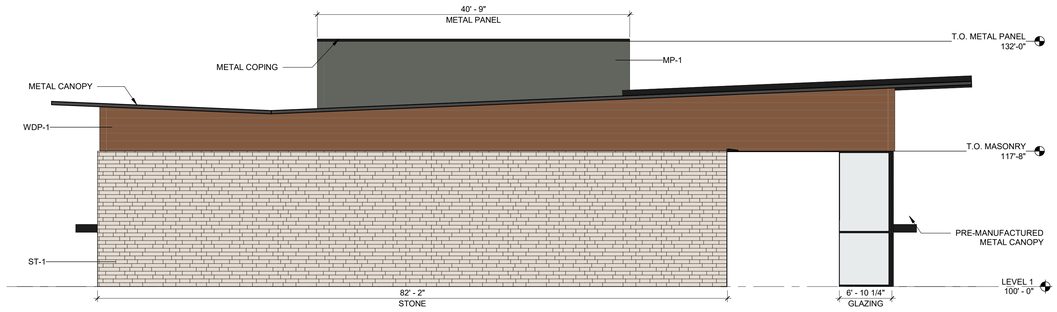


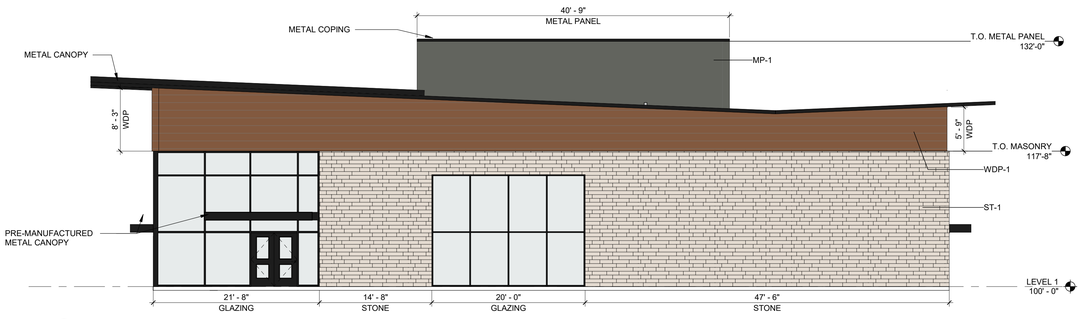
07 EXTERIOR ELEVATION - LIBRARY - WEST
1/8" = 1'-0"



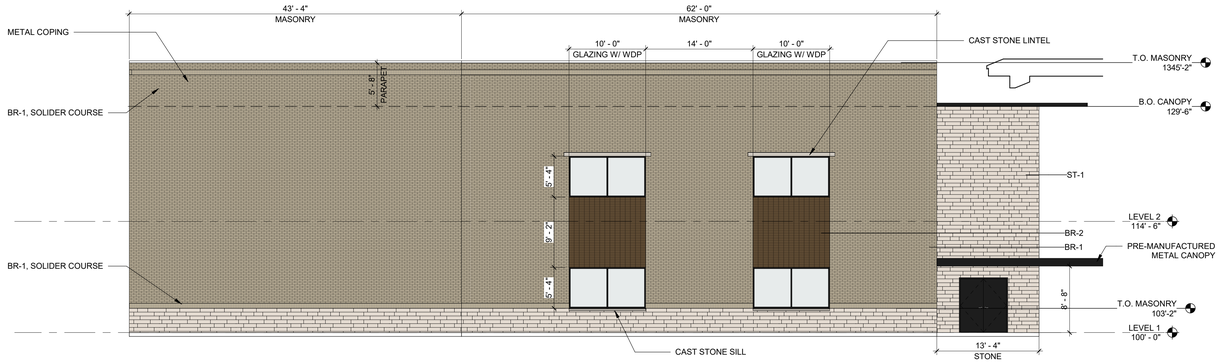
06 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - SOUTH
1/8" = 1'-0"



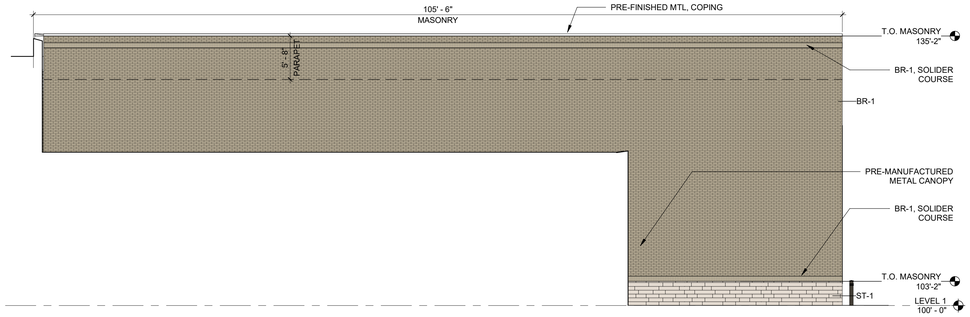
05 EXTERIOR ELEVATION - LIBRARY - SOUTH (FACES ROW E. QUAIL RUN ROAD)
1/8" = 1'-0"



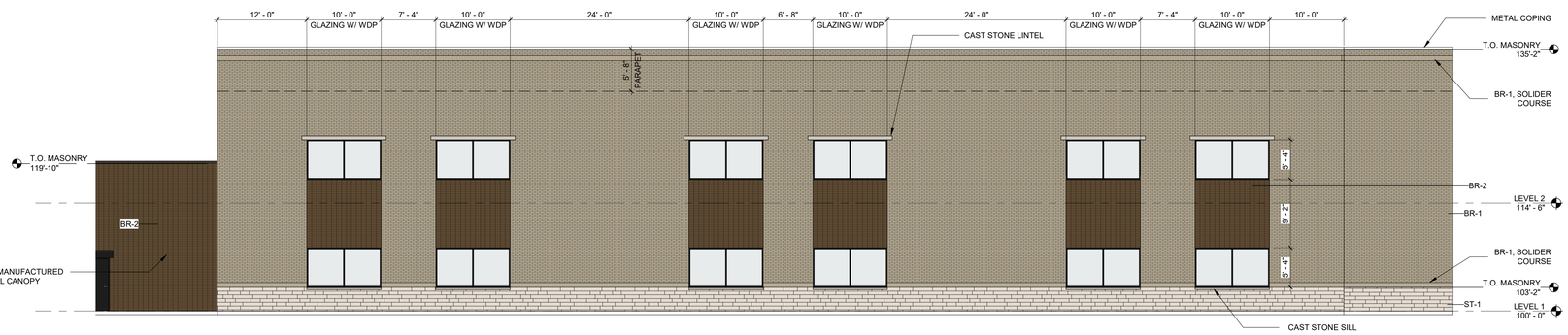
04 EXTERIOR ELEVATION - LIBRARY - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - NORTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 | BR-2 | ST-1
MP-1 | GL-1 | WDP-1

0' 2' 4' 8' 16'

05/02/2022 • 21572.0000

Rockwall Independent School District

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EXTERIOR ELEVATIONS

As indicated

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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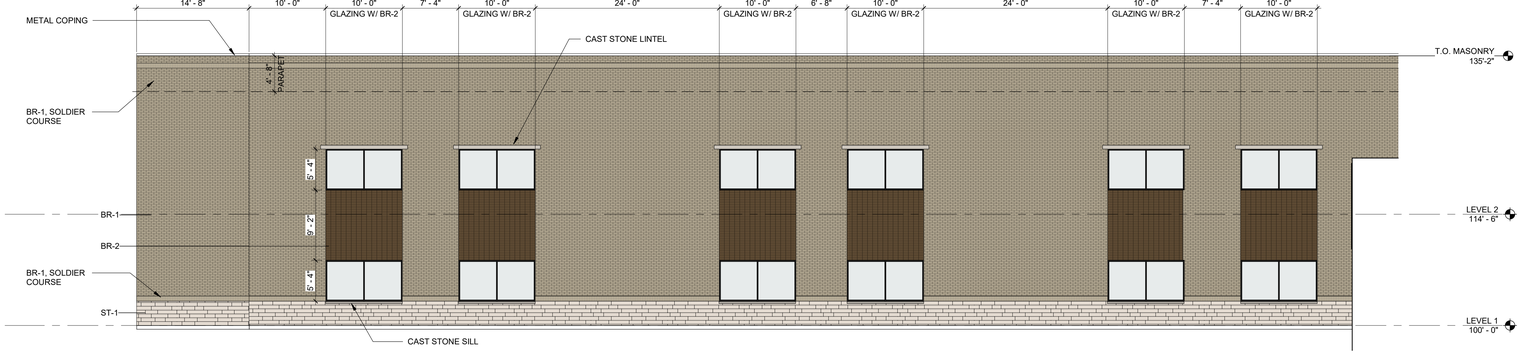

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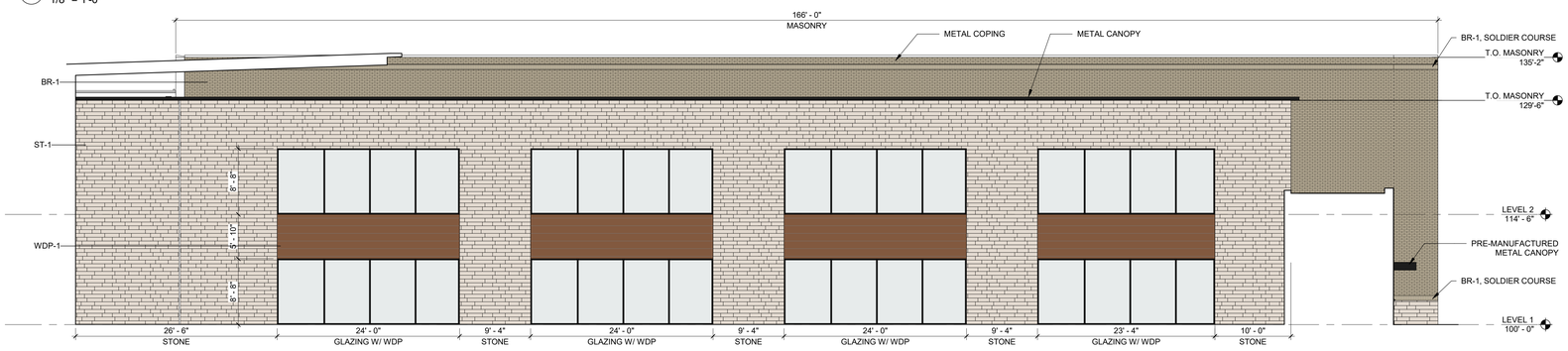
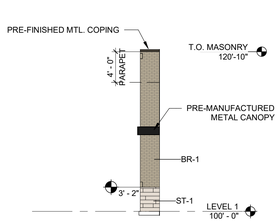
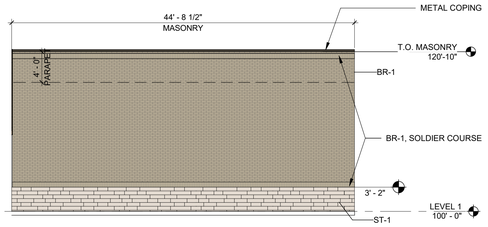
09 EXTERIOR ELEVATION - LIBRARY - WEST - B
1/8" = 1'-0"

08 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - SOUTH
1/8" = 1'-0"

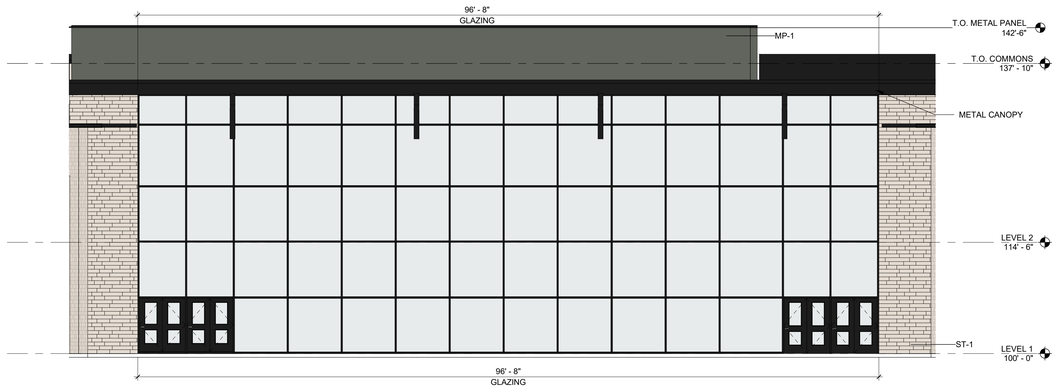




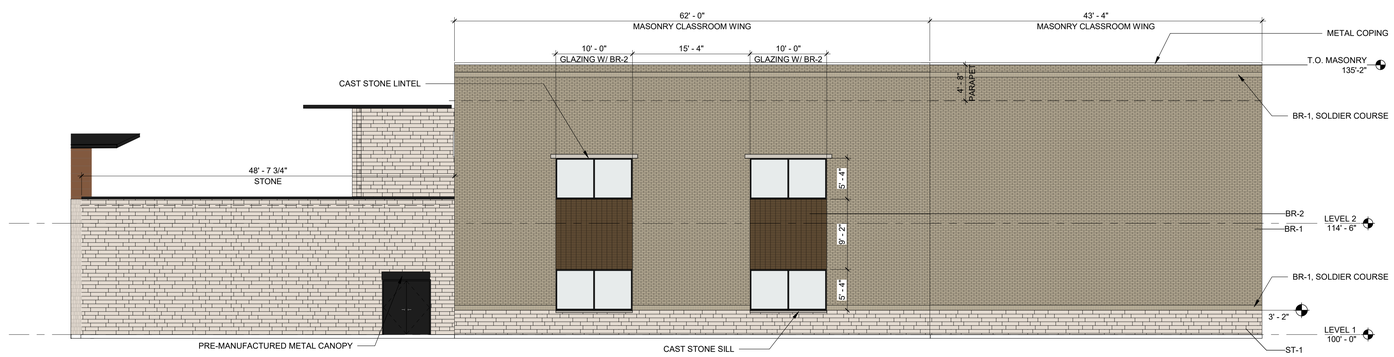


07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"

06 EXTERIOR ELEVATION - ATHLETICS - NORTH - A
1/8" = 1'-0"

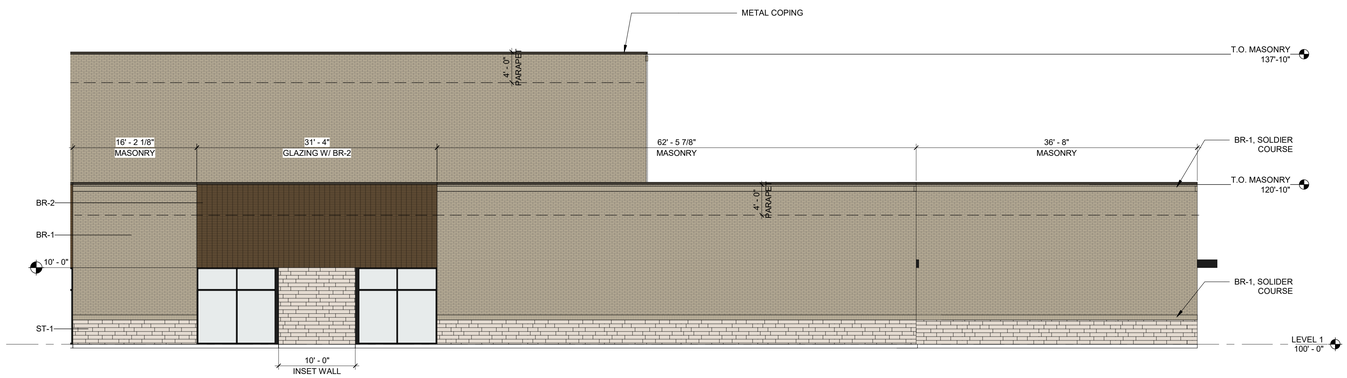


05 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - NORTH.
1/8" = 1'-0"

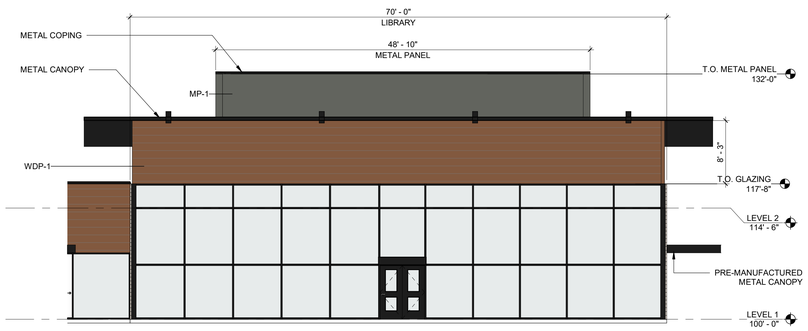


04 EXTERIOR ELEVATION - COMMONS - WEST
1/8" = 1'-0"

03 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - WEST - A
1/8" = 1'-0"



01 EXTERIOR ELEVATION - LIBRARY - EAST
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1 · MP-1 · GL-1 · WDP-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

As indicated

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Director of Planning and Zoning

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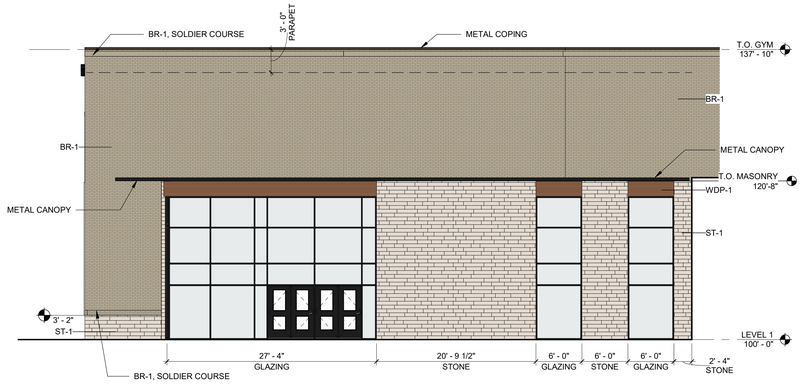
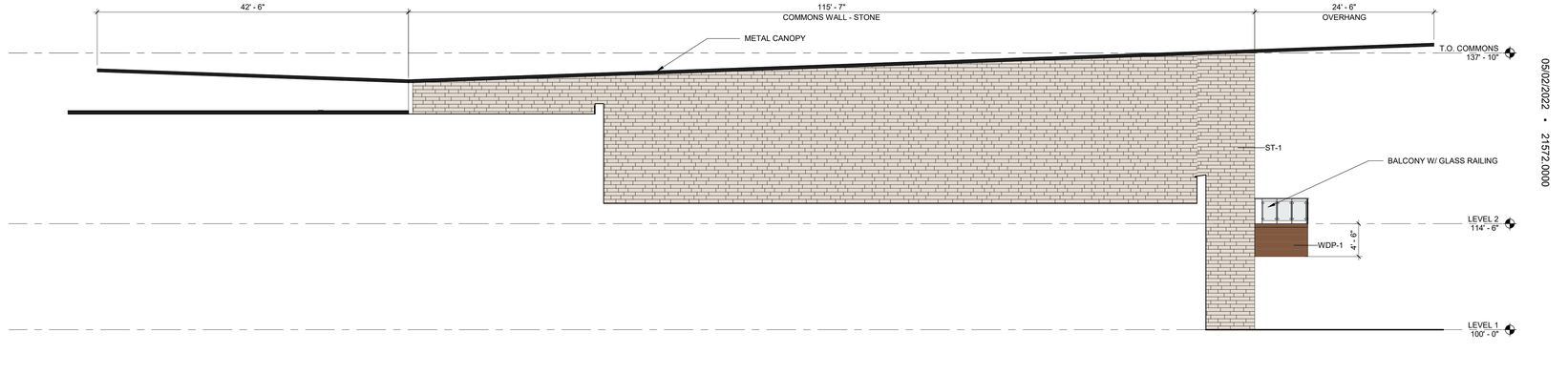
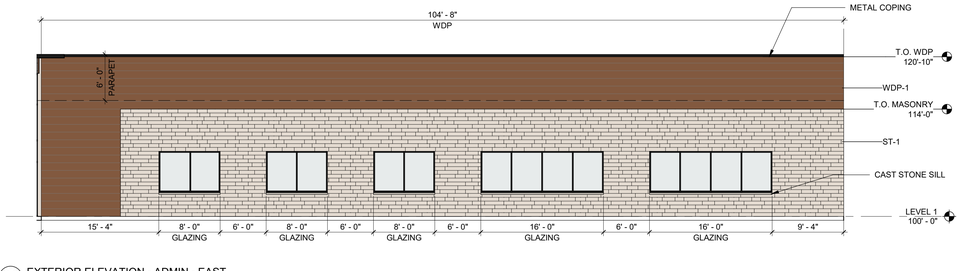


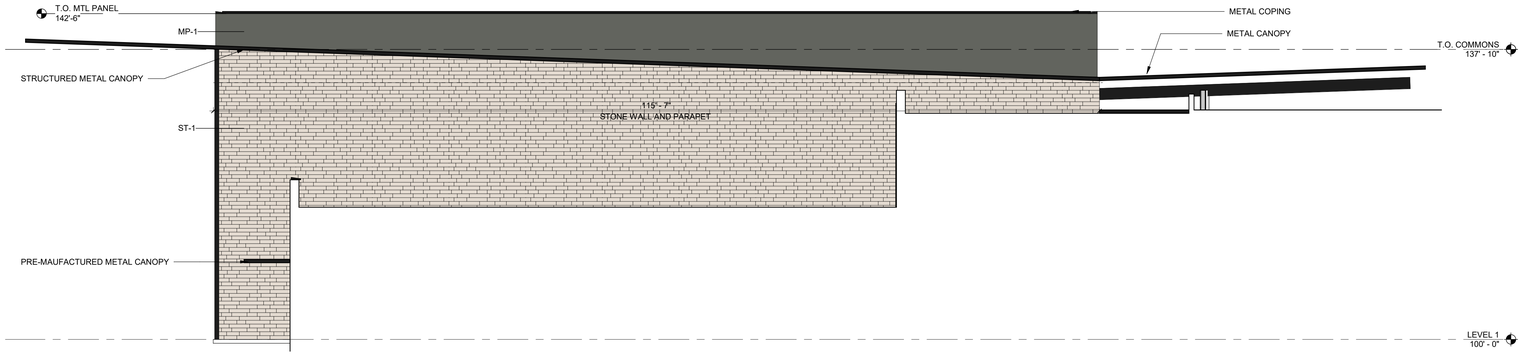
07 EXTERIOR ELEVATION - ATHLETICS - NORTH - B
1/8" = 1'-0"



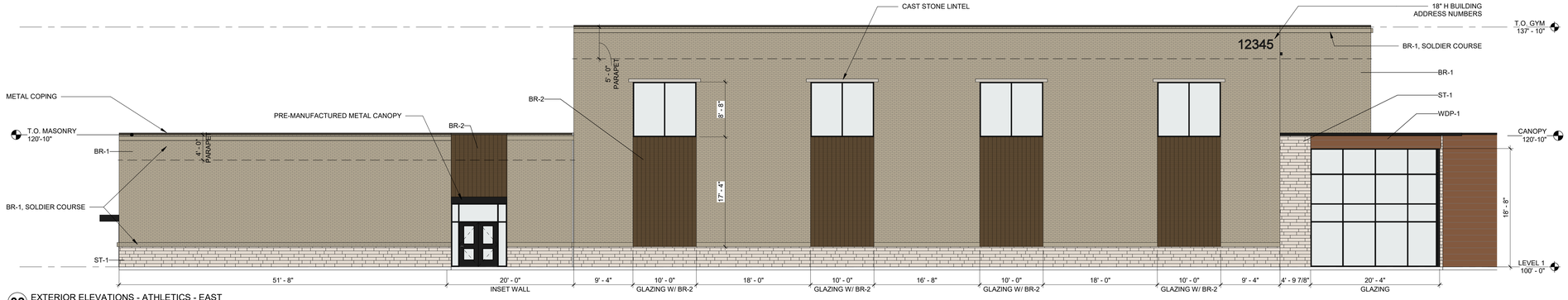
06 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



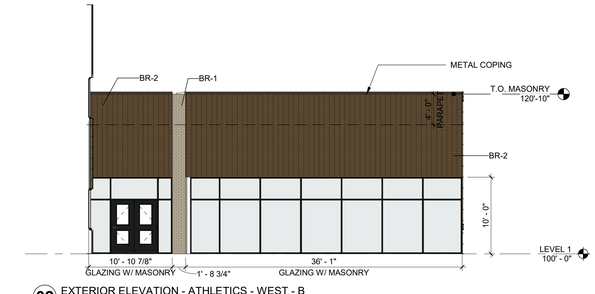
05 EXTERIOR ELEVATION - ADMIN - EAST
1/8" = 1'-0"



04 EXTERIOR ELEVATION - COMMONS - NORTH.
1/8" = 1'-0"



03 EXTERIOR ELEVATIONS - ATHLETICS - EAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - WEST - B
1/8" = 1'-0"



01 EXTERIOR ELEVATION - ATHLETICS - SOUTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1 · MP-1 · GL-1 · WDP-1

0' 2' 4' 8' 16'

05/02/2022 • 21572.0000

Rockwall Independent School District

EXTERIOR ELEVATIONS

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Director of Planning and Zoning

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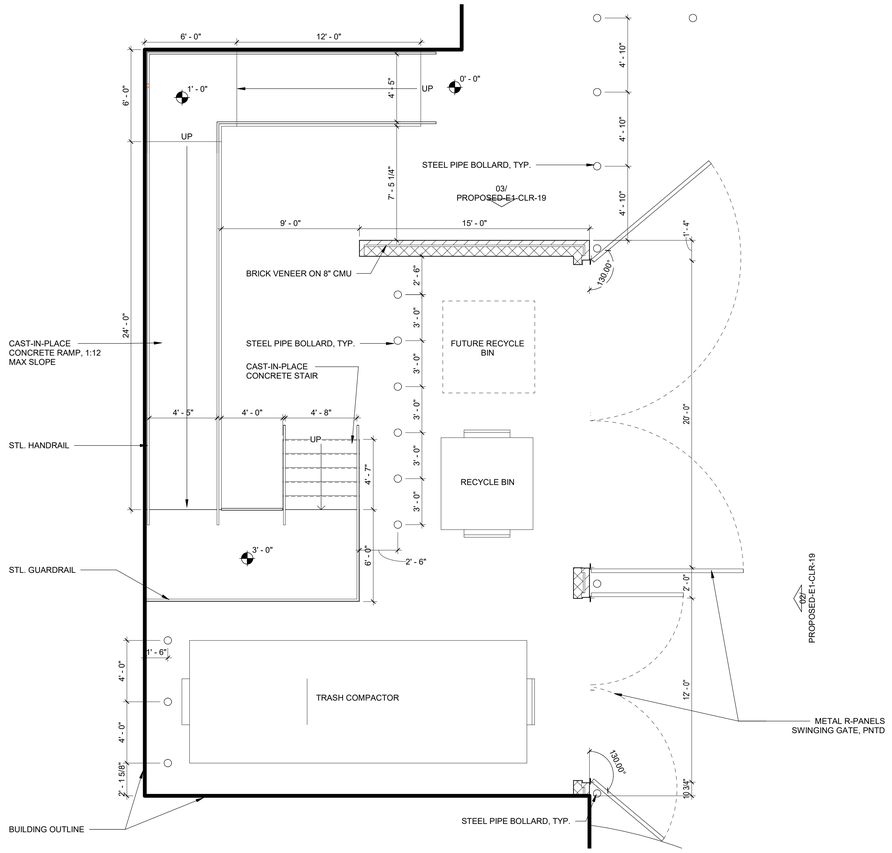
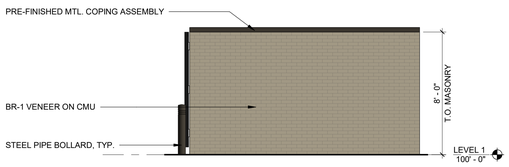
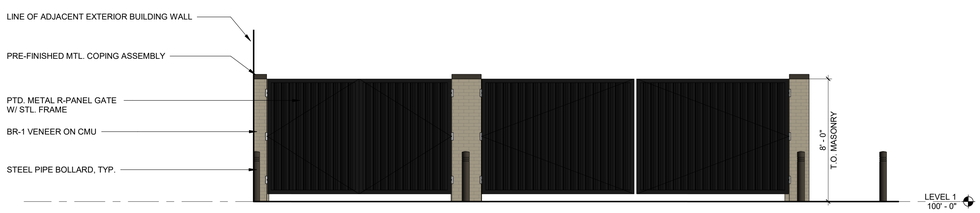


01 DUMSPTER ENCLOSURE - PLAN
1/4" = 1'-0"



03 EXTERIOR ELEVATION - DUMPSTER SIDE WALL
1/4" = 1'-0"



02 EXTERIOR ELEVATION - DUMPSTER GATE
1/4" = 1'-0"

N

DUMPSTER ENCLOSURE EXHIBIT

1/4" = 1'-0"

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Director of Planning and Zoning

Rockwall Independent School District

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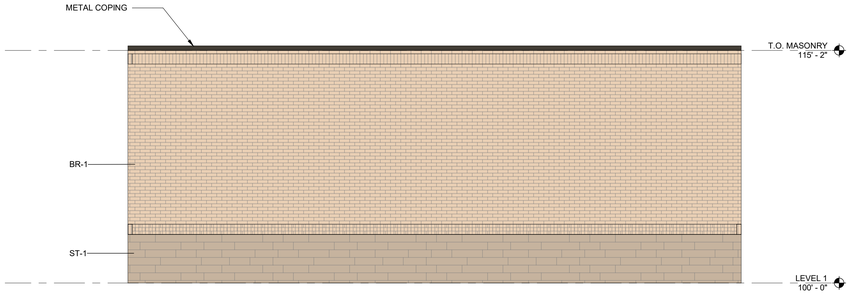
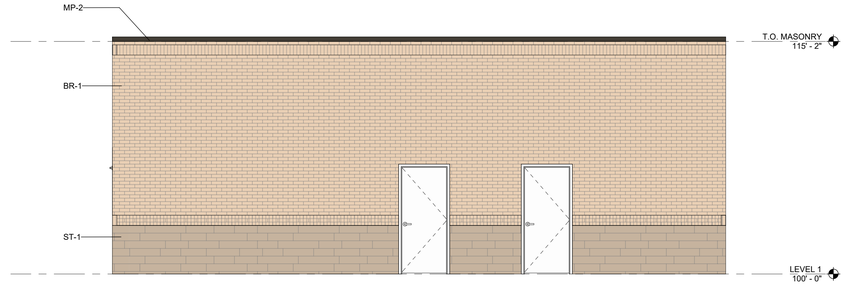


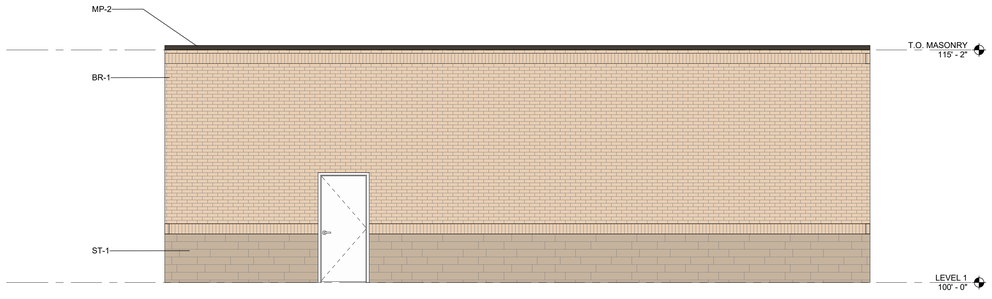
04 EXTERIOR ELEVATION - TENNIS BUILDING - NORTH
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 606 SQ FT
BRICK: 480 SQ FT
STONE: 126 SQ FT



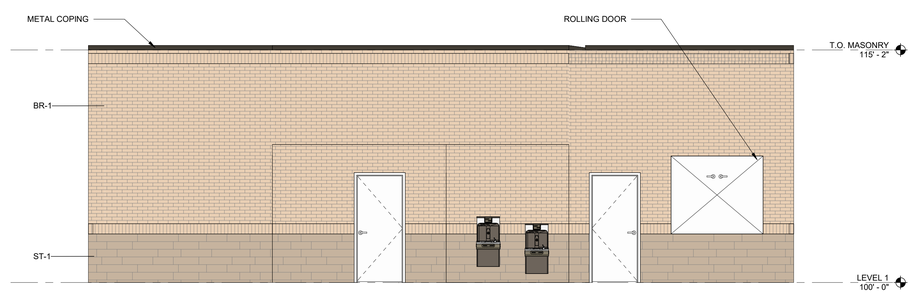
03 EXTERIOR ELEVATION - TENNIS BUILDING - SOUTH
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 557 SQ FT
BRICK: 452 SQ FT
STONE: 105 SQ FT



02 EXTERIOR ELEVATION - TENNIS BUILDING - EAST
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 674 SQ FT
BRICK: 538 SQ FT
STONE: 136 SQ FT



01 EXTERIOR ELEVATION - TENNIS BUILDING - WEST
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 618 SQ FT
BRICK: 494 SQ FT
STONE: 124 SQ FT

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATION - TENNIS BUILDING

1/4" = 1'-0"

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_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

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0' 2' 4' 8' 16'

N

ROOF PLAN - RTU LOCATIONS

1/32" = 1'-0"

Rockwall Independent School District

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Director of Planning and Zoning

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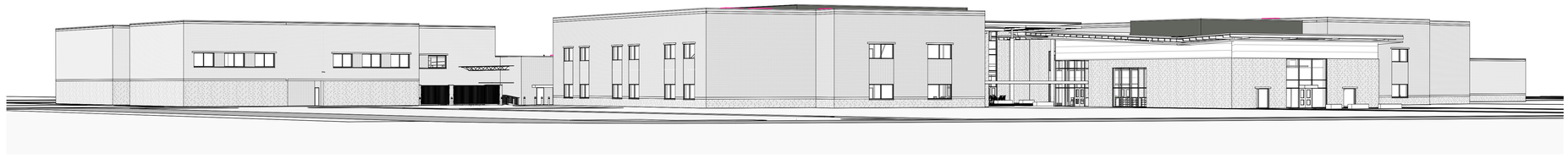
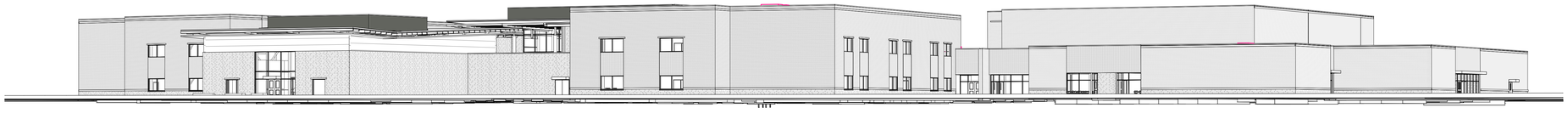
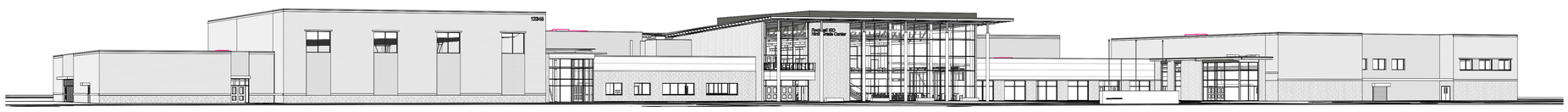


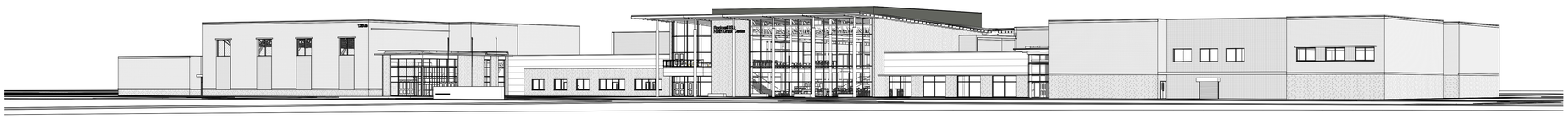
4 3D BUILDING VIEW - SOUTHEAST CORNER
N.T.S.



3 3D BUILDING VIEW - NORTHEAST CORNER
N.T.S.



2 3D BUILDING VIEW - NORTHWEST CORNER
N.T.S.



1 3D BUILDING VIEW - SOUTHWEST CORNER
N.T.S.

Rockwall Independent School District

3D RTU SCREENING VIEWS

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

EXTERIOR - FM 1141, DALTON RANCH

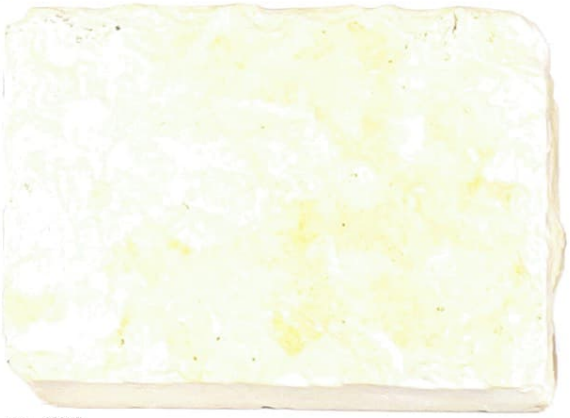


BR-1 BRICK

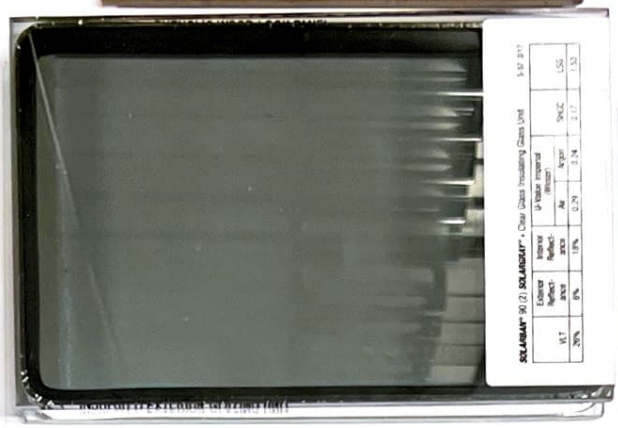




BR-2 BRICK



ST-1 STONE





AL-1 STOREFRONT ALUMINUM

GL-1 INSULATED EXTERIOR GLAZING UNIT

Rockwall

CORGAN

ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

EXTERIOR - FM 1141, DALTON RANCH

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	GLEN-GERY	COPENHAGEN
ST-1	STONE	BBCO QUARRIES	MILLS COUNTY BLEND
WDP-1	PHENOLIC PANEL, WOOD-LOOK	FUNDERMAX	PHOENIX - NT
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 - SOLARGRAY + CLEAR
BR-2	BRICK	CLOUD CERAMICS	COCOA BROWN
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK





Rockwall

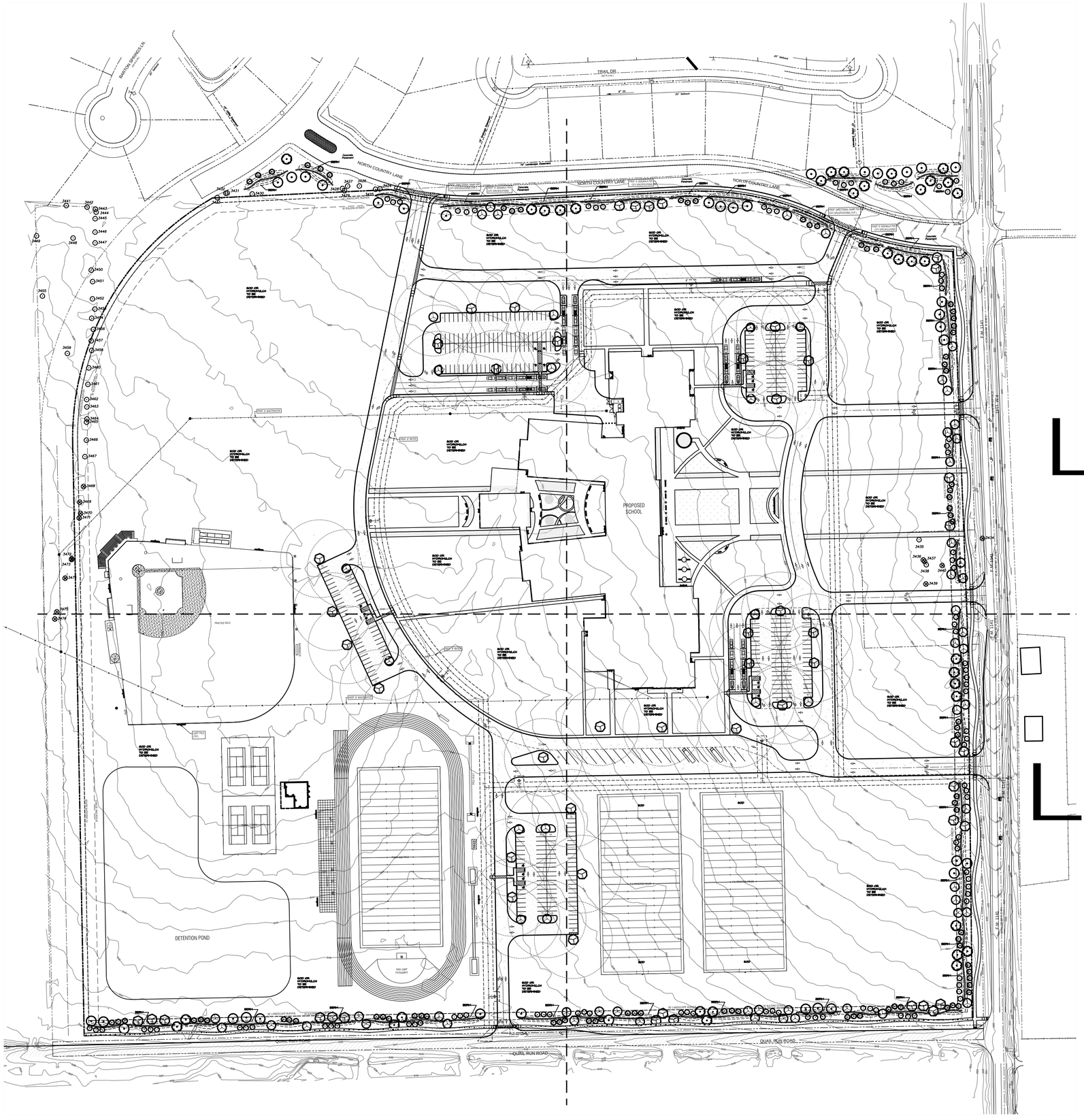
CORGAN

L5

L2

L4

L3



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	202 SPACES
9.0'x20.0'	158 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

NORTH

0 100 200

GRAPHIC SCALE
1"=100'

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Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 900
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	05/20/22	PERMIT REVIEW
2		
3		
4		
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6		

	REVISIONS

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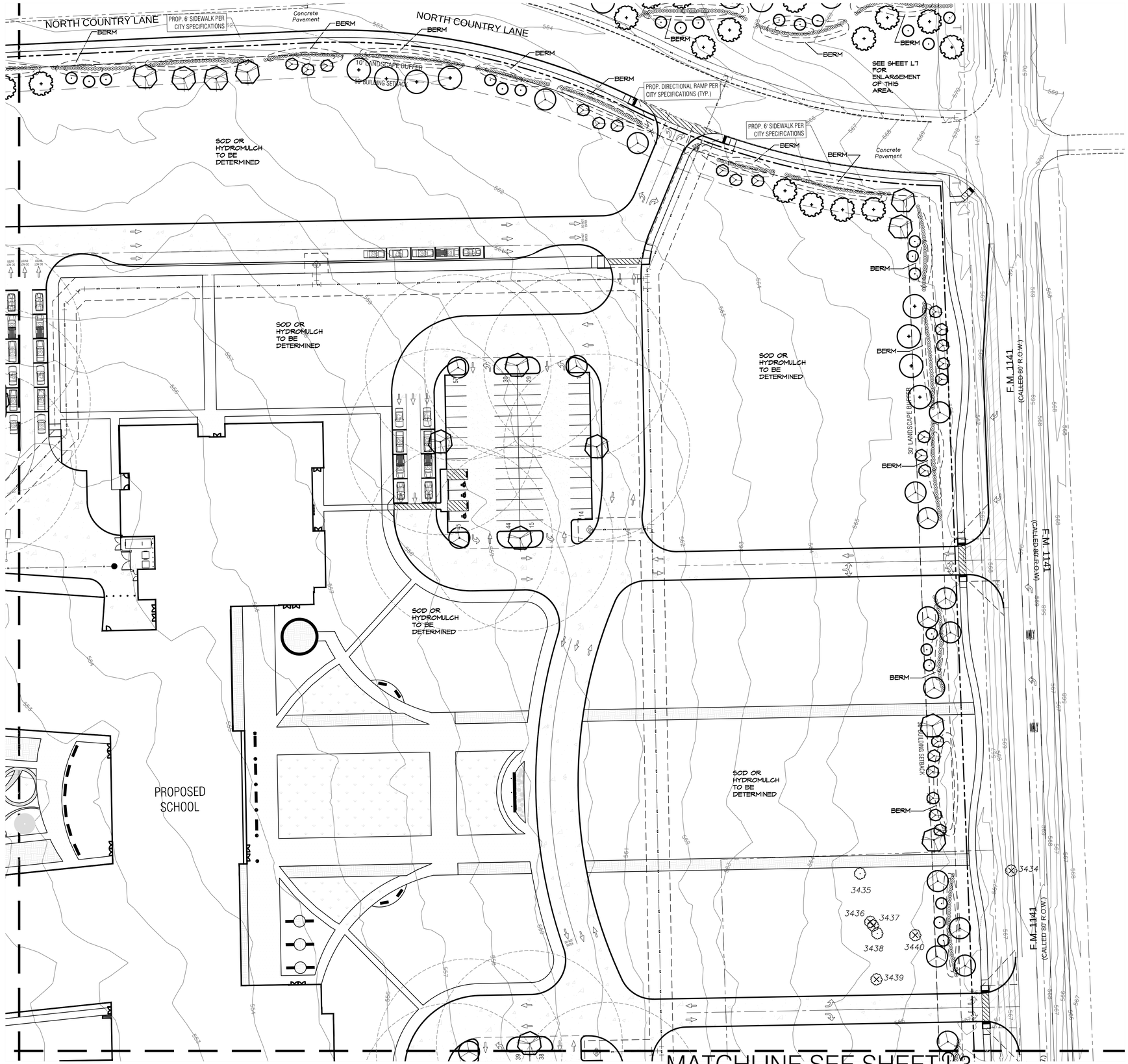
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL LANDSCAPE PLAN

JOB 21572.0000
DATE 05/20/22
SHEET L 1



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N

0 40 80
GRAPHIC SCALE
1" = 40'

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CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

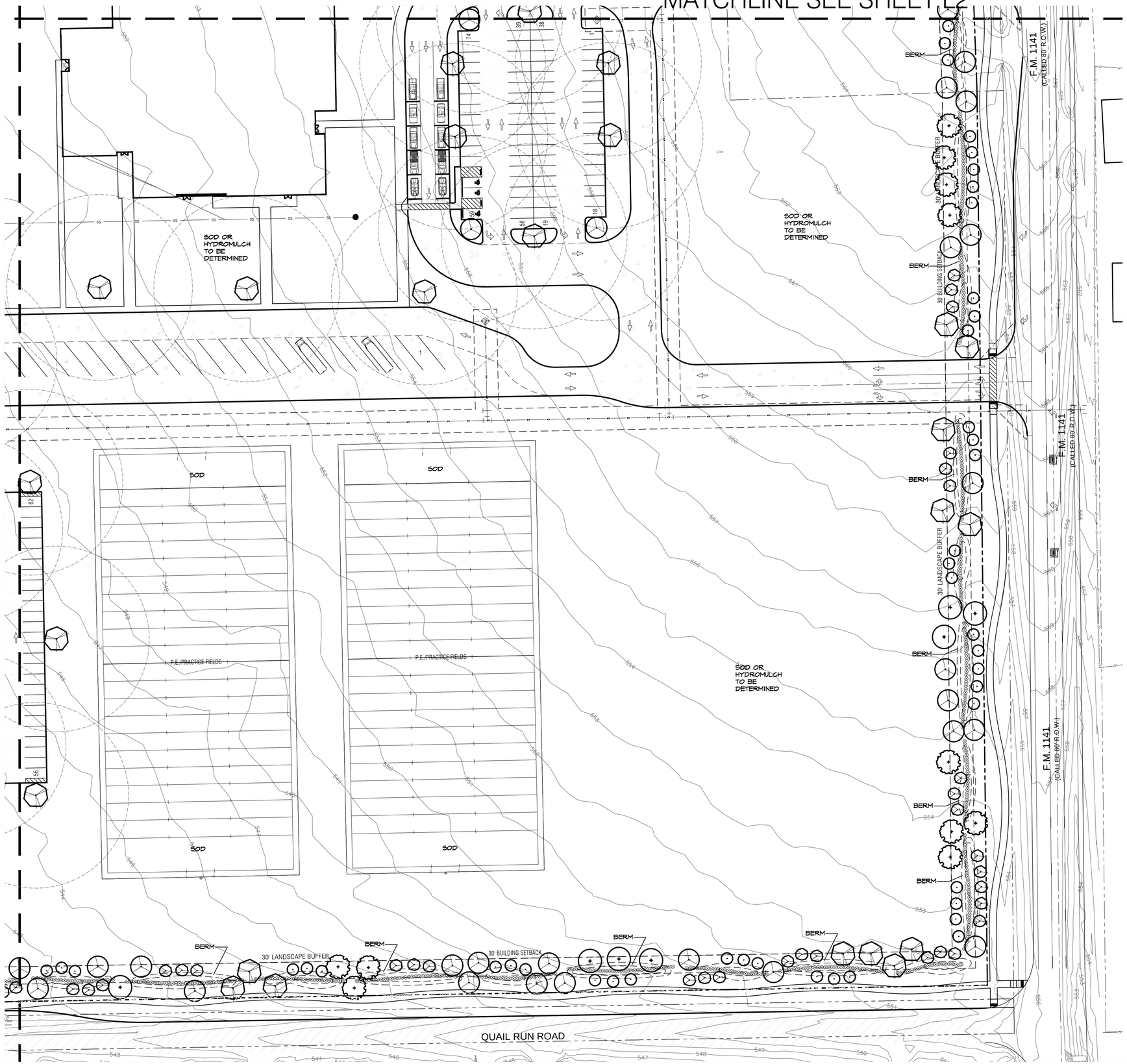
CITY OF ROCKWALL CASE NO. SP2022-017

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 05/20/22
SHEET L 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4



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F.M. 1141 AND QUAIL RUN ROAD
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LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 05/20/22
SHEET L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

PRACTICE FIELD

SCOREBOARD

PROP. 8" WATER

PROP. 8" WASTEWATER

SOD OR HYDROMULCH TO BE DETERMINED

LIGHT POLE (TYP)

TENNIS COURTS

TENNIS COURTS

400 SEATS

400 SEATS

TRACK AND FIELD

POLE VAULT

LONG JUMP

HIGH JUMP PIT/RUNWAY

10' LANDSCAPE BUFFER

30' BUILDING SETBACK

DETENTION POND

BERM

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

QUAIL RUN ROAD

QUAIL RUN ROAD

NORTH

0 40 80

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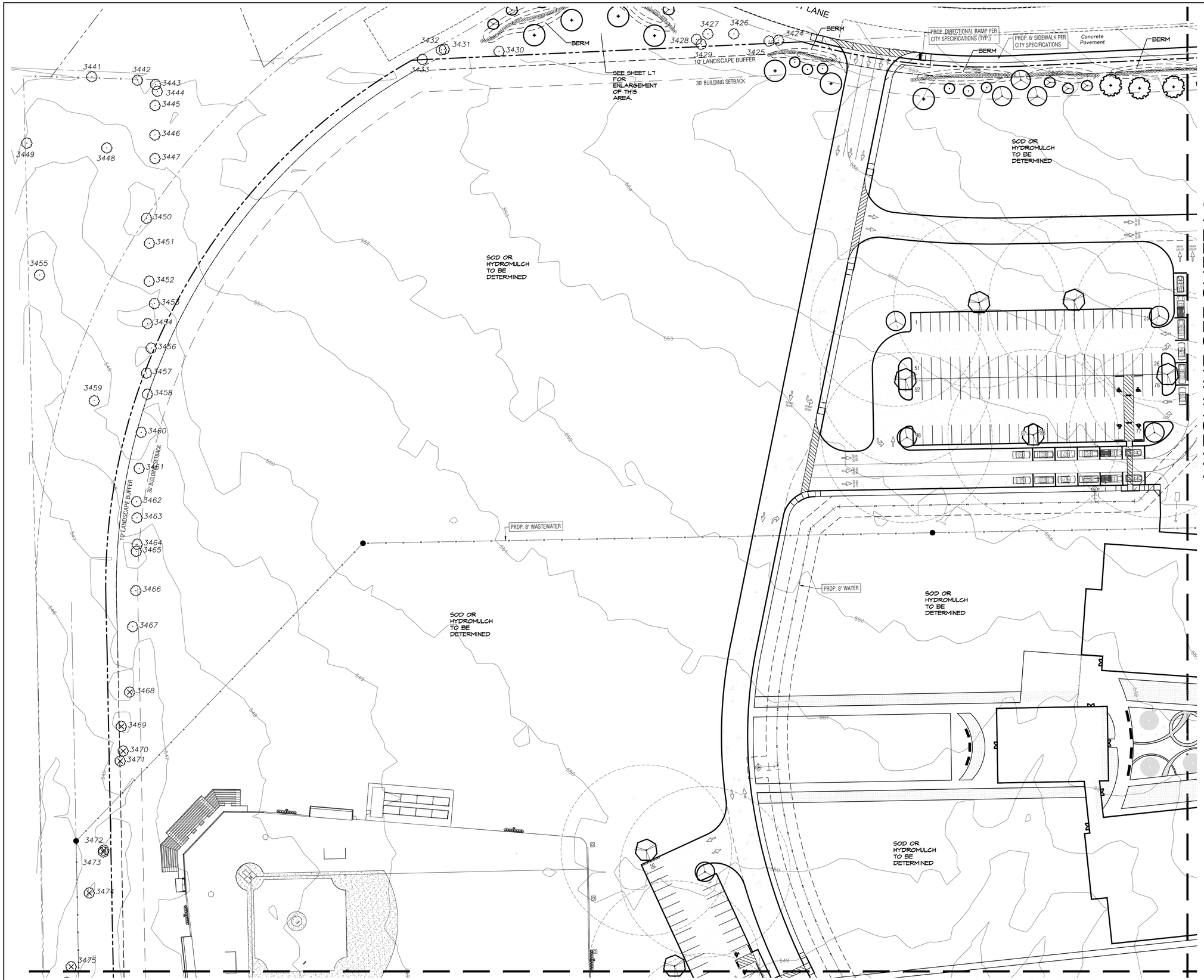

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NORTH

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CITY OF ROCKWALL CASE NO. SP2022-017

LANDSCAPE PLAN
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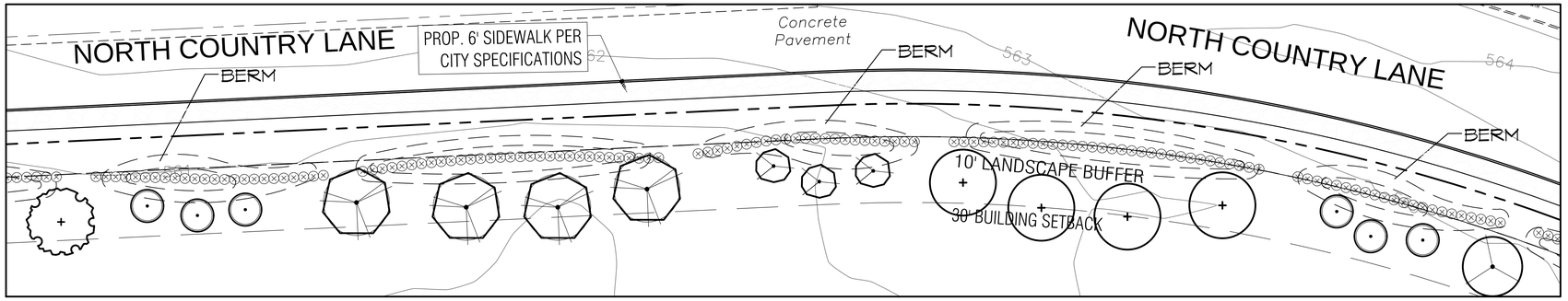
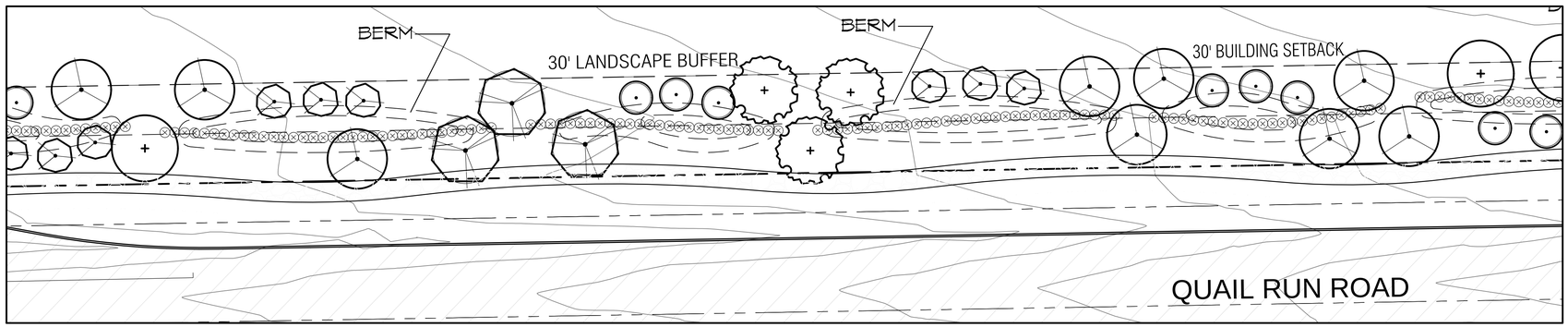
SHEET L 5



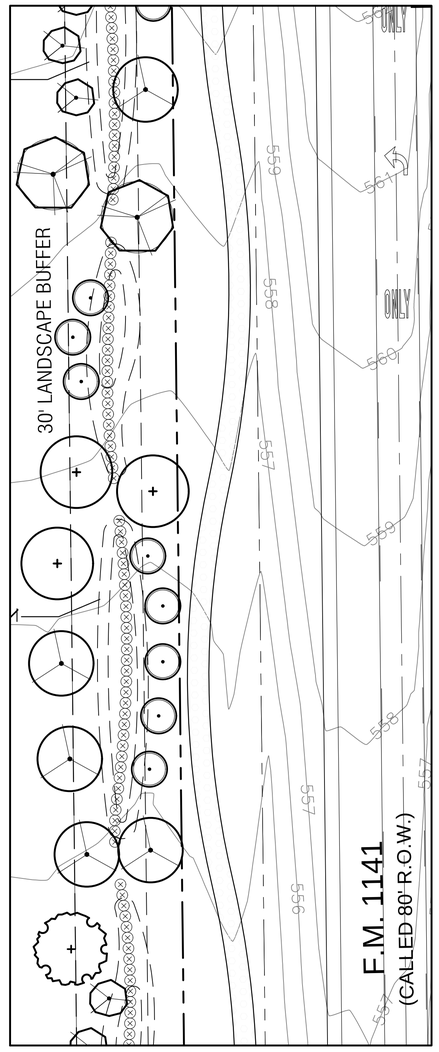
TYPICAL SEGMENT OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



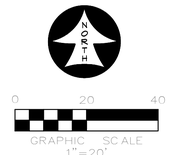
TYPICAL SEGMENT OF QUAIL RUN ROAD

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF F.M. 1141

SCALE: 1" = 20'-0"



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LANDSCAPE ENLARGEMENTS

JOB 21572.0000
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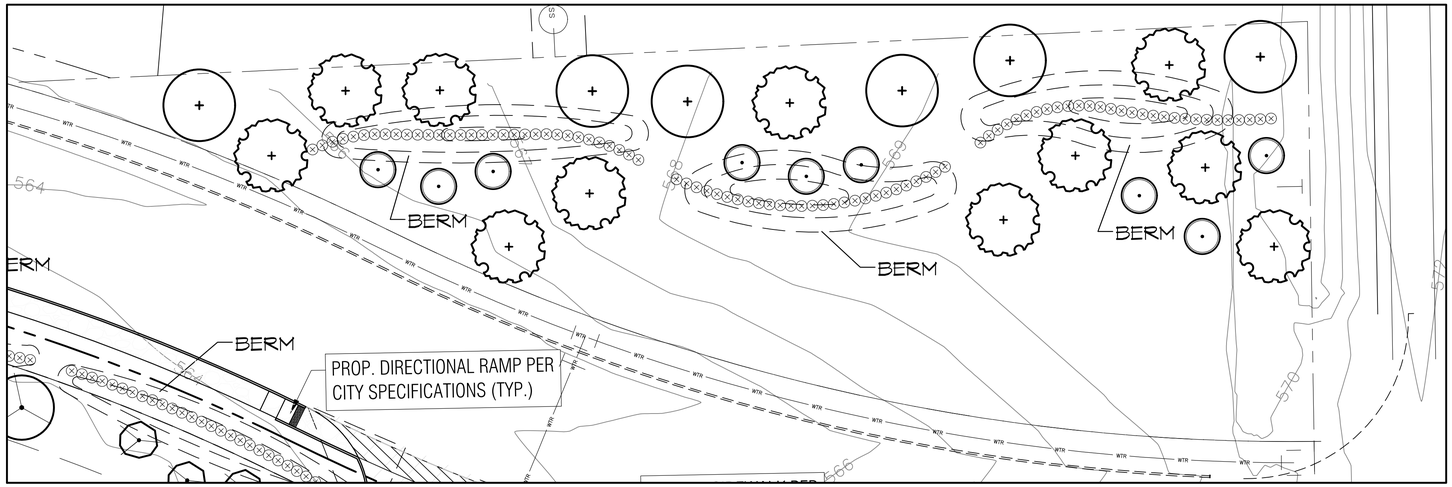
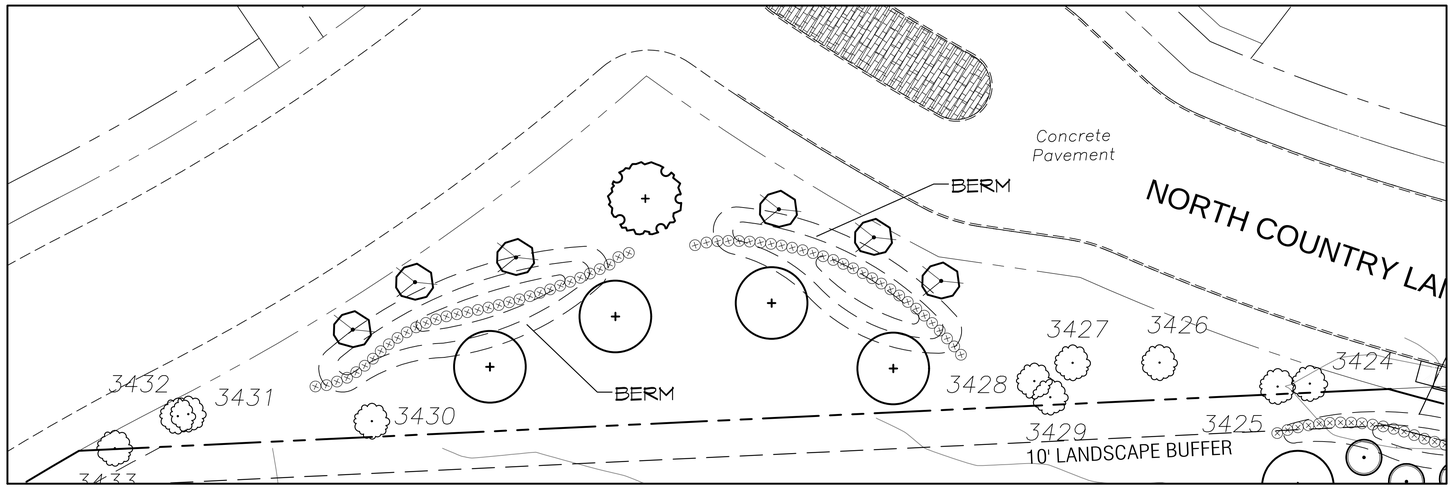
SHEET L 6



EAST REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



WEST REMAINDER NORTH OF NORTH COUNTRY LANE

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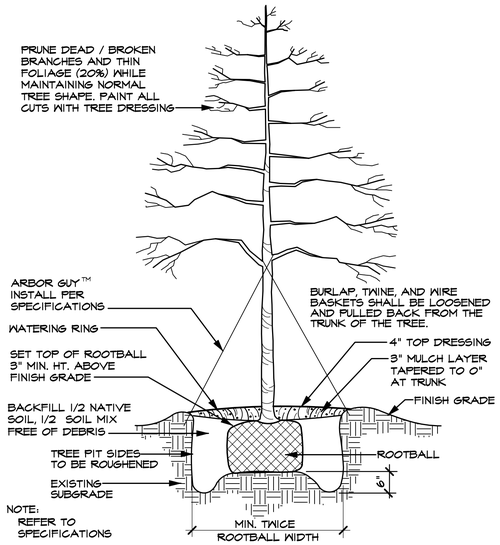
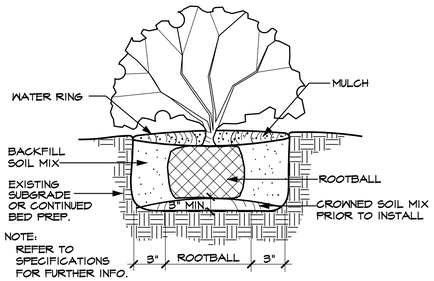


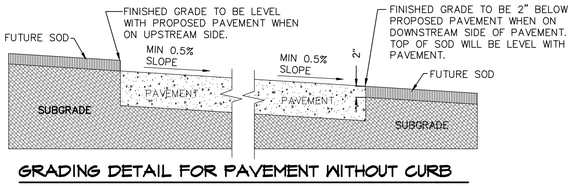
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



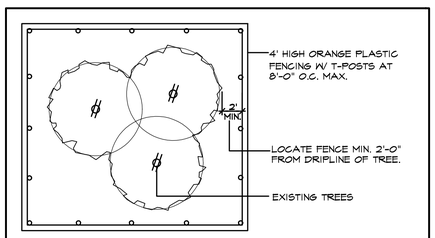
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



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.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
36	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
35	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
54		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
65		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
82		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 3'
95		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

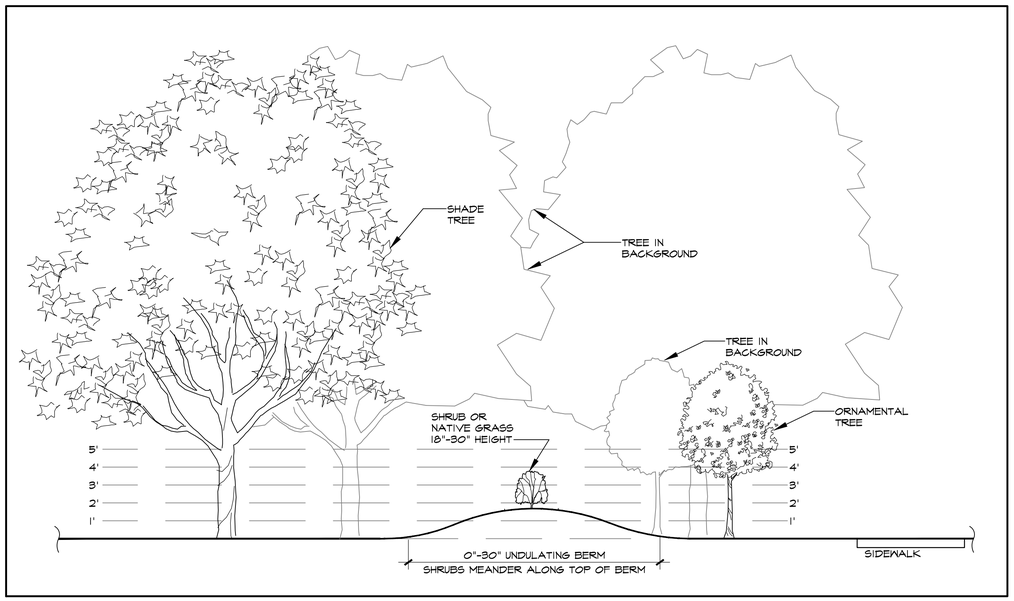
SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,658	⊗	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



LANDSCAPE BUFFER SECTION

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

LANDSCAPE TABULATIONS

F.M. 1141 AND QUAIL RUN ROAD STREET BUFFER

30' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 3 CANOPY/4 ACCENT TREES PER 100LF.

