

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 23, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) 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.

(IV) CONSENT AGENDA

(2) **P2021-006 (DAVID GONZALES)**

Consider a request by Joseph Hornisher of Kimley-Horn on behalf of Mark Andrews of 2424 MTA Realty, LLC for the approval of a Replat for Lots 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2424 Ridge Road, and take any action necessary.

(3) **P2021-008 (DAVID GONZALES)**

Consider a request by Bryan Connolly of CBG Surveying Texas, LLC on behalf of Dr. Mary Courtin of BLBP Property Group for the approval of a Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

(V) ACTION ITEMS

(4) **MIS2021-003 (HENRY LEE)**

Discuss and consider a request by James Best for the approval of a Special Exception to the material standards for residential fences to allow a previously constructed masonry screening wall on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

(VI) DISCUSSION ITEMS

(5) **Z2021-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Juan Maldonado 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 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 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 418 Perch Road, and take any action necessary.

(6) **Z2021-005 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

(7) **P2021-004 (HENRY LEE)**

Discuss and consider a request by Dewayne Cain of EVSR (D), LLC for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 Cornelius Road, and take any action necessary.

(8) **P2021-005 (HENRY LEE)**

Discuss and consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Neller Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM-549, and take any action necessary.

(9) **P2021-007 (DAVID GONZALES)**

Discuss and consider a request by Danielle Porten of REP Investments, LLC for the approval of a Preliminary Plat for Lots 1-5, Block A and Lot 1, Block X, Blackland Industrial Park Addition being a 10.27-acre tract of land identified as Tract 3-04 of the A. M. Wilson Survey, Abstract No. 223, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 3500 Blackland Road, and take any action necessary.

(10) **SP2021-002 (DAVID GONZALES)**

Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a Site Plan for a Warehouse/Distribution Center a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

(11) **SP2021-003 (HENRY LEE)**

Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

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

(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 February 19, 2021 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
FEBRUARY 23, 2021 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-002 (DAVID GONZALES)**

Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a Site Plan for a *Warehouse/Distribution Center* a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

(2) **SP2021-003 (HENRY LEE)**

Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of an Amended Site Plan for a *Restaurant with Drive Through/Drive-In* on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 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 February 19, 2021 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: February 23, 2021
APPLICANT: Joseph Hornisher; *Kimley-Horn*
CASE NUMBER: P2021-006; *Replat for Lots 4 & 5, Block A, MTA Andrews Addition*

SUMMARY

Consider a request by Joseph Hornisher of Kimley-Horn on behalf of Mark Andrews of 2424 MTA Realty, LLC for the approval of a Replat for Lots 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2424 Ridge Road, and take any action necessary.

PLAT INFORMATION

- The purpose of this Replat is to dedicate a ten (10) foot sanitary sewer easement on *Lot 5, Block A (i.e. presently Lot 2, Block A)* and a variable width water easement on *Lot 4, Block A (i.e. presently Lot 1, Block A)*. No other dedications, easements, or changes are being proposed with this subdivision plat.
- On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 19-05; S-203; Case No. Z2018-054*] allowing an office building to exceed 36-feet in height in the Scenic Overlay (SOV) District and enabling the construction of a multi-story office building. This approval was followed by a site plan [*Case No. SP2019-025*] proposing a four (4) story, 80,236 SF office building, which was approved by the Planning and Zoning Commission on September 10, 2019. A subsequent final plat [*Case No. P2019-047*] was approved by the City Council on December 2, 2019. Construction on the office building commenced in early 2020, and is nearing completion.
- 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 4 & 5, Block A, MTA Andrews Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this subdivision plat;
- (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: 2/18/2021

PROJECT NUMBER: P2021-006
PROJECT NAME: Replat for Lots 3 & 4, Block A, MTA Andrews Addition
SITE ADDRESS/LOCATIONS: 2424 RIDGE RD

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Consider a request by Joseph Hornisher of Kimley-Horn on behalf of Mark Andrews of 2424 MTA Realty, LLC for the approval of a Replat for Lots 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2424 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/17/2021	Approved w/ Comments

02/17/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Replat for Lots 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and addressed as 2424 Ridge Road.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 771-7745 or email dgonzales@rockwall.com.
- M.3 For reference, include the case number (P2021-006) in the lower right-hand corner of all pages on future submittals.
- M.4 Please change the title block as follows:

Replat
Lots 4 & 5, Block A
MTA Andrews Addition
2 Lots
Being a 8.6234-Acre Tract of Land
Identified as Lots 1 & 2, Block A, MTA Andrews Addition
City of Rockwall, Rockwall County, Texas

- I.5 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. The Planning and Zoning Commission Meeting for this case will be held on February 23, 2021.
- I.6 The projected City Council meeting date for this case will be March 1, 2021.
- I.7 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.
- I.8 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.



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 **2424 Ridge Road**

Subdivision **MTA Andrews Addition**

Lot **1, 2, and 3** Block **A**

General Location **Southwest corner of Turtle Cove and Ridge Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **C**

Current Use **Office**

Proposed Zoning **C**

Proposed Use **Office**

Acreage **9.6990**

Lots [Current] **3**

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 **2424 MTA Realty, LLC**

Applicant **Kimley-Horn**

Contact Person **Mark Andrews**

Contact Person **Joseph Hornisher**

Address **1900 Dalrock Rd.**

Address **13455 Noel Road**

City, State & Zip **Rowlett, Texas 75088**

City, State & Zip **Dallas, Texas 75240**

Phone **469-298-1594**

Phone **972-776-1729**

E-Mail

E-Mail **Joseph.Hornisher@Kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

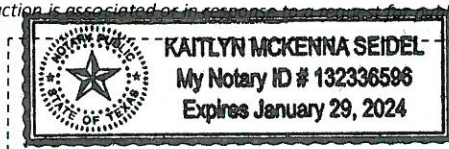
Before me, the undersigned authority, on this day personally appeared Mark Andrews [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 22nd day of December, 20 20

Owner's Signature

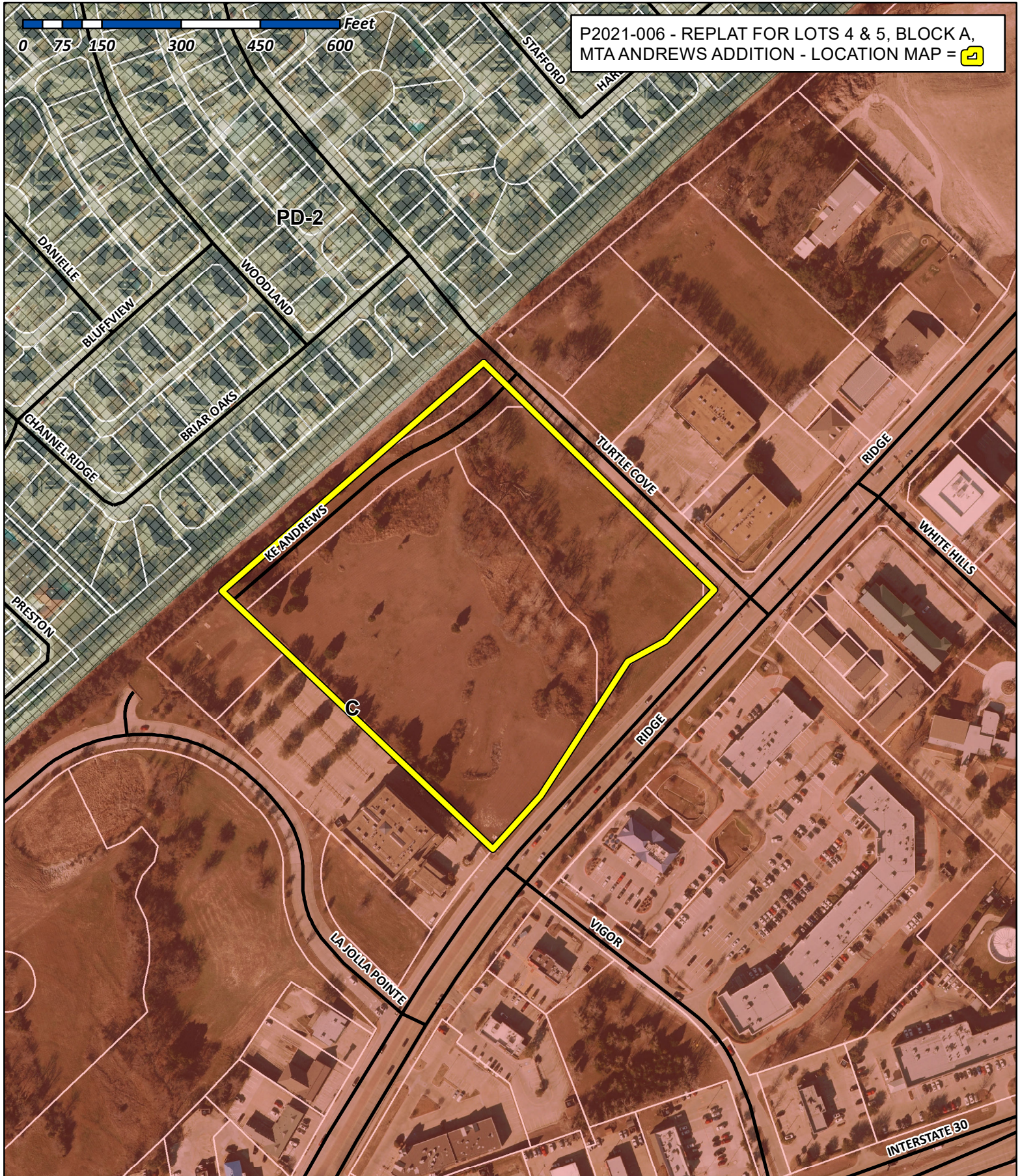
Notary Public in and for the State of Texas



My Commission Expires 1/29/2024



P2021-006 - REPLAT FOR LOTS 4 & 5, BLOCK A, MTA ANDREWS ADDITION - LOCATION MAP =

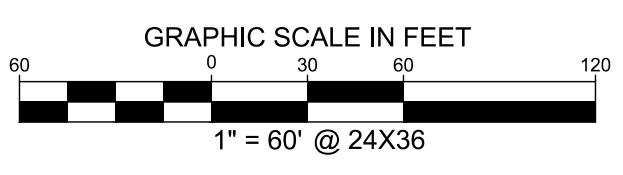
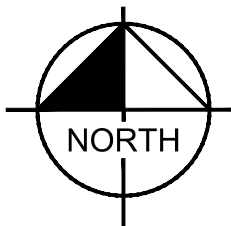
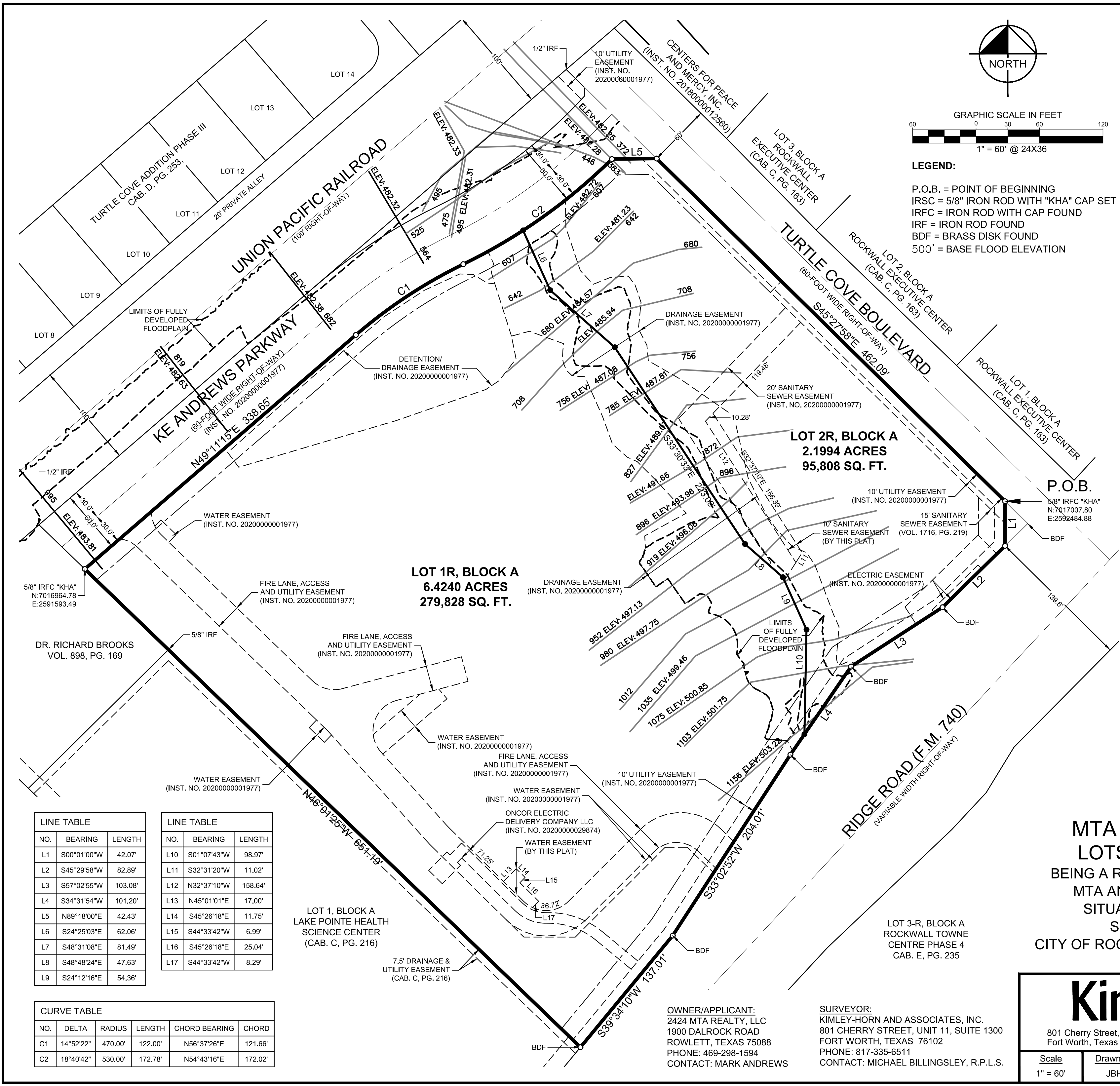


City of Rockwall

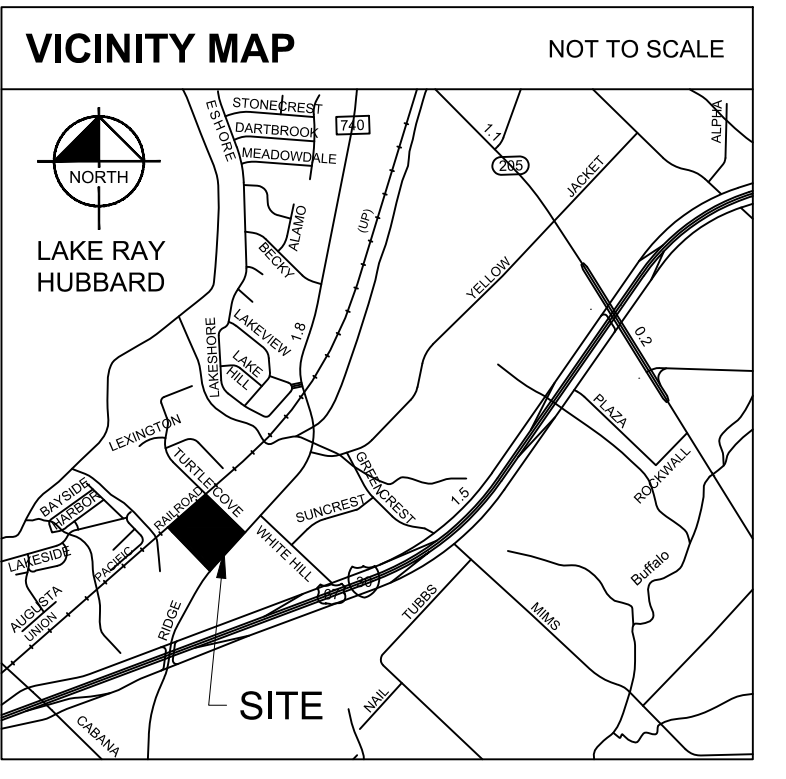
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





LEGEND:
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
 IRFC = IRON ROD WITH CAP FOUND
 IRF = IRON ROD FOUND
 BDF = BRASS DISK FOUND
 500' = BASE FLOOD ELEVATION



- NOTES:**
- 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.
 - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 - The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
 - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
 - The purpose of this replat is to dedicate an additional sanitary sewer easement and water easement.

REPLAT
MTA ANDREWS ADDITION
LOTS 1R AND 2R, BLOCK A
 BEING A REPLAT OF LOTS 1 AND 2, BLOCK A
 MTA ANDREWS ADDITION, AND BEING
 SITUATED IN THE E.P. GAINS CHISM
 SURVEY, ABSTRACT NO. 64
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
 CASE NO. P2019-047

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°01'00"W	42.07'
L2	S45°29'58"W	82.89'
L3	S57°02'55"W	103.08'
L4	S34°31'54"W	101.20'
L5	N89°18'00"E	42.43'
L6	S24°25'03"E	62.06'
L7	S48°31'08"E	81.49'
L8	S48°48'24"E	47.63'
L9	S24°12'16"E	54.36'

LINE TABLE

NO.	BEARING	LENGTH
L10	S01°07'43"W	98.97'
L11	S32°31'20"W	11.02'
L12	N32°37'10"W	158.64'
L13	N45°01'01"E	17.00'
L14	S45°26'18"E	11.75'
L15	S44°33'42"W	6.99'
L16	S45°26'18"E	25.04'
L17	S44°33'42"W	8.29'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°52'22"	470.00'	122.00'	N56°37'26"E	121.66'
C2	18°40'42"	530.00'	172.78'	N54°43'16"E	172.02'

OWNER/APPLICANT:
 2424 MTA REALTY, LLC
 1900 DALROCK ROAD
 ROWLETT, TEXAS 75088
 PHONE: 469-298-1594
 CONTACT: MARK ANDREWS

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, SUITE 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale 1" = 60'	Drawn by JBH	Checked by MCB	Date 1/12/2021	Project No. 064539200	Sheet No. 1 OF 1
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DWG NAME: K:\FTW_SURVEY\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG_PLOTTED BY: HOPPER, BRADIN 2/10/2021 8:51 AM LAST SAVED 2/9/2021 2:34 PM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **MTA Andrews 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **MTA Andrews Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

By: 2424 MTA Realty, LLC

By: MTAA, LLC, its Sole Manager

By: _____
Mark Andrews, its Sole Manager

**STATE OF TEXAS §
COUNTY OF _____ §**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, 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 _____, 2021.

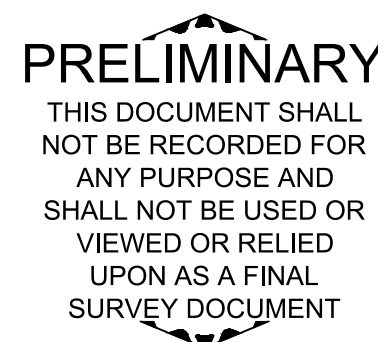
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Michael C. Billingsley, 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 Land Surveying.

Dated this the 9th day of February, 2021.

Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511
michael.billingsley@kimley-horn.com



**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 and 2, Block A, MTA Andrews Addition, an addition to the City of Rockwall, Texas, according to the plat recorded in Instrument No. 20200000001977 of the Official Public Records of Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 20190000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" found at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

THENCE South 0°01'00" West, along the said right-of-way corner clip, a distance of 42.07 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the south end of the said corner clip;

THENCE along the said northwest right-of-way line, the following courses and distances to wit:

- South 45°29'58" West, a distance of 82.89 feet to a brass disk found for corner;
- South 57°02'55" West, a distance of 103.08 feet (Deed:103.07 feet) to a brass disk found for corner;
- South 34°31'54" West, a distance of 101.20 feet (Deed:101.12 feet) to a brass disk found for corner;
- South 33°02'52" West, a distance of 204.01 feet (Deed:204.12 feet) to a brass disk found for corner;
- South 39°34'10" West, a distance of 137.01 feet (Deed:136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

THENCE departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 651.19 to a 5/8-inch iron rod with cap stamped "KHA" found in the southeast right-of-way line of KE Andrews Parkway (60-foot wide right-of-way), and being the northwest corner of said Lot 1, Block A, MTA Andrews Addition;

THENCE along the said southeast right-of-way line, the following courses and distances to wit:

- North 49°11'15" East, a distance of 338.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 14°52'22", a radius of 470.00 feet, a chord bearing and distance of North 56°37'26" East, 121.66 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 122.00 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 18°40'42", a radius of 530.00 feet, a chord bearing and distance of North 54°43'16" East, 172.02 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 172.78 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the west end of a right-of-way corner clip at the intersection of the said southeast right-of-way line of KE Andrews Parkway and the said southwest right-of-way line of Turtle Cove Boulevard;

THENCE North 89°18'00" East, along the said right-of-way corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the east end of the said corner clip;

THENCE South 45°27'58" East, along the said southwest right-of-way line of Turtle Cove Boulevard, a distance of 462.09 feet to the **POINT OF BEGINNING** and containing 8.6234 acres or 375,636 square feet of land, more or less.

RECOMMENDED FOR FINAL APPROVAL		
_____		_____
Planning and Zoning Commission		Date
APPROVED		
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the ____ day of _____, 2021.		
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.		
WITNESS OUR HANDS, this ____ day of _____, 2021.		
_____	_____	_____
Mayor, City of Rockwall	City Secretary	City Engineer

**REPLAT
MTA ANDREWS ADDITION
LOTS 1R AND 2R, BLOCK A
BEING A REPLAT OF LOTS 1 AND 2, BLOCK A
MTA ANDREWS ADDITION, AND BEING
SITUATED IN THE E.P. GAINS CHISM
SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
CASE NO. P2019-047**



801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JBH	MCB	1/12/2021	064539200	1 OF 1

OWNER/APPLICANT:
2424 MTA REALTY, LLC
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
PHONE: 469-298-1594
CONTACT: MARK ANDREWS

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.



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: February 23, 2021
APPLICANT: Bryan Connally; *CBG Surveying Texas, LLC*
CASE NUMBER: P2021-006; *Replat for Lot 1, Block A, BLPB-Mims Addition*

SUMMARY

Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf of Dr. Mary Courtin of BLPB Property Group for the approval of a Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 1.743-acre portion of an existing parcel of land (*i.e. Lot 9, Block A, Flagstone Corners Addition*) for the purpose of establishing one (1) lot (*i.e. Lot 1, Block A, BLPB-Mims Addition*) to facilitate the development of a ~4,059 SF medical office building and a ~10,841 SF daycare facility.
- The subject property was annexed into the City of Rockwall on December 5, 1983 by *Ordinance No. 83-65*. On December 2, 2002, the City Council approved a zoning change for the subject property changing the zoning designation of the subject property from a Commercial (C) District and a Heavy Commercial (HC) District to Planned Development District 54 (PD-54) [*Ordinance No. 02-52*] for Single-Family 10 (SF-10) District land uses. On May 3, 2004, the City Council approved an amendment to Planned Development District 54 (PD-54) [*Ordinance No. 04-31*] allowing for limited Commercial (C) District land uses on the subject property. On December 8, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-031*] for a ~4,059 SF medical office building and a ~10,841 SF daycare facility. This approval was followed up by a site plan amendment [*Case No. SP2020-034*], which was approved by the Planning and Zoning Commission on December 29, 2020. This amendment made changes to the exterior building elevations of the proposed daycare facility.
- 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 1, Block A, BLPB-Mims Addition*, staff would propose the following conditions of approval:

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

- (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: 2/19/2021

PROJECT NUMBER: P2021-008
 PROJECT NAME: Replat for Lot 1, Block A, BLPB-Mims Addition
 SITE ADDRESS/LOCATIONS: 702 E Ralph Hall Parkway

CASE MANAGER: David Gonzales
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf of Dr. Mary Courtin of BLPB Property Group for the approval of a Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/19/2021	Approved w/ Comments

02/19/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 771-7745 or email dgonzales@rockwall.com.
- M.3 For reference, include the case number (P2021-008) in the lower right-hand corner of all pages on future submittals.
- M.4 Please change the title block as follows:

Replat
 Lot 1, Block A
 BLPB-Mims Addition
 Being a Replat of a Portion of Lot 9, Block A, Flagstone Corners Addition
 Being a 75,932 SF or 1.743-Acre Tract of Land
 Situated within the J. D. McFarland Survey, Abstract No. 145
 City of Rockwall, Rockwall County, Texas

- M.5 Please change the Lot/Block designation of the subject property from Lot 9A, Block A to Lot 1, Block A.
- M.6 Adjacent to Mims Road a 20-foot building line is labeled and referenced as Cab. H, PG. 115; however, this was a 25-foot building line. Please make the required changes.
- M.7 Remove all contour lines.
- M.8 Change the standard dedication language to account for one (1) owner {e.g. owner(s) should be changed to owner}. Also correct the lot and block designation.
- M.9 Remove any of the preliminary language used (i.e. "released for review 02/11/2021 preliminary ...").
- M.10 On the first callout in the legal description (i.e. 416.35') the metes and bounds description is not legible. Move this callout so that it does not overlap site information.
- 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. The Planning and Zoning Commission Meeting for this case will be held on February 23, 2021.
- I.12 The projected City Council meeting date for this case will be March 1, 2021.

I.13 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.

I.14 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/19/2021	Approved w/ Comments
02/18/2021: No comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **East Ralph Hall Parkway**

SUBDIVISION **Replat Flagstone Corners** LOT **9** BLOCK **A**

GENERAL LOCATION **Intersection of East Ralph Hall Parkway and Mims Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-54** CURRENT USE **Vacant**

PROPOSED ZONING **PD-54** PROPOSED USE **Day Care**

ACREAGE **1.743** 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]

<input type="checkbox"/> OWNER	BLBP Property Group	<input checked="" type="checkbox"/> APPLICANT	CBG Surveying Texas, LLC
CONTACT PERSON	Dr. Mary Courtin	CONTACT PERSON	Bryan Connally
ADDRESS	991 E I-30 #103	ADDRESS	12025 Shiloh Road, Suite 230
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Dallas, Texas 75228
PHONE	214-471-3810	PHONE	214-349-9485
E-MAIL	marycourtin@yahoo.com	E-MAIL	bryanc@cbgtxllc.com

NOTARY VERIFICATION [REQUIRED]

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

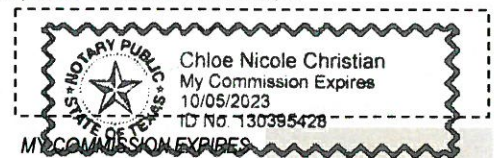
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF February, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF February, 2021.


OWNER'S SIGNATURE

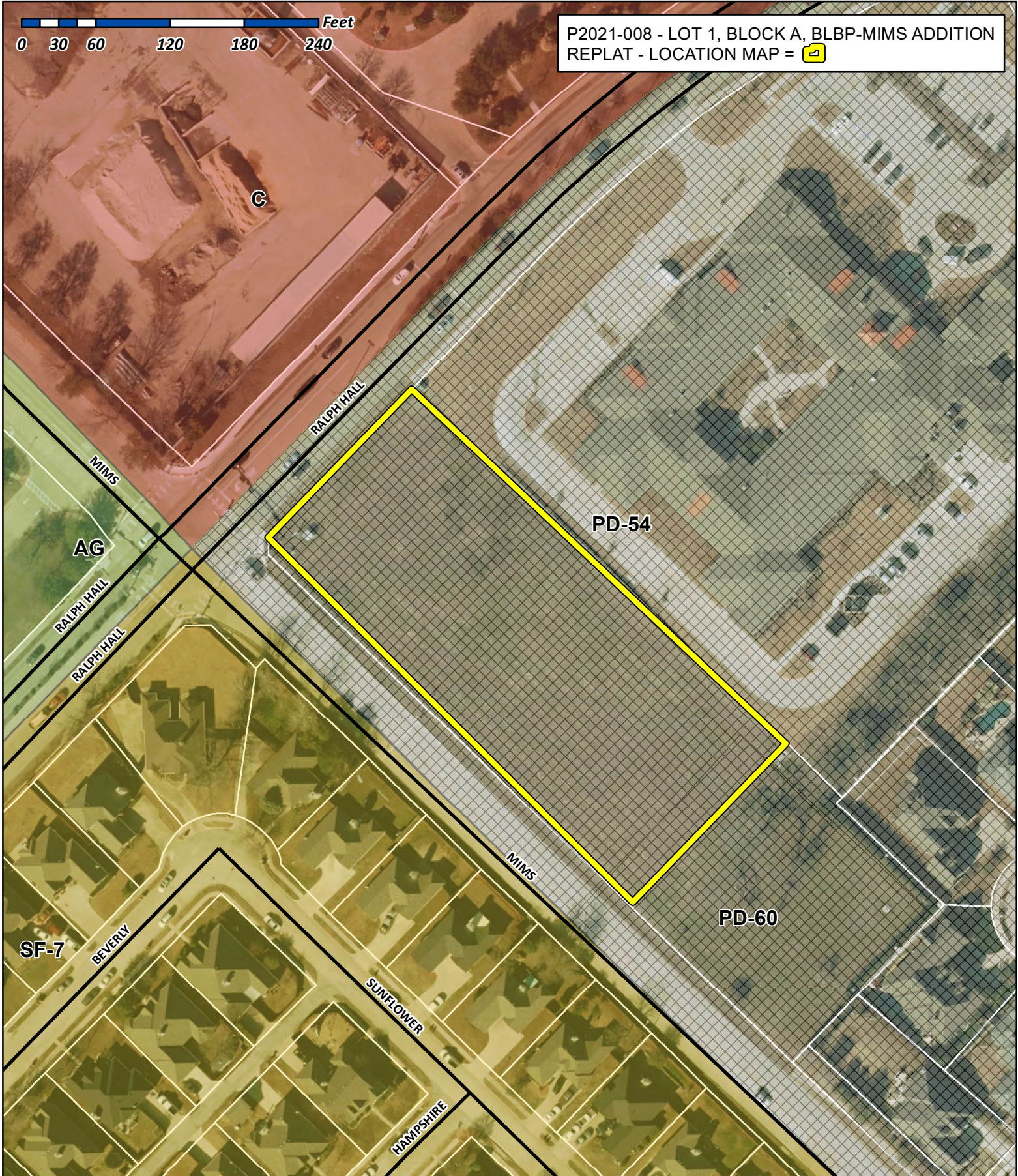
Mary Courtin
 E6229244FAB34E1

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 30 60 120 180 240 Feet

P2021-008 - LOT 1, BLOCK A, BLBP-MIMS ADDITION
REPLAT - LOCATION MAP = 

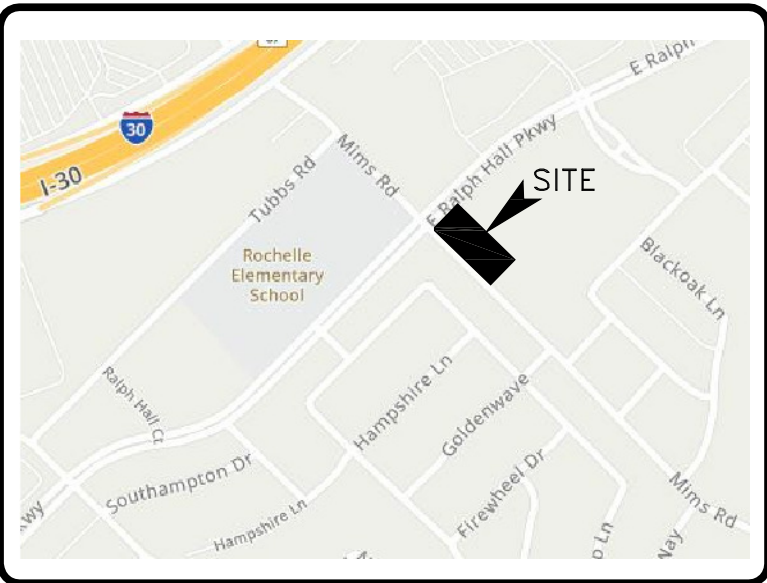


City of Rockwall

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

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





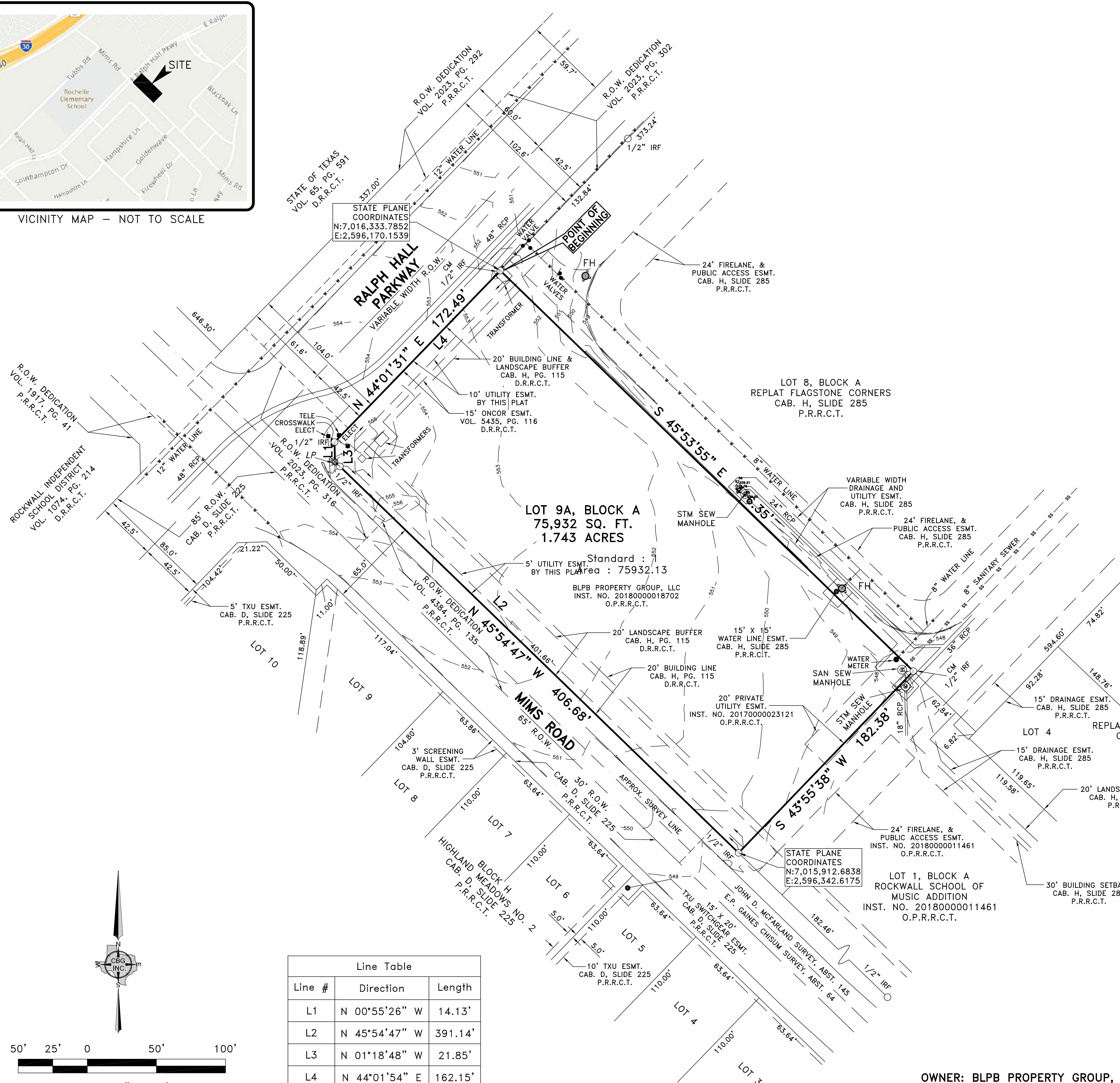
VICINITY MAP - NOT TO SCALE

LEGEND:

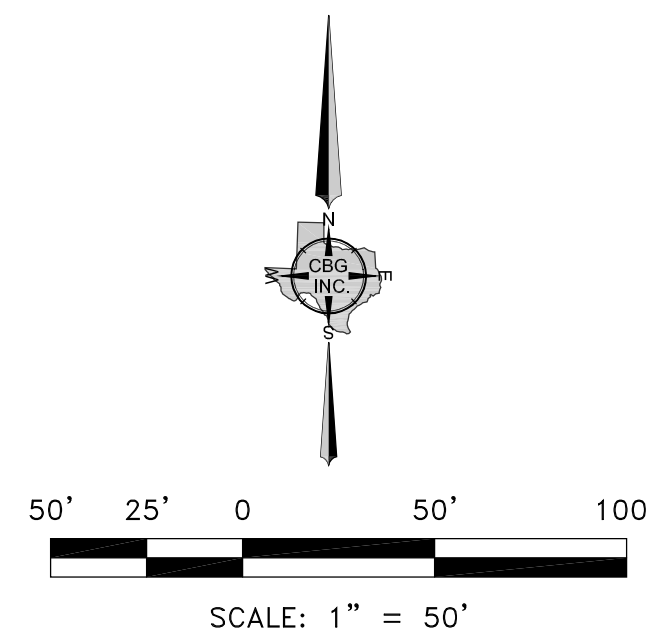
- 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- SAN. SEW. SANITARY SEWER
- ESMT. EASEMENT
- APPROX. APPROXIMATE
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS, CAB. H, SLIDE 285, P.R.R.C.T.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.



Line #	Direction	Length
L1	N 00°55'26" W	14.13'
L2	N 45°54'47" W	391.14'
L3	N 01°18'48" W	21.85'
L4	N 44°01'54" E	162.15'



(SHEET 1 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
 BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
 75,932 SQ.FT. / 1.743 ACRES
 JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

OWNER: BLPB PROPERTY GROUP, LLC
 991 E. I-30, STE. 103
 ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas BLPB Property Group, LLC, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, same being a portion of Lot 9, Block A, Replat Flagstone Corners, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cab. H, Slide 285, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to said BLPB Property Group, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 20180000018702, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the West corner of Lot 8, of said Replat Flagstone Corners, and being in the Southeast Right-of-Way line of Ralph Hall Parkway (a variable width Right-of-Way)

THENCE South 45 degrees 53 minutes 55 seconds East, along the Southwest line of said Lot 8, a distance of 416.35 feet to a 1/2 inch iron rod found for corner, being the North corner of Lot 1, Block A, Rockwall School of Music Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Instrument No. 20180000011461, Official Public Records, Rockwall County, Texas;

THENCE South 43 degrees 55 minutes 38 seconds West, along the Northwest line of said Lot 1, a distance of 182.38 feet to a 1/2 inch iron rod found for corner, being the West corner of said Lot 1, and being in the Northeast Right-of-Way line of Mims Road (a 65 foot Right-of-Way);

THENCE North 45 degrees 54 minutes 47 seconds West, along the Northeast Right-of-Way line of said Mims Road, passing a 1/2 inch iron rod found for reference at a distance of 401.66 feet, and continuing a total distance of 406.68 feet to a light pole for corner, being at the intersection of the Northeast Right-of-Way line of said Mims Road, and the Southeast Right-of-Way line of said Ralph Hall Parkway;

THENCE 00 degrees 55 minutes 26 seconds West, a distance of 14.13 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 01 minutes 31 seconds East, along the Southeast Right-of-Way line of said Ralph Hall Parkway, a distance of 172.49 feet to the POINT OF BEGINNING, and containing 75,932 square feet or 1.743 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 9A, BLOCK A, BLPB-MIMS ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 9A, BLOCK A, BLPB-MIMS ADDITION, have been notified and signed this plat.

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

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.

BLPB Property Group, LLC (Owner)
a Texas limited liability company

By: _____
Dr. Mary Courtin, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of _____, 2021.

By: _____

printed name: _____
Notary Public in and for the State of Texas

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'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by 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.

Dated this the _____ day of _____, 2021.