F.M. 1141 STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
F.M. 1141 BUFFER TREES REQUIRED (1,578 LF/100 LF =)	15.8 UNITS
BUFFER TREES REQ. (CAN. 3x15.8=47, ACC. 4x15.8=63	47 CANOPY/63 ACCENT
BUFFER TREES PROVIDED	47 CANOPY/63 ACCENT
QUAIL RUN ROAD STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
QUAIL RUN BUFFER TREES REQUIRED (1,824 LF/100 LF =)	18.2 UNITS
BUFFER TREES REQ. (CAN. 3x18.2=55, ACC. 4x18.2=73	55 CANOPY/73 ACCENT
BUFFER TREES PROVIDED	55 CANOPY/73 ACCENT

NORTH COUNTRY LANE AND PANHANDLE DRIVE STREET BUFFER

10' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 1 CANOPY/1 ACCENT TREE PER 50LF.

NORTH COUNTRY LANE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,176 LF/50 LF=)	24 UNITS
BUFFER TREES REQ. (CAN. 1x24=24, ACC. 1x24=24	24 CANOPY/24 ACCENT
BUFFER TREES PROVIDED	24 CANOPY/24 ACCENT
PANHANDLE DRIVE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,792 LF/50 LF=)	36 UNITS
BUFFER TREES REQ. (CAN. 1x36=22, ACC. 1x36=36	36 CANOPY/36 ACCENT
BUFFER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 CANOPY/0 ACCENT

WEST OF PANHANDLE AND NORTH OF N. COUNTRY LANE

HEAVY LANDSCAPING, BERM, 3 TIER SCREEN, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS.

NORTH COUNTRY LANE REMAINDER	360 LF
REMAINDER TREES REQUIRED (360 LF / 20' =)	18 TREES
REMAINDER TREES PROVIDED	18 TREES
PANHANDLE DRIVE REMAINDER	440 LF
REMAINDER TREES REQUIRED (440 LF / 20' =)	22 TREES
REMAINDER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 202,200 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	382 SPACES
PARKING LANDSCAPE REQUIRED 102,330 SF X 5% =)	5,117 SF
PARKING LANDSCAPE PROVIDED	8,203 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	3,044,080 SF
SITE LANDSCAPE REQUIRED 3,044,080 SF X 15% =)	456,612 SF
SITE LANDSCAPE PROVIDED	1,778,250 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(118%) 540,843 SF
SITE IMPERVIOUS AREA	1,244,655 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	05/20/22	PERMIT REVIEW
2		
3		
4		
5		
6		

REVISIONS		

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 05/20/22
SHEET L 8

TS3

TS2

	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
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3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
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3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

MITIGATION 101.5 - 69 = 32.5 X $100.00 = $3,250.00

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0'	202 SPACES
9.0x20.0'	159 SPACES
15.0x30.0'	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

ZONE 1

0 100 200

GRAPHIC SCALE
1" = 100'

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 05/20/22
SHEET TS 1



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
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3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
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3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

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LOT 1, BLOCK A
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CONTACT: JAMES WATSON

SURVEYOR:
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SUITE 300
FORT WORTH, TEXAS 76104
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CONTACT: ROBERT HANSEN

ENGINEER:
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IRVING, TEXAS 75038
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CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

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		ISSUES
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		REVISIONS

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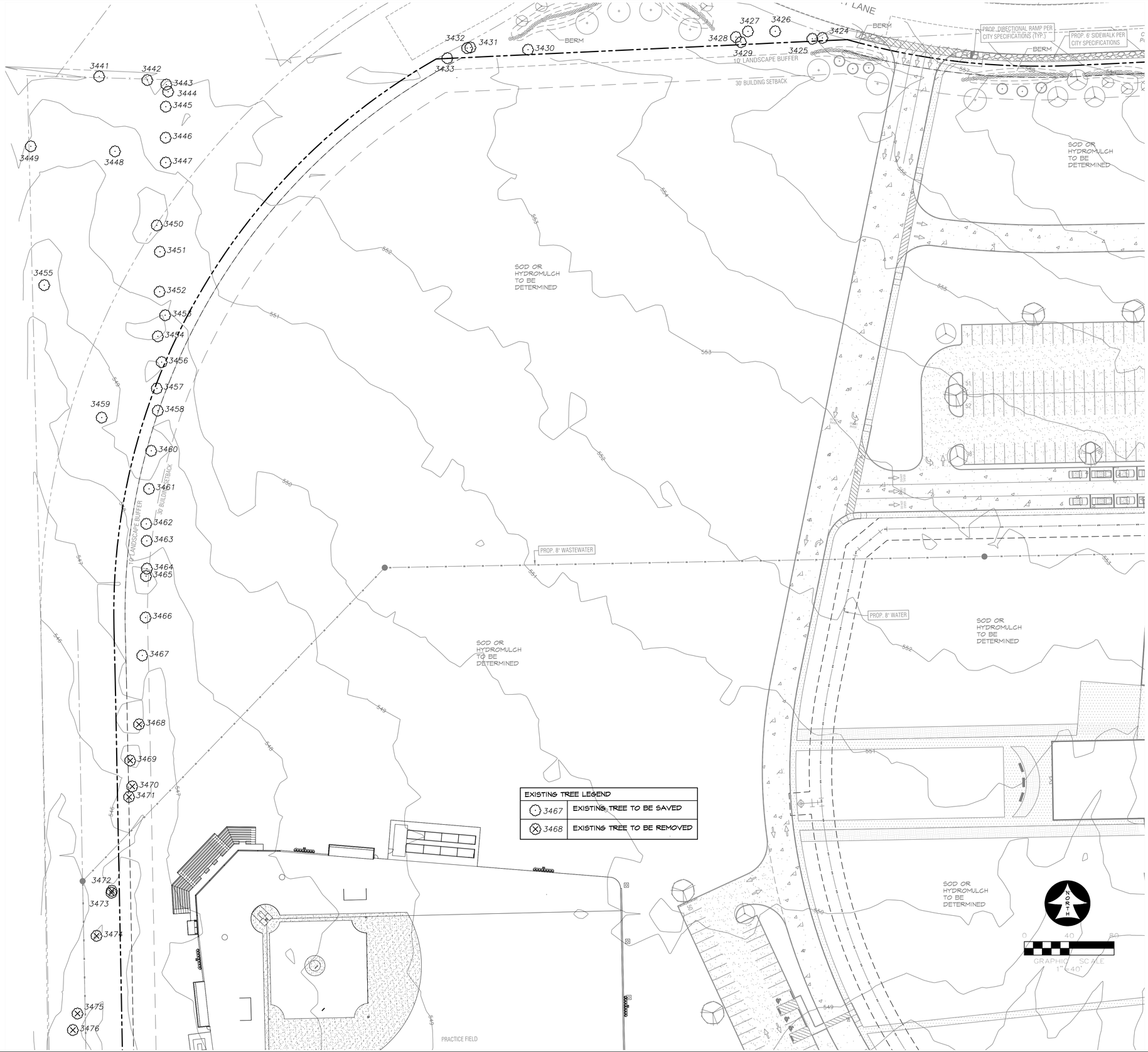
ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN EAST

JOB 21572.0000
DATE 05/20/22
SHEET TS 2



EXISTING TREE LEGEND	
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	ROCKWALL JH NORTH			
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3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
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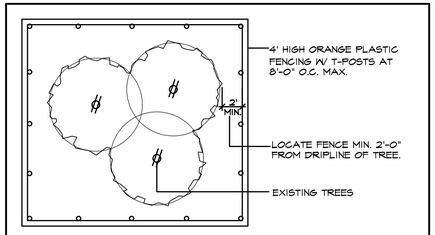

1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. 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.

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11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
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EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN WEST

JOB 21572.0000
DATE 05/20/22
SHEET TS 3

LUMINAIRE SCHEDULE FOR ROCKWALL ISD NINTH GRADE CENTERS

Nadia F - (903) 581-2677
nfierro@emaengineer.com

General Requirements: (1) All luminaires to have .125 lens thickness, 4000K color temp, 10% THD drivers, 80 CRI or better and be dimmable down to 10% unless otherwise stated. (2) See Networked Lighting Control Chart and details for more information regarding controls. (3) Any luminaire that ends in "E" in the drawing set is to be treated as an emergency version of the listed luminaire. (4) All LED luminaires are to have lumen output tolerance of +/- 8% and VA tolerance of +5% / -10%. (5) All submitted luminaires shall have an L70 rating of at least 50k hrs and shall have a 5 year system warranty with both listed on the manufacturer cut sheet. (6) For linear luminaires (Lx, LHx, Px, PLx, Wx, etc.), the number in the Type Mark indicates the linear length in whole feet. For linear luminaires (Lx-x, LHx-x, Px-x, PLx-x, Wx-x, etc.), the numbers in the Type Mark indicates the linear length in feet and inches, unless otherwise noted. (7) Equals allowed ONLY by a manufacturer from an agency with other product lines already listed on this schedule. At least 3 day prior approval from designer required. *Lumen output and VA listed are per luminaire or per head or per linear foot and include both up and down component if direct and indirect are both specified.

Emergency Lighting Information: Linear Emer Section Layout >> (EMA8) (EMA16) (EMA24) (EMA32) (EMA48)

Provide battery packs per this list unless otherwise noted on the drawings. (LO = Lumen Output) Tolerance shall be +/- 5%. Troffers - 1400lm, Can Lights - 50%LO, High & Low Bays (round or square) - 20 Watts, Linear recessed & Linear pendants & Surface/Wall mount - 1400lm per 4' emergency section, Exterior (building or canopy mounted) - 50%LO, Everything else - 50%LO.

Project Specific Comments and Requirements: ---EMA Project #10820079002---, Controls to be - IECC 2015 with Reduced Lighting Power additional efficiency package.

Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, - ,

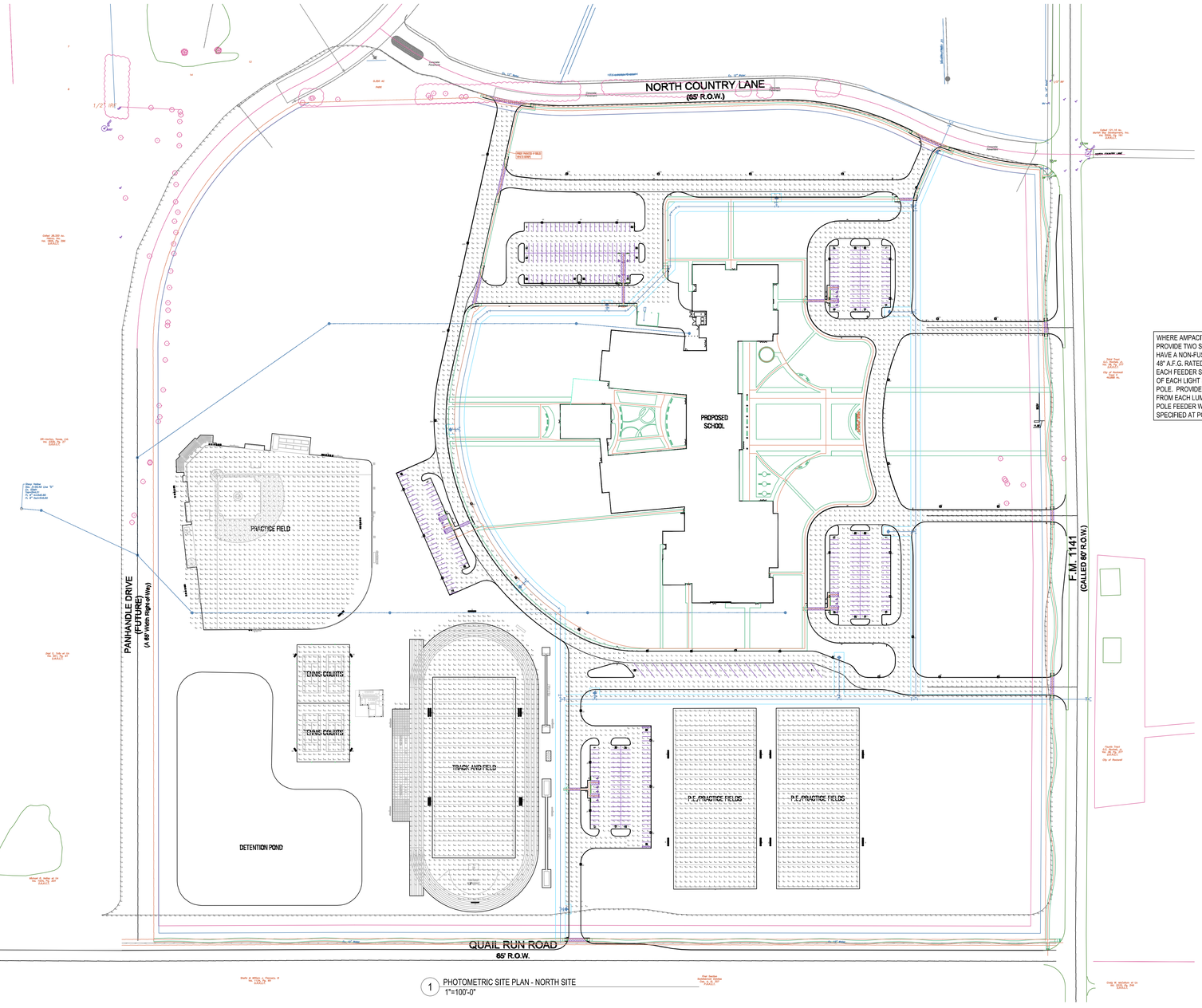
Type	Description	Luminaire Equivalents	Delivered Lumens	Comments	Volts	Watts Max
Z2	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
Z2H	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, HSS, MS/PC, VD	480v	150
ZF	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
S	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 6 Heads, Type 4 Long Throw Distribution With Front Side Shield, Color: By Architect	NSL SLS / VUE - 4, , , , , , ,	88810	F, MS/PC, VD	480v	800
S2	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 3 Heads, Type 4 Long Throw Distribution With Front Side Shield, Color: By Architect	NSL SLS / VUE - 4, , , , , , ,	88810	F, MS/PC, VD	480v	800
S3	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 6 Heads, Type 4 Long Throw Distribution With Front Side Shield, Double Sided, Color: By Architect	NSL SLS / VUE - 4, , , , , , ,	88810	F, MS/PC, VD	480v	800
ZZZ	END OF SCHEDULE, , with , Color:	, , , , , , , ,				

Calculation Summary

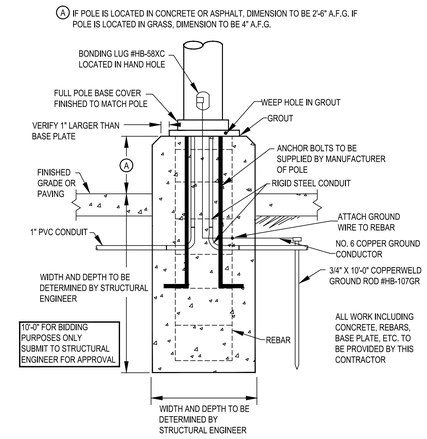
Label	CalcType	Avg	Max	Min
BASEBALL FIELD	Illuminance	20.70	64.8	0.8
DRIVEWAY_LEFT	Illuminance	1.05	5.5	0.0
DRIVEWAY_RIGHT	Illuminance	1.75	15.9	0.0
PARKING LOT EAST	Illuminance	1.72	2.7	0.8
PARKING LOT NORTHEAST	Illuminance	1.93	2.6	1.3
PARKING LOT NORTHWEST	Illuminance	1.99	2.8	1.0
PARKING LOT SOUTH	Illuminance	2.10	3.0	0.9
PARKING LOT SOUTHWEST	Illuminance	2.48	4.8	1.5
PARKING LOT WEST	Illuminance	1.94	3.3	1.1
Practice Field 1	Illuminance	23.05	61.1	3.2
Practice Field 2	Illuminance	23.00	61.2	3.2
PROPERTY LINE	Illuminance	0.18	5.4	0.0
TENNIS COURTS	Illuminance	23.38	37.0	9.4
TRACK AND FIELD	Illuminance	23.75	74.7	1.6

SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 PHOTOMETRIC SITE PLAN - NORTH SITE
1"=100'-0"

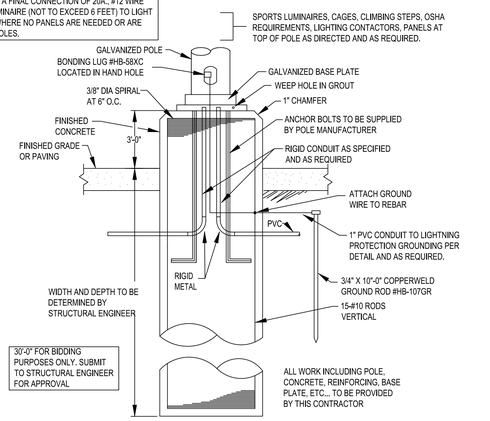


SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLEBASE IS AT LEAST 12" AWAY.

2 POLE BASE DETAIL - 12'-30'
N.T.S.

WHERE AMPACITY OF LIGHT POLE EXCEEDS 50 AMPS, PROVIDE TWO SEPARATE FEEDERS. EACH FEEDER SHALL HAVE A NON-FUSED DISCONNECT AT THE LIGHT POLE AT 48" A.F.G. RATED FOR THE AMPACITY OF THE FEEDER. EACH FEEDER SHALL THEN BE ROUTED TO WITHIN 6 FEET OF EACH LIGHT FIXTURE IT SERVES AT THE TOP OF THE POLE. PROVIDE A FINAL CONNECTION OF 20A., #12 WIRE FROM EACH LUMINAIRE (NOT TO EXCEED 6 FEET) TO LIGHT POLE FEEDER WHERE NO PANELS ARE NEEDED OR ARE SPECIFIED AT POLES.

CONTRACTOR SHALL FURNISH FEEDERS TO SPORTS LIGHT POLES IN COMPLIANCE WITH NEC 210-23(C). PROVIDE FEEDER AS SCHEDULED ON PANELBOARD SCHEDULES OR RISER TO EACH LIGHT POLE.



3 SPORTS LIGHTING POLE BASE - 40'-120'
N.T.S.

SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL.

May 18, 2022 May 18, 2022

EMA
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
DESIGN SOLVE ENHANCE Phone: 1 . 800 . 933 . 0538

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM. 1 082 0079 002

CORGAN
www.corgan.com
T: 214.748.2000

	ISSUES	
1	05/11/22	30% PROGRESS SET
2		
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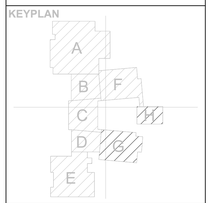
△	REVISIONS	

This Document was produced by or under the authority of Registered Architect:

Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

KEYPLAN



PHOTOMETRIC SITE PLAN - NORTH SITE

JOB 21572.0000
DATE 05/11/22
SHEET ES01-03



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

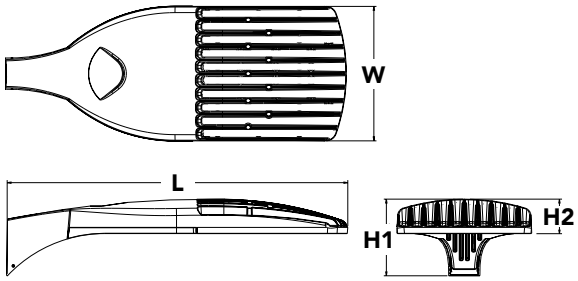
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]

Rotated optics

P10[2], P11[2], P12[2], P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

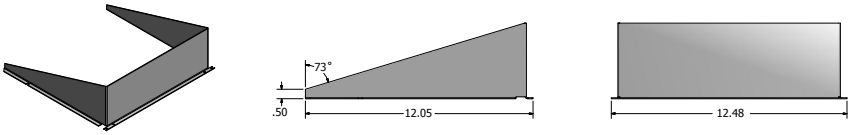
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

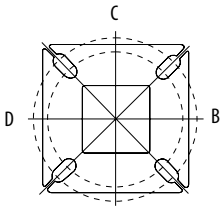
Options

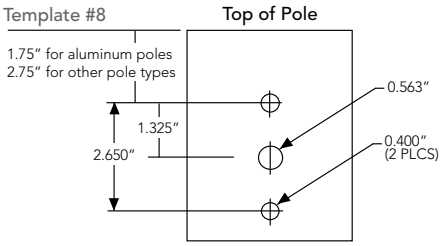
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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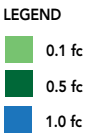
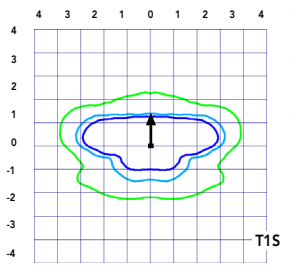
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').





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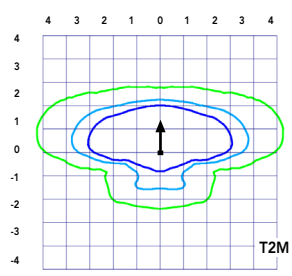

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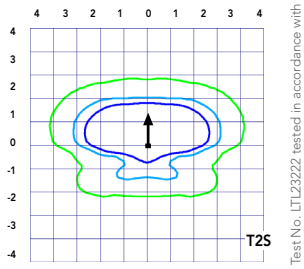

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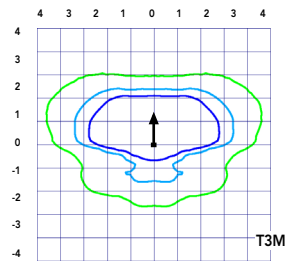

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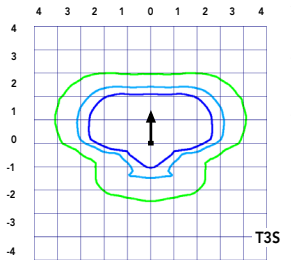

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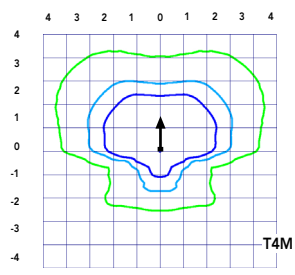

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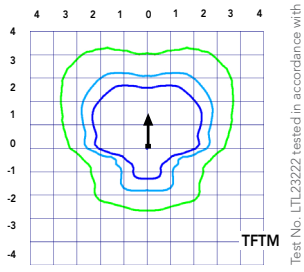

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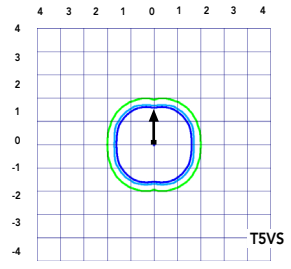

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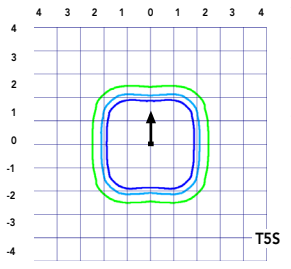
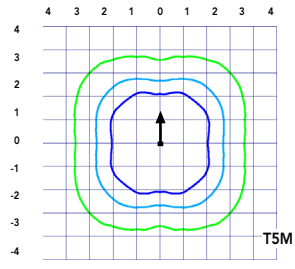
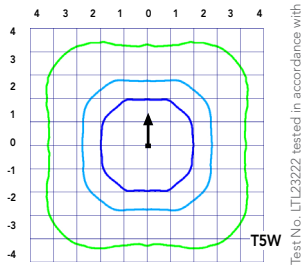


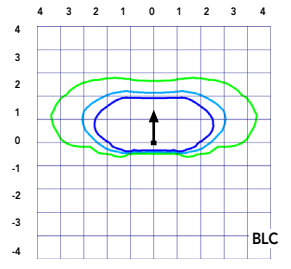
Test No. LTL23211 tested in accordance with IESNA LM-79-08.



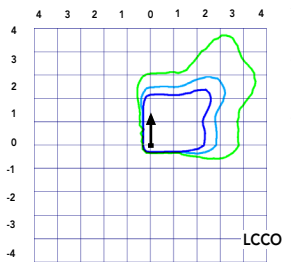
Test No. LTL23164B tested in accordance with IESNA LM-79-08.



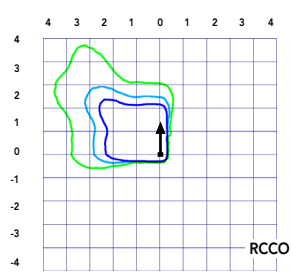
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



Test No. LTL23271 tested in accordance with IESNA LM-79-08.



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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NLS LIGHTING

SLS / VUE - 4

SLS - SPORTS LIGHTING SOLUTIONS



FORM AND FUNCTION

- Sleek, low profile housing
- Dark Sky Compliant, Full Cutoff
- Engineered for optimum thermal management
- Low depreciation rate: L70 = 360,000 Hours
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed specifically for Sports Field Lighting

RELIABILITY

- 30 Year Solution
- L70 360,000 Hours
- 10KV Surge Protector standard

VUE - 4 SPORTS LIGHTING FIXTURE WITH INTEGRAL DRIVERS

A robust Sports Lighting Fixture designed for Parks and Recreational Facilities. Up to 850 watts, utilizing patented Star Power™ Optical System creating unmatched reliability.

SPECIALIZING IN PARKS AND RECREATIONAL FACILITIES

NLS Sports Lighting Solutions - an elite combination of performance, glare control and reliability. From young children to competitive athletes the NLS SLS is the perfect solution for competitors who strive to perform at their highest level.

PERFORMANCE

The Vue features NLS patented Star Power™ Optical System designed to create high, broad, uniform horizontal foot candle levels and also provide substantial vertical foot candles, so the ball is never lost from player view.

GLARE CONTROL

The Star Power™ Optical System is endorsed by the Founder of the International Dark Sky Association and Illuminating Engineer Society Sports Lighting Committee Associate as one of the best optical systems in glare reduction for dark sky, neighbors, and the sports application itself. Meets IES parks and recreation requirements.

VUE - 4 standard with (FSS) front side shield.

CONSTRUCTION
- Precision Die Formed aluminum housing for durability and consistency
- Stainless Steel corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment

PATENTED OPTICAL SYSTEM
- SLS optical system features a patented soft athlete friendly high wattage low glare linear diffused optic, providing a wide distribution and uniform lighting from every fixture
- SLS optical system significantly reduces disability glare specifically for fifty to eighty feet mounting heights compared to competition

L70 DEPRECIATION
360,000 Hours (@77°F/ 25°C)

KELVIN
5700K

FINISH
3-5 mils electrostatic powder coat.
NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions.
Graphite (GPH) grey as standard finish.

MOUNTING
Stainless Steel Trunnion Mount
- Fast accurate installation with Pre-Aimed, Pre-Wired Cross Arm assemblies

OPTIONS
MARINE GRADE FINISH (MGF)—A multi-step process creating protective finishing coat against harsh environments
- Chemically washed in a 5 stage cleaning system.
- Pre-baked
- Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer
- Oven Baked
- Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness

PHOTOCELL + RECEPTACLE (PCR)

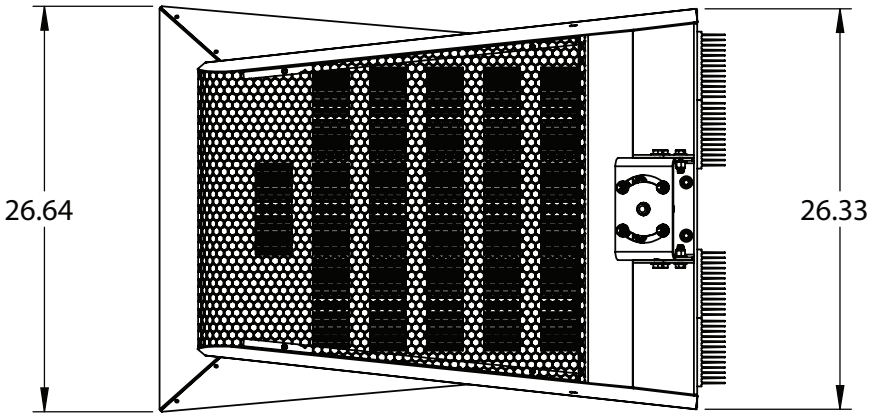
NEMA 7 PIN RECEPTACLE (7PIN)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

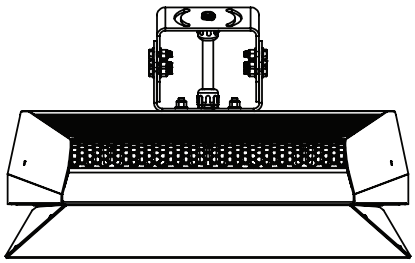
WIRELESS CONTROL SYSTEM (WCS)—Consult Factory for options

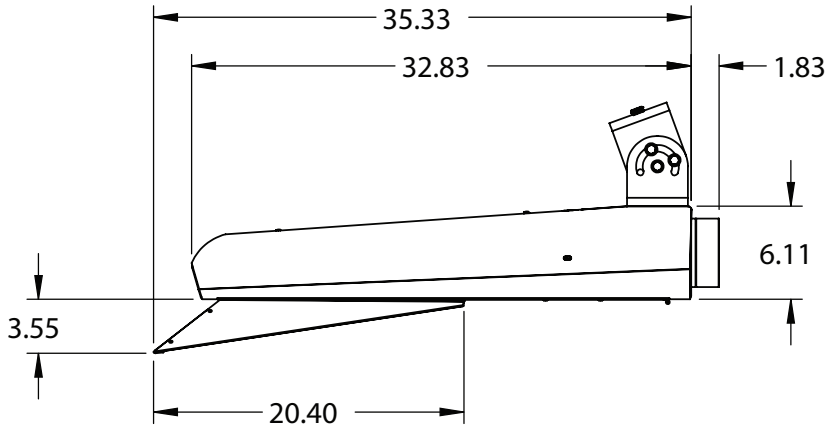
WARRANTY
Five-year standard warranty

LISTINGS
Certified to UL 1598
UL 8750
CSA C22.2 No. 250.0
IP67 Rated

SLS / VUE - 4 DIMENSION DRAWING







EPA	VUE-4 with FSS
Single	2.24

	WEIGHT
VUE-4 with Internal Driver	75 lbs

*All dimensions are in inches

Project Name:	Type:

SLS / VUE - 4

Cat#	Distribution	Wattage/Lumens	Kelvin
VUE - 4 **(VUE-4)**	T4M-FSS **(T4M)** Type 4 Medium Throw With Front Side Shield	**600 Watts** 75,011 Lumens **(60)** **650 Watts** 81,253 Lumens **(65)** **700 Watts** 87,502 Lumens **(70)** **750 Watts** 93,756 Lumens **(75)** **800 Watts** 100,017 Lumens **(80)**	5700K **(57)**
	T4L-FSS **(T4L)** Type 4 Long Throw With Front Side Shield *N1	**600 Watts** 66,607 Lumens **(60)** **650 Watts** 72,158 Lumens **(65)** **700 Watts** 77,709 Lumens **(70)** **750 Watts** 83,259 Lumens **(75)** **800 Watts** 88,810 Lumens **(80)**	

Volts	Mounting	Color	Options
120-277 **(UNV)** 347-480 **(HV)**	Trunnion Mount **(TM)**	Graphite **(GPH)**	Marine Grade Finish **(MGF)** Photocell + Receptacle **(PCR)** NEMA 7 Pin Receptacle + Shorting Cap **(7PIN)** Wireless Control System **(WCS)** * Consult Factory

*Notes

1. Front Side Shield (FSS) comes standard.

NLS LIGHTING
701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037
nlslighting.com

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-018	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Rockwall Heath Ninth Grade Center	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2727 S JOHN KING BLVD, ROCKWALL, 75032	CASE MANAGER EMAIL:	bross@rockwall.com

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/27/2022	Needs Review

05/27/2022: General Items:
-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage
- Remove signs from site plan

Water and Wastewater Items:
- W/WW Infrastructure Study Required (review fees apply)
- Must build 12" water line in Stableglen Dr. from north to south property line per the Master Plan.
- Must build 12-inch waterline down John King per Master Plan

For WW West of Stableglen Dr.:
-Hickory Ridge and Mims LS upgrades possibly required or Trunk sewer to be installed down to FM 3097 #1 LS depending results of Infrastructure study.
- Must sewer to Hickory Ridge Lift Station. Pro-rata for Hickory Ridge may apply.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system.
- Detention is required and a flood/detention study will be required for the entire developed site using the unit hydrograph method. Crossing the floodplain will require study. (Review Fee apply)
- Run off coeffients shall be per zoning type for entire tract out size of floodplain.
-WOTUS/Wetland determination for all creeks, streams and ponds.

Roadway Paving Items:
- Parking to be 20'x9'
- No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Stableglen to be 60' ROW, 41' B-B paving with sidewalks.
- If no driveway assess at the south end of Stable Glen then a temporary cul-de-sac will be installed.
- Must build a 10' wide trail along John King.
- Must build left turn lanes in John King for existing all median break driveways

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18" parking spaces shall be planted 4' from back of curb

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/26/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/25/2022	Approved

No Comments

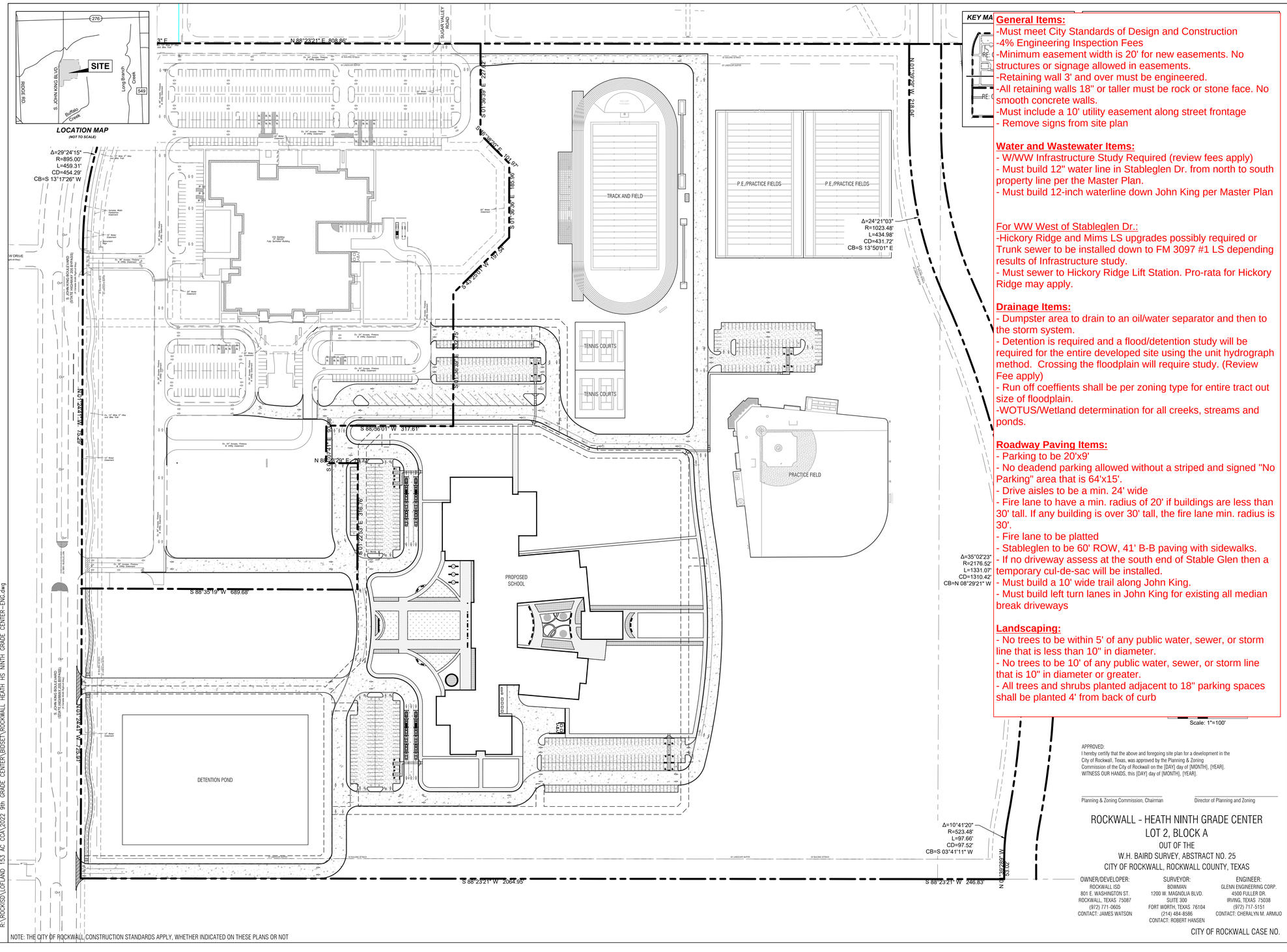
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/27/2022	Approved w/Condition

05/27/2022: SP2022-018; Site Plan for Rockwall Heath Ninth Grade Center
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Public Secondary School a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.
M.4 For reference, include the case number (SP2022-018) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
M.5 Please add the standard signature block to all pages of all revised plan submittals. Currently the Photometric Plan does not have a signature block. (Subsection 03.04.A, of Article 11, UDC)

M.6 Site Plan:
(1) Update the lot coverage with any structures including the Tennis Building.
(2) Indicate/label all fire lanes. (Subsection 03.04.B, of Article 08, UDC)
(3) Indicate street centerline for proposed extension of Stableglen Drive. The RISD shall construct a minimum of 24-feet of this roadway with this project. Please reflect this on the site plan.(Subsection 03.04.B, of Article 11, UDC)
M.7 Photometric Plan:

(1) Indicate Lighting Levels (in Foot Candles, i.e. FC) of each light, and provide the light spread shown by each fixture. Please extend all FC information throughout the entire property to show light spread from the source to the property line. Staff suggest breaking the photometric plan into quadrants. (Subsection 03.03, of Article 07, UDC)
(2) The maximum outdoor maintained, computed, and measured illumination level within any non-residential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Subsection 03.03.G, of Article 07)
(3) Please adjust black and grey lines along property line to allow FC measured shown on top.
M.8 Building Elevations:
(1) Please label horizontal measurements on all Overall Building Elevations.
(2) Please check scale for accuracy on Overall Building Elevations.
(3) Please provide horizontal measurements on the Tennis Building elevations.
(4) Dumpster enclosures must be self-latching and indicated as such. (Subsection 01.05.B, of Article 05, UDC)
(5) Exterior walls should consist of 90% masonry materials excluding doors and windows in the SH-205 By-Pass Overlay. “Overall Exterior Elevation East” currently consists of 86% masonry materials. (Subsection 06.02.C, of Article 05, UDC)
(6) Exterior walls should consist of 20% stone in the SH-205 By-Pass Overlay. “Overall Exterior Elevation East” currently consists of 15.91% Stone. (Subsection 06.02.C, of Article 05, UDC)
(7) All RTUs need to be screened. (Subsection 01.05.C, of Article 05)
M.9 Landscape Plan:
(1) Provide a measured exhibit of both berm and shrub. Add Berm to tree exhibit.
(2) Add landscaping along extension of Stable Glen Drive (Berm and Shrubbery of a minimum 30”, 1 canopy and 1 accent every 50-feet of linear frontage). (Section C2(3.b), Development Standards, of the Planned Development Ordinance)
(3) The developer shall establish hydro mulch or a non-sod option with a minimum of 1” in height. (Section 4.2, Coverage, Engineering Standards of Design and Construction)
M.10 Based on the materials submitted staff has identified the following exceptions for this project:
(1) Masonry Materials. According to Article 05, District Development Standards, of the Unified Development Code (UDC), Exterior walls should consist of 90% masonry materials excluding doors and windows, and 20% stone in the SH-205 By-Pass Overlay stipulated in Section 06.02.C. In this case, “Overall Exterior Elevation West” currently consists of 86% masonry materials, and the “Overall Exterior Elevation East” currently consists of 15.91% Stone.
M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified one (1) exception, as stated above. The applicant has provided a letter stating that the applicant will compensate for the exception by
(1) Increased landscaping, and
(2) Increased architectural elements, such as canopies, outdoor patio/plaza space and varied roof heights.
I.12 Please note that inclusion of 20% stone cannot be used as a compensatory measure since it is required by the SH-205 Overlay District Standards. (Subsection 06.02.C, of Article 05, UDC)
I.13 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.
I.15 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.
I.16 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.



General Items:
-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage
- Remove signs from site plan

Water and Wastewater Items:
- W/WW Infrastructure Study Required (review fees apply)
- Must build 12" water line in Stableglen Dr. from north to south property line per the Master Plan.
- Must build 12-inch waterline down John King per Master Plan

For WW West of Stableglen Dr.:
-Hickory Ridge and Mims LS upgrades possibly required or Trunk sewer to be installed down to FM 3097 #1 LS depending results of Infrastructure study.
- Must sewer to Hickory Ridge Lift Station. Pro-rata for Hickory Ridge may apply.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system.
- Detention is required and a flood/detention study will be required for the entire developed site using the unit hydrograph method. Crossing the floodplain will require study. (Review Fee apply)
- Run off coeffients shall be per zoning type for entire tract out size of floodplain.
-WOTUS/Wetland determination for all creeks, streams and ponds.

Roadway Paving Items:
- Parking to be 20'x9'
- No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Stableglen to be 60' ROW, 41' B-B paving with sidewalks.
- If no driveway assess at the south end of Stable Glen then a temporary cul-de-sac will be installed.
- Must build a 10' wide trail along John King.
- Must build left turn lanes in John King for existing all median break driveways

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18" parking spaces shall be planted 4' from back of curb

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 14, 2022 - 8:56am User: KK
R:\ROCKSD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

CORGAN
CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1702575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY--FOR REVIEW ONLY
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Date: March 25, 2022

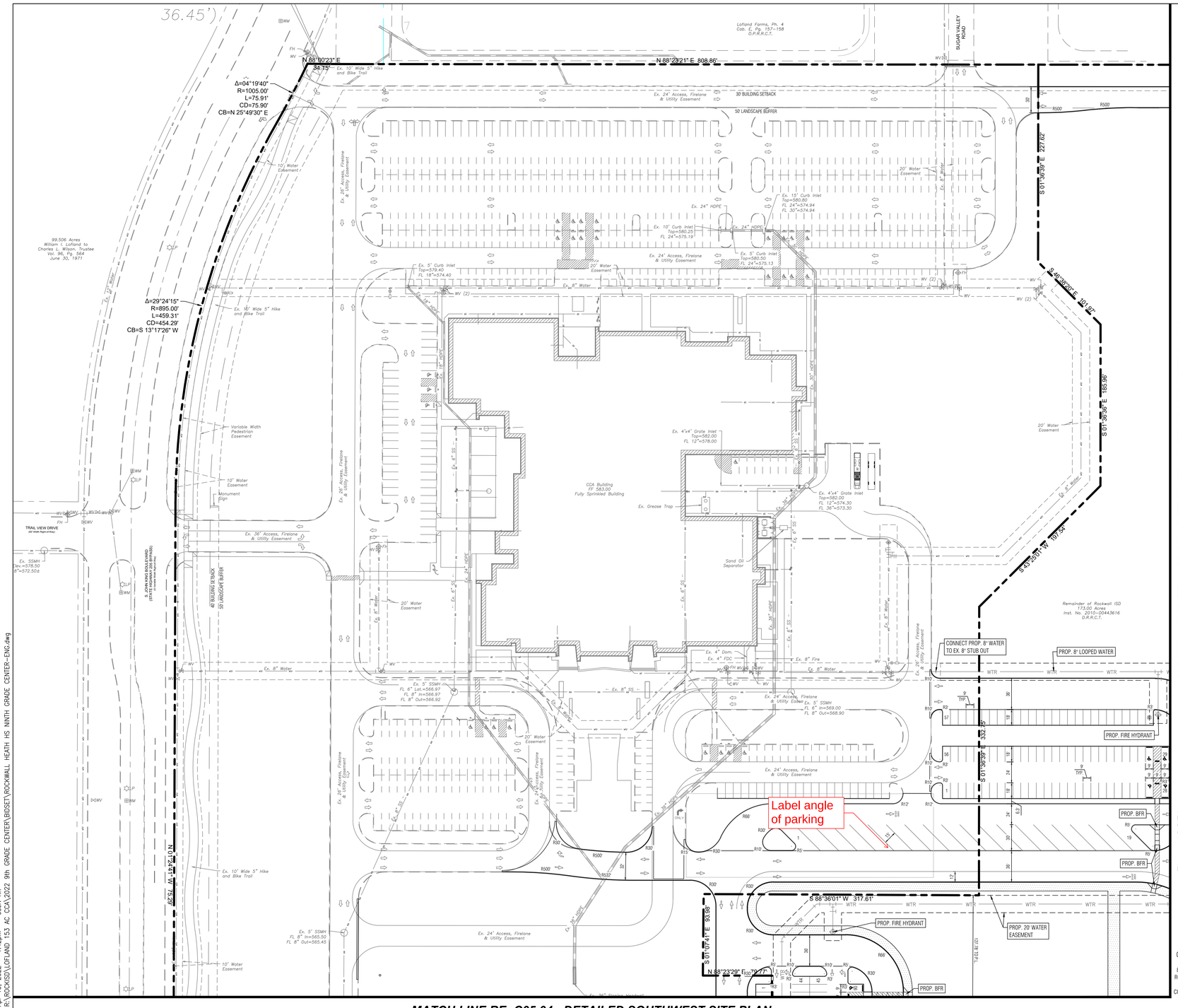
ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.00



SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
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- FENCE
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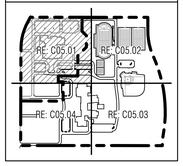
- STORM SEWER
- WATER

KEY MAP



0 25 50 100
Scale: 1"=50'

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

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ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.01

Apr 13, 2022 - 1:42pm User: KK
R:\ROCKISD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BIDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

Lofland Farms, Ph. 5-A
Cab. E, Pg. 353-355
O.P.R.R.C.T.

30' BUILDING SETBACK

50' LANDSCAPE BUFFER

HIGH JUMP
PIT/RUNWAY

TRACK AND FIELD

P.E./PRACTICE FIELDS

P.E./PRACTICE FIELDS

Remainder of Rockwall ISD
173.00 Acres
Inst. No. 2010-00443616
O.R.R.C.T.

N 00°28'10" W 2,210.12'

Must build Stableglen 60' ROW, 41' B-B paving with sidewalks.

Must build 12" water from north to south

Δ=24°21'03"
R=1023.48'
L=434.98'
CD=431.72'
CB=S 13°50'01" E

15' BASKIN ESTATES
#1 LANDSCAPE BUFFER

20' parking spaces

TENNIS COURTS

TENNIS COURTS

PROP. 20' WATER EASEMENT

PROP. 8" LOOPED WATER

PROP. FIRE HYDRANT

PROP. 20' WATER EASEMENT

PROP. BFR

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
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- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
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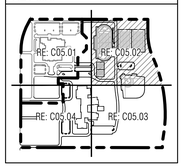
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP



N

0 25 50 100
Scale: 1"=50'

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Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
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SUITE 300
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(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Apr 13, 2022 – 1:43pm User: KK
R:\ROCKSD\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

CORGAN

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401 North Houston Street
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ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1702575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

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Date: March 25, 2022

ROCKWALL-HEATH NINTH GRADE CENTER

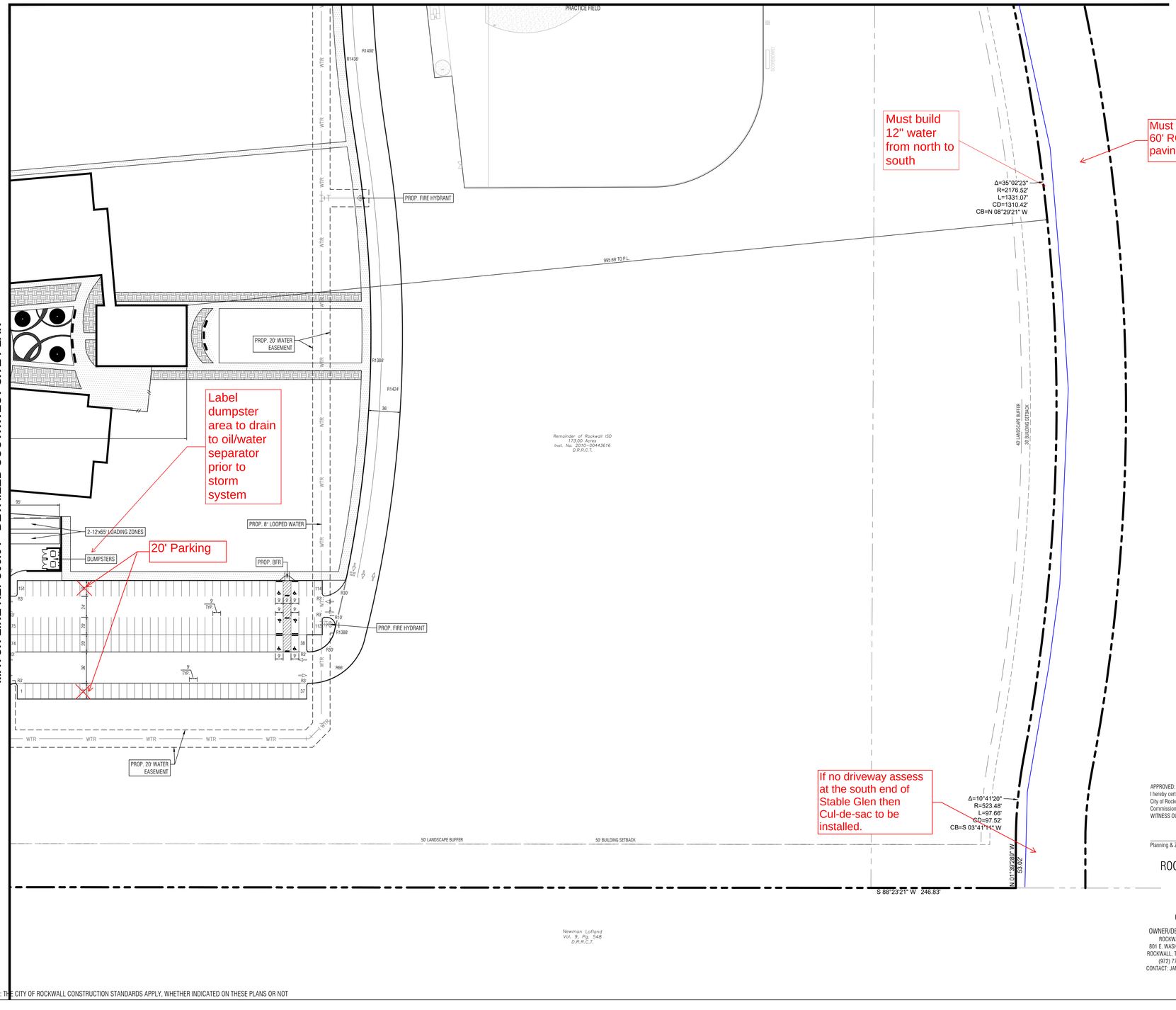
Rockwall, TX 75087

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.02

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
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- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- SANITARY SEWER (SS)
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
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- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
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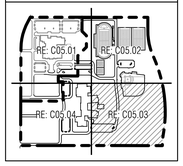
KEY MAP



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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

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Apr 13, 2022 – 1:43pm User: KK
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Date: March 25, 2022

ROCKWALL-HEATH NINTH GRADE CENTER

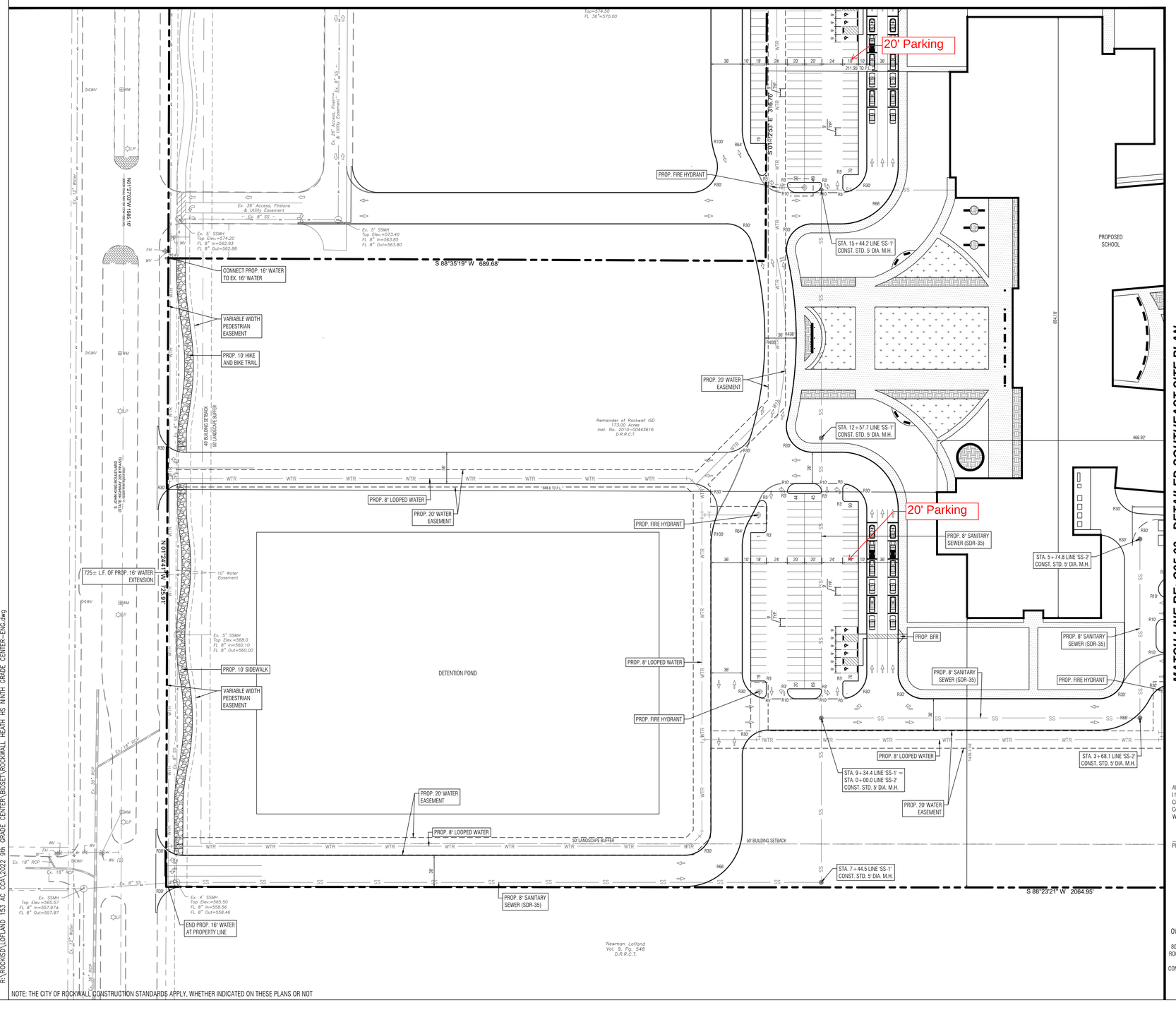
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

0 25 50 100
Scale: 1"=50'

SITE LEGEND (PROPOSED)

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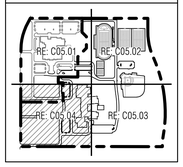

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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CITY OF ROCKWALL CASE NO.

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Apr 13, 2022 - 1:44pm User: KK
R:\ROCKISD\LOPLAND 153 AC CCA\2022 9th GRADE CENTER\RDSET\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG.dwg

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○ ISSUES

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ROCKWALL-HEATH NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.04

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2301 S. John King, Rockwall, TX				
SUBDIVISION	Rockwall Heath High School 9th Grade Center	LOT	2	BLOCK	A
GENERAL LOCATION	Rockwall 9th Grade Center - South site - at the Gene Burton Academy				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	79.54 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

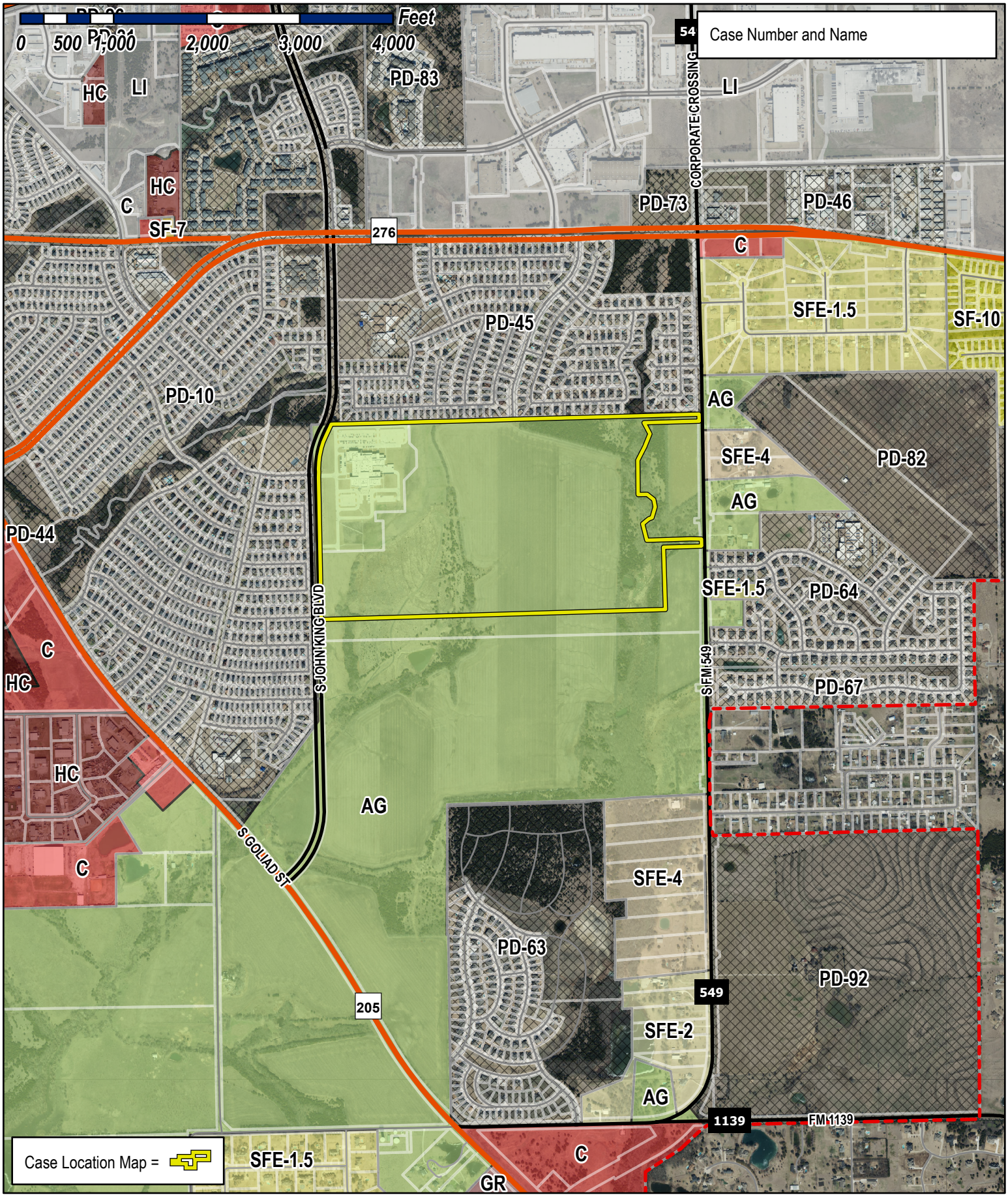
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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



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.

CORGAN

Agility in Design
corgan.com

May 20, 2022

Bethany Ross
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Rockwall ISD – Rockwall-Heath Ninth Grade Center (South Site)
Project Number SP2022-18
Request for Masonry Percentage Variance

Dear Ms. Ross:

We are requesting a variance from the masonry percentage requirements per the SH-205 By-Pass Overlay district for the Rockwall ISD Ninth Grade Center – South Site. Our materials and design have been approved by the Architectural Review Board as of Tuesday April 26th, 2022. Per the overlay district requirements, we are to have 90% masonry materials on exterior elevations and 20% of that masonry is to be stone. Currently, 3 of our 4 overall elevations meet this requirement. The West facing elevation, adjacent to S. John King Blvd, meets the required percentage of stone at 21% but only has a total masonry percentage of 86%. This is due to the increased amount of a wood-look phenolic panel and glazing on this façade compared to the others.

The school district desires to have increased transparency at the front entry elevation of the building to create a welcoming and open entry façade that will showcase the dynamic activity within the commons spaces and allow for oversight from multiple locations in the building out to the entry plaza. The use of strategic security glazing systems will mitigate the vulnerability of traditionally glazed systems. This transparent glazing that otherwise would be largely masonry, reduces the overall percentage of masonry on this elevation, but allows for meeting the district's goals while maintaining security and increasing visual oversight. Please reference the provided samples of these materials on the exterior material boards provided to the city for review.

In addition to this natural look phenolic panel, we believe that our design meets the following compensatory measures as described in the City of Rockwall Unified Development Code, Subsection 09.01 of Article 11.

- Increased landscaping
- The inclusion of at least 20% natural stone.
- Increased architectural elements, such as canopies, outdoor patio/plaza space and varied roof heights.

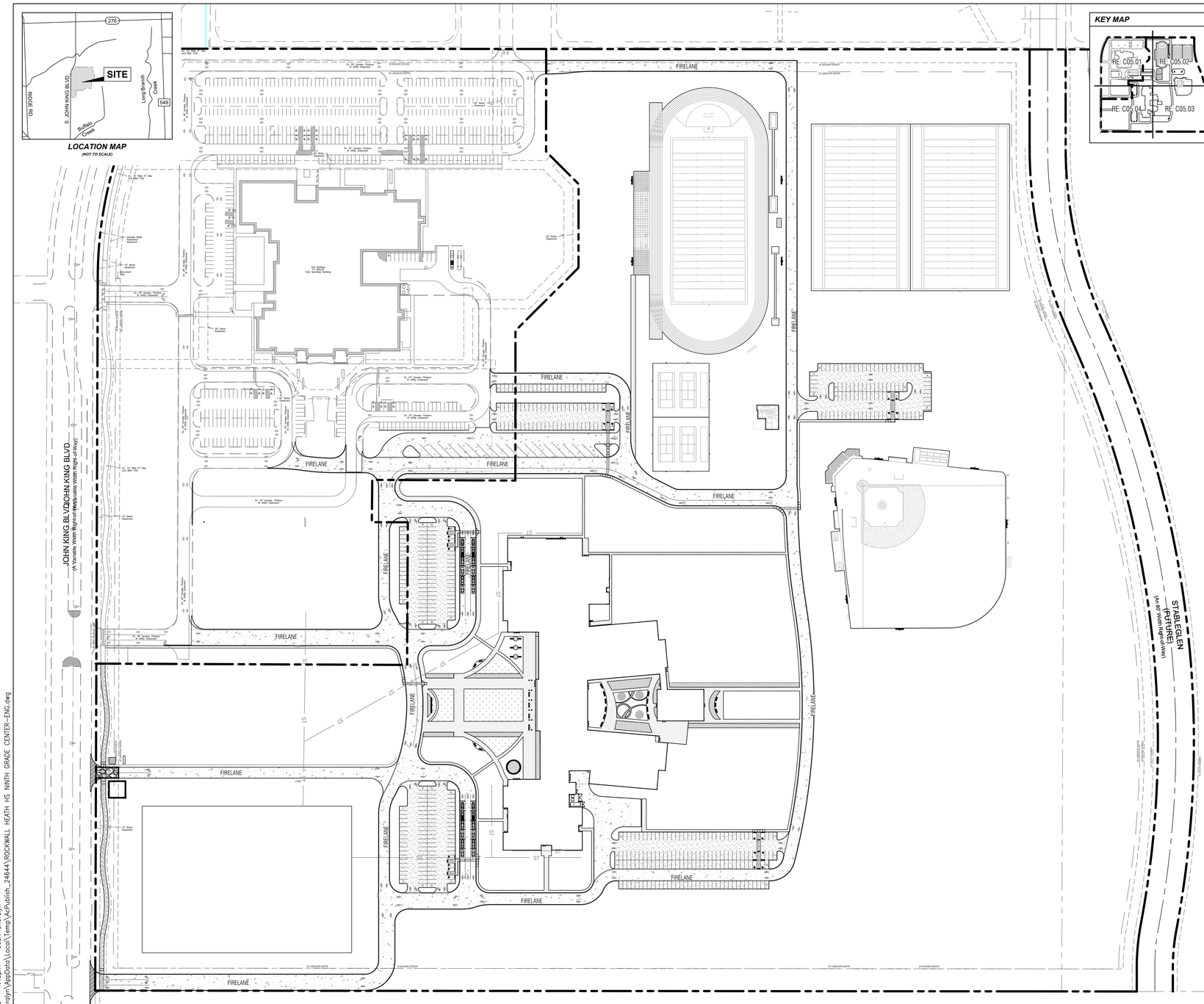
We thank you for your consideration of this exception. We would be happy to answer any further questions regarding this material and our design for the Rockwall ISD Ninth Grade Centers.

Sincerely,

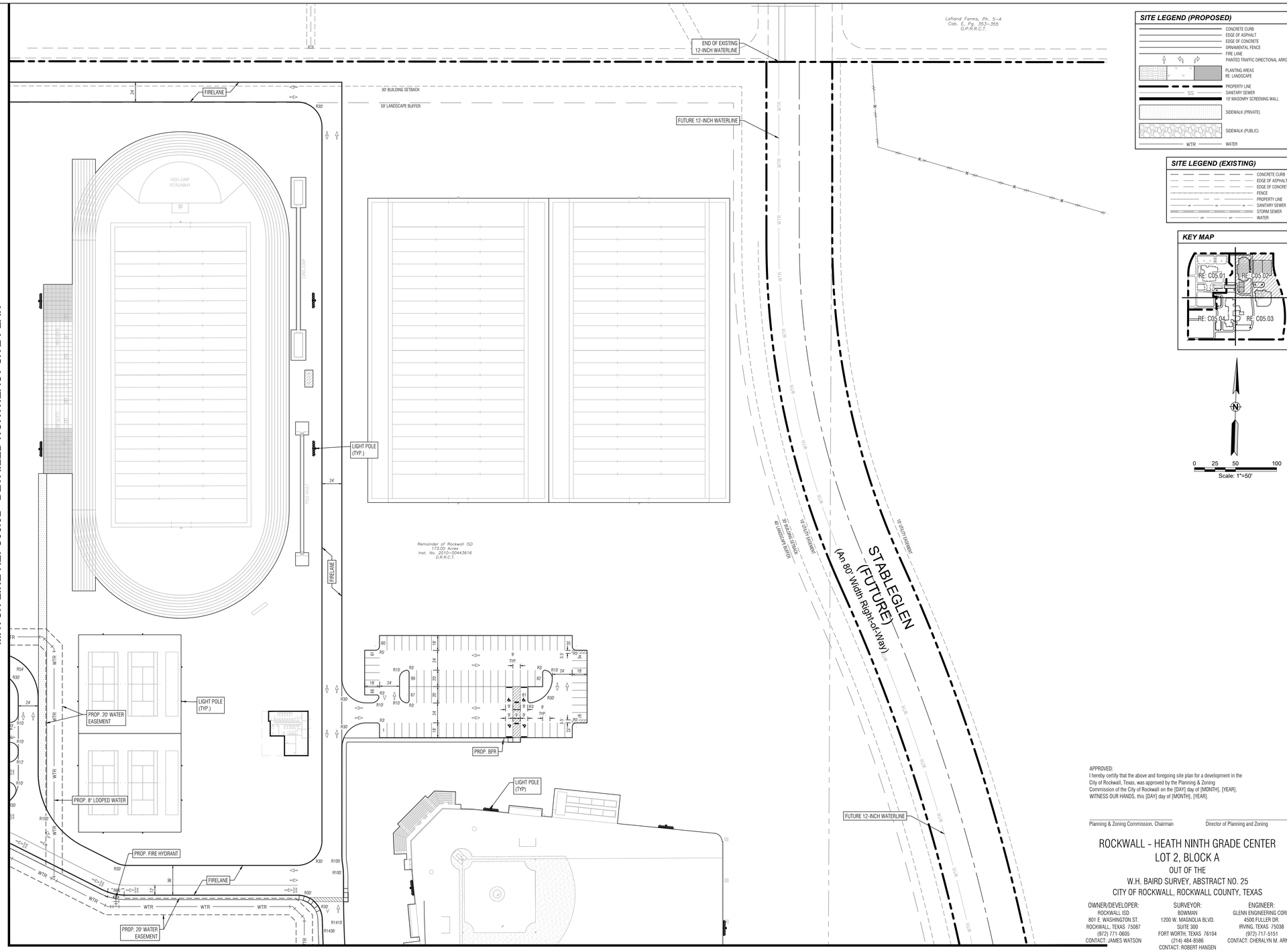


BEVERLY FORNOF
Project Manager — Senior Associate
Corgan

corgan.com


LOCATION MAP
(NOT TO SCALE)
276
SITE
S. JOHN KING BLVD
RIDGE RD
Buffalo Creek
Long Branch Creek
549
JOHN KING BLVD/JOHN KING BLVD
(An 86' Width Right-of-Way)
FIRELANE
STARLEGLEN (FUTURE)
(An 80' Width Right-of-Way)
CLUBHOUSE
POOL
CLUBHOUSE
CLUBHOUSE
CLUBHOUSE

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN



SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
  RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752375193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY-FOR REVIEW ONLY
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Date: 05/11/22

ROCKWALL-HEATH NINTH GRADE CENTER

2727 S. John King Blvd.
Rockwall, TX 75032

DETAILED NORTHEAST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.02

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

May 19, 2022 - 1:43pm User: Cheralyn
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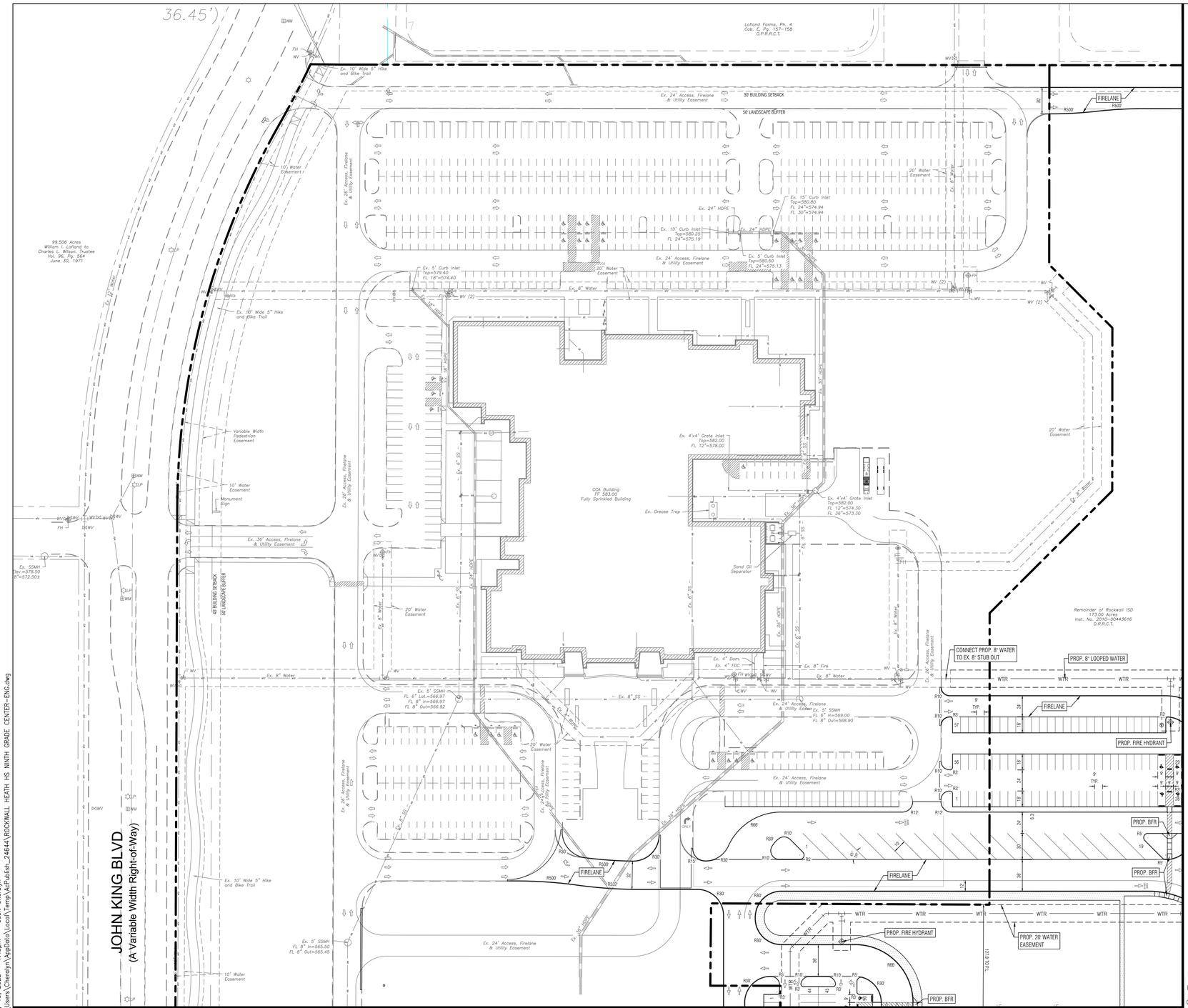

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
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- ORNAMENTAL FENCE
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- PAINTED TRAFFIC DIRECTIONAL ARROW
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-018

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CORGAN

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401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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ROCKWALL-HEATH NINTH GRADE CENTER

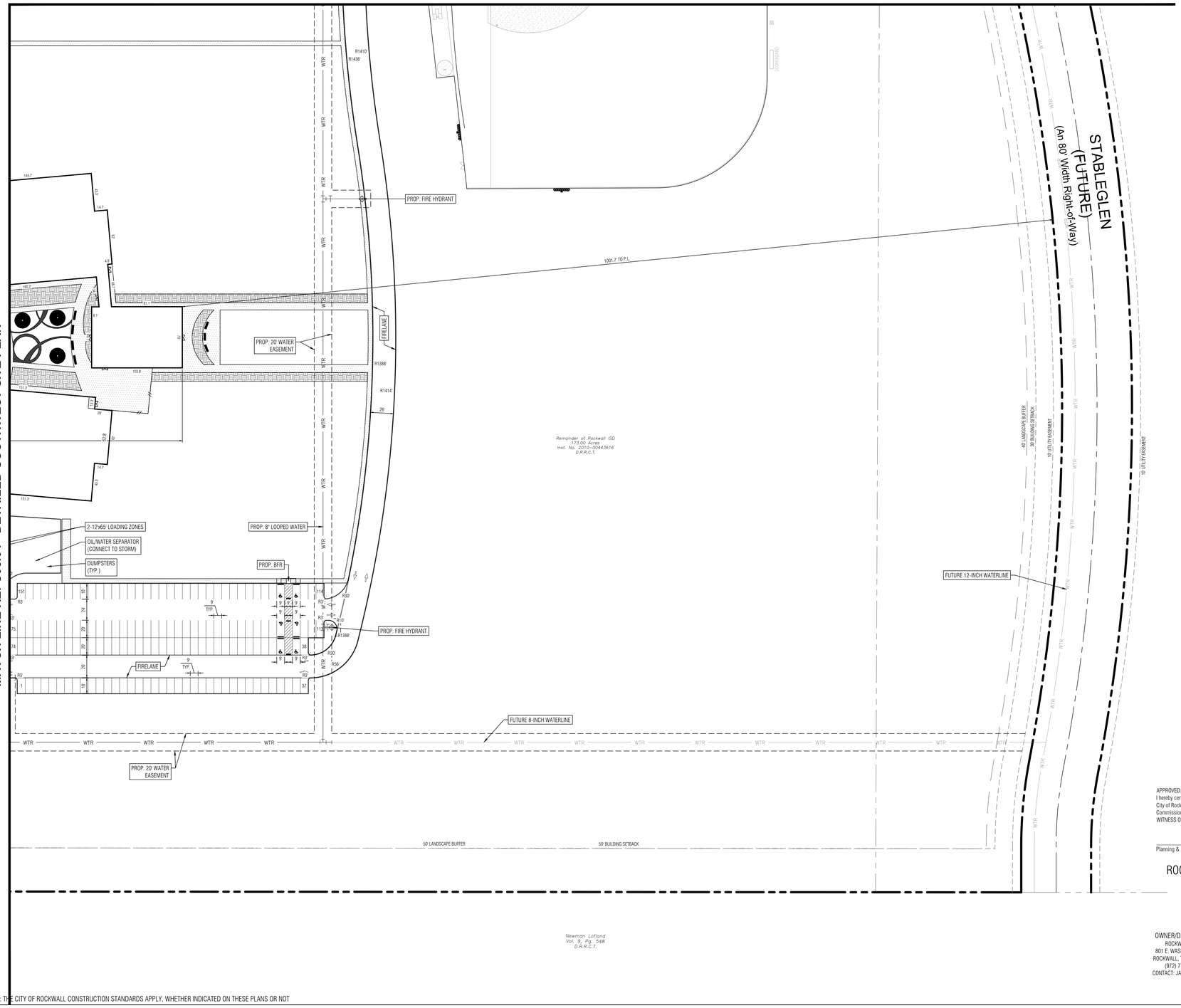
2727 S. John King Blvd.
Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.01

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



0 25 50 100
Scale: 1"=50'

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- EDGE OF ASPHALT
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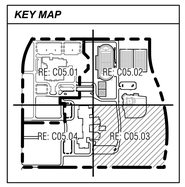
KEY MAP



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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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ISSUES

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ROCKWALL-HEATH NINTH GRADE CENTER

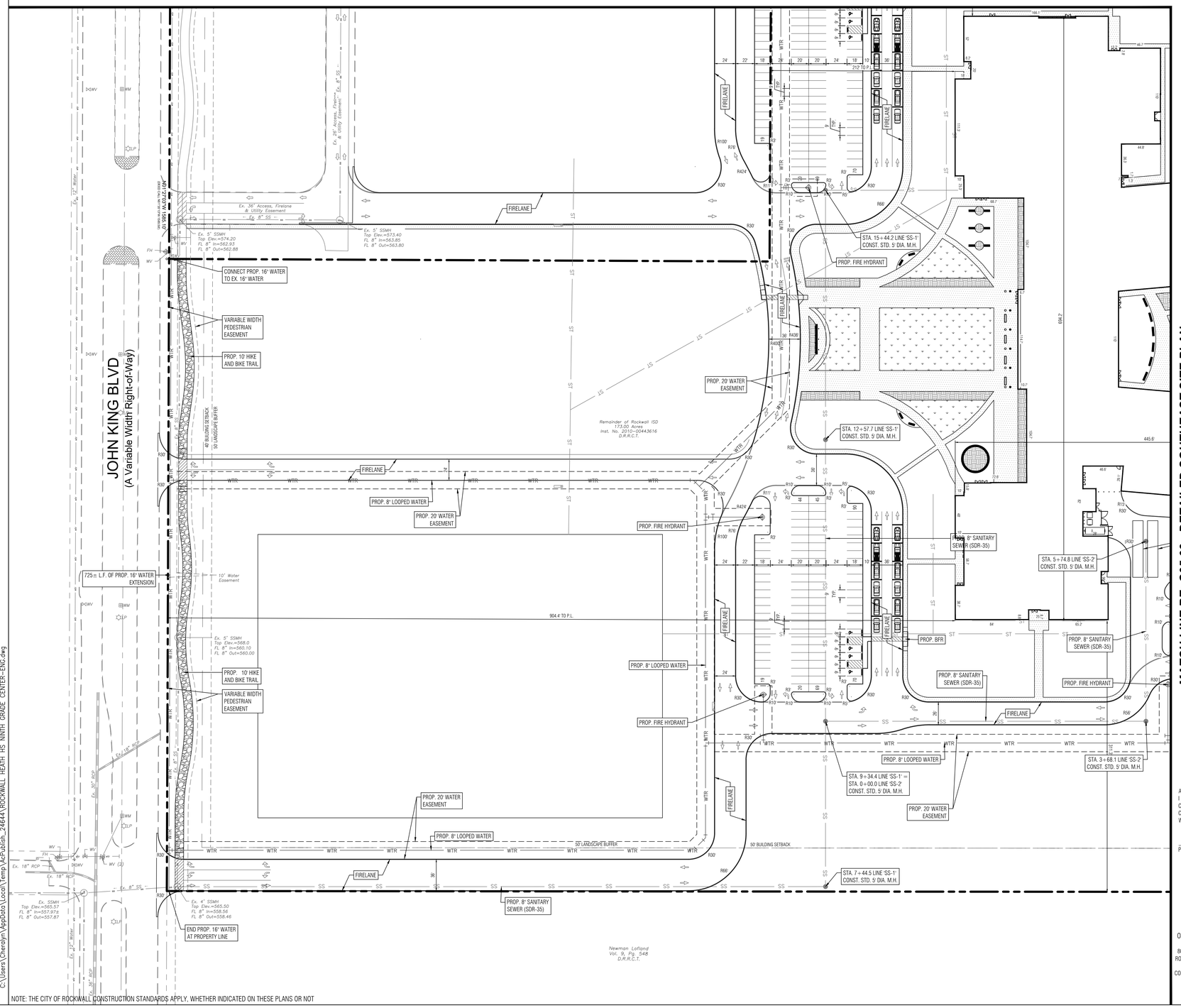
2727 S. John King Blvd.
Rockwall, TX 75032

DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET

C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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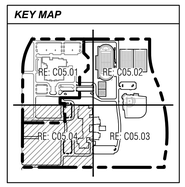

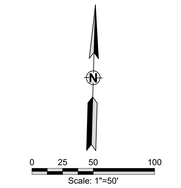

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
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CITY OF ROCKWALL CASE NO. SP2022-018

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ISSUES		
1	05/11/22	30% PROGRESS SET

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ROCKWALL-HEATH NINTH GRADE CENTER

2727 S. John King Blvd.
Rockwall, TX 75032

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 05/11/22
SHEET C05.04

May 19, 2022 – 1:43pm User: Cheralyn
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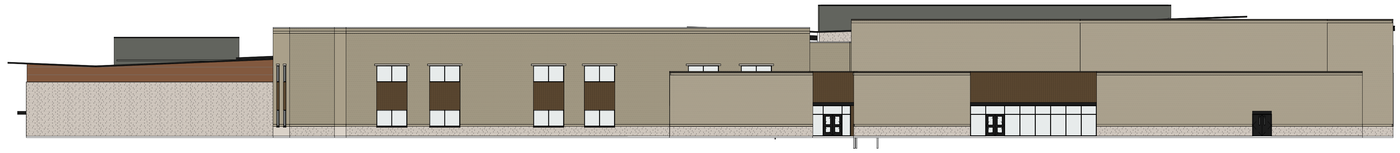
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

05/02/2022 • 21572.0000



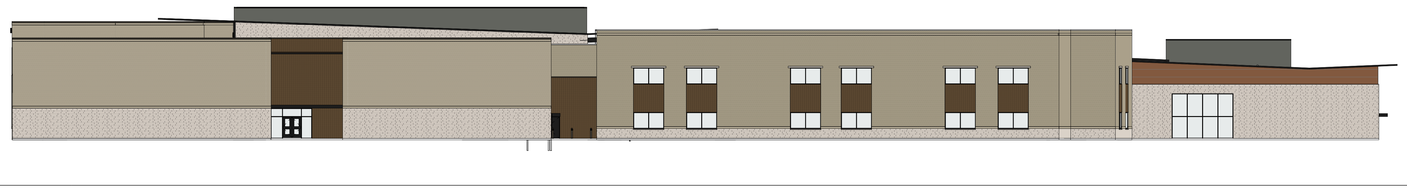
04 OVERALL EXTERIOR ELEVATION - NORTH
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	16,308 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 1,001 SF):	**15,307 SF**	
BRICK:	11,458 SF	(74.85%)
STONE:	2,435 SF	(15.91%)
METAL PANEL:	908 SF	(5.93%)
PHENOLIC PANEL:	506 SF	(3.31%)
MASONRY PERCENTAGE:		**(91%)**



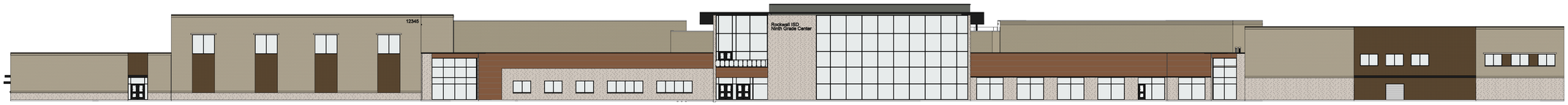
03 OVERALL EXTERIOR ELEVATION - EAST
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	24,073 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 2,239 SF):	**21,834 SF**	
BRICK:	15,239 SF	(69.80%)
STONE:	5,149 SF	(23.58%)
METAL PANEL:	1,042 SF	(4.77%)
PHENOLIC PANEL:	404 SF	(1.85%)
MASONRY PERCENTAGE:		**(93%)**



02 OVERALL EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	16,275 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 1,073 SF):	**15,202 SF**	
BRICK:	10,015 SF	(65.88%)
STONE:	3,608 SF	(23.73%)
METAL PANEL:	1,109 SF	(7.30%)
PHENOLIC PANEL:	470 SF	(3.09%)
MASONRY PERCENTAGE:		**(90%)**



01 OVERALL EXTERIOR ELEVATION - WEST (FACES PUBLIC ROW S. JOHN KING BLVD)
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	24,147 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 5,607 SF):	**18,540 SF**	
BRICK:	12,036 SF	(64.91%)
STONE:	3,885 SF	(20.95%)
METAL PANEL:	483 SF	(2.61%)
PHENOLIC PANEL:	2,136 SF	(11.52%)
MASONRY PERCENTAGE:		**(86%)**

EXT. MATERIALS LEGEND



0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS - OVERALL

As indicated

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN

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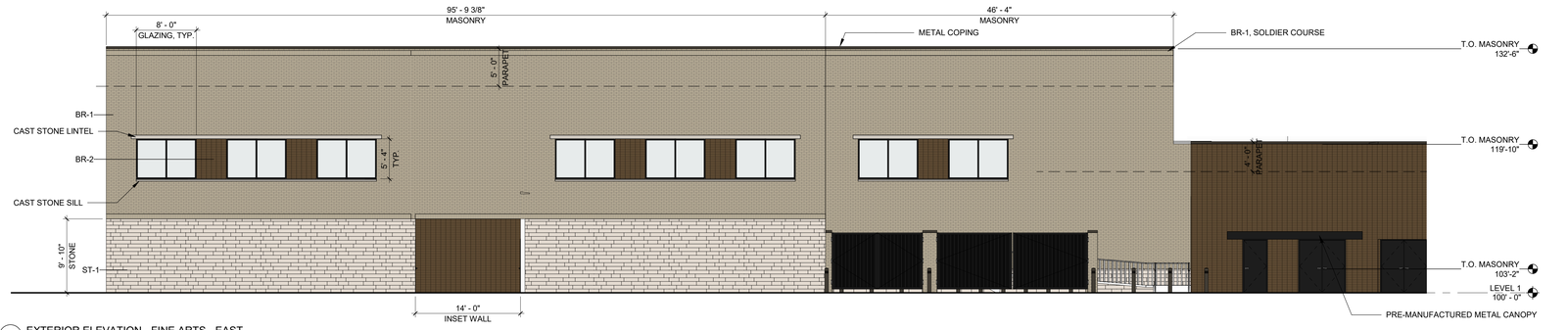
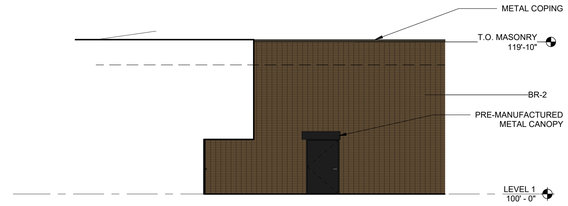
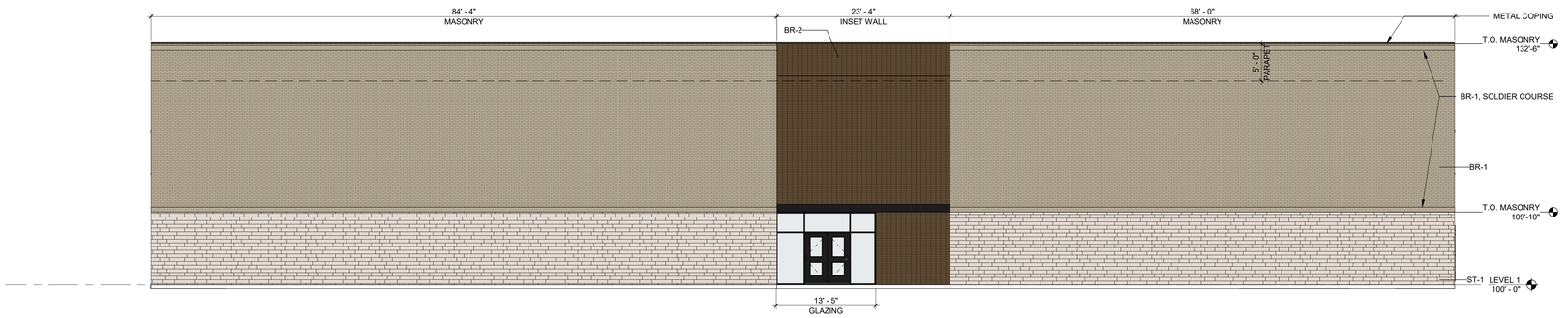
This document is incomplete and may not be used for regulatory approval, permit or construction.



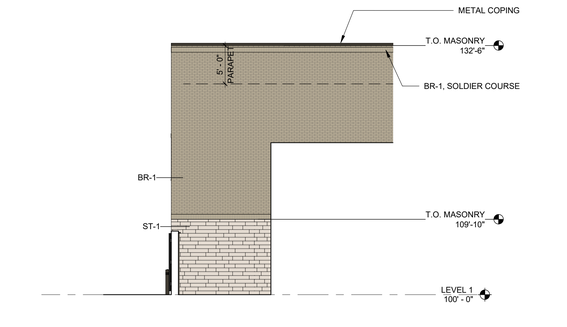
07 EXTERIOR ELEVATION - FINE ARTS - EAST
1/8" = 1'-0"



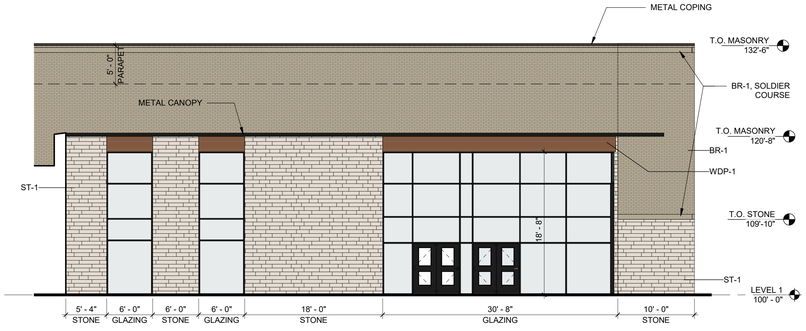
06 EXTERIOR ELEVATION - SERVERY - NORTH
1/8" = 1'-0"



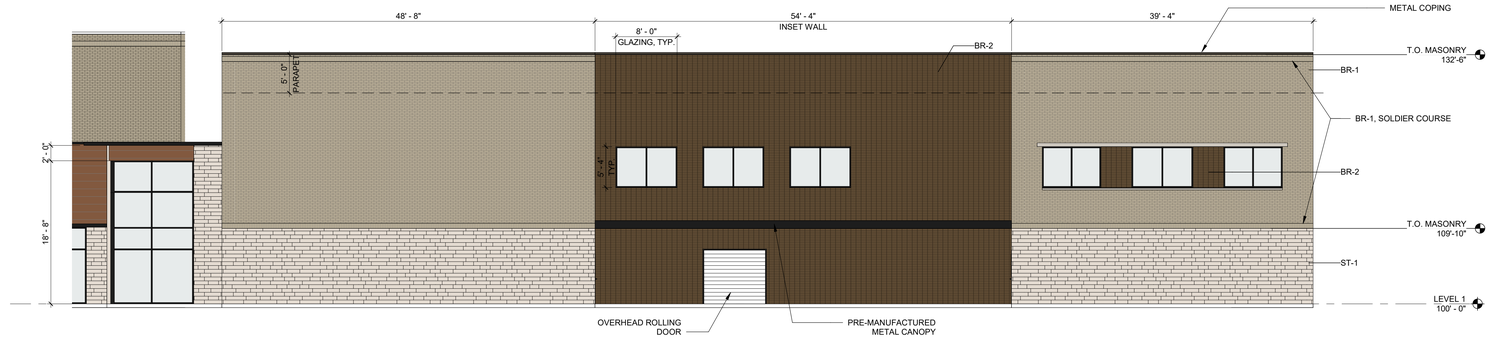
05 EXTERIOR ELEVATION - FINE ARTS - SOUTH
1/8" = 1'-0"



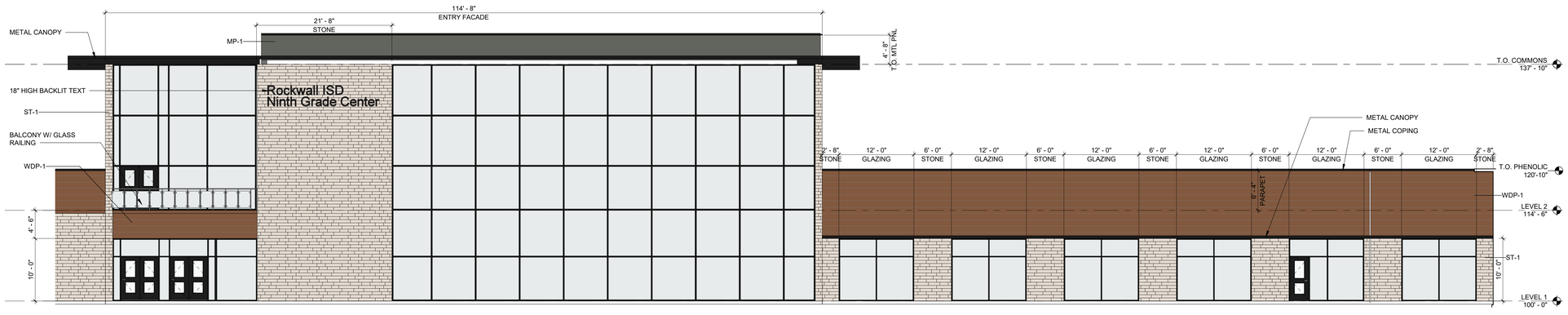
04 EXTERIOR ELEVATIONS - FINE ARTS - NORTH - B
1/8" = 1'-0"



03 EXTERIOR ELEVATION - FINE ARTS - NORTH - A
1/8" = 1'-0"



02 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - MAIN ENTRY (FACES ROW FM 1141)
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1 · MP-1 · GL-1 · WDP-1

0' 2' 4' 8' 16'

05/02/2022 • 21572.0000

Rockwall Independent School District

This Document was produced by or under the authority of INSERT NAME HERE.

EXTERIOR ELEVATIONS

As indicated

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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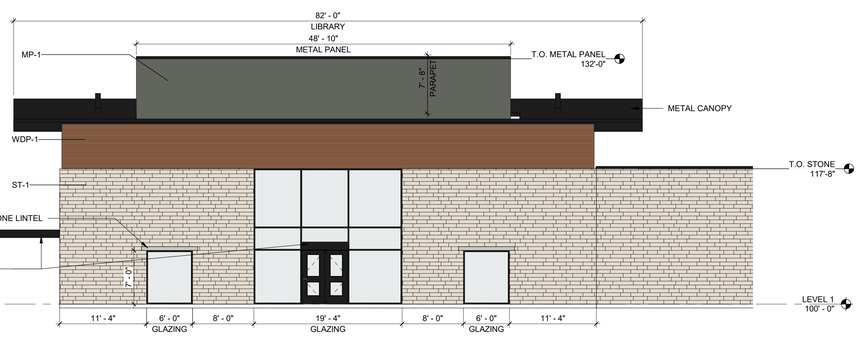
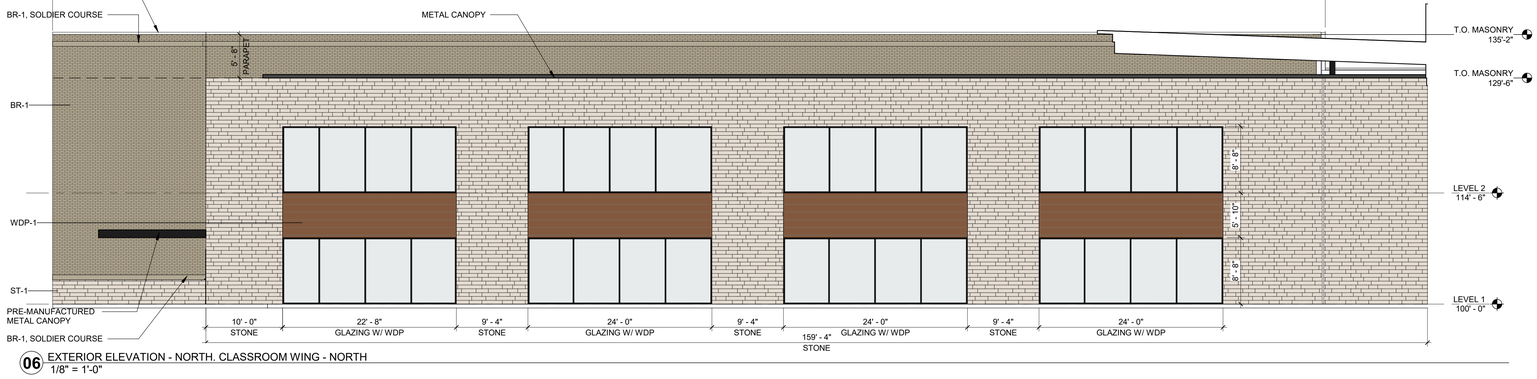
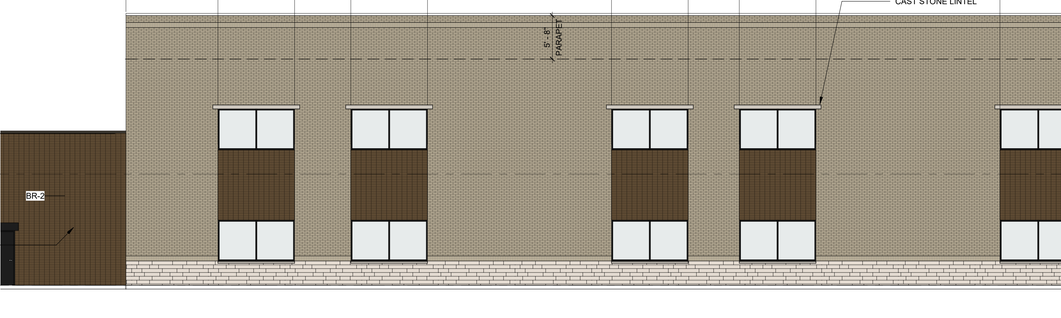


07 EXTERIOR ELEVATION - LIBRARY - EAST
1/8" = 1'-0"



06 EXTERIOR ELEVATION - NORTH, CLASSROOM WING - NORTH
1/8" = 1'-0"



05 EXTERIOR ELEVATION - LIBRARY - NORTH
1/8" = 1'-0"



04 EXTERIOR ELEVATION - LIBRARY - SOUTH
1/8" = 1'-0"

03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"

02 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"

01 EXTERIOR ELEVATION - NORTH CLASSROOM WING - NORTH (FACES N. COUNTRY LN)
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1
MP-1 · GL-1 · WDP-1

0' 2' 4' 8' 16'

05/02/2022 • 21572.0000

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Director of Planning and Zoning

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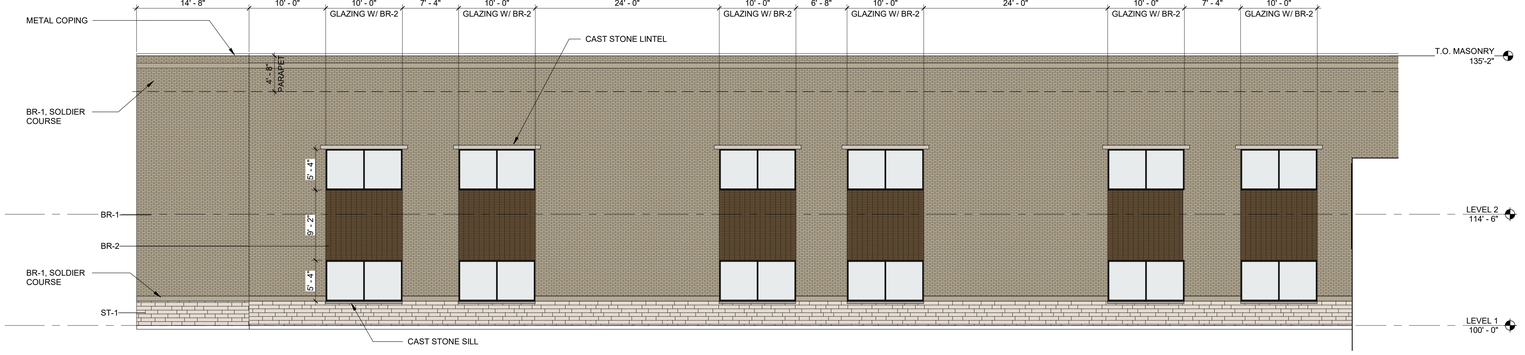
09 EXTERIOR ELEVATION - LIBRARY - EAST - B
1/8" = 1'-0"



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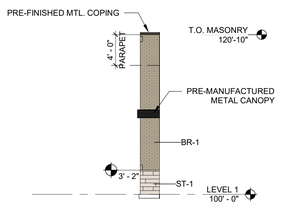
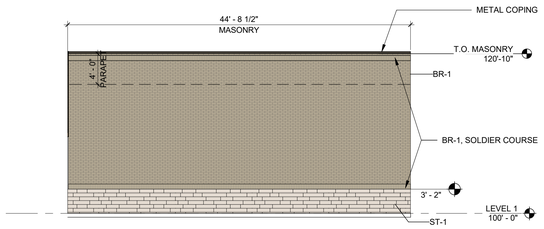
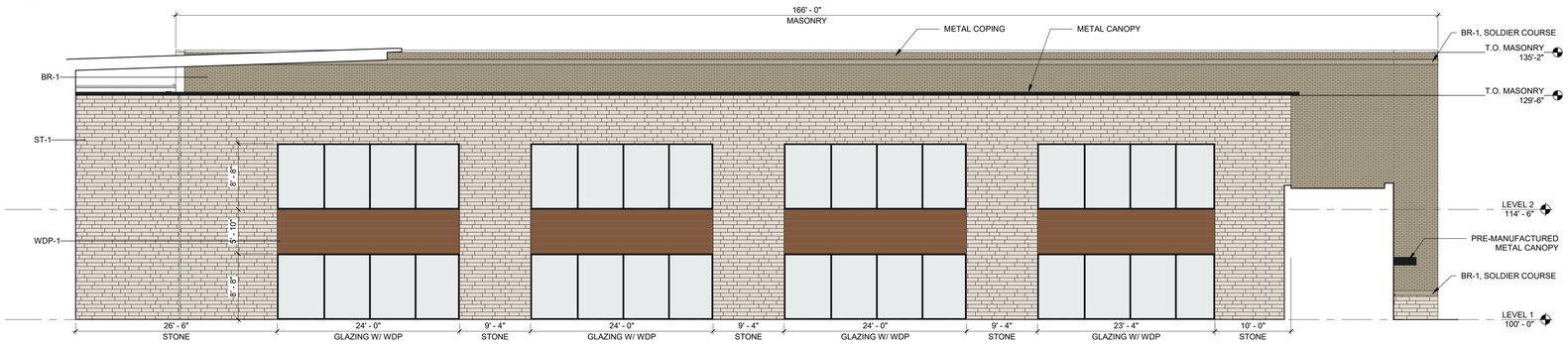
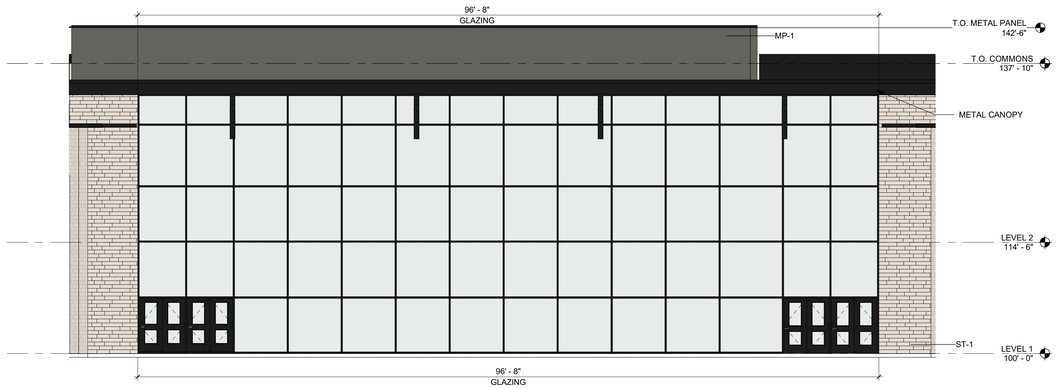
08 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - NORTH
1/8" = 1'-0"





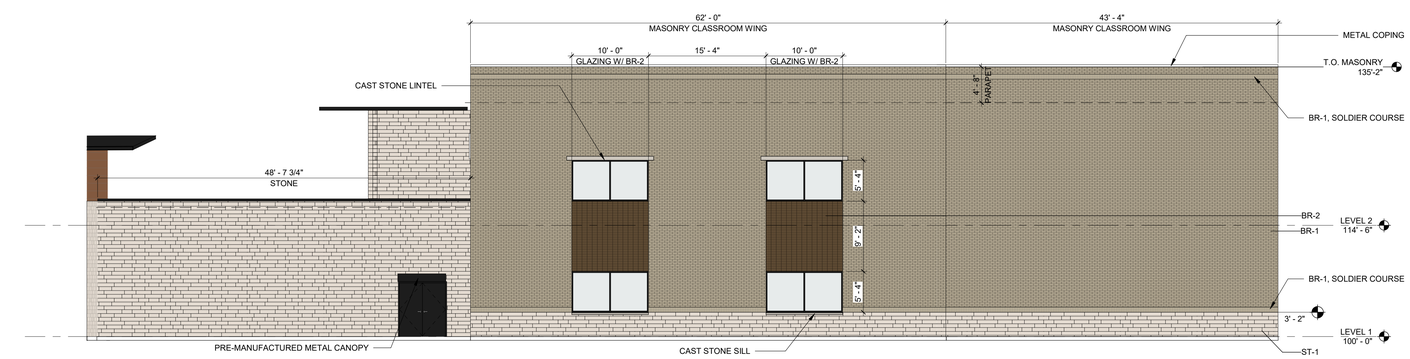


07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"



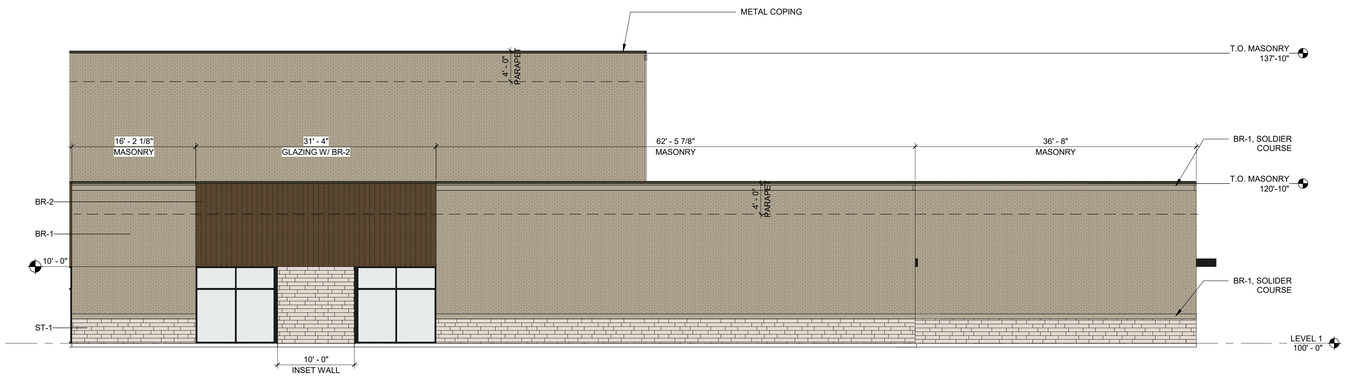
06 EXTERIOR ELEVATION - ATHLETICS - SOUTH - A
1/8" = 1'-0"

05 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - SOUTH
1/8" = 1'-0"

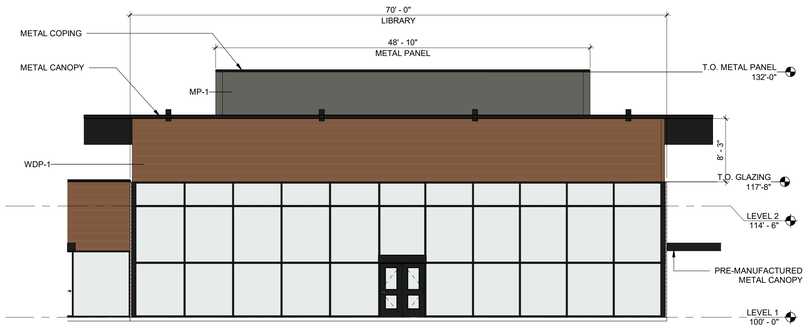


04 EXTERIOR ELEVATION - COMMONS - EAST
1/8" = 1'-0"

03 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - EAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - EAST - A
1/8" = 1'-0"



01 EXTERIOR ELEVATION - LIBRARY - WEST - A
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1 · MP-1 · GL-1 · WDP-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

As indicated

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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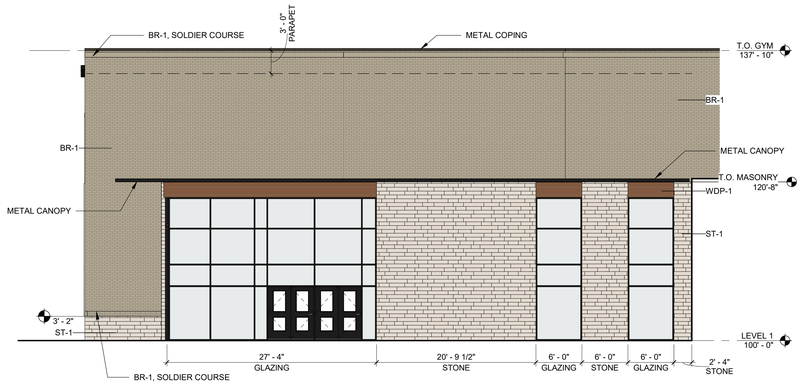
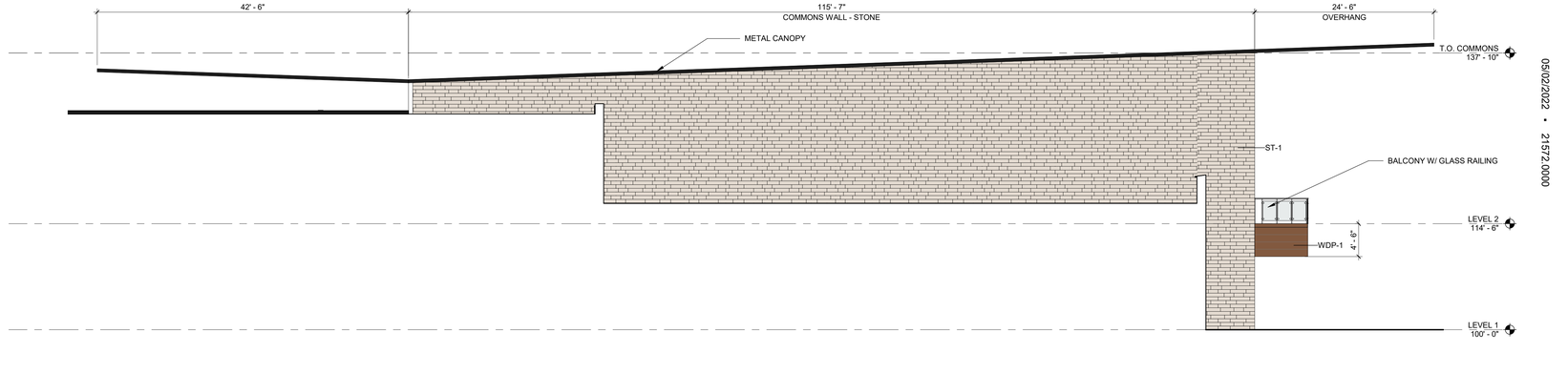
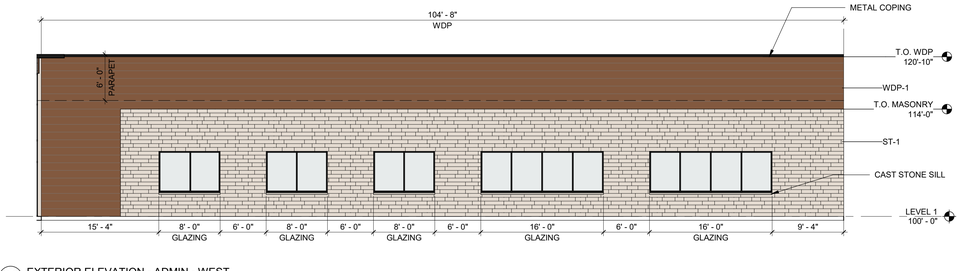


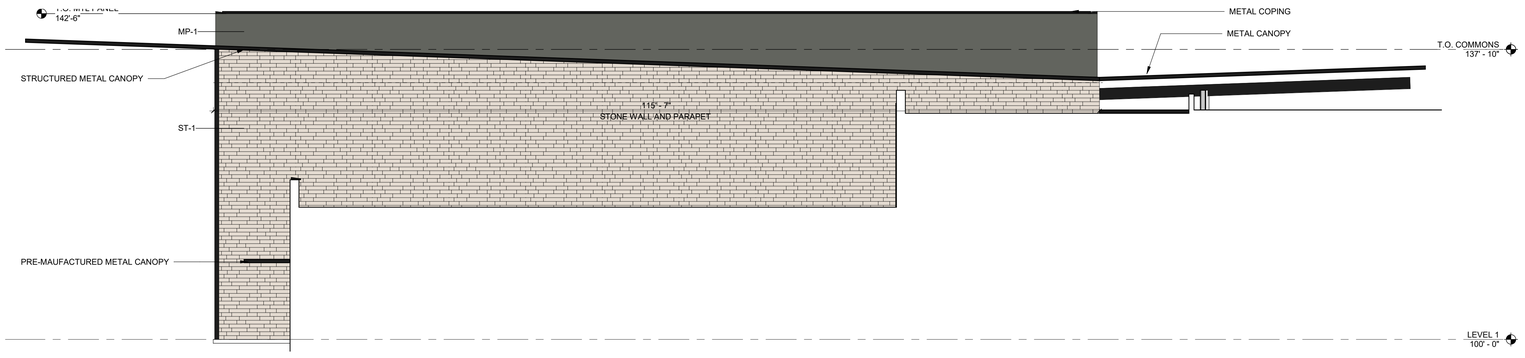
07 EXTERIOR ELEVATION - ATHLETICS - SOUTH - B
1/8" = 1'-0"



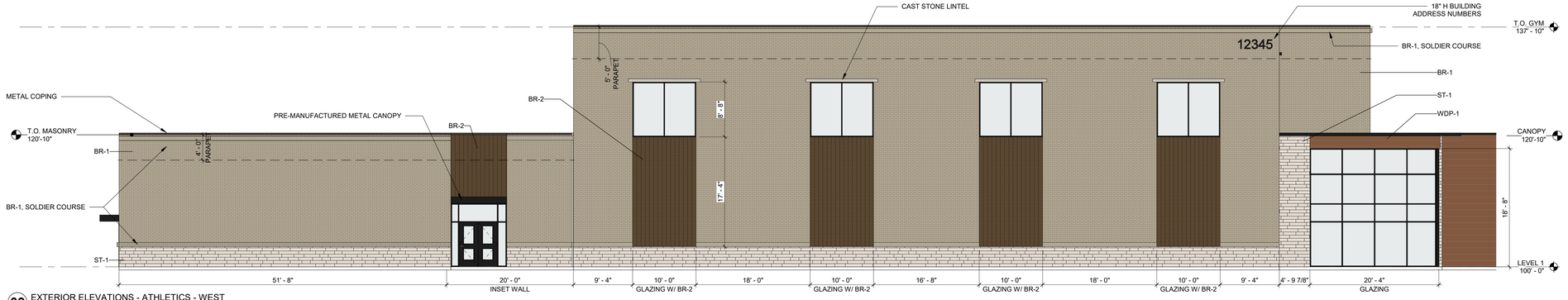
06 EXTERIOR ELEVATION - COMMONS - NORTH
1/8" = 1'-0"



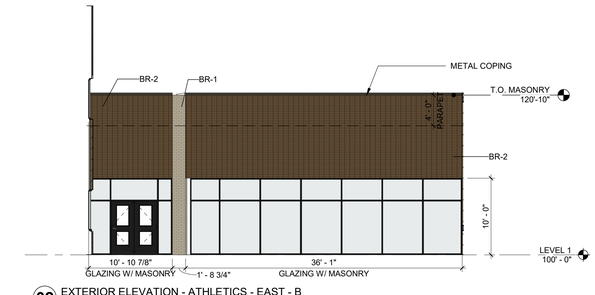
05 EXTERIOR ELEVATION - ADMIN - WEST
1/8" = 1'-0"



04 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



03 EXTERIOR ELEVATIONS - ATHLETICS - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - EAST - B
1/8" = 1'-0"



01 EXTERIOR ELEVATION - ATHLETICS - NORTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1 · MP-1 · GL-1 · WDP-1

0' 2' 4' 8' 16'

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Rockwall Independent School District

EXTERIOR ELEVATIONS

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Director of Planning and Zoning

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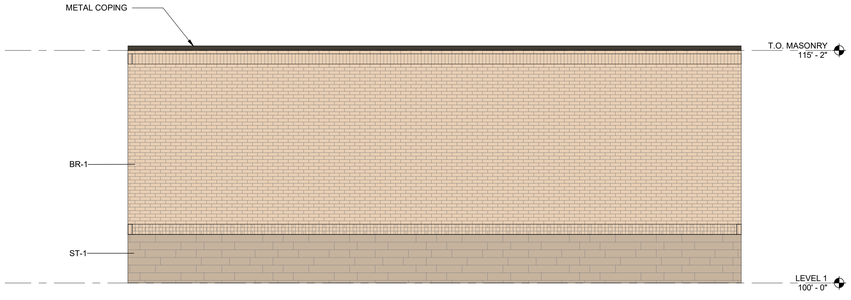
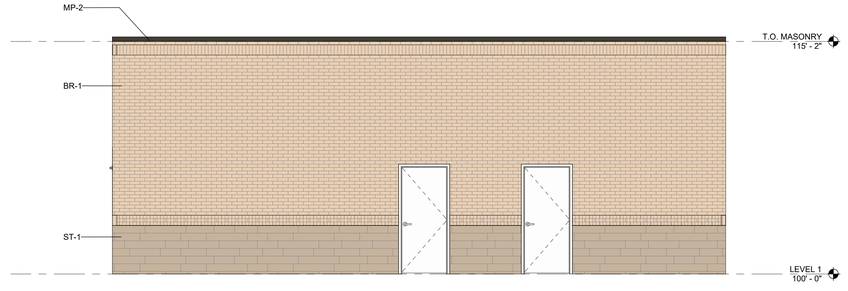


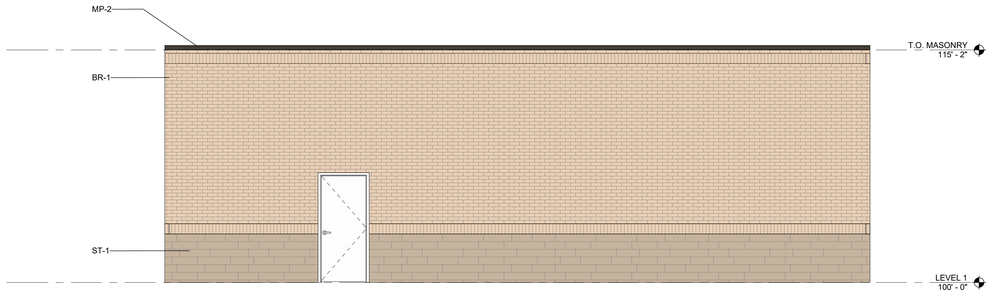
04 EXTERIOR ELEVATION - TENNIS BUILDING - NORTH
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 606 SQ FT
BRICK: 480 SQ FT
STONE: 126 SQ FT



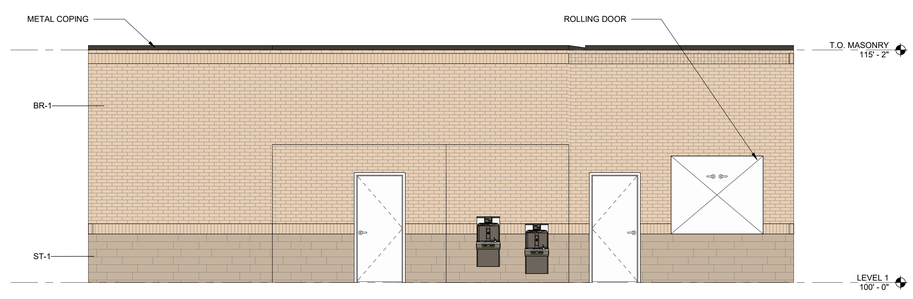
03 EXTERIOR ELEVATION - TENNIS BUILDING - SOUTH
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 557 SQ FT
BRICK: 452 SQ FT
STONE: 105 SQ FT



02 EXTERIOR ELEVATION - TENNIS BUILDING - EAST
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 674 SQ FT
BRICK: 538 SQ FT
STONE: 136 SQ FT



01 EXTERIOR ELEVATION - TENNIS BUILDING - WEST
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 618 SQ FT
BRICK: 494 SQ FT
STONE: 124 SQ FT

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATION - TENNIS BUILDING

1/4" = 1'-0"

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_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

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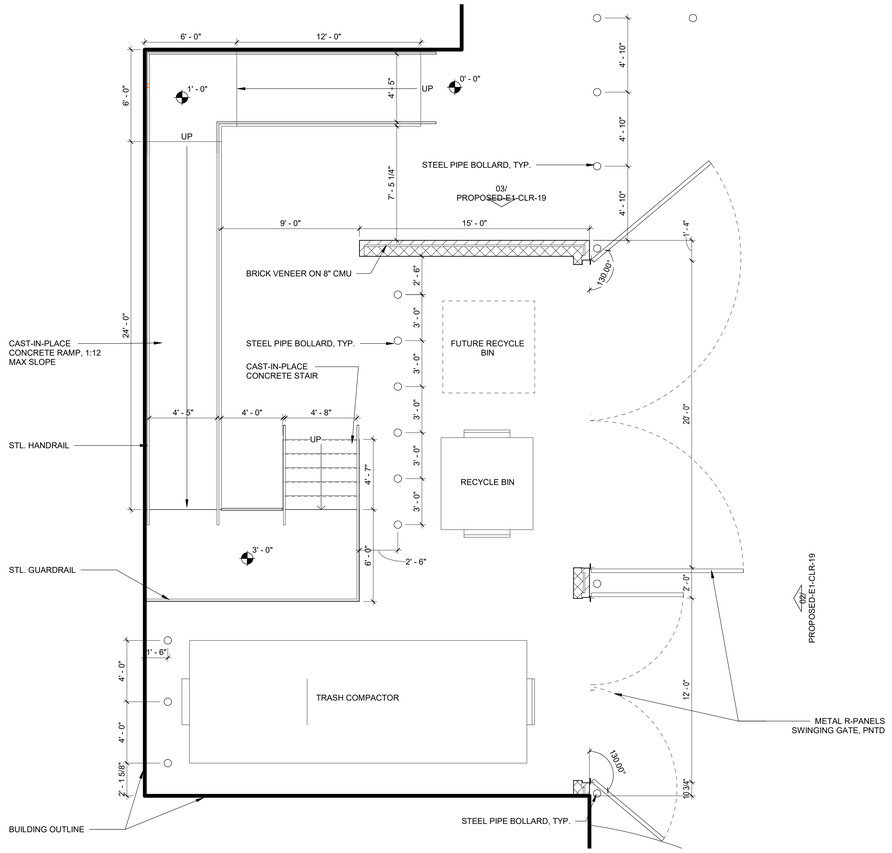
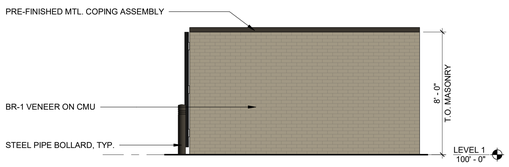
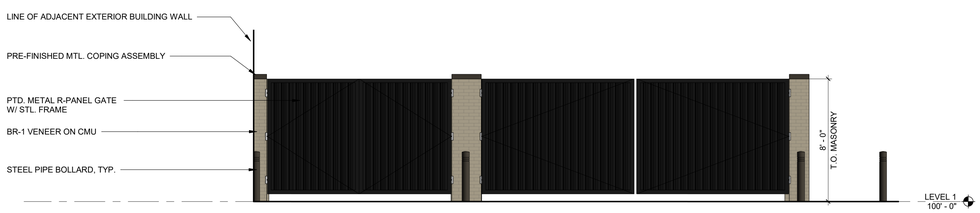


01 DUMSPTER ENCLOSURE - PLAN
1/4" = 1'-0"



03 EXTERIOR ELEVATION - DUMPSTER SIDE WALL
1/4" = 1'-0"



02 EXTERIOR ELEVATION - DUMPSTER GATE
1/4" = 1'-0"

N

DUMPSTER ENCLOSURE EXHIBIT

1/4" = 1'-0"

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Director of Planning and Zoning

Rockwall Independent School District

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0' 2' 4' 8' 16'

N

ROOF PLAN - RTU LOCATIONS

1/32" = 1'-0"

Rockwall Independent School District

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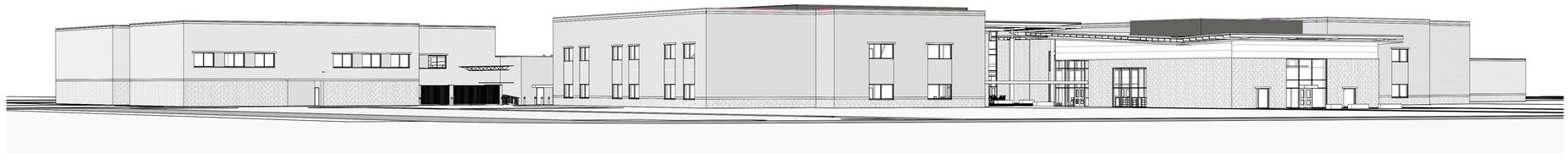
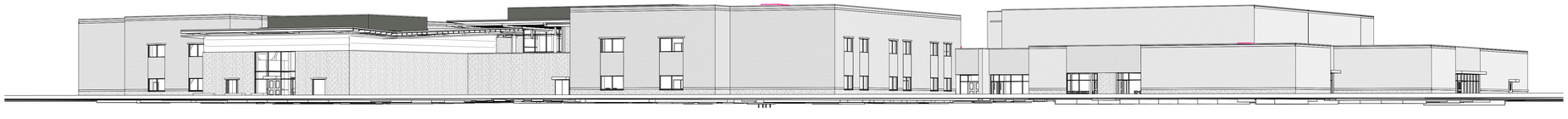
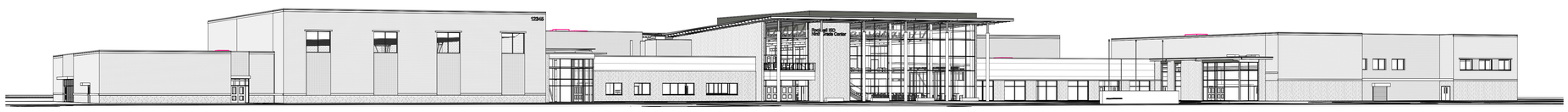


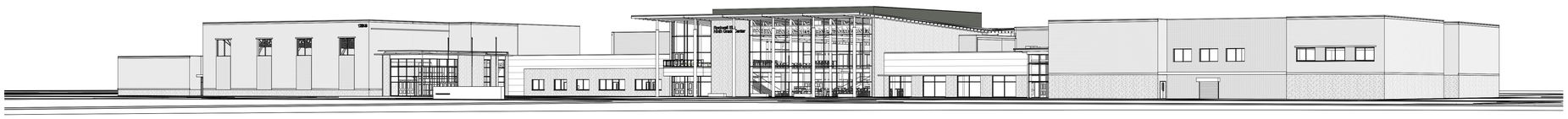
4 3D BUILDING VIEW - SOUTHEAST CORNER
N.T.S.



3 3D BUILDING VIEW - NORTHEAST CORNER
N.T.S.



2 3D BUILDING VIEW - NORTHWEST CORNER
N.T.S.



1 3D BUILDING VIEW - SOUTHWEST CORNER
N.T.S.