RELEASED FOR REVIEW 02/11/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
75,932 SQ.FT. / 1.743 ACRES
JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: BLPB PROPERTY GROUP, LLC
991 E. I-30, STE. 103
ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

North: 7016044.0344' East: 2596469.1391'

Segment #1 : Line

Course: S43° 55' 37.90"W Length: 182.38'

North: 7015912.6803' East: 2596342.6141'

Segment #2 : Line

Course: N45° 54' 47.00"W Length: 406.68'

North: 7016195.6275' East: 2596050.5020'

Segment #3 : Line

Course: N00° 55' 26.00"W Length: 14.13'

North: 7016209.7557' East: 2596050.2742'

Segment #4 : Line

Course: N44° 01' 31.00"E Length: 172.49'

North: 7016333.7818' East: 2596170.1506'

Segment #5 : Line

Course: S45° 53' 55.00"E Length: 416.35'

North: 7016044.0312' East: 2596469.1354'

Perimeter: 1192.03' Area: 75932.13 Sq. Ft.

Error Closure: 0.0048 Course: S49° 35' 32.65"W

Error North: -0.00314 East: -0.00369

Precision 1: 248339.58



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: February 23, 2021
SUBJECT: MIS2021-002; *Special Exception for a Fence at 54 Shadydale Lane*

On October 27, 2020, the Planning and Zoning Commission approved a special exception [Case No. MIS2020-013] allowing a six (6) foot, pre-cast concrete screening wall to be constructed on the subject property at 54 Shadydale Lane. In accordance with this approval, the applicant submitted an application for a fence permit on December 23, 2020, and was issued a permit from the Building Inspection's Department [Permit No. RES2020-4944] on December 28, 2020. Recently, it was brought to staff's attention that the screening wall constructed on the subject property is eight (8) feet in height, or two (2) feet higher than what was approved by the Planning and Zoning Commission. Staff reviewed the fence permit submitted by the applicant and found that the exhibit provided with the permit was different from the exhibit that was provided with the special exception case. Regardless, the applicant did construct the screening wall in accordance with the permit issued by the Building Inspections Department; however, this -- *not being consistent with the Planning and Zoning Commission's approval and not being an allowed by-right fence standard for residential properties* -- requires the applicant to come back to the Planning and Zoning Commission to request approval of the additional two (2) feet. Staff should note that the applicant has stated that it was always his intention to construct an eight (8) foot screening wall; however, staff should also note that the applicant was not present at the meeting where the special exception was originally granted.

For the Planning and Zoning Commission's review, staff has provided all materials submitted by the applicant with Case No. MIS2020-013 and Permit No. RES2020-4944. Staff has also provided the information submitted by the applicant as part of this case. Staff should note that if denied the applicant would be required to bring the fence into conformance with the Planning and Zoning Commissions original approval. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on February 23, 2021.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-003

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 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate

LOT

BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best

CURRENT USE

Same

PROPOSED ZONING Fence variance

PROPOSED USE

Same

ACREAGE 2.6 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 James Best

APPLICANT

Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas

CONTACT PERSON

Andrew D. Thomas

ADDRESS

ADDRESS

422 E I-30, Suite F

CITY, STATE & ZIP

CITY, STATE & ZIP

Royse City, Texas 75189

PHONE

PHONE

(469) 965-4500

E-MAIL

E-MAIL

andrew@law-adt.com

NOTARY VERIFICATION [REQUIRED]

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

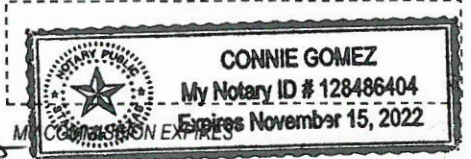
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF February 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

11/15/2020



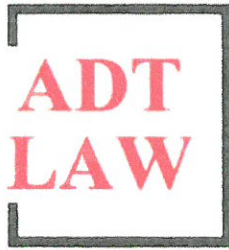


City of Rockwall

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.





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department
FROM: James Best c/o Andrew D. Thomas
RE: Second Variance Request: Solid Cast Concrete 8-foot Fence
DATE: February 12, 2021

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the City of Rockwall Planning & Zoning Commission (**P&Z Board**) to construct a concrete cast fence on the property. *See* Ex. 1, Development Application; Ex. 2, First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.

See Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request.

Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Exhibit 4, Pictures.

On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. 5.

Pursuant to the City's request, Mr. Best makes this second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Ex. 3, Building Permit Application; Ex. 4, Pictures.

Mr. Best never meant to mislead the P&Z Board regarding the fence height in his first request, he just misunderstood the fencing ordinance and believed a variance was only needed as to the fencing material.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- 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 54 Shady Dale Rockwall 75032
 Subdivision Best Estate Lot _____ Block _____
 General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use SAME
 Proposed Zoning Fence variance Proposed Use _____
 Acreage 2.6 Lots [Current] _____ Lots [Proposed] _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner James Best Applicant _____
 Contact Person _____ Contact Person _____
 Address 7235 S Fm 549 Address _____
 City, State & Zip Heath Tx 75032 City, State & Zip _____
 Phone 214-528-6060 Phone _____
 E-Mail JBest@BestLawCenter.com E-Mail _____



NOTARY VERIFICATION [REQUIRED]

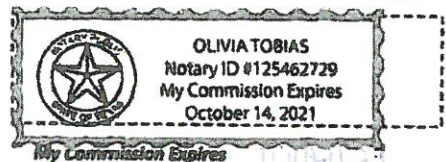
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 _____ day of _____, 2020. 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 28 day of July, 2020.

Owner's Signature

Notary Public in and for the State of Texas



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.



Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis.



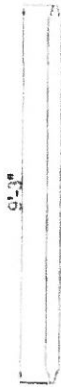
PLOT PLAN
LOT # 242
SUBSECTION 8.02(B)
RECORD # 2004
PLAN NO. T21

BEST RESIDENCE

ROCKSHIRE

DATE	
BY	
SCALE	
PLC#	

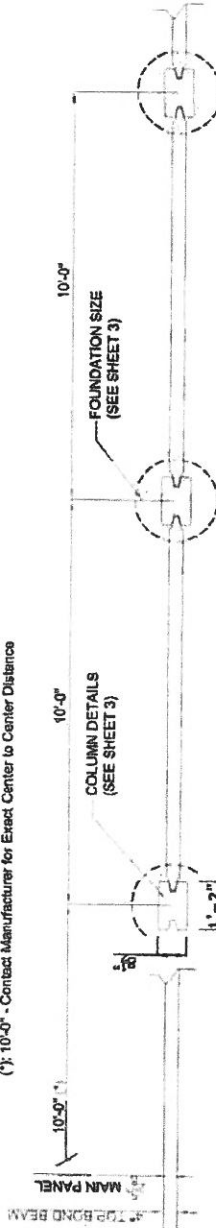
2 19645
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Sheet 2



TYPICAL WALL PLAN VIEW

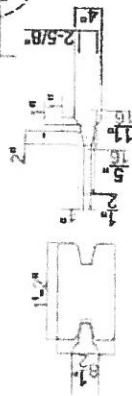
SCALE: NTS

(*) 10'-0" - Contact Manufacturer for Exact Center to Center Distances



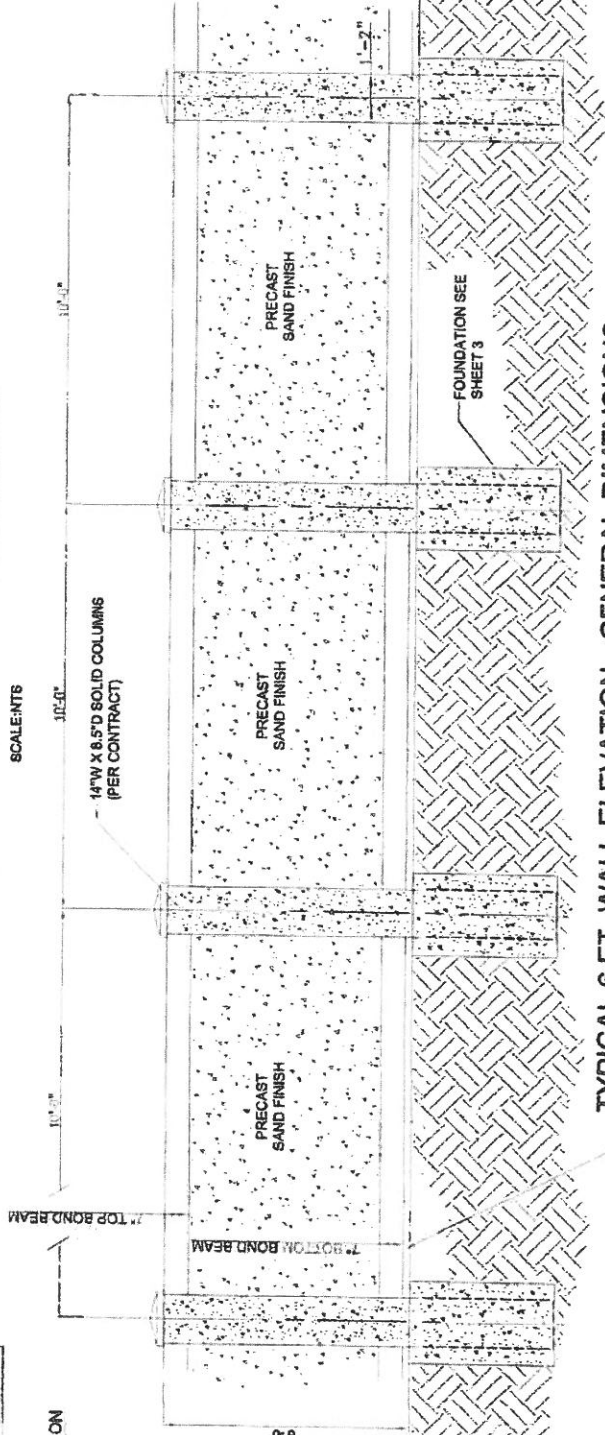
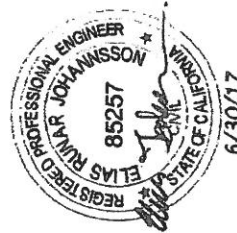
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

SCALE: NTS



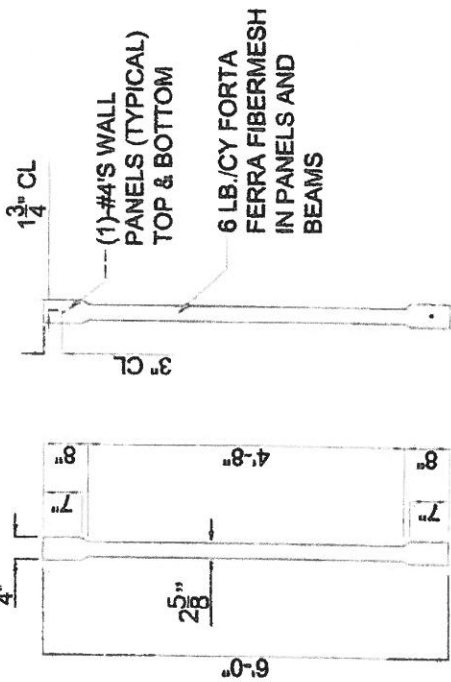
TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS

OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN
AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE
DRAINAGE REQUIREMENTS.

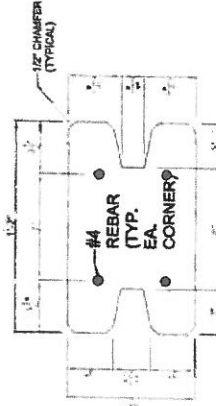
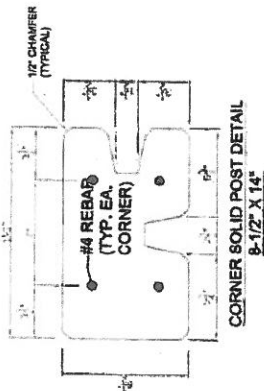
PERMACAST PRECAST CONCRETE FENCE		ELIAS RUNAR JOHANSSON, P.E.	
SACRAMENTO FIRE STATION #16		1201 East 3rd Street	
SACRAMENTO, CALIFORNIA		TULSA, OK 74120	
PROJECT NO. 16-000-100		DATE: 6/30/17	
DRAWN BY: J. JOHANSSON		CHECKED BY: J. JOHANSSON	
DATE: 6/30/17		SCALE: AS SHOWN	
SHEET NO. 0		TOTAL SHEETS 2	

5 IRPUS 10/17



TYPICAL 6 FT. X 10 FT. PERMASAND PANEL

SCALE: NTS



LINE SOLID POST DETAIL
8-1/2" X 14"

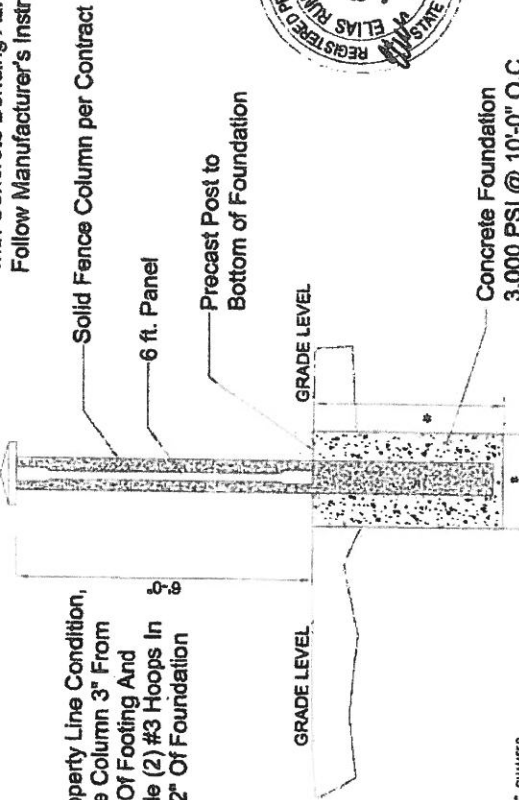
END SOLID POST DETAIL
8-1/2" X 14"

* Foundation Schedule

Wall Height	Foundation Diameter (Inches)	Foundation Depth (Inches)
STANDARD 1.0	24" Diameter	46" Depth
6 ft. Wall Height on 10 ft. Centers	30" Diameter	44" Depth
	36" Diameter	42" Depth

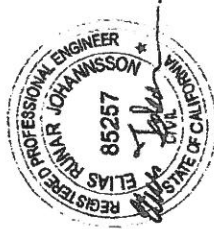
Optional Pre-Cast Column Cap (per contract). Cap to be Bonded with Concrete Bonding Adhesive. Follow Manufacturer's Instructions.

At Property Line Condition, Locate Column 3" From Edge Of Footing And Provide (2) #3 Hoops In Top 12" Of Foundation Pier.



TYPICAL FOUNDATION FOR 6 FT. COLUMN FOR PERMASAND (10 FT. O/C)

SCALE: NTS



6/30/17

PERMACAST PRECAST CONCRETE FENCE
SACRAMENTO PIPE STATION #15
1201 East 3rd Street
Tulsa, OK 74120
SACRAMENTO, CA 95833

DATE: 6/30/17
BY: [Signature]
CHECKED: [Signature]
SCALE: NTS

Sheet 3 of 0

816-518-1124

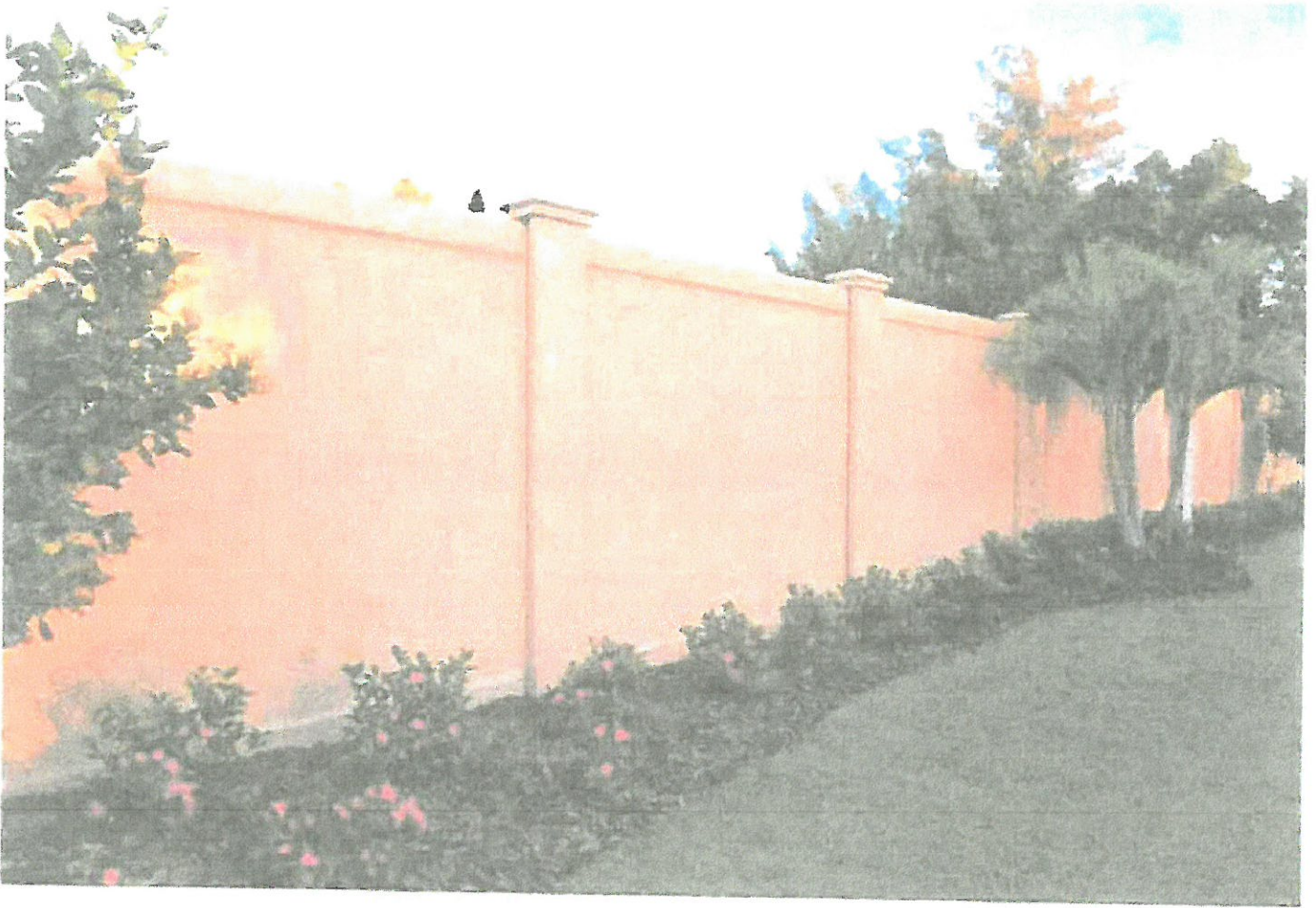
Permecast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



Screening walls shall be designed and inspected by a Professional Engineer and an engineering report furnished to the City. Must be built as approved by the City of Rockwall.

City of Rockwall

Review For Code Compliance

Subject To Field Inspection
And Code Compliance

12/23/2020 By: C.Foshee

To Schedule a Inspection

rockwall.com/buildinginspections/inspectionsreq.asp

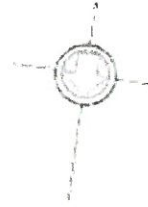


Construction according to Engineer's Specifications - any changes must be approved by the Engineer and submitted to the City of Rockwall.

BEST RESIDENCE

ROCK DAIRY

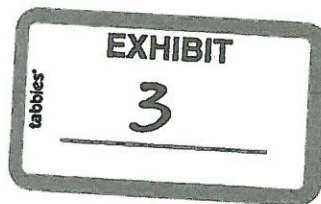
PLAN NO. 1121



PILOT PLAN
LOT 11, BLOCK 11
BEST ESTATE RESIDENCE
SOUTH RIDGE ROAD
PLAN NO. 1121

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use



CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use



- GENERAL NOTES:**
- CODES AND STANDARDS**
 - STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
 - WIND SPEED = 105 (3 SEC 301ST)
 - EXPOSURE - B
 - Kd = 0.15
 - CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
 - RISK CATEGORY 1
 - SOIL CONDITIONS (ASSUMED)**
 - ALLOWABLE BEARING CAPACITY = 2,000 PSF
 - ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
 - MINIMUM N = 7
 - UPLIFT FORCES ASSUMED NEGLIGIBLE
 - CONCRETE STRENGTH**
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS F_{cd} = 5,500 PSI
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE F_c = 3,000 PSI (CLASS A)
 - MATERIALS:**
 - CEMENT PER ASTM C-150 TYPE 1
 - AGGREGATES FOR CONCRETE:**
 - NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".
 - ADMIXTURES:**
 - NO ADMIXTURES SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C494 AND C157
 - DELIVERY OF CONCRETE:**
 - DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1 1/2 HOURS AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.
 - WATER SHALL NOT BE ADDED IN THE FIELD UNLESS APPROVED BY THE ENGINEER.
 - UTILITIES**
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND / OR FOUNDATIONS.

PROJECT:
JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:
8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:
2074

WIND DESIGN:
105 MPH

EXPOSURE:
B

RISK CATEGORY:
1

Digitally signed by
Ralph Remmert
Date: 2020.11.30
14:19:33 -05'00'



NOTES:
1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

NOVEMBER 30, 2020

Prepared By
Ralph Remmert, P.E.
Texas Registration No. 126567

JBM & R ENGINEERING, INC.
FIRM #19215
P.O. BOX 1566 VALRICO, FL 33595

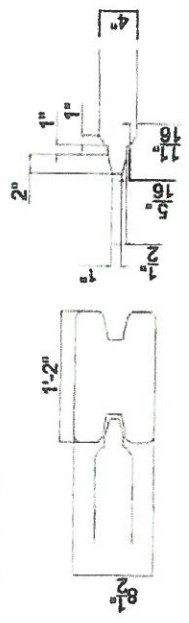
TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

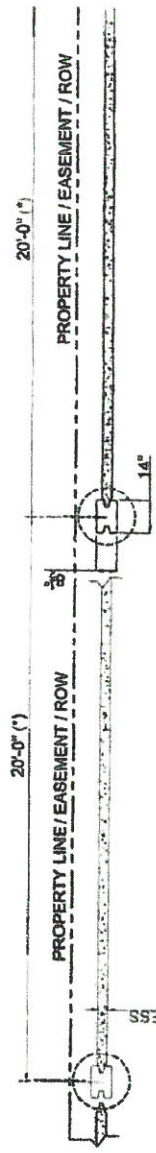
This Item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

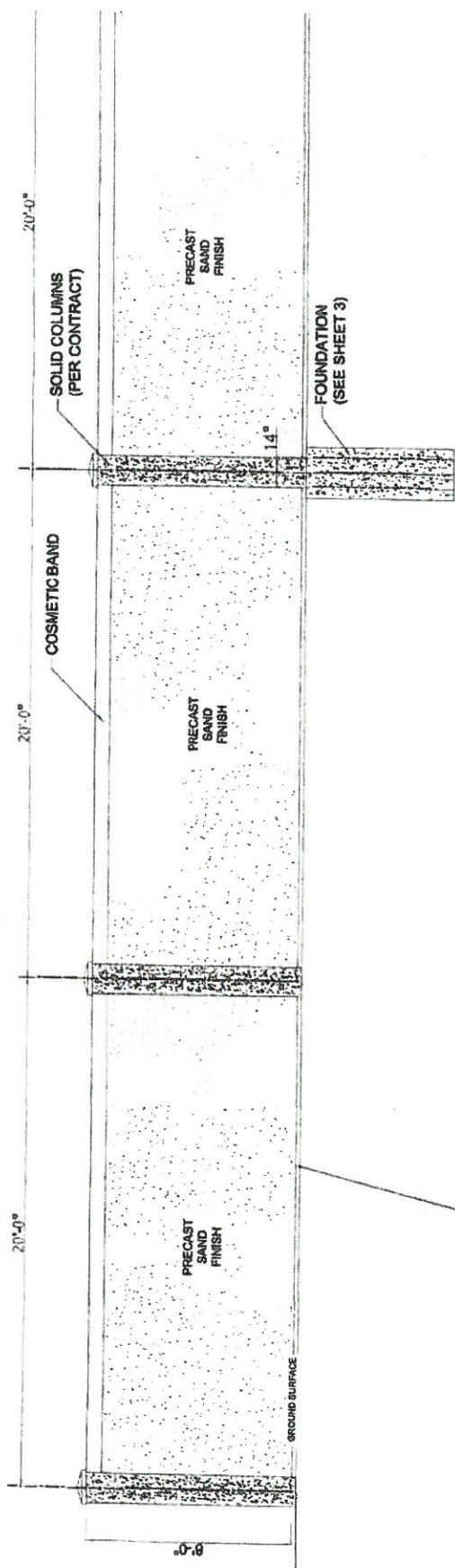


TYPICAL PANEL / POST CONNECTION
SCALE: 1" = 1'-0"

(1') 20'-0" - Contact Manufacturer for Exact Center to Center Distances



WALL PLAN VIEW - GENERAL DIMENSIONS
SCALE: 1/2" = 1'-0"



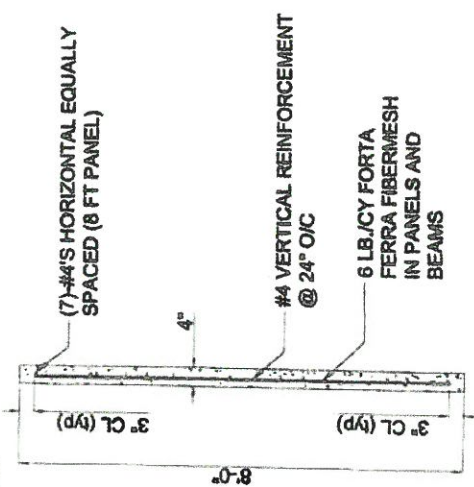
TYPICAL 8 FT. X 20 FT. WALL ELEVATION - GENERAL DIMENSIONS
SCALE: 1/2" = 1'-0"

MIN. 2" CLEARANCE FOR DRAINAGE.
OWNER IS RESPONSIBLE FOR DRAINAGE
PATTERN AROUND NEW FENCE. JEM&R
ENGINEERING, INC. IS NOT RESPONSIBLE
FOR SITE DRAINAGE REQUIREMENTS.

This item has been Electronically Signed and Sealed by Ralph Rammert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of this Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JEM & R ENGINEERING, INC. Ralph E. Rammert, P.E. TEXAS REG. 126567 PROFESSIONAL SEAL	
PROJECT NO. 126567 SHEET NO. 2 OF 2 DATE: 12/1/17	SHEET 2

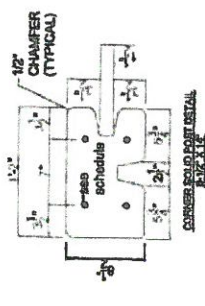
0 SHEET 3



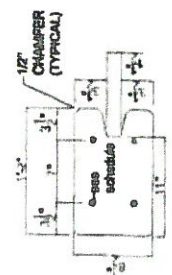
TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL
SCALE: 1/8" = 1'-0"

Reinforcement Schedule

Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER

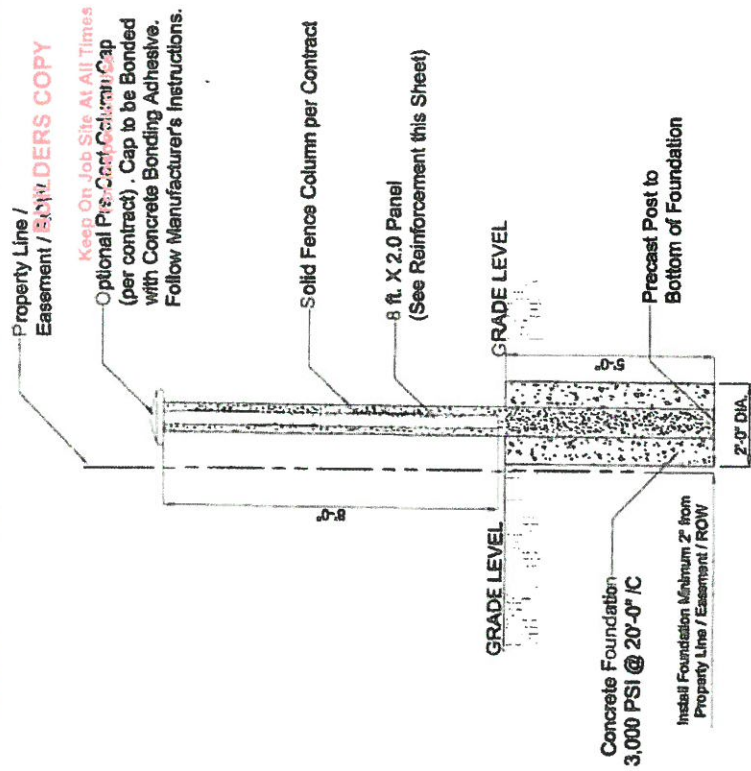


LINE SOLID POST DETAIL
8-1/2" X 1-1/2"



END SOLID POST DETAIL
8-1/2" X 1-1/2"

SCALE 1" = 1'-0"



TYPICAL FOUNDATION FOR 8 FT. COLUMNS
FOR PERMACAST 2.0 PANELS (20 FT. O/C)

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

This item has been Electronically Signed and Sealed by Ralph Remmer, Texas P.E. #128587 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JBM & R
ENGINEERING, INC.
Ralph E. Remmer, P.E.
PROJ 041979

AMER RESIT
61 400 TEXAS
REC'D MAIL ROOM

REGISTRATION DETAILS
EXPIRES 12/31/2024
ISSUED 01/11/2024
PROJECT NO. 24010101
SHEET 3



EXHIBIT
tabbies
4





[Print](#) | [Close Window](#)

Subject: Wall Correction for 54 Shady Dale Drive
From: "Miller, Ryan" <RMiller@rockwall.com>
Date: Tue, Jan 19, 2021 12:19 pm
To: ""jbest@bestlawcenter.com"" <jbest@bestlawcenter.com>
Attach: image001.jpg
 image002.jpg
 image003.png
 image004.png
 Packet [P&Z] (10.27.2020).pdf

Mr. Best ... Per our conversation attached is a copy of the packet that was provided to the Planning and Zoning Commission. In this packet are the wall plans provided to us at the time the original case was submitted. In these documents the only height indicated is a six (6) foot wall. To correct this you will have to go back through the process to receive permission for the additional height. Below is a link to the development application that you will need to fill out. Please submit this ASAP so that we can get you on the next Planning and Zoning Commission agenda. If you have any additional questions please let me know. Thanks.

Application: [http://www.rockwall.com/planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/planning/Documents/Development%20Application%20(Complete).pdf)

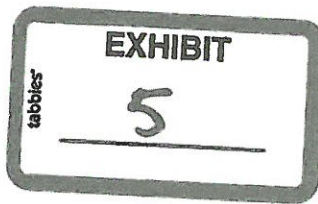


RYAN C. MILLER, AICP
 DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
 972.772.6441 OFFICE
 RMILLER@ROCKWALL.COM
 385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD





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: October 27, 2020
APPLICANT: James Best
CASE NUMBER: MIS2020-013; *Special Exception for 54 Shadydale Drive*

SUMMARY

Discuss and consider a request by James Best for the approval of a Special Exception to the material standards for residential fences to allow the construction of a masonry screening wall on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council through the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District.

On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- were rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. On August 3, 2020, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2020-023; S-228; Ordinance No. 20-26*] for *Residential Infill Adjacent to an Established Subdivision*. This Specific Use Permit (SUP) allows the applicant to build a 7,721 SF single-family home on the subject property. The applicant was issued a building permit [*RES2020-2306*] for the new home on August 16, 2020.

PURPOSE

The applicant is requesting approval of a special exception in accordance with Subsection 08.02(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) for the purpose of permitting the construction of a six (6) foot tall pre-cast fence adjacent to the southern and western property boundaries in conjunction with a single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32

single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Shady Dale Lane, which is identified R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

CHARACTERISTICS OF THE REQUEST:

According to Subsection 08.02(B), *Material Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ..."; however, Subsection 08.03(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of this same section, requires that all solid fencing for infill single-family properties "... be constructed utilizing standard cedar fencing materials ...". In this case, the applicant is proposing to construct a six (6) foot tall precast fence that will have posts on ten (10) foot centers. The proposed fence will be situated along the western or rear property line adjacent to the alleyway serving Phase 1 of the Foxchase Subdivision. The fence will also share a common lot line with 52 Shadydale Drive, which is a part of the Shadydale Estates Subdivision. At the front yard building line adjacent to Shadydale Drive -- *and which is shared by the subject property and 52 Shadydale Drive* -- the fence will turn west and extend 80-feet along this frontage. According to Subsection 08.03(B)(2), *Special Exceptions*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(t)he Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 08.02(B) (*e.g. vinyl or split rail fencing*) and/or alternative fence standards on a *case-by-case* basis." Staff is obligated to point out that there are no other solid screening fences in the area, and that the other estate properties fronting onto Ridge Road all appear to have transparent fencing (*i.e. picket, wrought iron, or split rail*); however, these types of requests are discretionary decisions for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for a special exception to the permitted material requirements for fences, then staff would propose the following conditions of approval:

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) Any construction resulting from the approval of this special exception shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- 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 54 Shady Dale Rockwall 75032

Subdivision Best Estate Lot _____ Block _____

General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use _____

Proposed Zoning Fence variance Proposed Use SAME

Acreege 2.6 Lots [Current] _____ Lots [Proposed] _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner <u>James Best</u>	<input type="checkbox"/> Applicant _____
Contact Person _____	Contact Person _____
Address <u>7235 S. Fm 549</u>	Address _____
City, State & Zip <u>Heath Tx 75032</u>	City, State & Zip _____
Phone <u>214-528-6060</u>	Phone _____
E-Mail <u>JBest@BestLawCenter.com</u>	E-Mail _____

NOTARY VERIFICATION [REQUIRED]

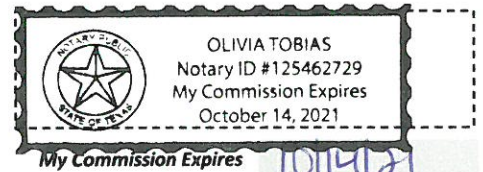
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 28 day of July, 2020. 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 28 day of July, 2020

Owner's Signature

Notary Public in and for the State of Texas





City of Rockwall

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

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



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

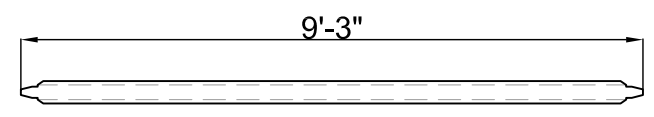
Date: October 9, 2020

To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

Variance Request:

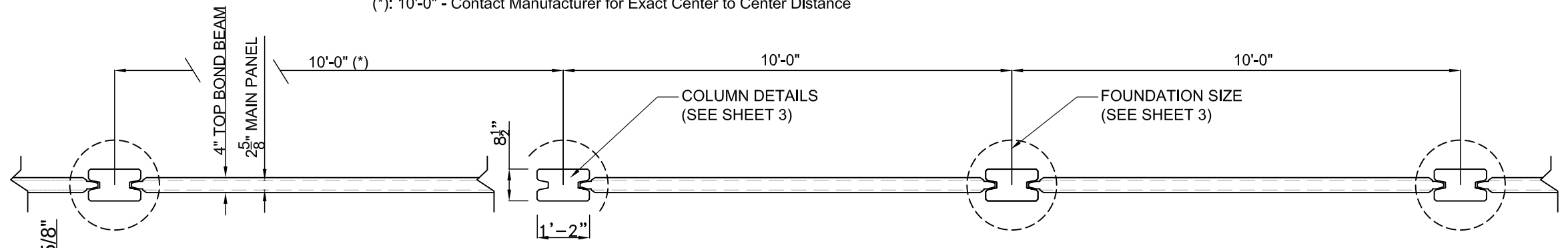
Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.



TYPICAL WALL PLAN VIEW

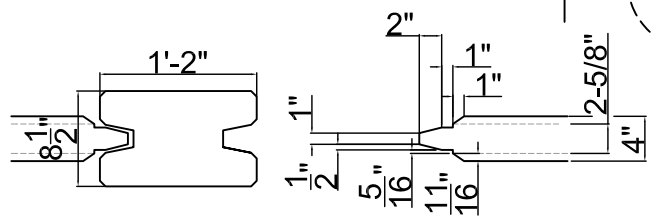
SCALE: NTS

(*): 10'-0" - Contact Manufacturer for Exact Center to Center Distance



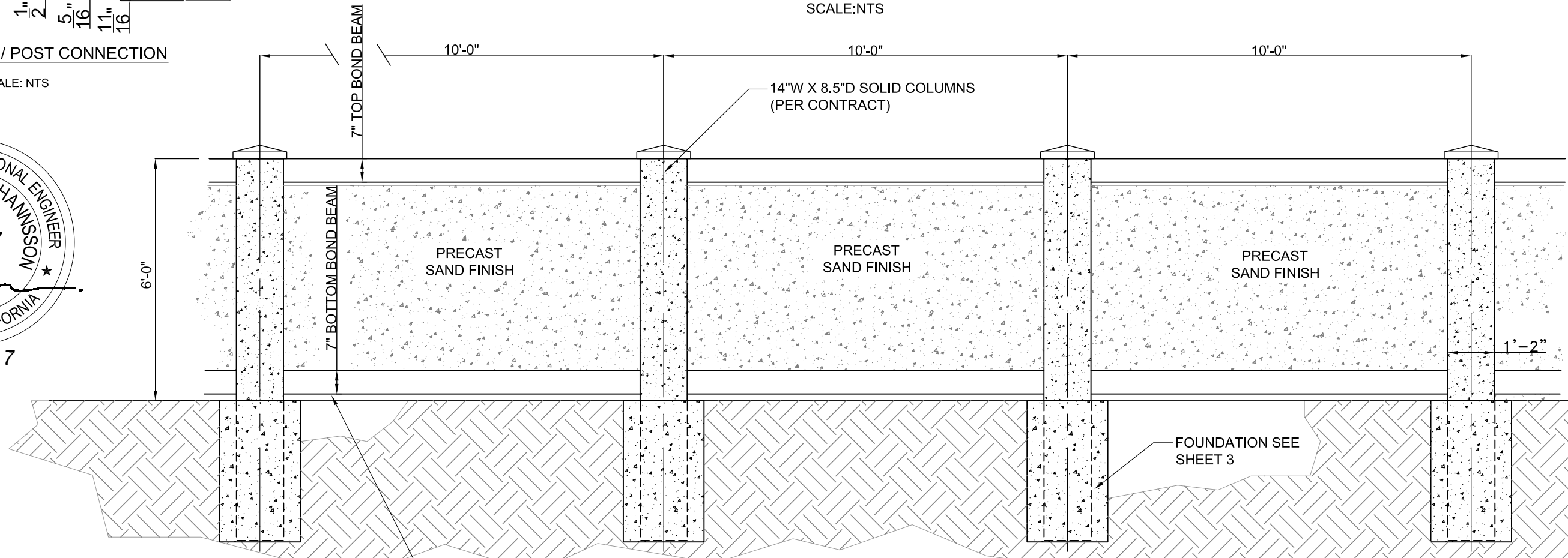
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

SCALE: NTS



TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS



OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #15 1640 WEST EL CAMINO AVE. SACRAMENTO, CA 95833 6' WALL GENERAL DIMENSIONS				Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1174			
REFERENCE DRAWINGS	NO.	DATE	REVISION	BY	CK	APP	P.O. BOX 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)
	1						
	0						
THIS DRAWING IS THE PROPERTY OF JUAN ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART, EXCEPT BY WRITTEN PERMISSION FROM JUAN ENGINEERING, INC.				PLOT SCALE: AS NOTED ACTUAL SCALE: AS SHOWN		CAD FILE: Permacast Fencing DATE: RER 06-25-17 CHECK BY: RER 06-25-17 APP BY: RER 06-25-17	
DISCIPLINE: CIVIL						PROJECT: 6' WALL GENERAL DIMENSIONS	
Sheet 2						REV: 0	

Permacast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

GENERAL NOTES:

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UTILITIES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND / OR FOUNDATIONS.

This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.



PROJECT:

JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:

8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:

2074

WIND DESIGN:

105 MPH

EXPOSURE:

B

RISK CATEGORY:

1

NOVEMBER 30, 2020

Prepared By

Ralph Remmert, P.E.
Texas Registration No. 126567

JBM & R ENGINEERING, INC.
FIRM #19215

P.O. BOX 1566 VALRICO, FL 33595

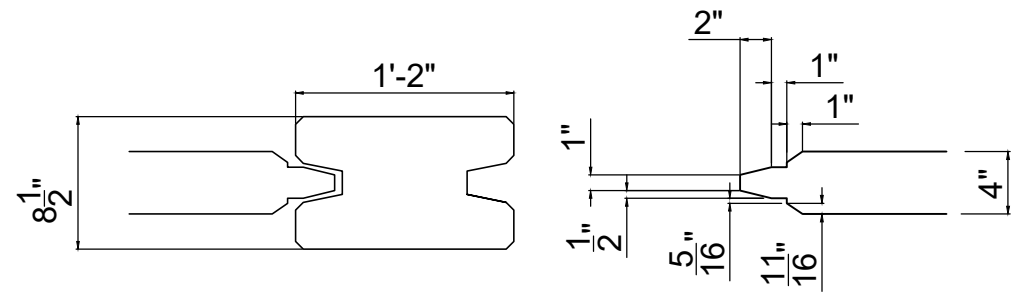
TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

NOTES:

- 1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

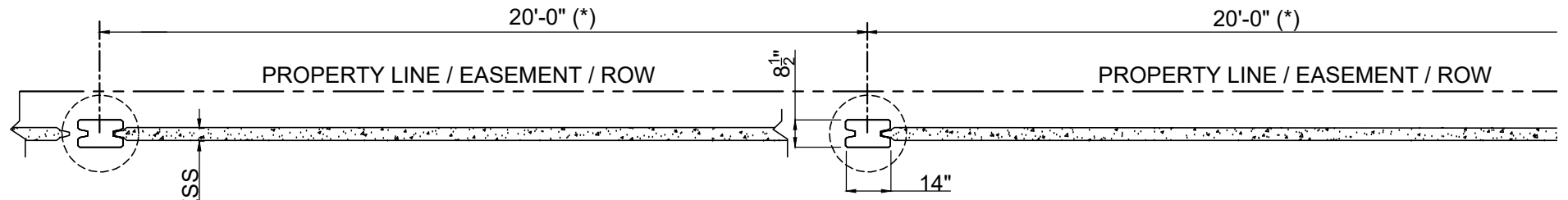
DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

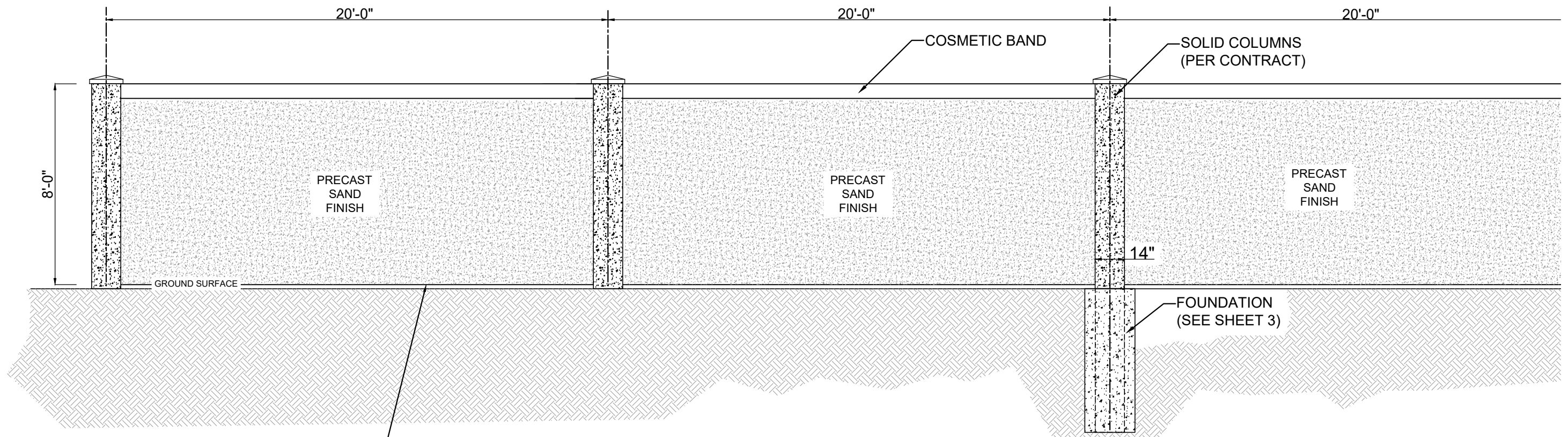


TYPICAL PANEL / POST CONNECTION
SCALE: 1"=1'-0"

(*): 20'-0" - Contact Manufacturer for Exact Center to Center Distance



WALL PLAN VIEW - GENERAL DIMENSIONS
SCALE: 1/4" = 1'0"

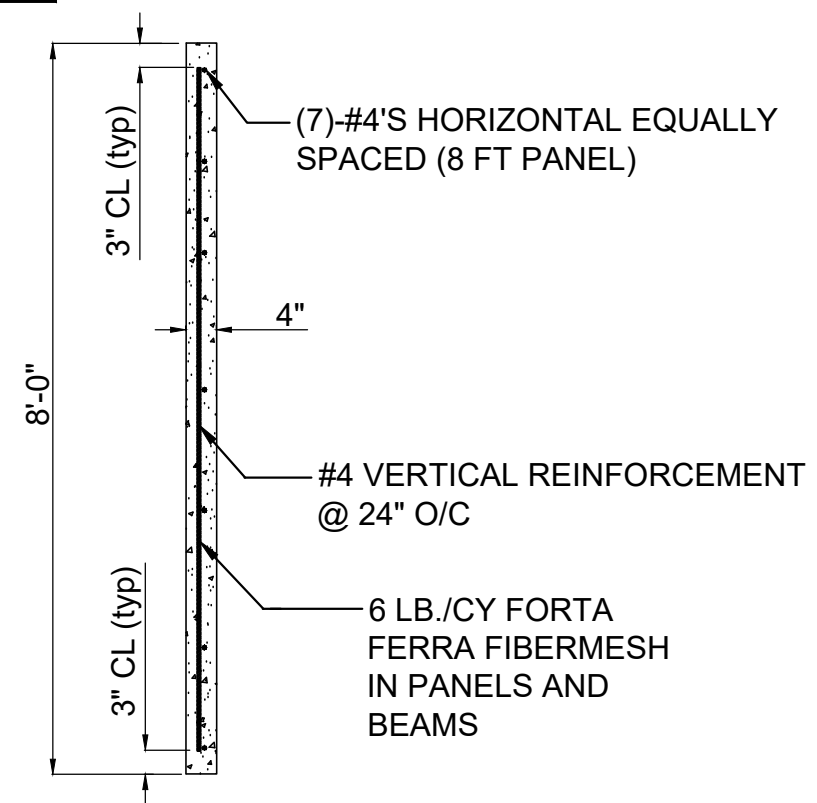


TYPICAL 8 FT. X 20 FT. WALL ELEVATION - GENERAL DIMENSIONS
SCALE: 1/4" = 1'0"

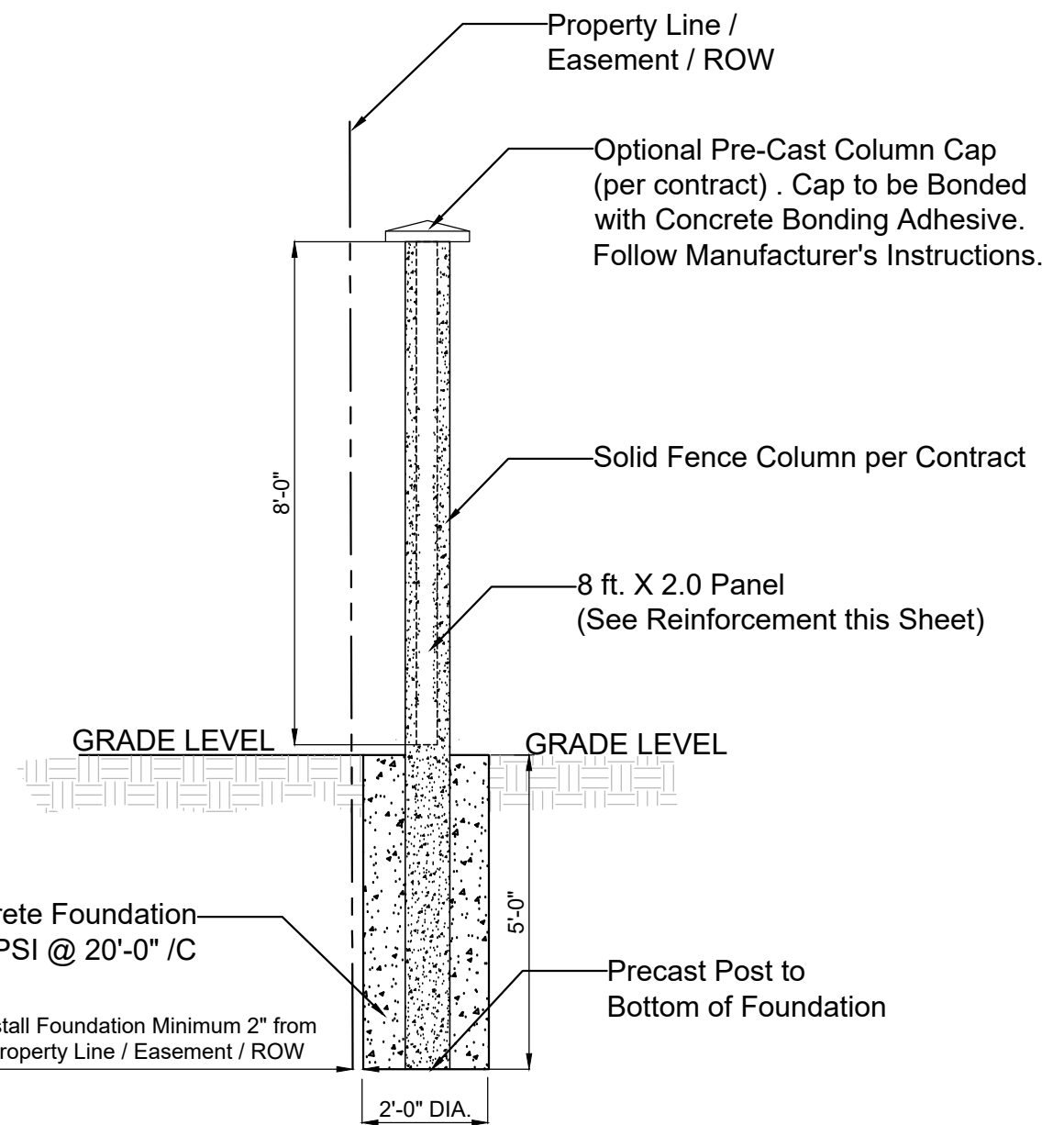
MIN. 2" CLEARANCE FOR DRAINAGE. OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND NEW FENCE. JBM&R ENGINEERING, INC. IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

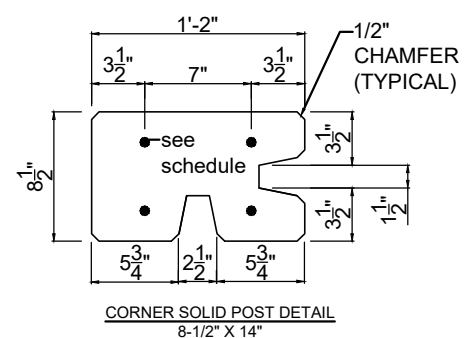
JAMES BEST 54 SHADY DALE LANE ROCKWALL, TEXAS 75032 8 FT x 2.0 GENERAL WALL DIMENSIONS PO Box 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)				JBM & R ENGINEERING, INC. Ralph E. Remmert, P.E. TEXAS P.E. 126567 FIRM #19215	
REFERENCE DRAWINGS THIS DRAWING IS THE PROPERTY OF JBM&R ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM JBM&R ENGINEERING, INC.	NO. DATE REVISION BY CK APP	PLOT SCALE: AS NOTED ACTUAL SCALE: AS NOTED	DTD FILE: beal DRAWN BY: REE/11/20/20 CHECK BY: REE/11/20/20 DATE: REE/11/20/20	DISCIPLINE: CIVIL / STRUCTURAL PROJECT: 2074	SHEET 2 REV: 0



TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL
SCALE: 1/2" = 1'-0"



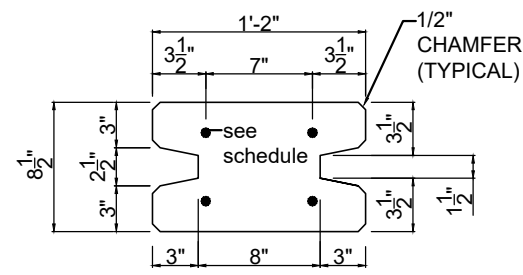
TYPICAL FOUNDATION for 8 FT. COLUMNS FOR PERMACAST 2.0 PANELS (20 FT. O/C)
SCALE: 3/8" = 1'-0"



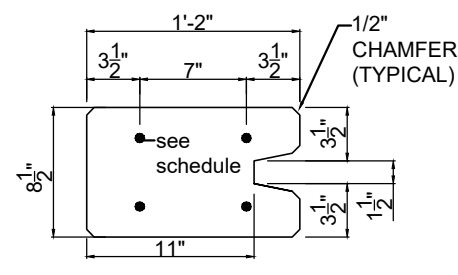
CORNER SOLID POST DETAIL
8-1/2" X 14"

*** Reinforcement Schedule**

Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER



LINE SOLID POST DETAIL
8-1/2" X 14"



END SOLID POST DETAIL
8-1/2" X 14"

SCALE: 1" = 1'-0"

This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JAMES BEST 54 SHADY DALE LANE ROCKWALL, TEXAS 75032 Tel: 813.598.4643 (C) 813.741.2109 (C) 813.655.0061 (Fax)				JBM & R ENGINEERING, INC. Ralph E. Remmert, P.E. TEXAS P.E. 126567 FIRM #19215	
FOUNDATION DETAILS					
REFERENCE DRAWINGS	NO.	DATE	REVISION	BY	CK APP
THIS DRAWING IS THE PROPERTY OF JBM&R ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART, EXCEPT BY WRITTEN PERMISSION FROM JBM&R ENGINEERING, INC.		PLOT SCALE: AS NOTED ACTUAL SCALE: AS NOTED	CAD FILE: local DATE: REE 8-30-20 APP BY: REE 8-30-20 DATE: REE 8-30-20	DRAWN BY: REE 8-30-20 DATE: REE 8-30-20 APP BY: REE 8-30-20 DATE: REE 8-30-20	DISCIPLINE: CIVIL / STRUCTURAL PROJECT: 2074 SHEET 3 REV: 0

PROJECT COMMENTS



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

DATE: 2/18/2021

PROJECT NUMBER: Z2021-004
 PROJECT NAME: SUP for Residential Infill at 418 Perch Road
 SITE ADDRESS/LOCATIONS: 418 PERCH RD

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Juan Maldonado 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 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 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 418 Perch Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/18/2021	Approved w/ Comments

02/18/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and addressed as 418 Perch Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-7745 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2021-004) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which is 90% or more developed and has been in existence for more than ten (10) years.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 Building elevations for the proposed single-family home need to be submitted to staff by March 2, 2021 or this case will be denied and a new application will need to be submitted.

M.7 Please review the attached Draft Ordinance prior to the February 23, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 2, 2021.

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 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 23, 2021.

I.9 The projected City Council meeting dates for this case will be March 15, 2021 (1st Reading) and April 5, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/18/2021	Needs Review

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/18/2021	Needs Review

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/18/2021	Needs Review

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/18/2021	Needs Review

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/18/2021	Needs Review

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/18/2021	Needs Review

02/18/2021: Unreviewed due to inclement weather and power outages.



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 418 Perch Road

SUBDIVISION _____ LOT 890 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER Juan Maldonado

APPLICANT

CONTACT PERSON Juan Maldonado

CONTACT PERSON _____

ADDRESS 17226 Wynn Joyce

ADDRESS _____

CITY, STATE & ZIP Garland, TX, 75043

CITY, STATE & ZIP _____

PHONE 214-228-7257

PHONE _____

E-MAIL skillfulmendoza@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

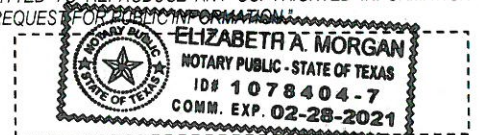
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Juan Maldonado [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 12 DAY OF February, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF February, 2021.


OWNER'S SIGNATURE Juan Maldonado

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Elizabeth Morgan



MY COMMISSION EXPIRES 02-28-2021

0 20 40 80 120 160 Feet

Z2021-004- SUP FOR 418 PERCH ROAD
ZONING - LOCATION MAP = 



City of Rockwall

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

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

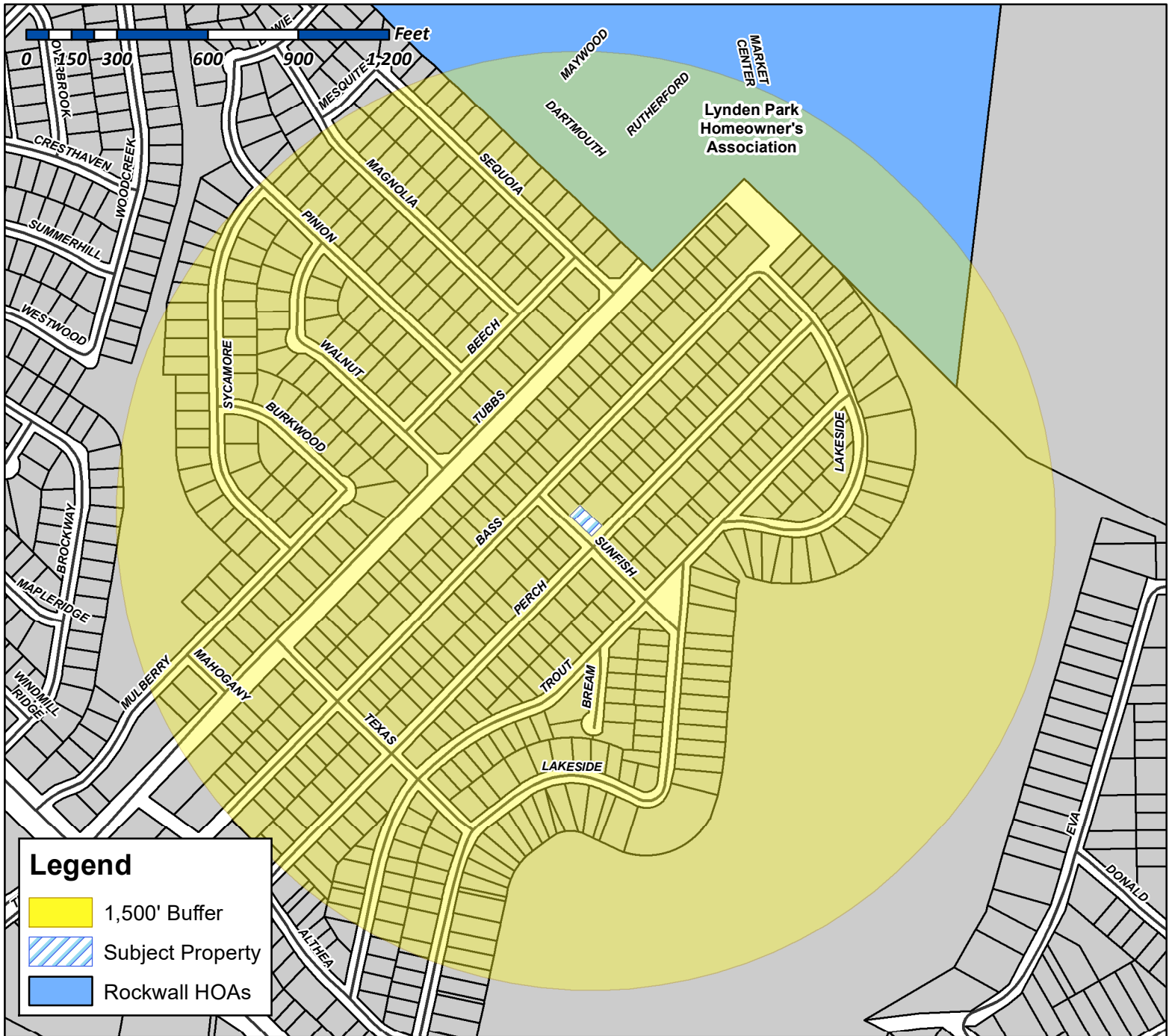
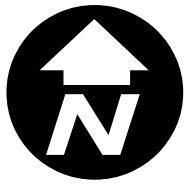




City of Rockwall

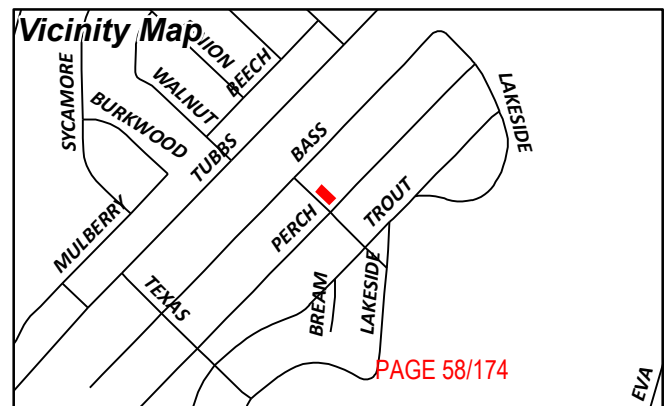
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-004
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: PD-75
Case Address: 418 Perch Road

Date Created: 2/18/2021
For Questions on this Case Call (972) 771-7745

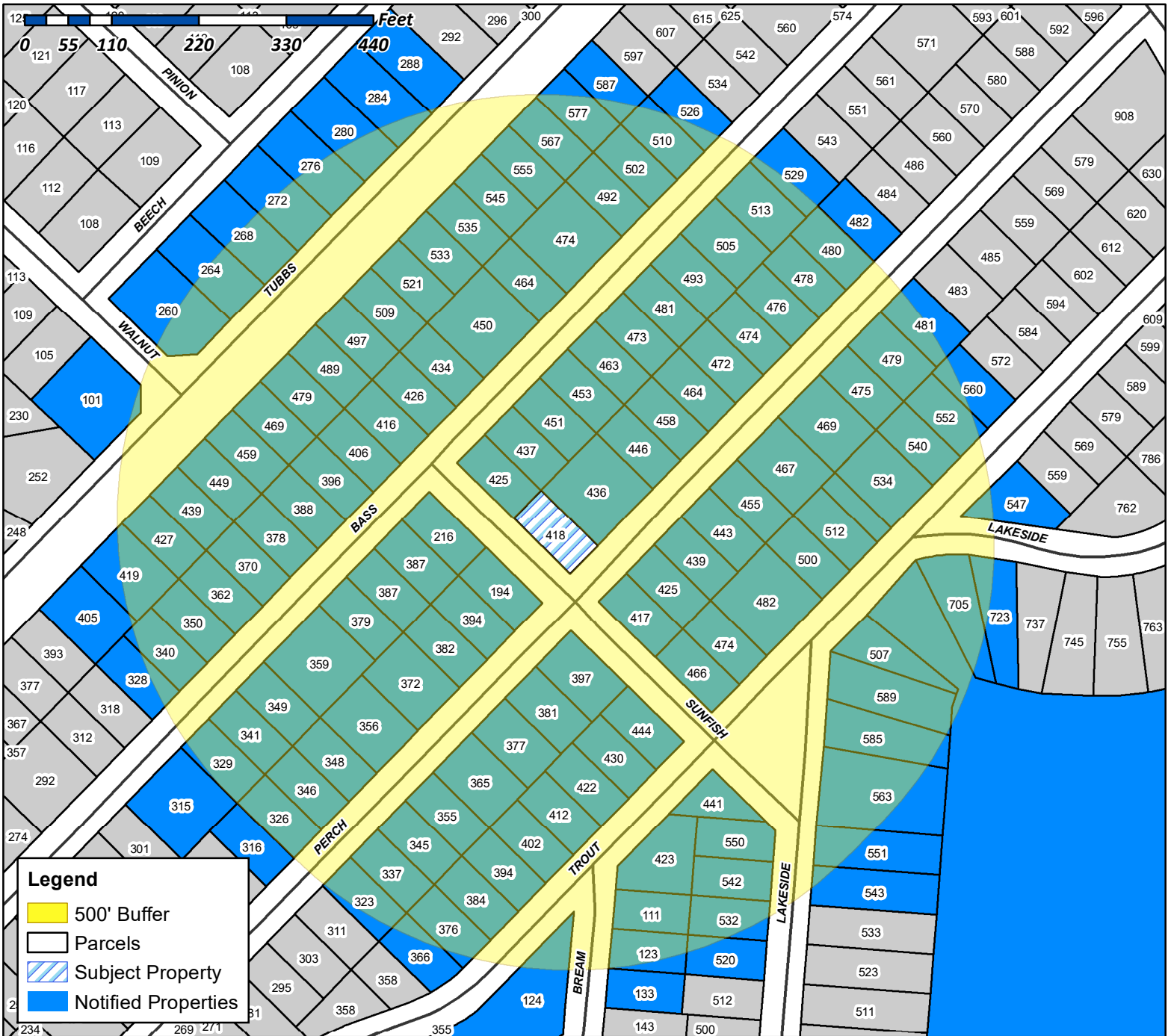




City of Rockwall

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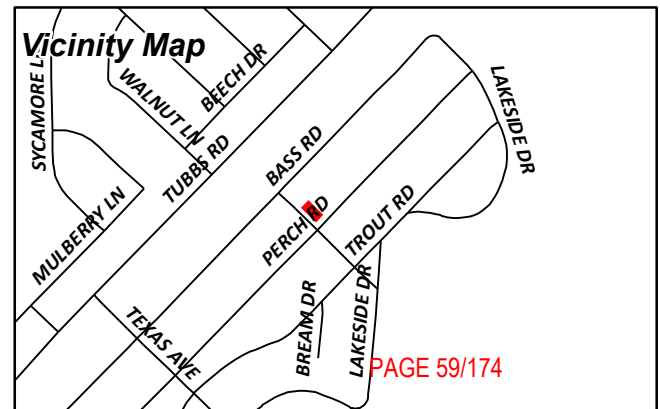
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Legend

- 500' Buffer
- Parcels
- Subject Property
- Notified Properties

Case Number: Z2021-004
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: PD-75
Case Address: 418 Perch Road



Date Created: 2/18/2021
For Questions on this Case Call (972) 771-7745

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-004: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Juan Maldonado 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 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 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 418 Perch Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2021-004: Specific Use Permit for Residential Infill

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01], 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 0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1 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 Juan Maldonado for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.115-acre parcel of land being described as Lot 890, Block E, Rockwall Lake Estates #1 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 418 Perch Road, 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 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] 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 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 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP) of Article 11, Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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 APRIL, 2021.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*


1st Reading: March 15, 2021

2nd Reading: April 5, 2021

Address: 418 Perch Road

Legal Description: Lot 890, Block E, Rockwall Lake Estates #1 Addition






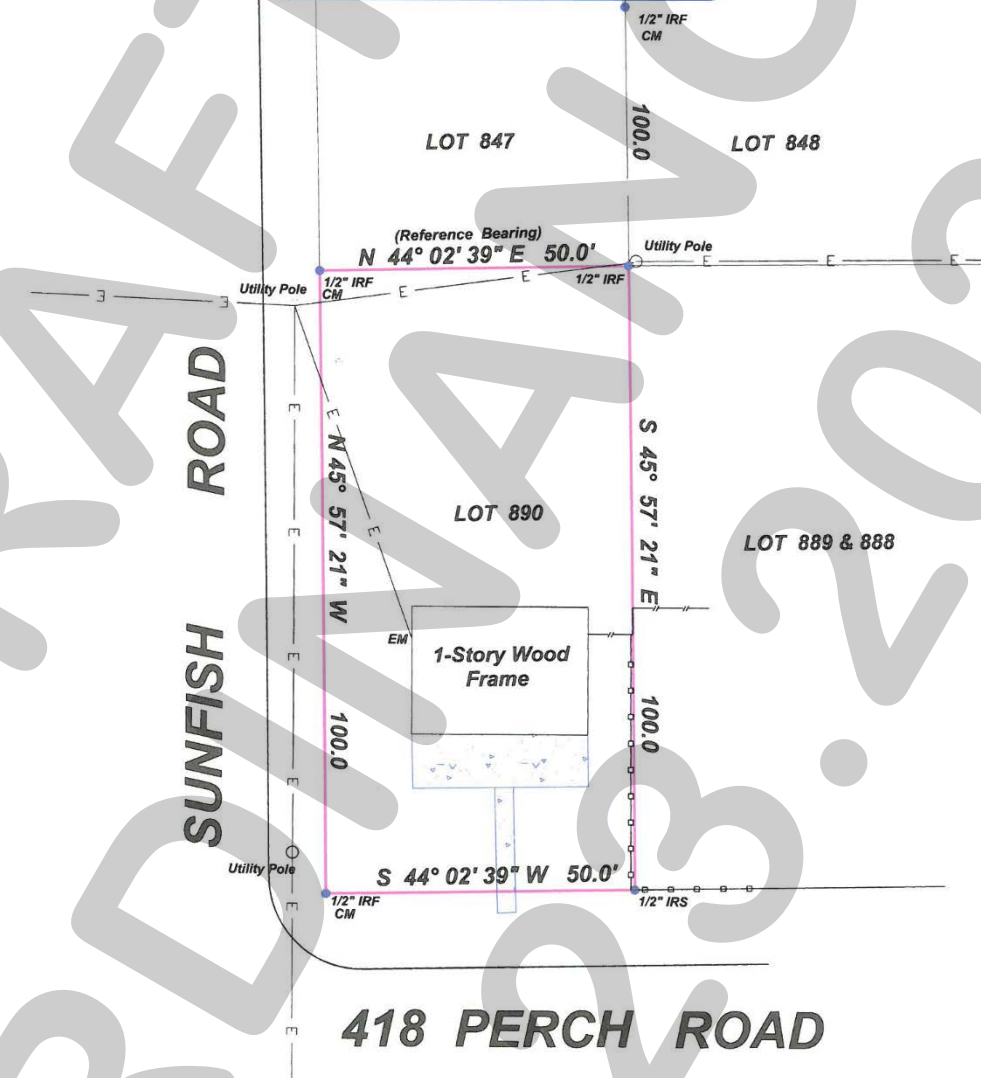
209 LAKEHURST DRIVE
WYLIE, TX 75098
PHONE: 214-478-7873

LEGEND

GRAVEL	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
CONCRETE	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IRS = IRON ROD SET
	CM = CONTROLLING MONUMENT
	EM = ELECTRIC METER
	WFPC = WOOD FENCE POST COR

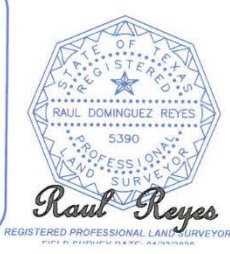


1" = 20.0'



LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 2020, PAGE 31986, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

Surveyor's Certification:
 This is to certify that on this date a survey was made on the ground, under my supervision, that the survey reflects dimensions and calls of property lines, location and type of improvements, there are no visible and apparent easements except as shown. The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the federal emergency management agency, and has a zone "X" rating as shown by MAP NO. 48397C0040 L, Dated September 26, 2008. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company and this survey is pursuant to that certain title commitment under the GF NO. shown hereon, provided by the title company named hereon and that this date, the easements, rights of way, or other locatable matters of record that the undersigned has knowledge or has been advised are as shown or noted hereon.



DRAFT
ORDINANCE
02.23.2021

PROJECT COMMENTS



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

DATE: 2/18/2021

PROJECT NUMBER: Z2021-005
 PROJECT NAME: Zoning Change (AG to PD) for Winding Creek
 SITE ADDRESS/LOCATIONS: 237 Clem Road

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/18/2021	Approved w/ Comments

02/18/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road.

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

M.3 For reference, include the case number (Z2021-005) in the lower right-hand corner of all pages on future submittals.

M.4 Please submit a legal description in .doc format and a survey in .pdf of the subject property to be included in the draft ordinance.

I.5 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Northeast Residential District, and according to the Future Land Use Map the subject property is designated for Low Density Residential district land uses. The proposed zoning request appears to generally conform to the Low Density Residential designation.

M.6 On the zoning exhibit please make the following changes:

- (1) The current open space acreage is slightly less than the required 20% (i.e. 7.5688-acres). Please correct this and show conformance to the open space requirements.
- (2) The side yard indicated in the submitted Planned Development District ordinance shows a seven (7) foot side yard setback. The Single-Family 16 (SF-16) District requires a minimum of an eight (8) foot side yard setback. Staff has changed this within the ordinance.
- (3) Please provide a minimum of a 30-foot landscape buffer adjacent to all perimeter roadways. This landscape buffer is required to have a built-up berm, ground cover, and shrubbery along the entire length of the frontage. In addition, you will be required to plant three (3) canopy trees and four (4) accent trees per 100-linear feet [Subsection 02.02(D); Article 10]. Currently, the landscape buffer along Clem Road does not meet the minimum requirements.
- (4) Consider adding a requirement to the Planned Development District requiring any lot with a side or back to a major roadway to require a row of bushes adjacent to the require wrought-iron fence.

M.7 Please review the attached Draft Ordinance prior to the February 23, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 2, 2021. 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 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 23, 2021.

I.9 The projected City Council meeting dates for this case will be March 15, 2021 (1st Reading) and April 5, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/18/2021	Needs Review
02/18/2021: no comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 237 Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage Approx 39

Lots [Current] 0

Lots [Proposed]

Approx 59

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 Taylor

Applicant Skorburg Company

Contact Person Mark Taylor

Contact Person Kevin Harrell

Address 237 Clem RD

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-772-4171

Phone 214-888-8859

E-Mail mtaylor1045@gmail.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

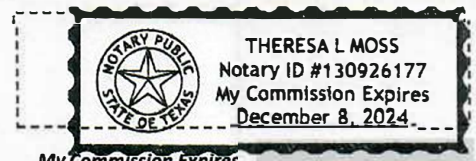
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this 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 12 day of February, 20 21.

Owner's Signature

Notary Public in and for the State of Texas

Mark Taylor
Theresa L Moss



My Commission Expires



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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:

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- 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 Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage 39

Lots [Current] 0

Lots [Proposed]

Approx 59

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 Alex Freeman

Applicant Skorburg Company

Contact Person Alex Freeman

Contact Person Kevin Harrell

Address 100 N Central Expy
STE 1008

Address 8214 Westchester
Suite 900

City, State & Zip Richardson, TX 75080

City, State & Zip Dallas, TX 75225

Phone 469-233-4774

Phone 214-888-8859

E-Mail afreeman@pinnaclemontessori.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

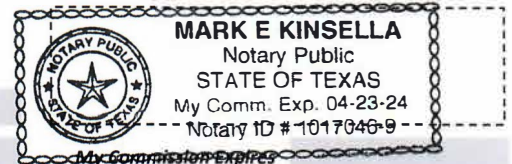
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 18th day of February, 2021.