Rockwall Independent School District

3D RTU SCREENING VIEWS

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL-HEATH HIGH SCHOOL

EXTERIOR - S. JOHN KING BLVD. NEAR DR. GENE BURTON COLLEGE & CAREER ACADEMY



BR-1 BRICK



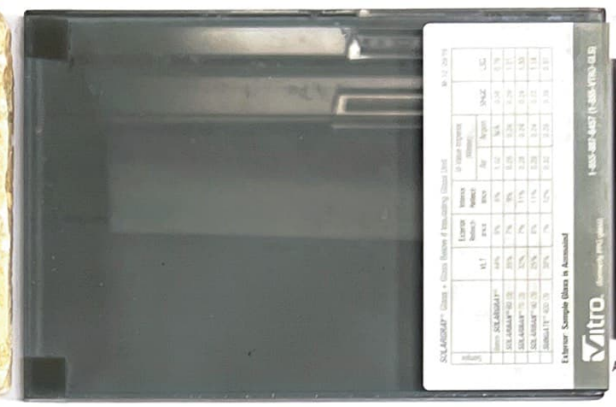
WDP-1 PHENOLIC WOOD-LOOK PANEL



BR-2 BRICK



ST-1 STONE



GL-1 INSULATED EXTERIOR GLAZING UNIT



AL-1 STOREFRONT ALUMINUM

ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL-HEATH HIGH SCHOOL

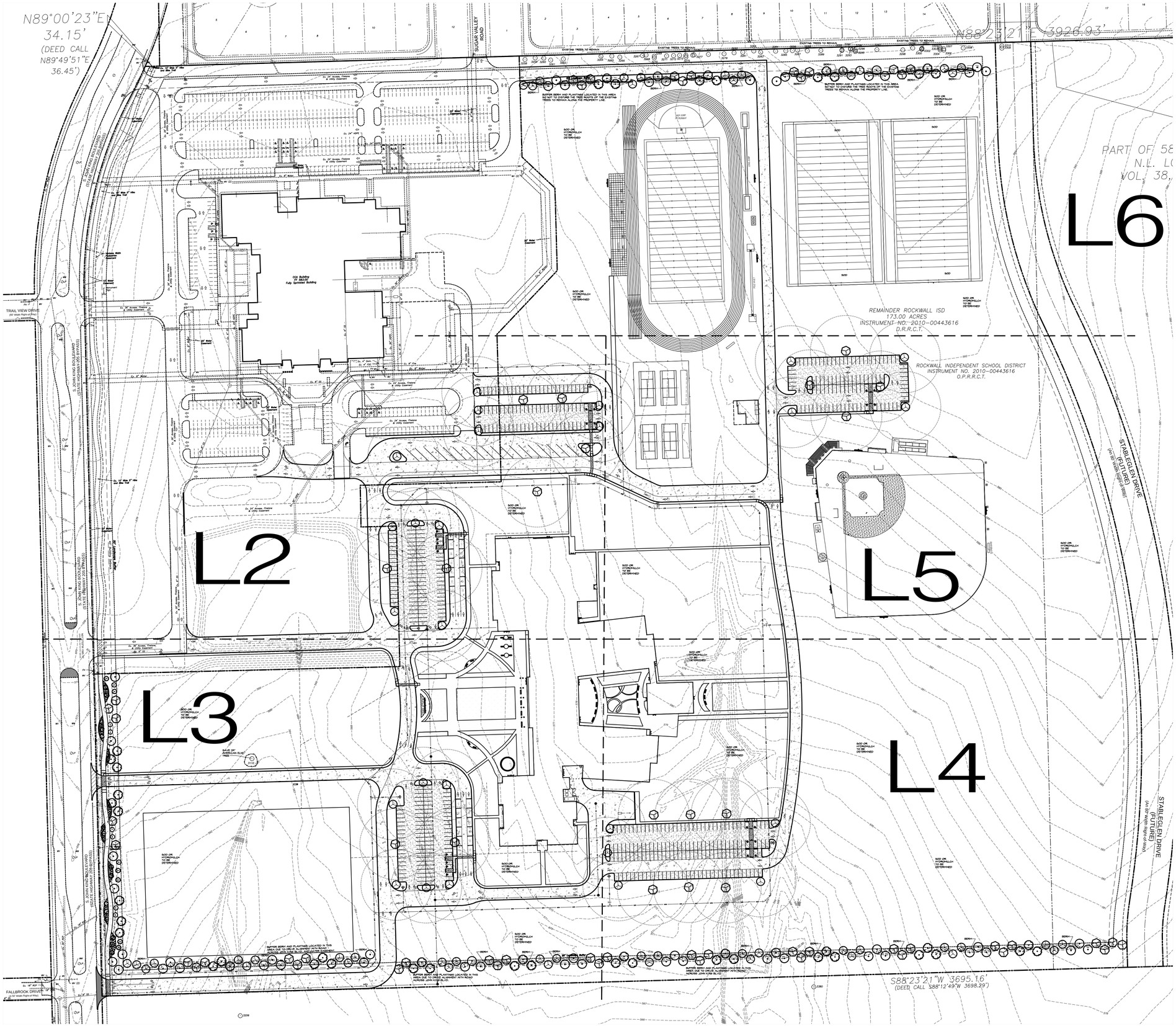
EXTERIOR - S. JOHN KING BLVD. NEAR DR. GENE BURTON COLLEGE & CAREER ACADEMY

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	GLEN-GERY	COPENHAGEN
ST-1	STONE	BBCO QUARRIES	MILLS COUNTY BLEND
WDP-1	PHENOLIC PANEL, WOOD-LOOK	FUNDERMAX	PHOENIX - NT
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 - SOLARGRAY + CLEAR
BR-2	BRICK	CLOUD CERAMICS	COCOA BROWN
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK

* SEE ROCKWALL HIGH SCHOOL FINISH BOARD FOR FULL GLAZING UNIT







SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. = 4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	304 SPACES
9.0'x20.0'	209 SPACES
15.0'x30.0'	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES

NORTH

0 100 200

GRAPHIC SCALE
1"=100'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	05/20/22	PERMIT REVIEW
2		
3		
4		
5		
6		

	REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 05/20/22
SHEET L 1

MATCHLINE SEE SHEET L6

S. JOHN KING BOULEVARD
(STATE HIGHWAY 205 BYPASS)
(A Variable Width Right-of-Way)

Ex. 8" Water
20' Water Easement
Ex. 8" SS
Ex. 4" Dom.
Ex. 4" FDC
FH
Ex. 8" Fire
Ex. 36" HDPE
Ex. 6" SS
Ex. 24' Access, Firelane & Utility Easement
Ex. 26' Access, Firelane & Utility Easement
ONLY
Ex. 10' Wide 5' Hike and Bike Trail
10' Water Easement
50' Landscape Buffer
40' Building Setback
SOD OR HYDROMULCH TO BE DETERMINED

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

NORTH

0 40 80
GRAPHIC SCALE
1" = 40'

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Director of Planning and Zoning

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LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
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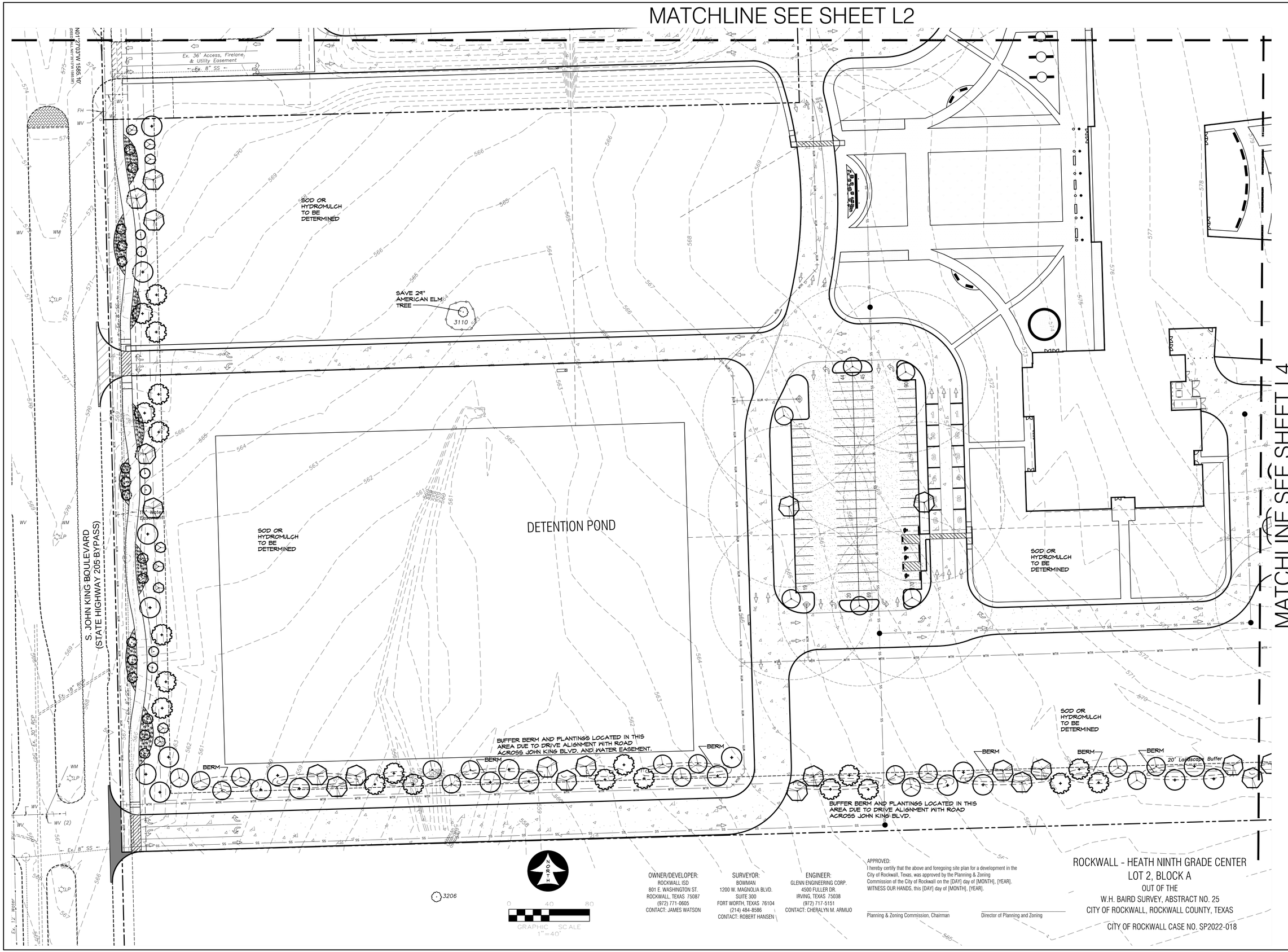
ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 05/20/22
SHEET L 2



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SURVEYOR:
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SUITE 300
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ENGINEER:
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LOT 2, BLOCK A
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W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-018

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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 05/20/22
SHEET L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

BERM

BERM

BERM

BERM

BERM

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

3380

(An 80' Width Right-of-Way)

NORTH

0 40 80
GRAPHIC SCALE
1" = 40'

OWNER/DEVELOPER:
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ROCKWALL, TEXAS 75087
(972) 771-0605
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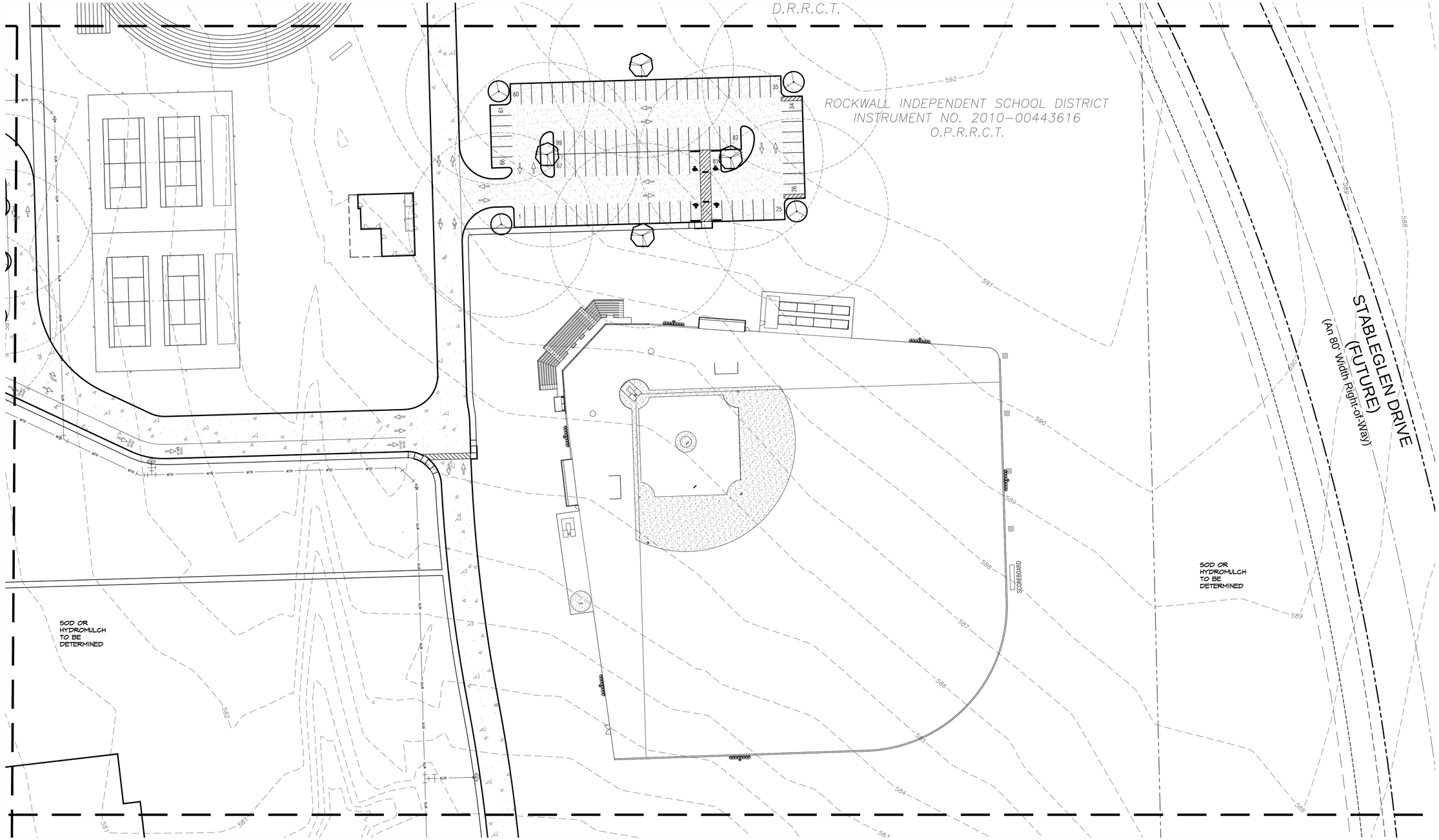
ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 05/20/22
SHEET L 4

MATCHLINE SEE SHEET L6



MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

GRAPHIC SCALE
1" = 40'

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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CONTACT: JAMES WATSON

SURVEYOR:
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SUITE 300
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(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
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(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

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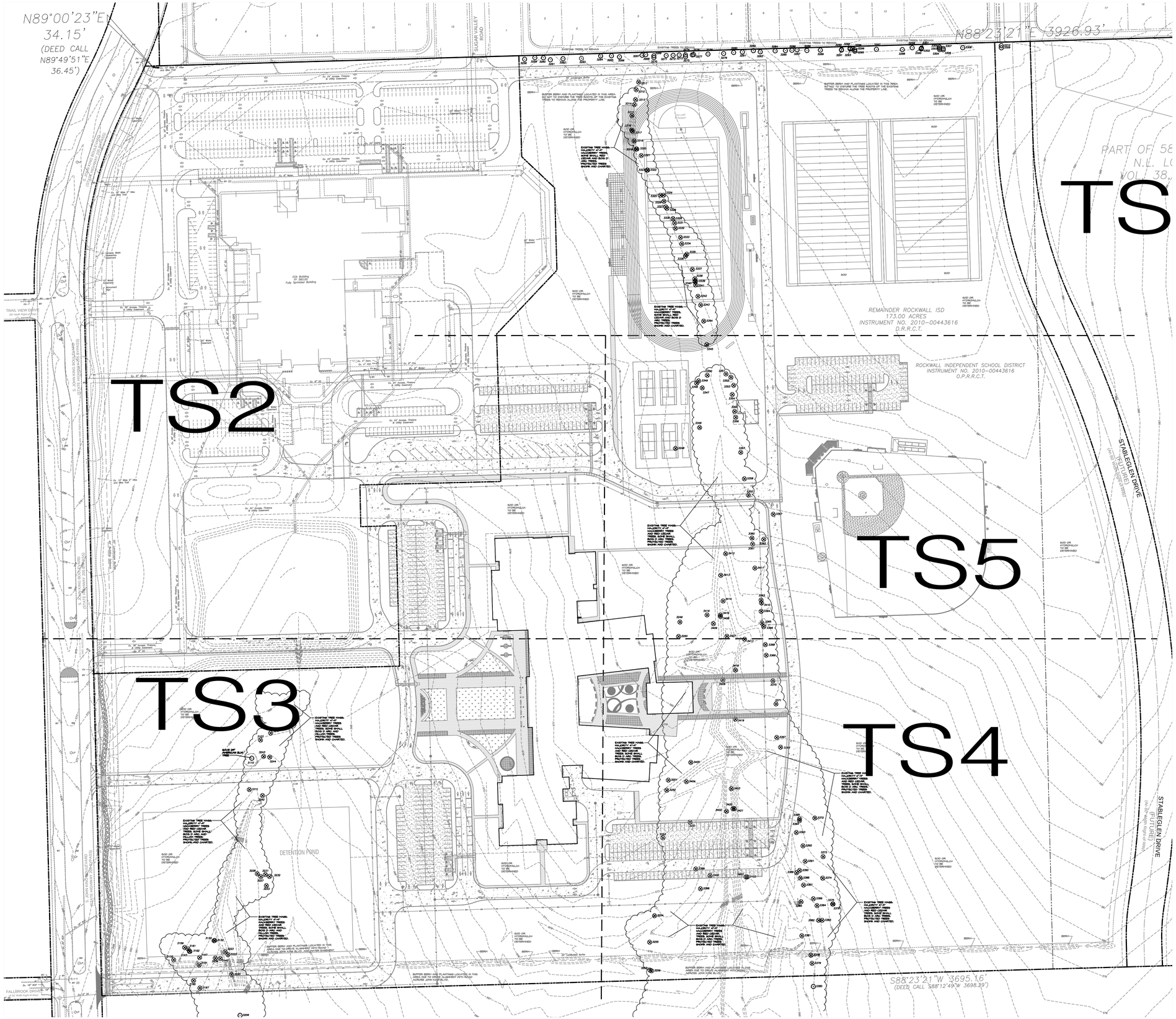
ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 05/20/22
SHEET L 5



EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. = 4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	304 SPACES
9.0'x20.0'	209 SPACES
15.0'x30.0'	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES

NORTH

0 100 200
GRAPHIC SCALE
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CITY OF ROCKWALL CASE NO. SP2022-018

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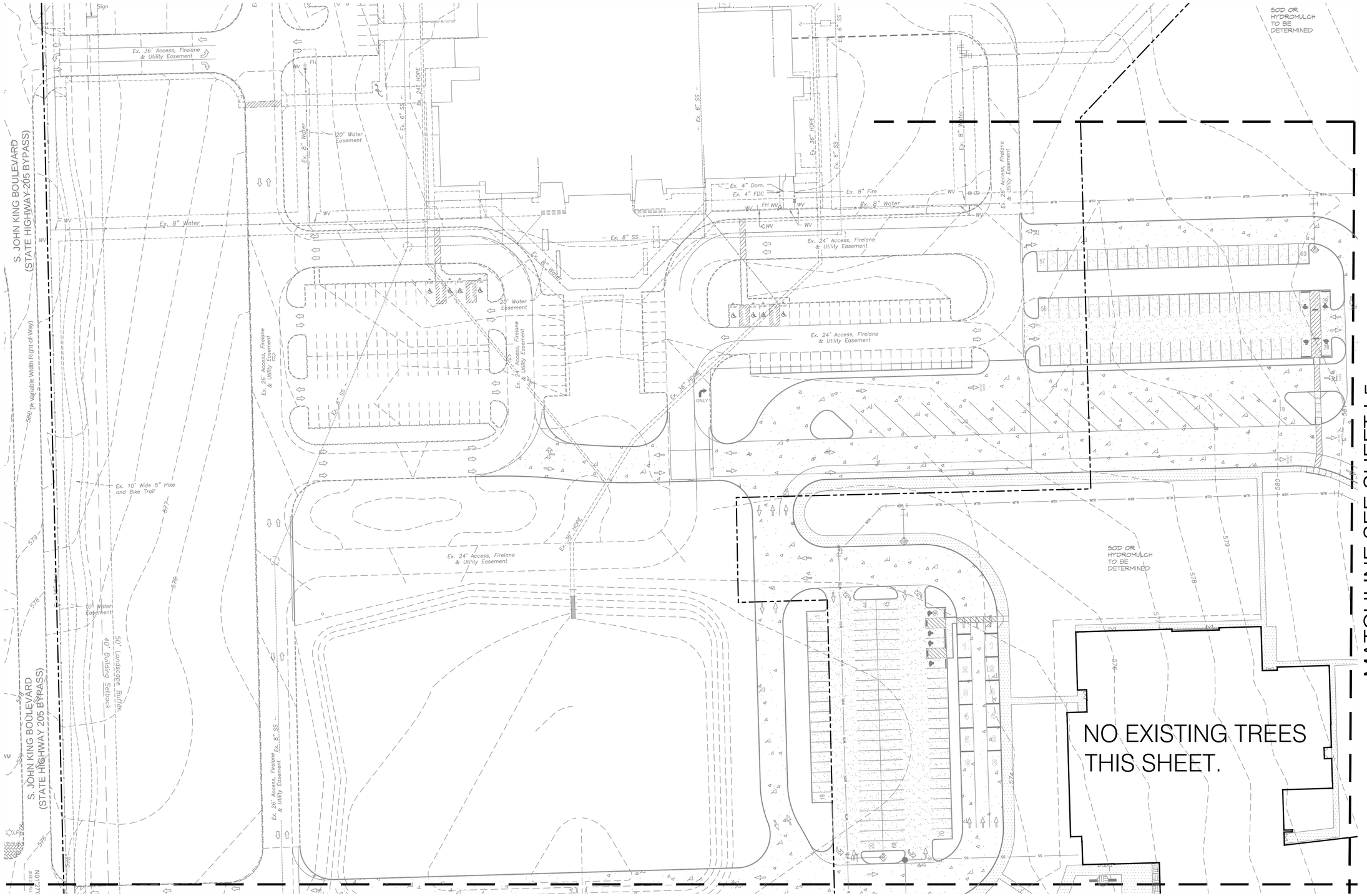
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 05/20/22
SHEET TS 1



0 40 80
GRAPHIC SCALE
1" = 40'

NORTH

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN AREA A

JOB 21572.0000
DATE 05/20/22
SHEET TS 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

Ex. 36' Access, Firelane, & Utility Easement

Ex. 8" SS

SOD OR HYDROMULCH TO BE DETERMINED

EXISTING TREE MASS. MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.

SAVE 29" AMERICAN ELM TREE

3247 3107 3243 3244 3110 3111 3242

EXISTING TREE MASS. MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.

DETENTION POND

3228 3231 3232 3227 3233

EXISTING TREE MASS. MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC AND WILLOW TREES. PROTECTED TREES SHOWN AND CHARTED.

3133 3132 3159 3161 3162 3163 3223 3222 3158 3167 3151 3139 3142 3220 3195 3197 3206

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD. AND WATER EASEMENT.

BUFFER BERM AND PLANTINGS LOCATER IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

BERM

20' Landscape Buffer

10' Water Easement

S. JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS)

Ex. 18" RCP

Ex. 30" RCP

Ex. 8" SS

WV (2)

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

0 40 80

GRAPHIC SCALE 1" = 40'

NORTH

OWNER/DEVELOPER:
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CONTACT: JAMES WATSON

SURVEYOR:
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-018

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ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN AREA B

JOB 21572.0000
DATE 05/20/22
SHEET TS 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

EXISTING TREE MASS: MAJORITY 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC TREES. PROTECTED TREES SHOWN AND CHARTED.

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BERM

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD.

S. JOHN KING BOULEVARD (An 80' Width Right-of-Way)

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80
GRAPHIC SCALE
1"=40'

OWNER/DEVELOPER:
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
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ROCKWALL ISD

TREESCAPE PLAN AREA C

JOB 21572.0000
DATE 05/20/22
SHEET TS 4

MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L2

D.R.R.C.T.

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2010-00443616
O.P.R.R.C.T.

STABLEGLEN DRIVE
(FUTURE)
(An 80' Width Right-of-Way)

EXISTING TREE MASS: MAJORITY, 4"-9" HACKBERRY TREES AND RED CEDAR TREES. SOME SMALL BOIS D ARC TREES. PROTECTED TREES SHOWN AND CHARTED.

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SCOREBOARD

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

0 40 80
GRAPHIC SCALE
1"=40'

MATCHLINE SEE SHEET L4

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	05/20/22	PERMIT REVIEW
2		
3		
4		
5		
6		

REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN AREA E

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

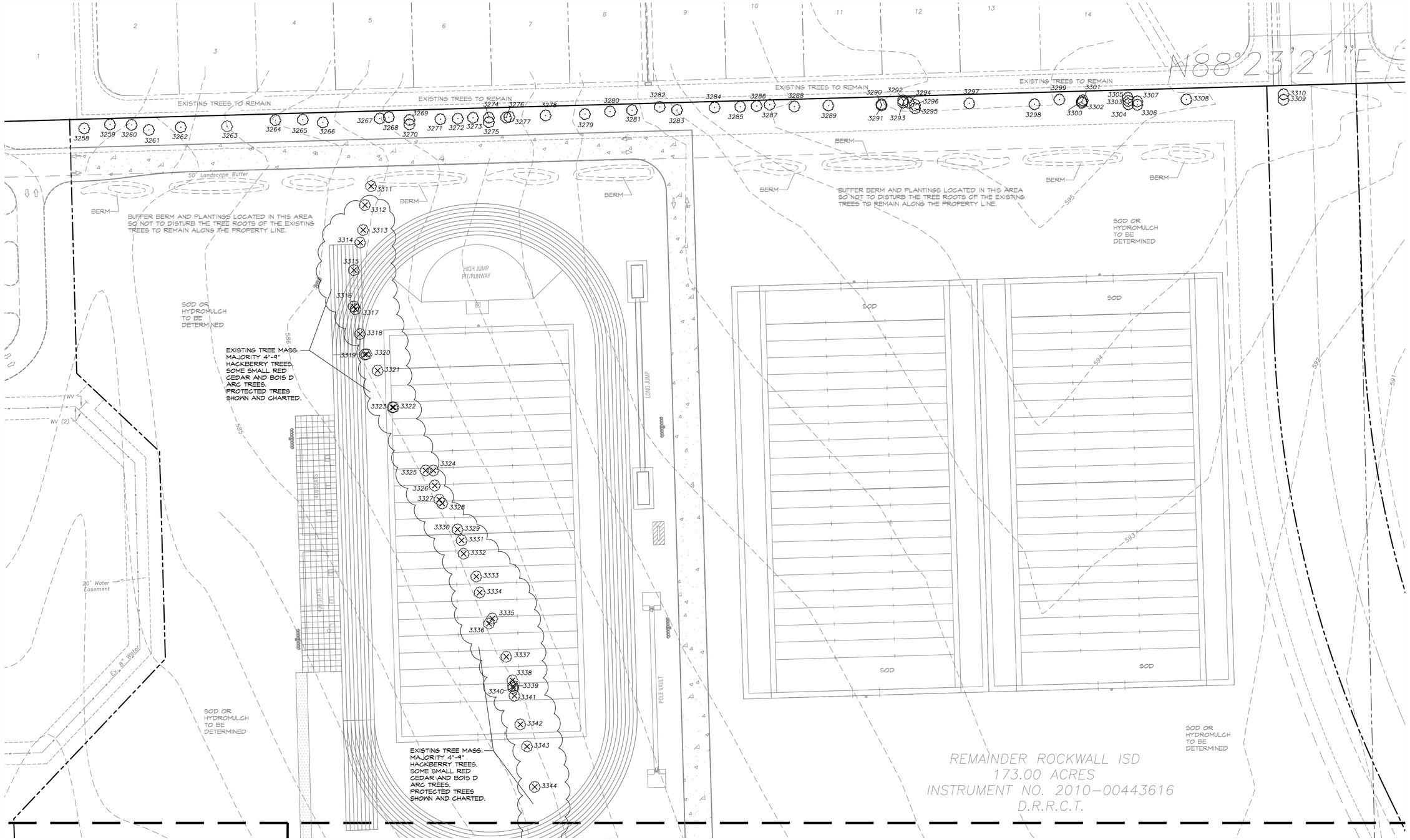
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-018

JOB 21572.0000
DATE 05/20/22
SHEET TS 5



EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

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ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. Houston St
Dallas, TX 75202
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ISSUES		
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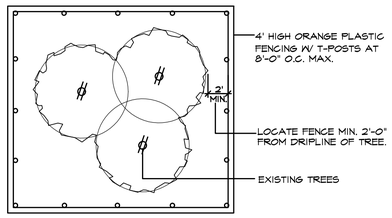
ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE
PLAN AREA E

JOB 21572.0000
DATE 05/20/22
SHEET TS 6



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.

ROCKWALL JH SOUTH

TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3107	TREE 19" HACKBERRY	REMOVE	9.5	
3110	TREE 29" AMERICAN ELM MT	SAVE	0	29
3111	TREE 17" HACKBERRY	REMOVE	8.5	
3132	TREE 12" HACKBERRY	REMOVE	6	
3133	TREE 20" HACKBERRY	REMOVE	10	
3139	TREE 13" HACKBERRY	REMOVE	6.5	
3142	TREE 15" HACKBERRY	REMOVE	7.5	
3151	TREE 13" HACKBERRY	REMOVE	6.5	
3158	TREE 25" HACKBERRY	REMOVE	12.5	
3159	TREE 19" HACKBERRY	REMOVE	9.5	
3161	TREE 12" HACKBERRY	REMOVE	6	
3162	TREE 17" HACKBERRY	REMOVE	8.5	
3163	TREE 13" HACKBERRY	REMOVE	6.5	
3167	TREE 14" HACKBERRY	REMOVE	7	
3195	TREE 13" HACKBERRY	REMOVE	6.5	
3197	TREE 15" HACK. Heartrot & Split	REMOVE	0	SICK/EXEMPT
3206	TREE 15" AM ELM	SAVE	0	OFF-SITE
3220	TREE 11" HACKBERRY	REMOVE	5.5	
3222	TREE 12" RED CEDAR	REMOVE	6	
3223	TREE 15" BOIS D ARC	REMOVE	0	
3227	TREE 13" HACKBERRY	REMOVE	6.5	
3228	TREE 12" HACKBERRY	REMOVE	6	
3231	TREE 13" HACKBERRY	REMOVE	6.5	
3232	TREE 14" HACKBERRY	REMOVE	7	
3233	TREE 12" HACKBERRY	REMOVE	6	
3242	TREE 18"" HACKBERRY	REMOVE	9	
3243	TREE 12" HACKBERRY	REMOVE	6	
3244	TREE 18" HACKBERRY	REMOVE	9	
3247	TREE 21" HACK. Heartrot & Split	REMOVE	0	SICK/EXEMPT
3248	TREE 12" RED CEDAR	REMOVE	6	
3249	TREE 15" RED CEDAR	REMOVE	7.5	
3250	TREE 15" RED CEDAR	REMOVE	7.5	
3251	TREE 11" RED CEDAR	REMOVE	5.5	
3252	TREE 18" HACKBERRY	REMOVE	9	
3253	TREE 12" RED CEDAR	REMOVE	6	
3254	TREE 13" RED CEDAR	REMOVE	6.5	
3255	TREE 11" RED CEDAR	REMOVE	5.5	
3256	TREE 13" RED CEDAR	REMOVE	6.5	
3257	TREE 15" RED CEDAR	REMOVE	7.5	
3258	TREE 13" HACKBERRY	SAVE	0	
3259	TREE 13" HACKBERRY	SAVE	0	
3260	TREE 16" HACKBERRY	SAVE	0	
3261	TREE 11" HACKBERRY	SAVE	0	
3262	TREE 17" HACKBERRY	SAVE	0	
3263	TREE 22" HACKBERRY HEARTROT	REMOVE	0	SICK/EXEMPT
3264	TREE 19" HACKBERRY	SAVE	0	
3265	TREE 14" HACKBERRY	SAVE	0	
3266	TREE 15" HACKBERRY	SAVE	0	
3267	TREE 13" HACKBERRY	SAVE	0	
3268	TREE 15" HACKBERRY	SAVE	0	
3269	TREE 12" HACKBERRY	SAVE	0	
3270	TREE 17" HACKBERRY	SAVE	0	
3271	TREE 20" HACKBERRY	SAVE	0	
3272	TREE 14" HACKBERRY	SAVE	0	
3273	TREE 18" HACKBERRY	SAVE	0	
3274	TREE 14" HACKBERRY	SAVE	0	
3275	TREE 15" HACKBERRY	SAVE	0	
3276	TREE 18" HACKBERRY	SAVE	0	
3277	TREE 18" HACKBERRY	SAVE	0	
3278	TREE 23" HACKBERRY	SAVE	0	
3279	TREE 11" HACKBERRY	SAVE	0	
3280	TREE 14" HACKBERRY	SAVE	0	OFF-SITE
3281	TREE 13"HACKBERRY	SAVE	0	
3282	TREE 13" HACKBERRY	SAVE	0	
3283	TREE 25" HACKBERRY	SAVE	0	
3284	TREE 15" HACKBERRY	SAVE	0	
3285	TREE 13" HACKBERRY	SAVE	0	
3286	TREE 20" HACKBERRY HEARTROT	REMOVE	0	SICK/EXEMPT
3287	TREE 13" HACKBERRY	SAVE	0	
3288	TREE 15" HACKBERRY	SAVE	0	
3289	TREE 12" HACKBERRY	SAVE	0	
3290	TREE 18" HACKBERRY	SAVE	0	
3291	TREE 18" HACKBERRY	SAVE	0	
3292	TREE 14" HACKBERRY	SAVE	0	
3293	TREE 11" HACKBERRY	SAVE	0	
3294	TREE 11"HACKBERRY	SAVE	0	
3295	TREE 15" HACKBERRY	SAVE	0	
3296	TREE 18" HACKBERRY MT	SAVE	0	
3297	TREE 25" HACKBERRY	SAVE	0	
3298	TREE 15" HACKBERRY MT	SAVE	0	
3299	TREE 12" HACKBERRY	SAVE	0	
3300	TREE 12" HACKBERRY	SAVE	0	
3301	TREE 12" HACKBERRY	SAVE	0	
3302	TREE 12" HACKBERRY	SAVE	0	
3303	TREE 11" HACKBERRY	SAVE	0	
3304	TREE 13" HACKBERRY	SAVE	0	
3305	TREE 11" HACKBERRY	SAVE	0	
3306	TREE 11" HACKBERRY	SAVE	0	
3307	TREE 18" HACKBERRY	SAVE	0	
3308	TREE 15" HACKBERRY	SAVE	0	
3309	TREE 11" HACKBERRY	SAVE	0	
3310	TREE 11" HACKBERRY	SAVE	0	
3311	TREE 11" HACKBERRY	REMOVE	5.5	
3312	TREE 17" HACKBERRY MT	REMOVE	8.5	
3313	TREE 20" HACKBERRY MT	REMOVE	10	
3314	TREE 20" HACKBERRY MT	REMOVE	10	
3315	TREE 24" HACKBERRY	REMOVE	12	
3316	TREE 12" HACKBERRY	REMOVE	6	
3317	TREE 15" HACKBERRY	REMOVE	7.5	
3318	TREE 21" HACKBERRY MT	REMOVE	10.5	
3319	TREE 16" HACKBERRY	REMOVE	8	
3320	TREE 21" HACKBERRY	REMOVE	10.5	
3321	TREE 12" HACKBERRY	REMOVE	6	
3322	TREE 20" HACKBERRY MT	REMOVE	10	
3323	TREE 11" HACKBERRY MT	REMOVE	5.5	
3324	TREE 16" HACKBERRY MT	REMOVE	8	
3325	TREE 16" HACKBERRY MT	REMOVE	8	
3326	TREE 21" HACKBERRY MT	REMOVE	10.5	
3327	TREE 21" HACKBERRY MT	REMOVE	10.5	
3328	TREE 20" HACKBERRY MT	REMOVE	10	
3329	TREE 16" HACKBERRY	REMOVE	8	
3330	TREE 11" HACKBERRY	REMOVE	5.5	
3331	TREE 18" HACKBERRY MT	REMOVE	9	
3332	TREE 12" HACKBERRY	REMOVE	6	
3333	TREE 17" HACKBERRY MT	REMOVE	8.5	
3334	TREE 22"HACKBERRY MT	REMOVE	11	
3335	TREE 14" HACKBERRY MT	REMOVE	7	
3336	TREE 11" HACKBERRY	REMOVE	5.5	
3337	TREE 20" HACKBERRY MT	REMOVE	10	
3338	TREE 15" HACKBERRY MT	REMOVE	7.5	
3339	TREE 11" HACKBERRY MT	REMOVE	5.5	
3340	TREE 11" HACKBERRY MT	REMOVE	5.5	
3341	TREE 11" HACKBERRY MT	REMOVE	5.5	
3342	TREE 18" HACKBERRY MT	REMOVE	9	
3343	TREE 12" HACKBERRY	REMOVE	6	
3344	TREE 22" HACKBERRY	REMOVE	11	
3345	TREE 17" HACKBERRY MT	REMOVE	8.5	
3346	TREE 14" RED CEDAR	REMOVE	7	
3347	TREE 12" HACKBERRY	REMOVE	6	
3348	TREE 12" HACKBERRY	REMOVE	6	
3349	TREE 12" HACKBERRY	REMOVE	6	
3350	TREE 14" HACKBERRY	REMOVE	7	
3351	TREE 14" HACKBERRY	REMOVE	7	
3352	TREE 11" HACKBERRY	REMOVE	5.5	
3353	TREE 17" HACKBERRY	REMOVE	8.5	
3354	TREE 11" HACKBERRY MT	REMOVE	5.5	
3355	TREE 12" HACKBERRY	REMOVE	6	
3356	TREE 24" HACKBERRY	REMOVE	12	
3357	TREE 20" HACKBERRY MT	REMOVE	10	
3358	TREE 14" RED CEDAR	REMOVE	7	
3359	TREE 19" HACKBERRY	REMOVE	9.5	
3360	TREE 16" RED CEDAR	REMOVE	8	
3361	TREE 11" HACKBERRY	REMOVE	5.5	
3362	TREE 15" HACKBERRY	REMOVE	7.5	
3363	TREE 14" HACKBERRY	REMOVE	7	
3364	TREE 17" HACKBERRY	REMOVE	8.5	
3365	TREE 16" HACKBERRY	REMOVE	8	
3366	TREE 15" HACKBERRY	REMOVE	7.5	
3367	TREE 13" HACKBERRY	REMOVE	6.5	
3368	TREE 11" RED CEDAR	REMOVE	5.5	
3369	TREE 11" RED CEDAR	REMOVE	5.5	
3370	TREE 16" HACKBERRY	REMOVE	8	
3371	TREE 14" HACKBERRY	REMOVE	7	
3372	TREE 13" RED CEDAR	REMOVE	6.5	
3373	TREE 12" RED CEDAR	REMOVE	6	
3374	TREE 18" RED CEDAR	REMOVE	9	
3375	TREE 12" RED CEDAR	REMOVE	6	
3376	TREE 11" RED CEDAR	REMOVE	5.5	
3377	TREE 12" HACKBERRY	REMOVE	6	
3378	TREE 17" HACKBERRY	REMOVE	8.5	
3379	TREE 18" HACKBERRY MT	REMOVE	9	
3380	TREE 13" HACKBERRY	SAVE	0	OFF-SITE
3381	TREE 11" HACKBERRY	REMOVE	5.5	
3382	TREE 12" RED CEDAR	REMOVE	6	
3383	TREE 11" RED CEDAR	REMOVE	5.5	
3384	TREE 11" HACKBERRY	REMOVE	5.5	
3385	TREE 15" HACKBERRY	REMOVE	7.5	
3386	TREE 12" RED CEDAR	REMOVE	6	
3387	TREE 11" RED CEDAR	REMOVE	5.5	
3388	TREE 15" RED CEDAR	REMOVE	7.5	
3389	TREE 13" RED CEDAR MT	REMOVE	6.5	
3390	TREE 12" RED CEDAR	REMOVE	6	
3391	TREE 14" RED CEDAR	REMOVE	7	
3392	TREE 12" RED CEDAR	REMOVE	6	
3393	TREE 15" RED CEDAR MT	REMOVE	7.5	
3394	TREE 14" RED CEDAR	REMOVE	7	
3395	TREE 14" RED CEDAR	REMOVE	7	
3396	TREE 14" RED CEDAR MT	REMOVE	7	
3397	TREE 11" RED CEDAR	REMOVE	5.5	
3398	TREE 15" RED CEDAR MT	REMOVE	7.5	
3399	TREE 18" RED CEDAR	REMOVE	9	
3400	TREE 11" RED CEDAR MT	REMOVE	5.5	
3401	TREE 12" RED CEDAR	REMOVE	6	
3402	TREE 14" RED CEDAR	REMOVE	7	
3403	TREE 13" OAK MT	REMOVE	13	
3404	TREE 11" RED CEDAR	REMOVE	5.5	
3405	TREE 18" RED CEDAR	REMOVE	9	
3406	TREE 11" RED CEDAR	REMOVE	5.5	
3407	TREE 11" RED CEDAR	REMOVE	5.5	
3408	TREE 14" RED CEDAR MT	REMOVE	7	
3409	TREE 14" RED CEDAR MT	REMOVE	7	
3410	TREE 14" OAK MT	REMOVE	14	
3411	TREE 12" OAK	REMOVE	12	
3412	TREE 12" RED CEDAR MT	REMOVE	6	
3413	TREE 13" RED CEDAR	REMOVE	6.5	
3414	TREE 11" RED CEDAR	REMOVE	5.5	
3415	TREE 15" RED CEDAR MT	REMOVE	7.5	
3416	TREE 16" RED CEDAR MT	REMOVE	8	
3417	TREE 15" RED CEDAR	REMOVE	7.5	
3418	TREE 12" RED CEDAR	REMOVE	6	
3419	TREE 15" RED CEDAR	REMOVE	7.5	
3420	TREE 13" RED CEDAR	REMOVE	6.5	
3421	TREE 13" RED CEDAR	REMOVE	6.5	
3422	TREE 14" RED CEDAR	REMOVE	7	
3423	TREE 14" RED CEDAR	REMOVE	7	
	TOTALS		1079.5	29

MITIGATION 1,079.5 - 29 = 1,050.5 X $100.00 = $105,050.00

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Director of Planning and Zoning

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LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-018

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S. JOHN KING BOULEVARD
ROCKWALL ISD

TREESCAPE PLAN CHART

JOB 21572.0000
DATE 05/20/22
SHEET TS 7

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

50' Landscape Buffer

BERM

BERM

BERM

BERM

BERM

BERM

BERM

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA SO NOT TO DISTURB THE TREE ROOTS OF THE EXISTING TREES TO REMAIN ALONG THE PROPERTY LINE.

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA SO NOT TO DISTURB THE TREE ROOTS OF THE EXISTING TREES TO REMAIN ALONG THE PROPERTY LINE.

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

HIGH JUMP PIT/RUNWAY

LONG JUMP

POLE VAULT

400 SEATS

400 SEATS

SOD

SOD

SOD

SOD

WV

WV (2)

20' Water Easement

Ex. 8" Water

N88°23'21"E

REMAINDER ROCKWALL ISD
173.00 ACRES
INSTRUMENT NO. 2010-00443616
D.R.R.C.T.

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L5

0 40 80

GRAPHIC SCALE
1"=40'

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Director of Planning and Zoning

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OUT OF THE
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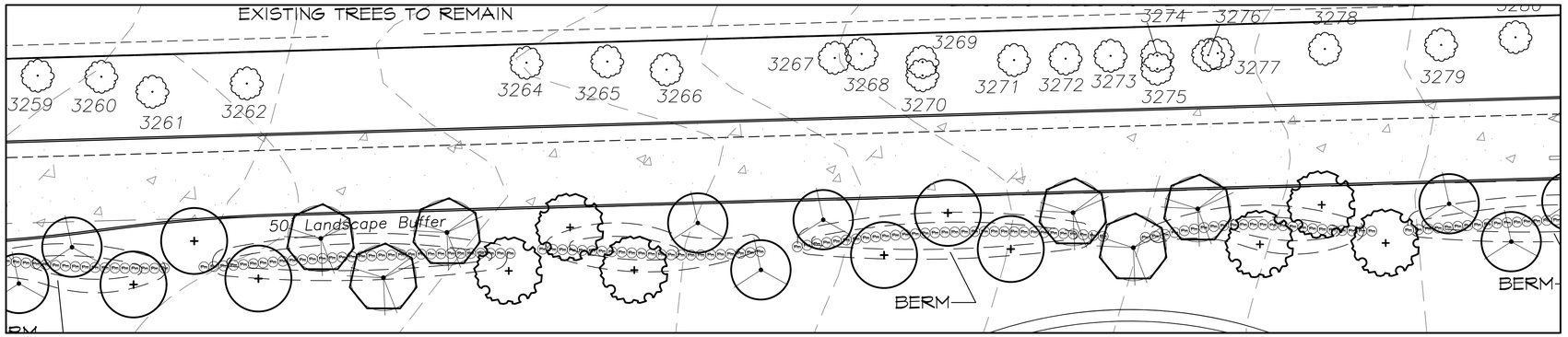
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

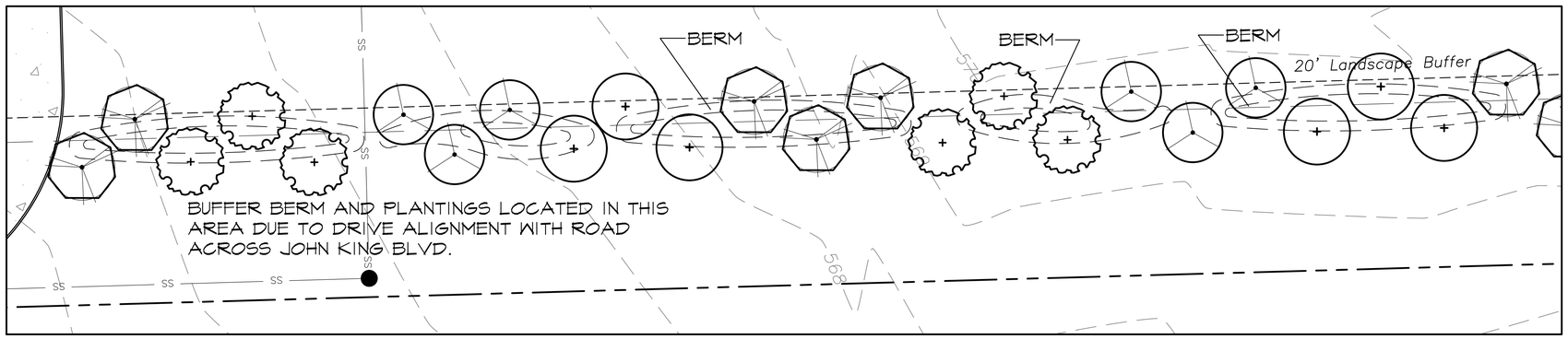
LANDSCAPE PLAN
AREA E

JOB 21572.0000
DATE 05/20/22
SHEET L 6



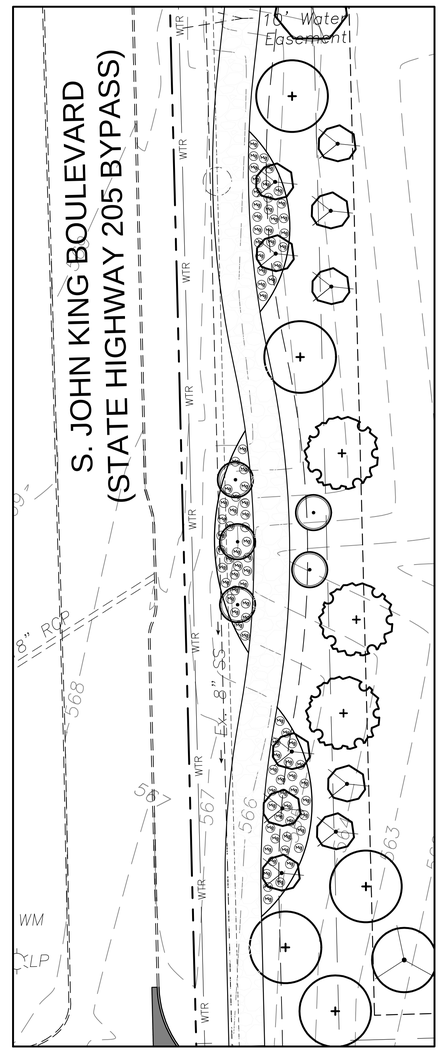
TYPICAL SEGMENT OF NORTH RESIDENTIAL BUFFER

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF SOUTH RESIDENTIAL BUFFER

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF JOHN KING BOULEVARD

SCALE: 1" = 20'-0"

NORTH

0 20 40

GRAPHIC SCALE 1" = 20'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	05/20/22	PERMIT REVIEW
2		
3		
4		
5		
6		

	REVISIONS

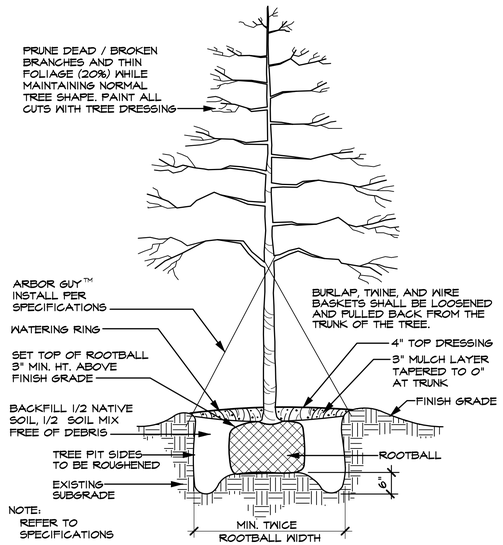
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

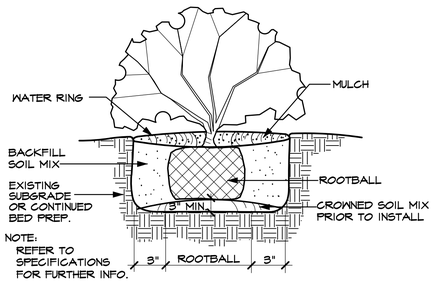
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 05/20/22
SHEET L 7



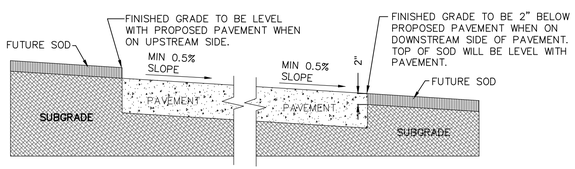
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
51		LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
48		RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
65		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
72		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
15		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 3'
15		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

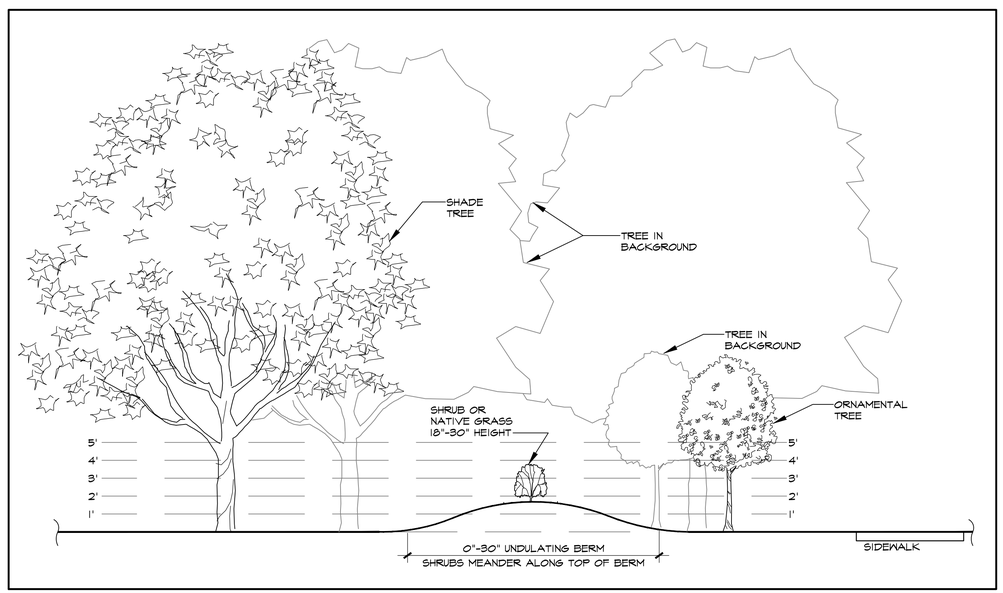
SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
293		P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full
242		D. MAIDEN	Dwarf Malden Grass	Miscanthus sinensis 'Adagio'	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



LANDSCAPE BUFFER SECTION

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

LANDSCAPE TABULATIONS

NORTH RESIDENTIAL BUFFER

20' BUFFER, BERM, 3 TIER SCREENING, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS, BERM+SHRUB MIN. 48" TOTAL.

NORTH RESIDENTIAL BUFFER REQUIRED	20' BUFFER
NORTH BUFFER PROVIDED	20' BUFFER
BUFFER TREES REQUIRED (1,073 LF / 20' =)	54 TREES
NORTH BUFFER PROVIDED	54 TREES
SHRUBS PROVIDED	243 SHRUBS
ACCENT TREES PROVIDED (EXIST. HACKBERRY TREES)	40 EX. TREES

SOUTH RESIDENTIAL BUFFER

20' BUFFER, BERM, CANOPY MIN. 20' CENTERS

NORTH RESIDENTIAL BUFFER REQUIRED	20' BUFFER
NORTH BUFFER PROVIDED	20' BUFFER
BUFFER TREES REQUIRED (2,312 LF / 20' =)	116 TREES
NORTH BUFFER PROVIDED	116 TREES

JOHN KING STREET BUFFER LANDSCAPING

JOHN KING - 50' BUFFER, 30' SHRUBBERY, 3 CANOPY/4 ACCENT TREES PER 100LF.

JOHN KING STREET BUFFER REQUIRED	50' BUFFER
BUFFER PROVIDED	50' BUFFER
JOHN KING BUFFER TREES REQUIRED (726 LF/100 LF =)	7.3 UNITS
BUFFER TREES REQ. (CAN. 3x7.3=22, ACC. 4x7.3=29	22 CANOPY/29 ACCENT
BUFFER TREES PROVIDED	22 CANOPY/29 ACCENT

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	544 SPACES
PARKING LANDSCAPE REQUIRED (30,130 SF X 5% =)	7,507 SF
PARKING LANDSCAPE PROVIDED	12,050 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	3,464,960 SF
SITE LANDSCAPE REQUIRED 3,464,960 SF X 15% =)	519,744 SF
SITE LANDSCAPE PROVIDED	1,927,482 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(84%) 463,430 SF
SITE IMPERVIOUS AREA	1,426,672 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
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CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	05/20/22	PERMIT REVIEW
2		
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REVISIONS

THIS DOCUMENT IS RELEASED FOR PERMIT REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
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FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL-HEATH NINTH GRADE CENTER

S. JOHN KING BOULEVARD
ROCKWALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 05/20/22
SHEET L 8

LUMINAIRE SCHEDULE FOR ROCKWALL ISD NINTH GRADE CENTERS

Nada F - (903) 581-2677
rferro@emaengineer.com

General Requirements: (1) All luminaires to have .125 lens thickness, 4000K color temp, 10% THD drivers, 80 CRI or better and be dimmable down to 10% unless otherwise stated. (2) See Networked Lighting Control Chart and details for more information regarding controls. (3) Any luminaire that ends in "E" in the drawing set is to be treated as an emergency version of the listed luminaire. (4) All LED luminaires are to have lumen output tolerance of +/- 8% and VA tolerance of +5% / -10%. (5) All submitted luminaires shall have an L70 rating of at least 50k hrs and shall have a 5 year system warranty with both listed on the manufacturer cut sheet. (6) For linear luminaires (Lx, LHx, Px, PLx, Wx, etc.), the number in the Type Mark indicates the linear length in whole feet. For linear luminaires (Lx-x, LHx-x, Px-x, PLx-x, Wx-x, etc.), the numbers in the Type Mark indicates the linear length in feet and inches, unless otherwise noted. (7) Equals allowed ONLY by a manufacturer from an agency with other product lines already listed on this schedule. At least 3 day prior approval from designer required. *Lumen output and VA listed are per luminaire or per head or per linear foot and include both up and down component if direct and indirect are both specified.

Emergency Lighting Information: Linear Emer Section Layout >> EMHEAD EMHEAD EMHEAD EMHEAD EMHEAD

Provide battery packs per this list unless otherwise noted on the drawings. (LO = Lumen Output) Tolerance shall be +/- 5%. Troffers - 1400lm, Can Lights - 50%LO, High & Low Bays (round or square) - 20 Watts, Linear recessed & Linear pendants & Surface/Wall mount - 1400lm per 4' emergency section, Exterior (building or canopy mounted) - 50%LO, Everything else - 50%LO.

Project Specific Comments and Requirements: ---EMA Project #108200079002---, Controls to be - ECC 2015 with Reduced Lighting Power additional efficiency package.

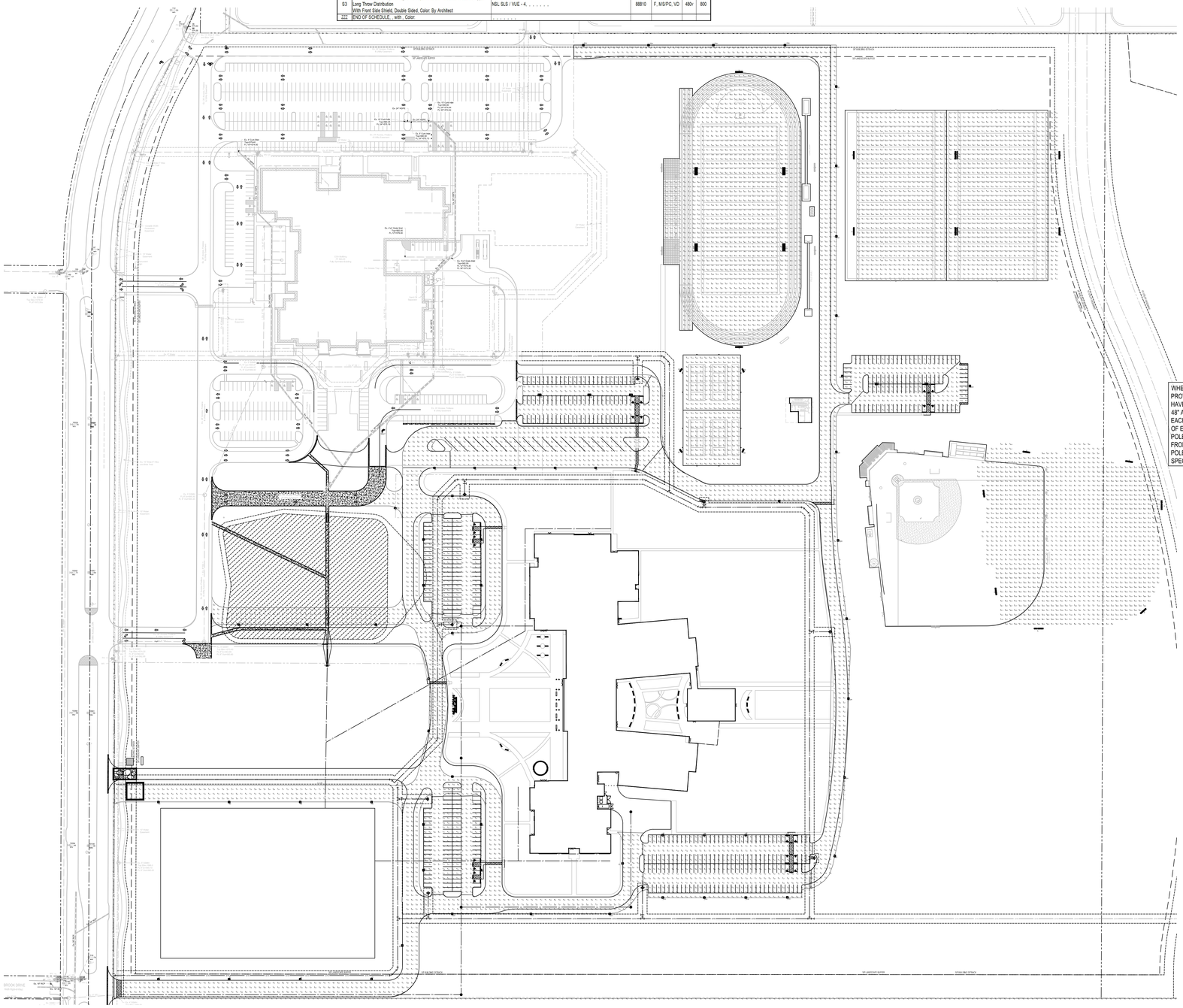
Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, - .

Type	Description	Luminaire Equivalents	Delivered Lumens	Comments	Volts	Watts Max
1	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T1S Distribution, Color: By Architect	Lithonia DSXI LED, Beacon VPS, McGraw Edson GLEON, Gantco P26, LSI MRM LED, . .	16000	F, MS/PC, VD	480v	150
2	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSXI LED, Beacon VPS, McGraw Edson GLEON, Gantco P26, LSI MRM LED, . .	16000	F, MS/PC, VD	480v	150
2ZH	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSXI LED, Beacon VPS, McGraw Edson GLEON, Gantco P26, LSI MRM LED, . .	16000	F, HSS, MS/PC, VD	480v	150
2SD	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 2 Heads @ 180deg, T5 Distribution, Color: By Architect	Lithonia DSXI LED, Beacon VPS, McGraw Edson GLEON, Gantco P26, LSI MRM LED, . .	16000	F, MS/PC, VD	480v	150
2T	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSXI LED, Beacon VPS, McGraw Edson GLEON, Gantco P26, LSI MRM LED, . .	16000	F, MS/PC, VD	480v	150
2FH	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSXI LED, Beacon VPS, McGraw Edson GLEON, Gantco P26, LSI MRM LED, . .	16000	F, MS/PC, VD, HSS	480v	150
S	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 6 Heads, Type 4 Long Throw Distribution With Front Side Shield, Color: By Architect	NSL SLS / VUE - 4, ...	88810	F, MS/PC, VD	480v	800
S2	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 3 Heads, Type 4 Long Throw Distribution With Front Side Shield, Color: By Architect	NSL SLS / VUE - 4, ...	88810	F, MS/PC, VD	480v	800
S3	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 6 Heads, Type 4 Long Throw Distribution With Front Side Shield, Double Sided, Color: By Architect	NSL SLS / VUE - 4, ...	88810	F, MS/PC, VD	480v	800
ZZZ	END OF SCHEDULE, , with , Color:	, , , , , , ,				

Calculation Summary				
Label	CalcType	Avg	Max	Min
BASEBALL_SOUTH SITE	Illuminance	19.39	66.7	0.7
DRIVEWAY LEFT	Illuminance	1.27	5.3	0.0
DRIVEWAY RIGHT	Illuminance	3.26	26.0	0.2
PRACTICE FIELDS_SOUTH SITE	Illuminance	20.46	68.5	1.3
SOUTH SITE PARKING LOT NORTHEAST	Illuminance	2.11	3.7	0.9
SOUTH SITE PARKING LOT NORTHWEST	Illuminance	1.73	5.0	0.2
SOUTH SITE PARKING LOT SOUTHEAST	Illuminance	1.57	2.9	0.6
SOUTH SITE PARKING LOT SOUTHWEST	Illuminance	1.61	2.8	0.9
SOUTH SITE PARKING LOT WEST	Illuminance	1.62	2.9	0.9
SOUTH SITE PROPERTY LINE	Illuminance	0.02	0.6	0.0
TENNIS COURTS_SOUT SITE	Illuminance	21.56	34.2	10.5
TRACK AND FIELD_SOUTH SITE	Illuminance	23.67	74.6	2.1

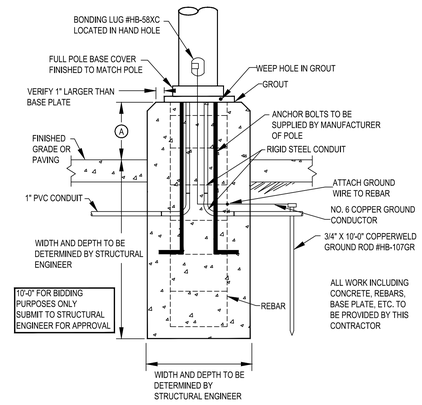
SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 PHOTOMETRIC SITE PLAN - SOUTH SITE
1"=100'-0"

Ⓐ IF POLE IS LOCATED IN CONCRETE OR ASPHALT, DIMENSION TO BE 2'-6" A.F.G. IF POLE IS LOCATED IN GRASS, DIMENSION TO BE 4" A.F.G.

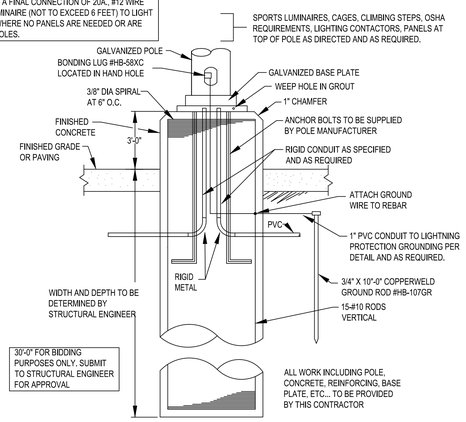


SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLEBASE IS AT LEAST 12" AWAY.

2 POLE BASE DETAIL - 12'-30'
N.T.S.

WHERE AMPACITY OF LIGHT POLE EXCEEDS 50 AMPS, PROVIDE TWO SEPARATE FEEDERS. EACH FEEDER SHALL HAVE A NON-FUSED DISCONNECT AT THE LIGHT POLE AT 48" A.F.G. RATED FOR THE AMPACITY OF THE FEEDER. EACH FEEDER SHALL THEN BE ROUTED TO WITHIN 6 FEET OF EACH LIGHT FIXTURE IT SERVES AT THE TOP OF THE POLE. PROVIDE A FINAL CONNECTION OF 20A., #12 WIRE FROM EACH LUMINAIRE (NOT TO EXCEED 6 FEET) TO LIGHT POLE FEEDER WHERE NO PANELS ARE NEEDED OR ARE SPECIFIED AT POLES.

CONTRACTOR SHALL FURNISH FEEDERS TO SPORTS LIGHT POLES IN COMPLIANCE WITH NEC 210-23(C). PROVIDE FEEDER AS SCHEDULED ON PANELBOARD SCHEDULES OR RISER TO EACH LIGHT POLE.



3 SPORTS LIGHTING POLE BASE - 40'-120'
N.T.S.

SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL

J. SCOTT CLENDENIN TEXAS P.E. 94630 May 18, 2022
JAMES M. TATE III TEXAS P.E. 103427 May 18, 2022

EMA
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
DESIGN SOLVE ENHANCE Phone: 1 . 800 . 933 . 0538

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM. 1 082 0079 002

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES		
1	05/11/22	30% PROGRESS SET
2		
3		
4		
5		
6		
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10		
△	REVISIONS	

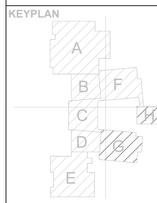
This Document was produced by or under the authority of Registered Architect:

REVIEW ONLY NOT FOR CONSTRUCTION May 18, 2022

Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

KEYPLAN



PHOTOMETRIC SITE PLAN - SOUTH

JOB 21572.0000
DATE 05/11/22
SHEET ES02-03



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

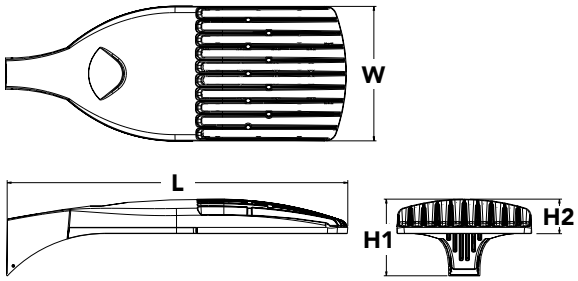
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]

Rotated optics

P10[2], P11[2], P12[2], P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

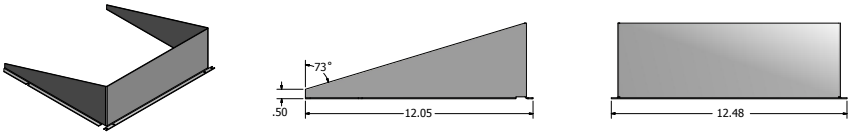
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

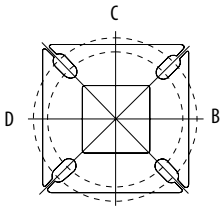
Options

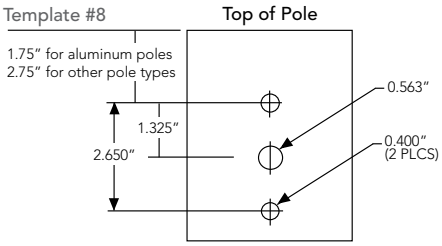
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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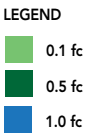
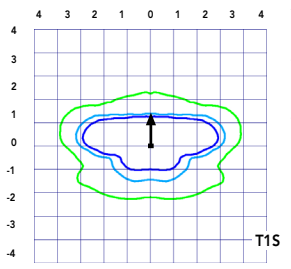
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').