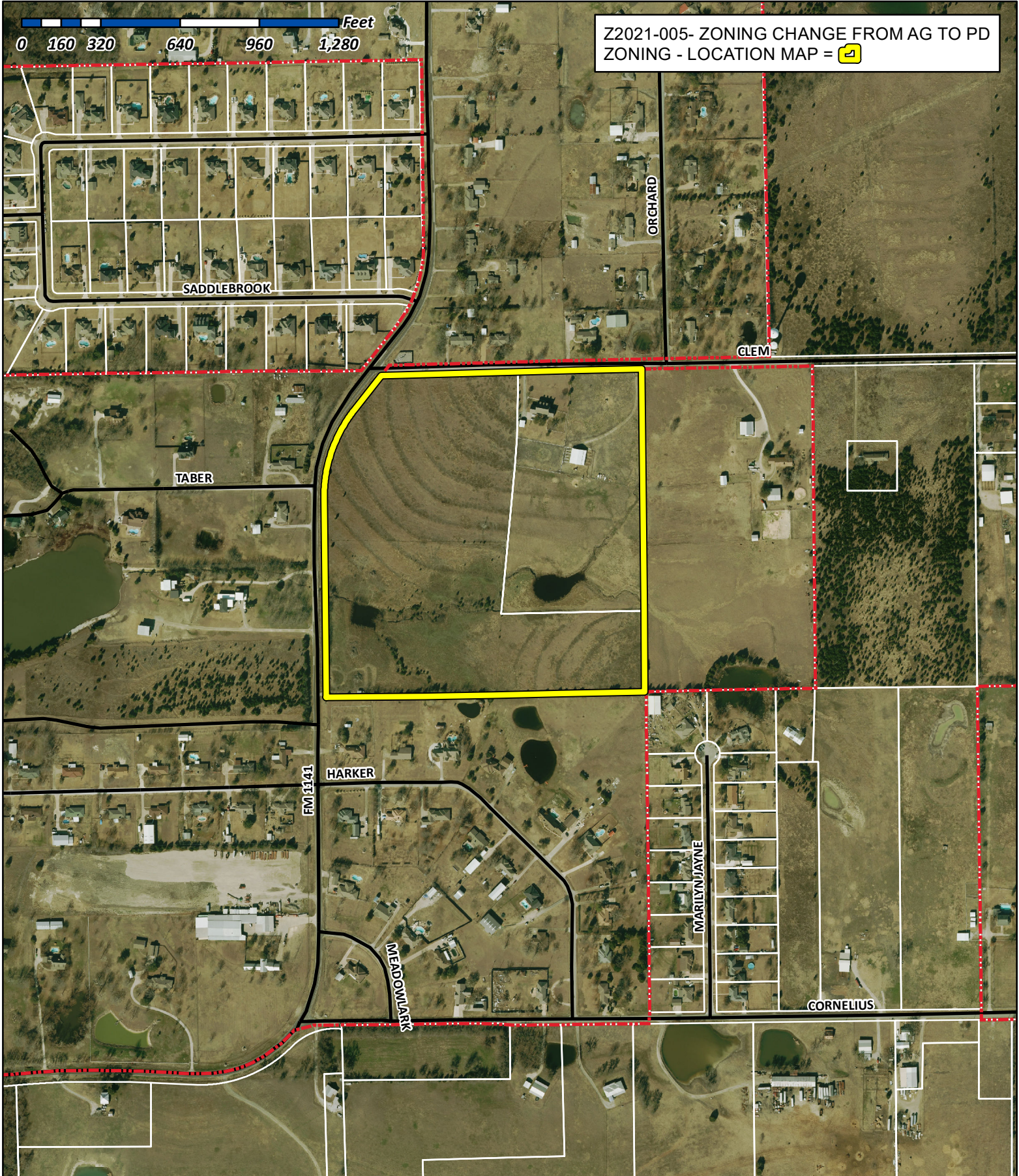
Owner's Signature

Notary Public in and for the State of Texas



0 160 320 640 960 1,280 Feet

Z2021-005- ZONING CHANGE FROM AG TO PD
ZONING - LOCATION MAP = 



City of Rockwall

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

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

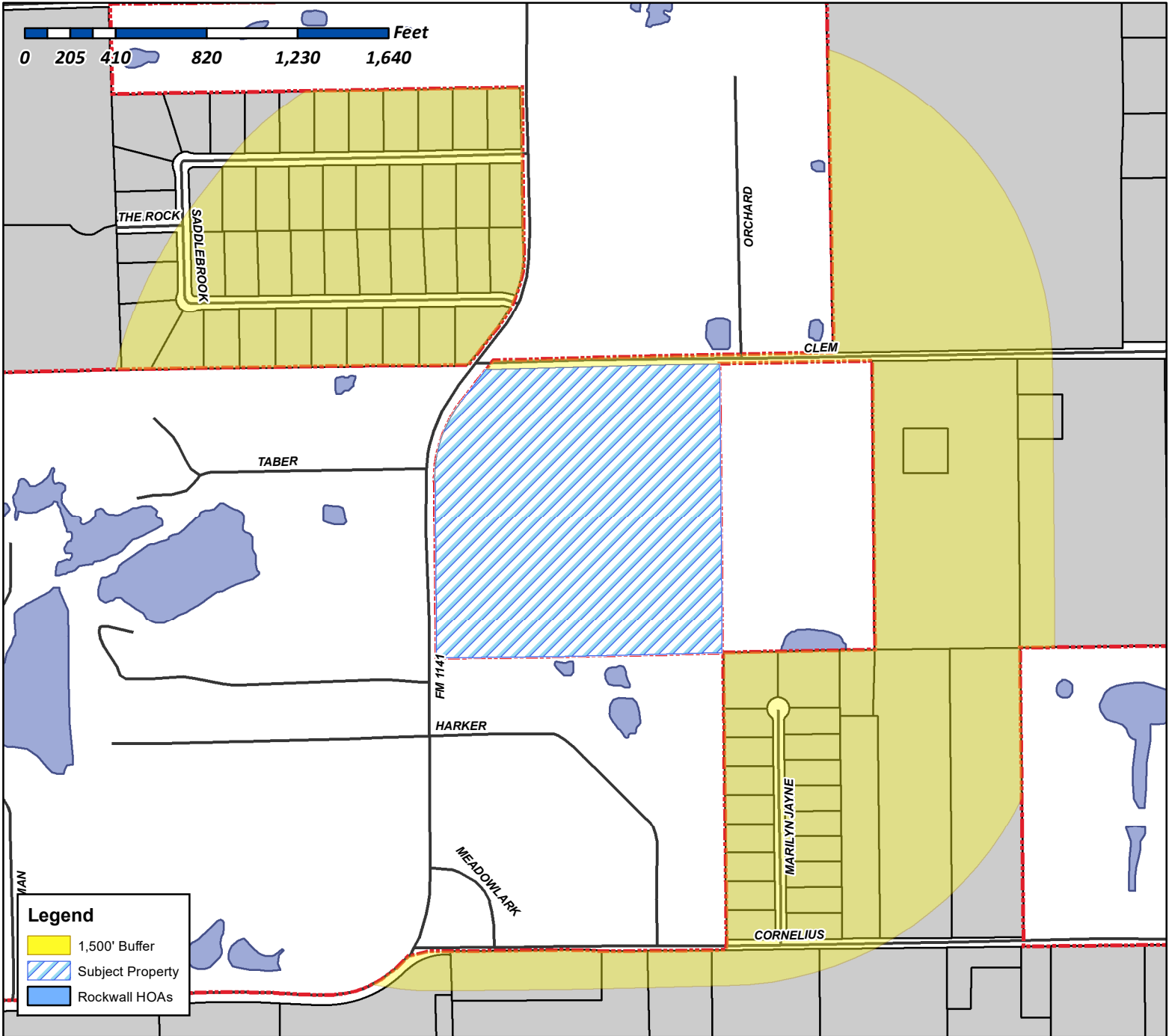
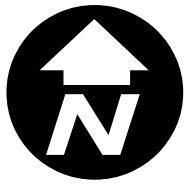




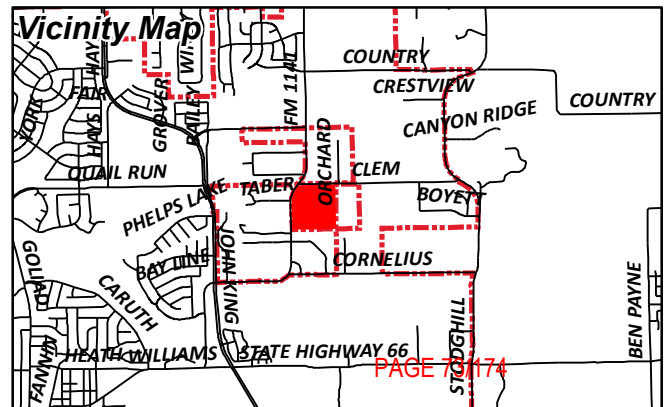
City of Rockwall

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

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: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141



Date Created: 2/18/2021
 For Questions on this Case Call (972) 771-7745



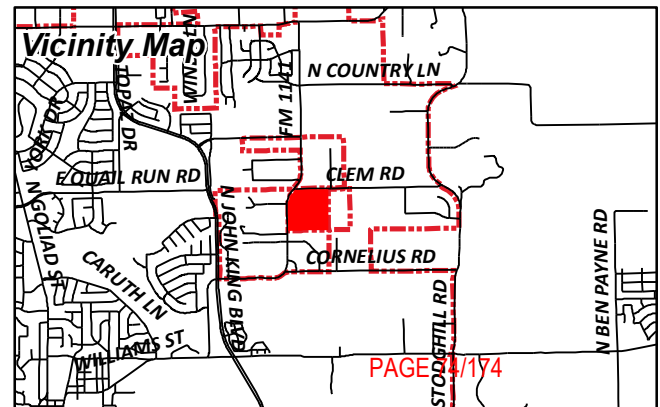
City of Rockwall

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

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Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141



Date Created: 2/18/2021
 For Questions on this Case Call (972) 771-7745

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, March 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



February 12, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the March 9th, 2021 Planning and Zoning Meeting. This project is the development of ±38 Acres in the William Dalton Survey, City of Rockwall, Rockwall County, located at the Southeast corner of F.M. 1141 and Clem Rd.

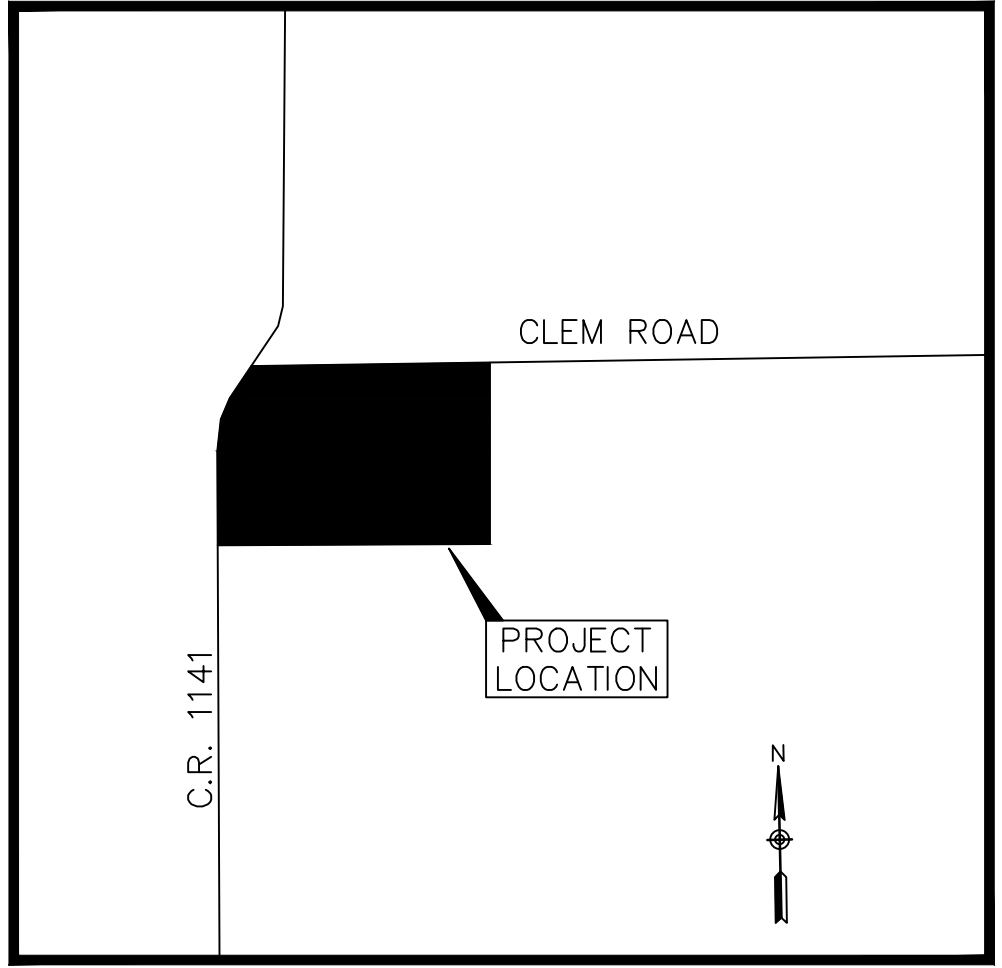
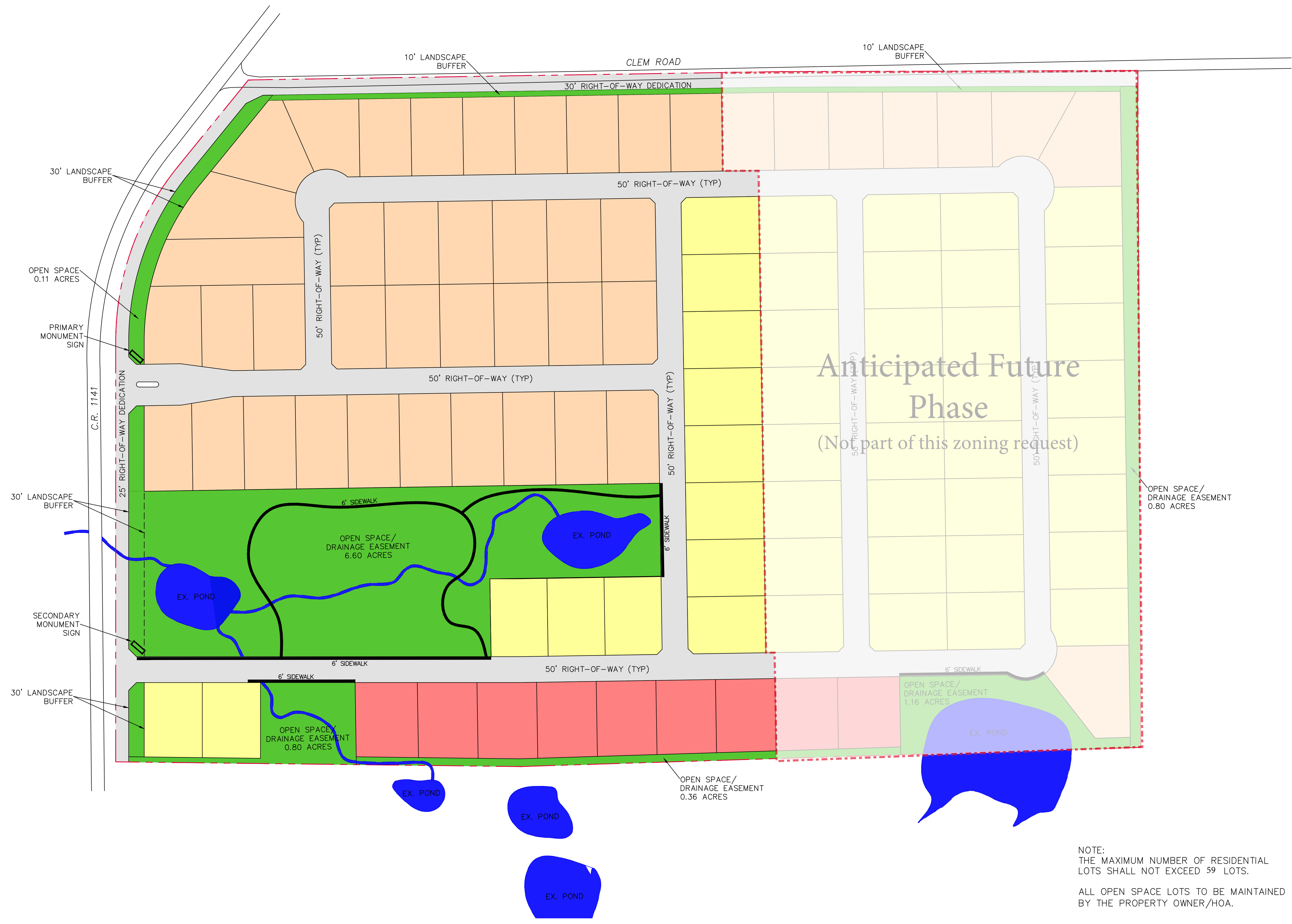
The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on 16,000 square foot lots. This community will feature high quality homes on large lots and add to the beautiful aesthetics of other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

We look forward to working with the City once again to develop another gorgeous development.

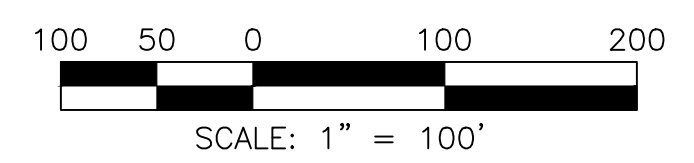
Cordially Yours,

A handwritten signature in blue ink, appearing to read "K Harrell", written over a light blue horizontal line.

Kevin Harrell
Land Acquisition Manager



LOCATION MAP
N.T.S.



LEGEND	
TYPICAL LOT SIZES	
	100' X 160' (36 LOTS)
	110' X 150' (13 LOTS)
	115' X 140' (7 LOTS)
	PUBLIC OPEN SPACE

Anticipated Future
Phase
(Not part of this zoning request)

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL
LOTS SHALL NOT EXCEED 59 LOTS.

ALL OPEN SPACE LOTS TO BE MAINTAINED
BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 38.012
TOTAL OPEN SPACE: 7.5
TOTAL RESIDENTIAL LOTS: 56
RESIDENTIAL DENSITY: 1.48

CONCEPT PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER
REDDY K VASUNDHARA & ALEX R FREEMAN
OWNER
M G & J K TAYLOR LIVING TRUST
237 CLEM ROAD, ROCKWALL, TX 75087

FEBRUARY 2021
SCALE: 1"=100'

CASE NO. _____

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 37.41-ACRE TRACT OF LAND IDENTIFIED SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, 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 Skorburg Company on behalf of Alex Freeman and Mark Taylor for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 37.41-Acre tract of land situated in the William Dalton Survey, Abstract No. 72, 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. 04-38*] 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. 04-38*] 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* described 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 development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) 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 any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE X DAY OF XX, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading:

2nd Reading:

Exhibit 'A':
Legal Description
±38.012 Acres

TRACT 1 (±26.012 ACRES)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72. ROCKWALL COUNTY, TEXAS. BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR CORNER AT THE INTERSECTION NEAR THE CENTER OF CLEM ROAD AND THE RECOGNIZED SOUTHEAST LINE OF F.M. HIGHWAY 1141, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, WITHIN SAID CLEM ROAD AND THE RECOGNIZED NORTH LINE OF SAID WALKER TRACT, A DISTANCE OF 533.77 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MARK G. AND JESSICA K. TAYLOR, RECORDED IN VOLUME 7106, PAGE 191, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, PASSING A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS AT A DISTANCE OF 17.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 283.63 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 06 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 113.32 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 35 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 597.75 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 574.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TAYLOR TRACT AND THE MOST SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE RECOGNIZED EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 334.12 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE APPARENT NORTHEAST CORNER OF LOT 5 OF MEADOWVIEW RANCH ESTATES, RECORDED IN CABINET A, SLIDE 247, PLAT RECORDS, ROCKWALL COUNTY, TEXAS,

Exhibit 'A':
Legal Description
±38.012 Acres

SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID WALKER TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID STEVENSON TRACT;

THENCE SOUTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE 510.41 FEET TO A 3/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE OF 778.67 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID F.M. HIGHWAY 1141, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH, ALONG THE RECOGNIZED EAST LINE OF SAID HIGHWAY, PASSING A 60D NAIL FOUND ON A WOOD HIGHWAY MONUMENT FOR WITNESS AT A DISTANCE OF 734.11 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 810.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE BEGINNING OF A CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 09 MINUTES 01 SECONDS, A RADIUS OF 533.14 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 34 MINUTES 34 SECONDS EAST - 357.25 FEET;

THENCE ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 364.29 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE END OF SAID CURVE;

THENCE NORTH 39 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 215.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,133,124.22 SQUARE FEET OR 26.012 ACRES OF LAND.

AND

TRACT 2 (±12.0 ACRES)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF CLEM ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID WALKER TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST - 17.25 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 990.13 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER;

Exhibit 'A':
Legal Description
±38.012 Acres

THENCE SOUTH 89 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE 574.09 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER;

THENCE NORTH 05 DEGREES 35 MINUTES 13 SECONDS EAST A DISTANCE OF 597.75 FEET TO A 4" METAL FENCE CORNER FOR ANGLE POINT;

THENCE NORTH 05 DEGREES 06 MINUTES 43 SECONDS EAST A DISTANCE OF 113.32 FEET TO A 4" METAL FENCE CORNER FOR ANGLE POINT;

THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS EAST A DISTANCE OF 283.63 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID WALKER TRACT, SAID POINT BEING NEAR THE CENTER OF CLEM ROAD FROM WHICH A 1/2 INCH IRON SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR WITNESS BEARS SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST - 17.18 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID WALKER TRACT AND WITHIN SAID CLEM ROAD A DISTANCE OF 497.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 522,720.00 SQUARE FEET OR 12.000 ACRES OF LAND.

Exhibit 'B':
Survey

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (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

<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Minimum Lot Size</i>	<i>Dwelling Units</i>
90'	100'	16,000 SF	59

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) 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 1.9 dwelling units per gross acre of land; however, in no case should the proposed development exceed 60 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	7'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

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

Exhibit 'D':
Density and Development Standards

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: A maximum of 20% of the lots may have homes not less than 2,500 square feet.

(4) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the total exterior façade area 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 horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-1141 as shown on Exhibit 'C' of this ordinance*).

(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) Garages shall be oriented in a *traditional swing* (or *j-swing*) -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

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*.

**Exhibit 'D':
Density and Development Standards**

Figure 1. Example of Enhanced Garage Door



Carriage Hardware

- (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

<i>Minimum Lot Size</i>	<i>Elevation Features</i>
16,000 SF	(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-1141, or Clem 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

Exhibit 'D':
Density and Development Standards

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.

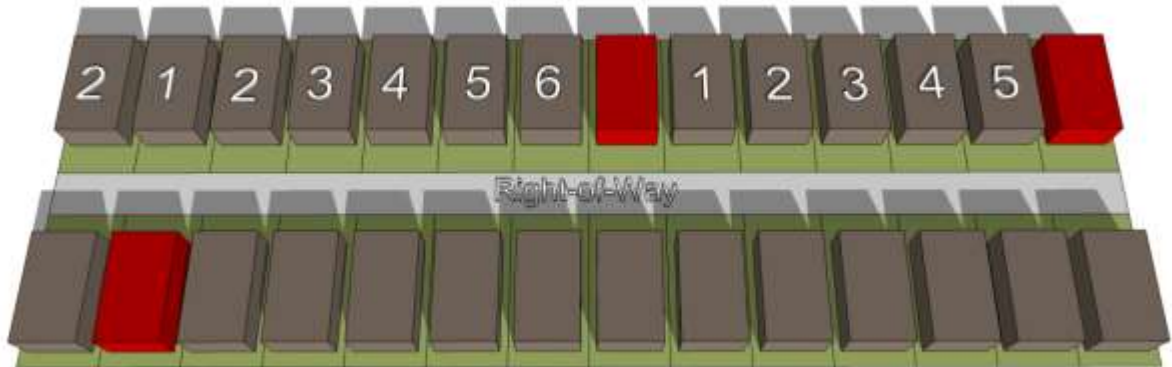
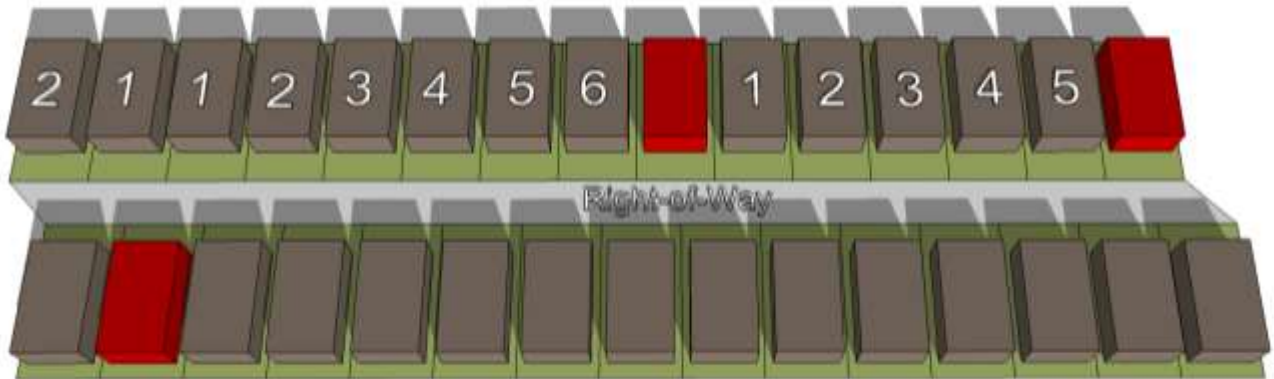


Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (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

Exhibit 'D':
Density and Development Standards

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-, FM-1141 and Clem 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-foot 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.
- (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.
 - (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-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), that 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-foot of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
 - (2) Landscape Buffers (Clem Road). A minimum of a 10-foot landscape buffer shall be provided along Clem Road Lane (*outside of and beyond any required right-of-way dedication*). 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 15-foot centers along the entire frontage of Clem Road.
 - (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-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees

Exhibit 'D':
Density and Development Standards

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) *Street*. 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*. The development shall consist of a minimum of 10% open space -- as *calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be permitted 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*.
- (15) *Homeowner's Association (HOA)*. A Homeowner's Association 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

Exhibit 'D':
Density and Development Standards

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.

- (16) 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.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 37.844-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 & 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, 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 Kevin Harrell of the Skorburg Co. on behalf of Mark Taylor and Alex Freeman for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 37.844-acre tract of land identified as Tract 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, 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* described 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 development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) 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 any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF APRIL, 2021.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

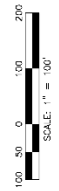
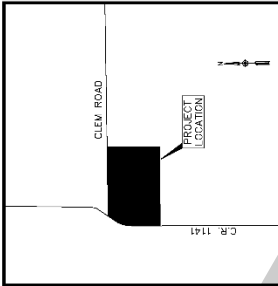
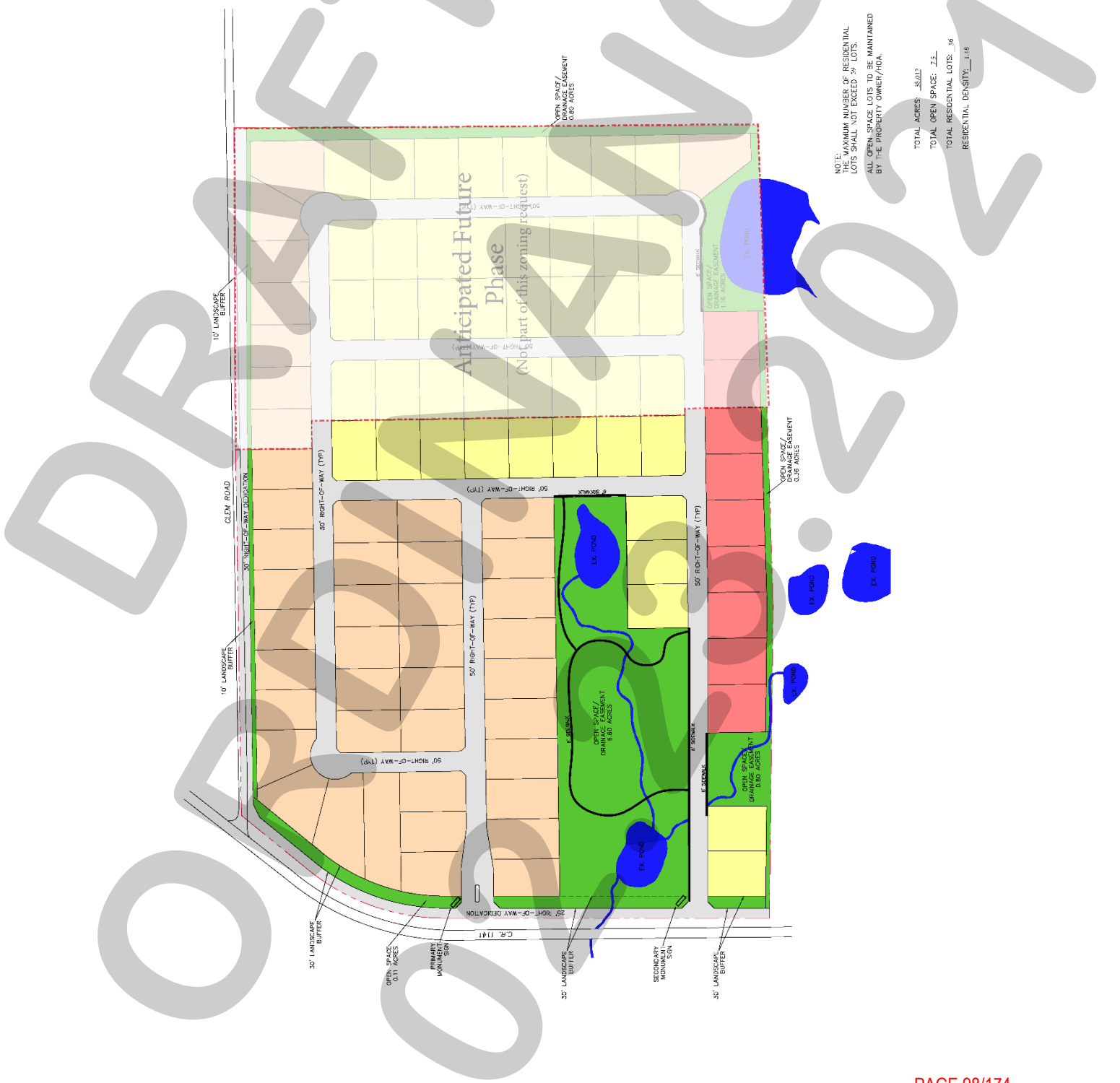
Frank J. Garza, *City Attorney*

1st Reading: March 15, 2021

2nd Reading: April 5, 2021

DRAFT
ORDINANCE
02.23.2021

DRAFT
ORDINANCE
02.23.2021



LEGEND

[Orange Box]	100' X 160' (64 LOTS)
[Yellow Box]	110' X 150' (12 LOTS)
[Red Box]	115' X 140' (7 LOTS)
[Green Box]	PUBLIC OPEN SPACE

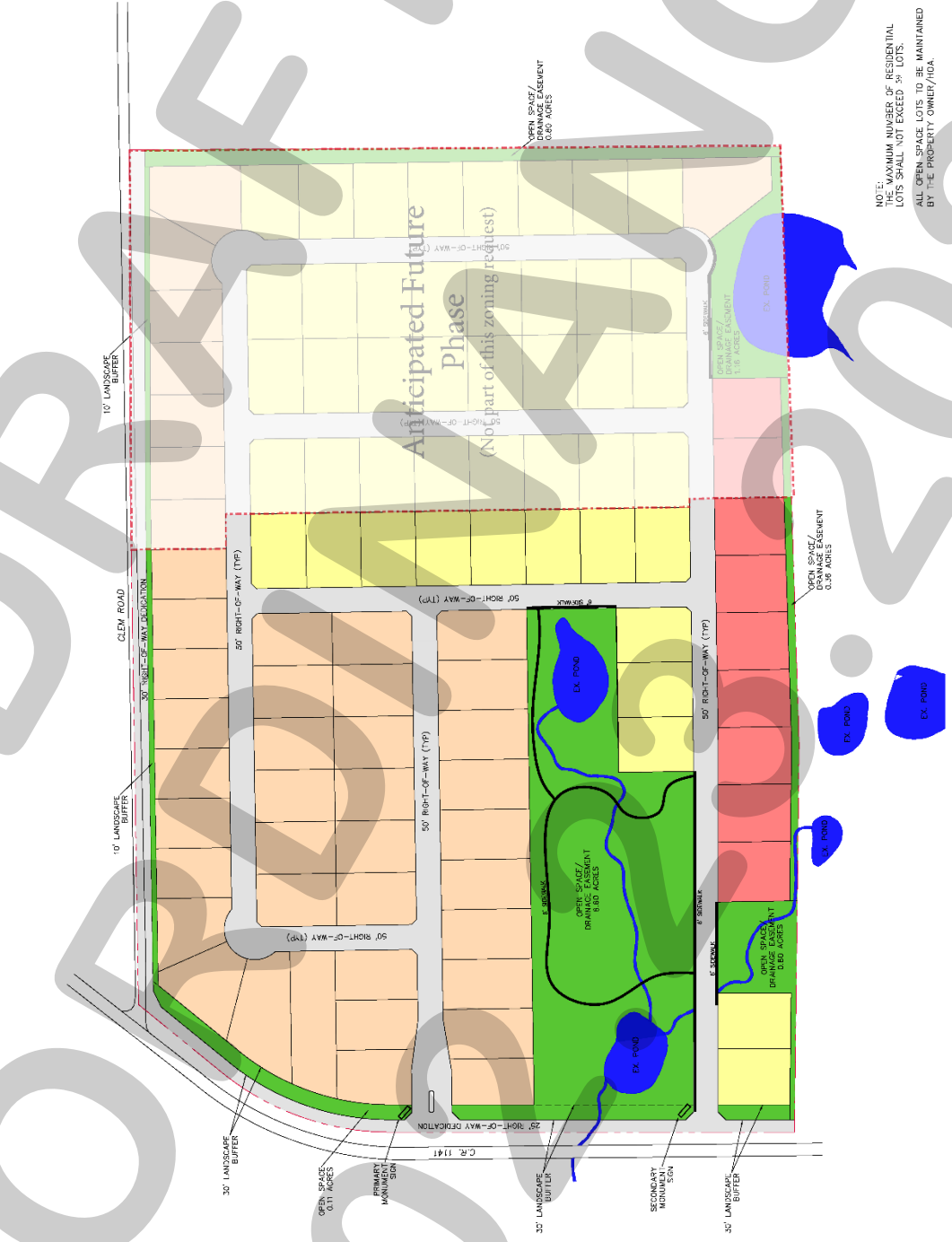
CONCEPT PLAN OF WINDING CREEK

STATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 42 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 PREPARED BY MACATEE CONSULTING, LLC
 12265 N. CENTRAL EXPRESSWAY, SUITE 200 DALLAS, TEXAS 75243
 21 OWNER

REDDY K VASUNDHARA & ALEX R FREEMAN
 M G & J S TAYLOR LIVING TRUST
 237 CLEM ROAD, ROCKWALL, TX 75087

PREPARED 1/2021
 SCALE: 1"=100'

CASE NO. _____



NOTE: THE MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL NOT EXCEED 39 LOTS. ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER/HDA.

TOTAL ACRES: 34.01
 TOTAL OPEN SPACE: 2.1
 TOTAL RESIDENTIAL LOTS: 39
 RESIDENTIAL DENSITY: 1.18

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (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	100' x 160'	16,000 SF	36	64.29%
B	110' x 150'	16,500 SF	13	23.21%
C	115' x 140'	16,100 SF	7	12.50%
<i>Maximum Permitted Units:</i>			56	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) 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 1.48 dwelling units per gross acre of land; however, in no case should the proposed development exceed 56 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
<i>Minimum Lot Width</i> ⁽¹⁾	100'	110'	115'
<i>Minimum Lot Depth</i>	160'	150'	140'
<i>Minimum Lot Area</i>	16,000 SF	16,500 SF	16,100 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'	25'	25'
<i>Minimum Side Yard Setback</i>	8'	8'	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,000 SF	3,000 SF	3,000 SF
<i>Maximum Lot Coverage</i>	60%	60%	60%

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.

(4) Building Standards. All development shall adhere to the following building standards:

- (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area 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 horizontal lap-siding (e.g. *HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-1141 as shown on Exhibit 'C' of this ordinance*).
- (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. Garages shall be oriented in a *traditional swing (or j-swing) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration)*. On *traditional swing (or j-swing)* garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

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 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

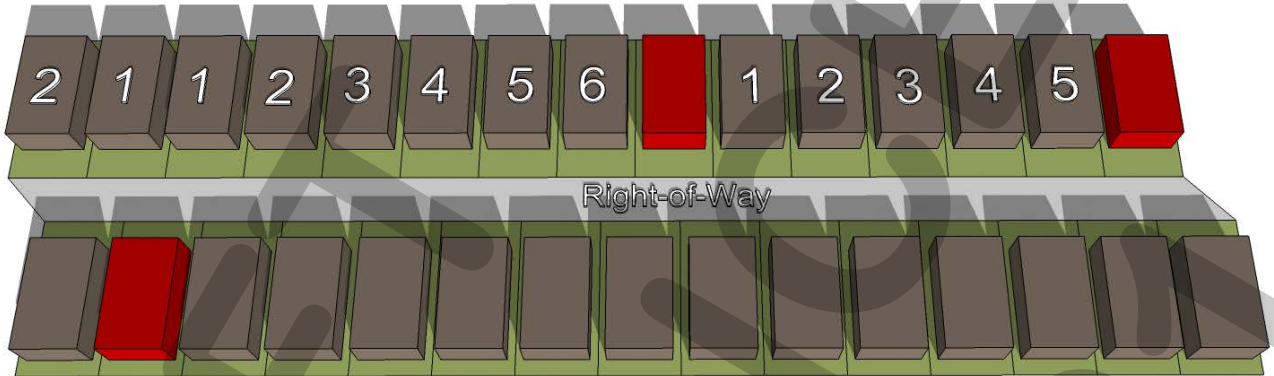
<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	100' x 160'	(1), (2), (3), (4)
B	110' x 150'	(1), (2), (3), (4)
C	115' x 140'	(1), (2), (3), (4)

- (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-1141, or Clem 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.



- (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:
- Front Yard Fences. Front yard fences shall be prohibited.
 - 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.
 - Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem 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.
 - Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot 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.
 - Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(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.
- (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-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*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 five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (2) Landscape Buffers (Clem Road). A minimum of a 10-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*). 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 15-foot centers along the entire frontage of Clem Road. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.
- (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-foot 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) Street. 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. The development shall consist of a minimum of 20% open space (or a minimum of 7.5688-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. All open space areas (including landscape buffers) shall be maintained by the Homeowner's Association (HOA).
- (13) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted 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*.
- (15) Homeowner's Association (HOA). A Homeowner's Association 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.
- (16) Variations. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variations to this ordinance.

PROJECT COMMENTS



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

DATE: 2/18/2021

PROJECT NUMBER: P2021-004
PROJECT NAME: Lots 1 & 2, Block A, DC Addition
SITE ADDRESS/LOCATIONS: 777 Cornelius Road

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

CASE CAPTION: Consider a request by Dewayne Cain of EVSR (D), LLC for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/17/2021	Approved w/ Comments

02/17/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 777 Cornelius Road.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-7745 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2021-004) in the lower right-hand corner of all pages on future submittals.
- M.4 Please change the title block as follows:

Final Plat
Lots 1 & 2, Block A
DC Addition
2 Lots
Being 22.27-Acres of Land or 969,920 SF
Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72
City of Rockwall, Rockwall County, Texas

- M.5 The Agricultural (AG) District requires a minimum of a 40-foot front yard building setback. Please indicate a 40-foot setback adjacent to Cornelius Road.
- M.6 On the vicinity map label the City's corporate boundary line.
- M.7 Label the centerline of Cornelius Road.
- M.8 Cornelius Road is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway), which requires a minimum right-of-way of 65-feet. Please ensure that the correct amount of right-of-way dedicated (i.e. 32.5-feet from the centerline of the roadway) is depicted on the subdivision plat.
- M.9 Indicate the Instrument Number or Volume/Page for the 4.03-acre tract of land south of the subject property.
- M.10 Please remove note #7 under the standard plat wording as this is already stated in verbatim in note #4.
- 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 March 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 9, 2021 Planning and Zoning Commission Meeting. The Planning and Zoning Commission Work Session Meeting for this case

will be held on February 23, 2021.

I.12 Since this subdivision plat is being submitted to facilitate the development of a single-family home, this subdivision plat will need to be reviewed by the Parks and Recreation Board at their March 2, 2021 meeting.

I.13 The projected City Council meeting date for this case will be March 15, 2021.

I.14 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.

I.15 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.



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 Paid 2/9/21 OK # 6782
- 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: 700 & 800 Blocks of Cornelius Road Rockwall, Tx. 75027

SUBDIVISION: LOT BLOCK

GENERAL LOCATION: ON Cornelius Road BETWEEN FM 1141 & FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Agriculture CURRENT USE: Hay Field

PROPOSED ZONING: Residential PROPOSED USE: Home Construction

ACREAGE: 20 ± Acres LOTS [CURRENT]: 1 LOTS [PROPOSED]: 2

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

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

OWNER: EVSR (D) LLC (Dewayne Cain) APPLICANT: SAME AS OWNER

CONTACT PERSON: DEWAYNE CAIN CONTACT PERSON:

ADDRESS: 305 Stonebridge Dr. ADDRESS:

CITY, STATE & ZIP: Rockwall, Tx. 75027 CITY, STATE & ZIP:

PHONE: 214-533-8641 PHONE:

E-MAIL: DewayneCain25@gmail.com E-MAIL:

NOTARY VERIFICATION [REQUIRED]

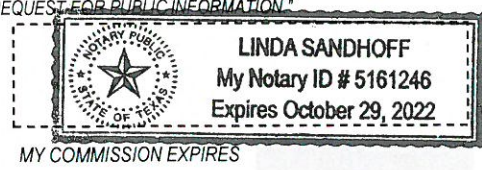
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dewayne Cain [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 745.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF FEBRUARY, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF February, 2021.

OWNER'S SIGNATURE Dewayne Cain

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Linda Sandhoff



0 160 320 640 960 1,280 Feet

P2021-004- LOTS 1 & 2, BLOCK A, DC ADDITION
FINAL PLAT - LOCATION MAP = 

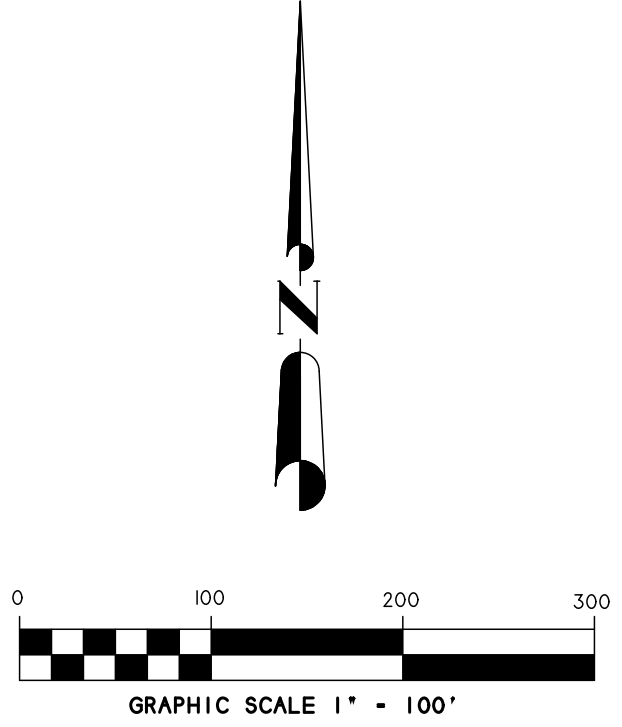
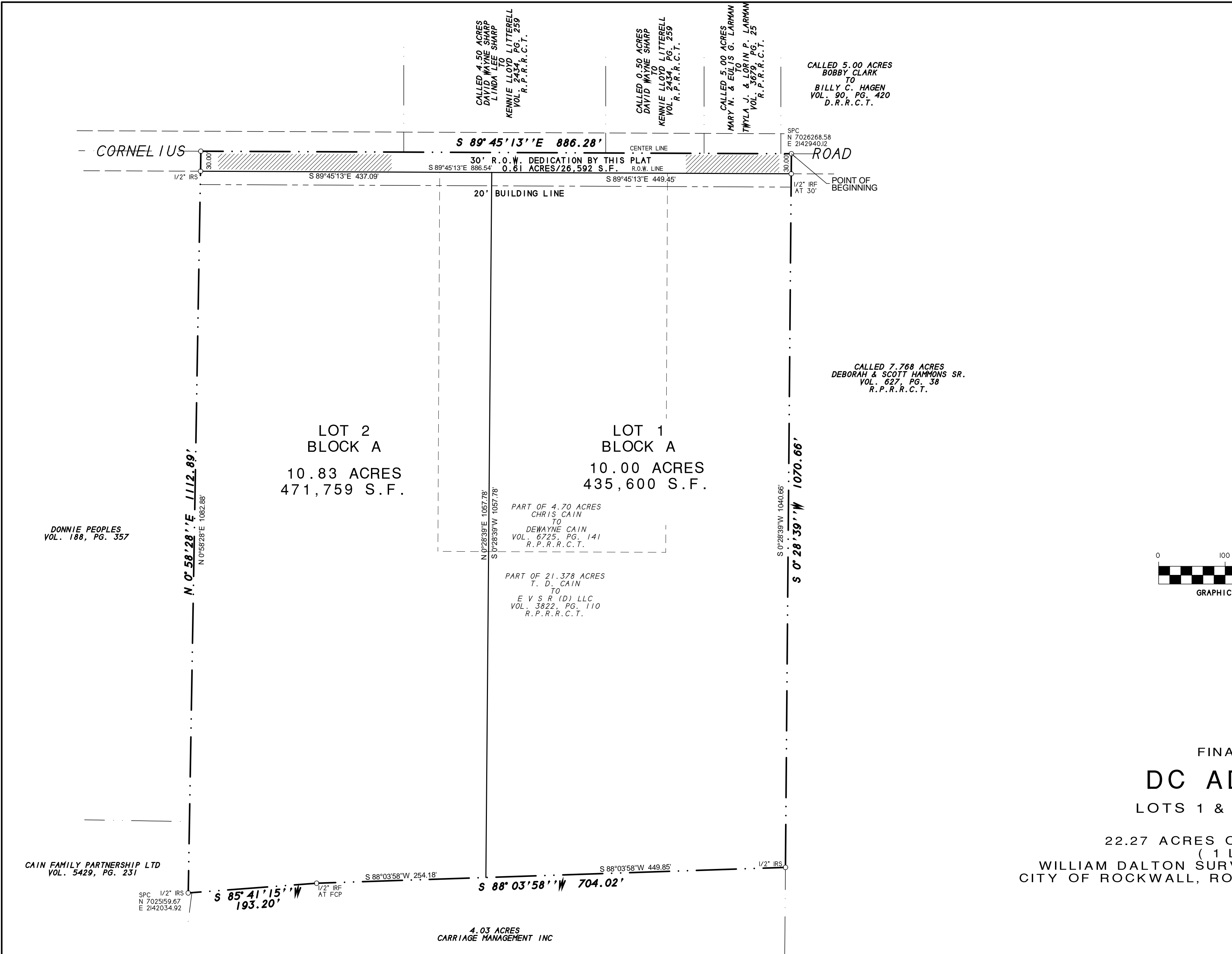
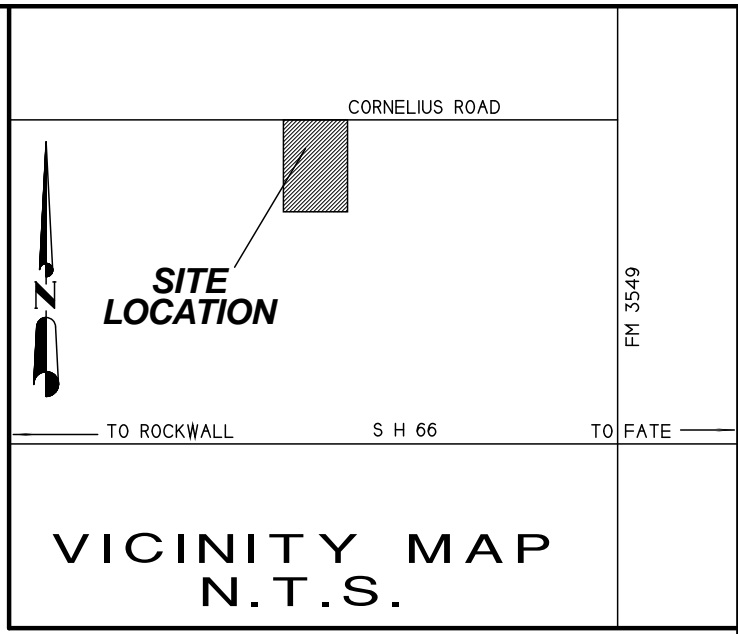


City of Rockwall

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

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FINAL PLAT
DC ADDITION
 LOTS 1 & 2, BLOCK A
 22.27 ACRES OR 969,920 S.F.
 (1 LOT)
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND	
	TELEVISION
	GAS
	ELECTRIC
	WATER
	FIRE
	PHONE
	ELECTRIC
	WATER
	FIRE
	PHONE
	ELECTRIC
	WATER
	FIRE
	PHONE
	ELECTRIC
	WATER
	FIRE
	PHONE
	ELECTRIC
	WATER
	FIRE
	PHONE

OWNER:
 DEWAYNE CAIN
 P.O. BOX 1119
 ROCKWALL, TEXAS 75087

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

SURVEY DATE: DECEMBER 5, 2018
 SCALE: 1" = 100' FILE # 2018/20010034
 CLIENT: CAIN

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

CITY CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, E V S R (D) LLC and DEWAYNE CAIN, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being a part of a 21.378 acres tract of land as described in a Warranty deed from T.D. Cain to E V S R (D) LLC, as recorded in Volume 3822, Page 110 of the Official Public Records of Rockwall County, Texas, and also a part of a 4.70 acres tract of land as described in a Warranty deed from Chris Cain to Dewayne Cain, as recorded in Volume 6725, Page 141 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the northeast corner of said 21.378 acres tract of land and being the northwest corner of a 7.768 acres tract of land as described in a Warranty deed to Deborah Hammons and Scott Hammons, Sr., as recorded in Volume 627, Page 38 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 28 min. 39 sec. W., at 30.00 feet pass a 1/2" iron rod found for witness and continuing along the east line of said 21.378 acres tract for a total distance of 1070.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 88 deg. 03 min. 58 sec. W. a distance of 704.02 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 85 deg. 41 min. 15 sec. W. a distance of 193.20 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 58 min. 28 sec. E. at 1082.89 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1112.89 feet to a point in the center of Cornelius Road and being the northwest corner of said 4.70 acres Cain tract;

THENCE S. 89 deg. 45 min. 13 sec. E. along the center of said road, a distance of 886.28 feet to the POINT OF BEGINNING and containing 969,920 square feet or 22.27 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as DC ADDITION LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the DC ADDITION LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

I also understand the following:

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

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

7) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

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

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

DEWAYNE CAIN, Individually
and for E V S R (D) LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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

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

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

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date _____

FINAL PLAT
DC ADDITION
LOTS 1 & 2, BLOCK A

22.27 ACRES OR 969,920 S.F.
(1 LOT)
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

⊗ TELEPHONE	⊗ GAS	⊗ TEL	⊗ FH	⊗ FP
⊗ CABLE WIRE	⊗ METER	⊗ METER	⊗ HYDRANT	⊗ POWER POLE
⊗ ELEC. BOX	⊗ ELEC. METER	⊗ WATER	⊗ LIGHT POLE	⊗ 1/4" IRON ROD FOUND (CORNER)
⊗ ELEC. JUNCTION BOX	⊗ SUBURFACE	⊗ METER	⊗ AIR COND. UNIT	⊗ PROpane TANK
⊗ FENCE	⊗ EASEMENT LINE	⊗ PROPERTY LINES		

SURVEY DATE: DECEMBER 5, 2018
SCALE: 1" = 100'
FILE # 2018/20010034
CLIENT: CAIN

OWNER:
DEWAYNE CAIN
P.O. BOX 1119
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

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

CITY CASE NO. P2021--

PROJECT COMMENTS



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

DATE: 2/19/2021

PROJECT NUMBER: P2021-005
 PROJECT NAME: Preliminary Plat Lots 1 & 2, Block A, Neller Addition
 SITE ADDRESS/LOCATIONS: 2380 FM549

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

CASE CAPTION: Discuss and consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Neller Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
ENGINEERING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
BUILDING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
FIRE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
GIS	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
POLICE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
PARKS	Ryan Miller	02/18/2021	Approved w/ Comments
02/18/2021: Park District 12			

Cash in Lieu of Land \$541.00
Pro Rata Equipment Fees \$512.00
Total per lot (1) Lot \$1053.00



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

† IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2380 South Farm to market 549

SUBDIVISION Lofland Lake Estates LOT 7 BLOCK 1

GENERAL LOCATION across the street from Willow Ridge Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 11.368 LOTS [CURRENT] 1 lot LOTS [PROPOSED] 2 lots

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 Helen Comeau Neller

APPLICANT CBG Surveying Texas, LLC.

CONTACT PERSON "Helen"

CONTACT PERSON Bryan Connolly

ADDRESS 148 Harvest Hill Drive
Rockwall, Tx. 75032

ADDRESS 12025 Shiloh Rd.

CITY, STATE & ZIP Rockwall, Tx. 75032

CITY, STATE & ZIP Dallas, Tx. 75228

PHONE 972-772-9911

PHONE 214-349-9485

E-MAIL helen.comeau@me.com

E-MAIL bryanC@cbgtxllc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Comeau-Neller Helen, Marie (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

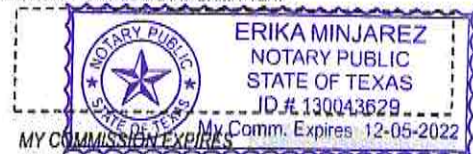
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 02 DAY OF FEBRUARY, 2021


OWNER'S SIGNATURE

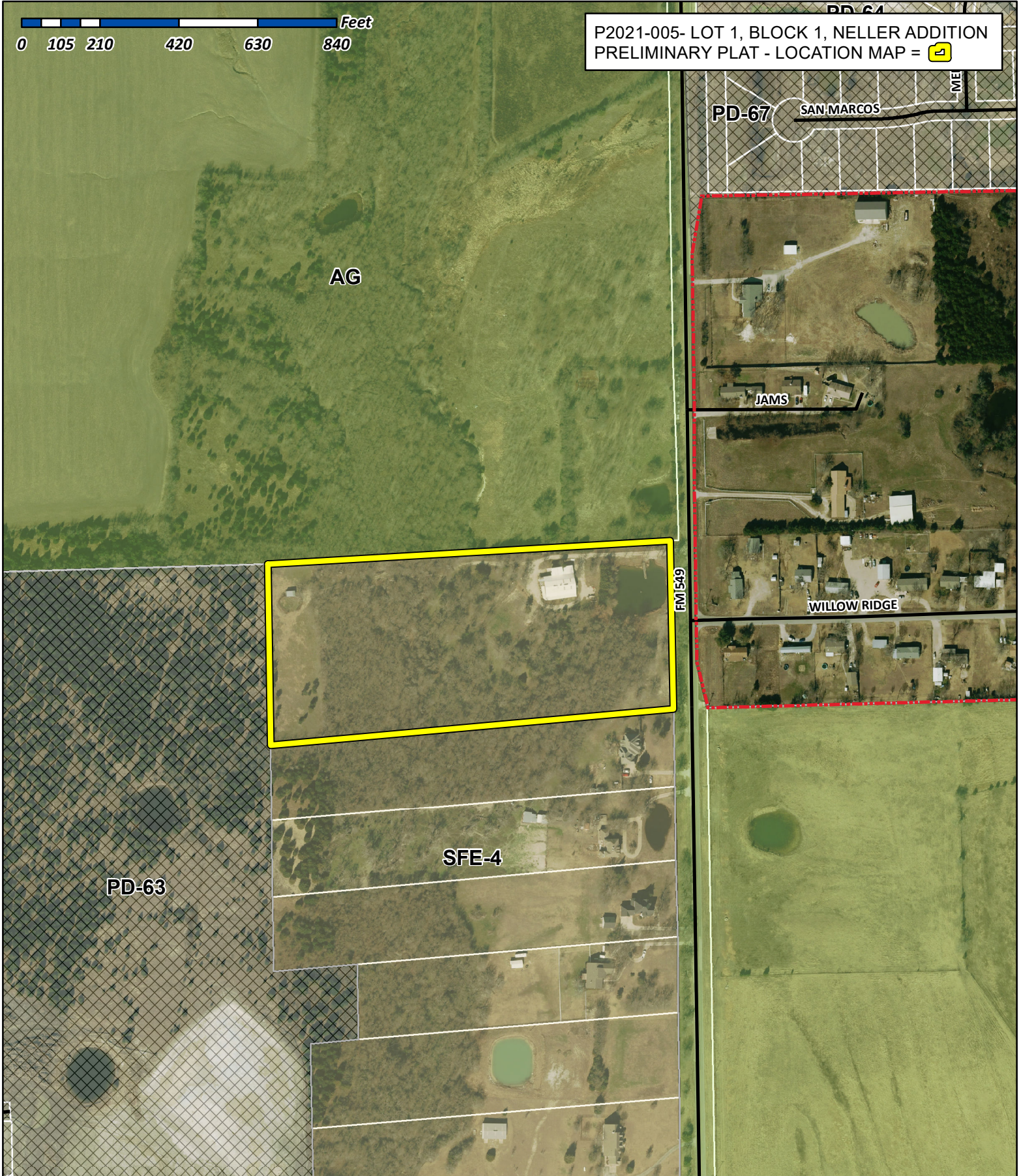
Helen Comeau Neller
ERIKA MINJAREZ

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 105 210 420 630 840 Feet

P2021-005- LOT 1, BLOCK 1, NELLER ADDITION
PRELIMINARY PLAT - LOCATION MAP = 

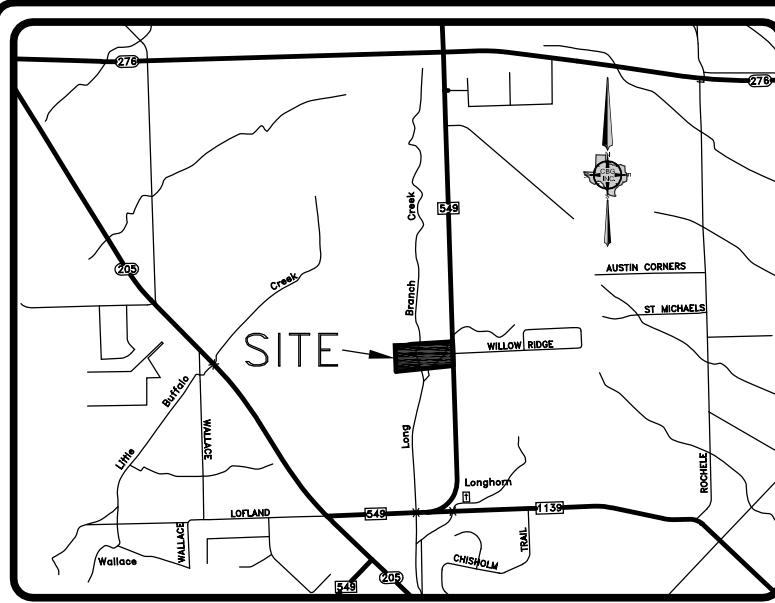


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VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0045L, THIS PROPERTY DOES LIE IN ZONE X & ZONE A AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.

LEGEND:

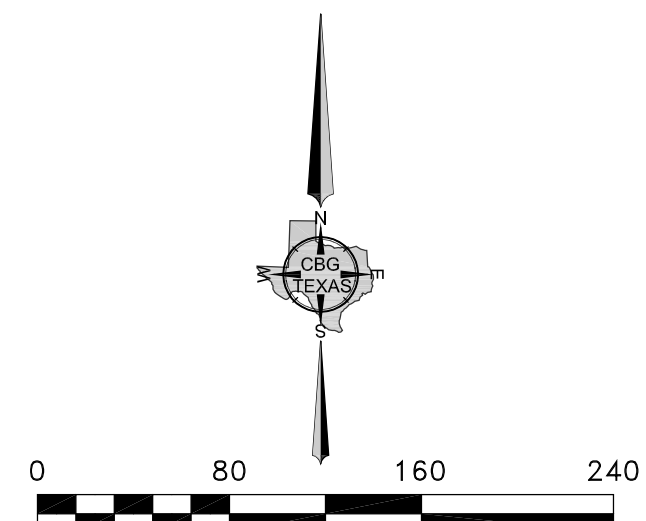
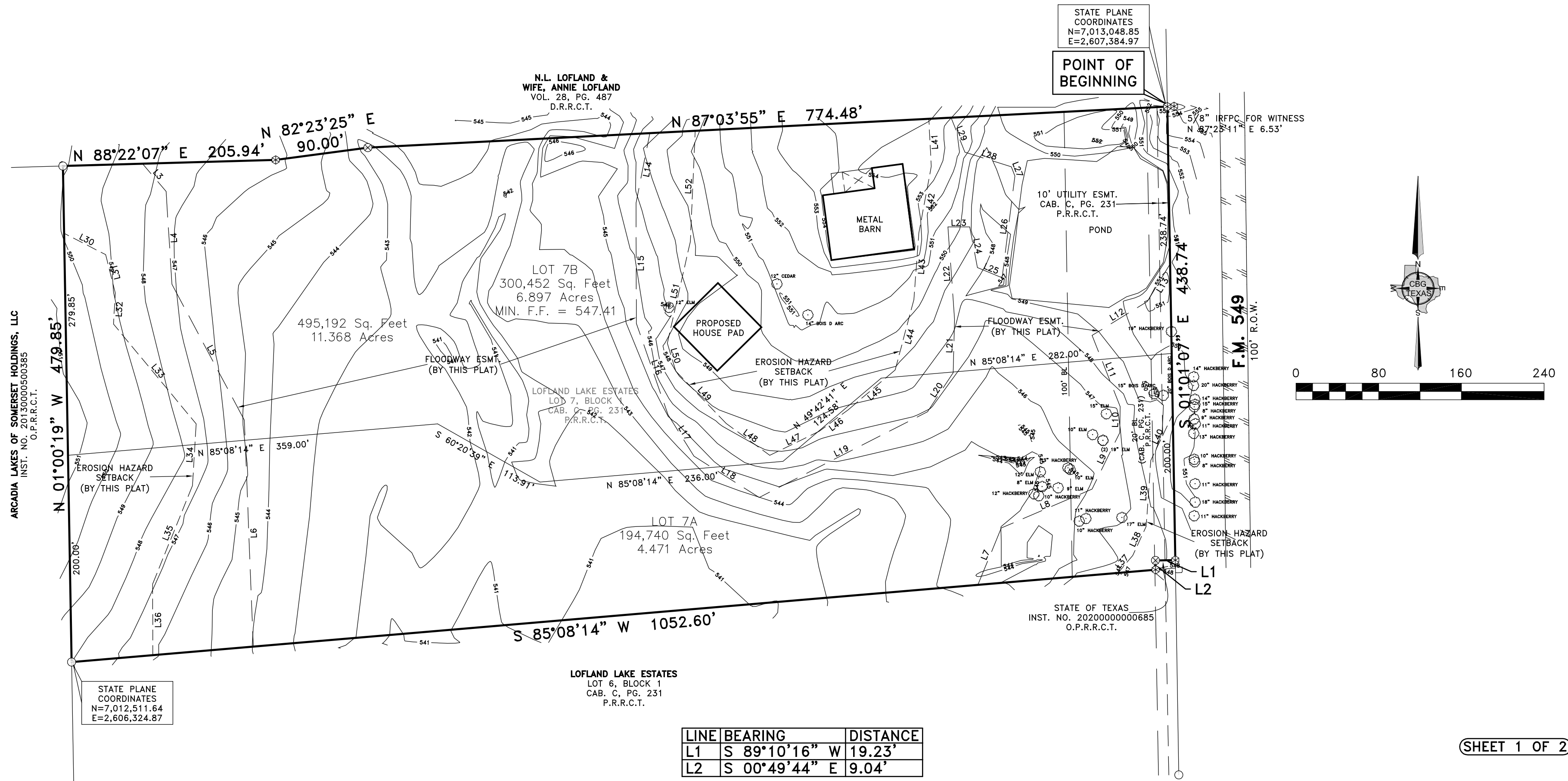
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 5/8" IRFPC = 5/8 INCH IRON ROD FOUND WITH PINK CAP STAMPED "TX DOT"
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

FLOODWAY ESMT.

LINE	BEARING	DISTANCE
L3	S 40°16'47" E	35.22'
L4	S 03°35'38" E	89.85'
L5	S 28°04'02" E	148.88'
L6	S 02°16'11" E	219.28'
L7	N 22°22'33" E	59.53'
L8	N 66°48'29" E	95.52'
L9	N 26°09'56" E	60.72'
L10	N 00°54'59" E	25.26'
L11	N 21°29'28" W	74.05'
L12	N 58°25'59" E	62.67'
L13	N 31°15'11" E	42.45'
L14	S 11°13'04" W	68.80'
L15	S 00°09'57" E	116.50'
L16	S 19°07'17" E	93.57'
L17	S 32°00'19" E	47.17'
L18	S 57°40'31" E	74.81'
L19	N 63°00'51" E	182.69'
L20	N 33°16'57" E	45.18'
L21	N 01°36'42" E	51.63'
L22	N 04°09'19" W	89.84'
L23	N 89°49'04" E	21.06'
L24	S 10°52'47" W	40.09'
L25	S 67°34'48" E	25.76'
L26	N 07°09'54" E	99.22'
L27	N 21°02'01" W	9.58'
L28	N 72°39'13" W	47.05'
L29	N 21°46'01" W	35.98'

EROSION HAZARD SETBACK

LINE	BEARING	DISTANCE
L30	S 62°44'59" E	45.22'
L31	S 14°12'21" E	38.18'
L32	S 03°24'39" W	30.15'
L33	S 39°39'50" E	125.42'
L34	S 03°27'05" W	59.84'
L35	S 22°01'56" W	102.63'
L36	S 00°04'12" E	68.81'
L37	N 40°17'32" E	22.11'
L38	N 24°51'07" E	30.86'
L39	N 04°02'59" E	64.12'
L40	N 25°27'18" E	49.38'
L41	S 02°56'11" E	46.00'
L42	S 10°33'09" W	65.38'
L43	S 04°19'19" W	64.87'
L44	S 14°52'47" W	70.41'
L45	S 49°47'46" W	59.78'
L46	S 53°23'41" W	34.51'
L47	S 64°00'01" W	53.35'
L48	N 53°46'12" W	52.24'
L49	N 43°59'29" W	70.37'
L50	N 16°45'21" W	28.21'
L51	N 12°46'28" E	100.70'
L52	N 02°32'11" E	107.29'



LINE	BEARING	DISTANCE
L1	S 89°10'16" W	19.23'
L2	S 00°49'44" E	9.04'

(SHEET 1 OF 2)

REPLAT
LOT 7A AND 7B, BLOCK 1, NELLER ADDITION
 BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES
 495,192 SQ.FT. / 11.368 ACRES
 ABNER JOHNSTON SURVEY, ABSTRACT NO. 123
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
 PROFESSIONAL LAND SURVEYORS
 DFW - Houston - East Texas - Austin - San Antonio
 PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbginctx.com

OWNER: GARY K. NELLER & HELEN COMEAU NELLER
 148 HARVEST HILL DRIVE
 ROCKWALL, TEXAS 75032
 PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Gary K. Neller and Helen Comeau Neller, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Abner Johnston Survey, Abstract No. 123, Rockwall County, Texas, and being Lot 7, Block 1, Lofland Lake Estates, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas, and being a tract of land conveyed to Gary K. Neller and wife, Helen Comeau Neller by deed recorded in Volume 2272, Page 139, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of Lot 7, Block 1 of said Lofland Lake Estates, said corner being along the West right of way line of F.M. 549 (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to N.L. Lofland and wife, Annie Lofland by deed recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of F.M. 549, a distance of 438.74 feet to a 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of a tract of land conveyed to State of Texas by deed recorded in Instrument No. 2020000000685, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 10 minutes 16 seconds West along the North line of said State of Texas tract, a distance of 19.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 49 minutes 44 seconds East along the West of said State of Texas tract, a distance of 9.04 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TX DOT" for corner, said corner being along the North line of Lot 6, Block 1, of said Lofland Lake Estates;

THENCE South 85 degrees 08 minutes 14 seconds West along the North line of Lot 6, Block 1, of said Lofland Lake Estates, a distance of 1,052.60 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 1, of said Lofland Lake Estates, said corner being along the East line of a tract of land conveyed to Arcadia Lakes of Somerest Holdings, LLC by deed recorded in Instrument No. 20130000500385, Official Public Records, Rockwall County, Texas;

THENCE North 01 degrees 00 minutes 19 seconds West along the East line of said Arcadia Lakes of Somerest Holdings, LLC tract, a distance of 479.85 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of said Lofland tract;

THENCE North 88 degrees 22 minutes 07 seconds East along the South line of said Lofland tract, a distance of 205.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 23 minutes 25 seconds East along the South line of said Lofland tract, a distance of 90.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 87 degrees 03 minutes 55 seconds East along the South line of said Lofland tract, a distance of 774.48 feet to the POINT OF BEGINNING and containing 495,192 square feet or 11.368 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, have been notified and signed this plat.

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

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: _____
Gary K. Neller, Owner

By: _____
Helen Comeau Neller, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gary K. Neller, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Helen Comeau Neller, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

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'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by 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.

Dated this the _____ day of _____, _____.

RELEASED FOR REVIEW 2/03/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

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

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

REPLAT
LOT 7A AND 7B, BLOCK 1, NELLER ADDITION
BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES
495,192 SQ.FT. / 11.368 ACRES
ABNER JOHNSTON SURVEY, ABSTRACT NO. 123
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

OWNER: GARY K. NELLER & HELEN COMEAU NELLER
148 HARVEST HILL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. _____

Parcel Map Check Report

Date: 2/9/2021 5:40:58 PM

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Client: *Helen Comeau*

Prepared by: *CBG Surveying Texas, LLC*

North: 7,011,686.3241'

East: 2,606,686.5372'

Segment# 1: Line

Course: N87° 03' 55.00"E

Length: 774.48'

North: 7,011,725.9761'

East: 2,607,460.0015'

Segment# 2: Line

Course: S1° 01' 06.79"E

Length: 438.74'

North: 7,011,287.3054'

East: 2,607,467.8006'

Segment# 3: Line

Course: S89° 10' 15.93"W

Length: 19.23'

North: 7,011,287.0272'

East: 2,607,448.5726'

Segment# 4: Line

Course: S0° 49' 44.07"E

Length: 9.04'

North: 7,011,277.9881'

East: 2,607,448.7034'

Segment# 5: Line

Course: S85° 08' 14.22"W

Length: 1,052.60'

North: 7,011,188.7608'

East: 2,606,399.8921'

Segment# 6: Line

Course: N1° 00' 18.68"W

Length: 479.85'

North: 7,011,668.5369'

East: 2,606,391.4741'

Segment# 7: Line

Course: N88° 22' 07.47"E

Length: 205.94'

North: 7,011,674.3994'

East: 2,606,597.3306'

Segment# 8: Line

Course: N82° 23' 24.55"E

Length: 90.00'

North: 7,011,686.3178'

East: 2,606,686.5380'

Perimeter: 3,069.88'

Area: 495,192.11Sq.Ft.

PAGE 117/174

2/9/2021

Parcel Map Check Report

Error Closure: 0.0063
Error North : -0.00630

Course: S6° 45' 01.61"E
East: 0.00075

Precision 1: 487,282.54

PROJECT COMMENTS



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

DATE: 2/19/2021

PROJECT NUMBER: P2021-007
 PROJECT NAME: Preliminary Plat for 3500 Blackland Road
 SITE ADDRESS/LOCATIONS: 3500 BLACKLAND RD

CASE MANAGER: David Gonzales
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Danielle Porten of REP Investments, LLC for the approval of a Preliminary Plat for Lots 1-5, Block A and Lot 1, Block X, Blackland Industrial Park Addition being a 10.27-acre tract of land identified as Tract 3-04 of the A. M. Wilson Survey, Abstract No. 223, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 3500 Blackland Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
ENGINEERING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
BUILDING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
FIRE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
GIS	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
POLICE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
PARKS	Ryan Miller	02/18/2021	Approved w/ Comments
02/18/2021: No comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3500 Blackland Rd Royse City

Subdivision _____ Lot _____ Block _____

General Location Blackland + 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use	<u>Salvage / Raw land</u>
Proposed Zoning	Proposed Use	<u>Industrial / Flex space</u>
Acreage	Lots [Current]	Lots [Proposed]
<u>10.27</u>	<u>1</u>	<u>5</u>

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]

<input checked="" type="checkbox"/> Owner	<u>REP Investments LLC</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>Danielle Porter</u>	Contact Person	
Address	<u>260 Myers Rd</u>	Address	
City, State & Zip	<u>Heath, TX 75032</u>	City, State & Zip	
Phone	<u>214-293-2826</u>	Phone	
E-Mail	<u>Danielle@rdwirelessllc.com</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

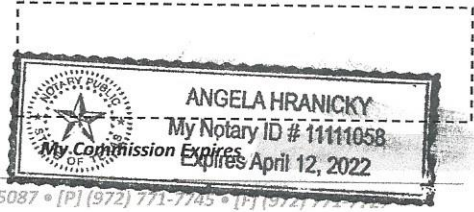
Before me, the undersigned authority, on this day personally appeared Danielle Porter REP Investments LLC [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 10 day of February, 2021. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the 10 day of February, 2021.

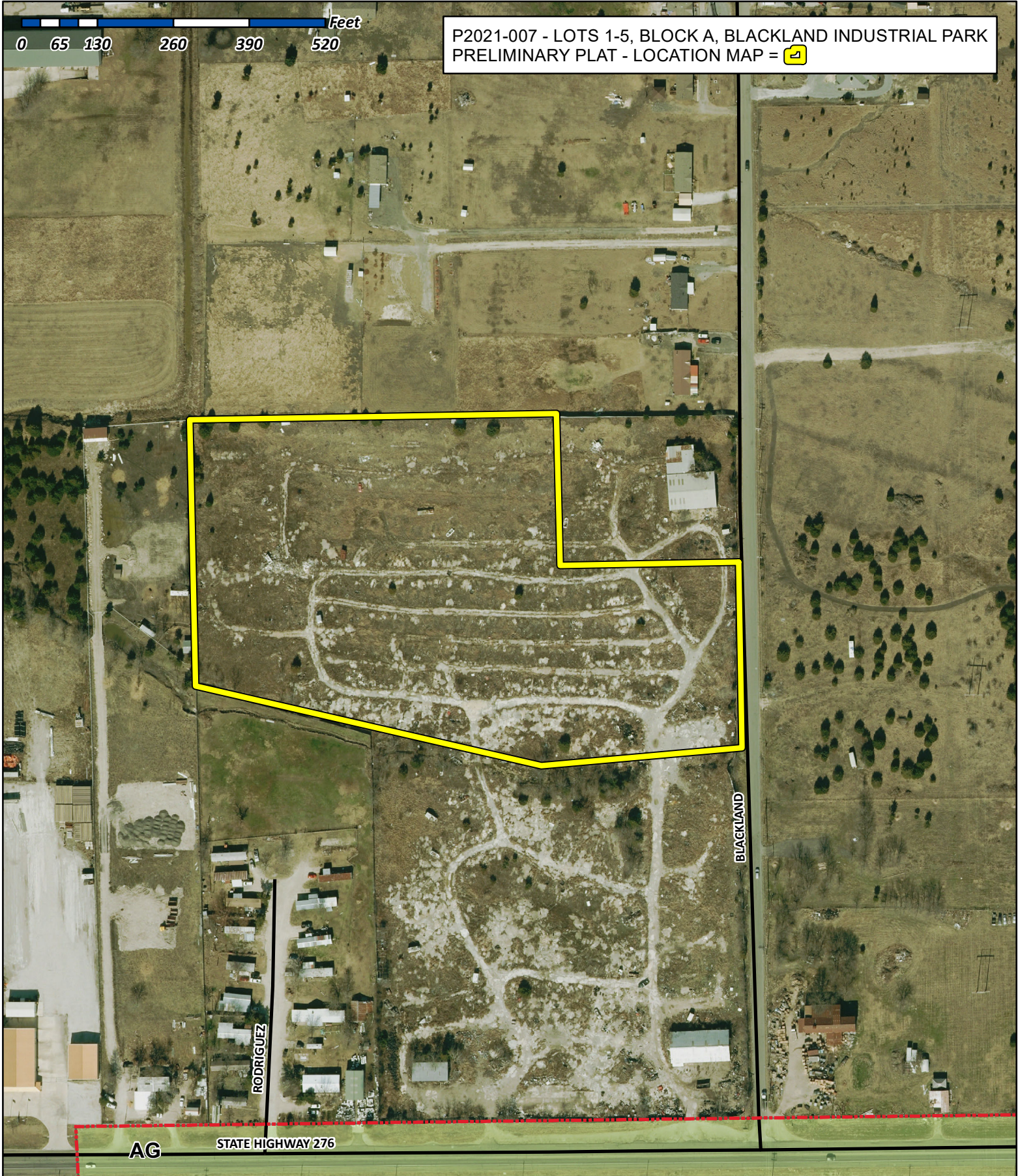
Owner's Signature Danielle Porter

Notary Public in and for the State of Texas Angela Hranicky



0 65 130 260 390 520 Feet

P2021-007 - LOTS 1-5, BLOCK A, BLACKLAND INDUSTRIAL PARK
PRELIMINARY PLAT - LOCATION MAP = 



AG STATE HIGHWAY 276

BLACKLAND

RODRIGUEZ



City of Rockwall

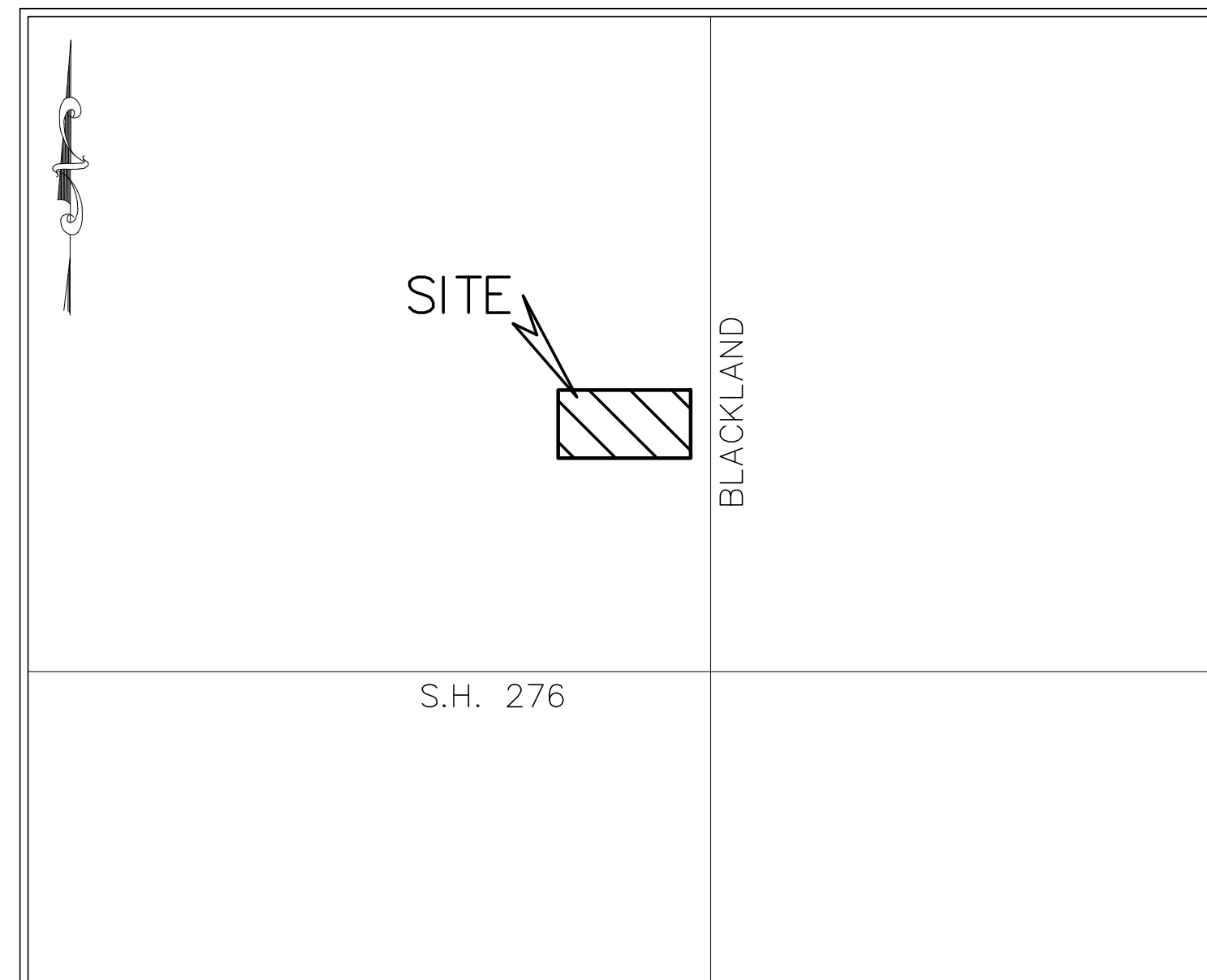
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



SITE IMPROVEMENT PLANS
for
BLACKLAND ADDITION
SUBDIVISION

Lot 1-6, 10.27 ACRES
City of Royse City
Rockwall County, Texas



Location Map

INDEX

SHEET NO.	DESCRIPTION
C100	Cover Sheet
C101	Preliminary Plat
C102	Preliminary Lot Layout
C103	Preliminary Site Utility Plan
C104	Preliminary Drainage Area Plan
	Preliminary Grading Plan

OWNER:

R&D WIRELESS, LLC
751 Turtle Cove Blvd, Rockwall, Texas 75087
Contact: Danielle Porten (214)293-2826

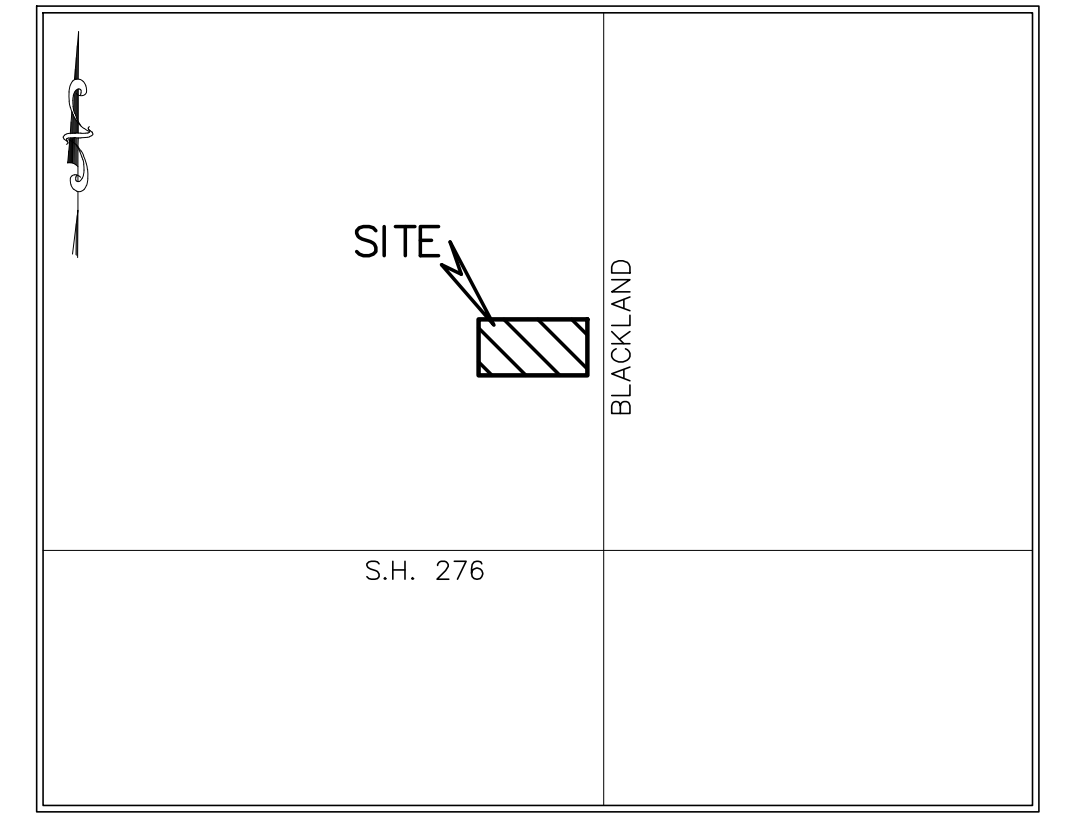
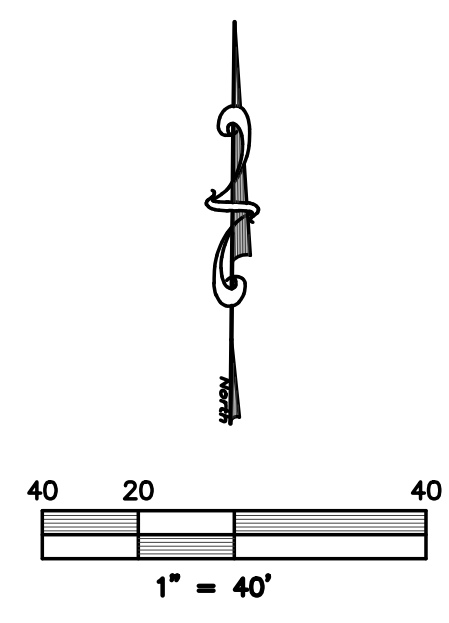
ENGINEER:

MONK CONSULTING ENGINEERS, INC.