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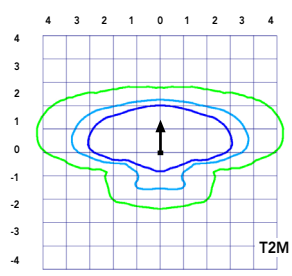

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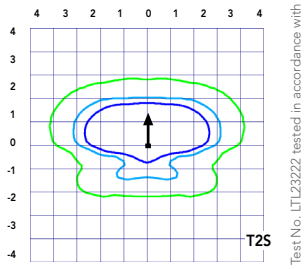

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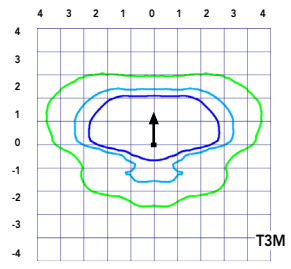

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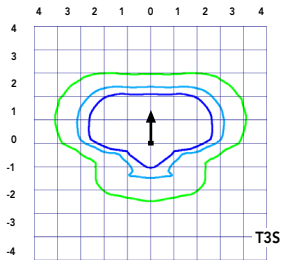

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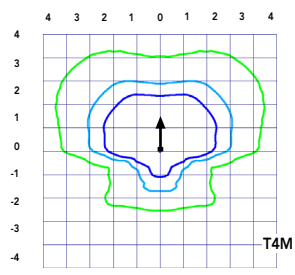

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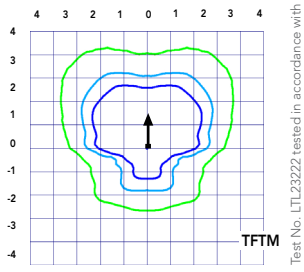

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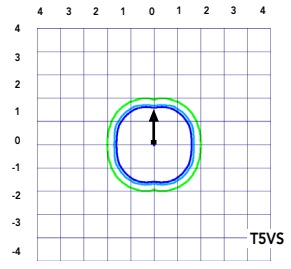

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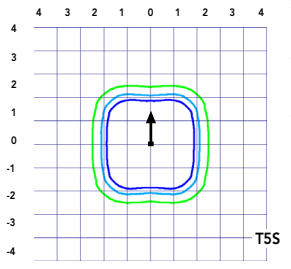

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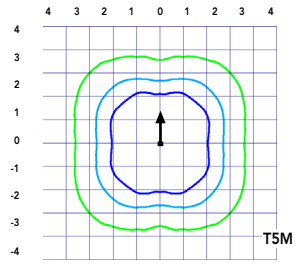

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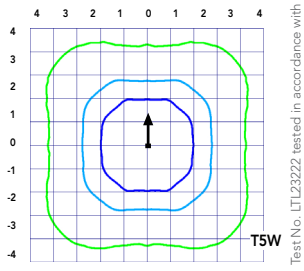

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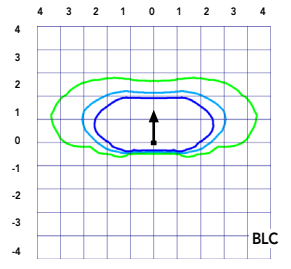

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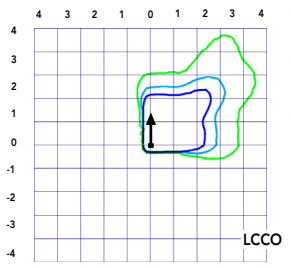

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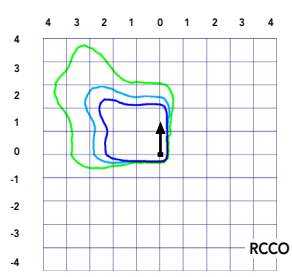

Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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NLS LIGHTING

SLS / VUE - 4

SLS - SPORTS LIGHTING SOLUTIONS



FORM AND FUNCTION

- Sleek, low profile housing
- Dark Sky Compliant, Full Cutoff
- Engineered for optimum thermal management
- Low depreciation rate: L70 = 360,000 Hours
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed specifically for Sports Field Lighting

RELIABILITY

- 30 Year Solution
- L70 360,000 Hours
- 10KV Surge Protector standard

VUE - 4 SPORTS LIGHTING FIXTURE WITH INTEGRAL DRIVERS

A robust Sports Lighting Fixture designed for Parks and Recreational Facilities. Up to 850 watts, utilizing patented Star Power™ Optical System creating unmatched reliability.

SPECIALIZING IN PARKS AND RECREATIONAL FACILITIES

NLS Sports Lighting Solutions - an elite combination of performance, glare control and reliability. From young children to competitive athletes the NLS SLS is the perfect solution for competitors who strive to perform at their highest level.

PERFORMANCE

The Vue features NLS patented Star Power™ Optical System designed to create high, broad, uniform horizontal foot candle levels and also provide substantial vertical foot candles, so the ball is never lost from player view.

GLARE CONTROL

The Star Power™ Optical System is endorsed by the Founder of the International Dark Sky Association and Illuminating Engineer Society Sports Lighting Committee Associate as one of the best optical systems in glare reduction for dark sky, neighbors, and the sports application itself. Meets IES parks and recreation requirements.

VUE - 4 standard with (FSS) front side shield.

CONSTRUCTION
- Precision Die Formed aluminum housing for durability and consistency
- Stainless Steel corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment

PATENTED OPTICAL SYSTEM
- SLS optical system features a patented soft athlete friendly high wattage low glare linear diffused optic, providing a wide distribution and uniform lighting from every fixture
- SLS optical system significantly reduces disability glare specifically for fifty to eighty feet mounting heights compared to competition

L70 DEPRECIATION
360,000 Hours (@77°F/ 25°C)

KELVIN
5700K

FINISH
3-5 mils electrostatic powder coat.
NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions.
Graphite (GPH) grey as standard finish.

MOUNTING
Stainless Steel Trunnion Mount
- Fast accurate installation with Pre-Aimed, Pre-Wired Cross Arm assemblies

OPTIONS
MARINE GRADE FINISH (MGF)—A multi-step process creating protective finishing coat against harsh environments
- Chemically washed in a 5 stage cleaning system.
- Pre-baked
- Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer
- Oven Baked
- Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness

PHOTOCELL + RECEPTACLE (PCR)

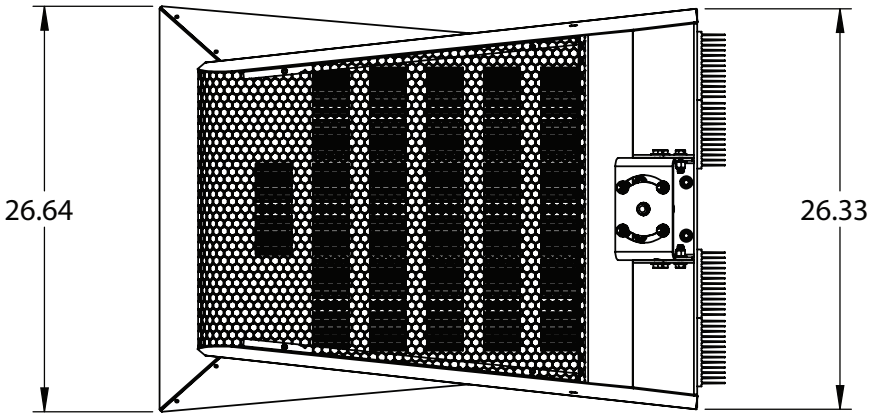
NEMA 7 PIN RECEPTACLE (7PIN)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

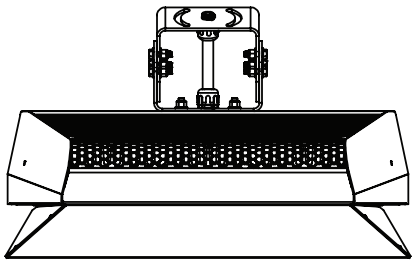
WIRELESS CONTROL SYSTEM (WCS)—Consult Factory for options

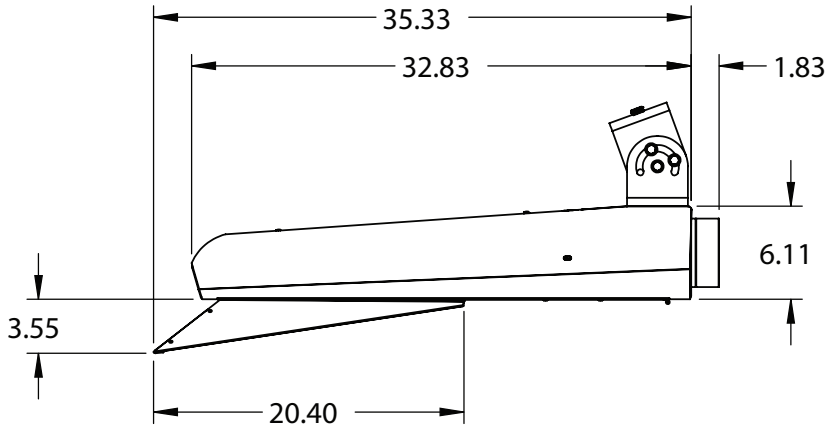
WARRANTY
Five-year standard warranty

LISTINGS
Certified to UL 1598
UL 8750
CSA C22.2 No. 250.0
IP67 Rated

SLS / VUE - 4 DIMENSION DRAWING







EPA	VUE-4 with FSS
Single	2.24

	WEIGHT
VUE-4 with Internal Driver	75 lbs

*All dimensions are in inches

Project Name:	Type:

SLS / VUE - 4

Cat#	Distribution	Wattage/Lumens	Kelvin
VUE - 4 **(VUE-4)**	T4M-FSS **(T4M)** Type 4 Medium Throw With Front Side Shield	**600 Watts** 75,011 Lumens **(60)** **650 Watts** 81,253 Lumens **(65)** **700 Watts** 87,502 Lumens **(70)** **750 Watts** 93,756 Lumens **(75)** **800 Watts** 100,017 Lumens **(80)**	5700K **(57)**
	T4L-FSS **(T4L)** Type 4 Long Throw With Front Side Shield *N1	**600 Watts** 66,607 Lumens **(60)** **650 Watts** 72,158 Lumens **(65)** **700 Watts** 77,709 Lumens **(70)** **750 Watts** 83,259 Lumens **(75)** **800 Watts** 88,810 Lumens **(80)**	

Volts	Mounting	Color	Options
120-277 **(UNV)** 347-480 **(HV)**	Trunnion Mount **(TM)**	Graphite **(GPH)**	Marine Grade Finish **(MGF)** Photocell + Receptacle **(PCR)** NEMA 7 Pin Receptacle + Shorting Cap **(7PIN)** Wireless Control System **(WCS)** * Consult Factory

*Notes

1. Front Side Shield (FSS) comes standard.

NLS LIGHTING
701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037
nlslighting.com

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-022	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for IDP	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1901 STATE HIGHWAY 276	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of an Amended Site Plan for an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Approved w/ Comments

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and 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. June 7, 2022 is the deadline to have all comments; please provide staff revised plans before June 7, 2022 to ensure all comments are addressed.
M.3 For reference, include the case number (SP2022-022) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
M.4 Please remove metal doors and store front glass from the material percentages and recalculate the percentages as required by the Unified Development Code (UDC). As a note, this may increase the stucco percentages beyond the maximum of 50%, which would require a variance.
I.5 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.6 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 June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.
I.7 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.

I.8 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	05/26/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

05/23/2022: The plan is approved, but would recommend a meeting with the Community Services Unit to discuss techniques to enhance safety of location prior to building and after construction. cc

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments

05/23/2022: Please provide landscape and tree mitigation plans

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-022

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1901 State Highway 276				
SUBDIVISION	Rockwall Technology Park	LOT	4	BLOCK	B
GENERAL LOCATION	Northwest corner for innovation drive and HWY 276.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		CURRENT USE	Light Industrial	
PROPOSED ZONING	Light Industrial		PROPOSED USE	Light Industrial	
ACREAGE	7.377 AC	LOTS [CURRENT]	1	LOTS [PROPOSED]	3

☒ ***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 EDC	☐ APPLICANT	Links Construction
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Alison Winget
ADDRESS	PO Box 968	ADDRESS	525 S Loop 288 Suite 105
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Denton, TX 76034
PHONE	972-772-0025	PHONE	214-680-0583
E-MAIL	pwagner@rockwalledc.com	E-MAIL	awinget@linksconstruction.com

NOTARY VERIFICATION [REQUIRED]

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

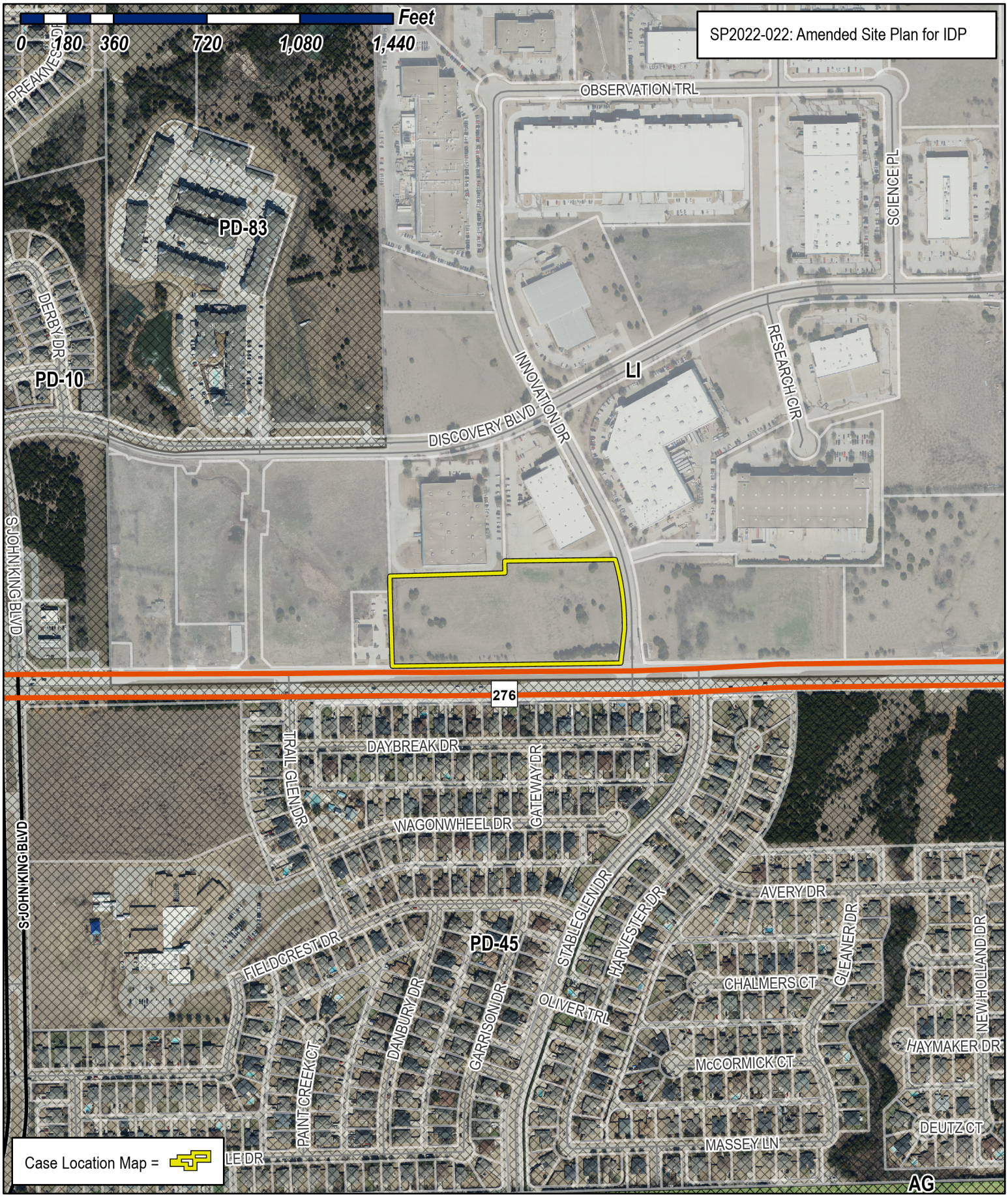
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May, 2022.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hammonds *MY COMMISSION EXPIRES*

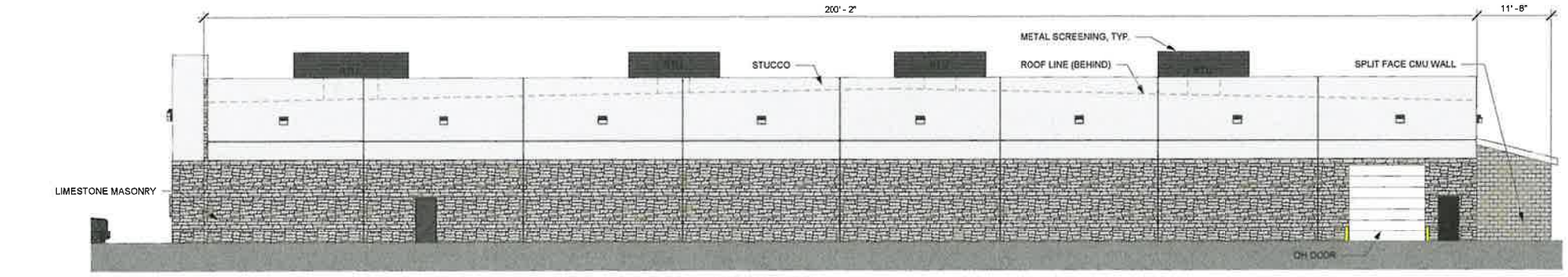
JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024



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.



NATURAL STONE (LIMESTONE) = 44.8%
2474 SF STONE / 5526 SF TOTAL

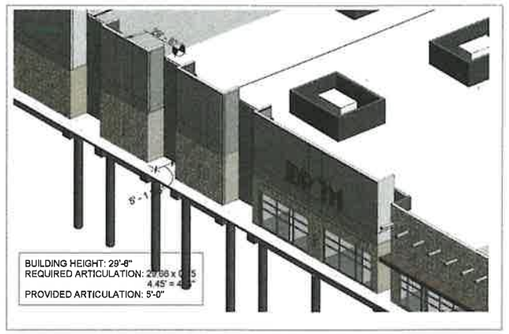
STUCCO = 48.6%
2687 SF / 5526 SF TOTAL

CMU (SPLIT FACE) = 3.1%
173 SF / 5526 SF TOTAL

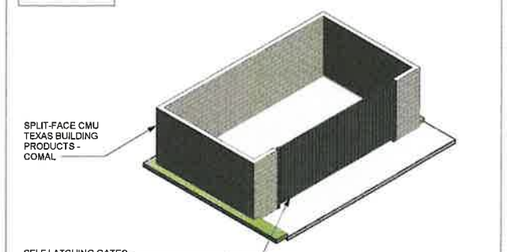
METAL (DOORS) = 3.5%
192 SF STONE / 5526 SF TOTAL

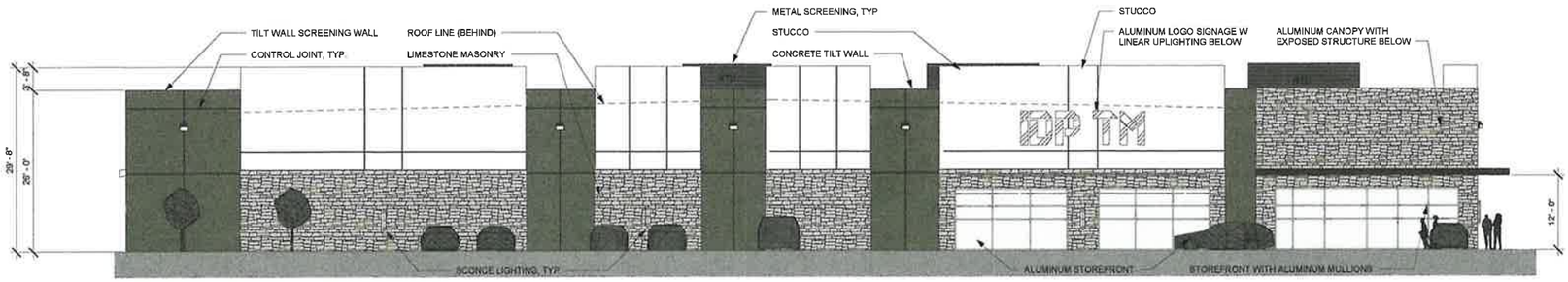
ZONING - NORTH ELEVATION 4

3/32" = 1'-0"



DUMPSTER DETAIL





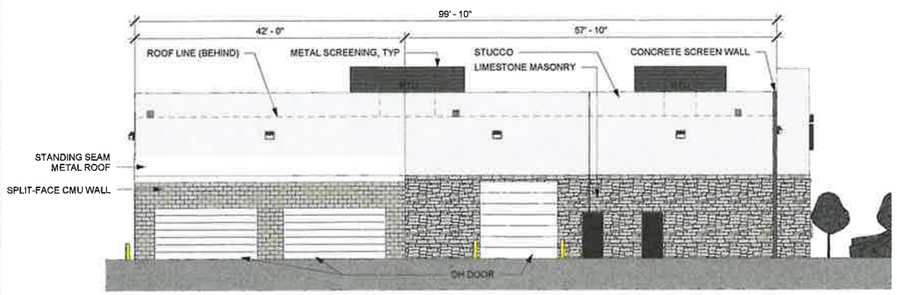
NATURAL STONE (LIMESTONE) = 31.2%
1907 SF STONE / 6118 SF TOTAL
STUCCO = 34.4%
2105 SF STUCCO / 6118 SF TOTAL

HEIGHT OF BUILDING = 29'-8"
REQUIRED DEPTH = 29'-8" x 0.15 = 4'- 6"
PROVIDED DEPTH = 5'-0

TILT WALL = 23.7%
1449 SF / 6118 SF TOTAL
STOREFRONT (GLASS & ALUM.) = 10.7%
657 SF / 6118 SF TOTAL

ZONING - SOUTH ELEVATION 3

3/32" = 1'-0"

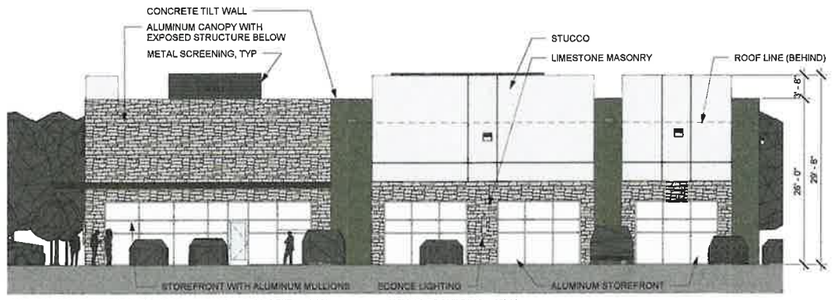


NATURAL STONE (LIMESTONE) = 21.8%
626 SF STONE / 2873 SF TOTAL
STUCCO = 47.8%
1374 SF / 2873 SF TOTAL

CMU (SPLIT-FACE) = 8.6%
246 SF STONE / 2873 SF TOTAL
METAL (DOORS) & METAL = 21.8%
625 SF / 2873 SF TOTAL

ZONING - WEST ELEVATION 2

3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 32.8%
958 SF STONE/ 2941 SF TOTAL
STUCCO = 29.9%
879 SF / 2941 SF TOTAL

TILT WALL CONCRETE = 13.3%
392 SF / 2941 SF TOTAL
STOREFRONT (GLASS & ALUM.) = 24.2%
712 SF / 2941 SF TOTAL

HEIGHT OF BUILDING = 29'-8"
REQUIRED DEPTH = 29'-8" x 0.15 = 4'- 6"
PROVIDED DEPTH = 5'-0

ZONING - EAST ELEVATION 1

3/32" = 1'-0"

APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005

METHOD architecture
methodarchitecture.com

IDP TM, CNC MILLING

ROCKWALL, TEXAS 75032

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 ___ OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

IDP TM

ELEVATIONS

M22-03-B0001

05.20.22



GLASS - OPTIGRAY SOLARBAN 60



METAL PANEL - KOLBE GINGERSNAP



METAL PANEL - KOLBE MUDPIE



TILT WALL PAINT - SW7072 ONLINE



NATURAL STONE - LIMESTONE, COBRA STONE, COBRA'S CREAM



CMU - SPLIT FACE - TBP COMAL



STUCCO - STO CORP WHITE



MATERIAL PERCENTAGE TOTALS:

NATURAL STONE (LIMESTONE) = 34.2%
5965 SF / 17458 SF TOTAL

STUCCO = 40.4%
7045 SF / 17458 SF TOTAL

TILT WALL (CONCRETE) = 10.6%
1841 SF / 17458 SF TOTAL

STOREFRONT (GLASS) = 7.8%
1369 SF / 17458 SF TOTAL

CMU (SPLIT-FACE) = 2.4%
421 SF / 17458 SF TOTAL

METAL (DOORS) = 4.6%
817 SF / 17458 SF TOTAL

APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005

METHOD architecture
methodarchitecture.com

IDP TM, CNC MILLING

ROCKWALL, TEXAS 75032

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 ___ OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

M22-03-B0001
M22-03-B0001

MATERIALS

05.20.22

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-023	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Amended Site Plan for Safe-T Shelters	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1605 RESEARCH CIR, ROCKWALL, 75032	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/27/2022	Approved w/ Comments

05/27/2022: SP2022-023; Amended Site Plan for Tornado Shelter at 1605 Research Circle
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2022-023) in the lower right-hand corner of all pages on future submittals.
I.4 The proposed tornado shelter is considered an Industrial building and is subject to the Commercial Building Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), Section 02 Commercial District Standards and the SH-276 Overlay (SH-276 OV) District Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), Section 06, Overlay Districts Standards.
M.5 Please provide a better site plan showing the location of the structure in relation to all property lines, buildings and existing utilities (i.e. easements).
M.6 The location of the tornado shelter appears to be located within an existing Mutual Access, Firelane. And Utility Easement. The building location will need to be updated so that it does not conflict with any existing easements on the site. See attached plat of the property for reference.
M.7 Based on the materials submitted staff has identified the following exceptions for this project:
(1) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C1. In this case the two (2) primary facades do not meet these standards.
(2) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C2. In this case the two (2) secondary facades do not meet these standards.
(3) Building Materials. According to Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry and 20% stone to meet the standards stipulated in section 06.02.C.
M.8 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified three (3) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances. In addition, the UDC requires six (6) compensatory measures for this project; however, in staff's opinion the existing tree line provides sufficient screening of the structure. Taking this into account the Planning and Zoning Commission has the discretion to allow this request without any compensatory measures.
I.9 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refunds will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.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 June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 17, 2022 Planning & Zoning Meeting.

I.11 Please note that all meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street. The meeting schedule for this case is as follows:

(1) Planning & Zoning Work Session Meeting: May 31, 2022.
(2) Planning & Zoning Meeting: June 14, 2022.

I.12 Please note that a representative should be present for each meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/27/2022: Must show all fire lane, utility, water line, and access easements on "site" plan
No structures allowed in easements

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1605 Research Cir, Rockwall, Tx 75032				
~~SUBDIVISION~~		LOT		BLOCK	
~~GENERAL LOCATION~~					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		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	Reliance Worldwide Corporation	☒ APPLICANT	Aqua Marine Enterprises, Inc.
CONTACT PERSON	Allan Smith	CONTACT PERSON	Dustin Mitchell
ADDRESS	2400 7th Ave SW	ADDRESS	1301 Industrial Dr SE
CITY, STATE & ZIP	Cullman, AL 35055	CITY, STATE & ZIP	Hartselle, AL 35640
PHONE	256-775-8134	PHONE	256-462-3648
E-MAIL	allan.smith@rwc.com	E-MAIL	dustin@stormshelter.com

NOTARY VERIFICATION [REQUIRED]

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

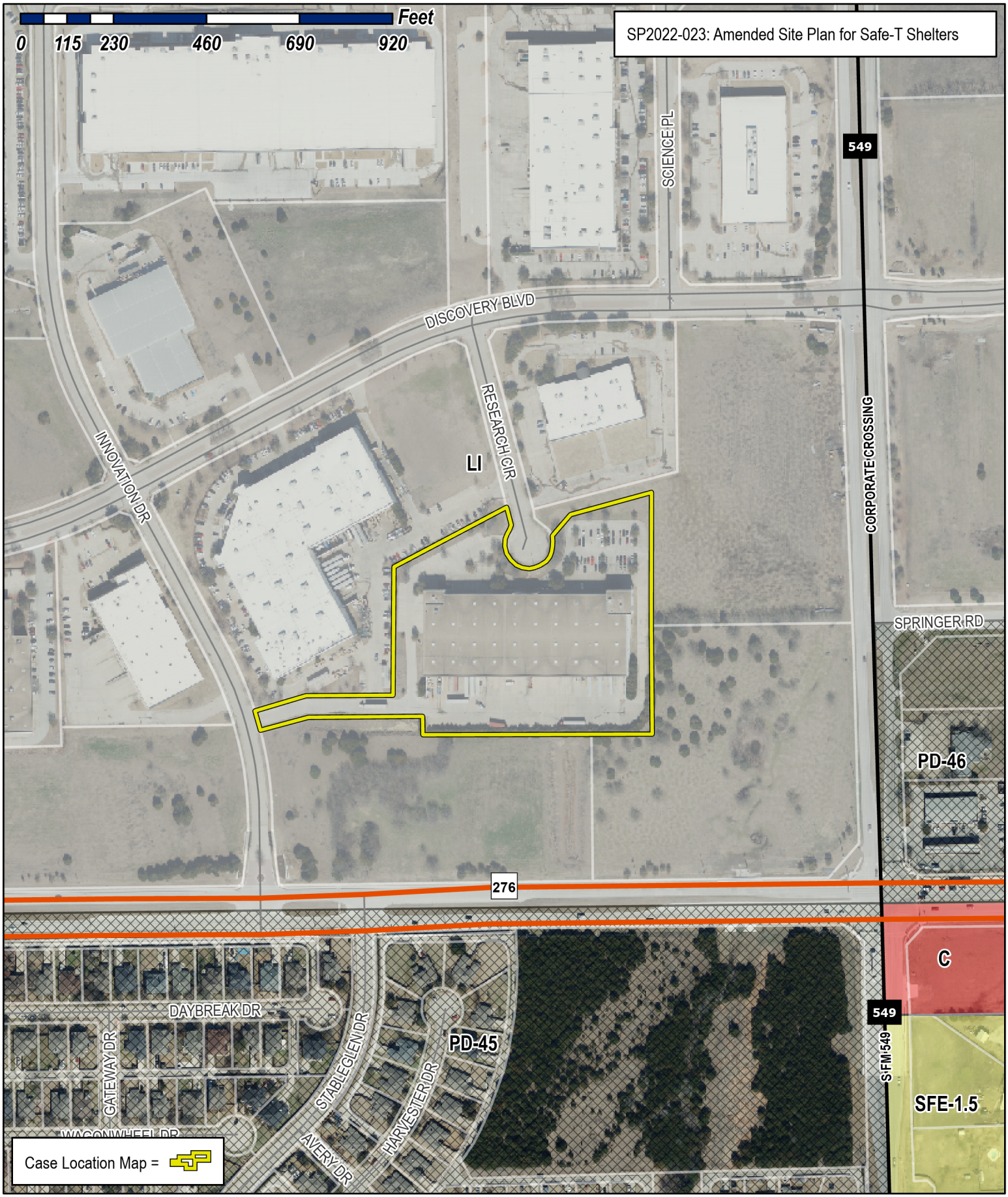
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF MAY, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF May, 2022

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF Alabama [signature]

MY COMMISSION EXPIRES MY COMMISSION EXPIRES 6/5/2022



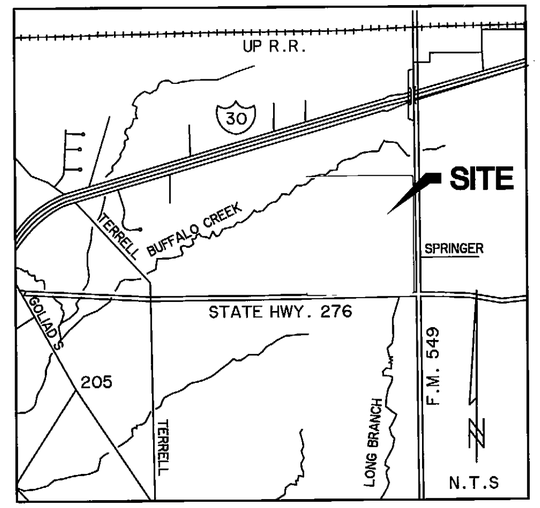
City of Rockwall

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

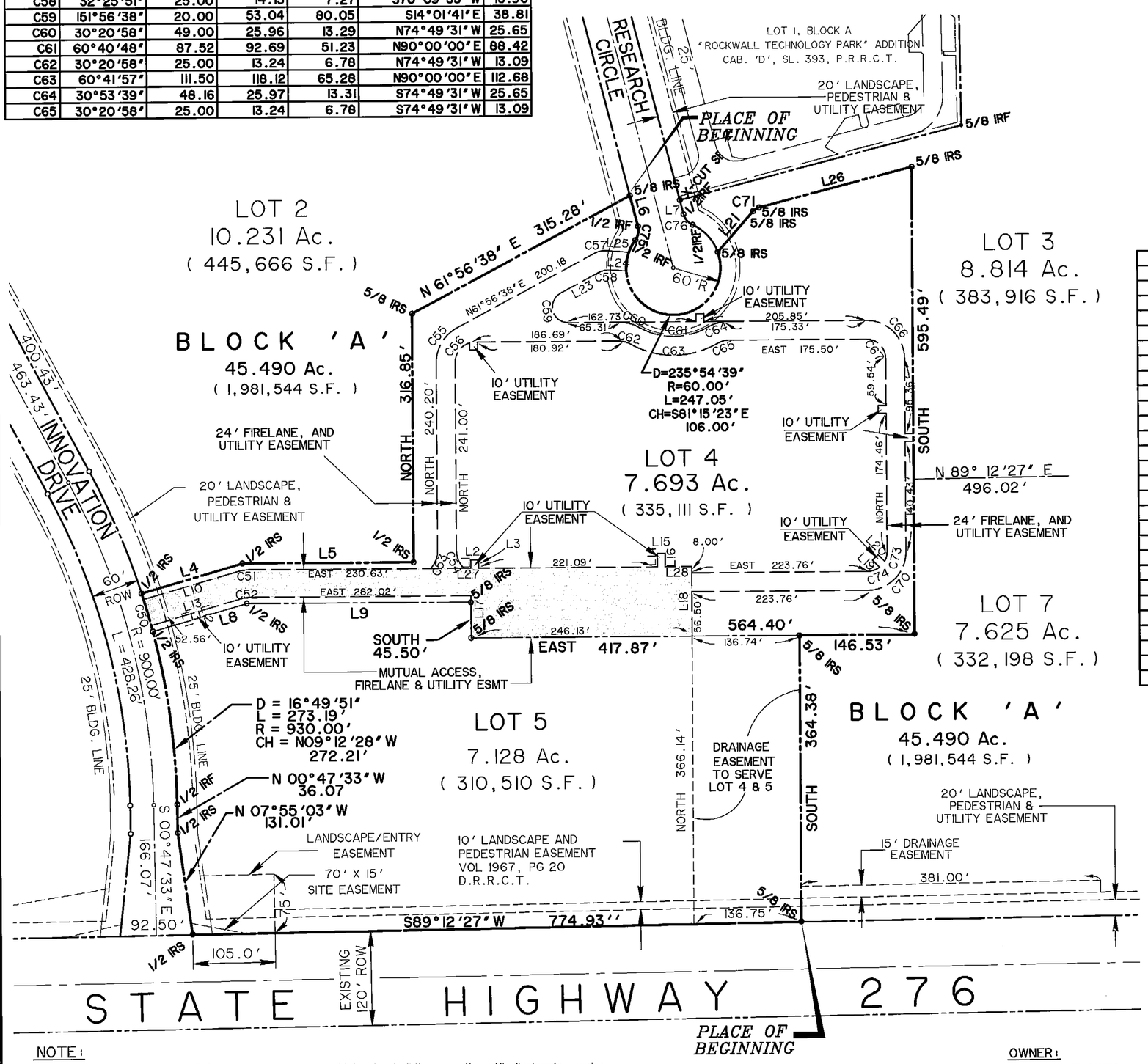
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C50	3°06'42"	930.00	50.51	25.26	N16°04'02"W	50.50
C51	16°04'58"	50.00	14.03	7.06	S81°57'31"W	13.99
C52	16°04'58"	30.00	8.42	4.24	S81°57'31"W	8.39
C53	47°10'00"	30.00	24.70	13.10	N23°35'00"E	24.00
C54	47°10'00"	30.00	24.70	13.10	S23°35'00"E	24.00
C55	61°56'38"	50.00	54.06	30.01	S30°58'19"W	51.46
C56	73°24'48"	26.00	33.31	19.38	S36°42'24"W	31.08
C57	32°25'51"	25.00	14.15	7.27	S78°09'33"W	13.96
C58	32°25'51"	25.00	14.15	7.27	S78°09'33"W	13.96
C59	151°56'38"	20.00	53.04	80.05	S14°01'41"E	38.81
C60	30°20'58"	49.00	25.96	13.29	N74°49'31"W	25.65
C61	60°40'48"	87.52	92.69	51.23	N90°00'00"E	88.42
C62	30°20'58"	25.00	13.24	6.78	N74°49'31"W	13.09
C63	60°41'57"	111.50	118.12	65.28	N90°00'00"E	112.68
C64	30°53'39"	48.16	25.97	13.31	S74°49'31"W	25.65
C65	30°20'58"	25.00	13.24	6.78	S74°49'31"W	13.09

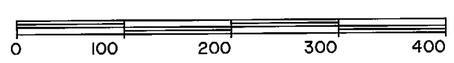
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C66	90°57'58"	48.79	77.46	25.21	N45°00'00"W	69.58
C67	90°57'58"	24.79	39.36	25.21	N45°00'00"W	35.36
C70	90°00'00"	49.00	76.97	49.00	N45°00'00"E	69.30
C71	34°22'08"	15.00	9.00	4.64	N58°22'05"E	8.86
C73	29°03'45"	25.00	12.68	6.48	N14°31'53"E	12.55
C74	37°47'43"	25.00	16.49	8.56	N71°06'08"E	16.19
C75	51°08'48"	20.50	18.30	9.81	S11°07'33"W	17.70
C76	51°08'51"	20.50	18.30	9.81	N40°01'16"W	17.70



VICINITY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.06	S00°00'00"E
L2	10.00	N90°00'00"W
L3	18.44	S00°00'00"E
L4	133.80	N73°55'02"E
L5	217.93	EAST
L6	40.40	S14°26'51"E
L7	18.67	S14°26'51"E
L8	124.87	N73°55'02"E
L9	285.13	EAST
L10	125.60	N73°55'02"E
L11	8.00	S16°55'46"E
L12	8.00	S16°55'46"E
L13	121.77	N73°55'02"E
L14	25.00	S00°00'00"E
L15	10.00	N90°00'00"E
L16	25.00	S00°00'00"E
L17	28.50	S00°00'00"E
L18	88.50	S00°00'00"E
L19	12.65	S45°00'00"E
L20	11.89	S45°00'00"E
L21	68.65	N41°11'01"E
L23	56.04	S61°56'38"W
L24	20.63	N85°37'32"W
L25	29.17	S85°37'32"E
L26	200.94	N75°33'09"E
L27	8.54	S90°00'00"E
L28	33.74	N90°00'00"E



THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE BLOCK 'A'. ALL EASEMENTS SHOWN ON SHEET 1 ARE EXISTING EASEMENTS AS RECORDED IN THE PLAT FILED AS "ROCKWALL TECHNOLOGY PARK" ADDITION, CABINET 'D', SLIDES 175 AND 176, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, UNLESS OTHERWISE NOTED.

NOTE:
ALL MONUMENTS FOUND AND SET ARE 1/2" IRON RODS WITH CAPS STAMPED "WIER & ASSOC., INC." UNLESS OTHERWISE NOTED.

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

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
697 E. INTERSTATE 30
ROCKWALL, TEXAS 75087-0968
(972) 772-0025

AMENDED REPLAT E-263
OF THE REMAINDER OF BLOCK A
ROCKWALL TECHNOLOGY PARK

BEING 41.491 ACRES OF LAND SITUATED IN THE J.M. ALLEN SURVEY, ABSTRACT NO.2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
4108 AMON CARTER BLVD. SUITE 200 FORT WORTH, TEXAS 76155 (817)355-9437

DATE: 01-09-2003
FILE: replat-A-4A84pg2.dwg
W.A. No. 98041

TIME: 8:05

LEGAL DESCRIPTION

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION IS THE OWNER OF A 41.491 ACRE TRACT OF LAND LOCATED IN J.M. ALLEN SURVEY, ABSTRACT NUMBER 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF AN AMENDED REPLAT OF THE REMAINDER OF BLOCK A OF ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 175 & 176 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 276 FOR THE MOST WESTERLY SOUTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 89 DEGREES 12 MINUTES 27 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 276 A DISTANCE OF 1352.65 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE EAST RIGHT-OF-WAY LINE OF INNOVATION DRIVE FOR THE SOUTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 07 DEGREES 55 MINUTES 03 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 131.01 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 36.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING NORTH 09 DEGREES 12 MINUTES 28 SECONDS WEST, A DISTANCE OF 272.21 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE AN ARC DISTANCE OF 442.53 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE NORTH 28 DEGREES 03 MINUTES 22 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 400.43 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 16 DEGREES 56 MINUTES 38 SECONDS EAST A DISTANCE OF 28.99 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD FOR THE MOST EASTERLY NORTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 61 DEGREES 56 MINUTES 38 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 633.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1057.50 FEET, AND A CHORD BEARING NORTH 67 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 199.36 FEET

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AN ARC DISTANCE OF 199.65 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 60 DEGREES 50 MINUTES 35 SECONDS EAST A DISTANCE OF 29.69 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE WEST RIGHT-OF-WAY LINE OF RESEARCH CIRCLE FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 14 DEGREES 26 MINUTES 51 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE A DISTANCE OF 448.08 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.05 FEET AND A CHORD BEARING SOUTH 11 DEGREES 07 MINUTES 33 SECONDS WEST, A DISTANCE OF 17.70 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE WEST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE AN ARC DISTANCE OF 18.30 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING NORTH 75 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 75.28 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH THE MOST SOUTHERLY RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE, PASSING AT A DISTANCE OF 247.05 FEET A 5/8-INCH IRON ROD FOUND, AND CONTINUING ALONG SAID CURVE TO THE LEFT A TOTAL ARC DISTANCE OF 295.62 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET AND A CHORD BEARING NORTH 40 DEGREES 01 MINUTES 16 SECONDS WEST, A DISTANCE OF 17.70 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE EAST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE AN ARC DISTANCE OF 18.30 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 14 DEGREES 26 MINUTES 51 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE A DISTANCE OF 18.67 FEET TO AN "X" CUT SET AT THE SOUTHWEST CORNER OF LOT 1 OF ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 393 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 75 DEGREES 33 MINUTES 09 SECONDS EAST WITH THE SOUTH LINE THEREOF A DISTANCE OF 370.56 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ELL CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 373.72 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 89 DEGREES 12 MINUTES 27 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 271.04 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 86 DEGREES 55 MINUTES 21 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 136.78 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 549 FOR THE NORTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 02 DEGREES 06 MINUTES 33 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 549 A DISTANCE OF 860.09 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE SOUTH 01 DEGREES 36 MINUTES 55 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 549 A DISTANCE OF 428.79 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 42 DEGREES 16 MINUTES 22 SECONDS WEST A DISTANCE OF 116.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 41.491 ACRES OF LAND.

TIME: 9:29

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 4 & 5, OF BLOCK A, ROCKWALL TECHNOLOGY PARK 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 purposes and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, 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 subdivision engineer shall bear total responsibility for storm drain design & the developer shall bear total responsibility for installation/construction of 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.

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

Pamela J. Mundo
Executive Director
Rockwall Economic Development Corporation

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned, on this day personally appeared PAMELA J. MUNDO Executive Director for Rockwall Economic Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 10 day of January, 2003/2002.

Cheryl an K Bullard
Notary Public in and for the State of Texas

My Commission Expires 1/14/03

CHERYLAN K. BULLARD
Notary Public, State of Texas
My Commission Expires
JAN. 14, 2003

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 E. INTERSTATE 30
ROCKWALL, TEXAS 75087-0968
(972) 772-0025

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

FILED FOR RECORD
ROCKWALL CO., TEXAS
03 JAN 15 PM 12:39
PAULETTE BURKS
CO. CLERK
BY: ____ DEPUTY

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, S. ERIK DUMAS, RPLS do hereby certify that I prepared this plat from an actual and accurate survey of the land, on October 2, 2002 and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
S. ERIK DUMAS
5371
PROFESSIONAL
LAND SURVEYOR

S. Erik Dumas R.P.L.S.
Texas Registration No. 5371

1-8-03

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 8th day of January 2003.

By: Erin Merkel

Notary Public in and for the State of Texas

4-18-04
My Commission Expires:

ERIN MERKEL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-18-2004

RECOMMENDED FOR FINAL APPROVAL

Planning And Zoning Commission — 14 January 2003 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 Rockwall on the 18 day of November, 2002.

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 twenty (120) 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 10th day of January 2003 ~~2002~~.

Mayor, City of Rockwall — Chuck Todd 1-10-03

Dorothy Brooks
City Secretary City of Rockwall

CITY OF ROCKWALL TEXAS
SEAL

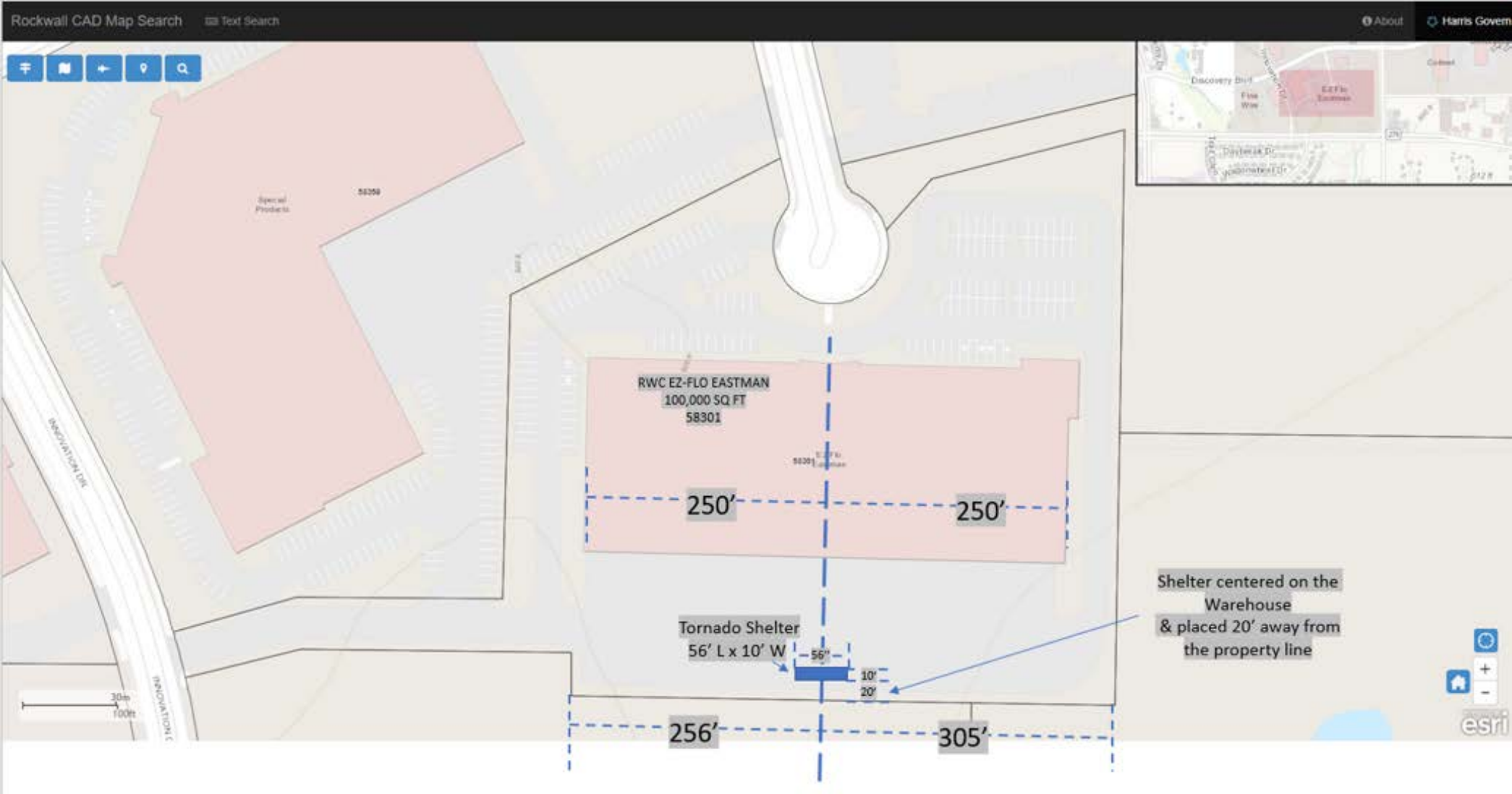
AMENDED REPLAT OF THE REMAINDER OF E-264 BLOCK A

ROCKWALL TECHNOLOGY PARK

BEING 41.491 ACRES OF LAND SITUATED IN THE J.M. ALLEN SURVEY, ABSTRACT NO.2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
4108 AMON CARTER BLVD. SUITE 200 FORT WORTH, TEXAS 76155 (817)355-9437

DATE: 01-07-2003
FILE: REPLT-A-4A84pg3.dwg
W.A. No. 9804I


Rockwall CAD Map Search
Text Search
About
Harris Govern
RWC EZ-FLO EASTMAN
100,000 SQ FT
58301
250’
250’
Tornado Shelter
56’ L x 10’ W
56”
10’
20’
Shelter centered on the
Warehouse
& placed 20’ away from
the property line
256’
305’
INNOVATION DR
30m
100ft
esri




EXIT

Severe Weather Protection



Safety. Security. Service.

SAFE-T-SHELTER®

SAFE ROOMS & STORM SHELTERS

www.StormShelter.com

1301 Industrial Dr. SE | Hartselle, AL 35640 | 800.462.3648

Protection for 5 to 500+



Phase I: Consultation

Equipped with over 25 years of experience, our extensive knowledge is used to help determine the size of shelter, the best location, and any required or desired options to meet your needs.



Phase II: Foundation

Once a suitable location is established, a strong foundation is just as important as the quality of the shelter itself. Our foundation experts possess unparalleled experience in designing, excavating, pouring and finishing the foundation.



Phase III: Manufacturing

As one of the only all-inclusive safe room providers, Safe-T-Shelter designs, fabricates, delivers, installs and services our products from start to finish. Every shelter is third party inspected and tested prior to leaving the production facility.



Phase IV: Installation

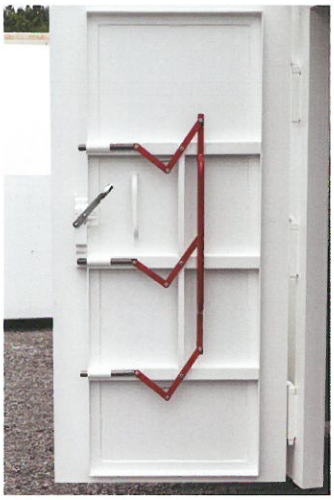
Shelters are delivered and anchored by our highly trained installation team. Next, electrical systems are completed and chosen options installed. Once all systems pass inspection and QC, an STS representative completes a final walk through with the client.

100+
Businesses Protected

25+
Years in Business

EF-5/250+MPH Tested & Rated

Quality Construction



- Meets/Exceeds FEMA P-361 & ICC-500 Standards
- Impact tested by The National Wind Institute
- EF-5 Rated/250+ MPH wind and debris tested
- 1/4" solid steel plate construction with internal support
- Six (6) point locking door
- Manufactured in Alabama from U.S. made steel
- Monolithic concrete foundation with reinforced rebar matting
- Anchored with 3/4" anchor bolts imbedded into foundation with two-part epoxy
- Each 3/4" anchor bolt is rated for 24,000lbs of load force

Standard Features

- 8' interior height
- 36" wide doorways
- ADA-compliant
- Guarded/forced air ventilation
- High-performance coating
- Overhead interior LED lighting
- Emergency lighting
- Exterior lighting
- Dehumidifier
- Bench seating



Optional Features

- LP/NG stand-by generator
- Secondary protective generator box
- Restroom facilities
- Rear escape hatch on 8' wide shelters
- Interconnection of multiple shelters
- Custom color

Available Sizes

- 8'x12' to 8'x24' (28-38 person capacity)
- 10'x24' to 10'x56' (48-112 person capacity)
- Interconnected shelters allow for increased capacity & faster access with multiple egress points
- Custom Sizes Available

8,000+ Shelters Installed

110,000+ Lives Protected

Saving Lives Since 1995



1301 Industrial Dr. SE
Hartselle, AL 35640

800.462.3648
256.502.8492

info@stormshelter.com

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-025	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Einstein Bros Bagels	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2210 RIDGE RD, ROCKWALL, TX 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Needs Review

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740].

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

M.3 For reference, include the case number (SP2022-025) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the Scenic Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Please provide a physical material sample board as soon as possible. This is required per the submittal requirements for site plan cases within the City of Rockwall. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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 _____, _____.

_____ _____

M.7 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
2. Please indicate the existing sidewalks. (Subsection 03.04. B, of Article 11)
3. Parking against the building must be 9x20 per the Engineering Standards of Design. (Subsection 05.03, of Article 06)
4. In the parking table include the required parking for the outdoor seating; parking for outdoor seating is one (1) space per four (4) seats. (Table 5, of Article 06)
5. Remove signage on the site plan. Signage is covered by a separate permit at the time of building permit. (Subsection 06.02. F, of Article 05)
6. Is there any fencing to be included around the outdoor seating area? If so please indicate this on the site plan; include the height and type. (Subsection 08.02. F, of Article 08)
7. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
8. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
9. Dumpster Screening. The masonry screening wall must be 8-feet in height because the property is located in an overlay district. The gate must be self-latching and not manual. The dumpster enclosure must be faced in the same material as the primary building. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:

1. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
2. Clearly indicate and delineate the landscape buffer along Ridge Road. (Subsection 05.01, of Article 08)
3. Canopy trees must be four (4) caliper inches not three (3). Landscape buffers must have a berm and shrubs. Please update the landscaping inside the landscape buffer to match the approved landscape plan from case MIS2022-001. The property owner had requested a variance to the landscape buffer, therefore the landscape buffer must match.
4. Provide headlight screening in the form of shrubs along the drive through, in front of the drive through, and along Ridge Road (Subsection 05.02, of Article 08)
5. Please indicate where the crushed granite will be onsite. (Subsection 05.03, of Article 08)
6. A minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building. (Subsection 06.02, of Article 05)
7. Please identify the visibility triangles. (Subsection 01.08, of Article 05)
8. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.9 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
3. It appears that the wall packs and lighting on the building may not have been incorporated into the photometric plan; please confirm this. Also include the cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)
4. Light poles must not exceed 20-feet due to the Scenic Overlay District requirements. (Subsection 03.03. D, of Article 07)

M.10 Building Elevations:

1. Please provide the material percentages on each façade of the proposed building. (Subsection 04.01, of Article 05)
2. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
3. 90% masonry materials are required on each façade of the proposed building. EIFS is not a permitted material. (Subsection 06.02. C, of Article 05)
4. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
5. All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. In this case you will need to complement the Dutch Bros Coffee (Case No. SP2021-031) coming in south of the subject property. (Subsection 06.02, of Article 05)
6. Please ghost in the opposite side of the building on each side of the elevations (Subsection 06.02, of Article 05)
7. Please provide more information on the proposed materials. (Subsection 04.01, of Article 05)
8. Include a note that the parapet will be finished on both sides with the same material as the external facing façade. (Subsection 04.01, of Article 05)
9. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
10. Within the Scenic Overlay District “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.” In this case the building must have primary façade articulation on all sides of the building. Given this the horizontal articulation is not met on each side because the projections are not

25% of the wall height; the vertical articulation is not met on the North, South, and East sides because the projection height is not 25% of the wall height.

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] no pitched roof, and [4] primary articulation. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/26/2022: - Dumpster area to drain to an oil/water separator and then the storm lines.
- Need to plat an access easement and 12' of it will be an off-site easement
- - Drive lane to be minimum of 12' wide.
- Parking spaced adjacent to the building must be 20x9'.
- Need to plat an access easement and 12' of it will be an off-site easement.
- Remove signage it is approved through separate permit.
- All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system.
- Tree must be 10' off water line location.
- 3.600psi (6.5 sack/cy) for concrete strengths.

The following items are informational for the engineering design process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls (18" and taller) must be rock or stone face. No smooth concrete walls.
M-Replat is required for access easements and off-site easements are required.

Drainage Items:
M -Dumpster area to drain to an oil/water separator and then the storm lines.

Water and Wastewater Items:

I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
M- Show and label exist water and sewer stub outs.
M- Show extension of 8" water along western side of property as shown on markup.

Roadway Paving Items:
M - Parking to be 20'x9'.
M - Drive isles to be 24' wide.
M - No dead-end parking allowed.
M - Fire lane to have 20' min radius. Fire lane to be in a platted easement.
M - Label width of drive through lane(s). Min of 12'/lane

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".
M-All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved w/ Comments

05/25/2022: All fire lanes shall be installed prior to vertical construction.

Restaurant occupant load will be limited to 99 persons if automatic fire sprinklers are not provided.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved w/ Comments

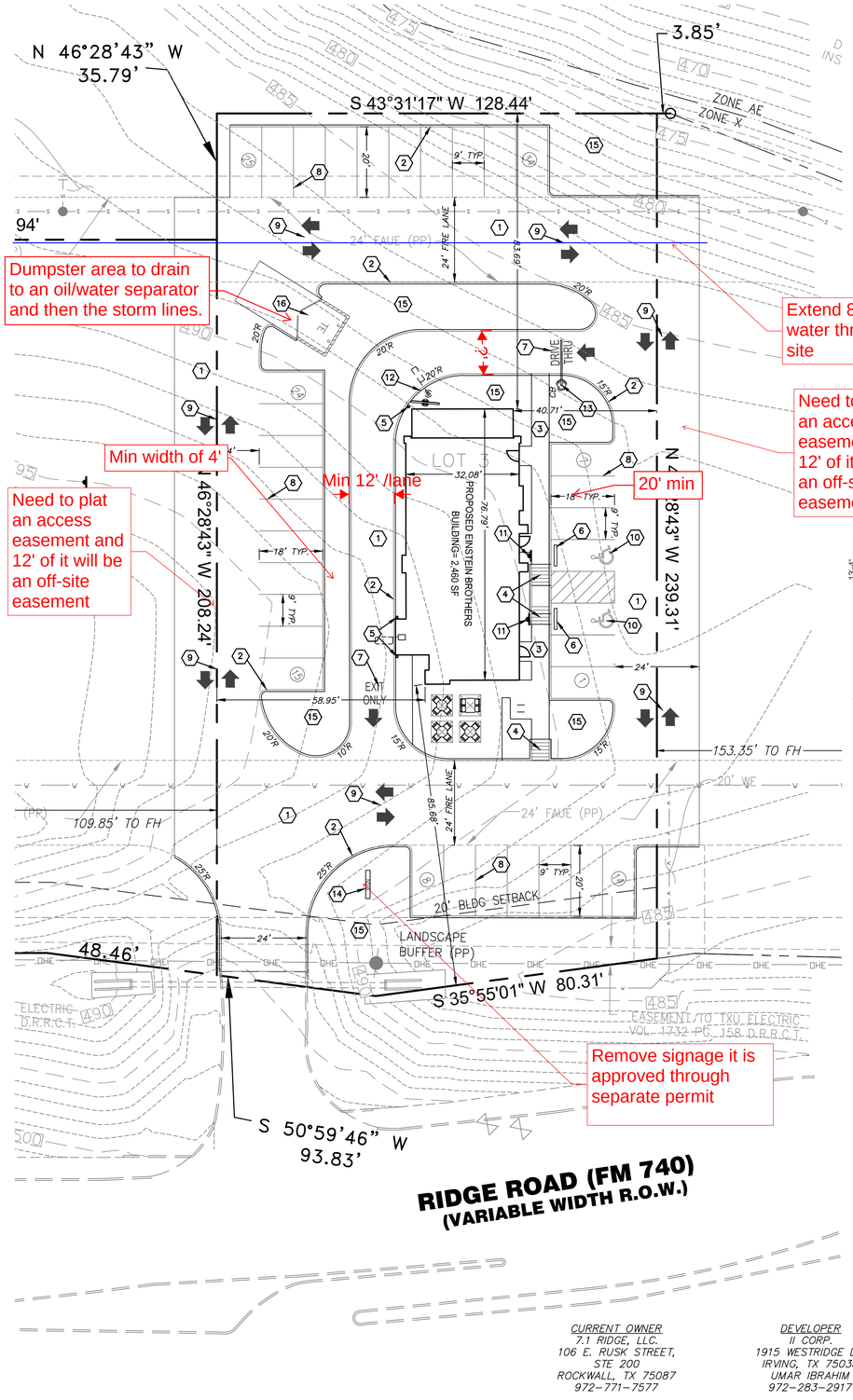
05/23/2022: Assigned address will be *2210 RIDGE RD, ROCKWALL, TX 75087*

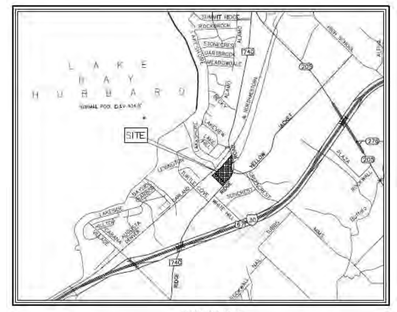
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments

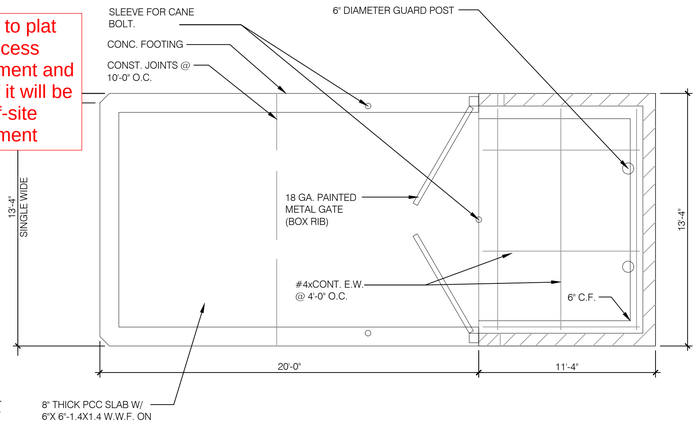
05/23/2022: 4" caliper trees required, please change from 3" caliper



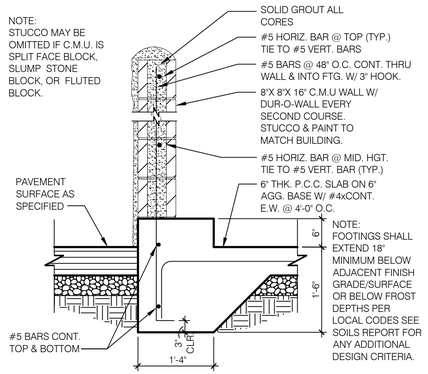




0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'



DUMPSTER ENCLOSURE



DUMPSTER WALL

APPROVED:
I HEREBY CERTIFY THATT HE ABOVE AND FORGOING 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 ____ DAY OF _____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSSION, CHARIMAN

DIRECTOR OF PLANNING AND ZONING

CURRENT OWNER
7.1 RIDGE, LLC.
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
972-771-7577

DEVELOPER
II CORP.
1915 WESTRIDGE DR
IRVING, TX 75038
UMAR IBRAHIM
972-283-2917

SITE PLAN NOTES

1. PRIOR TO STARTING CONSTRUCTION THE ... SURE THAT ALL REQUIRED PERMITS AND A... CONSTRUCTION OR FABRICATION SHALL BEC... THOROUGHLY REVIEWED ALL PLANS AND OT... PERMITTING AUTHORITIES.

2. ALL WORK SHALL BE PERFORMED IN A... AND THE REQUIREMENTS AND STANDARDS ... SOILS REPORT AND RECOMMENDATIONS SET... CONSTRUCTION DOCUMENTS AND TAKE PRE... OTHERWISE ON THE PLANS. THE CONTRAC... OF ANY DISCREPANCY BETWEEN SOILS RE...

3. DEMOLITION/SITE CLEARING: SEE CIVIL... OF SITE DEMOLITION. THIS WORK SHALL IN... CURBS (U.O.N.), LIGHT POLES (INCLUDING F... UTILITIES (NOT OTHERWISE REUSED), ETC. A...

4. SITE GRADING SHALL BE PERFORMED IN... SPECIFICATIONS AND THE RECOMMENDATION... IN THIS PLAN SET. THE CONTRACTOR SHA... ALL SOFT, YIELDING OR UNSUITABLE MATER... AS SPECIFIED IN THE SOILS REPORT. ALL ... COMPACTED AND MOISTURE CONDITIONED A... CONTRACTOR SHALL SUBMIT A COMPACTION... ENGINEER, REGISTERED WITHIN THE STATE ... ALL FILLED AREAS AND SUBGRADE AREAS ... BE PAVED HAVE BEEN COMPACTED IN ACC... THE RECOMMENDATIONS SET FORTH IN THE...

5. THE A.L.T.A. SURVEY SHALL BE CONSID... RESPONSIBLE FOR LOCATING IMPROVEMENTS...

6. THE LOCATIONS OF UNDERGROUND FAC... FIELD SURVEYS AND LOCAL UTILITY COMPA... RESPONSIBILITY TO CONTACT THE APPROPR... SHALL BE PAID TO THE CONTRACTOR FOR ... CAUSED BY HIS WORK FORCE.

7. ALL DIMENSIONS AND GRADES SHOWN ... CONTRACTOR PRIOR TO CONSTRUCTION. C... MANAGER IF ANY DISCREPANCIES EXIST, PR... NECESSARY PLAN OR GRADE CHANGES. N... CONTRACTOR FOR WORK HAVING TO BE RE... INCORRECTLY ON THESE PLANS IF SUCH N...

8. SEE CIVIL PLANS FOR ALL WORK IN ST... OBTAINED AND PAID FOR BY THE GENERAL...

9. ALL DIMENSIONS ARE FROM FACE OF CU...

10. ALL UTILITY EQUIPMENT TO BE ROOF M... UDC

SITE DATA FOR ...

LOT AREA	30,58...
BUILDING HEIGHT	1 STOR...
BUILDING AREA	2,460
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,60...
LANDSCAPED AREA	6,977
EXISTING ZONING	C – C...
PROPOSED USAGE	RESTA...
REQUIRED PARKING	25 SP...
PROVIDED PARKING	34 SP...
EXTERIOR MATERIALS:	STUCC...