GERALD E. MONK, P.E.

1200 W. State Street ~ Garland Texas 75040 972) 272-1763 Fax 972) 272-8761
jerry@monkconsulting.com
REG. NO.: F-2567

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

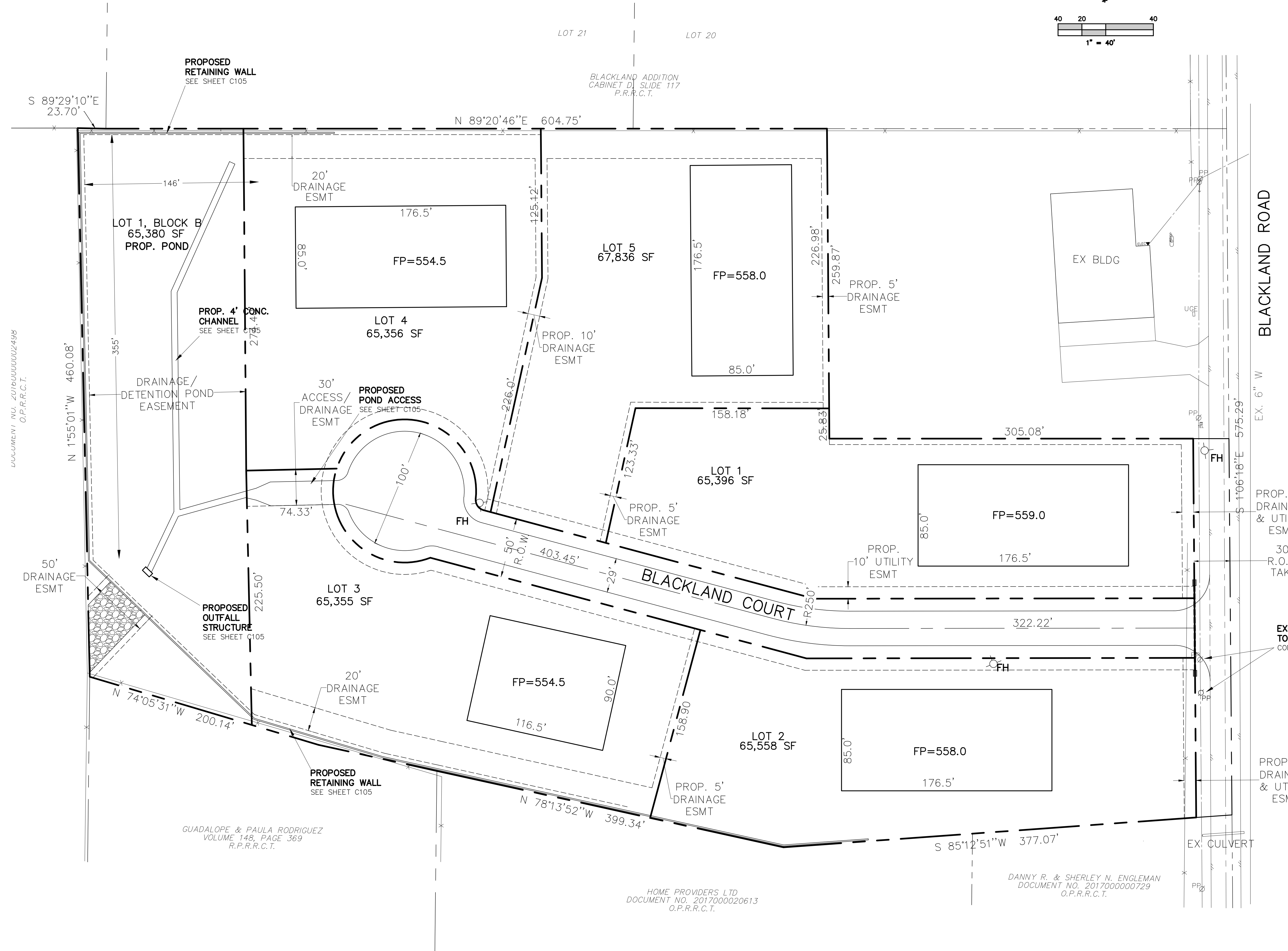


VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- = EX. WATER
- = EX. POWER POLE
- = EX. TELEPHONE BOX
- = PROP. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL PRIVATE DETAILS ARE SUPERSEDED BY STD. CITY DETAILS
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.



BLACKLAND ROAD

BLACKLAND COURT

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION

**PRELIMINARY
LOT LAYOUT**

BLACKLAND ADDITION

BLACKLAND INDUSTRIAL PARK ADDITION
Lots 1-5, Blk A, 10.27 ACRES
City of Royse City, Rockwall County, Texas

owner
R&D WIRELESS, LLC
751 Turtle Cove Blvd, Rockwall, Texas 75087
Contact: Danielle Porten 214 293-2826

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: REG. NO.: F-2567

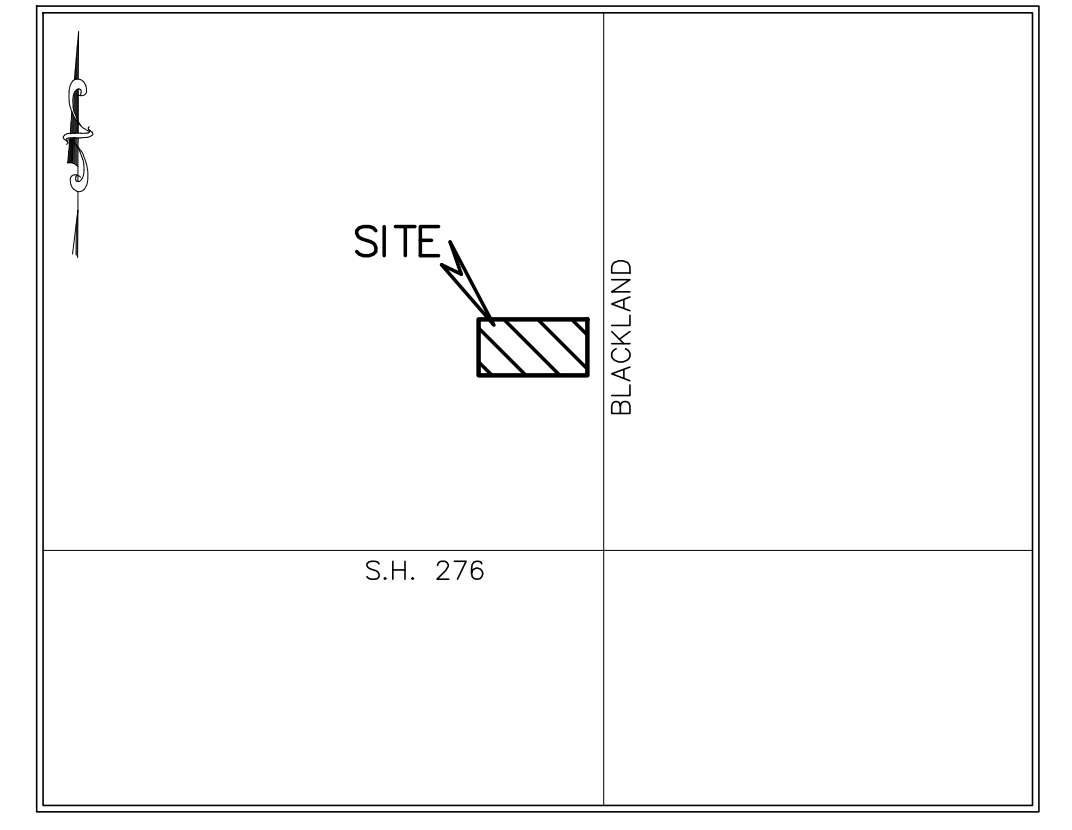
date: 2/10/21 scale: 1"=40' sheet: C101

DOCUMENT NO. 2017000002498
O.P.R.R.C.T.

GUADALUPE & PAULA RODRIGUEZ
VOLUME 148, PAGE 369
R.P.R.R.C.T.

HOME PROVIDERS LTD
DOCUMENT NO. 2017000020613
O.P.R.R.C.T.

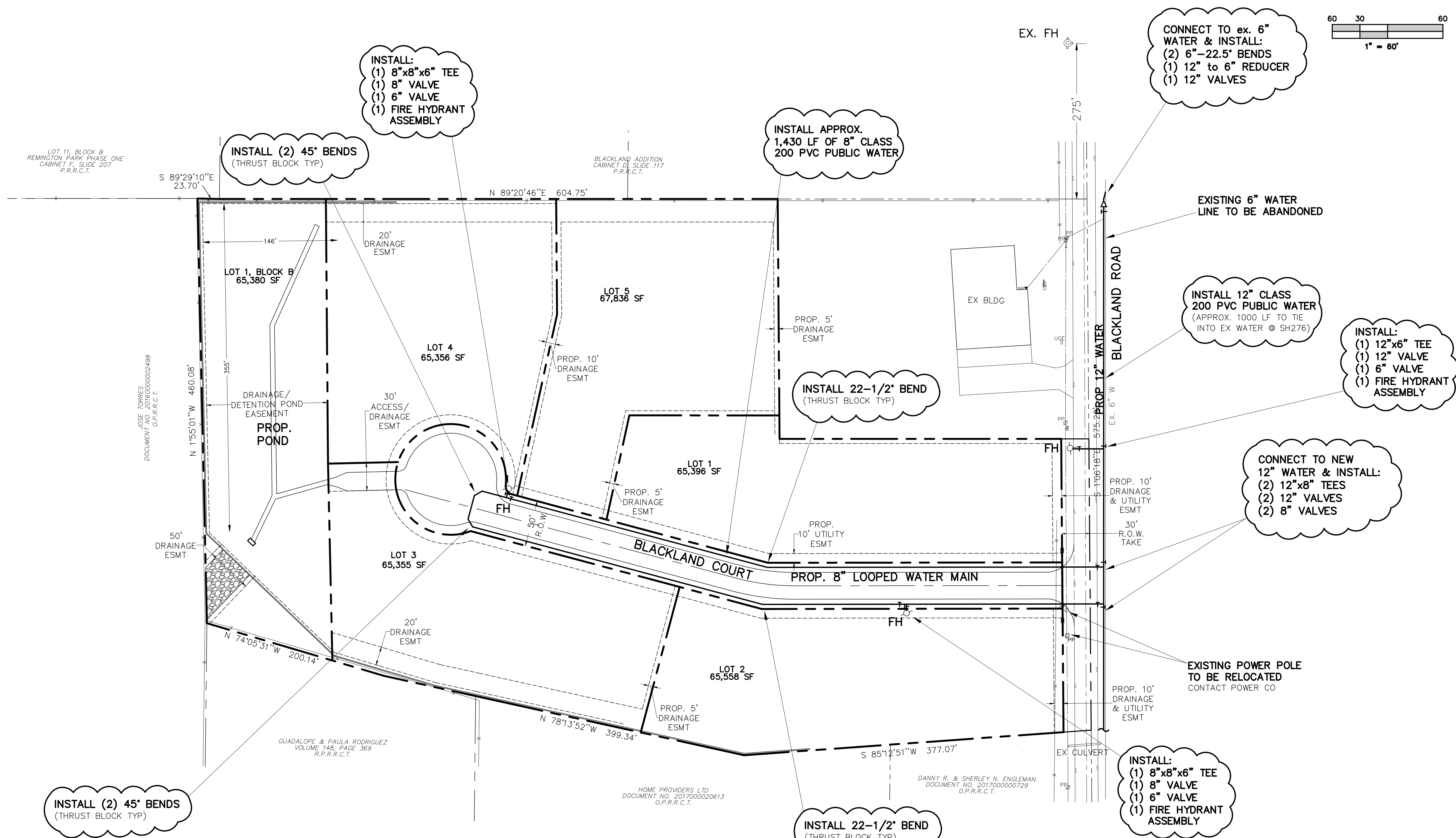
DANNY R. & SHERLEY N. ENGLEMAN
DOCUMENT NO. 201700000729
O.P.R.R.C.T.



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. W — = EX. WATER
- PP = EX. POWER POLE
- = EX. TELEPHONE BOX
- FH = EX. FIRE HYDRANT
- FH T = PROP. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT



INSTALL (2) 45' BENDS
(THRUST BLOCK TYP)

INSTALL:
(1) 8"x8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FIRE HYDRANT ASSEMBLY

INSTALL APPROX.
1,430 LF OF 8" CLASS
200 PVC PUBLIC WATER

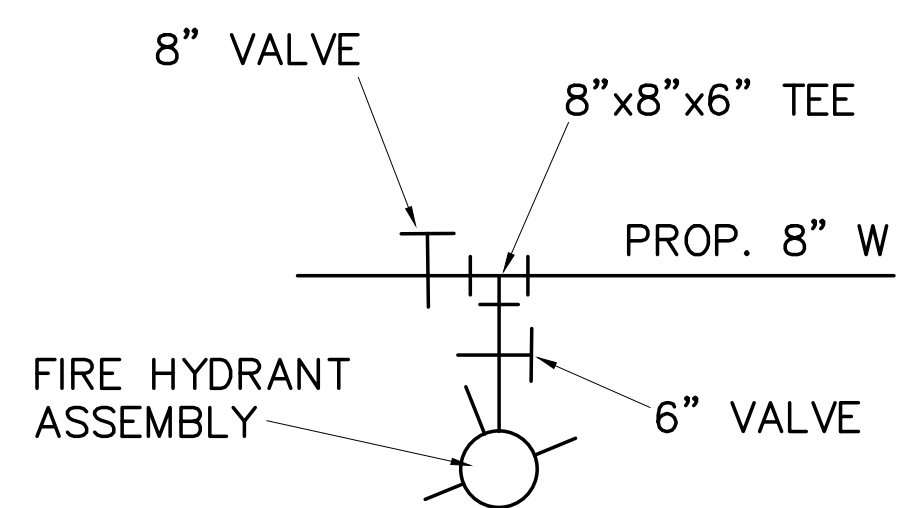
CONNECT TO ex. 6" WATER & INSTALL:
(2) 6"-22.5" BENDS
(1) 12" to 6" REDUCER
(1) 12" VALVES

INSTALL 12" CLASS
200 PVC PUBLIC WATER
(APPROX. 1000 LF TO TIE INTO EX WATER @ SH276)

INSTALL:
(1) 12"x6" TEE
(1) 12" VALVE
(1) 6" VALVE
(1) FIRE HYDRANT ASSEMBLY

CONNECT TO NEW 12" WATER & INSTALL:
(2) 12"x8" TEES
(2) 12" VALVES
(2) 8" VALVES

INSTALL:
(1) 8"x8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FIRE HYDRANT ASSEMBLY



FIRE HYDRANT CONNECTION
NOT TO SCALE

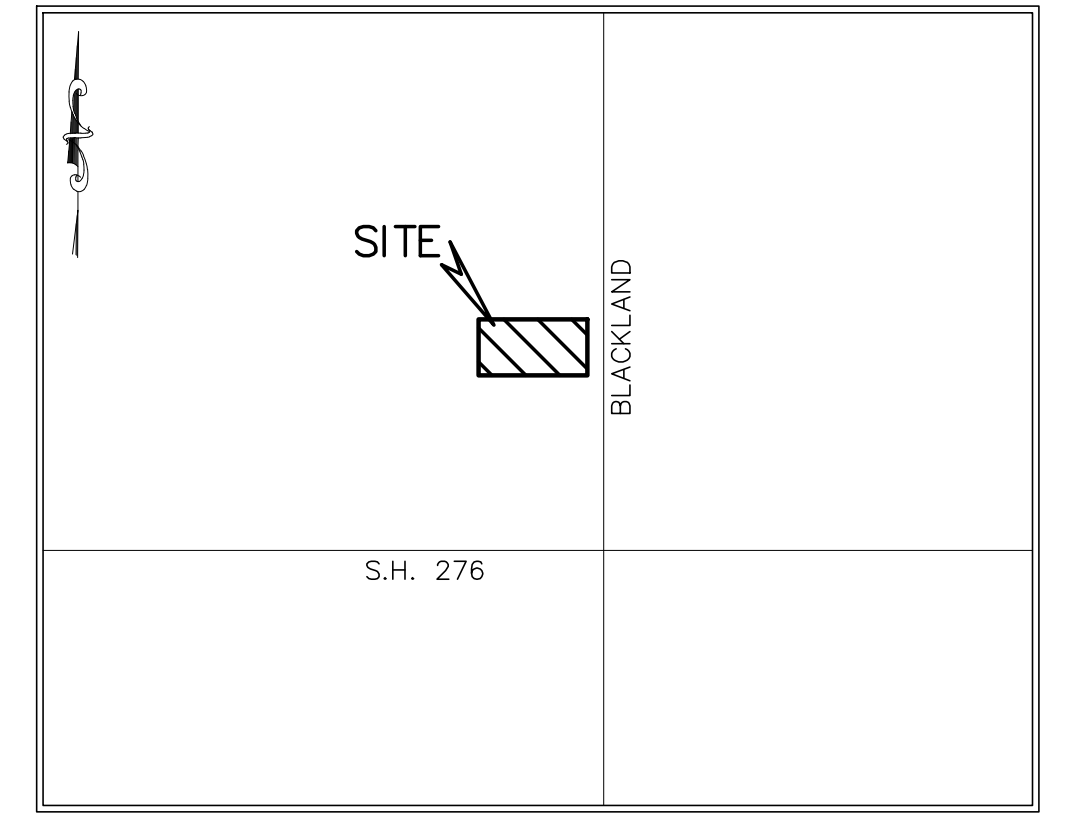
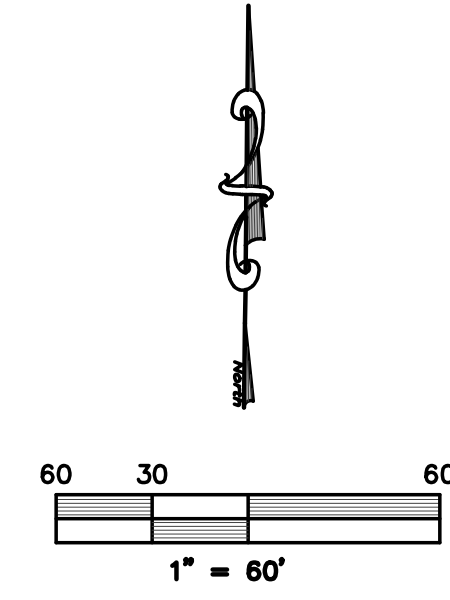
WATER LINE: DR14 C-900 CLASS 200

NOTE:
ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE IPC (INTERNATIONAL PLUMBING CODE), PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT BY A LICENSED PLUMBER.

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL WATER SERVICES WILL BE PROVIDED & PERMITTED BY BLACKLAND WATER SUPPLY & MUST BE APPROVED BY THE CITY OF ROCKWALL.
 - 5) CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE CONNECTION.
 - 6) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
 - 7) PRIVATE UTILITIES TO BE MAINTAINED, REPAIRED, AND REPLACED BY PROPERTY OWNER.

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

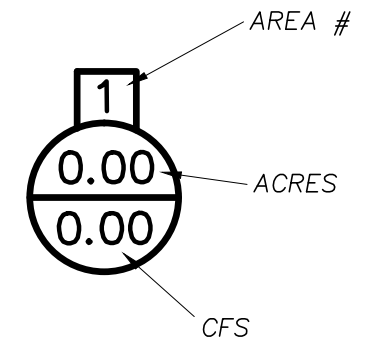
PRELIMINARY SITE UTILITY PLAN		
BLACKLAND ADDITION		
BLACKLAND INDUSTRIAL PARK ADDITION Lots 1-5, Blk A, 10.27 ACRES City of Royse City, Rockwall County, Texas		
owner R&D WIRELESS, LLC 751 Turtle Cove Blvd, Rockwall, Texas 75087 Contact: Danielle Porten 214 293-2826		
prepared by MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761		
© 2020 Monk Consulting Engineers, Inc., All Rights Reserved		
PROJECT NO.:	REG. NO.: F-2567	
date:	scale:	sheet:
2/10/21	1"=60'	C102



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- 550- = EXISTING CONTOURS
- 550- = PROPOSED CONTOURS



LOT 11, BLOCK B
REMINGTON PARK PHASE ONE
CABINET F. SUBDIVISION
P.R.R.C.T.

GUADALUPE A. PAULA RODRIGUEZ
VOLUME 145, PAGE 369

Present Conditions
DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.35	1	1.550	0.54	20.00	5.90	3.20	8.30	4.50	undeveloped Offsite	
2	0.35	1	1.810	0.63	20.00	5.90	3.74	8.30	5.26	undeveloped	
3	0.35	1	0.400	0.14	20.00	5.90	0.83	8.30	1.16	undeveloped	
4	0.35	1	10.060	3.52	20.00	5.90	20.77	8.30	29.22	undeveloped	
			13.820								

Developed
DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.35	1	1.55	0.54	10.00	7.10	3.85	9.80	5.32	undeveloped Offsite	
2	0.9	1	1.81	1.63	10.00	7.10	11.57	9.80	15.96	DEV	
3	0.9	1	0.4	0.36	10.00	7.10	2.56	9.80	3.53	DEV	
4	0.9	1	9.89	8.90	10.00	7.10	63.20	9.80	87.23	DEV	
5	0.9	1	0.18	0.14	10.00	7.10	1.02	9.80	1.41	DEV By Pass	
			12.260								
									108.13		

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

PRELIMINARY
DRAINAGE AREA MAP
BLACKLAND ADDITION

BLACKLAND INDUSTRIAL PARK ADDITION
Lots 1-5, Blk A, 10.27 ACRES
City of Royse City, Rockwall County, Texas

owner
R&D WIRELESS, LLC
751 Turtle Cove Blvd, Rockwall, Texas 75087
Contact: Danielle Porten 214 293-2826

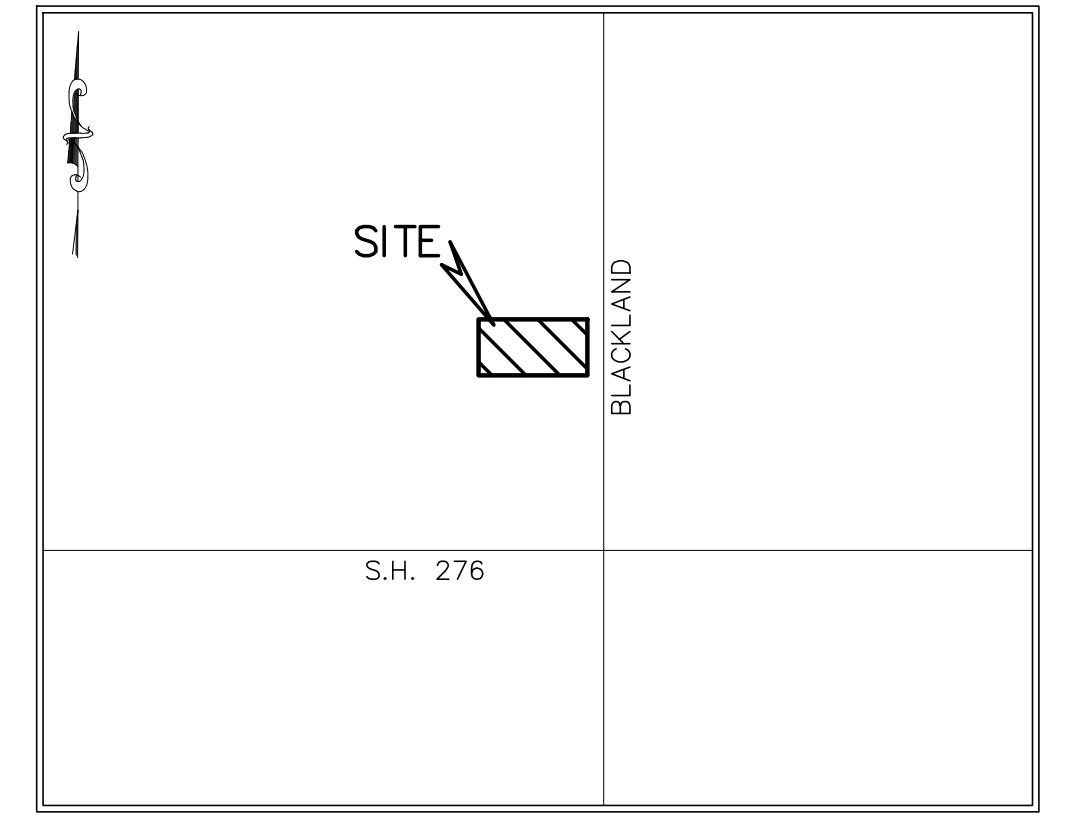
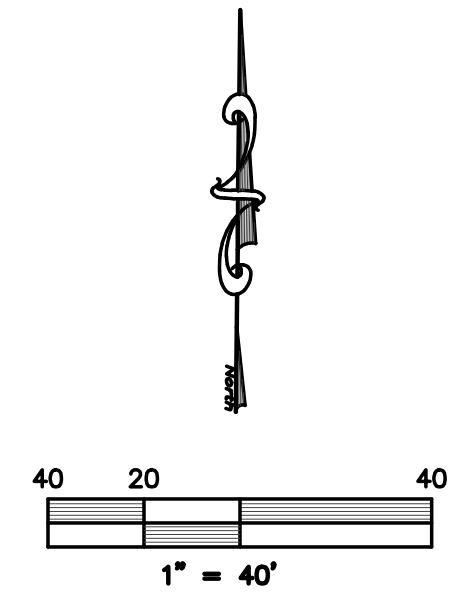
prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: REG. NO.: F-2567

date: 2/10/21 scale: 1"=60' sheet: C103

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL PRIVATE DETAILS ARE SUPERSEDED BY STD. CITY DETAILS.
 - 5) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 6) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
 - 7) ANY STORM PIPE INSTALLED IN CITY R.O.W. MUST BE RCP.
 - 8) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
 - 9) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC) CAN BE OFF-SITE, IN EASEMENTS, OR IN RIGHT OF WAY.



VICINITY MAP
NOT TO SCALE

Summary Detention Pond A Calculations

	Volume	Elevation
Qallow 100	37.94 cfs	106.057 cf
Qallow 25	34.07 cfs	81.438 cf
Qallow 10	26.33 cfs	79.931 cf
Qallow 5	21.50 cfs	69.864 cf

LOT 21

LOT 20

BLACKLAND ADDITION
CABINET D SLIDE 117
P.P.R.C.T.

LEGEND

- = PROPERTY LINE
- - - - - = EXISTING CONTOURS
- — — — — = PROPOSED CONTOURS
- EX. W. — = EX. WATER
- ⊙ PP = EX. POWER POLE
- ⊠ = EX. TELEPHONE BOX
- FH ⊙ = PROP. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT

BLACKLAND ROAD

EX. 6" W

PROP. 10'
DRAINAGE
& UTILITY
ESMT

PUBLIC CULVERT
INSTALL 71 LF OF 12" RCP
W/P-SET HEADWALLS
(SLOPE 0.70%)
12" FL(IN)=568.75
12" FL(OUT)=568.20

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

**PRELIMINARY
GRADING PLAN
BLACKLAND ADDITION**

BLACKLAND INDUSTRIAL PARK ADDITION
Lots 1-5, Blk A, 10.27 ACRES
City of Royse City, Rockwall County, Texas

owner
R&D WIRELESS, LLC
751 Turtle Cove Blvd, Rockwall, Texas 75087
Contact: Danielle Porten 214 293-2826

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: REG. NO.: F-2567

date: 2/10/21 scale: 1"=40' sheet: C104

RETAINING WALL
SEE SHEET C105

S 89°29'10"E
23.70'

N 89°20'46"E 604.75'

LOT 1, BLOCK B
65,380 SF

FP=554.5

LOT 5
67,836 SF

FP=558.0

LOT 4
65,356 SF

LOT 1
65,396 SF

FP=559.0

LOT 3
65,355 SF

BLACKLAND COURT

FP=554.5

LOT 2
65,558 SF

FP=558.0

RETAINING WALL
SEE SHEET C105

N 78°13'52"W 399.34'

S 85°12'51"W 377.07'

POND DISCHARGE
CONST. MULTI STAGE
OUTFALL W/ 52 LF OF
2- 30" RCP &
SLOPING HEADWALL.
FL(IN)=547.60
(2) 30" FL(IN)=547.25
(2) 30" FL(OUT)=546.91

GUADALOPE & PAULA RODRIGUEZ
VOLUME 148, PAGE 369
P.P.R.C.T.

HOME PROVIDERS LTD
DOCUMENT NO. 2017000020613
O.P.R.C.T.

DANNY R. & SHERLEY N. ENGLEMAN
DOCUMENT NO. 201700000729
O.P.R.C.T.

JOSE TORRES
DOCUMENT NO. 20160000002498
O.P.R.C.T.

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, September 01, 2020 8:45 am.					
Start					
170	PKF		7019042.78178	2628059.43696	561.44
IN	S 1°06'53" E	315.42			-2.85
168	PKF		7018727.41759	2628065.57336	558.59
IN	S 85°12'51" W	377.07			-6.87
186	1/2RF		7018695.95821	2627689.82097	551.72
IN	N 78°13'52" W	399.34			-551.72
230	1/2IRF		7018777.41000	2627298.87591	0.00
IN	N 74°05'31" W	200.14			547.69
215	1/2RF		7018832.26759	2627106.39789	547.69
IN	N 1°55'01" W	460.08			1.21
179	1/2RF		7019292.08833	2627091.00891	548.90
IN	S 89°29'10" E	23.70			1.06
178	1/2RF		7019291.87577	2627114.70743	549.96
IN	N 89°20'46" E	604.75			-549.96
232	1/2IRF		7019298.77740	2627719.42017	0.00
IN	S 1°05'36" E	259.87			
231	1/2IRF		7019038.95774	2627724.37878	0.00
IN	N 89°20'46" E	335.08			561.44
170	PKF		7019042.78178	2628059.43696	561.44

Area = 447216.71 Sq. Feet or 10.27 Acres

PROJECT COMMENTS



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

DATE: 2/19/2021

PROJECT NUMBER: SP2021-002
 PROJECT NAME: Site Plan for a Warehouse/Distribution Center
 SITE ADDRESS/LOCATIONS: SWC of Justin Road and Industrial Boulevard

CASE MANAGER: David Gonzales
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a Site Plan for a Warehouse/Distribution Center a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
ENGINEERING	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
BUILDING	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
FIRE	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
GIS	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
POLICE	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
PARKS	Ryan Miller	02/19/2021	Approved w/ Comments
02/18/2021: Landscape Plans - approved			



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 Justin Road

Subdivision

Lot

Block

General Location Southwest corner of Justin Rd and Industrial Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Vacant

Proposed Zoning LI

Proposed Use Distribution Center

Acreage 68

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 Smartt Lofland & J Bond Ptns

Applicant Seefried Industrial Properties

Contact Person Bill Lofland

Contact Person Jonathan Stites

Address 1 Carmartchen Ct

Address 3030 LBJ Freeway, Suite 1650

City, State & Zip Dallas, TX 75225

City, State & Zip Dallas, TX 75234

Phone 972-771-5212

Phone 214-393-6066

E-Mail bill_lofland@juno.com

E-Mail jstites@seefriedproperties.com

NOTARY VERIFICATION [REQUIRED]

Owner's Representative

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

Owner's Representative

"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 January, 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."

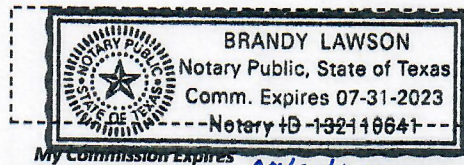
Given under my hand and seal of office on this the 13th day of January, 20 21.

Owner's Representative

Owner's Signature

Notary Public in and for the State of Texas

[Handwritten Signature: Brandy Lawson]



My Commission Expires

07/31/2023

Letter of Authorization

Property Name: Approximately 90 acres, SW Corner of Justin Road and Industrial Blvd
Rockwall, TX

To whom it may concern,

I hereby authorize Jonathan Stites of Seefried Industrial Properties, Inc., or RLP III Rockwall, LLC, to sign the Development Application and related site plan approval documents for the proposed distribution center contemplated on the site referenced above.

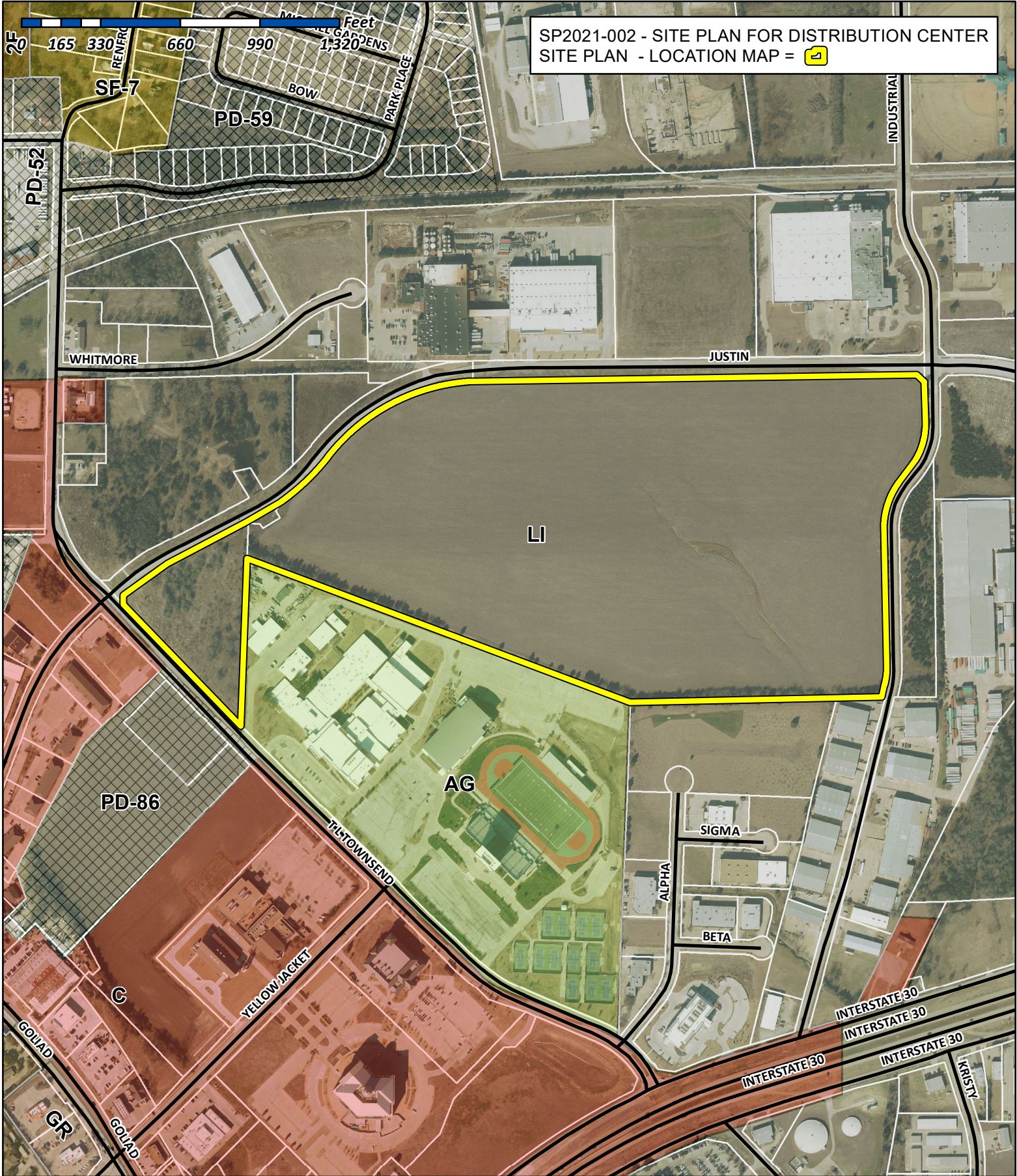
SELLER:

William B. Lofland

By: 

Name: William B. Lofland

Date Signed: 4/12/2021

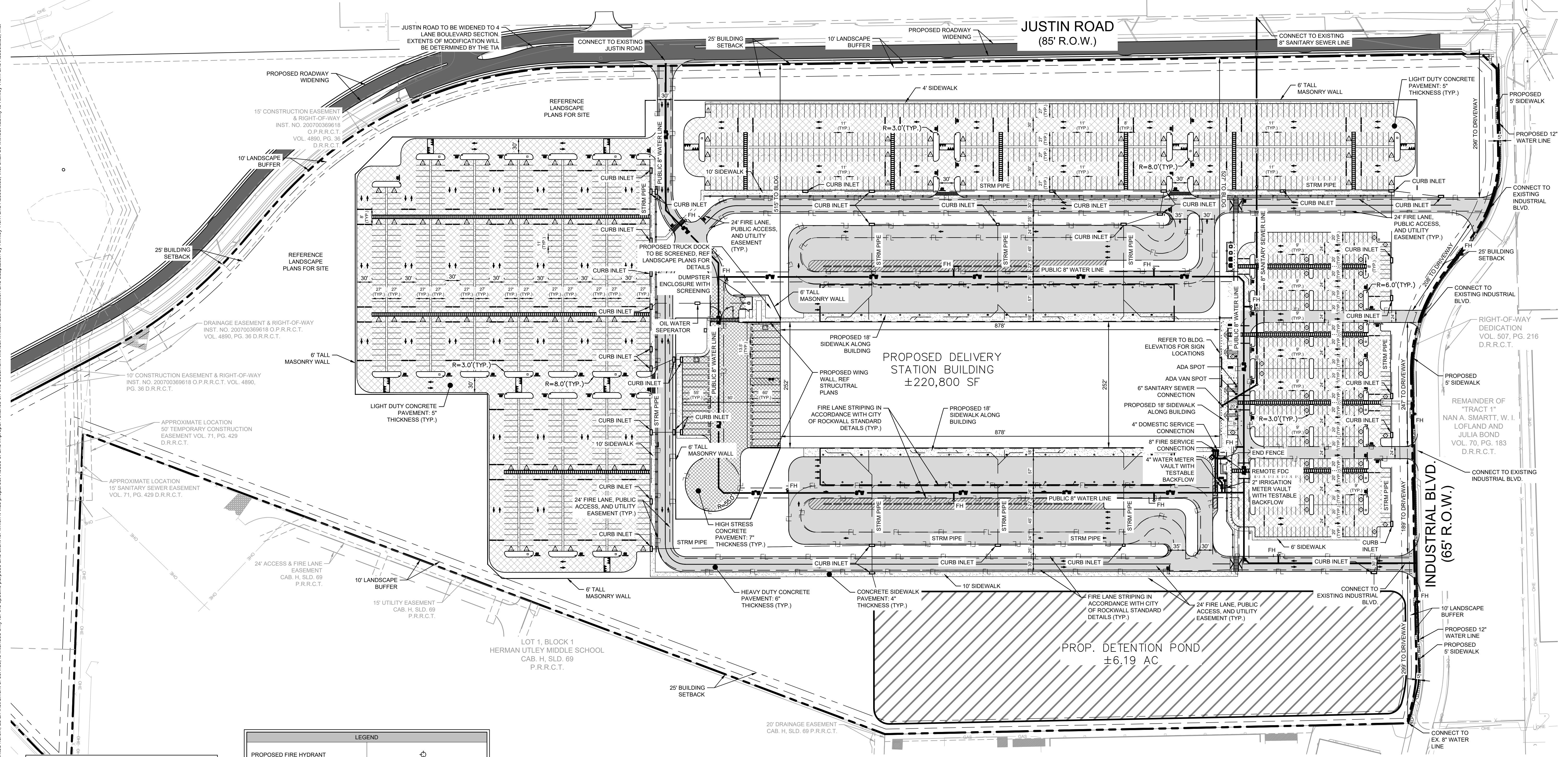
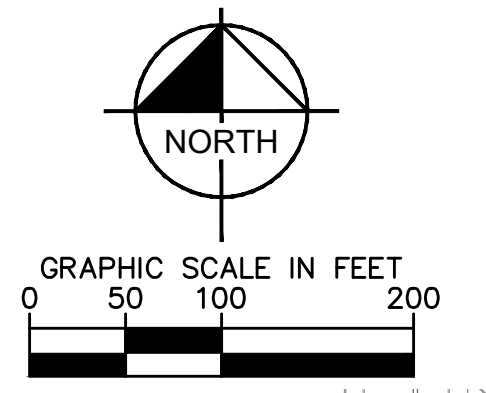


City of Rockwall

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

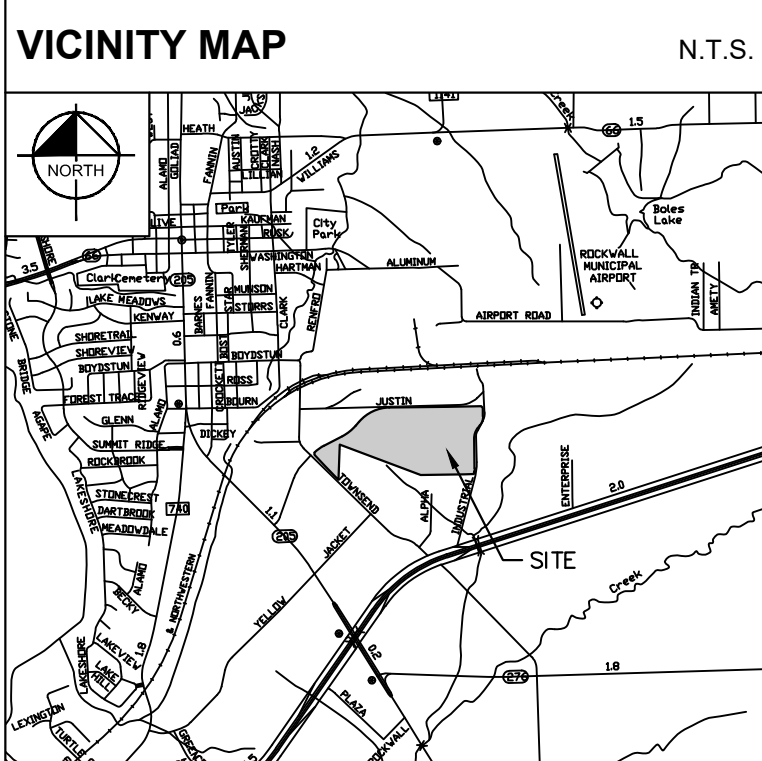
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.



LEGEND	
PROPOSED FIRE HYDRANT	⊕
PROPOSED FIRE LANE	— FL — FL
PROPERTY LINE	---
SAWCUT LINE	- - - -
PROPOSED CURB	—
LIGHT-DUTY CONCRETE	[Pattern]
FIRE LANE CONCRETE	[Pattern]
HEAVY DUTY CONCRETE	[Pattern]
PROPOSED ON SITE SIDEWALK	[Pattern]
PROPOSED OFF SITE SIDEWALK	[Pattern]
PROPOSED ROADWAY WIDENING	[Pattern]

PARKING SUMMARY (PER CLIENT REQUIREMENTS)	
TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		PROVIDED	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE PLAN SIGNATURE BLOCK:

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

WITNESS OUR HANDS, this ___ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER: SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1050
DALLAS, TX 75234
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER: SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75234
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-597-9300
CONTACT: KENNETH CARGILL, P.E.

CASE NUMBER: XXXXXXX

DATE

REVISIONS

No.

BY

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBP# FIRM REGISTRATION F-928

FOR REVIEW ONLY
Not For Construction.

Engineer: KENNETH CARGILL
P.E. No. 123293 Date: FEB. 2021

KHA PROJECT
069284835

DATE
FEBRUARY 2021

SCALE
AS SHOWN

DESIGNED BY
BG

DRAWN BY
BG

CHECKED BY
KWC

SITE PLAN

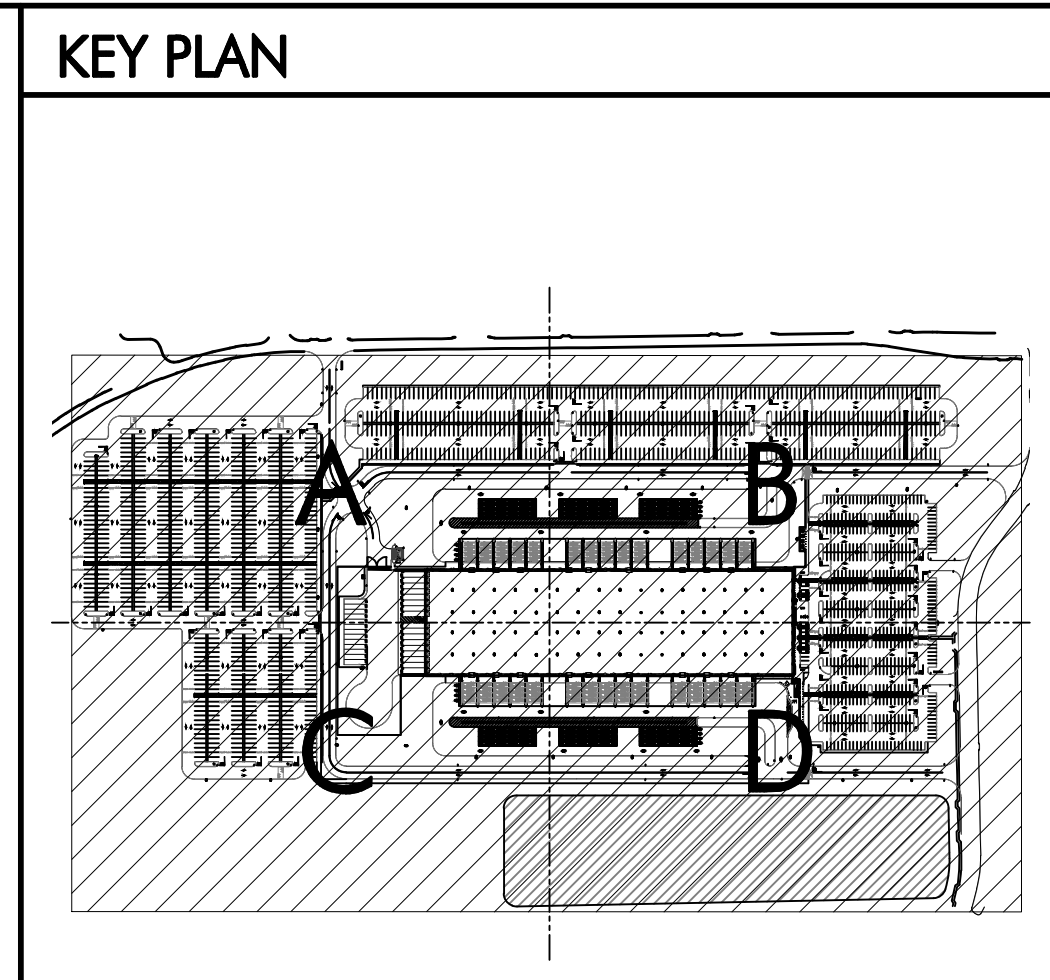
JUSTIN ROAD
DISTRIBUTION
CENTER

TEXAS

ROCKWALL

SHEET NUMBER
C-100

Plotted By: Citron, Bianca Sheet: SSI-Kha Layout: C-200 February 08, 2021 01:21:46pm K:\1100_Civil\069284835-DDE\Rockwall\CA\Exhibits\Prelim Site Plan.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PARKING DATA

SPACE TYPE	Count
STANDARD	471
HANDICAPPED	9
TOTAL SPACES	480

DELIVERY VAN STORAGE

SPACE TYPE	Count
VAN LOADING	120
VAN STAGING	120
VAN PARKING	1118
TRAILER TRUCK	30
TOTAL SPACES	1388

GENERAL NOTES

- BUILDING DIMENSIONS TAKEN FROM INSIDE FACE OF CONCRETE PANEL.
- DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR BACK OF PARKING STALL TO BACK OF PARKING STALL.
- SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS.

Issue Date **02/10/21**

Revisions	Date	Description	By
△			
△			
△			
△			
△			

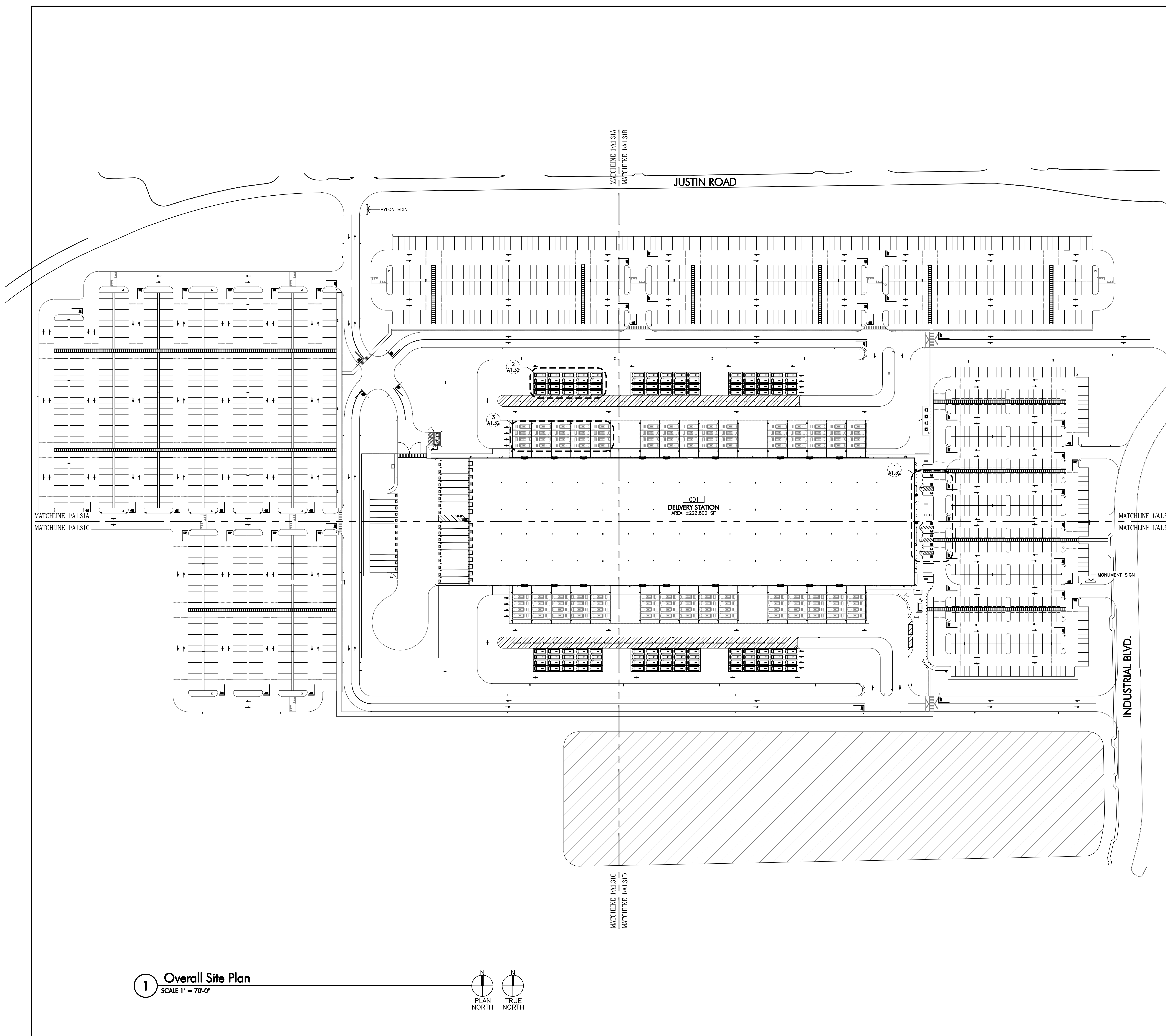
**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

**PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY**

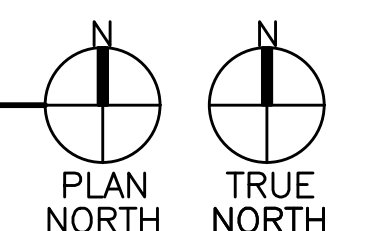
Job Number 200162
Drawn By NG
App'd By SV
Sheet Title

**Overall Site
Graphics Plan**

Sheet Number
A1.31



1 Overall Site Plan
SCALE 1" = 70'-0"



SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-1 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
- S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-3 MOD 30" X 30" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH PLACARD
- S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-7R 30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW
- S-11L 24" X 24" DOT STANDARD "NO LEFT TURN" SIGN
- S-11R 24" X 24" DOT STANDARD "NO RIGHT TURN" SIGN
- S-13 24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
- S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 3/A1.34)

- S-13 24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
 - S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.
- SITE SIGNS (SEE 5/A1.34)**
- AS-5 48" X 60" YARD RULES SIGN
 - AS-6 36" X 24" TRUCK ENTRANCE SIGN
 - AS-26 26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-15 20' - 0" LARGE SPEED HUMP
- PG-16 6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-5 8'-0" X 10'-0" STRAIGHT ARROW
- PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36° O.C. PEDESTRIAN CROSSWALK
- PG-12 12" STRIPING OUTLINE AND HATCH FILL AT 36° O.C. DRIVER ENTRANCE
- PG-14 5'-0" X 3'-6" (24" TALL LETTERING) TRAILER SPACE NUMBERING

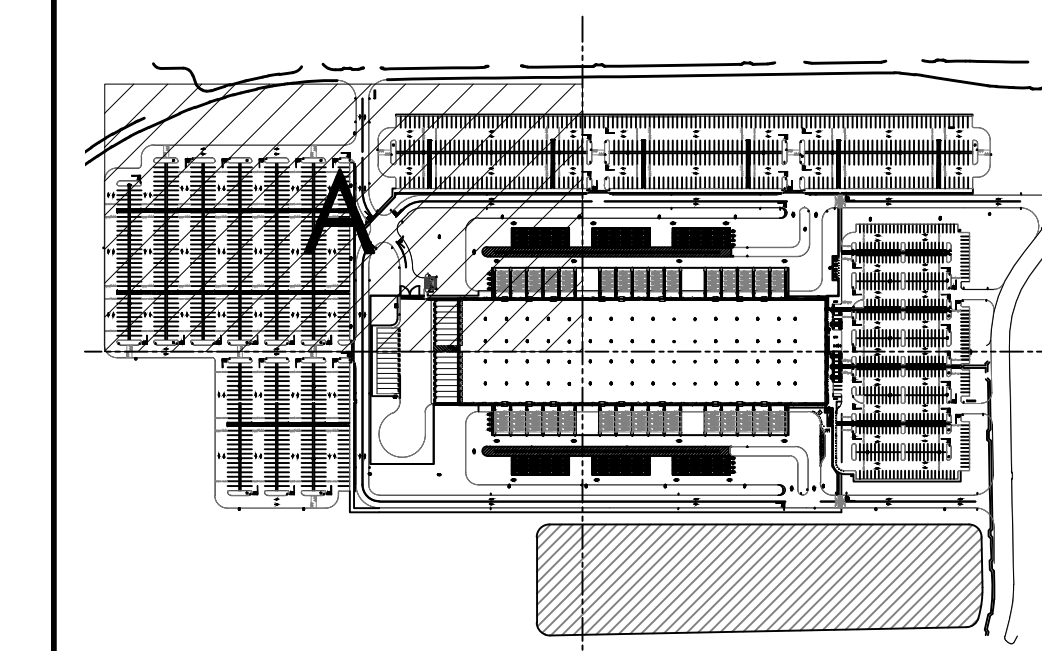
PAVEMENT GRAPHICS (SEE 6/A1.35)

- PG-21 TRAILER PARKING STALL STRIPE
- PG-22 DOCK PARKING STALL STRIPE
- PG-23 JACK STAND AREA
- PG-24 WARNING LINE

GENERAL NOTES

1. REF. A1.33-A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
4. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
5. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
6. TYPICAL SIGN FONT IS SET IN ARIAL.
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN

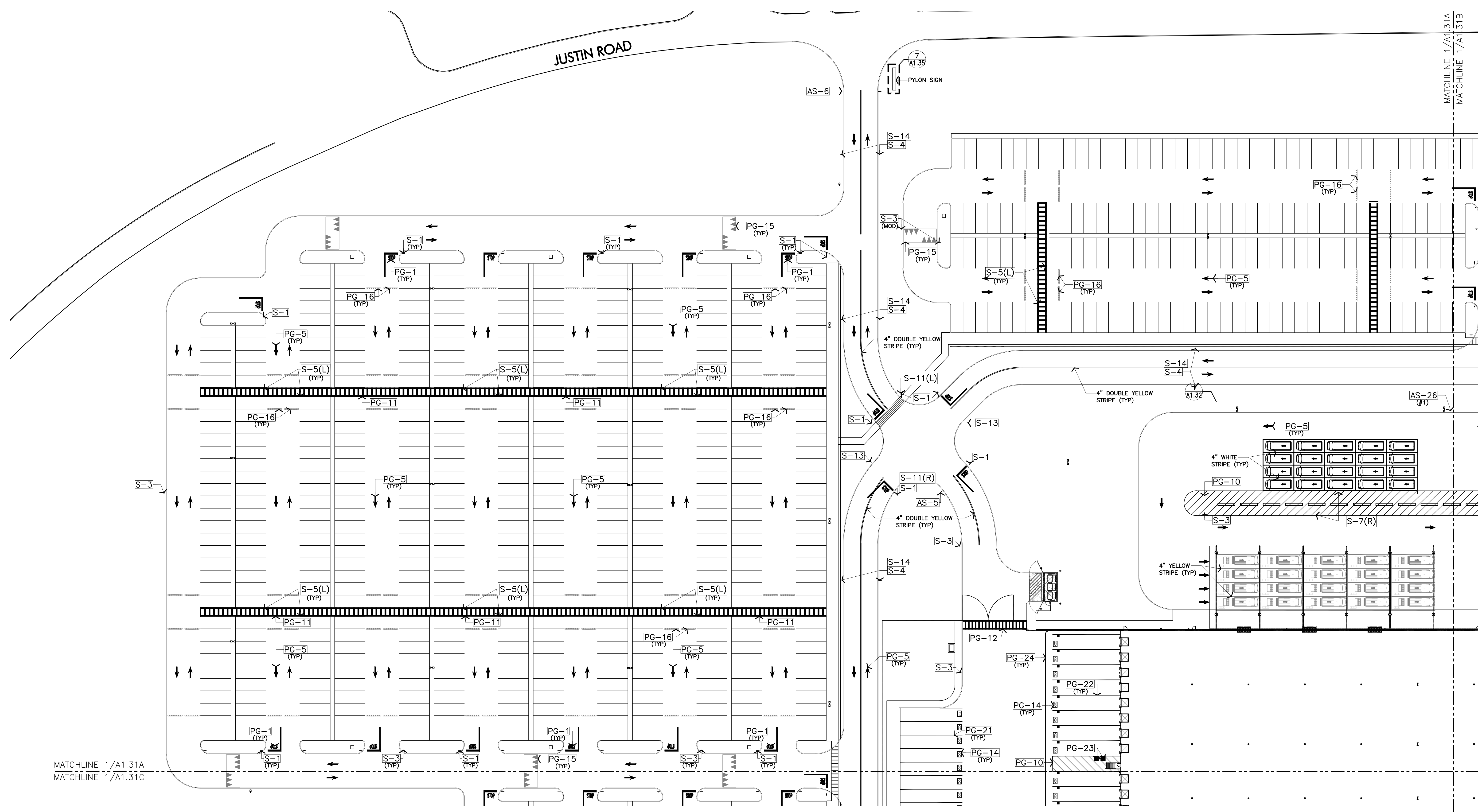


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Project Address
**Delivery Station
DDF9- Rockwall**

Issue Date **02/10/21**

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MATCHLINE 1/A1.31A
MATCHLINE 1/A1.31C

MATCHLINE 1/A1.31A
MATCHLINE 1/A1.31B

**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

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ARLINGTON, TEXAS 76011
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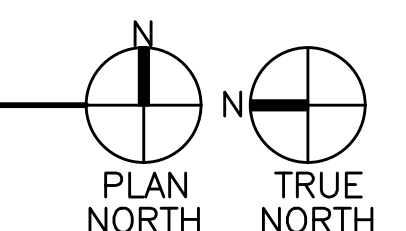
Job Number 200162
Drawn By NG
App'd By SV

Sheet Title
**Partial Site
Graphics Plan**

Sheet Number

A1.31A

1 Partial Site Plan
SCALE 1" = 40'-0"



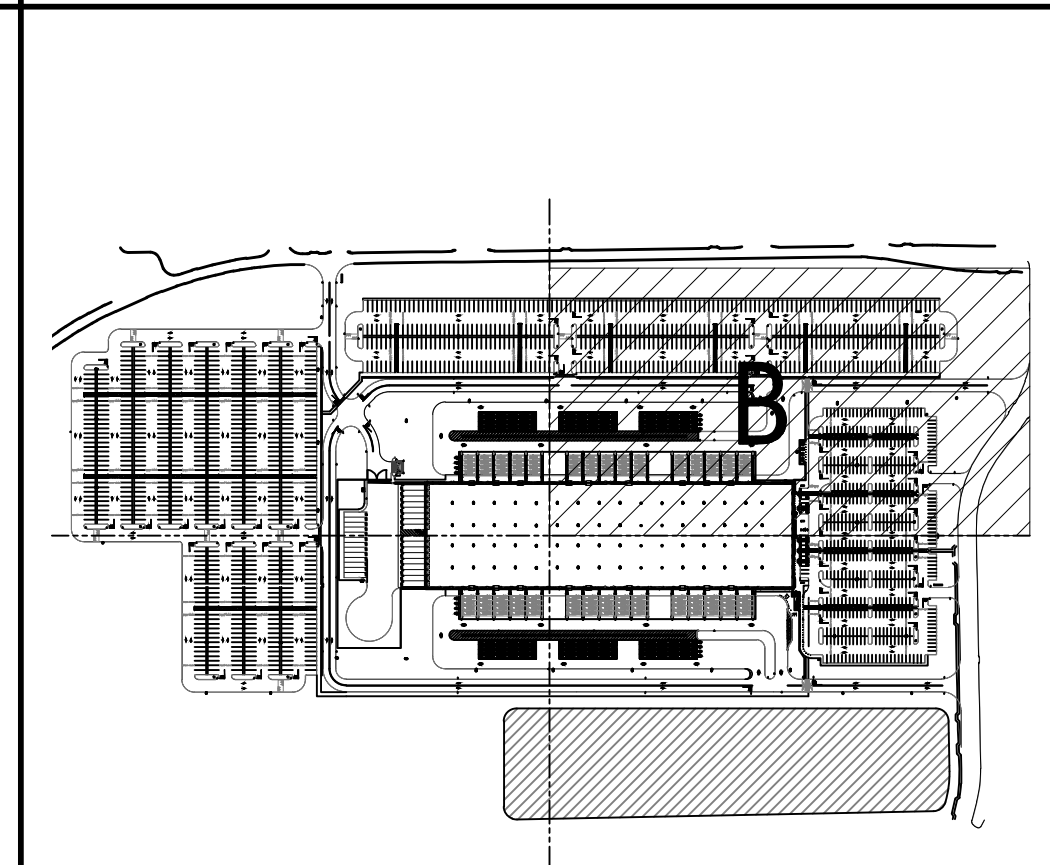
SITE NOTE LEGEND

<p>SITE SIGNS (SEE 1/A1.34)</p> <p>S-1 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN</p> <p>S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN</p> <p>S-3 MOD 30" X 30" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH FLAGBOARD</p> <p>S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN</p> <p>S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW</p> <p>S-7R 30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW</p> <p>SITE SIGNS (SEE 3/A1.34)</p> <p>S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.</p> <p>S-15 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN</p> <p>S-16 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN</p> <p>SITE SIGNS (SEE 5/A1.34)</p> <p>AS-1 60" X 48" ADDRESS SIGN</p>	<p>SITE SIGNS (SEE 5/A1.34)</p> <p>AS-13 36" X 24" "NO ENTRANCE" SIGN</p> <p>AS-14 36" X 24" "NO EXIT" SIGN</p> <p>AS-15R 36" X 24" EXIT SIGN, RIGHT ARROW</p> <p>AS-16 48" X 60" WAYFINDING SIGN</p> <p>AS-17L 36" X 24" DROP-OFF/PICK-UP SIGN, LEFT ARROW</p> <p>AS-26 26" X 26" MUSTER AREA SIGN</p> <p>AS-30 12" X 18" NON-SMOKING AREA SIGN</p>	<p>SITE SIGNS (SEE 5/A1.34)</p> <p>AS-31 12" X 18" CUSTOMER PARKING SIGN</p> <p>PAVEMENT GRAPHICS (SEE 1/A1.35)</p> <p>PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR</p> <p>PG-15 20' - 0" LARGE SPEED BUMP</p> <p>PG-16 6'-0" X 1'-0" SMALL SPEED BUMP</p> <p>PG-20 24'-0" X 22'-0" PEDESTRIAN TABLE</p> <p>PAVEMENT GRAPHICS (SEE 5/A1.35)</p> <p>PG-5 8'-0" X 10'-0" STRAIGHT ARROW</p>	<p>PAVEMENT GRAPHICS (SEE 5/A1.35)</p> <p>PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND</p> <p>PG-17 4'-0" X 4'-0" STANDARD ACCESSIBLE PARKING SPACE</p> <p>PG-18 4'-0" X 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE</p>
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GENERAL NOTES

- REF. A1.33-A1.36 FOR SIGNAGE DETAILS
- FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
- ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
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- ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
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- SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
- NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
- STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.S.A.

KEY PLAN

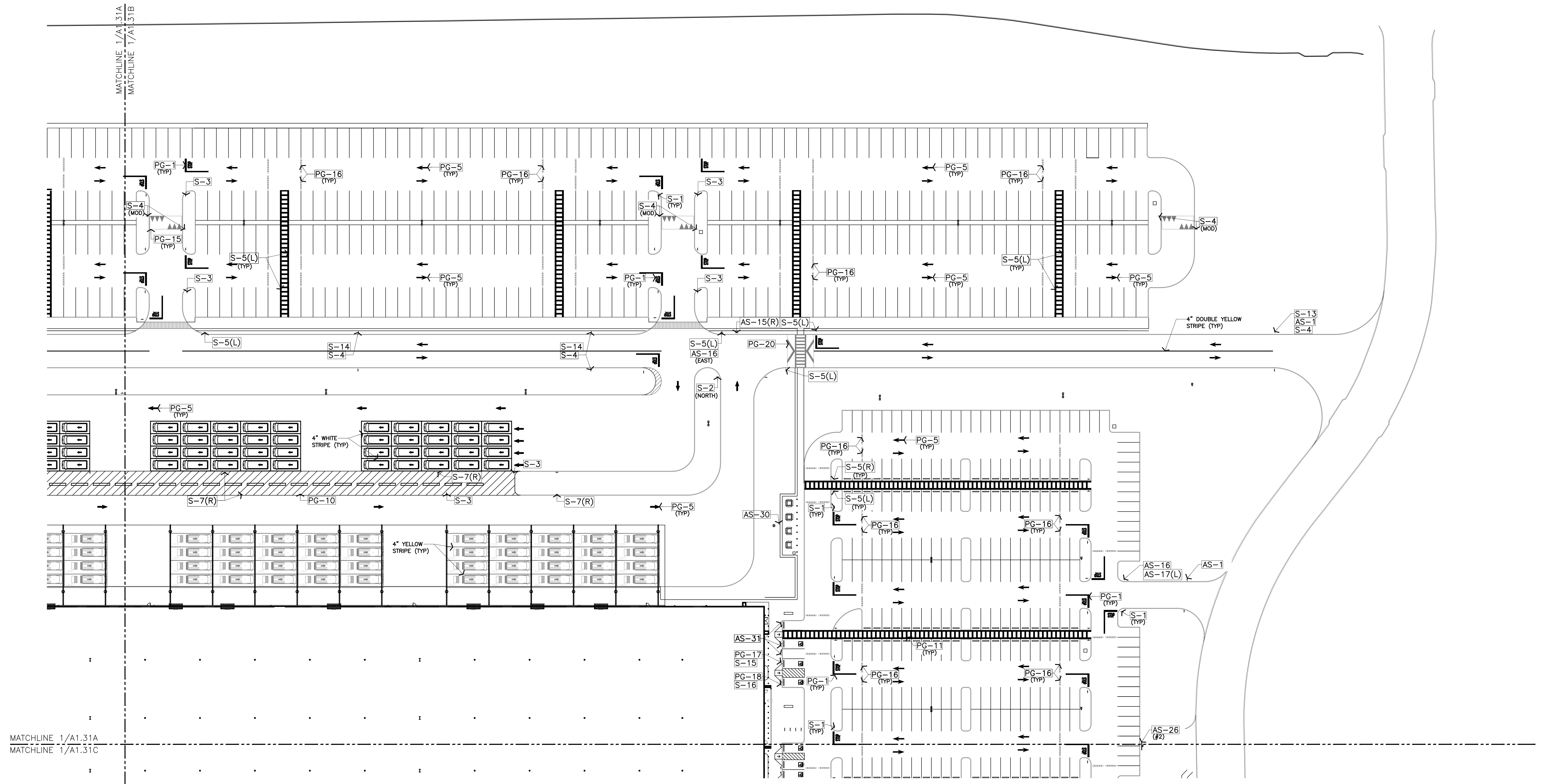


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**Delivery Station
DDF9- Rockwall**

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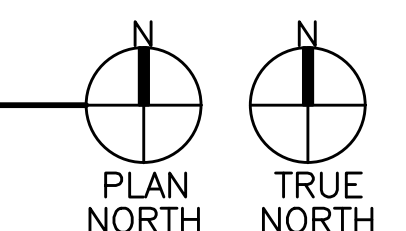
Job Number 200162
Drawn By NG
App'd By SV
Sheet Title

Partial Site
Graphics Plan

Sheet Number

A1.31B

1 Partial Site Plan
SCALE 1" = 40'-0"



SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-1 36" X 36" DOT STANDARD STOP SIGN
- S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-7L 30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

- S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-26 26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-16 6'-0" X 1'-0" SMALL SPEED BUMP
- PG-5 8'-0" X 10'-0" STRAIGHT ARROW
- PG-7R 8'-0" X 12'-0" STRAIGHT OR RIGHT TURN ARROW

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36° O.C. PEDESTRIAN CROSSWALK
- PG-14 5'-0" X 3'-6" (24" TALL LETTERING) TRAILER SPACE NUMBERING

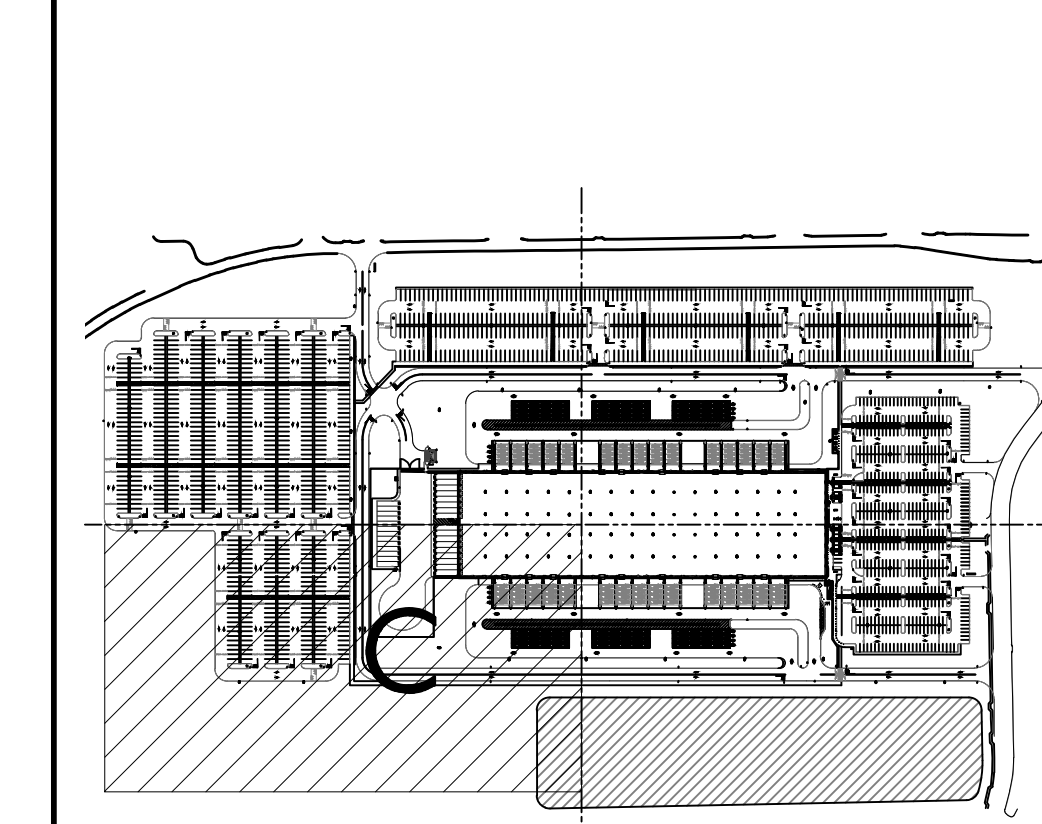
PAVEMENT GRAPHICS (SEE 6/A1.35)

- PG-21 TRAILER PARKING STALL STRIPE
- PG-22 DOCK PARKING STALL STRIPE
- PG-24 WARNING LINE

GENERAL NOTES

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9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN



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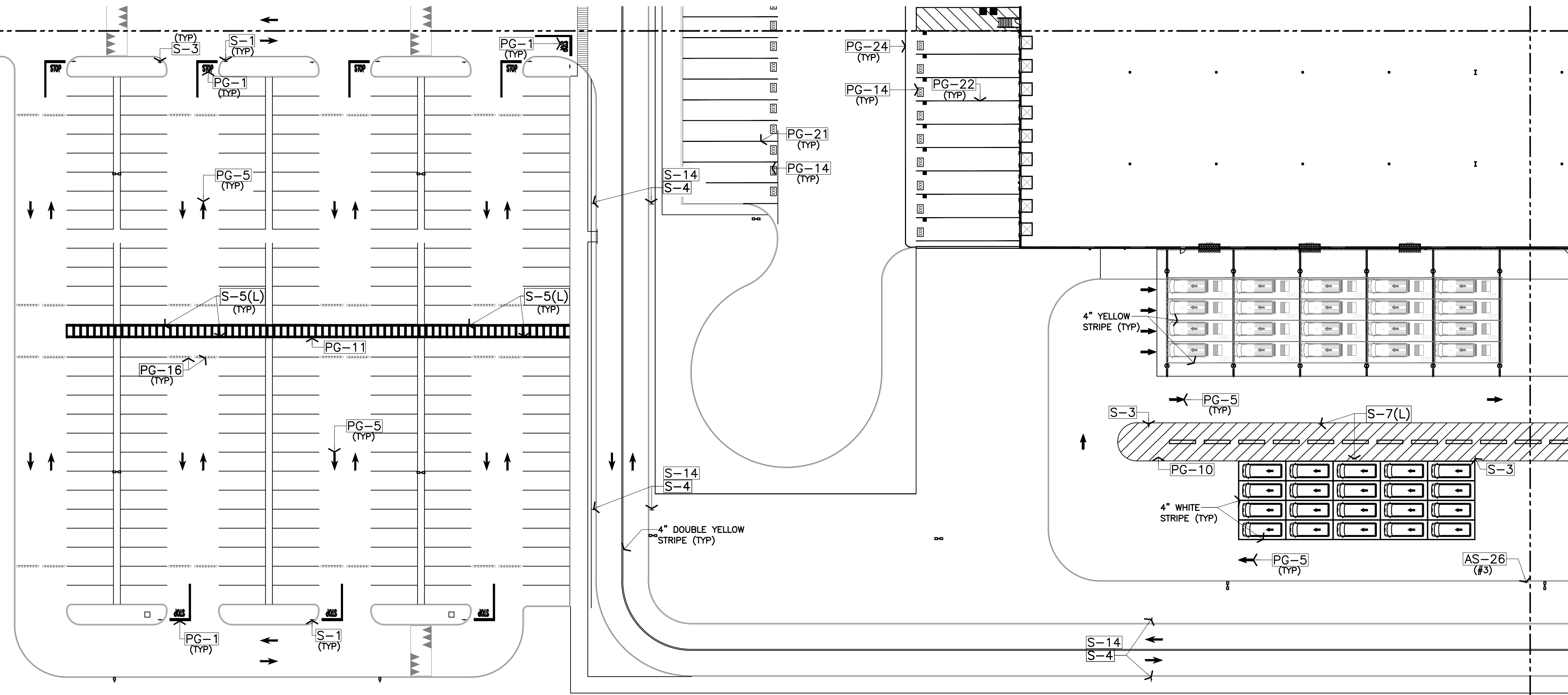
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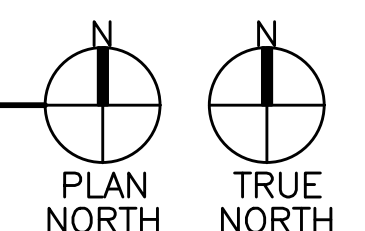
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MATCHLINE 1/A1.31A
MATCHLINE 1/A1.31C



MATCHLINE 1/A1.31A
MATCHLINE 1/A1.31B

1 Partial Site Plan
SCALE 1" = 40'-0"



**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

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Job Number 200162
Drawn By NG
App'd By SV
Sheet Title