KEYNOTES

1. *INSTALL PORTLAND CEMENT CONCRETE ...*
2. *CONSTRUCT MONOLITHIC CONCRETE CU...*
3. *CONSTRUCT 4" P.C.C. CURBED EDGE S...*
4. *CONSTRUCT P.C.C. DEPRESSED RAMP*
5. *INSTALL GUARD POST*
6. *INSTALL PRECAST CONCRETE WHEELST...*
7. *PAINT 24" HIGH LETTERS – WHITE*
8. *PAINT 4" WIDE SOLID STRIPE – WHITE*
9. *PAINT TRAFFIC ARROWS – WHITE*
10. *PAINT HANDICAP SYMBOL – WHITE ON BLUE BACKGROUND PER ...*
11. *INSTALL HANDICAP SIGN*
12. *MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY*
13. *CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION*
14. *MONUMENT SIGN BY SIGN VENDOR*
15. *LANDSCAPE AREA*
16. *CONSTRUCT TRASH ENCLOSURE*
17. *SITE LIGHTS (SEE PHOTOMETRICS PLAN)*

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.
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M - Drive isles to be 24' wide.
M - No dead-end parking allowed.
M - Fire lane to have 20' min radius. Fire lane to be in a platted easement.
M - Label width of drive through lane(s). Min of 12'/lane

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I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
M-All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 5/13/22

ICE JOB NO. 1017-MORTON

CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

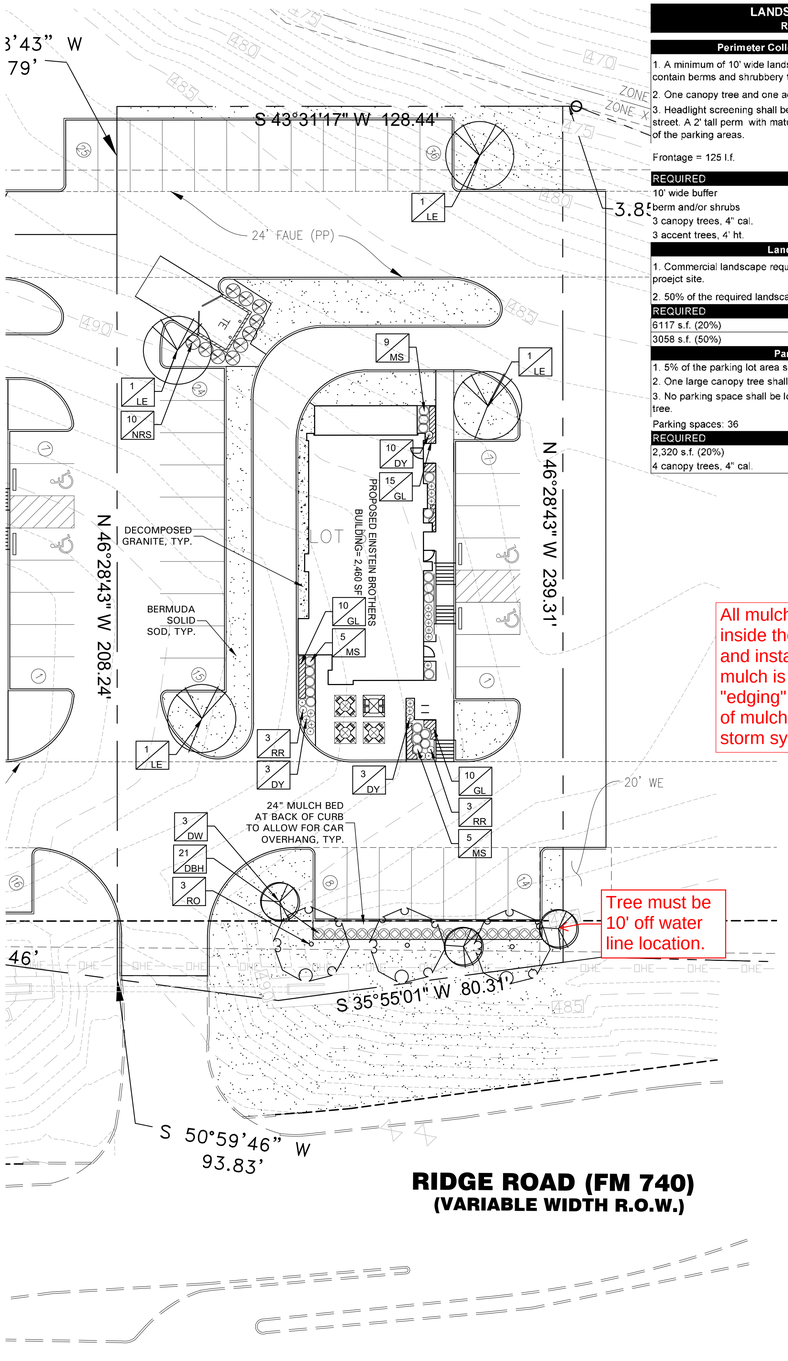
EINSTEIN BROTHERS BAGELS
LOT 3, BLOCK A, SKY RIDGE ADDITION
ROCKWALL, TX

EINSTEIN BROTHERS BAGELS

SITE PLAN
C3

PLOT DATE: 5/13/22

G:\Shared drives\Projects\1017 - Umar\1017-09 Rockwall\CADD\Einstein\C3 - Site Plan.dwg modified by logan at May 13, 2022 - 8:53am



All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system

Tree must be 10' off water line location.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

Perimeter Collector Street or Arterial Roadway

1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".
2. One canopy tree and one accent tree shall be incorporated every 50 l.f.
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.

Frontage = 125 l.f.

REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.
3 accent trees, 4' ht.	3 accent trees, 4' ht.

Landscape Requirements

1. Commercial landscape requirements must total a minimum of 20% of the proejct site.
2. 50% of the required landscape shall be located in the front yard.

REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.

Parking Lot Landscape

1. 5% of the parking lot area shall be landscape.
2. One large canopy tree shall be provided for every 10 spaces.
3. No parking space shall be located more than 80' from the trunk of a canopy tree.

Parking spaces: 36

REQUIRED	PROVIDED
2,320 s.f. (20%)	2655 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDRMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	3" cal.	12' ht., 4' spread
3	RO	Texas Red Oak	*Quercus buckleyi*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
3	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
		SHRUBS			
21	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
16	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
19	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
10	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
6	RR	Rock Rose	*Pavonia lasiopetala*	5 gal.	full, 24" sprd, 24" o.c.
		GROUNDCOVER/VINES/GRASS			
25	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 174
Anna, Texas 75409
amanda@awr-designs.com
c. 512.517.5589

AWR

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
5-6-22

ICE JOB NO. 1017-10

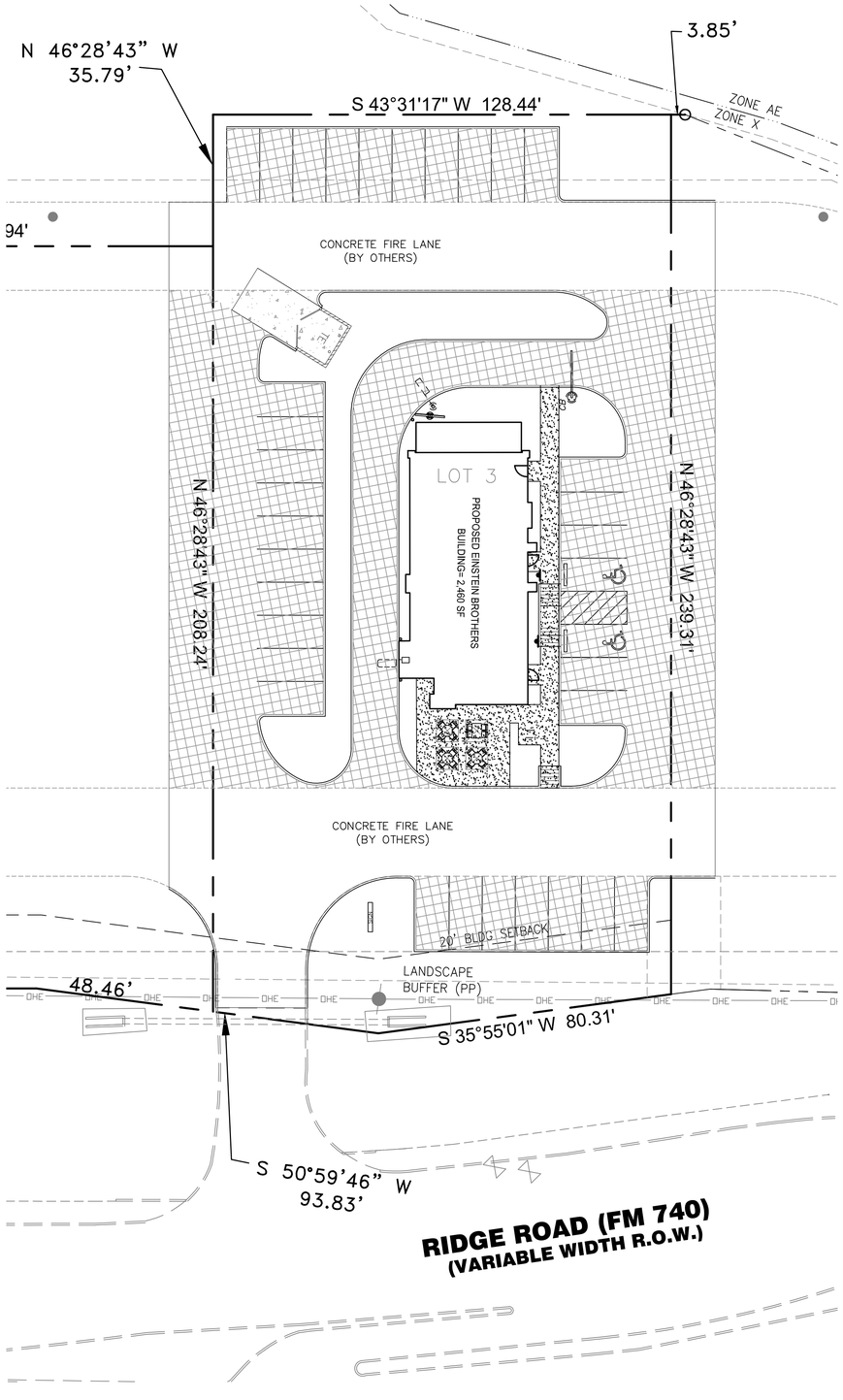
CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

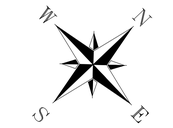
EINSTEIN BROTHERS BAGELS
RIDGE ROAD
ROCKWALL, TX

EINSTEIN BROTHERS BAGELS
LANDSCAPE PLAN

L1.01

PLOT DATE: 5/13/22



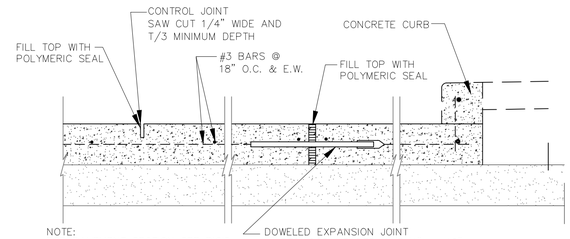


LEGEND

- DE — DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. — 3.600psi (6.5 sack/cy)
- 6" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT — 3.600psi (6.5 sack/cy)

DETAILS

PAVEMENT SECTION AND JOINT DETAIL

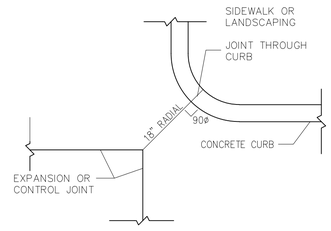


T= PAVEMENT THICKNESS

NOT TO SCALE

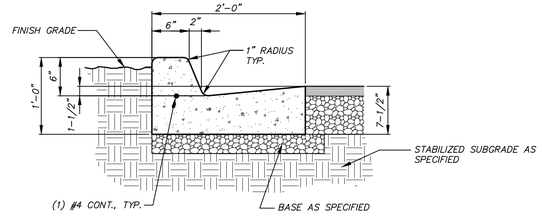
(ONSITE PAVEMENT ONLY)

JOINT AT CURB RADIUS



NOT TO SCALE

CURB AND GUTTER



KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (**PSI REPORT #0254438**)

PAVING PLAN

SCALE 1" = 20'

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 5/13/22

ICE JOB NO. 1017-MORTON

CONTRACT DATE:	--
BUILDING TYPE:	--
PLAN VERSION:	--
SITE NUMBER:	--
STORE NUMBER:	--

EINSTEIN BROTHERS BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION
ROCKWALL, TX

EINSTEIN BROTHERS BAGELS

PAVING AND JOINTING PLAN

C9

PLOT DATE: 5/13/22

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 Sky Ridge Addition LOT 3 BLOCK A

GENERAL LOCATION NW of Yellow Jacket & ~~Sky~~ Ridge Road intersection

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C-Commercial District CURRENT USE Vacant

PROPOSED ZONING Same PROPOSED USE Restaurant with Drive thru

ACREAGE 0.702 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

☐ OWNER	7.1 Ridge LLC	☑ APPLICANT	DCG Engineering, Inc
CONTACT PERSON	Michael Swiorcinsky	CONTACT PERSON	David Gregory
ADDRESS	106 E. Rusk, Suite 200	ADDRESS	1668 Keller Parkway Ste 100
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Keller TX 76248
PHONE	214-542-2373	PHONE	817 874-2941
E-MAIL	Joshua@skyrei.com	E-MAIL	david@dcgengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swiorcinsky [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 5 DAY OF May, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

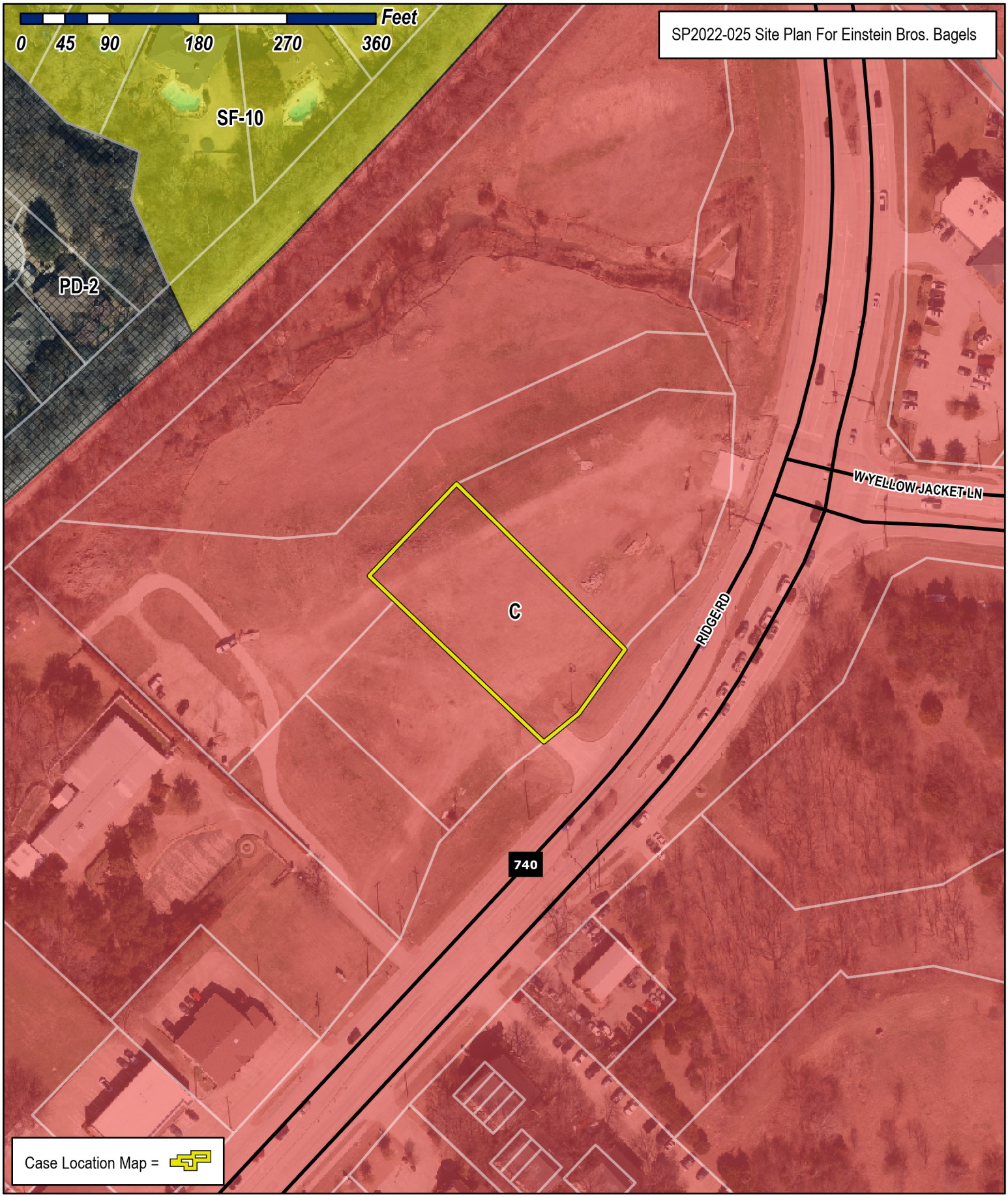
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deborah Blacketer

MY COMMISSION EXPIRES 6-21-24

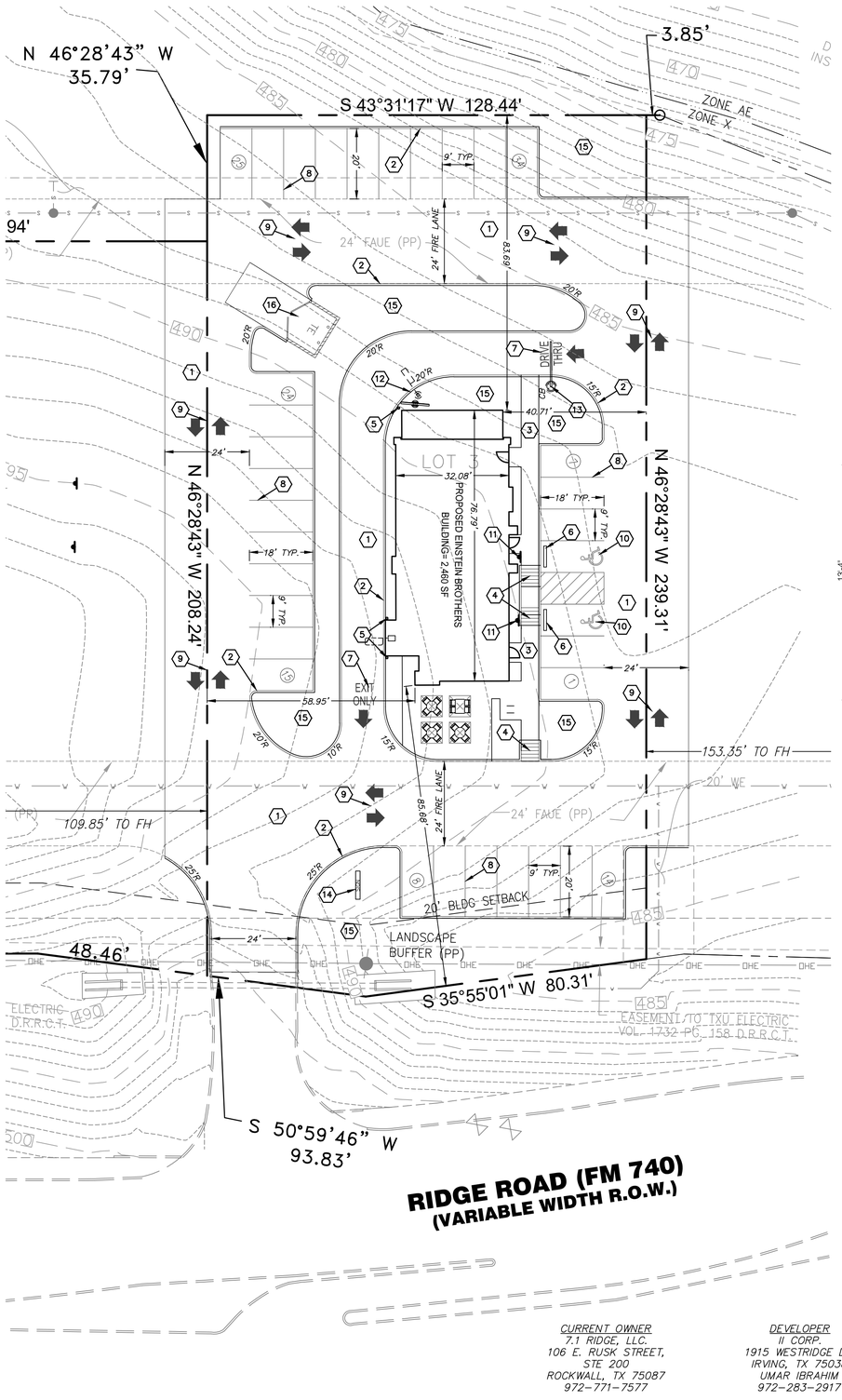
NOTARY PUBLIC STATE OF TEXAS
DEBORAH BLACKETER
My Notary ID # 124963058
Expires June 21, 2024

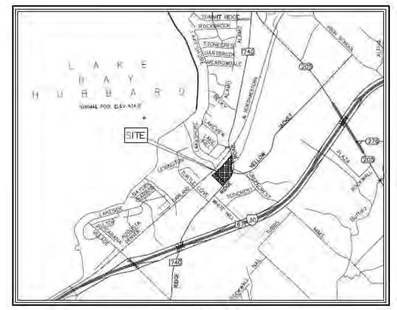


City of Rockwall

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.







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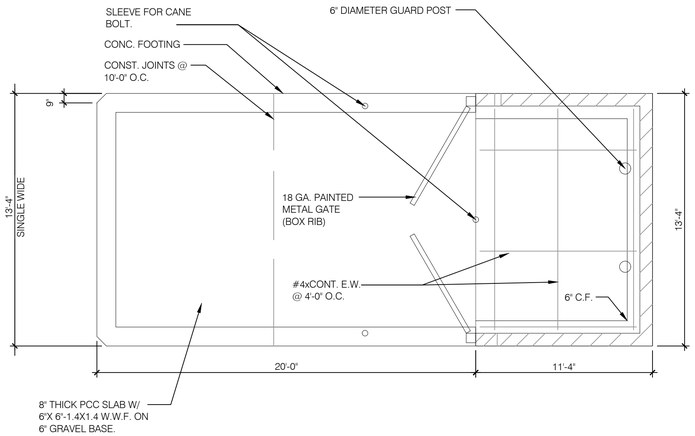
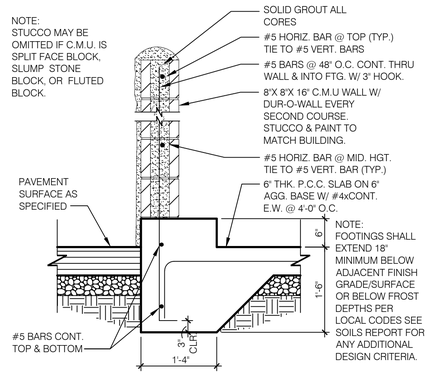
GRAPHIC SCALE IN FEET
SCALE: 1"=20'



DUMPSTER ENCLOSURE



DUMPSTER WALL

APPROVED:
I HEREBY CERTIFY THATT HE ABOVE AND FORGOING 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 ____ DAY OF _____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSSION, CHARIMAN

DIRECTOR OF PLANNING AND ZONING

CURRENT OWNER
7.1 RIDGE, LLC.
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
972-771-7577

DEVELOPER
II CORP.
1915 WESTRIDGE DR
IRVING, TX 75038
UMAR IBRAHIM
972-283-2917

SITE PLAN NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...

3. DEMOLITION/SITE CLEARING: SEE CIVIL DWG's AND GEOTECHICNAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.), VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.

4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

5. THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.

6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

8. SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. CITY PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.

9. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.

10. ALL UTILITY EQUIPMENT TO BE ROOF MOUNTED AND SCREENED PER CITY OF ROCKWALL UDC

SITE DATA FOR TACO BELL

LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,460 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,606 SF (77.2% COVERAGE)
LANDSCAPED AREA	6,977 SF (22.8% COVERAGE)
EXISTING ZONING	C – COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	25 SPACES (1/100 SF)
PROVIDED PARKING	34 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

KEYNOTES

1. INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
2. CONSTRUCT MONOLITHIC CONCRETE CURB
3. CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
4. CONSTRUCT P.C.C. DEPRESSED RAMP
5. INSTALL GUARD POST
6. INSTALL PRECAST CONCRETE WHEELSTOPS
7. PAINT 24" HIGH LETTERS – WHITE
8. PAINT 4" WIDE SOLID STRIPE – WHITE
9. PAINT TRAFFIC ARROWS – WHITE
10. PAINT HANDICAP SYMBOL – WHITE ON BLUE BACKGROUND PER
11. INSTALL HANDICAP SIGN
12. MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY
13. CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
14. MONUMENT SIGN BY SIGN VENDOR
15. LANDSCAPE AREA
16. CONSTRUCT TRASH ENCLOSURE
17. SITE LIGHTS (SEE PHOTOMETRICS PLAN)

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Engineering Firm Registration Number F-21947

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 5/13/22

ICE JOB NO. 1017-MORTON

CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

EINSTEIN BROTHERS BAGELS
LOT 3, BLOCK A, SKY RIDGE ADDITION
ROCKWALL, TX

EINSTEIN BROTHERS BAGELS

SITE PLAN
C3

PLOT DATE: 5/13/22

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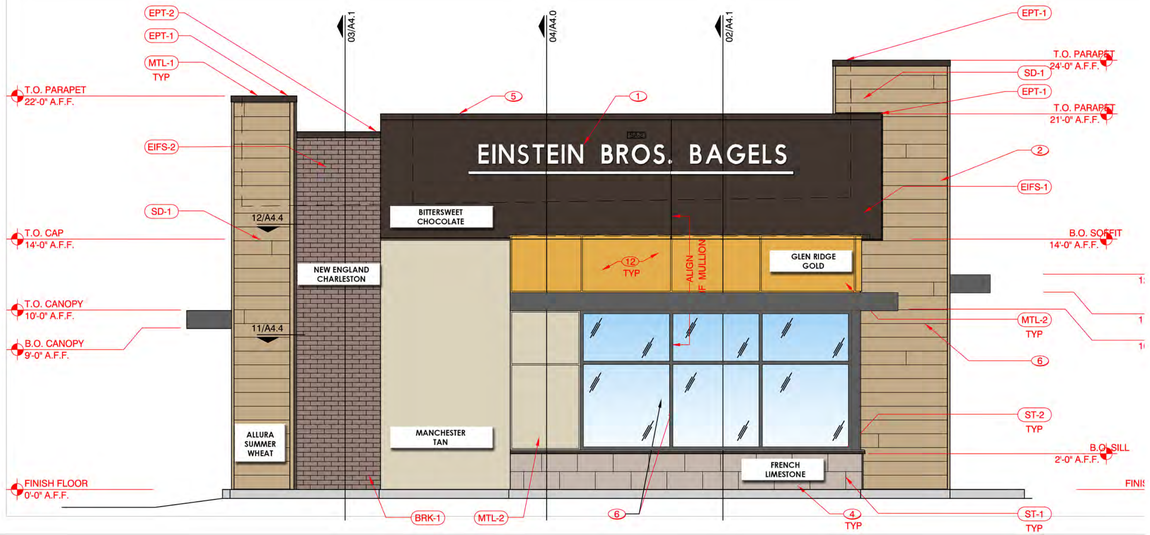
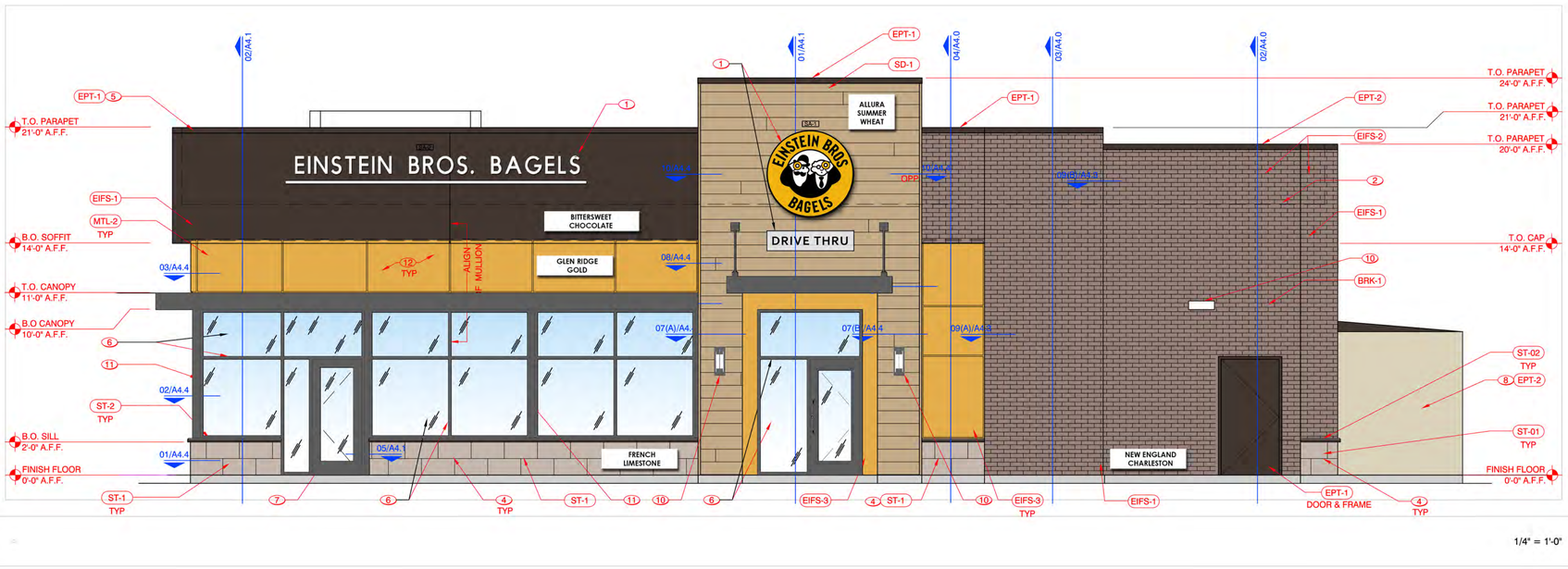


01 Elevations (East)

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



1/4" = 1'-0"

02 Elevations (North)

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

Bittersweet Chocolate 2114-10 — EIFS-1

Manchester Tan HC-81 — EIFS-2

Glen Ridge Gold 301 — EIFS-3

Bittersweet Chocolate 2114-10 — EPT-1

Manchester Tan HC-81 — EPT-2



SD-1
ALLURA SUMMER WHEAT

BRK-1 - NEW ENGLAND CHARLESTON



ST-1 FRENCH LIMSTONE FRENCH WHITE



GENERAL NOTES

1. SIGNAGE AND AWNINGS ARE SHOWN FOR CONCEPTUAL VISUALIZATION ONLY; ARE NOT PART OF THIS SCOPE OF WORK EXCEPT FOR PROVIDING POWER & BLOCKING AS NEEDED; AND SHALL BE PERMITTED SEPARATELY AS A DEFERRED PLAN REVIEW SUBMITTAL.
2. SIZES, STYLES, AND COLORS OF SIGNAGE AND AWNINGS SHALL BE FINALIZED BY OWNER. CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT POWER & BLOCKING REQUIREMENTS AND LOCATIONS WITH OWNER.

KEYNOTES

1	OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
2	LINE OF ROOF BEYOND.
3	DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
4	MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
5	GALVANIZED METAL COPING, PAINTED AS SCHEDULED.
6	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
7	ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
8	EXTERIOR WIC/F w/ SHED ROOF PER MFR.: PAINT AS INDICATED.
9	DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN BRONZE ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
10	EXTERIOR LIGHTING. REF. SHEET A2.3
11	BREAK METAL TO MATCH STOREFRONT SYSTEM
12	ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. SHEET 13/A4.4

SIGNAGE SCHEDULE

	QTY	MFR	VMOE	SIZE
SA-1	2	SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)	5'-3"
SA-2	2	SIGN MFR	COFFEE & BAGELS	TBD

ARCHITECT/ DESIGN CONSULTANT

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www.dcgengineering.com
Engineering Firm Registration Number F-21947

ARCHITECTURAL PROJECT NO.: 2022_01_26
DRAWN BY: RA
CHECKED BY: DCG

STORE #

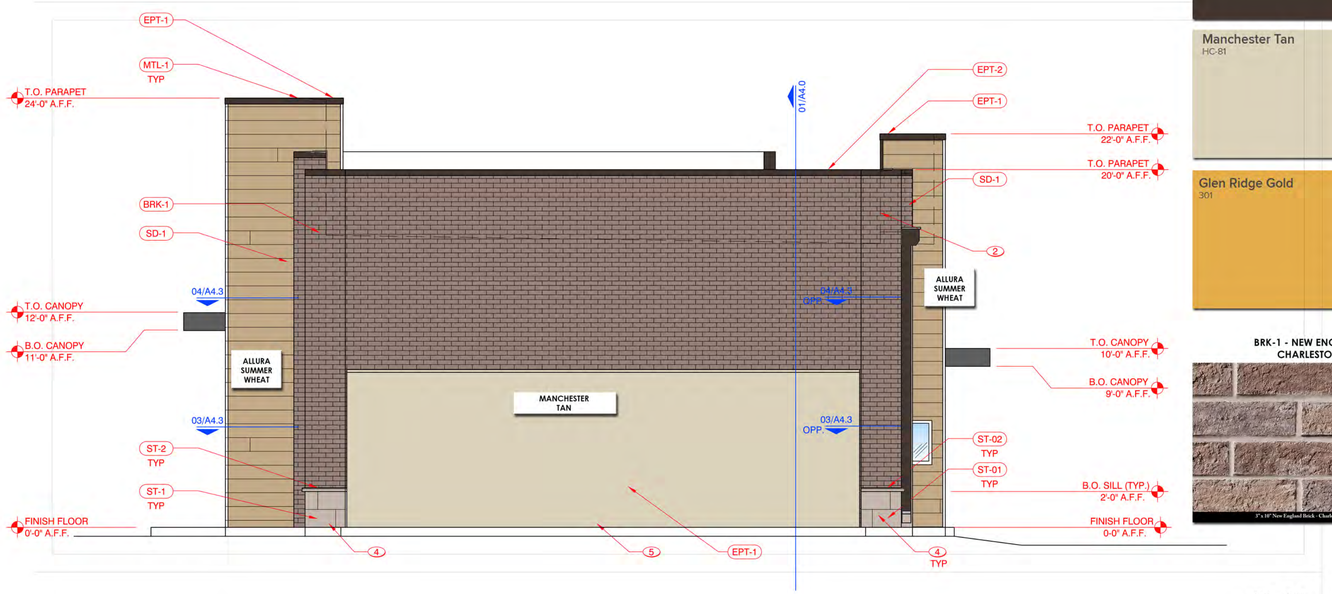
ROCKWALL TX

NO.	REVISIONS:	DATE:

BRAND REVIEW ISSUE DATE: 06-11-2020
BID ISSUE DATE:
BUILDING REVIEW ISSUE DATE:
HEALTH DEPT. REVIEW ISSUE DATE:
TAS REVIEW ISSUE DATE:
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
EXTERIOR ELEVATIONS

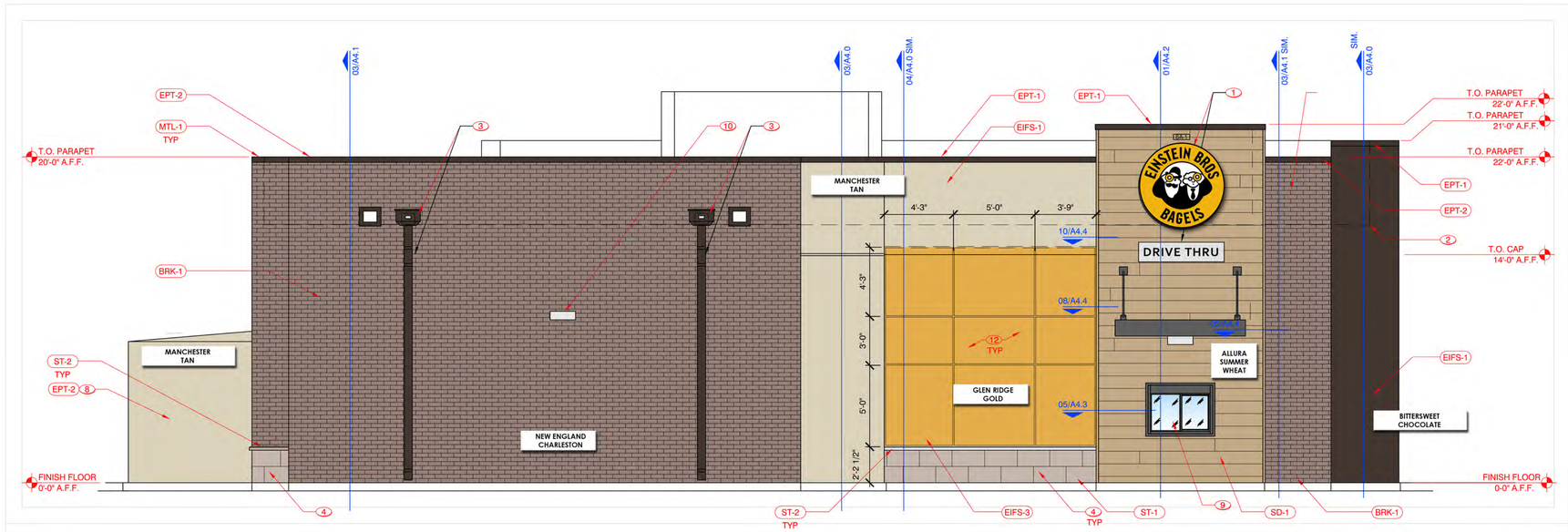
DRAWING NUMBER:
A3.0



1/4" = 1'-0"

01 Elevations (West)

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



1/4" = 1'-0"

02 Elevations (South)

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

Bittersweet Chocolate
2114-10
EIFS-1

Manchester Tan
HC-81
EIFS-2

Glen Ridge Gold
301
EIFS-3

BRK-1 - NEW ENGLAND CHARLESTON

Bittersweet Chocolate
2114-10
EPT-1

Manchester Tan
HC-81
EPT-2



SD-1
ALLURA SUMMER
WHEAT

ST-1 FRENCH LIMSTONE
FRENCH WHITE



GENERAL NOTES

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KEYNOTES

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2	LINE OF ROOF BEYOND.
3	DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
4	MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
5	GALVANIZED METAL COPING, PAINTED AS SCHEDULED.
6	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
7	ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
8	EXTERIOR WIC/F w/ SHED ROOF PER MFR.: PAINT AS INDICATED.
9	DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN BRONZE ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
10	EXTERIOR LIGHTING. REF. SHEET A2.3
11	BREAK METAL TO MATCH STOREFRONT SYSTEM
12	ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. SHEET 13/A4.4

SIGNAGE SCHEDULE

	QTY	MFR	VMOE	SIZE
SA-1	2	SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)	5'-3"
SA-2	2	SIGN MFR	COFFEE & BAGELS	TBD

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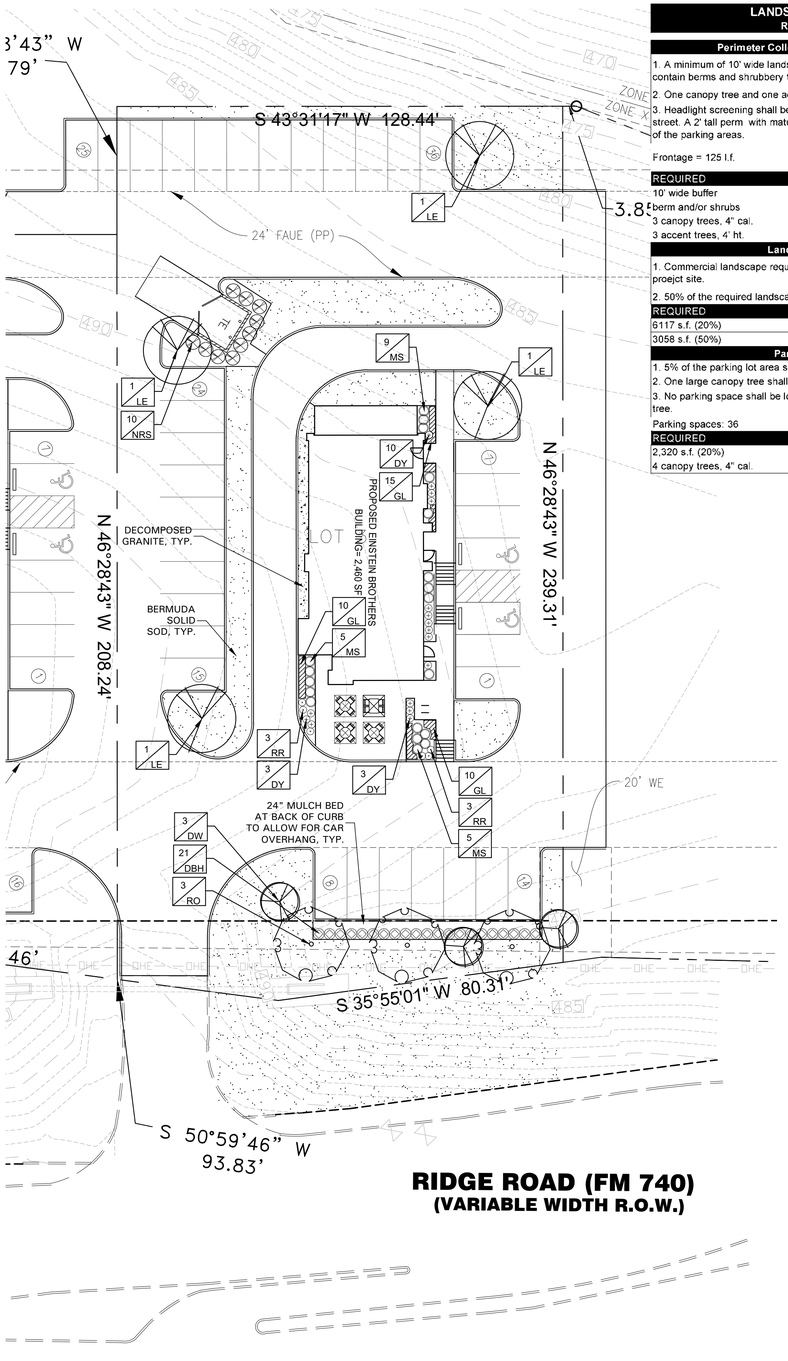
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A3.1



LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

Perimeter Collector Street or Arterial Roadway

1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".
2. One canopy tree and one accent tree shall be incorporated every 50 l.f.
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.

Frontage = 125 l.f.

REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.
3 accent trees, 4' ht.	3 accent trees, 4' ht.

Landscape Requirements

1. Commercial landscape requirements must total a minimum of 20% of the proejct site.
2. 50% of the required landscape shall be located in the front yard.

REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.

Parking Lot Landscape

1. 5% of the parking lot area shall be landscape.
2. One large canopy tree shall be provided for every 10 spaces.
3. No parking space shall be located more than 80' from the trunk of a canopy tree.

Parking spaces: 36

REQUIRED	PROVIDED
2,320 s.f. (20%)	2655 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDRMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	3" cal.	12' ht., 4' spread
3	RO	Texas Red Oak	*Quercus buckleyi*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
3	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
		SHRUBS			
21	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
16	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
19	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
10	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
6	RR	Rock Rose	*Pavonia lasiopetala*	5 gal.	full, 24" sprd, 24" o.c.
		GROUNDCOVER/VINES/GRASS			
25	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 174
Kyle, Texas 78640
amanda@awr-designs.com
c. 512.517.5589

AWR

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
5-6-22

ICE JOB NO. 1017-10

CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

EINSTEIN BROTHERS BAGELS
RIDGE ROAD
ROCKWALL, TX

EINSTEIN BROTHERS BAGELS
LANDSCAPE PLAN

L1.01

PLOT DATE: 5/13/22

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. LANDSCAPE CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE WEEDS AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD 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 GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY), ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTS) OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER DETERMINED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NORMAL TOP OF PLANT. CALIPER SHALL REFER TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES SHOWN ON PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM DISEASE, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. 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

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR/INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE FERTILE, DARK, LOAMY SOIL FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:
   a. CLAY – BETWEEN 7-27
   b. SILT – BETWEEN 15-25%
   c. SAND – LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING MIX AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING, DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED GRANITE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
   1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
   2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:
   1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER APPROVED MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF POSITION OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL STAND IN THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZE.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL EACH HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE IN THE TREE PIT FOR ON-GOING TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅔ OF THE BALL AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

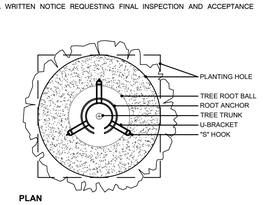
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

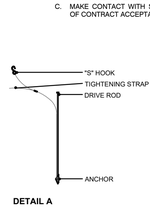
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



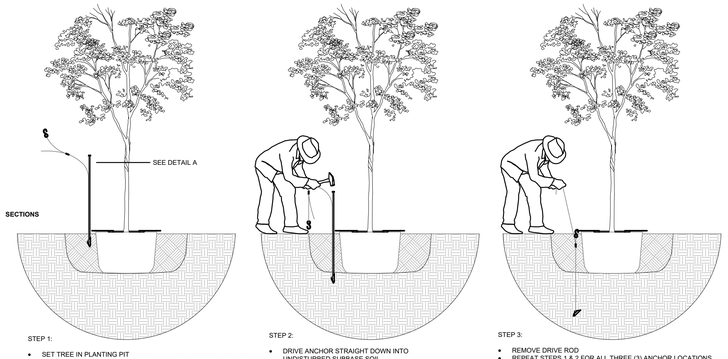
PLAN



DETAIL A

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-BG	20 / 30 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V68 Anchors
45/65-BG	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V68 Anchors
100-BG	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V68 Anchors
150-BG	150 Gallon or 42" root ball	48" Minimum Depth	3 - V68 Anchors
200-BG	200 Gallon or 48" root ball	48" Minimum Depth	3 - V68 Anchors
300-BG	300 Gallon or 56" root ball	48" Minimum Depth	3 - V68 Anchors
CUSTOM-BG	Root Balls larger than 64"	TBD	

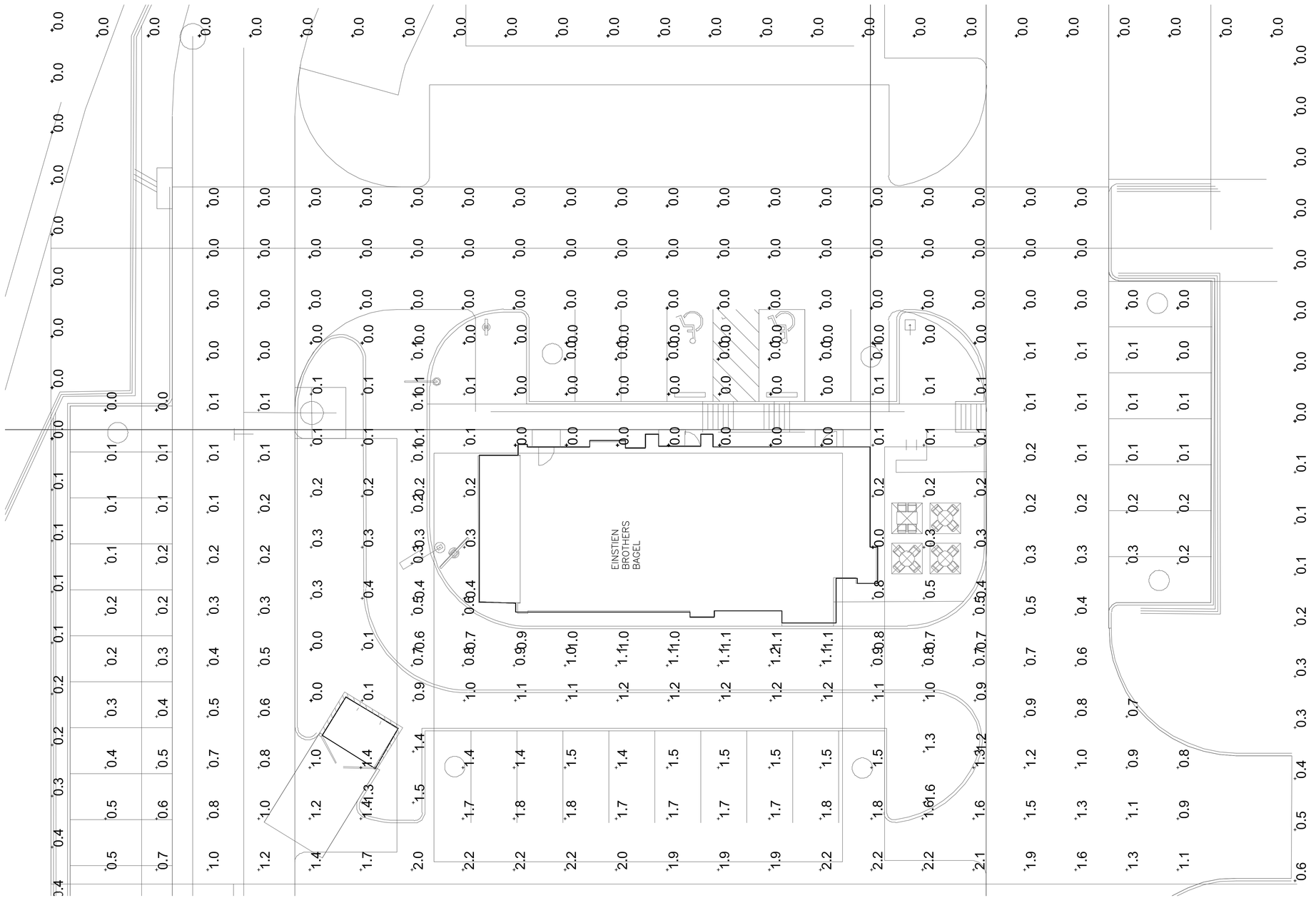
SECTIONS



GENERAL NOTES:

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE -	+	1.3 fc	3.6 fc	0.0 fc	N/A	N/A

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' Trespass	+	0.1 fc	2.1 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.4 fc	6.7 fc	0.3 fc	22.3:1	8.0:1
Property Line	+	0.4 fc	5.2 fc	0.0 fc	N/A	N/A



01 PHOTOMETRICS
SCALE:1"=10'

GRAPHIC SCALE
NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING

1"=10'-0" 0 5' 10' 20'

ARCHITECT/ DESIGN CONSULTANT

DCG ENGINEERING
1668 Keller Parkway, Suite 100
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Engineering Firm Registration Number F-21947

STATE OF TEXAS
CLIFFORD TONY MARSHALL
127321
REGISTERED
PROFESSIONAL ENGINEER
C. Tony Marshall
05/18/22

ARCHITECTURAL PROJECT NO.: 2021_07_02
DRAWN BY: RA
CHECKED BY: DCG

STORE #

EINSTEIN BROS BAGELS

RIDGE ROAD
ROCKWALL, TX.

NO.	REVISIONS:	DATE:

BRAND REVIEW ISSUE DATE: 06-11-2020
BID ISSUE DATE:
BUILDING REVIEW ISSUE DATE:
HEALTH DEPT. REVIEW ISSUE DATE:
TAS REVIEW ISSUE DATE:
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
PHOTOMETRICS SITE PLAN - MEP

DRAWING NUMBER:
PH-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.

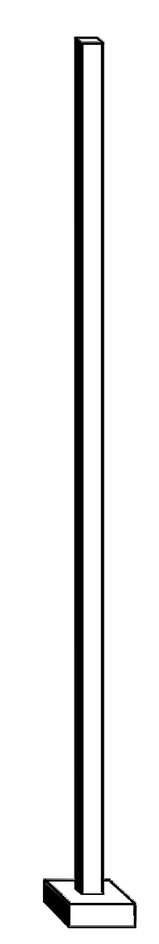
HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

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.

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

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
- SSS

Nominal fixture mounting height
- 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.)

Nominal shaft base size/wall thickness[1]
- 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.)

Mounting[2]

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°

Options

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]
- USPOM United States point of manufacture[9]
- 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

Finish[10]

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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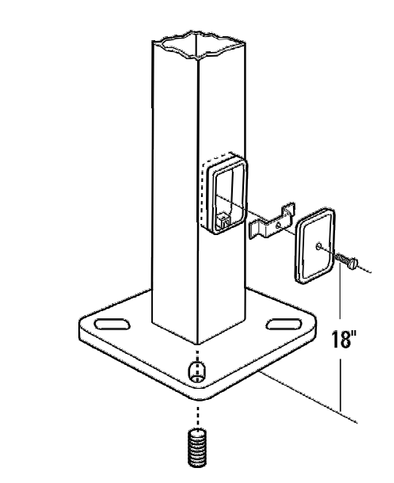
SSS Square Straight Steel Poles

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 (ft²) with 1.3 gust: 80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
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

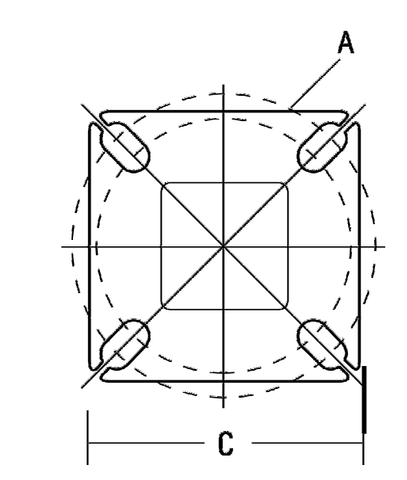
* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

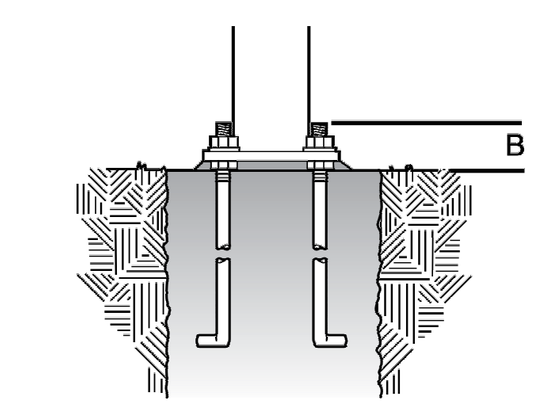
BASE DETAIL



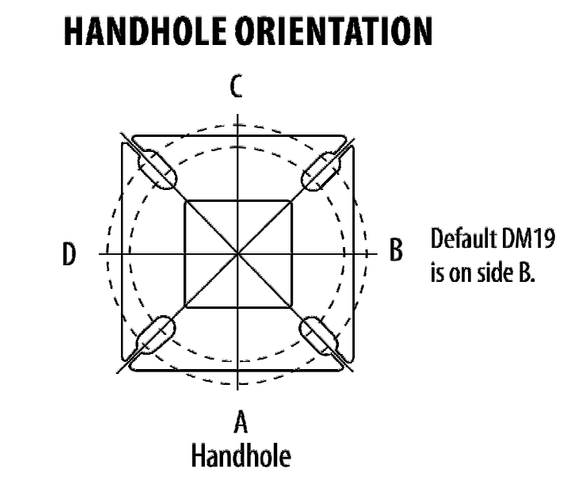
POLE DATA

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



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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RSX1 LED

Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

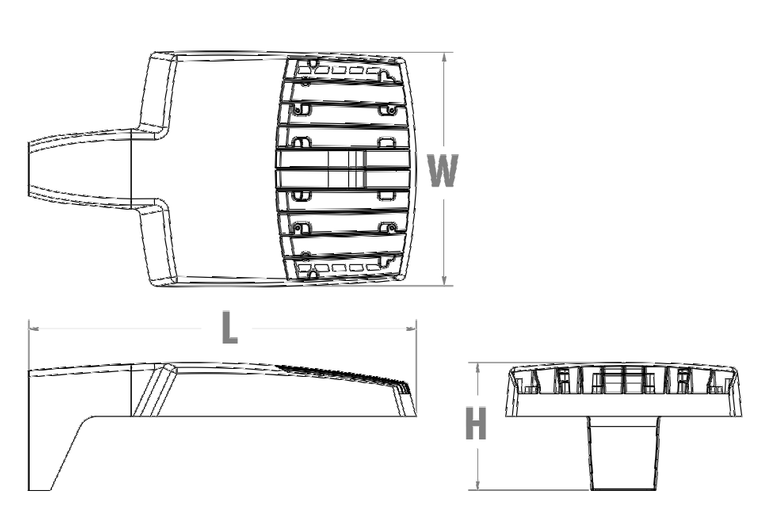
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series
- RSX1 LED

Performance Package
- P1
- P2
- P3
- P4

Color Temperature
- 30K 3000K
- 40K 4000K
- 50K 5000K

Distribution
- R2 Type 2 Wide
- R3 Type 3 Wide
- R3S Type 3 Short
- R4 Type 4 Wide
- R4S Type 4 Short
- R5 Type 5 Wide [1]
- R5S Type 5 Short [1]
- AFR Automotive Front Row
- AFRR90 Automotive Front Row Right Rotated
- AFRL90 Automotive Front Row Left Rotated

Voltage
- MVOLT (120V-277V) [2]
- HVOLT (347V-480V) [3]
- XVOLT (277V-480V) [4]
- (use specific voltage for options as noted)
- 120 [3] 277 [5]
- 208 [3] 347 [5]
- 240 [3] 480 [5]

Mounting
- SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
- RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
- MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
- IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
- WBA Wall bracket [1]
- WBASC Wall bracket with surface conduit box
- AASP Adjustable tilt arm square pole mounting [6]
- AARP Adjustable tilt arm round pole mounting [6]
- AAWB Adjustable tilt arm with wall bracket [6]
- AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed
- HS House-side shield [7]
- PE Photocontrol, button style [8,9]
- PEX Photocontrol external threaded, adjustable [9,10]
- PER7 Seven-wire twist-lock receptacle only (no controls) [9,11,12,13]
- CE34 Conduit entry 3/4" NPT (Qty 2)
- SF Single fuse (120, 277, 347) [5]
- DF Double fuse (208, 240, 480) [5]
- SPD20KV 20KV Surge pack (10KV standard)
- FAO Field adjustable output [9,13]
- DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [9,13]

Shipped Installed
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)
- NLTAIR2 nLight AIR generation 2 [13,14,15]
- PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [13,15,16]

*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)
- EGS External glare shield [7]
- EGFV External glare full visor (360° around light aperture) [7]
- BS Bird spikes [17]

Finish
- DDBXD Dark Bronze
- DBLXD Black
- DNAXD Natural Aluminum
- DWHXD White
- DDBTXD Textured Dark Bronze
- DBLBXD Textured Black
- DNATXD Textured Natural Aluminum
- DWHGXD Textured White

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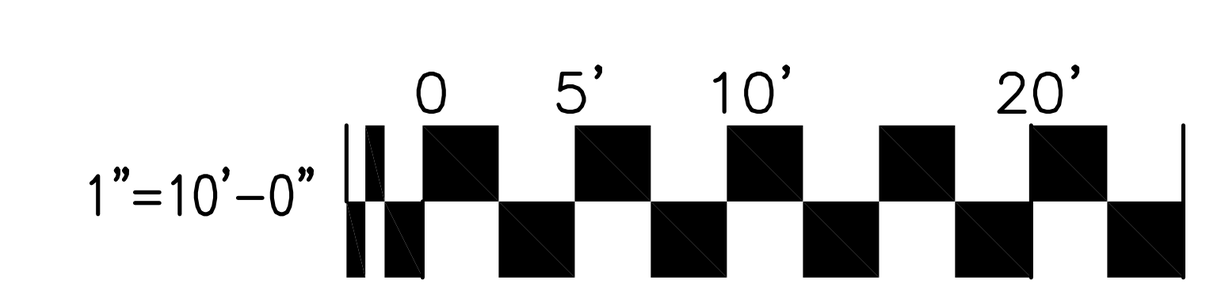
GENERAL NOTES:

A. –



ARCHITECT/ DESIGN CONSULTANT

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Engineering Firm Registration Number F-21947

STATE OF TEXAS
CLIFFORD TONY MARSHALL
127321
REGISTERED
PROFESSIONAL ENGINEER

C. Tony Marshall

05/18/22

ARCHITECTURAL PROJECT NO.:	2021_07_02
DRAWN BY:	RA
CHECKED BY:	DCG

STORE #

EINSTEIN BROS BAGELS®

RIDGE ROAD
ROCKWALL, TX.

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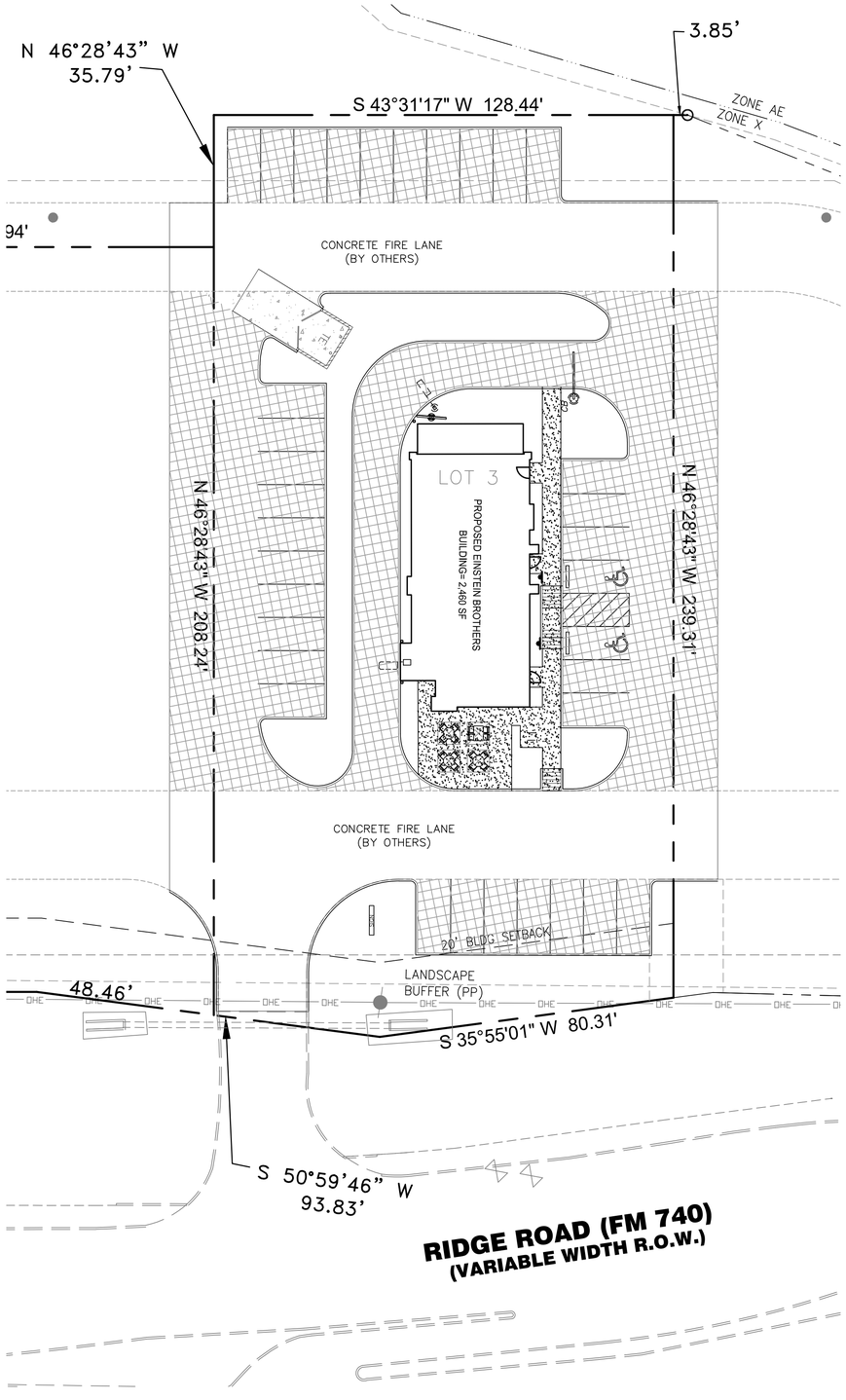
BRAND REVIEW ISSUE DATE:	06-11-2020
BID ISSUE DATE:	
BUILDING REVIEW ISSUE DATE:	
HEALTH DEPT. REVIEW ISSUE DATE:	
TAS REVIEW ISSUE DATE:	
CONSTRUCTION ISSUE DATE:	

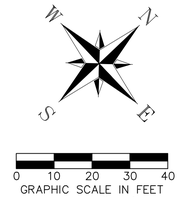
DRAWING TITLE:

SITE LIGHTING CUT SHEETS

DRAWING NUMBER:

PH-2



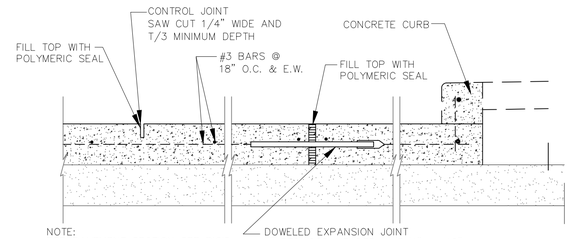


LEGEND

- DE — DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
- 6" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT

DETAILS

PAVEMENT SECTION AND JOINT DETAIL

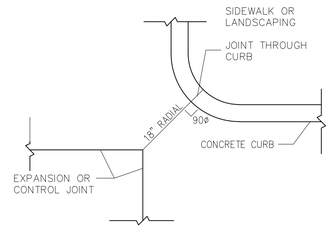


T= PAVEMENT THICKNESS

NOT TO SCALE

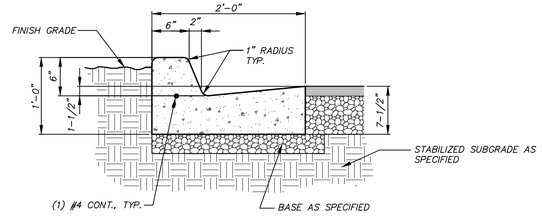
(ONSITE PAVEMENT ONLY)

JOINT AT CURB RADIUS



NOT TO SCALE

CURB AND GUTTER



KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (**PSI REPORT #0254438**)

PAVING PLAN

SCALE 1" = 20'

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 5/13/22

ICE JOB NO. 1017-MORTON

CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

EINSTEIN BROTHERS BAGELS

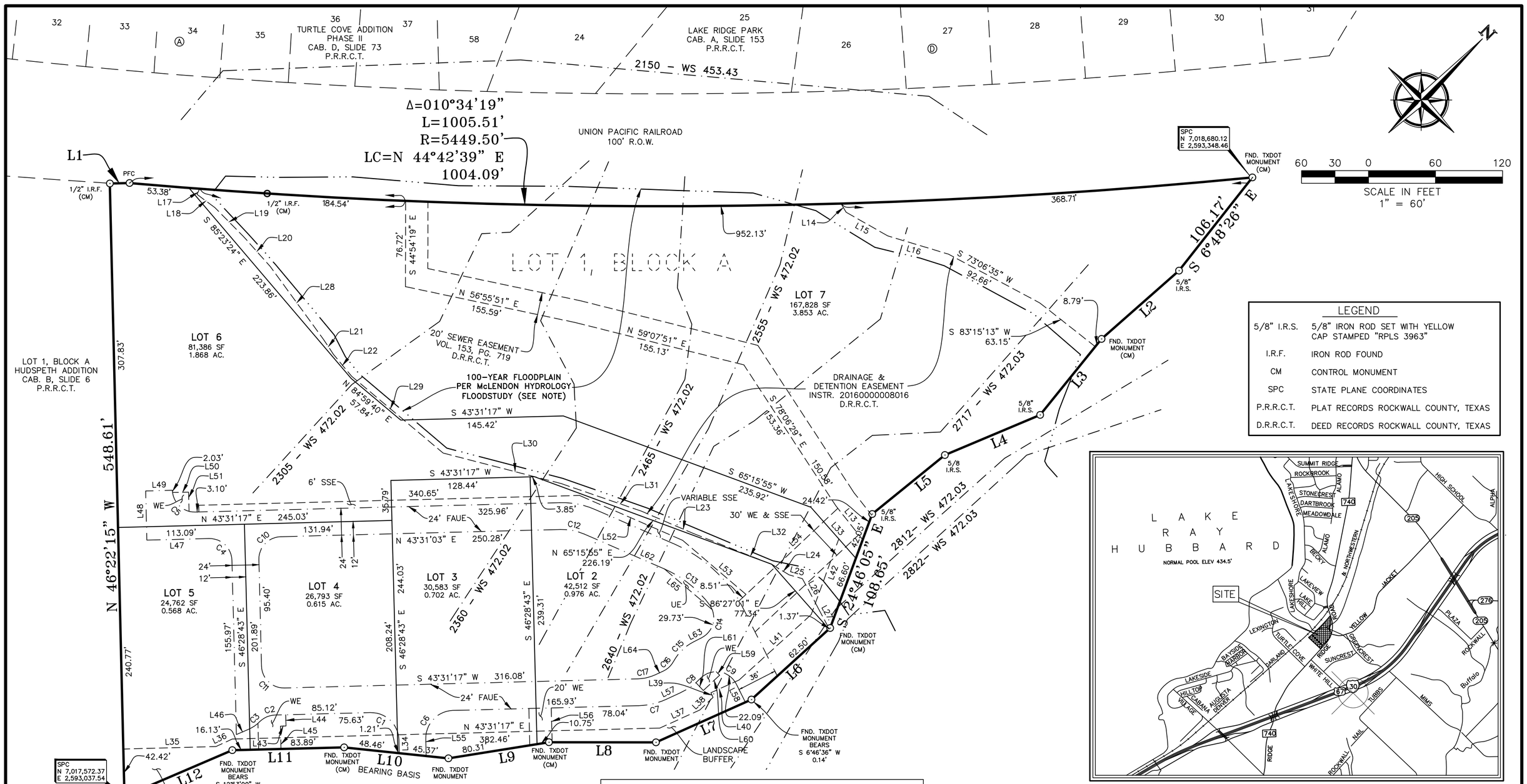
LOT 3, BLOCK A, SKY RIDGE ADDITION
ROCKWALL, TX

EINSTEIN BROTHERS BAGELS

PAVING AND JOINTING PLAN

C9

PLOT DATE: 5/13/22



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

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-026	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Qdoba	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2224 RIDGE RD, ROCKWALL, TX 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Qdoba) on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Needs Review

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Qdoba) on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740].

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

M.3 For reference, include the case number (SP2022-026) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the Scenic Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Please provide a physical material sample board as soon as possible. This is required per the submittal requirements for site plan cases within the City of Rockwall. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
2. Please indicate the existing sidewalks. (Subsection 03.04. B, of Article 11)
3. Parking against the building must be 9x20 per the Engineering Standards of Design. (Subsection 05.03, of Article 06)
4. The site plan indicates a parking agreement will be established between Einstein's Bros. Bagels and the subject property. At the time of final plat, we will require the parking agreement to be filed with Rockwall County. This will be condition of approval for this case and we will not issue a Certificate of Occupancy (CO) until this is complete. (Table 5, of Article 06)
5. Remove signage on the site plan. Signage is covered by a separate permit at the time of building permit. (Subsection 06.02. F, of Article 05)
6. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
7. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
8. Dumpster Screening. The masonry screening wall must be 8-feet in height because the property is located in an overlay district. The gate must be self-latching and not manual. The dumpster enclosure must be faced in the same material as the primary building. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:

1. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
2. Clearly indicate and delineate the landscape buffer along Ridge Road. (Subsection 05.01, of Article 08)
3. Canopy trees must be four (4) caliper inches not three (3). Landscape buffers must have a berm and shrubs. Please update the landscaping inside the landscape buffer to match the approved landscape plan from case MIS2022-001. The property owner had requested a variance to the landscape buffer, therefore the landscape buffer must match.
4. Please indicate where the crushed granite will be onsite. (Subsection 05.03, of Article 08)
5. Provide headlight screening in the form of shrubs along the drive through, in front of the drive through, and along Ridge Road (Subsection 05.02, of Article 08)
6. A minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building. (Subsection 06.02, of Article 05)
7. Please identify the visibility triangles. (Subsection 01.08, of Article 05)
8. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.9 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
3. It appears that the wall packs and lighting on the building may not have been incorporated into the photometric plan; please confirm this. Also include the cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)
4. Light poles must not exceed 20-feet due to the Scenic Overlay District requirements. (Subsection 03.03. D, of Article 07)

M.10 Building Elevations:

1. Please provide the material percentages on each façade of the proposed building. (Subsection 04.01, of Article 05)
2. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
3. 90% masonry materials are required on each façade of the proposed building. EIFS is not a permitted material. (Subsection 06.02. C, of Article 05)
4. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
5. All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. In this case you will need to complement the Dutch Bros Coffee (Case No. SP2021-031) coming in south of the subject property. (Subsection 06.02, of Article 05)
6. Please ghost in the opposite side of the building on each side of the elevations (Subsection 06.02, of Article 05)
7. Please provide more information on the proposed materials. (Subsection 04.01, of Article 05)
8. Include a note that the parapet will be finished on both sides with the same material as the external facing façade. (Subsection 04.01, of Article 05)
9. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
10. Within the Scenic Overlay District "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case the building must have primary façade articulation on all sides of the building. Given this the horizontal articulation is not met on South, East, and West side, because the

projections are not 25% of the wall height; the vertical articulation is not met on the South and West sides because the projection height is not 25% of the wall height.

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] no pitched roof, and [4] primary articulation. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/26/2022: - Dumpster area to drain to an oil/water separator and then the storm lines.
- If these are 18' deep parking spaces, they need 2' clear overhang towards the drive-thru. Need to be 20'x9'
- Extend 8" water through site.
- Need to plat an access easement and 12' of it will be an off-site easement.
- 20' parking at front of the building.
- Remove signage it is approved through separate permit.
- Drive thru lane to be 12' wide minimum.
- Fire hydrant...all trees and shrubs to be 10' away to allow growth and maintain 5' clearance around the fire hydrant at all times.
- All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system.
- Concrete requirement is 3.600psi (6.5 sack/cy),

The following items are informational for the engineering design process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
M-Remove signage
M-Replat is required for access easements and off-site easements are required.

Drainage Items:
M - Dumpster area to drain to an oil/water separator and then the storm lines.

Water and Wastewater Items:
I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
M- Show and label exist water and sewer stub outs.
M- Show extension of 8" water along western side of property as shown on markup.

Roadway Paving Items:
M - Parking to be 20'x9'.
M - Drive isles to be 24' wide.
M - No dead-end parking allowed.
M - Fire lane to have 20' min radius. Fire lane to be in a platted easement.
M - Label width of drive through lane(s). Min of 12'/lane
I- All concrete will be steel reinforced

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".
M-All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved w/ Comments

05/25/2022: All fire lanes shall be installed prior to vertical construction.

Restaurant occupant load will be limited to 99 persons if automatic fire sprinklers are not provided.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved w/ Comments

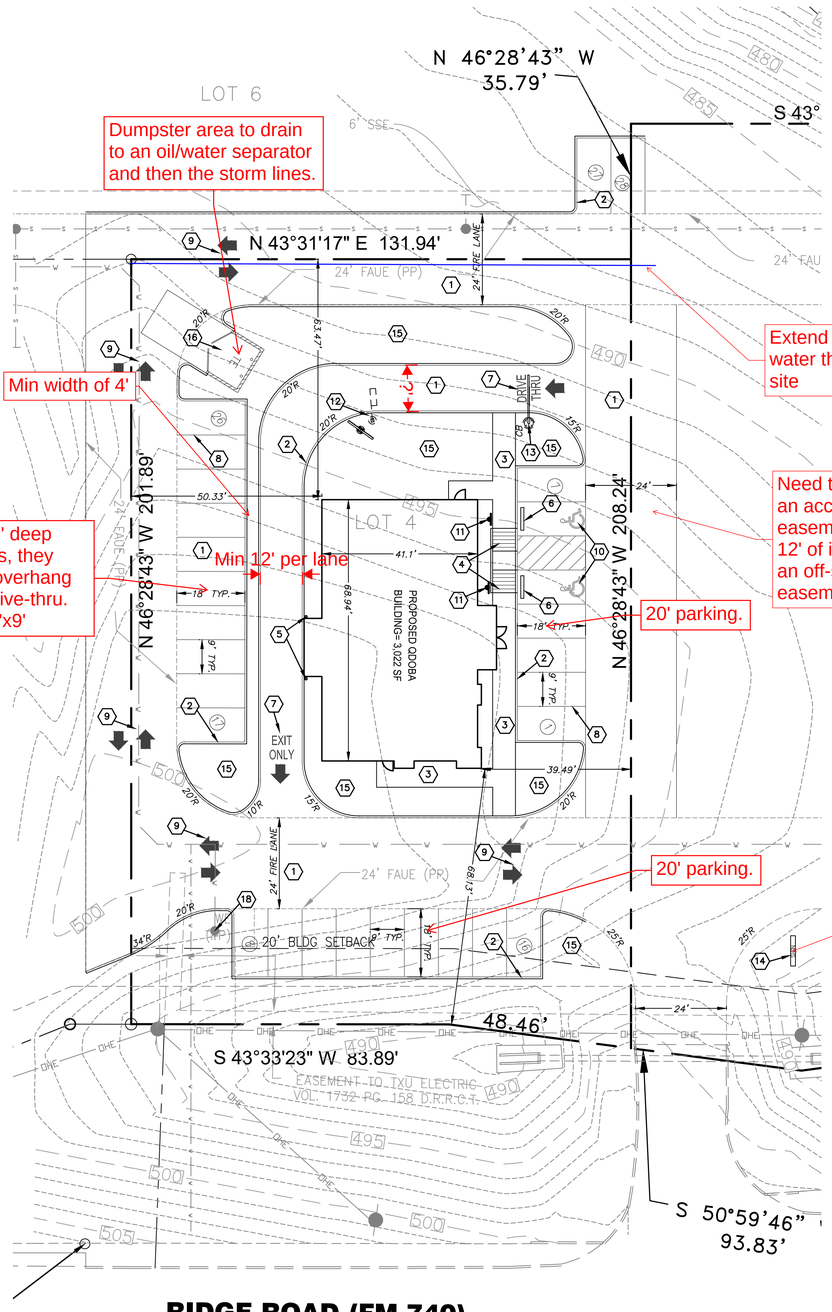
05/23/2022: Assigned address will be *2224 RIDGE RD, ROCKWALL, TX 75087*

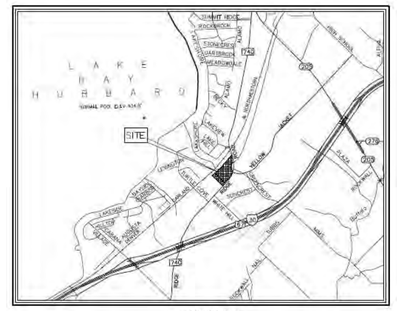
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments

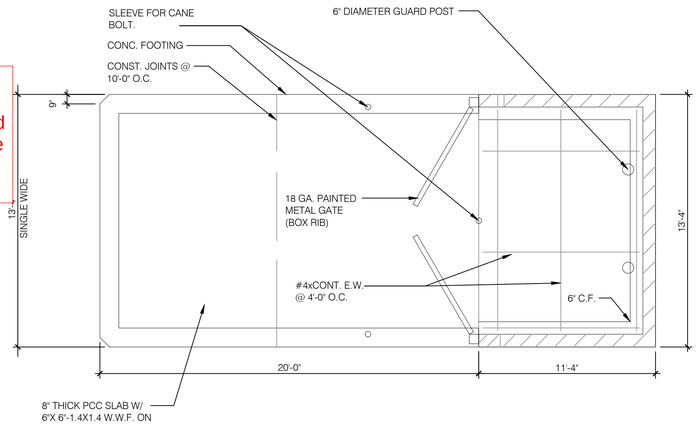
05/23/2022: All shade trees must be 4" caliper minimum please change the 3" caliper



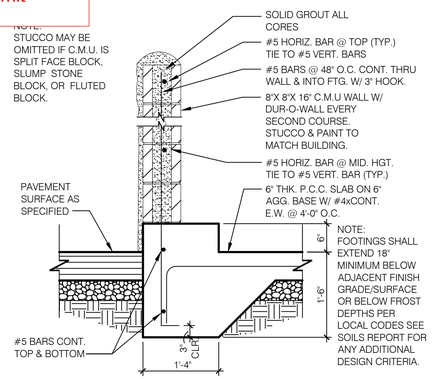




0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'



MPSTER ENCLOSURE



DUMPSTER WALL

APPROVED:
I HEREBY CERTIFY THATT HE ABOVE AND FORGOING 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 ____ DAY OF _____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

_____ PLANNING & ZONING COMMISSSION, CHARIMAN

_____ DIRECTOR OF PLANNING AND ZONING

CURRENT OWNER
7.1 RIDGE, LLC.
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
972-771-7577

DEVELOPER
II CORP.
1915 WESTRIDGE DR
IRVING, TX 75038
UMAR IBRAHIM
972-283-2917

SITE PLAN NOTES

1. PRIOR TO STAR... ESPONSIBLE TO MAKE SURE THAT ALL REQ... AINED. NO CONSTRUCTION OR ... HAS RECEIVED AND THOROUGHLY REVIEW... BY ALL OF THE PERMITTING AUTHOR...

2. ALL WORK SHAL... ANS, SPECIFICATIONS AND THE REQUIREM... AUTHORITY. THE SOILS REPORT AND ... RT OF THE REQUIRED CONSTRUCTION DOC... LLY NOTED OTHERWISE ON THE ... NSTRUCTION MANAGER OF ANY DISCREPAN...

3. DEMOLITION/SIT... REPORT FOR EXTENT OF SITE DEMOLITION ... ISTING PAVEMENTS, CURBS (U.O.N.), LIG... ING STUMPS), UTILITIES (NOT OTHE... STRUCTION.

4. SITE GRADING S... PLANS & SPECIFICATIONS AND ... REPORT REFERENCED IN THIS PLAN SET. ... EMOVING & REPLACING ALL SOFT, YIELDING ... SUITABLE MATERIALS AS SPECIFIED IN TH... AS SHALL BE COMPACTED AND M... REPORT. CONTRACTOR SHALL ... QUALIFIED SOILS ENGINEER, REGISTER... RMED, VERIFYING THAT ALL FILLED AREAS ... AREA AND AREAS TO BE PAVED HAVE BE... S AND SPECS, AND THE RECOMMENDATIO...

5. THE A.L.T.A. SU... LANS. THE G.C. IS RESPONSIBLE FOR L...

6. THE LOCATIONS ... LANS ARE BASED ON FIELD SURVEYS AND ... THE CONTRACTORS RESPONSIBILITY TO ... O COMPENSATION SHALL BE PAID TO ... HESE FACILITIES CAUSED BY HIS WO...

7. ALL DIMENSIONS ... IELD VERIFIED BY THE CONTRACTOR PRIOR ... THE CONSTRUCTION MANAGER IF ANY D... CONSTRUCTION, FOR NECESSARY PLAN C... HALL BE PAID TO THE CONTRACTOR FOR ... OR GRADES SHOWN INCORRECTLY ON TH... GIVEN.

8. SEE CIVIL PLAN... PERMITS TO BE OBTAINED AND PAID ...

9. ALL DIMENSIONS ... ISE.

10. ALL UTILITY EQU... R CITY OF ROCKWALL UDC

LOT AR...	
BUILDIN...	
BUILDIN...	
FLOOR ...	
TOTAL ...	
LANDSC...	
EXISTIN...	
PROPOS...	
REQUIRE...	
PROVIDE...	
EXTERIO...	

KEYNOTES

1. INSTALL PORTL... NICAL SPECIFICATIONS
2. CONSTRUCT MO...
3. CONSTRUCT 4"...
4. CONSTRUCT P.C...
5. INSTALL GUARD...
6. INSTALL PRECA...
7. PAINT 24" HIGH...
8. PAINT 4" WIDE...
9. PAINT TRAFFIC...
10. PAINT HANDICA...
11. INSTALL HANDI...
12. MENU BOARD, ... BY SIGN SUPPLIER. FOUNDATIONS ...
13. CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
14. MONUMENT SIGN BY SIGN VENDOR
15. LANDSCAPE AREA
16. CONSTRUCT TRASH ENCLOSURE
17. SITE LIGHTS (SEE PHOTOMETRICS PLAN)
18. FIRE HYDRANT

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 18" and taller must be rock or stone face. No smooth concrete walls.
M-Remove signage
M-Replat is required for access easements and off-site easements are required.

Drainage Items:
M - Dumpster area to drain to an oil/water separator and then the storm lines.

Water and Wastewater Items:
I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
M- Show and label exist water and sewer stub outs.
M- Show extension of 8" water along western side of property as shown on markup.

Roadway Paving Items:
M - Parking to be 20'x9'.
M - Drive isles to be 24' wide.
M - No dead-end parking allowed.
M - Fire lane to have 20' min radius. Fire lane to be in a platted easement.
M - Label width of drive through lane(s). Min of 12'/lane
I- All concrete will be steel reinforced

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".
M-All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 5/13/22

ICE JOB NO. 1017-MORTON

CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

QDOBA

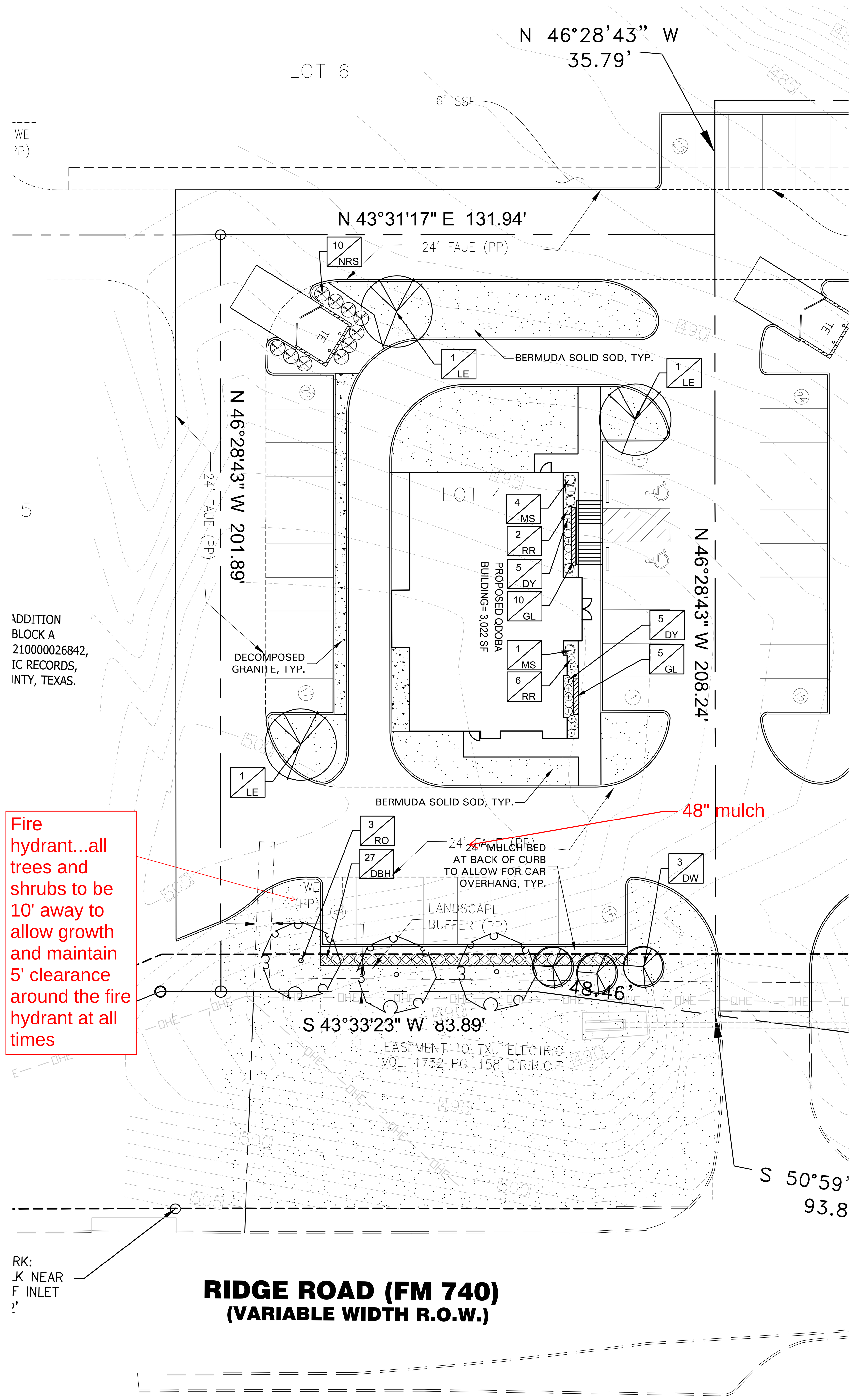
LOT 4, BLOCK A, SKY RIDGE ADDITION
ROCKWALL, TX

QDOBA

SITE PLAN
C3

PLOT DATE: 5/13/22

G:\Shared drives\Projects\1017 - Umar\1017-09 Rockwall\CADD\Qdoba\C3 - Site Plan.dwg modified by logan at May 13, 2022 - 9:56am



All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

Perimeter Collector Street or Arterial Roadway

1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".
2. One canopy tree and one accent tree shall be incorporated every 50 l.f.
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.

Frontage = 132 l.f.

REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.
3 accent trees, 4' ht.	3 accent trees, 4' ht.

Landscape Requirements

1. Commercial landscape requirements must total a minimum of 20% of the proejct site.
2. 50% of the required landscape shall be located in the front yard.

REQUIRED	PROVIDED
6117 s.f. (20%)	6751 s.f. (22%)
3058 s.f. (50%)	3511 s.f.

Parking Lot Landscape

1. 5% of the parking lot area shall be landscape.
2. One large canopy tree shall be provided for every 10 spaces.
3. No parking space shall be located more than 80' from the trunk of a canopy tree.

Parking spaces: 26

REQUIRED	PROVIDED
1998 s.f. (20%)	3061 s.f. (30%)
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	3" cal.	12' ht., 4' spread
3	RO	Texas Red Oak	*Quercus buckleyi*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
3	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
		SHRUBS			
27	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
10	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
5	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
10	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
8	RR	Rock Rose	*Pavonia lasiopetala*	5 gal.	full, 24" sprd, 24" o.c.
		GROUNDCOVER/VINES/GRASS			
15	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

A W R

ICE JOB NO: 1017-10

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

5-6-22

CONTRACT DATE:	--
BUILDING TYPE:	--
PLAN VERSION:	--
SITE NUMBER:	--
STORE NUMBER:	--

QDOBA

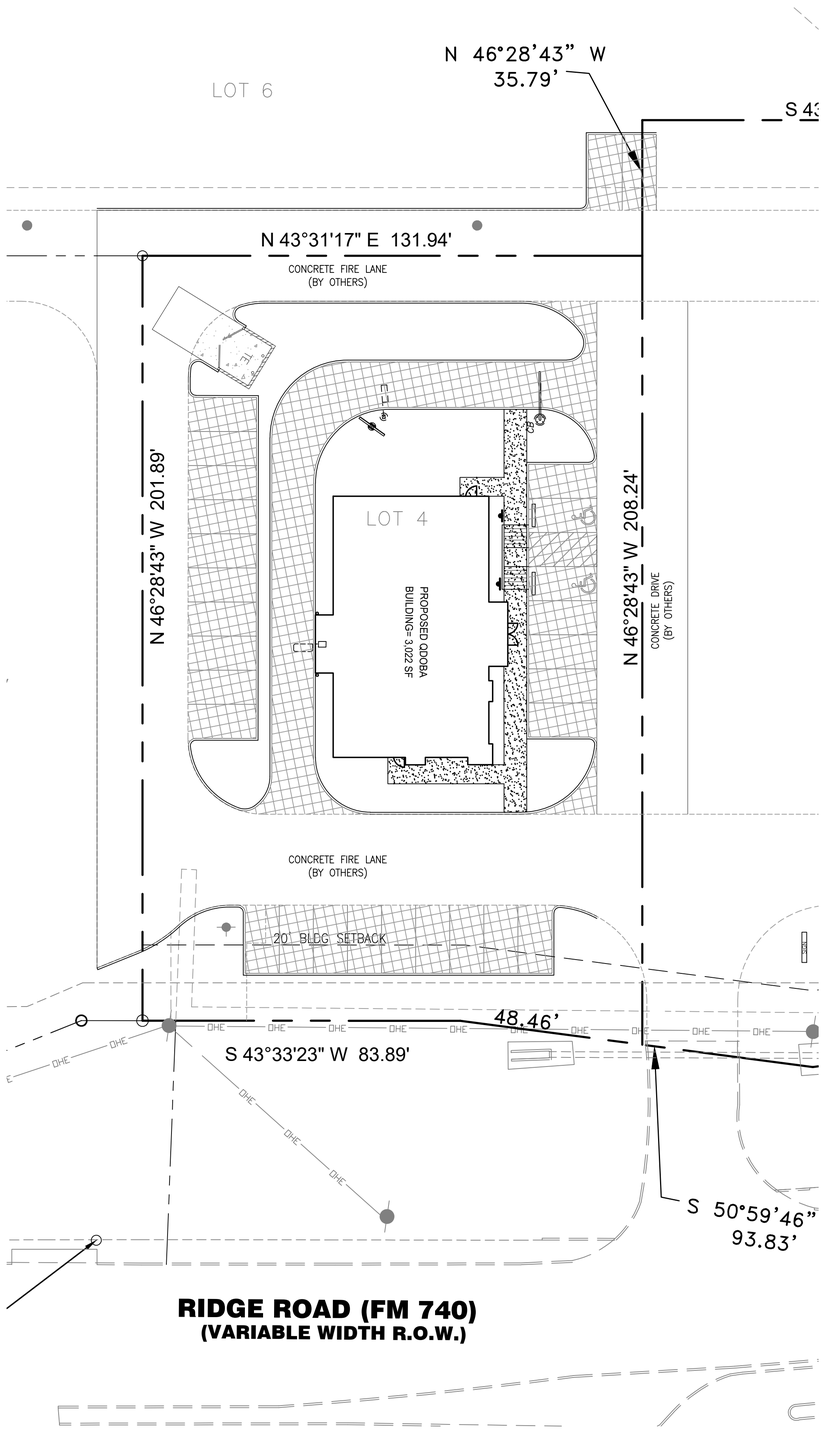
RIDGE ROAD
ROCKWALL, TX

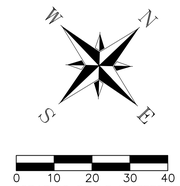
QDOBA

LANDSCAPE PLAN

L1.01

PLOT DATE: 5/13/22



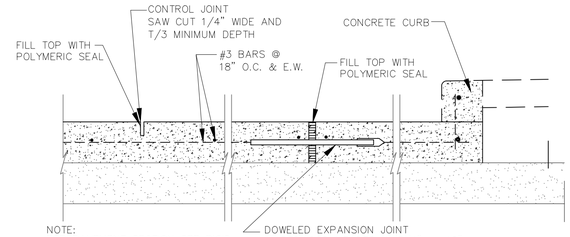


LEGEND

- DE — DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
- 3.600psi (6.5 sack/cy)
- 6" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 3.600psi (6.5 sack/cy)

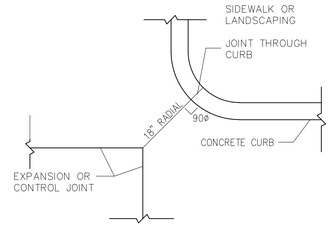
DETAILS

PAVEMENT SECTION AND JOINT DETAIL



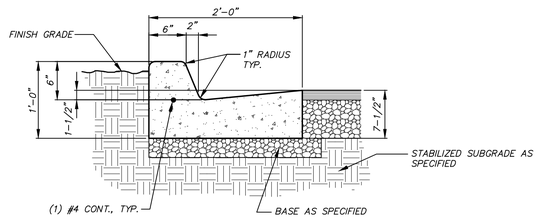
NOT TO SCALE
(ONSITE PAVEMENT ONLY)

JOINT AT CURB RADIUS



NOT TO SCALE

CURB AND GUTTER



KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (**PSI REPORT #0254438**)

PAVING PLAN

SCALE 1" = 20'

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
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Phone: (817) 874-2941 or (817) 201-4477
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Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 5/13/22

ICE JOB NO. 1017-MORTON

CONTRACT DATE:	--
BUILDING TYPE:	--
PLAN VERSION:	--
SITE NUMBER:	--
STORE NUMBER:	--

QDOBA

RIDGE ROAD
ROCKWALL, TX

QDOBA

PAVING AND JOINTING PLAN

C9

PLOT DATE: 5/13/22

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	SKY RIDGE ADDITION	LOT	4	BLOCK	A
GENERAL LOCATION	NW OF YELLOW JACKET & RIDGE ROAD INTERSECTION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C-Commercial District	CURRENT USE	VACANT		
PROPOSED ZONING	SAME	PROPOSED USE	RESTAURANT W/ DRIVE THRU		
ACREAGE	0.615	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	7.1 Ridge LLC	☒ APPLICANT	DCG ENGINEERING, Inc
CONTACT PERSON	Michael Swierczinsky	CONTACT PERSON	DAVID GREGORY
ADDRESS	106 E Rusk, Suite 200	ADDRESS	1668 Keller Parkway Ste 100
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Keller TX 76248
PHONE	214-542-2373	PHONE	817 874 2941
E-MAIL	Joshua@skyrei.com	E-MAIL	david@dcgengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swierczinsky [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 5 DAY OF May, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

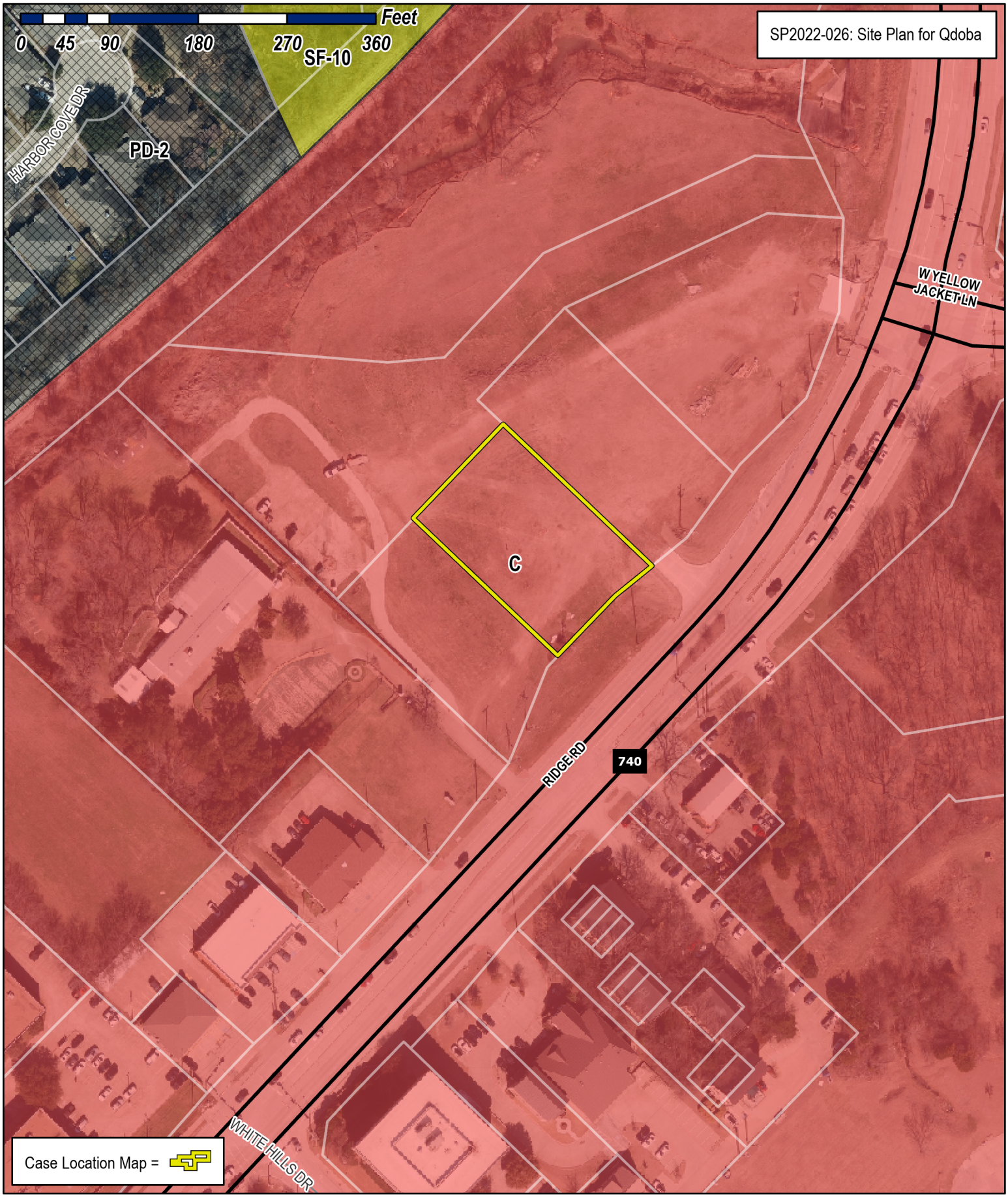
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deborah Blacketer

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

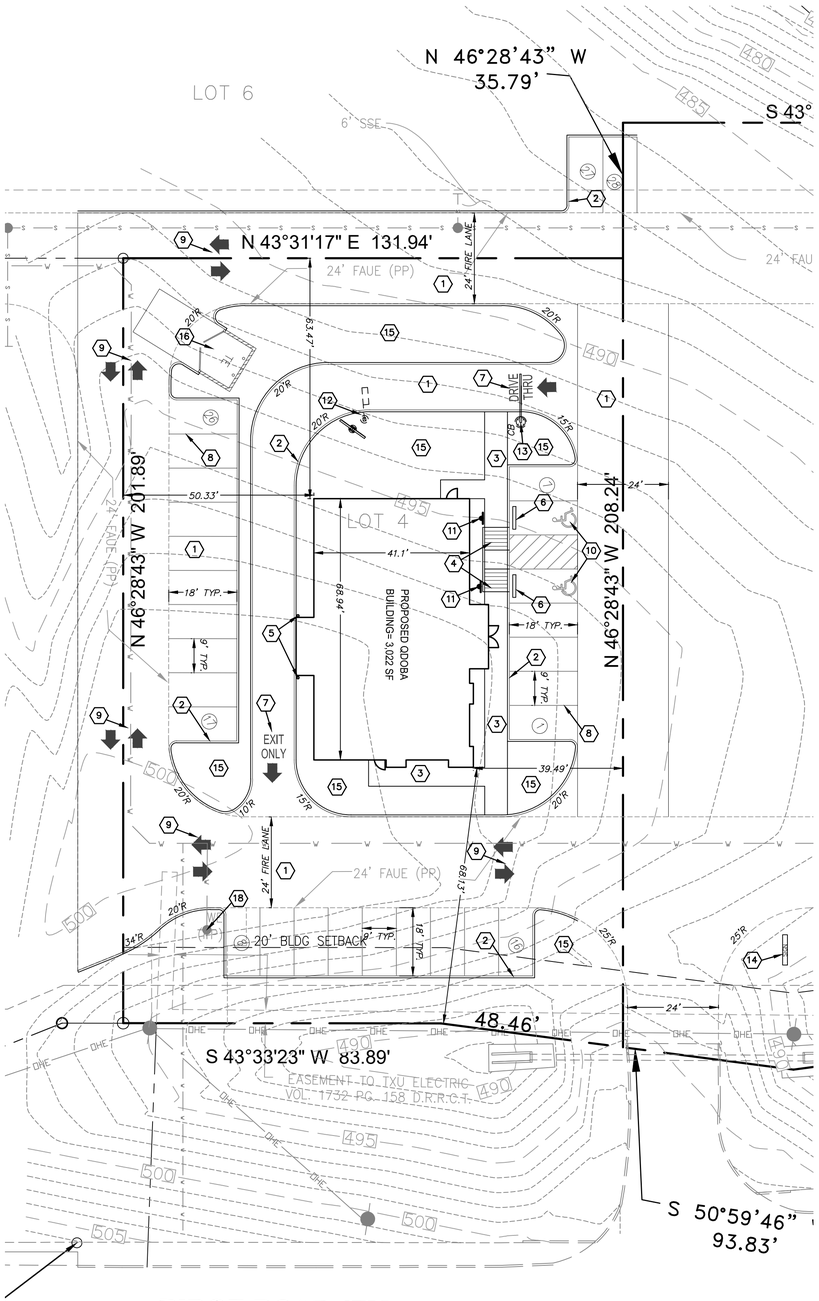
MY COMMISSION EXPIRES 6-21-24

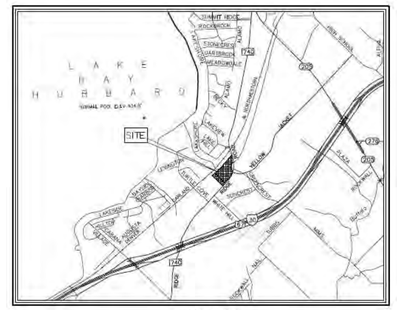


City of Rockwall

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

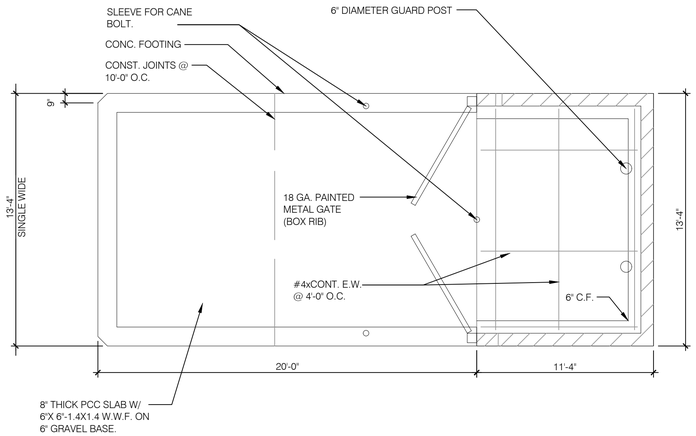
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



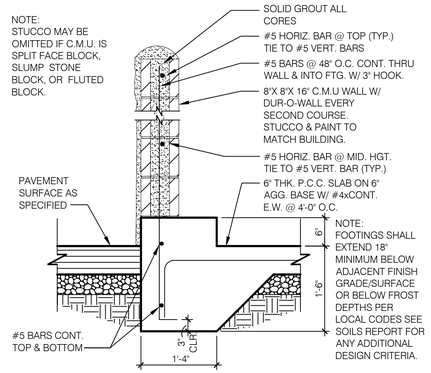




0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'



DUMPSTER ENCLOSURE



DUMPSTER WALL

APPROVED:
I HEREBY CERTIFY THATT HE ABOVE AND FORGOING 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 ____ DAY OF _____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

_____ _____
PLANNING & ZONING COMMISSSION, CHARIMAN *DIRECTOR OF PLANNING AND ZONING*

CURRENT OWNER
7.1 RIDGE, LLC.
106 E. RUSK STREET,
STE 200
ROCKWALL, TX 75087
972-771-7577

DEVELOPER
II CORP.
1915 WESTRIDGE DR
IRVING, TX 75038
UMAR IBRAHIM
972-283-2917

SITE PLAN NOTES

1. *PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.*

2. *ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...*

3. *DEMOLITION/SITE CLEARING: SEE CIVIL DWG's AND GEOTECHICNAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.), VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.*

4. *SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.*

5. *THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.*

6. *THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.*

7. *ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.*

8. *SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. CITY PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.*

9. *ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.*

10. *ALL UTILITY EQUIPMENT TO BE ROOF MOUNTED AND SCREENED PER CITY OF ROCKWALL UDC*

SITE DATA FOR TACO BELL

LOT AREA	*26,793 SF; 0.615 AC*
BUILDING HEIGHT	*1 STORIES; 21'-0"*
BUILDING AREA	*3,022 SF*
FLOOR AREA RATIO	*0.113*
TOTAL IMPERVIOUS AREA	*19,472 SF (72.7% COVERAGE)*
LANDSCAPED AREA	*7,321 SF (27.3% COVERAGE)*
EXISTING ZONING	*C – COMMERCIAL DISTRICT*
PROPOSED USAGE	*RESTAURANT WITH DRIVE THRU*
REQUIRED PARKING	*30 SPACES (1/100 SF)*
PROVIDED PARKING	*28 SPACES (PARKING AGREEMENT W/EINSTEIN)*
EXTERIOR MATERIALS:	*STUCCO, BRICK, AND METAL*

KEYNOTES

1. *INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS*
2. *CONSTRUCT MONOLITHIC CONCRETE CURB*
3. *CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK*
4. *CONSTRUCT P.C.C. DEPRESSED RAMP*
5. *INSTALL GUARD POST*
6. *INSTALL PRECAST CONCRETE WHEELSTOPS*
7. *PAINT 24" HIGH LETTERS – WHITE*
8. *PAINT 4" WIDE SOLID STRIPE – WHITE*
9. *PAINT TRAFFIC ARROWS – WHITE*
10. *PAINT HANDICAP SYMBOL – WHITE ON BLUE BACKGROUND PER*
11. *INSTALL HANDICAP SIGN*
12. *MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY*
13. *CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION*
14. *MONUMENT SIGN BY SIGN VENDOR*
15. *LANDSCAPE AREA*
16. *CONSTRUCT TRASH ENCLOSURE*
17. *SITE LIGHTS (SEE PHOTOMETRICS PLAN)*
18. *FIRE HYDRANT*

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 5/13/22

ICE JOB NO. 1017-MORTON

CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

QDOBA

LOT 4, BLOCK A, SKY RIDGE ADDITION
ROCKWALL, TX

QDOBA

SITE PLAN
C3

PLOT DATE: 5/13/22

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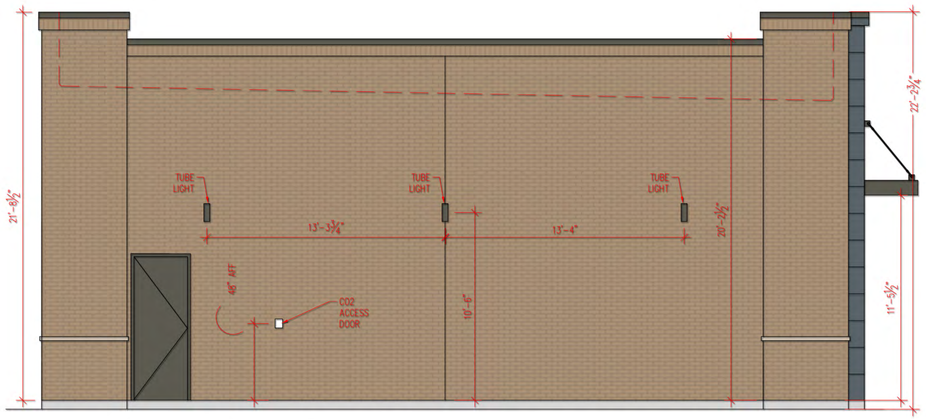


01 REAR ELEVATION
SCALE: 1/4"=1'-0"

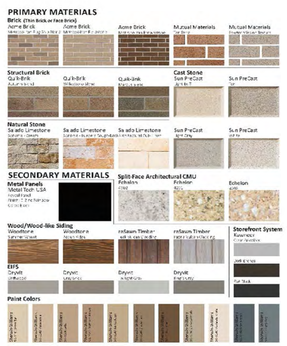


02 SIDE MAIN ENTRY ELEVATION
SCALE: 1/4"=1'-0"

03 FRONT ELEVATION
SCALE: 1/4"=1'-0"

04 DRIVE THRU ELEVATION
SCALE: 1/4"=1'-0"





ROCKWALL, TX

NO.	REVISIONS:	DATE:

BRAND REVIEW ISSUE DATE:
BID ISSUE DATE:
BUILDING REVIEW ISSUE DATE:
HEALTH DEPT. REVIEW ISSUE DATE:
TAS REVIEW ISSUE DATE:
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
DRAWING NUMBER:

EXTERIOR ELEVATIONS

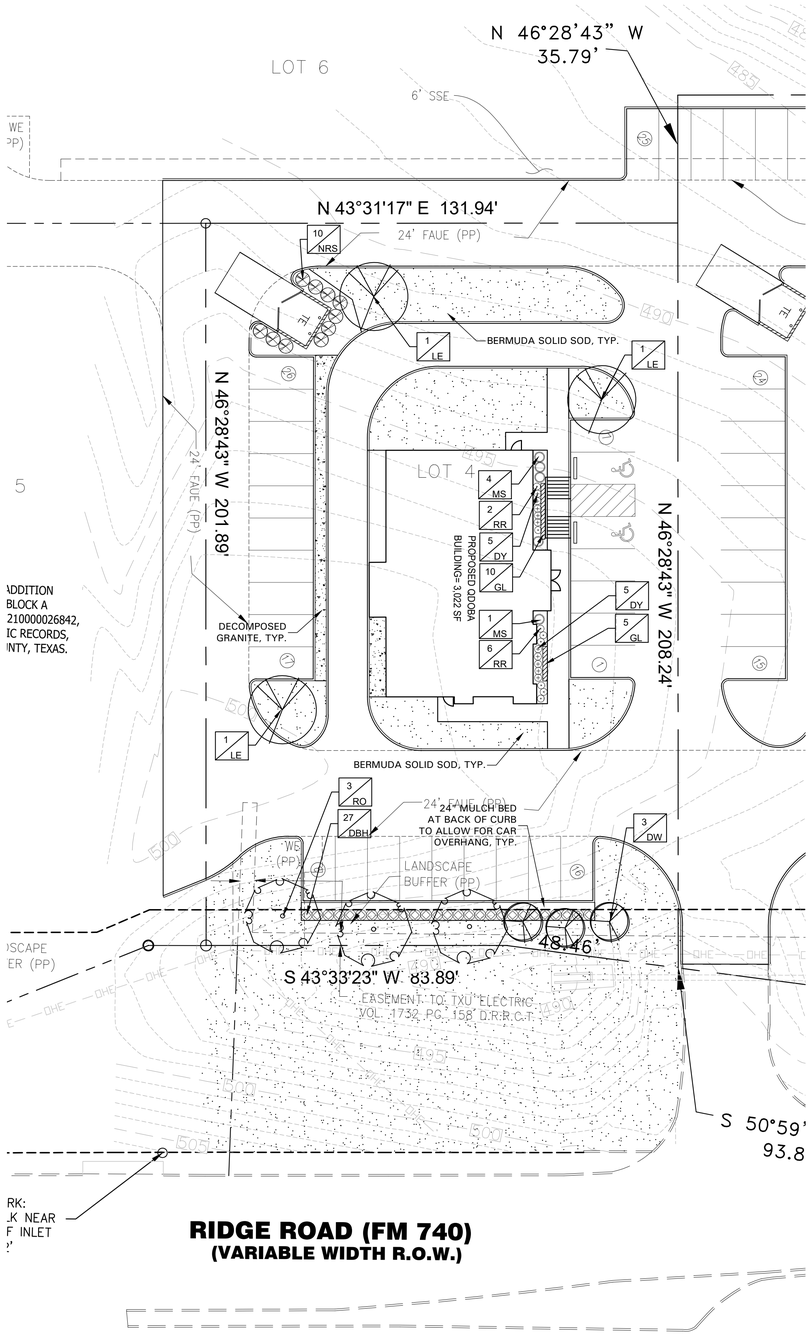
A4.0

ARCHITECT/ DESIGN CONSULTANT

DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

ARCHITECTURAL PROJECT NO.: 2021_09_09
DRAWN BY: RA
CHECKED BY: DCG

QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108



LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

Perimeter Collector Street or Arterial Roadway

1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".

2. One canopy tree and one accent tree shall be incorporated every 50 l.f.

3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.

Frontage = 132 l.f.

REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.
3 accent trees, 4' ht.	3 accent trees, 4' ht.

Landscape Requirements

1. Commercial landscape requirements must total a minimum of 20% of the proejct site.

2. 50% of the required landscape shall be located in the front yard.

REQUIRED	PROVIDED
6117 s.f. (20%)	6751 s.f. (22%)
3058 s.f. (50%)	3511 s.f.

Parking Lot Landscape

1. 5% of the parking lot area shall be landscape.

2. One large canopy tree shall be provided for every 10 spaces.

3. No parking space shall be located more than 80' from the trunk of a canopy tree.

Parking spaces: 26

REQUIRED	PROVIDED
1998 s.f. (20%)	3061 s.f. (30%)
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	3" cal.	12' ht., 4' spread
3	RO	Texas Red Oak	*Quercus buckleyi*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
3	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
		SHRUBS			
27	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
10	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
5	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
10	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
8	RR	Rock Rose	*Pavonia lasiopetala*	5 gal.	full, 24" sprd, 24" o.c.
		GROUNDCOVER/VINES/GRASS			
15	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 149
Kyle, Texas 78640
amanda@awr-designs.com
c. 512.517.5589

AWR

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
5-6-22

ICE JOB NO. 1017-10

CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

QDOBA

RIDGE ROAD
ROCKWALL, TX

QDOBA

LANDSCAPE PLAN

L1.01

PLOT DATE: 5/13/22

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE
B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD
G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR
H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
L. REAPPLY MULCH TO BARE AND THIN AREAS.
M. SHOULD 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 GRASS AT NO ADDITIONAL COST TO THE OWNER.
N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CRITERIA SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE BY CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL COSTS INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
D. WHEN REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR THEIR COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.
E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

   1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

   2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

   1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

   2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

   3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

   4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

   5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT

   6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

   7. REMOVE REJECTED MATERIAL IMMEDIATELY FROM JOB SITE.

   8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, CERTIFIED PLANT MATERIAL FREE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF TIPS OF PLANTS. PLANTED OUTER LIMIT TIPS, PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES AND SIZES: ANY DISCREPANCIES ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNBALANCED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
J. 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
K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
M. CALIPER MEASUREMENTS ON STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
   1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY – BETWEEN 7-27%
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONSISTENT WITH AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL – COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL
B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
C. FILTER FABRIC - MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)
D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
   1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
   2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREAS:
   1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

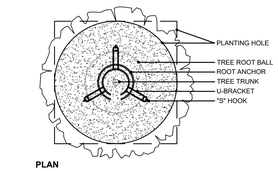
3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.
G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE IN THE EXPOSED ROOTBALL TO TEST FAILS.
H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP X OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".
I. DO NOT WRAP TREES.
J. DO NOT OVER PRUNE.
K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.
P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.
Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK, OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING. CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

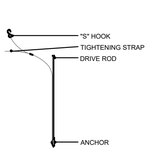
3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND AVAILABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
E. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



PLAN



DETAIL A

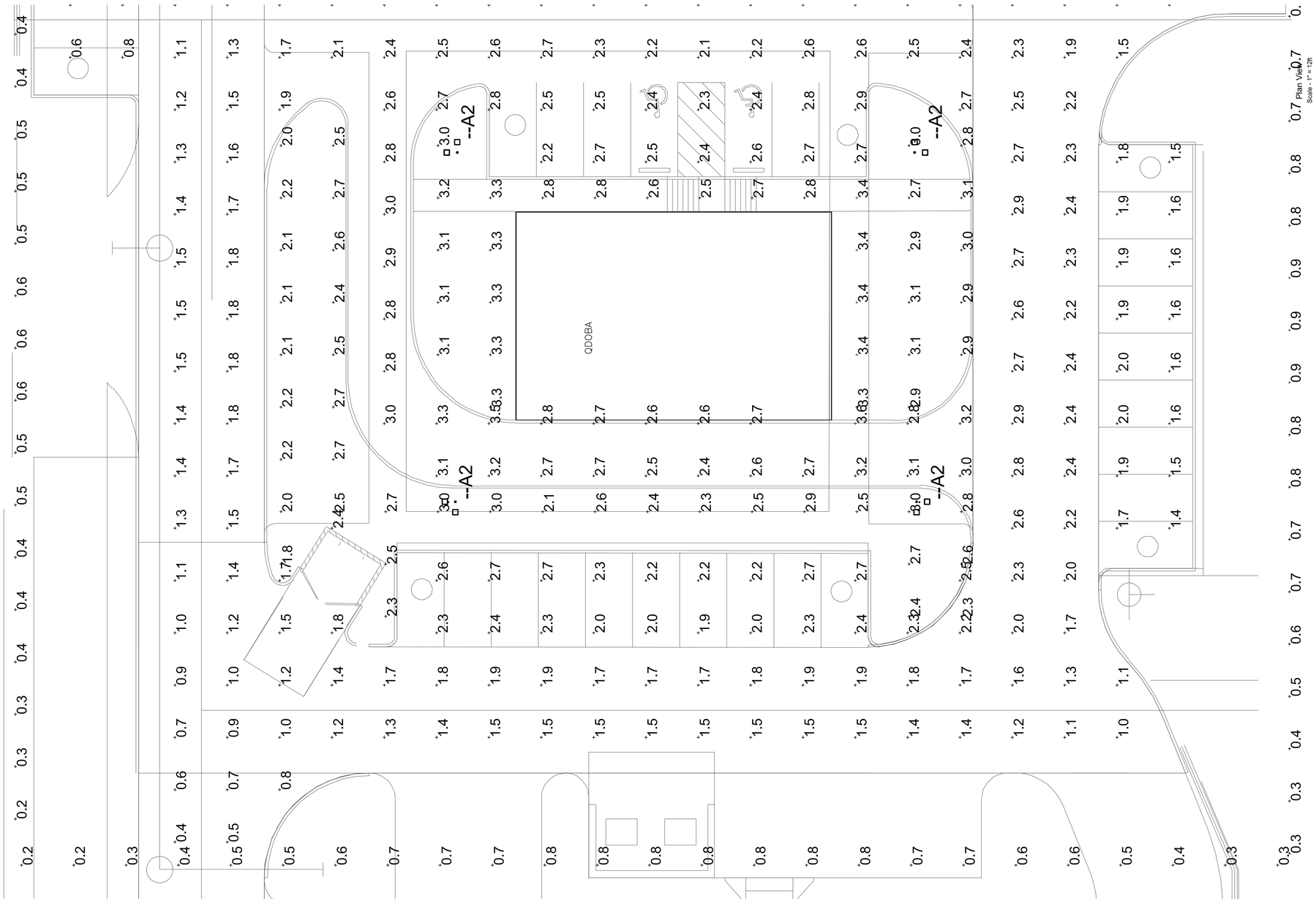
ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-BG	20 / 30 Gallon or 22" root ball	18 -

GENERAL NOTES:

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE - PARKING	+	1.3 fc	3.6 fc	0.0 fc	N/A	N/A
PERIMETER	+	0.3 fc	0.9 fc	0.0 fc	N/A	N/A
WALKWAY	+	1.4 fc	3.4 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	--A2	4	Lithonia Lighting	(2)RSX1 LED P3 40K R5 XX(VOLTAGE) SPA XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 25 4G DM29AS FBC XX(FINISH) - - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - TWIN - 2@90 - TYPE V		1	RSX1_LED_P3_40K_R5.ies	14396	0.9	218.88



01 PHOTOMETRICS
SCALE:1"=10'

Plan View
Scale - 1" = 12ft

GRAPHIC SCALE
NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING
1"=10'-0" 0 5' 10' 20'

ARCHITECT/ DESIGN CONSULTANT

DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

STATE OF TEXAS
CLIFFORD TONY MARSHALL
127321
REGISTERED
PROFESSIONAL ENGINEER
05/18/22

ARCHITECTURAL PROJECT NO.: 2021_09_09
DRAWN BY: RA
CHECKED BY: ctm

QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

RIDGE ROAD
ROCKWALL, TX

NO.	REVISIONS:	DATE:
1	RTU REVISIONS	02/05/22

BRAND REVIEW ISSUE DATE:
BID ISSUE DATE:
BUILDING REVIEW ISSUE DATE:
HEALTH DEPT. REVIEW ISSUE DATE:
TAS REVIEW ISSUE DATE:
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
PHOTOMETRICS SITE PLAN - MEP

DRAWING NUMBER:
PH-1

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LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

Catalog Number	
Notes	
Type	

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.

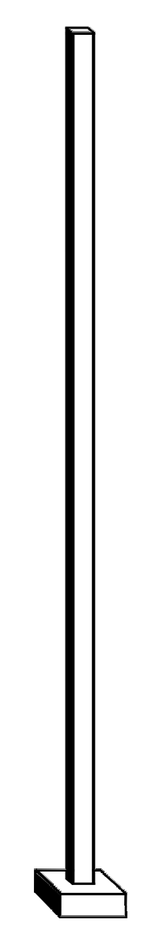
Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). 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.

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.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

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

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] USPOM United States point of manufacture[9] 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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GENERAL NOTES:

A. –

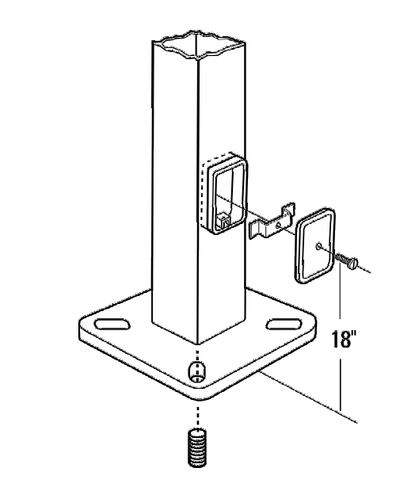
SSS Square Straight Steel Poles

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 (ft²) with 1.3 gust 80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
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

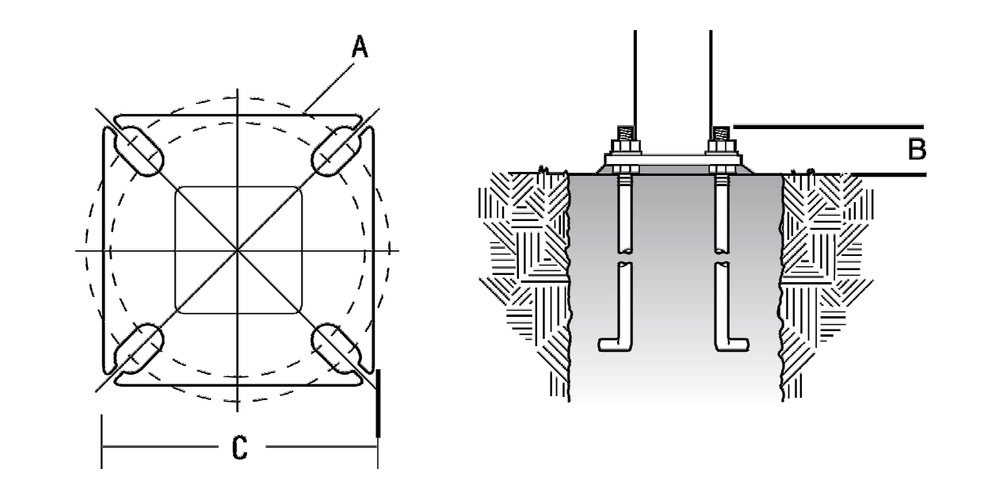
* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL

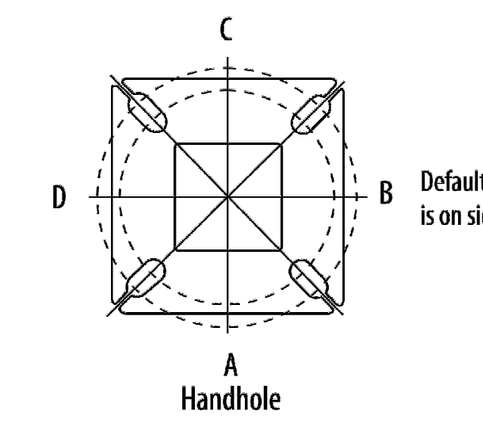


POLE DATA

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



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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RSX1 LED
Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

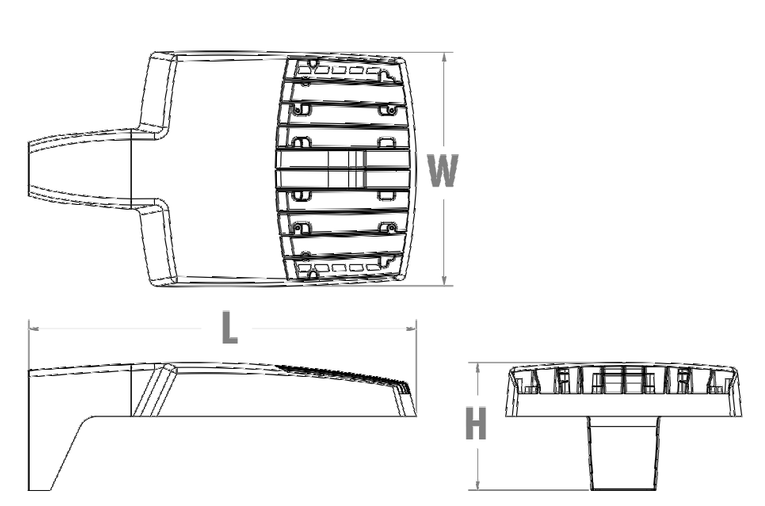
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide[1] R5S Type 5 Short[1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V)[2] HVOLT (347V-480V)[3] XVOLT (277V-480V)[4] (use specific voltage for options as noted) 120[3] 277[5] 208[3] 347[5] 240[3] 480[5]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon)[6] WBA Wall bracket[1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting[6] AARP Adjustable tilt arm round pole mounting[6] AAWB Adjustable tilt arm with wall bracket[6] AAWSC Adjustable tilt arm wall bracket and surface conduit box[6]

Options		Finish
Shipped Installed HS House-side shield[7] PE Photocontrol, button style[8,9] PEX Photocontrol external threaded, adjustable[9,10] PER7 Seven-wire twist-lock receptacle only (no controls)[9,11,12,13] CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347)[5] DF Double fuse (208, 240, 480)[5] SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output[9,13] DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[9,13]	**Shipped Installed** ***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)** NLTAIR2 nLight AIR generation 2[13,14,15] PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2)[13,15,16] ***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.** **Shipped Separately (requires some field assembly)** EGS External glare shield[7] EGFV External glare full visor (360° around light aperture)[7] BS Bird spikes[17]	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

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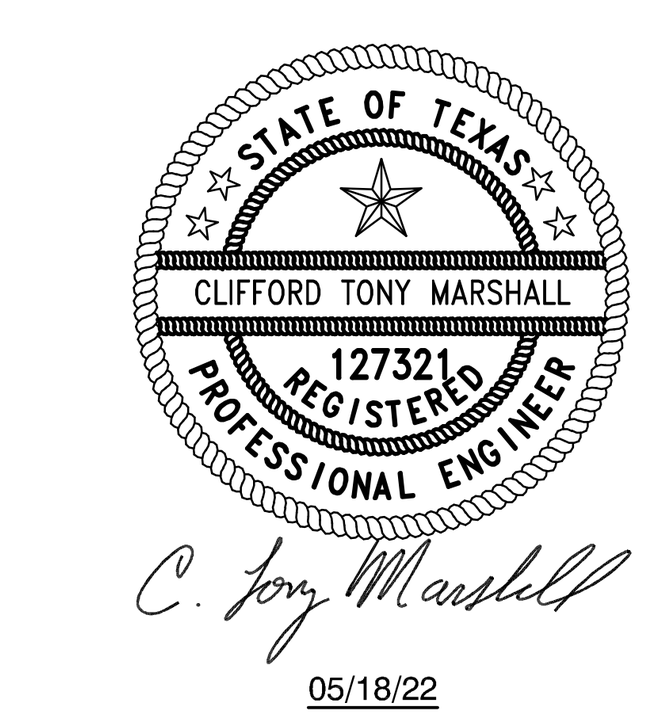
GRAPHIC SCALE
NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING

1"=10'-0" 0 5' 10' 20'

ARCHITECT/ DESIGN CONSULTANT

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947



ARCHITECTURAL PROJECT NO.: 2021_09_09
DRAWN BY: RA
CHECKED BY: ctm

QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

RIDGE ROAD
ROCKWALL, TX

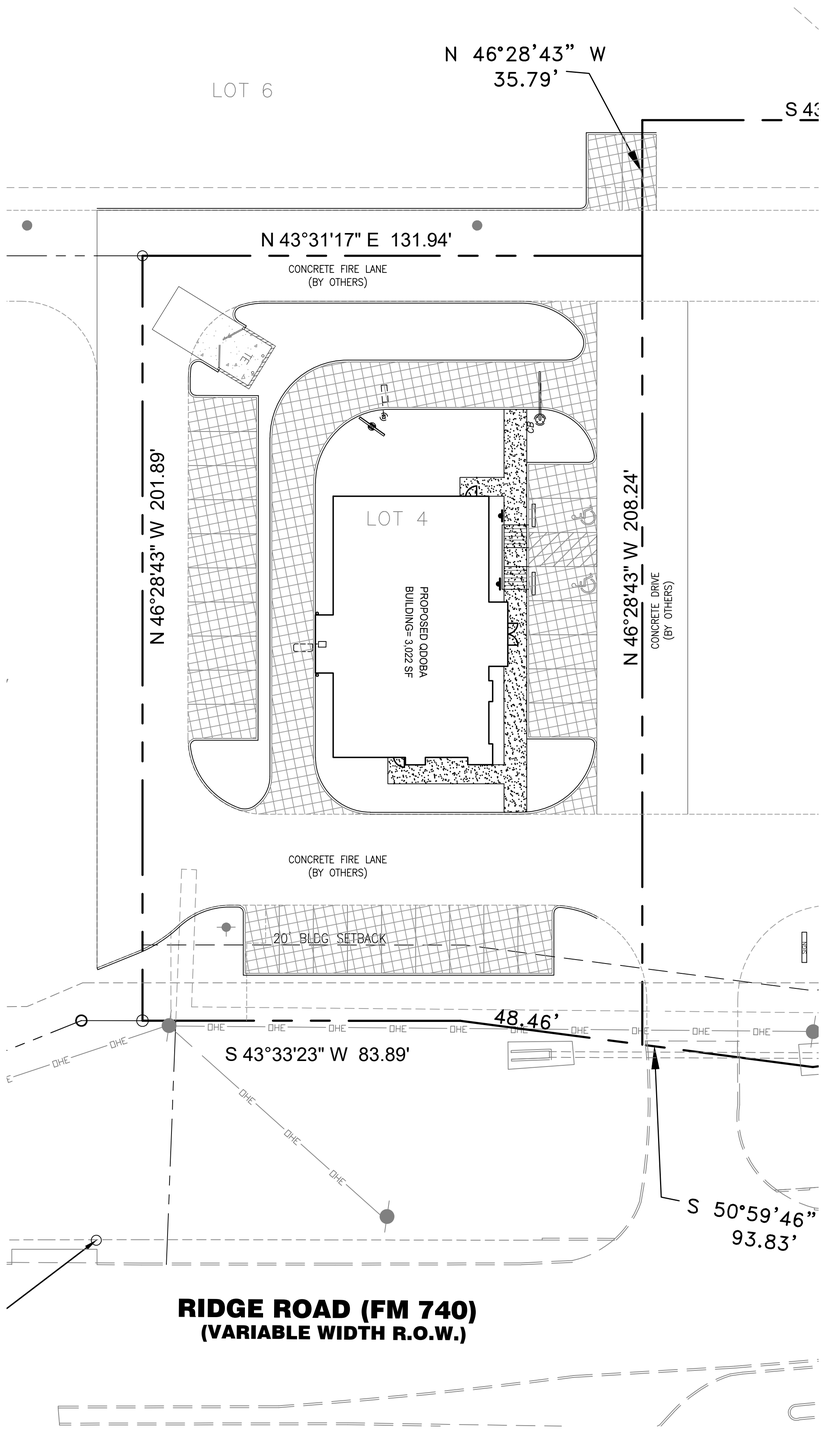
NO.	REVISIONS:	DATE:
1	RTU REVISIONS	02/05/22

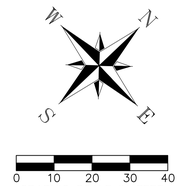
BRAND REVIEW ISSUE DATE:
BID ISSUE DATE:
BUILDING REVIEW ISSUE DATE:
HEALTH DEPT. REVIEW ISSUE DATE:
TAS REVIEW ISSUE DATE:
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
DRAWING NUMBER:

SITE LIGHTING CUT SHEETS

PH-2



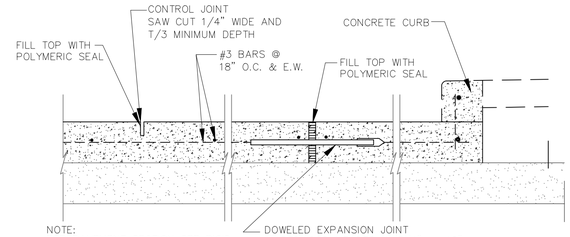


LEGEND

- DE — DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
- 6" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT

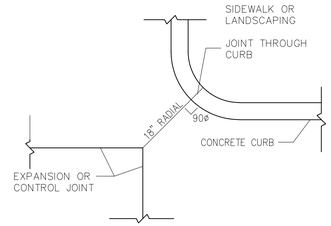
DETAILS

PAVEMENT SECTION AND JOINT DETAIL



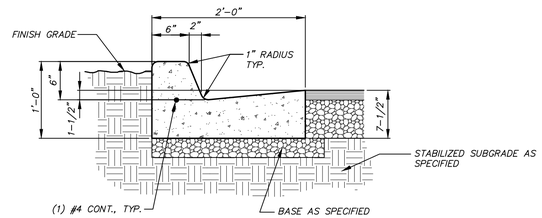
NOT TO SCALE
(ONSITE PAVEMENT ONLY)

JOINT AT CURB RADIUS



NOT TO SCALE

CURB AND GUTTER



KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (**PSI REPORT #0254438**)

PAVING PLAN

SCALE 1" = 20'

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

PRELIMINARY
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Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 5/13/22

ICE JOB NO. 1017-MORTON

CONTRACT DATE:	--
BUILDING TYPE:	--
PLAN VERSION:	--
SITE NUMBER:	--
STORE NUMBER:	--

QDOBA

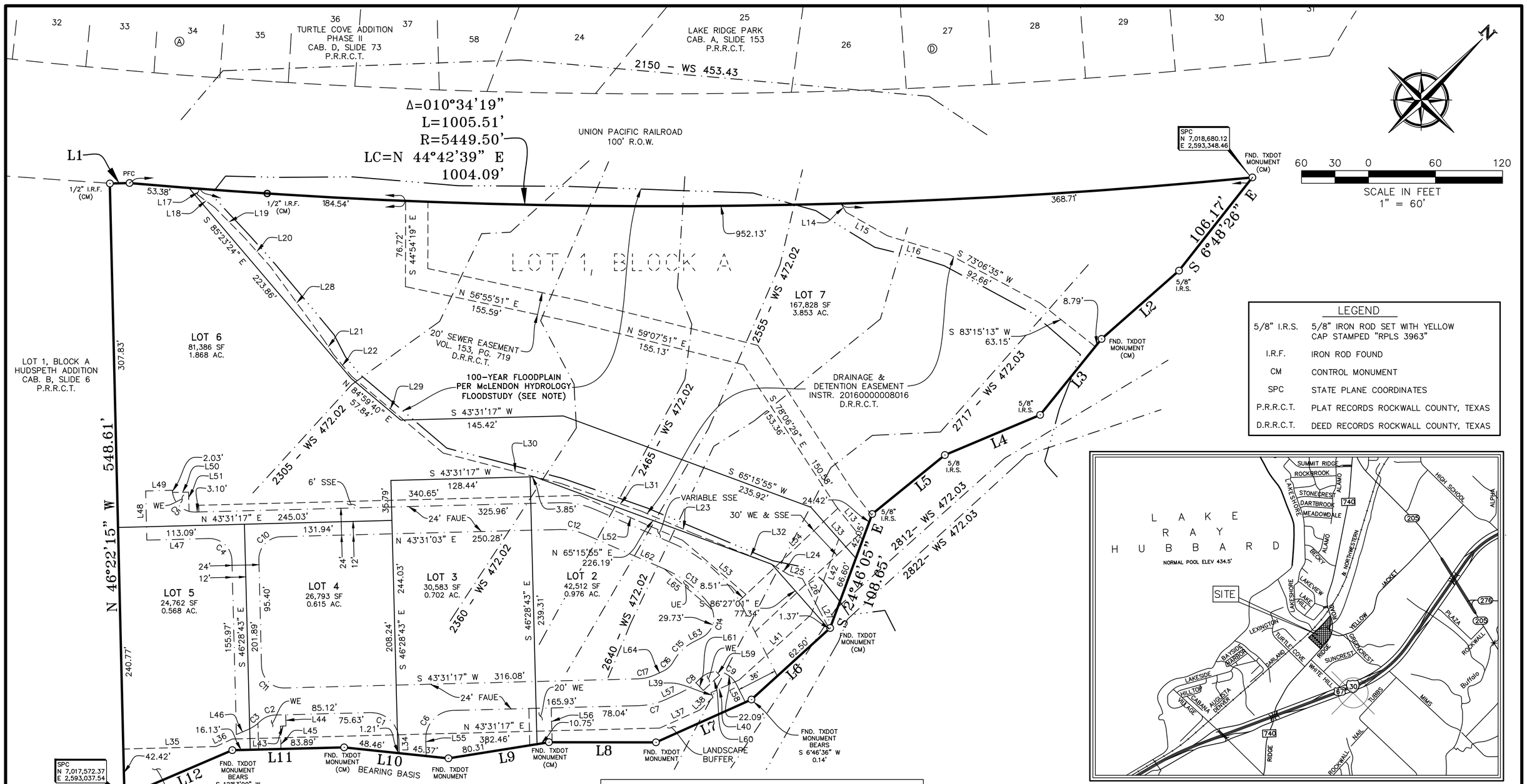
RIDGE ROAD
ROCKWALL, TX

QDOBA

PAVING AND JOINTING PLAN

C9

PLOT DATE: 5/13/22



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

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-027	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Homestead Phase 1	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan 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	Henry Lee	05/27/2022	Needs Review

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for the 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 Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-027) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 92 (PD-92).

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the all sheets. (Subsection 03.04.A, of Article 11)

M.6 Within the Hardscape Plan provide an exhibit for a Board-On-Board Wood Fence and Board-On-Board Wood Fence with Columns; be sure that they demonstrate that they will have a decorative top rail or cap.

M.7 Site Plan:
(1) The site plan and the submitted final plat do not match each other. Please correct the site plan to match the final plat.
(2) The phasing line on the site plan do not match what is shown on the plat, please correct this.
(3) Include the lot sizes in square feet on each lot.

M.8 Please make the following changes to the Fence Exhibit:
(1) Block A: Lots 1, 15, 17, & 31 should be Board-On-Board with columns.
(2) Block B: Lots 1, 15, 17, & 30 should be Board-On-Board with columns.
(3) Block C: Lots 1, 14, 16, & 28 should be Board-On-Board with columns.

(4) Block D: Lots 12, 22, 24, & 34 should have wrought iron on the rear property line.
(5) Block E: Lots 1, 11, 13, & 22 should be Board-On-Board with columns.
(6) Block F: Lots 1 & 17 should have columns; Lots 8 & 10 should have wrought iron on the side and rear property lines.
(7) Block G: Lots 15 & 16 should have columns; Lots 4 & 27 should have wrought iron on the rear property line.
(8) Block H: Include lots 1-31; Lots 23 & 24 should have columns; Lot 14 should have wrought iron on the rear property line.
(9) Block I: Include lots 1-22; Lots 1, 12, 13, & 22 should have columns.
(10) Block J: Include lots 1-16; Lots 1 & 16 should have columns.
(11) Block K: Include lots 1-3; Lot 1 should have columns.

M.9 The proposed monument signage and trailhead is not “equal to or better than the representative signage depicted in Exhibit ` C'” of the zoning ordinance 21-24 for Planned Development District 92 (PD-92). Please propose a new design that meets the zoning ordinance. Also remove the @Shaddock Park from the signage as it conflicts with the park plan.

M.10 Landscape Plan:
(1) Please show the lot trees. Per the zoning ordinance each lot should have two (2) canopy trees and corner lots need two (2) canopy trees on each side that fronts a road.
(2) FM-549 must have at least 79 canopy trees and 106 accent trees per the zoning ordinance. Currently there are 62 canopy trees and 84 accent trees. Please correct the plans to bring the landscape buffer into conformance.
(3) Per the concept plan included in the zoning ordinance there is a pink area near the NWC of the property that is indicated to be heavily landscaped. Per the proposed plans this does not appear to be heavily landscaped. Please update the plans to bring it into conformance with the zoning ordinance.
(4) Please include the tree species that will be planted.
(5) Please delineate the landscape buffer on the plans. As a note, per the zoning ordinance the landscape buffer must continue to the cemetery.
(6) Provide an exhibit of the brick accent walls.
(7) Per the zoning ordinance there must be a row of shrubs along the fence line along the properties that back onto FM-549; please indicate these shrubs.
(8) Please include the berm and shrubs within the landscape buffer per the zoning ordinance.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.

I.14 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Approved w/ Comments

05/26/2022: 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.

Landscaping: ITEMS REQUIRED TO BE ADDRESSED
M - Add note: "No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger."
M - Add note: "No trees to be with 5' of any public water, sewer, or storm line that is less than 10"."
M- label NTMWD easement along FM 549

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved w/ Comments

05/23/2022: See street name comments on Platting Case P2022-025.

Also send Cad (.dwg) of lots and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/25/2022	Approved w/ Comments

05/25/2022: Please provide tree species on plans before proceeding even with not that says they will meet City of Rockwall specifications

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	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 115169 ~~12255~~; FM 549
SUBDIVISION	Homestead Phase 1 — LOT — BLOCK
GENERAL LOCATION	FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	129.453	LOTS [CURRENT]	1 — LOTS [PROPOSED] 271

☒ *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	SH Dev Klutts Rockwall, LLC	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock, 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 $ 2839.06, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

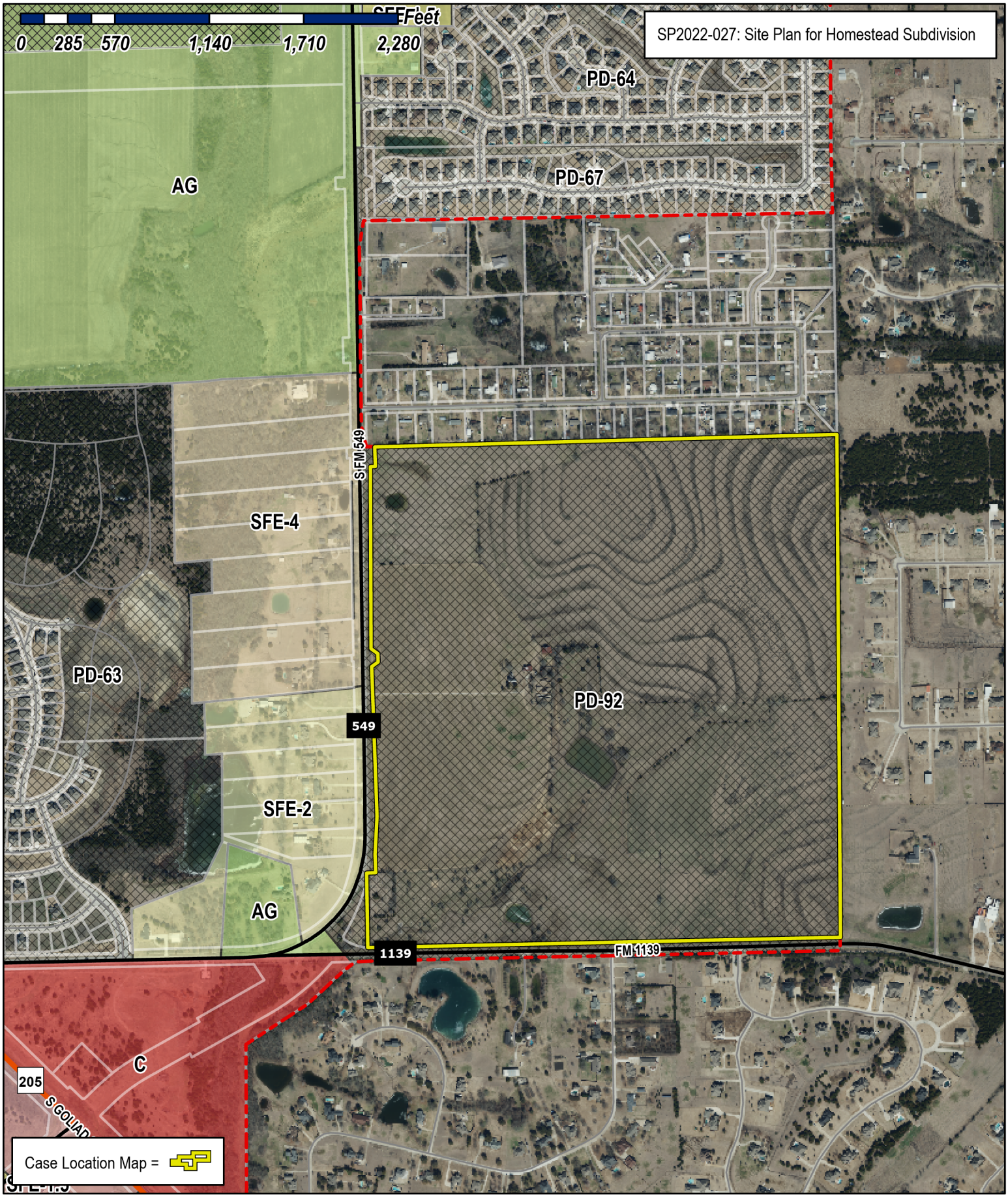
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KATHRYNE DENISE GARCIA
Notary ID #126528612
My Commission Expires
May 13, 2025

MY COMMISSION EXPIRES 5/13/25



City of Rockwall

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

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

N88° 26'14"E 2790.07'

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'

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

PD SITE PLAN
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

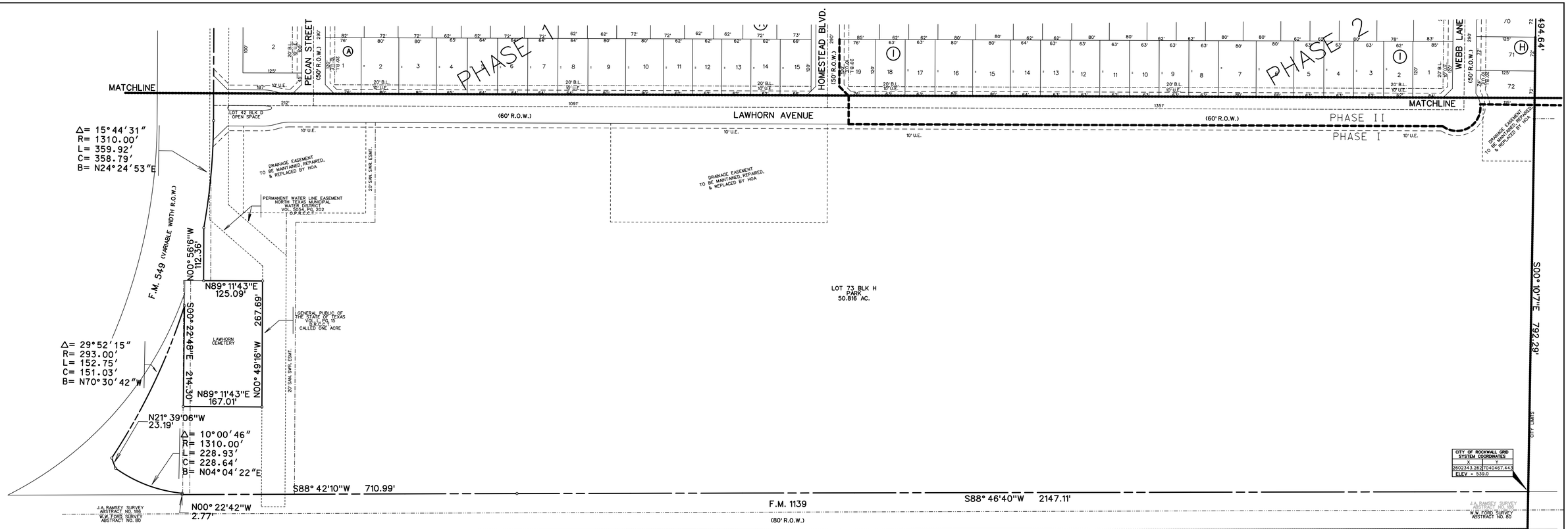
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

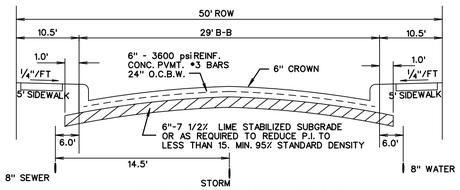
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

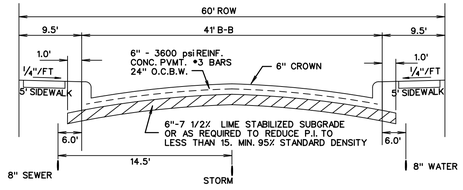
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2022 SCALE 1" = 100'





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



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

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**		**Block P**		**Block Q**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941	1	11817	19	7740
2	8640	2	9000	22	9650	23	10837	2	9614	20	7740
3	8640	3	9000	23	10245	24	9639	3	9614	21	7740
4	7440	4	8798	24	8902	25	8977	4	8165	22	7740
5	7440	5	9836	25	8902	26	8977	5	8165	23	7740
6	9000	6	12400	26	8902	27	8977	6	9546	24	7740
7	900	7	11234	27	7666	28	7730	7	9546	25	7740
8	7440	8	9846	28	7666	29	7730	8	8165	26	7740
9	9240	9	9000	29	8902	30	8977	9	8165	27	7740
10	9240	10	9000	30	8902	31	8977	10	9546	28	7740
11	12929	11	9292	31	8902	32	7730	11	9546	29	7740
12	14184	**Block M**		32	7666	33	7730	12	11015	30	7740
13	7625	Lot	SF	33	7666	34	8977	13	11138	31	7740
14	10590	1	9891	34	8902	35	8977	14	9616	32	7740
15	16857	2	9024	35	8902	36	7730	15	9616	33	9120
16	8659	3	9000	36	7666	37	7730	16	8224		
17	7440	4	10837	37	7891	38	8977	17	8224		
18	8640	5	10704	38	7891	39	10226	18	9616		
19	8640	6	8738	39	11142	40	8640	19	9616		
20	8640	7	11389	**Block O**		41	8640	20	8224		
21	10379	**Block N**		Lot	SF	42	8640	21	9616		
Block K		Lot	SF	1	10184	43	7440	22	10795		
Lot	SF	1	11212	2	8640	44	7440	**Block Q**			
1	9177	2	8631	3	7440	45	8640	Lot	SF		
2	7440	3	8631	4	7440	46	10471	1	9263		
3	7440	4	8631	5	8640			2	7740		
4	8640	5	7647	6	8640			3	7740		
5	8640	6	7647	7	8575			4	7740		
6	8671	7	8880	8*	28685			5	7740		
7	9124	8	8880	9	9125			6	7740		
8	12326	9	7647	10	7700			7	7740		
9	17360	10	7647	11	8941			8	7740		
10	11873	11	8880	12	8941			9	7740		
11	10085	12	8880	13	8941			10	7740		
12	7794	13	7647	14	7700			11	7740		
13	8640	14	7647	15	7700			12	7740		
14	8640	15	7637	16	8941			13	7740		
15	7440	16	10962	17	8941			14	7740		
16	7440	17	15148	18	8941			15	7753		
17	9292	18	12356	19	7700			16	11689		
		19	10353	20	7700			17	9573		
		20	8703	21	8941			18	7740		

Denotes HOA Lots

Denotes HOA Lots

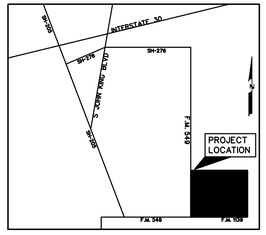
Reviewed for preliminary Approval:

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



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE SINGLE FAMILY DEVELOPMENT	

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PD SITE PLAN
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

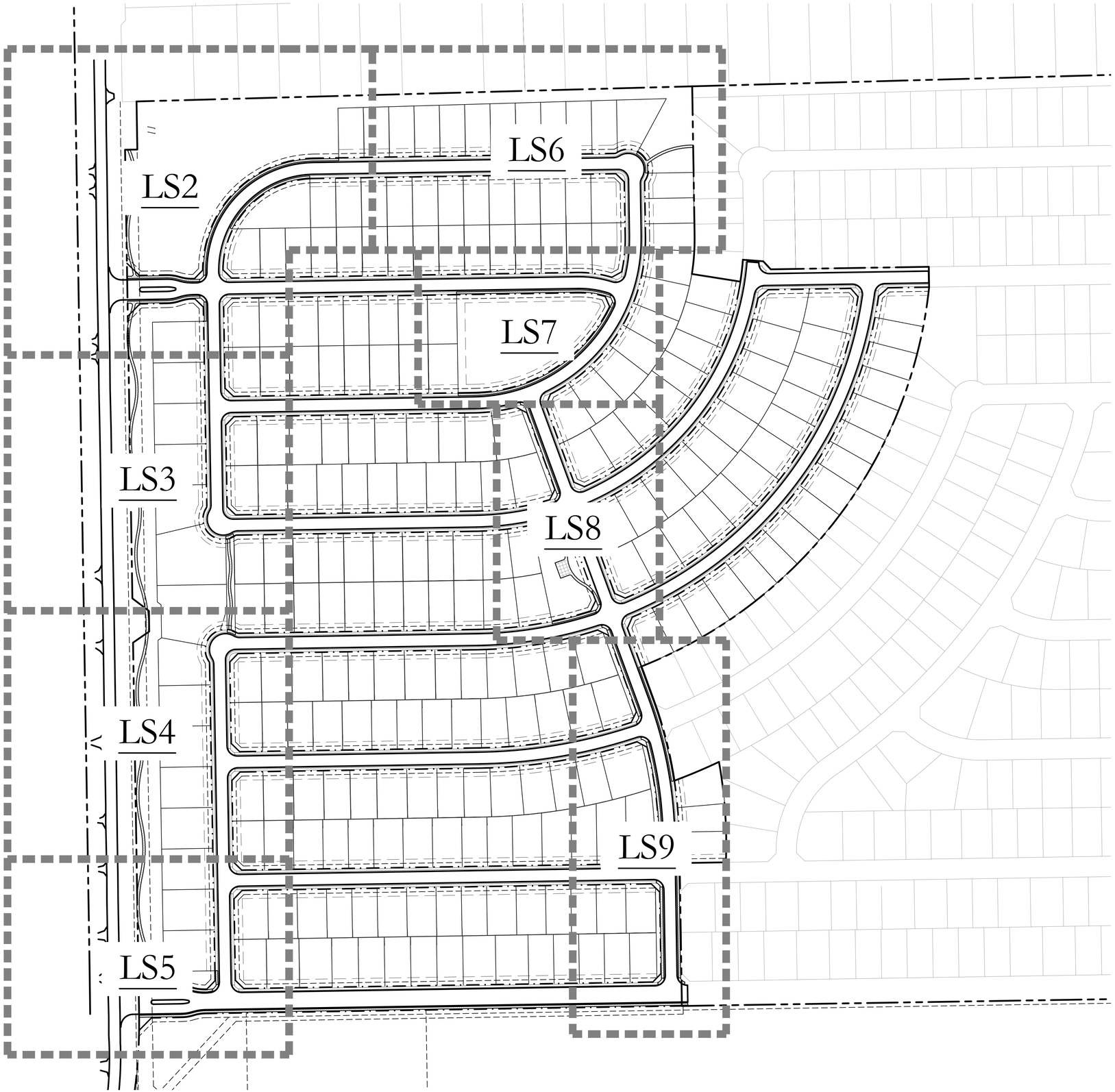
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2022 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044



JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

120 60 0 120
SCALE 1" = 120'

SCALE:
VARIES
One Inch
JVC No SHA012

LS1 of 11

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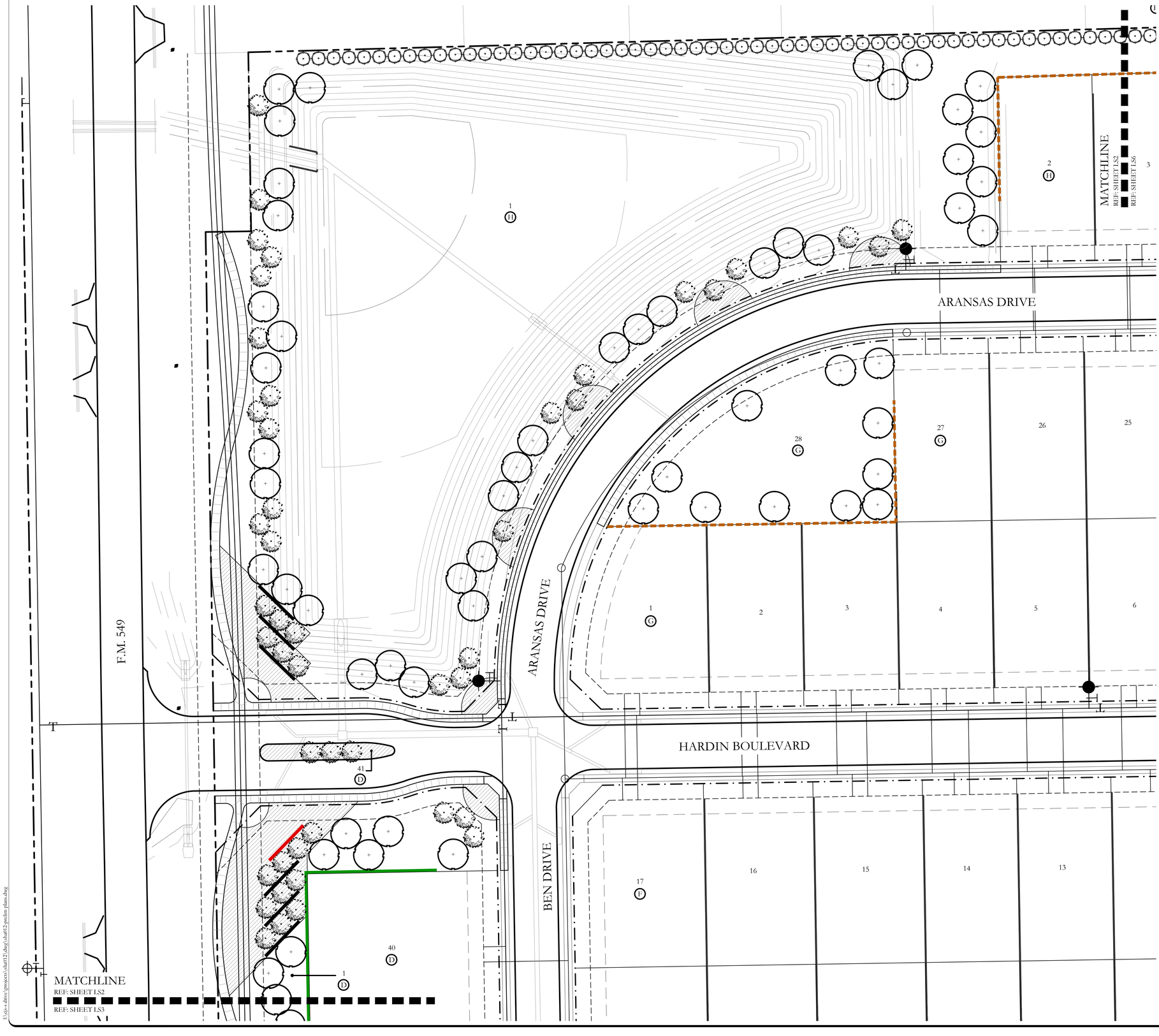

SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

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JVC No SHA012



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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

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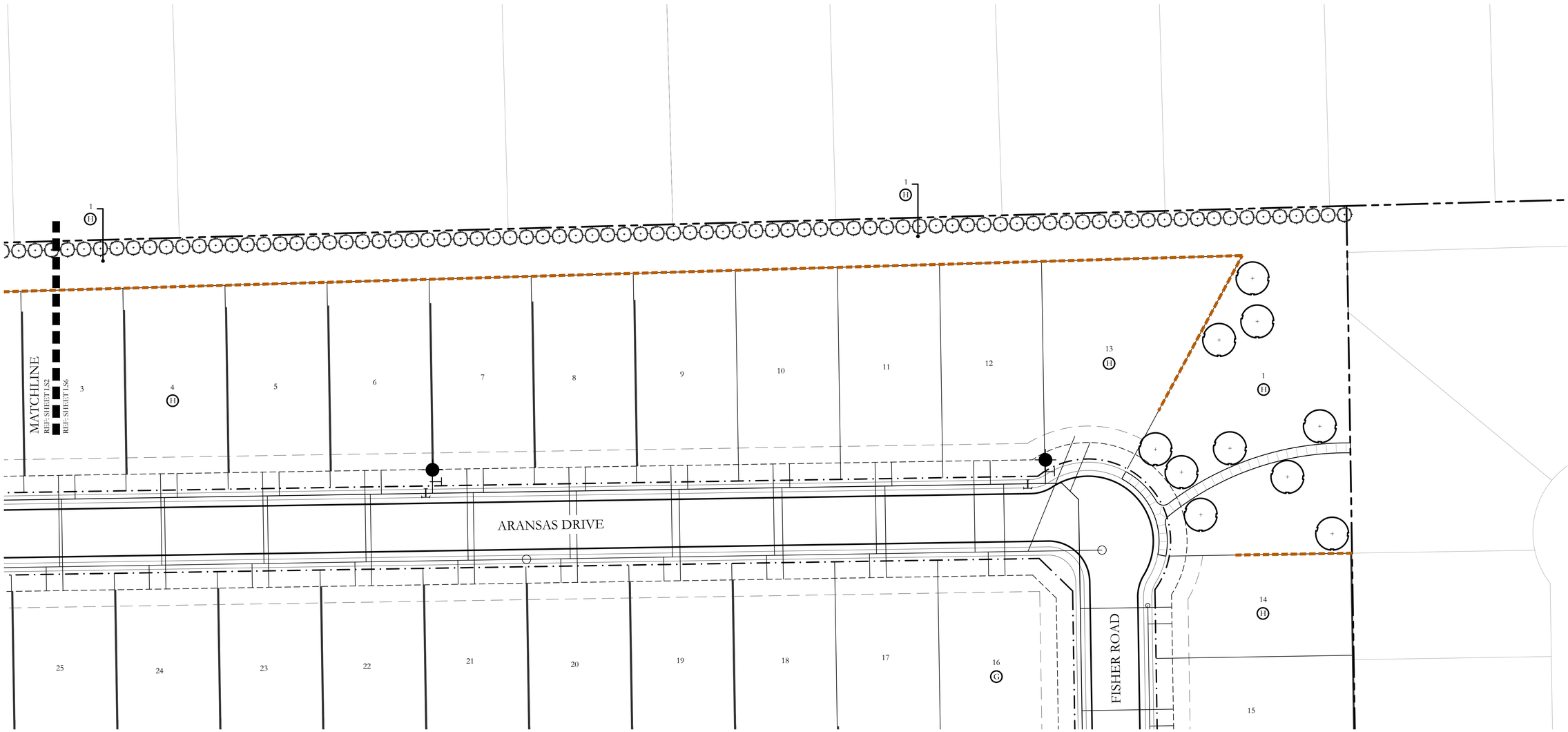

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ROCKWALL COUNTY, TEXAS

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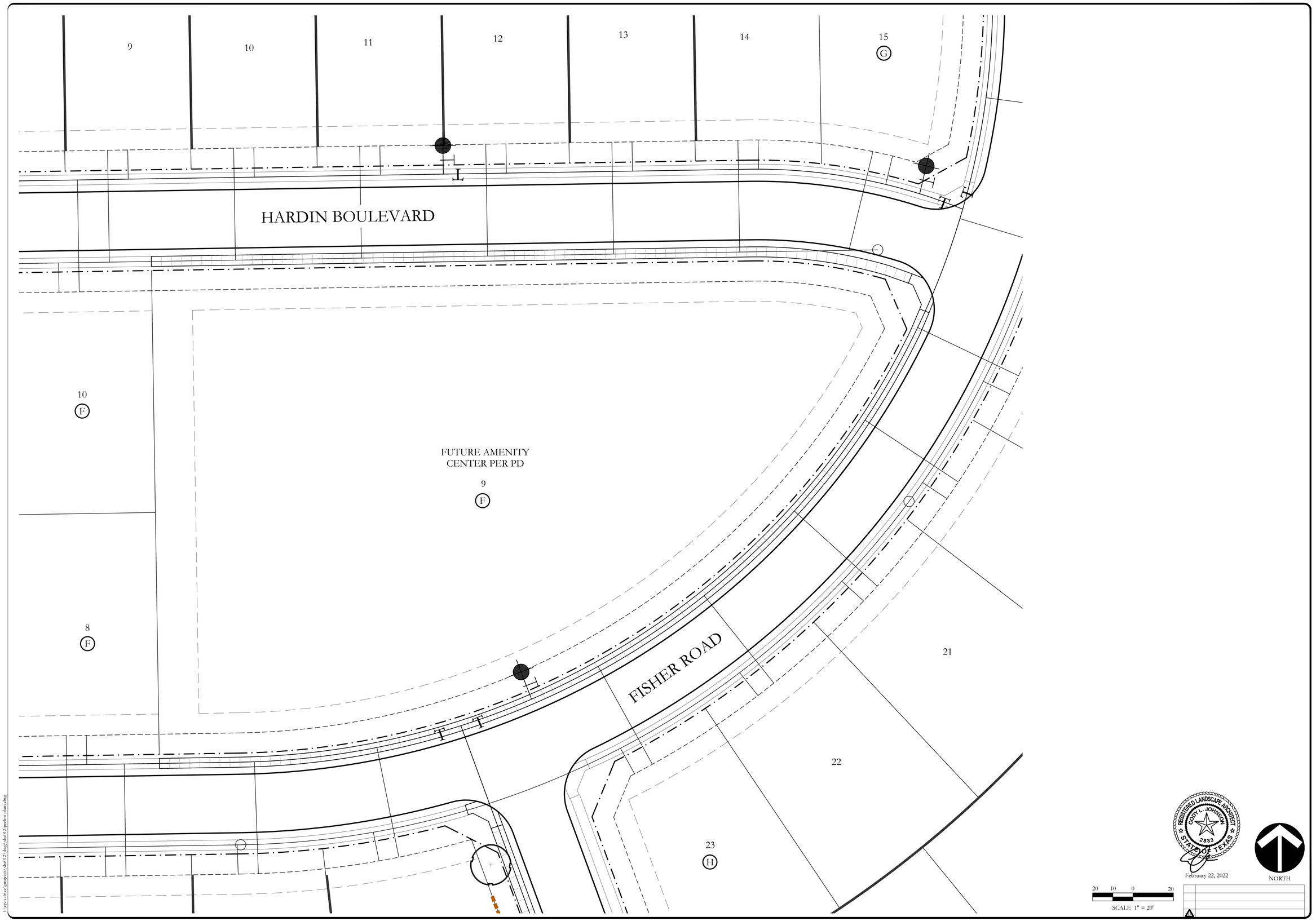

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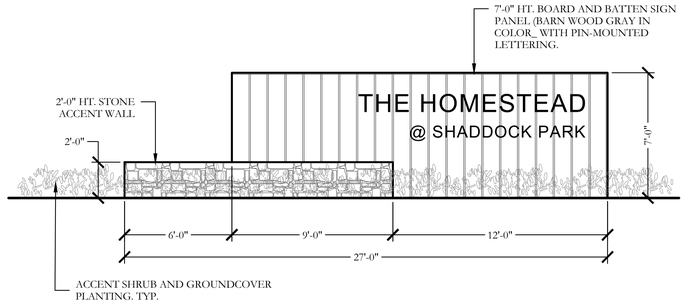
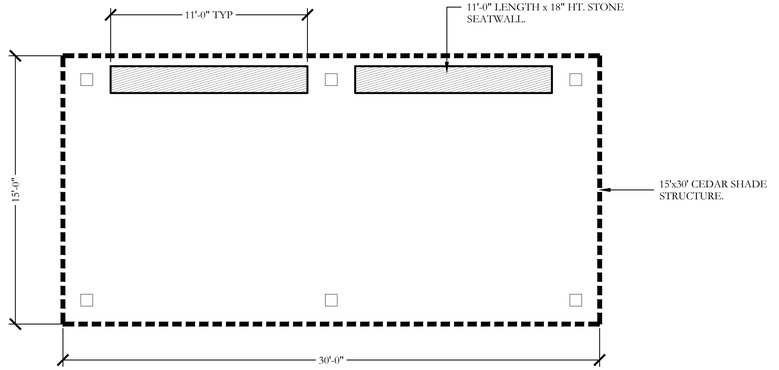


TRAIL HEAD SIGN
ELEVATION
SCALE: 1/4" = 1'-0"



TRAIL HEAD REST STATION
PLAN
SCALE: 1/4" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS8 of 11

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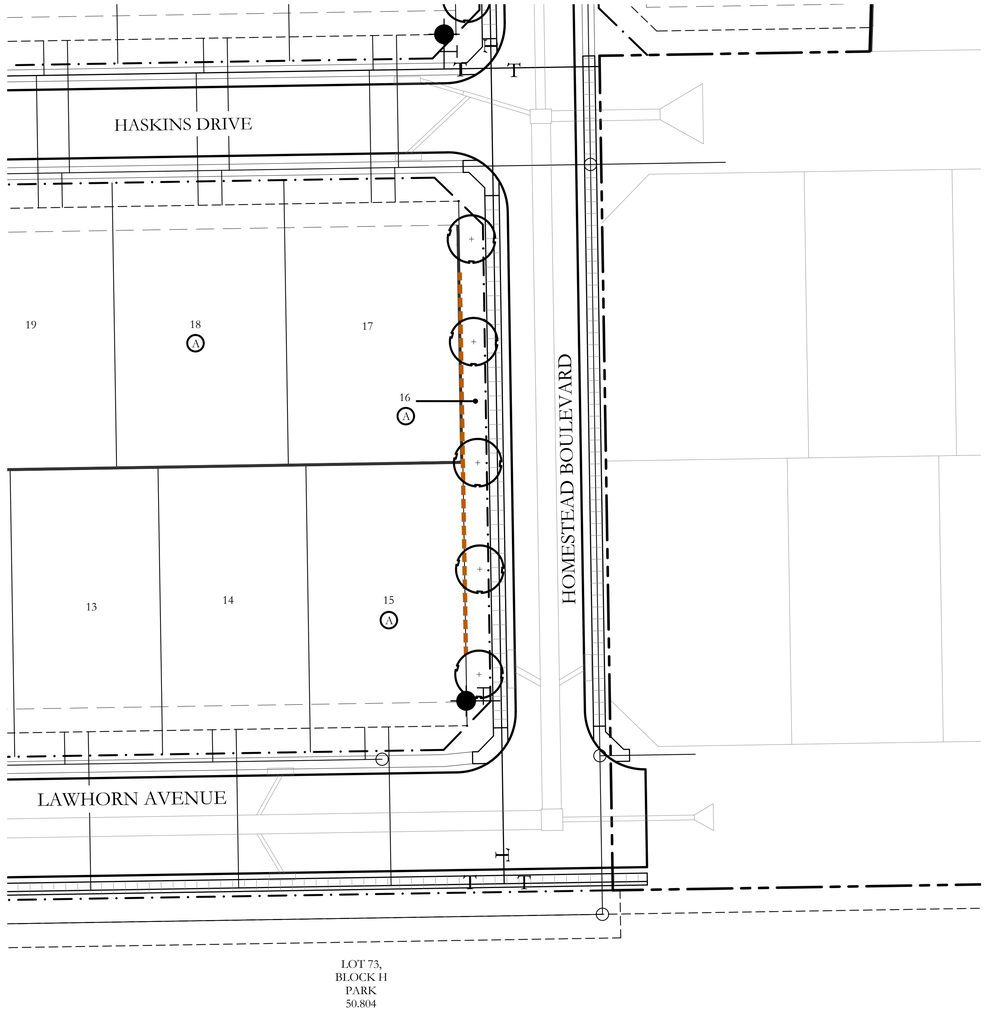

SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- 4" CALIPER EASTERN RED CEDAR TREE TO ACT AS A SOLID LIVING SCREEN ALONG THE NORTHERN PROPERTY LINE.
- 2" CALIPER ORNAMENTAL TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.

30 15 0 30
SCALE 1" = 30'

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
February 22, 2022

NORTH

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

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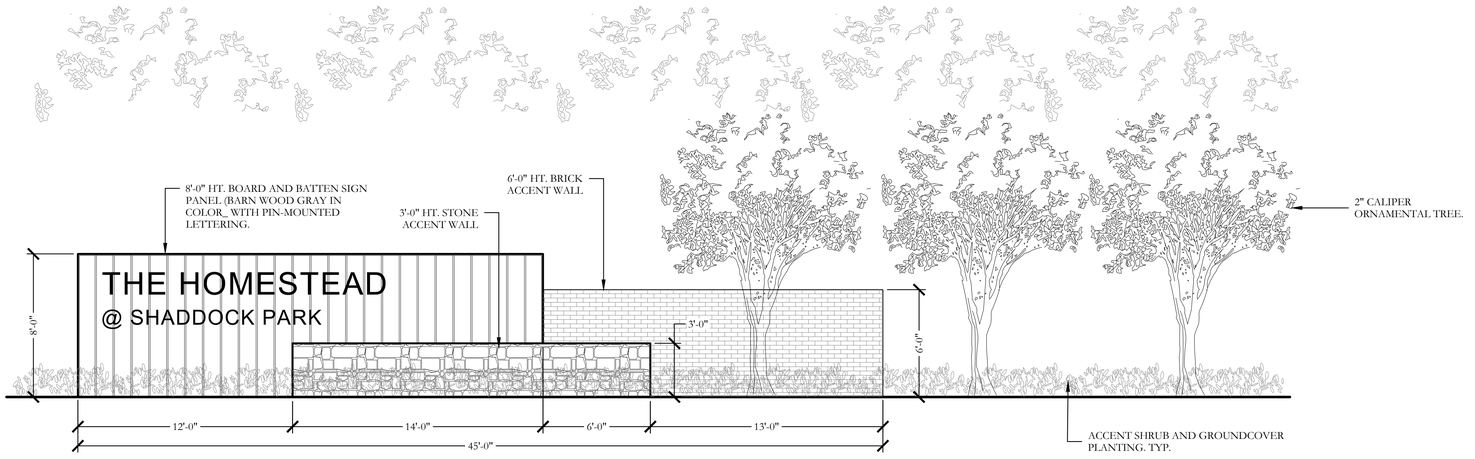
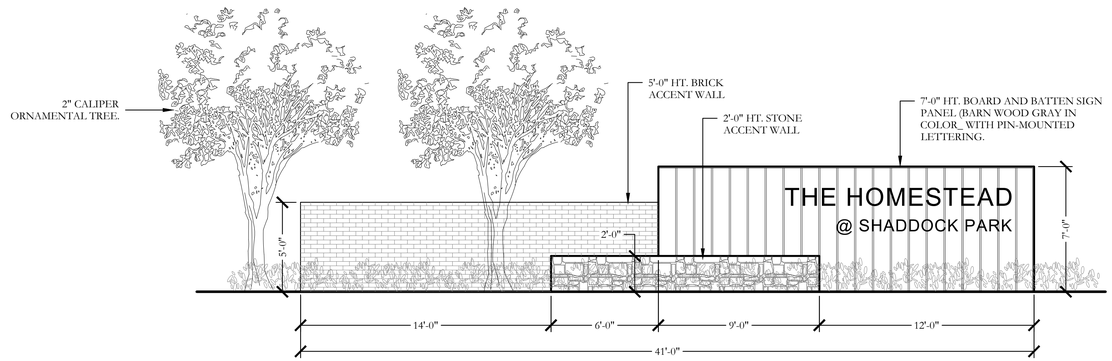


MAIN ENTRY SIGN
ELEVATION

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



SECONDARY ENTRY SIGN
ELEVATION

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

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

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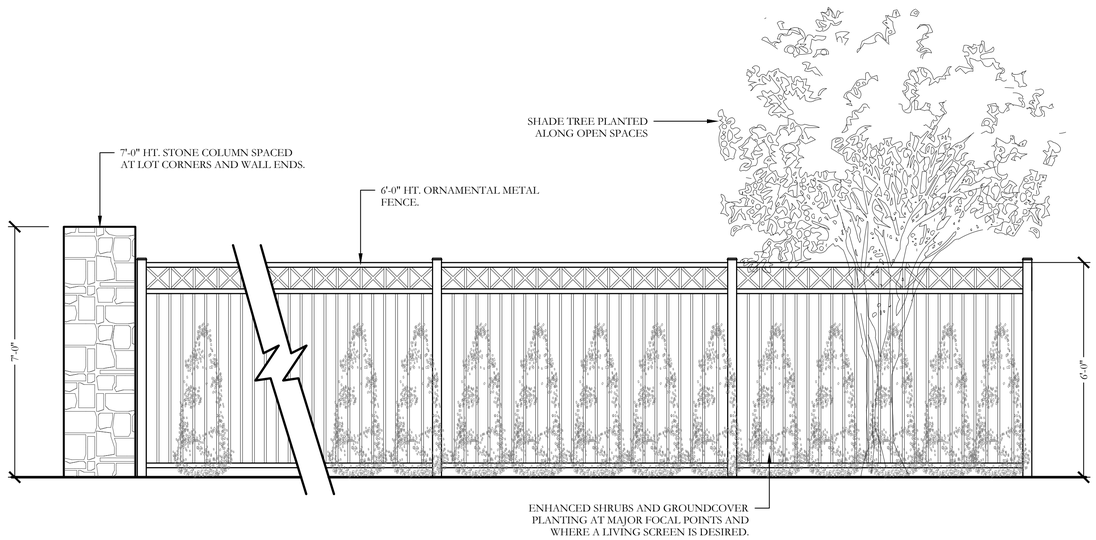
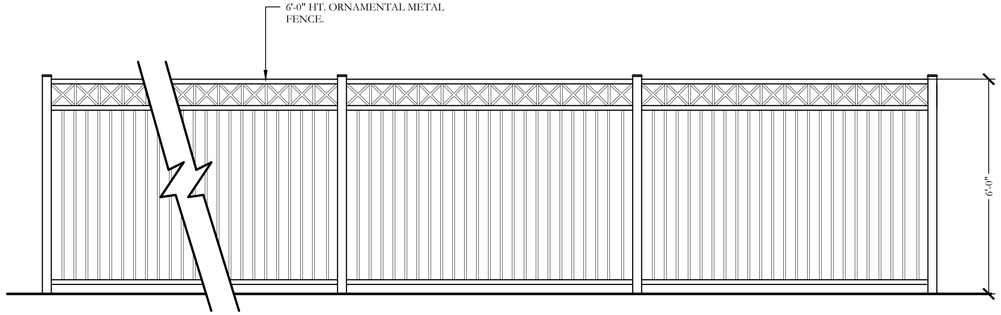


TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

SCALE: 1/2" = 1'-0"

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

SCALE:
VARIES
One Inch

JVC No SHA012

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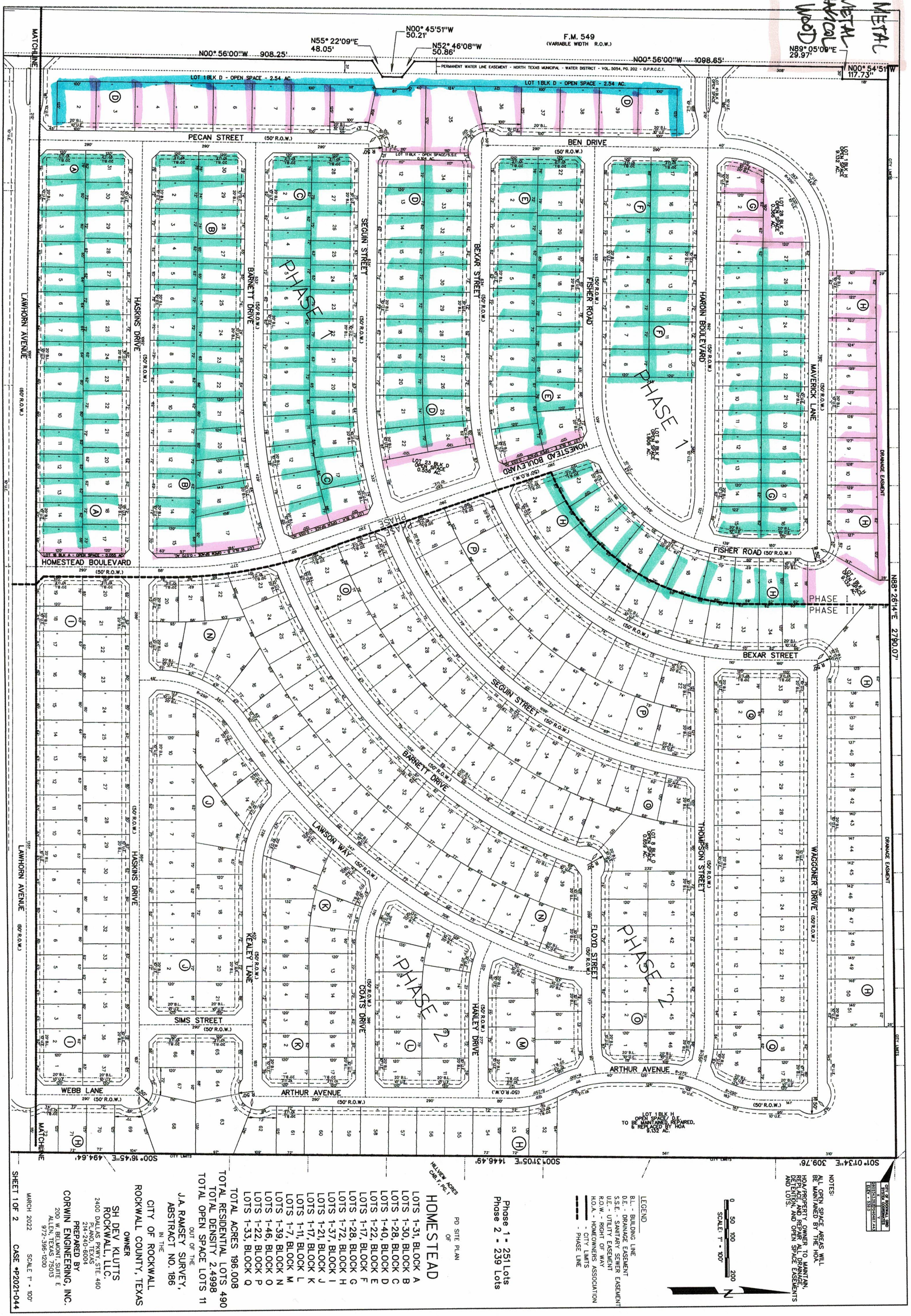
METAL
METAL W/ MAGICAL WOOD



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.

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

SCALE: 1" = 100'

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN OF
HOMESTEAD
HILLVIEW ACRES CAB. F, PG. 1

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 DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-044

FENCE MAP ONLY - DRAWING NOT TO SCALE

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-028	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for 1910 Alpha Drive	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1910 ALPHA DR	CASE MANAGER EMAIL:	hlee@rockwall.com

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	05/27/2022	Approved w/ Comments

05/27/2022: SP2022-028; Amended Site Plan for Outside Storage at 1910 Alpha Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an Amended Site Plan for Outside Storage on a 1.89-acre tract of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1910 Alpha Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (SP2022-028) in the lower right-hand corner of all pages on future submittals.
I.4 There is currently two (2) outstanding code enforcement cases on the subject property (i.e. CE2022-1921 and CE2022-1923) that involve the construction of a fence without a permit and the establishment of outside storage without a Certificate of Occupancy (CO).
I.5 The proposed land use being proposed for the subject property is Building and Landscape Material with Outside Storage. According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the Building and Landscape Material with Outside Storage is permitted by-right within a Light Industrial (LI) District subject to conformance with the following conditions:

(1) Outside storage shall be permitted in accordance with the requirements for outside storage contained in Article 04, Permissible Uses, and Article 08, Landscape and Fence Standards, of the Unified Development code (UDC).
(2) All outside storage must be screened from adjacent properties, public right-of-way, and parks and open space.

I.6 According to Article 13, Definitions, of the Unified Development Code (UDC), Outside Storage and/or Outside Display is defined as “(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24 -hours.”
I.7 According to Article 05, District Development Standards, of the Unified Development Code (UDC), “(o)utside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or ally from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concreate masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and canopy trees on 20-foot centers.” As an alternative, the Planning and Zoning Commission -- at their discretion -- may approve one (1) of the two (2) alternative screening methods:

(1) Alternative #1. A wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers.
(2) Alternative #2. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

M.9 Please make the following changes to the site plan to show conformance to the minimum standards:

(1) Please remove the “with Finslats” from the plan. The City does not allow Finslats to be used in industrial areas.
(2) Please provide staff with parking calculations to show conformance to the requirements of the Unified Development Code (UDC). A floor plan of the building will be needed to show the square footage of office and warehouse space. Please note that the minimum parking requirement for office is 1/300 SF and the minimum square footage for warehouse space is 1/1,000 SF. Please also note any other land uses being done on the subject property (e.g. assembly, fabrication, etc.).
(3) Please indicate what materials are being stored outside. Will this include any overnight storage of motor vehicles (e.g. service trucks)?
(4) The current indicated screening method does not appear to meet the requirements of the Unified Development Code (UDC). This will require a variance from the Planning and Zoning Commission and will require the applicant to submit a letter requesting the variance. Specifically, only a single row of trees is being provided along the northern and a portion of the western boundary. In addition, no screening has been provided for the proposed outside storage area where the parking is being removed. Staff would suggest at a minimum adding additional trees and shrubs to screen this area.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refunds will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.
I.12 Please note that all meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street. The meeting schedule for this case is as follows:

(1) Planning & Zoning Work Session Meeting: May 31, 2022
(2) Planning & Zoning Meeting: June 14, 2022

I.13 Please note that a representative should be present for each meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/26/2022: - No trees within 5' of the existing water line and sewer line.
- Show and label all existing water, sewer, and storm lines on plan.
- How are you going to screen the parking area near the cul-de-sac?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved w/ Comments

05/25/2022: The outdoor storage, display and handling of combustible materials under eaves, canopies or other projections or overhangs are prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.

Storage in the open shall not exceed 20 feet in height.

Any pallet storage shall be approved by the Fire Marshal.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments

05/23/2022: 4" caliper minimum trees size required, please change from 2.5" caliper.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1910 Alpha Drive Road				
SUBDIVISION	Ellis Centre 2	LOT		BLOCK	
GENERAL LOCATION	On cul-de-sac terminus of Alpha Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Vacant	
PROPOSED ZONING	LI		PROPOSED USE	Wholesale and Retail	
ACREAGE	1.89	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER		☒ APPLICANT	Independence Engineering LLC
CONTACT PERSON		CONTACT PERSON	Neil E. Sander
ADDRESS		ADDRESS	102 Farnsworth Avenue
			Suite 310
CITY, STATE & ZIP		CITY, STATE & ZIP	Bordentown, NJ 08505
PHONE		PHONE	(609) 496-9369
E-MAIL		E-MAIL	nsander@independence.engineering

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:

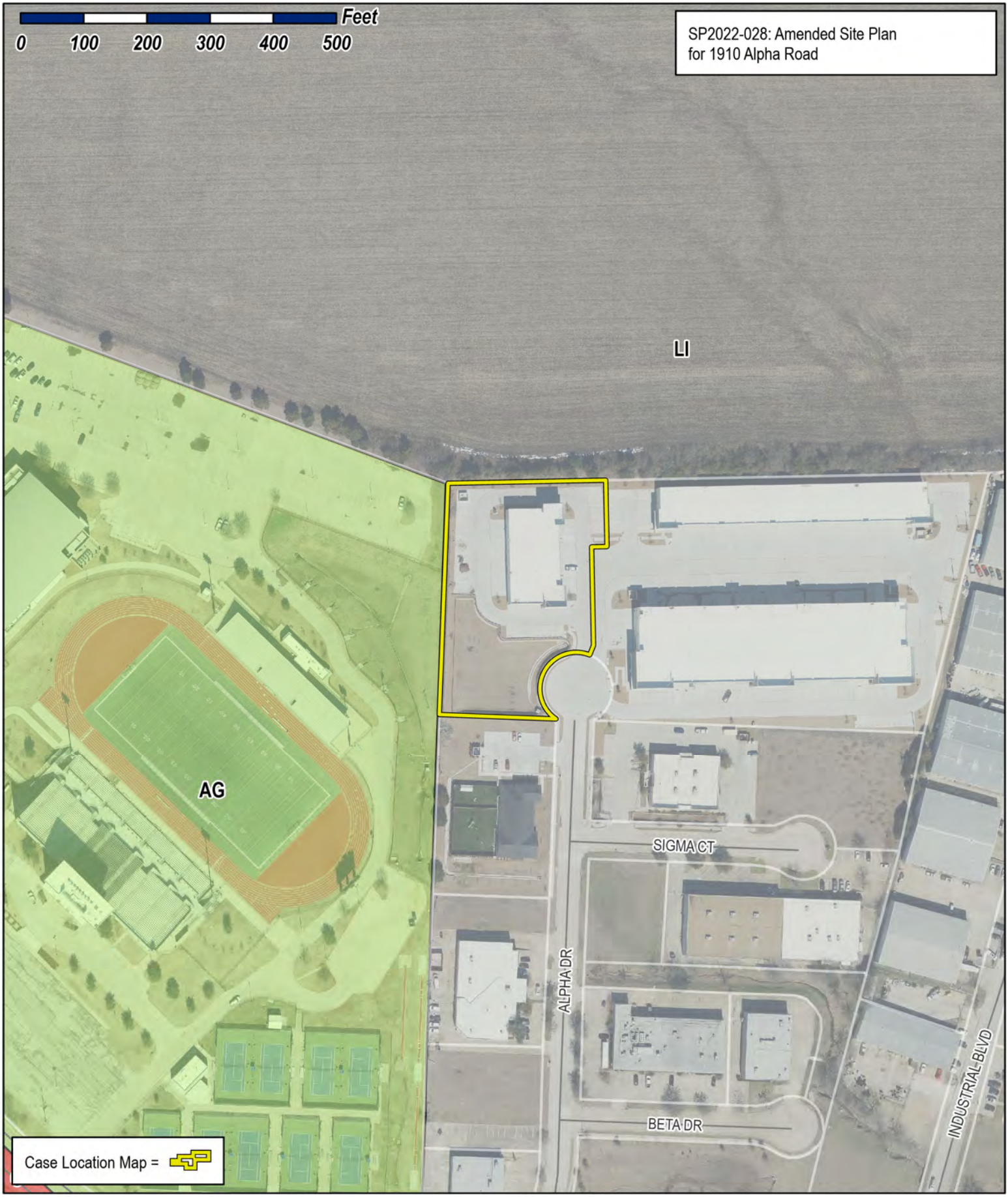
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

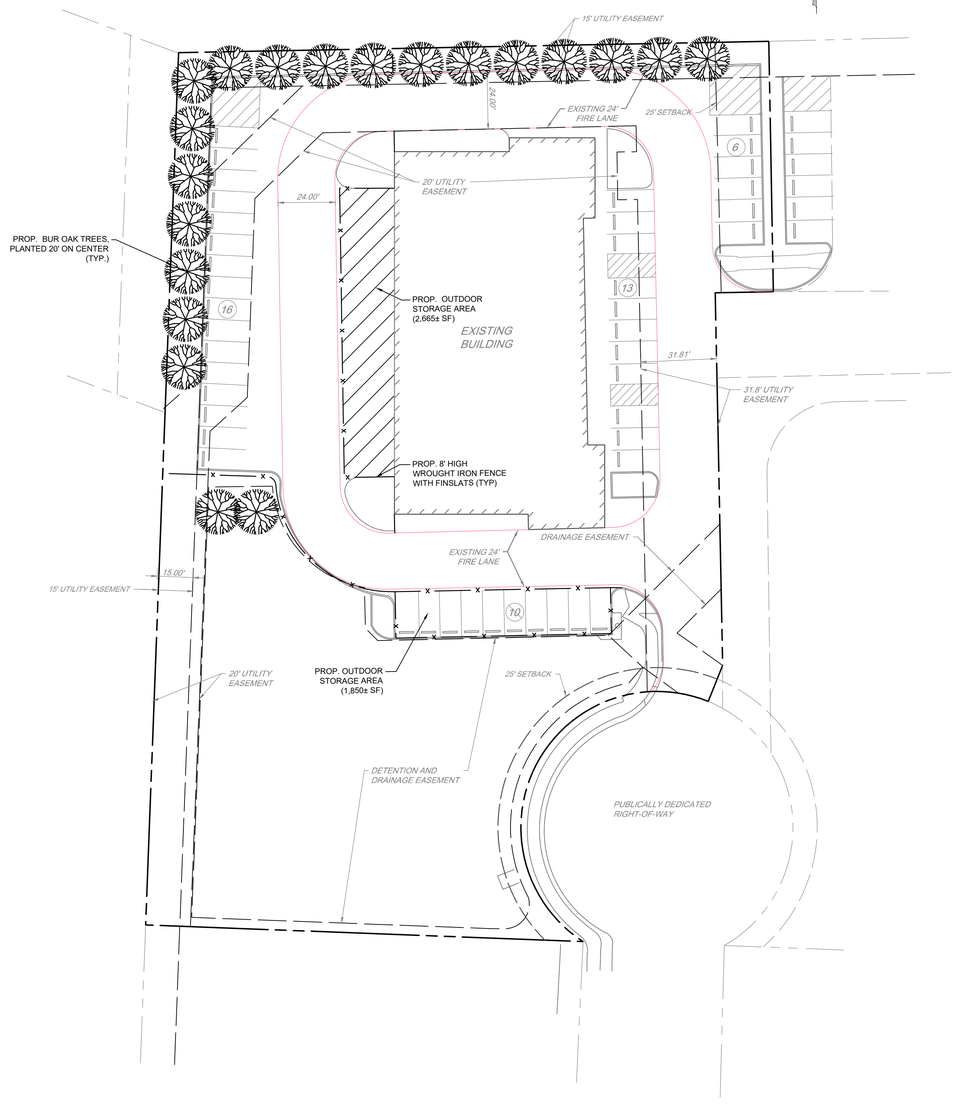
MY COMMISSION EXPIRES

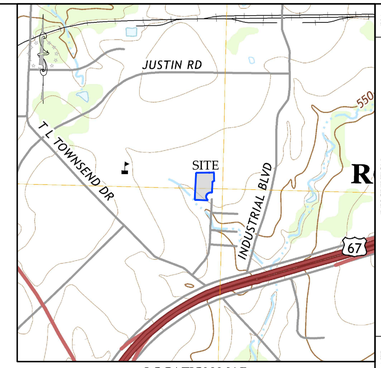


City of Rockwall

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

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





LOCATION MAP
SCALE: 1" = 1000'

SITE PLAN NOTES:

1. OWNER:
SRS DISTRIBUTION, INC.
7440 STATE HIGHWAY 121
McKINNEY, TX 75070

2. APPLICANT:
LONGBOW INTERESTS
13150 COIT ROAD
DALLAS, TX 75240

3. ENGINEER:
INDEPENDENCE ENGINEERING LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505

4. ZONING DISTRICT:
LI (LIGHT INDUSTRIAL ZONE)

5. EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE AT THE TIME OF SITE EVALUATION. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
6. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAN.
7. NO SOILS REPORT HAS BEEN PERFORMED IN PREPARATION OF THIS PLAN. IF ONE IS REQUIRED, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, TO PERFORM TESTING AND ANALYSIS AS NECESSARY.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
10. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
11. SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
12. ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
14. CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGL POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
15. NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING, AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
16. INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT, DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS, COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
17. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTORS EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
18. DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
19. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
20. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
21. BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
22. LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
24. THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES SHALL NOT BE LARGER THAN 6 INCHES IN ANY DIMENSION. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
25. ALL DEBRIS, RUBBISH, SALVAGE, HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED AT THE EARLIEST POSSIBLE TIME. REMOVED MATERIALS MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE LOCAL FIRE DEPARTMENT AND OTHER JURISDICTIONAL AGENCIES.
26. LANDSCAPE SCREENING LOADING DOCKS AND OUTSIDE STORAGE AREAS ALTERNATIVE #1 THREE TIERED SCREEN, CANOPY TREE (20-FOOT ON CENTER), ACCENT TREE OR LARGE SHRUB, SMALL SHRUB, MINIMUM 6' WROUGHT IRON FENCE.

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	SPECIES	COMMON NAME	REQUIRED	PROPOSED	CALIPER
	CANOPY TREE 1 PER 20 LF ON CENTER 400 LF PERIMETER	QUERCUS MACROCARPA	BUR OAK	20	21	2.5" CAL.

KEY	DATE	DESCRIPTION	BY
			ESC
			MAS

Independence
ENGINEERING LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505
(609) 496-9369 INDEPENDENCE@INDEPENG.COM

OUTDOOR STORAGE PERMIT PLAN

for

SRS DISTRIBUTORS, INC. - ROCKWALL TX
1910 ALPHA DRIVE, BUILDING 3, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75087

ID #

0 15 30
GRAPHIC SCALE: 1" = 30'

PROJECT
030-022

DATE
05-20-2022

SCALE	DRAWN
1" = 30'	MAS
DESIGNED	CHECKED
KL	NES

EXH-1

CASE NUMBER	SHEET	OF
SP2022-020	1	1

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