Partial Site
Graphics Plan

Sheet Number

A1.31C

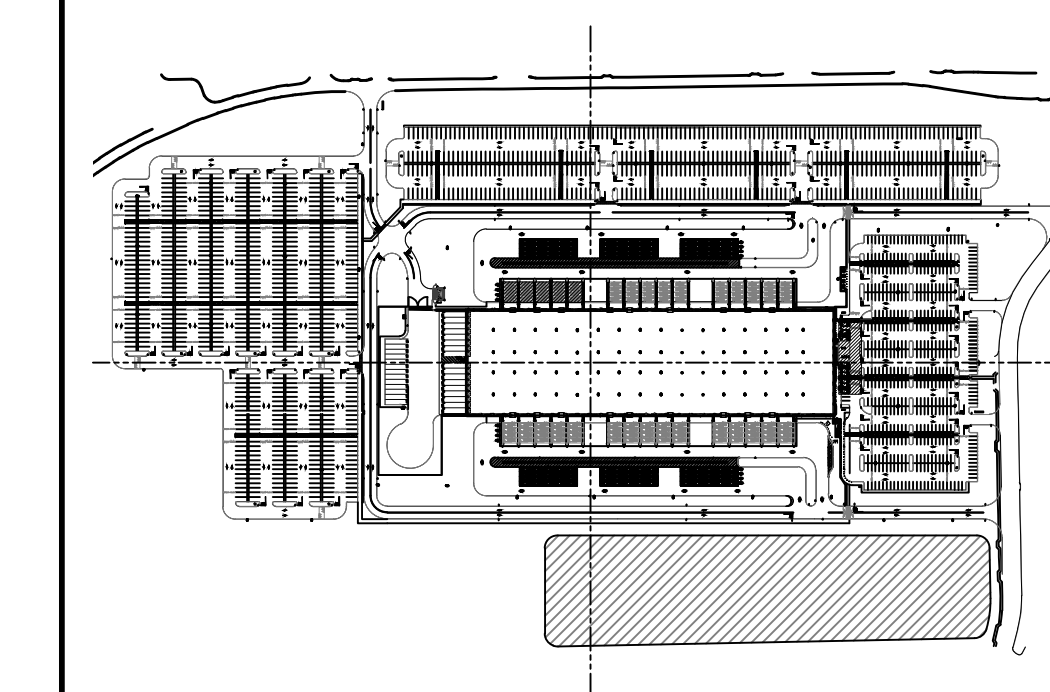
SITE NOTE LEGEND

- SITE SIGNS (SEE 1/A1.34)**
- S-1 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
 - S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
 - S-5R 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW
- SITE SIGNS (SEE 3/A1.34)**
- S-15 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
 - S-16 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN
- PAVEMENT GRAPHICS (SEE 1/A1.35)**
- PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR
 - PG-16 6'-0" X 1'-0" SMALL SPEED BUMP
- PAVEMENT GRAPHICS (SEE 5/A1.35)**
- PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
 - PG-17 4'-0" X 4'-0" STANDARD ACCESSIBLE PARKING SPACE
 - PG-18 4'-0" X 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

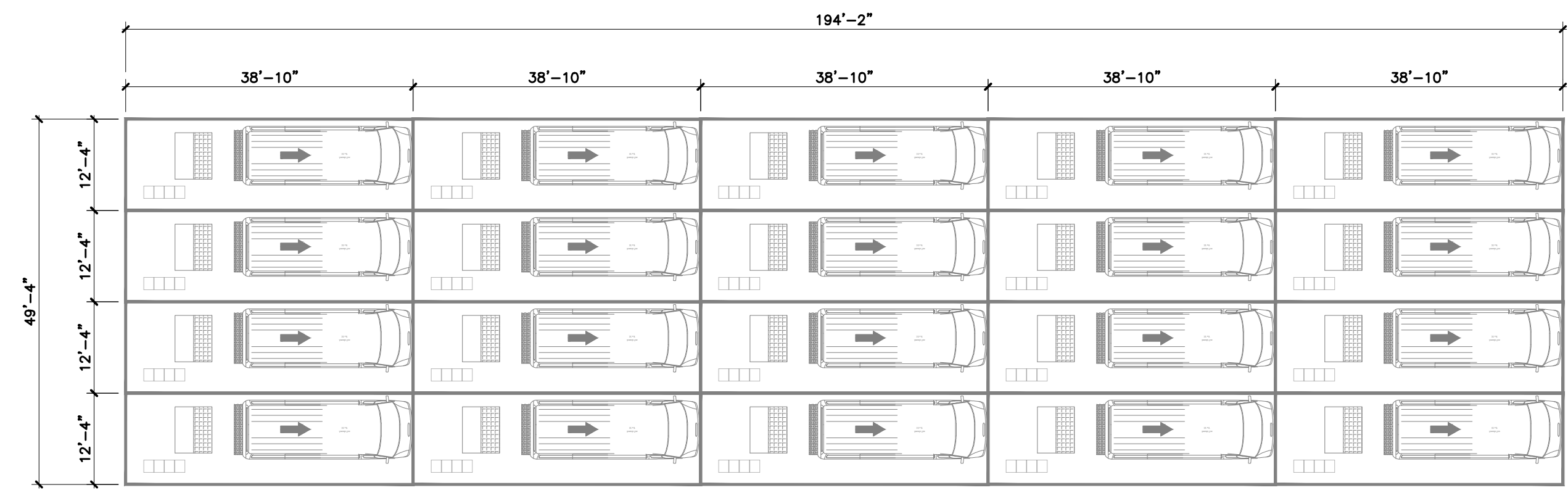
GENERAL NOTES

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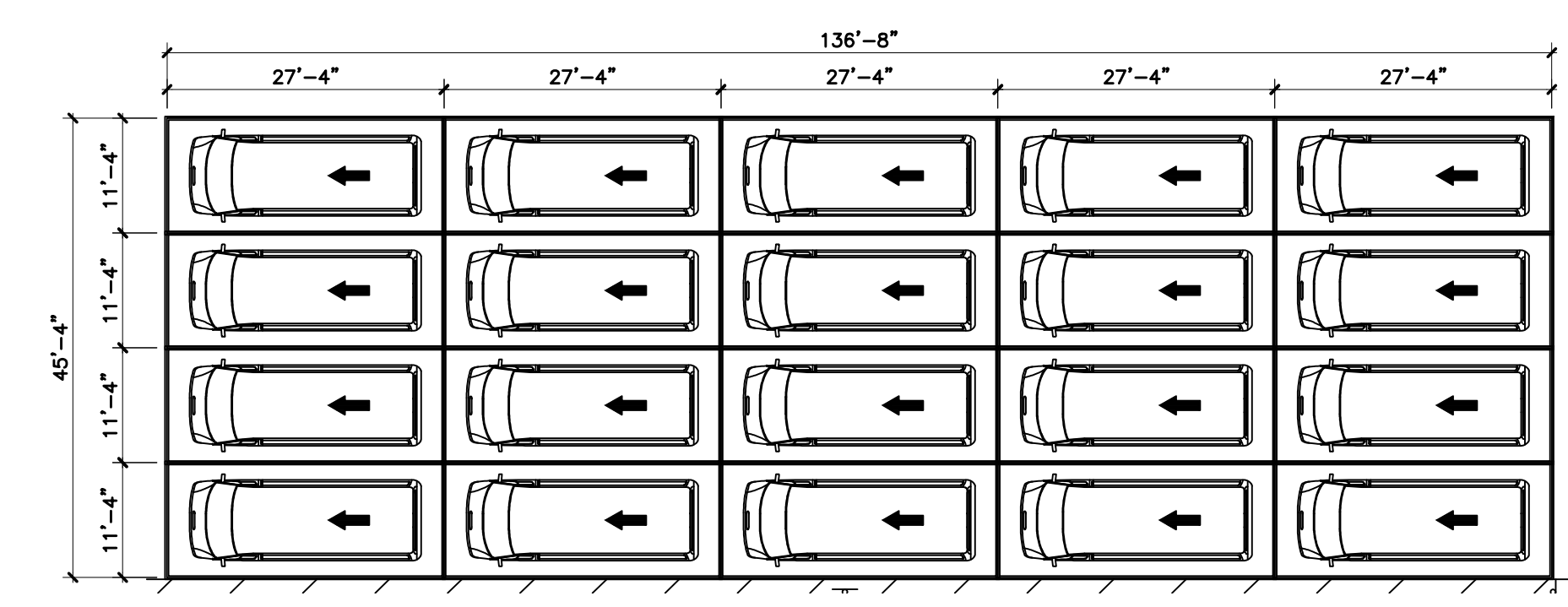
KEY PLAN



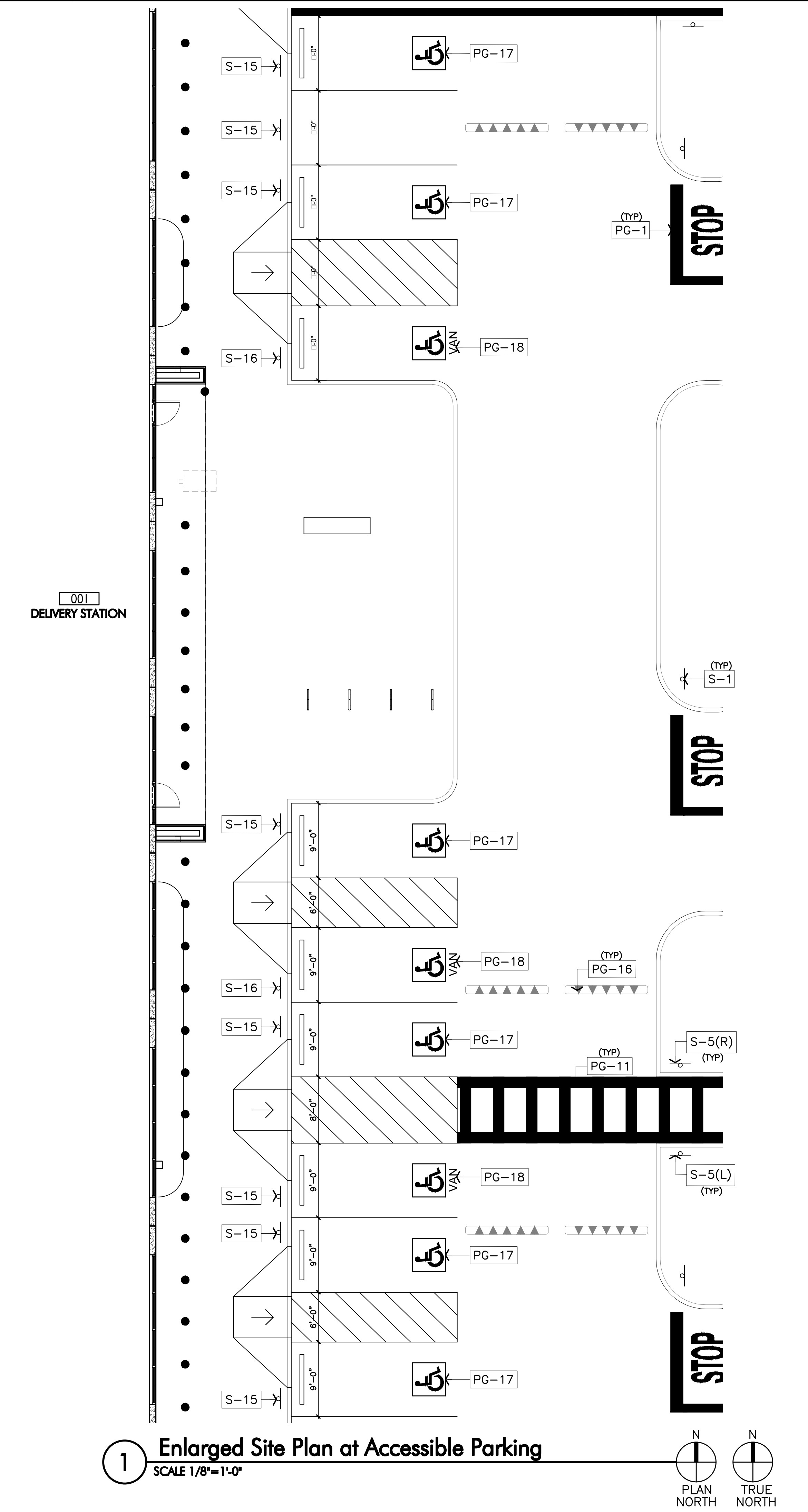
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3 Delivery Van Loading Area Striping
SCALE 1/16"=1'-0"
PLAN NORTH TRUE NORTH



2 Delivery Van Staging Area Striping
SCALE 1/16"=1'-0"
PLAN NORTH TRUE NORTH



1 Enlarged Site Plan at Accessible Parking
SCALE 1/8"=1'-0"
PLAN NORTH TRUE NORTH

**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

EXTERIOR FINISH LEGEND

	PT-1 SHERWIN WILLIAMS SW 7063 NEBLOUS WHITE		PT-2 SHERWIN WILLIAMS SW 7068 GRAY MATTERS
	PT-3 PANTONE 2995 C		ANODIZED ALUMINUM STOREFRONT SYSTEM
	PT-4 MNF. STANDARD "BRIGHT WHITE"		PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
	MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)		MP-2 ATAS VERSA SEAM - 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
	PT-9 SAFETY YELLOW		SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

- 1 ROOF LINE BEYOND
- 2 ROOF TOP UNIT BEYOND
- 3 CONCRETE PANEL BEYOND
- 4 SPLITFACE BLOCK PATTERN ON TILT WALL, MANUF. FITZGERALD FORMLINERS; PATTERN NUMBER: 16877LPLP- STACKED SPLITFACE BLOCK, OR EQUAL.

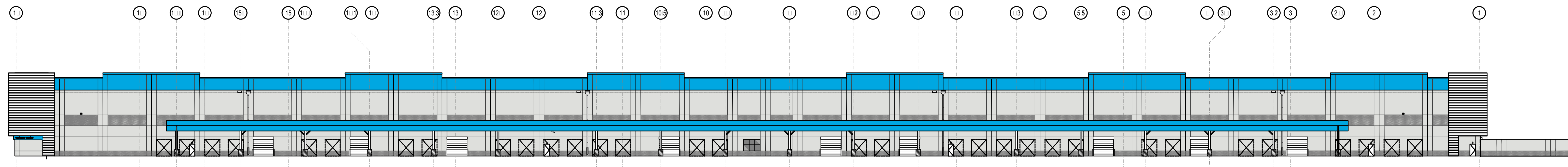
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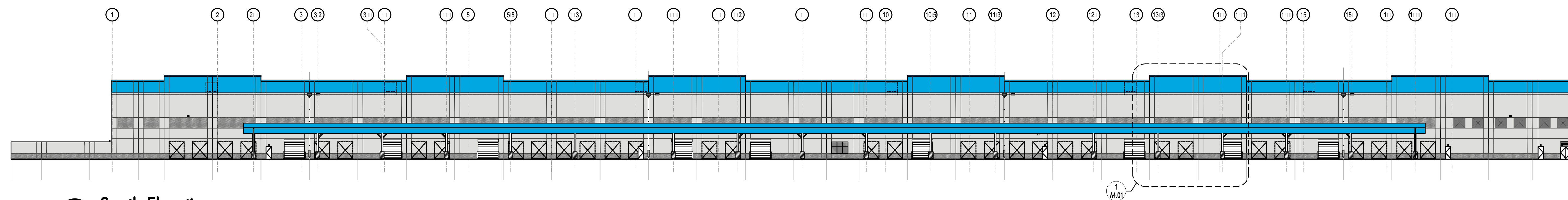
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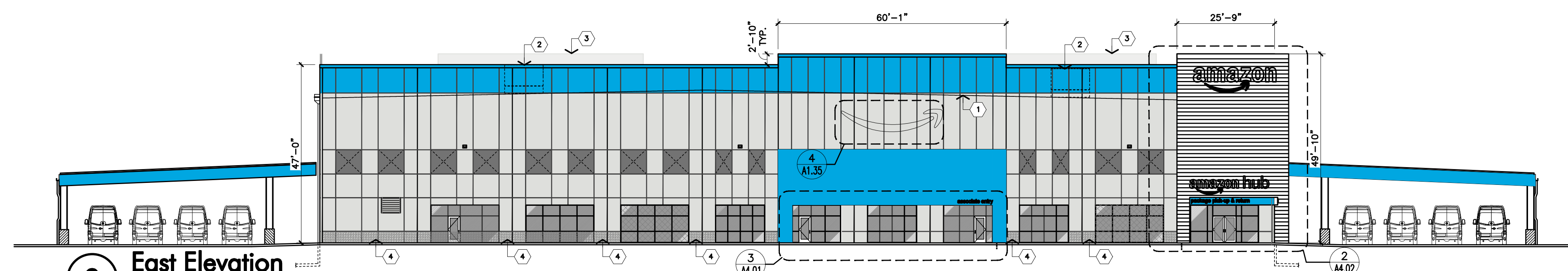
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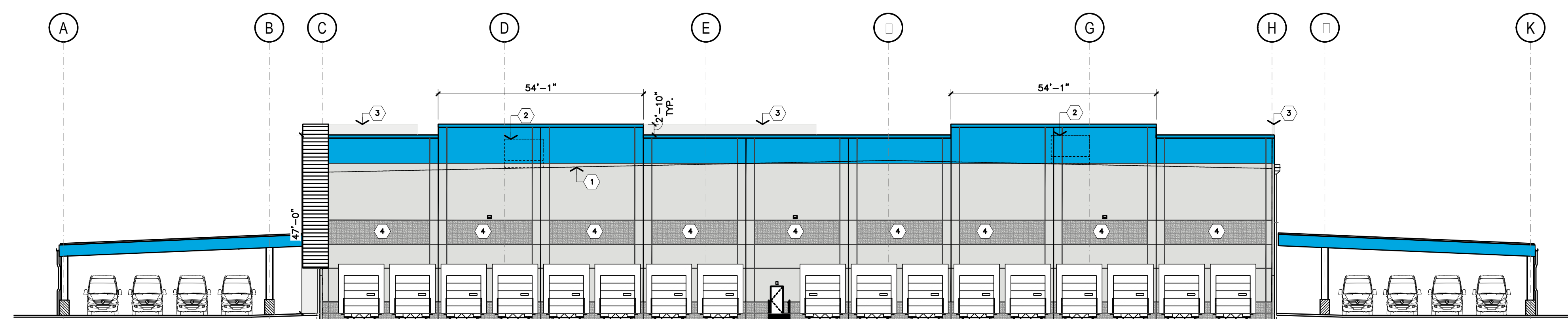
5 North Elevation
SCALE 1" = 30'-0"



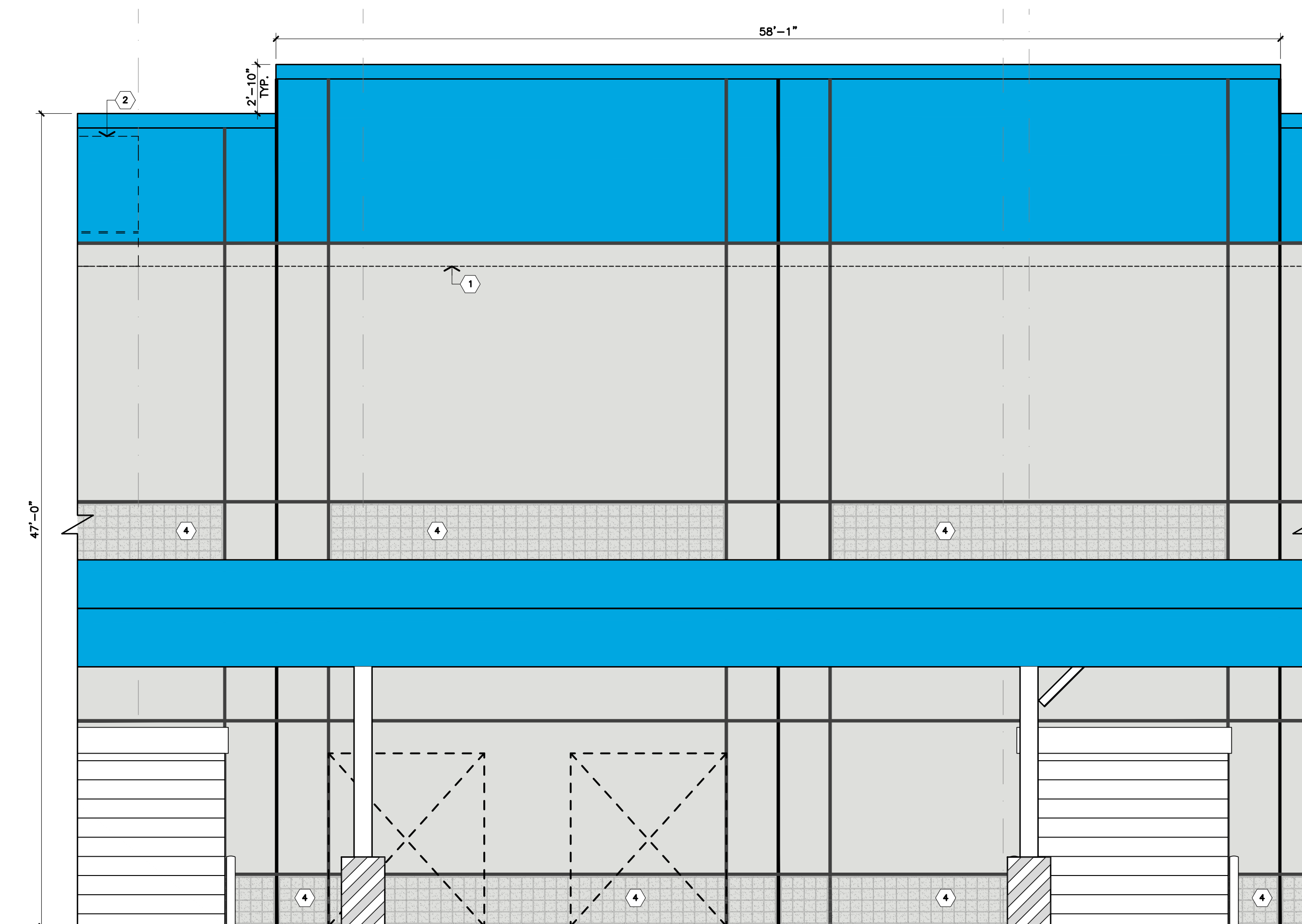
4 South Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 20'-0"



2 West Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 3/16" = 1'-0"

**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

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Job Number 200162
Drawn By NG
App'd By SV
Sheet Title **Exterior Elevations**

Sheet Number **A4.01**

EXTERIOR FINISH LEGEND

	PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE		PT-2 SHERWIN WILLIAMS SW 7068 GRAY MATTERS
	PT-3 PANTONE 2995 C		ANODIZED ALUMINUM STOREFRONT SYSTEM
	PT-4 MFR. STANDARD "BRIGHT WHITE"		PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
	MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)		MP-2 ATAS VERSA SEAM - 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
	PT-9 SAFETY YELLOW		SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

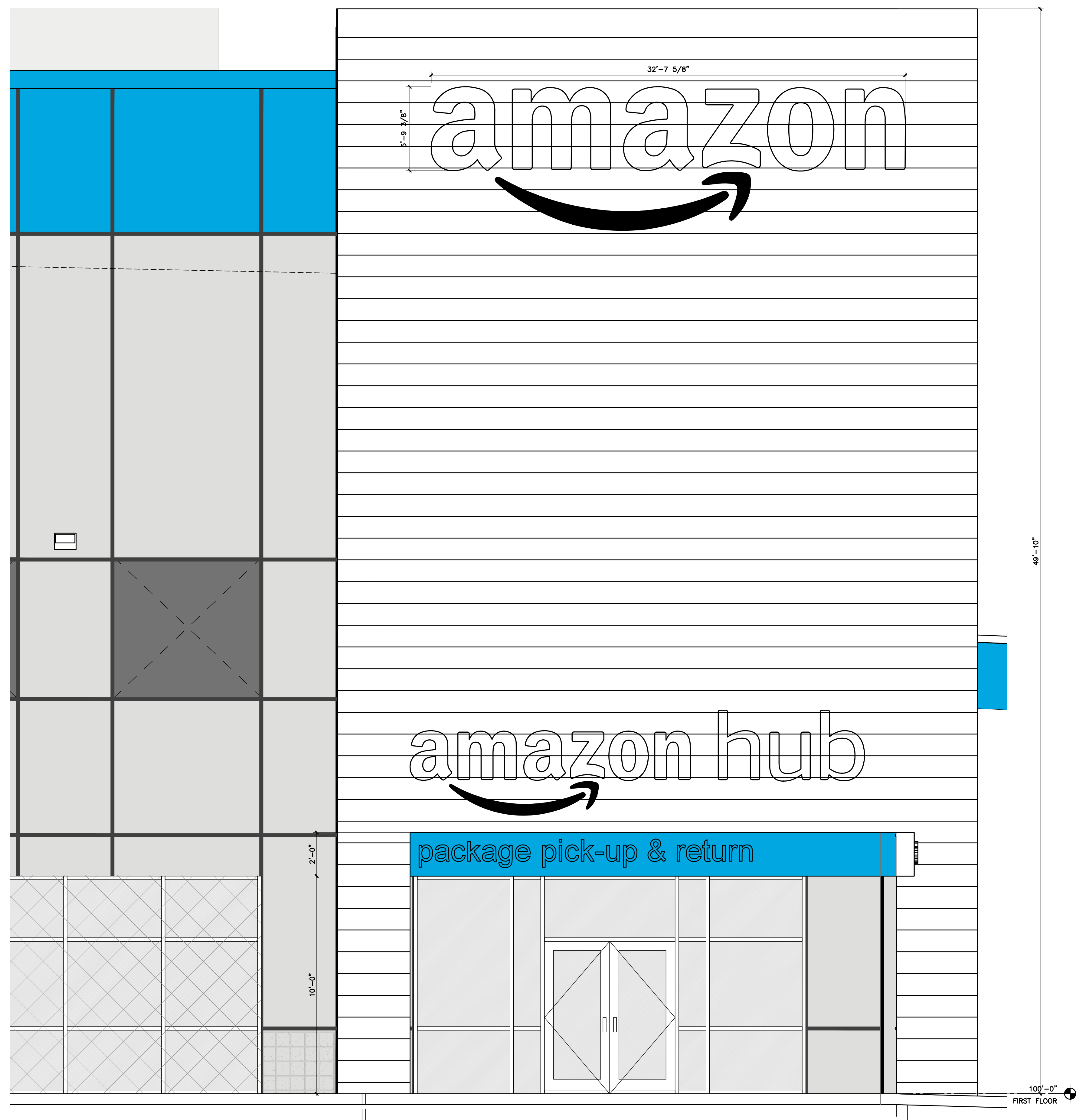
- 1 ROOF LINE BEYOND
- 2 ROOF TOP UNIT BEYOND
- 3 CONCRETE PANEL BEYOND
- 4 SPLITFACE BLOCK PATTERN ON TILT WALL, MANUF. FITZGERALD FORMLINERS; PATTERN NUMBER: 16877JLPLP- STACKED SPLITFACE BLOCK, OR EQUAL.

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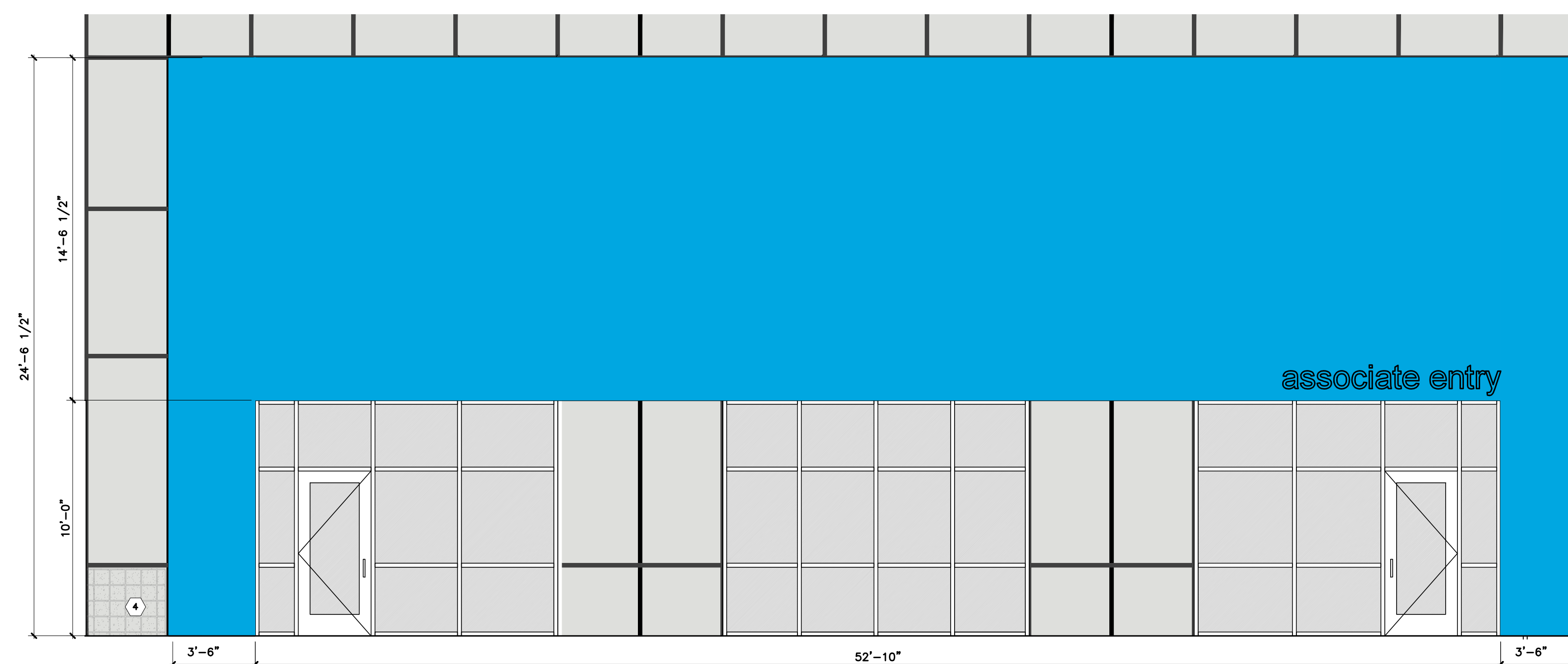
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Issue Date **02/10/21**

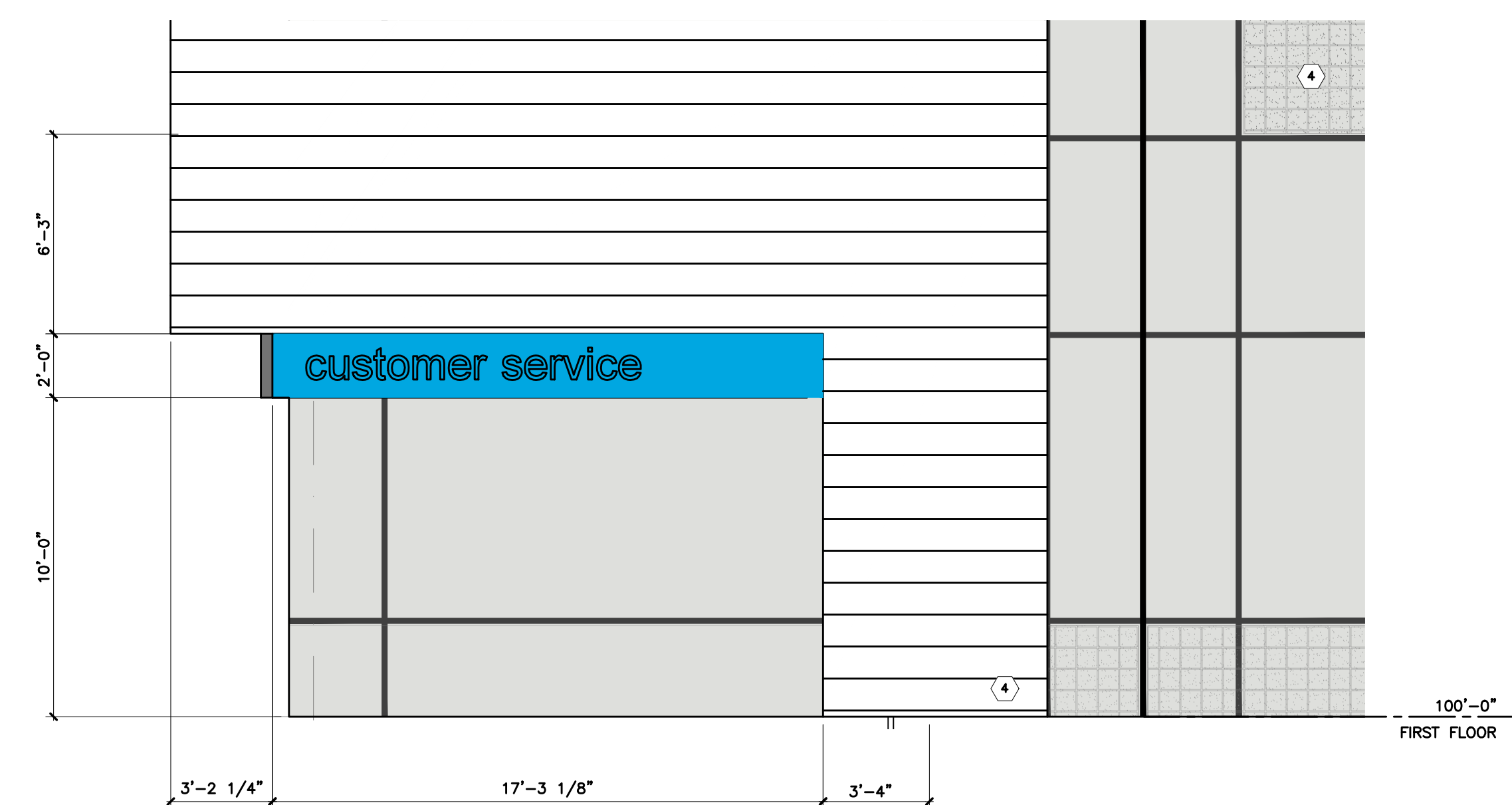
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2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



3 East Enlarged Elevation
SCALE 1/4" = 1'-0"



1 North Enlarged Elevation
SCALE 1/4" = 1'-0"

**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

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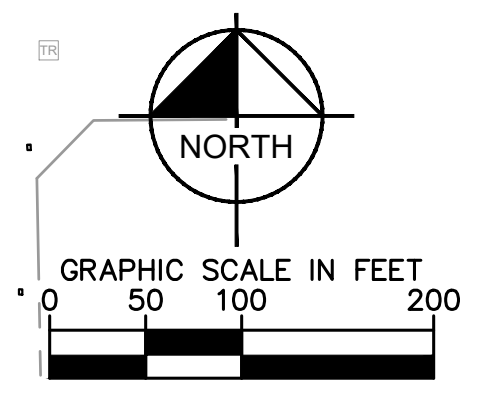
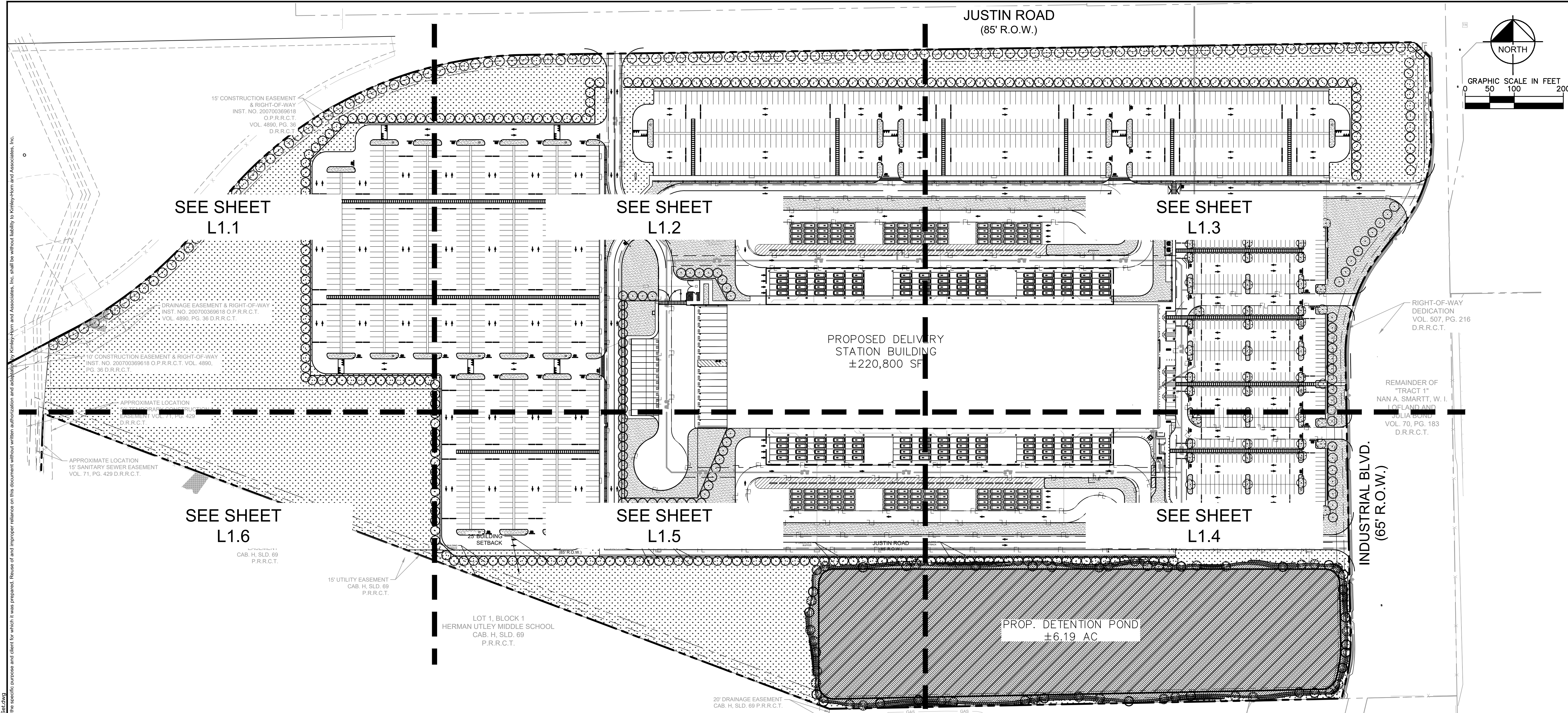
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Job Number 200162
Drawn By NG
App'd By SV

Sheet Title
**Enlarged Elevations
and Canopy Sections**

Sheet Number

A4.01



NO.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
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P.L.A. SHANNON E. MUNDY
L.A. No. 3543 Date FEB 2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	SEW
068910600	2/10/2021	AS SHOWN	AMC	AMC		

OVERALL LANDSCAPE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

TEXAS

ROCKWALL

SHEET NUMBER **L1.0**

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS.		
2,938,634 SF x 15% =	440,796 SF	943,827 SF
A MINIMUM 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ADJUTS, WITHOUT AN ALL OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT.	YES	YES
ONE ACCENT TREE AND ONE CANOPY TREE PER 50 LF ARE REQUIRED TO BE LOCATED WITHIN THE TEN FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD AND INDUSTRIAL BLVD.		
JUSTIN ROAD: 2,990 FT / 50 = 60 TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES
INDUSTRIAL BOULEVARD: 1,186 FT / 50 = 24 TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES
ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 300 SF IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.		
155,185 SF PARKING AREA x 5% = 7,760 SF	7,760 SF	8,350 SF
ONE LARGE CANOPY TREE MUST BE PROVIDED AT ONE PER 10 PARKING STALLS.		
480 PARKING STALLS / 10 = 48 TREES	48 TREES	48 TREES
NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE.	YES	YES
ALL TREES MUST BE INTERNAL TO PARKING LOT.	YES	YES
NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2' TO THE PAVEMENT.	YES	YES

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
ALTERNATE DETENTION POND SCREENING - NATIVE SCREENING GRASSES AND SHRUBS SHALL BE PLANTED ALONG THE OUTSIDE OF THE DETENTION POND. THE DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES.	269,377 SF / 1,500 SF = 180 SHRUBS	1,178 SHRUBS
TRUCK DOCK SCREENING - A WING WALL SHALL BE EXTENDED FOR THE TRUCK DOCK PARKING ADJACENT TO THE BUILDING. THE WALL SHALL BE A MINIMUM 6 FT TALL MASONRY WALL WITH CANOPY TREES PLACED 20 FT ON CENTER.	895 LF OF WALL / 20 = 45 TREES	50 TREES
OUTDOOR STORAGE SCREENING - ALL OUTSIDE STORAGE AREAS ARE REQUIRED TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTY WITH A 6 FT MASONRY SCREENING WALL WITH CANOPY TREES PLANTED ON 20 FT CENTERS.	4,008 LF OF WALL / 20 = 201 TREES	205 TREES
MITIGATION - 248.5 INCHES TOTAL REQUIRED. (SEE TP 3.00 FOR MITIGATION CALCULATIONS).	63 TREES AT 4" CAL. = 252 INCHES OF MITIGATION PROVIDED ON SITE	252 INCHES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING	PROVIDED	REQUIRED PER ZONING	PROVIDED
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.



Know what's below.
Call before you dig.

CAUTION!!

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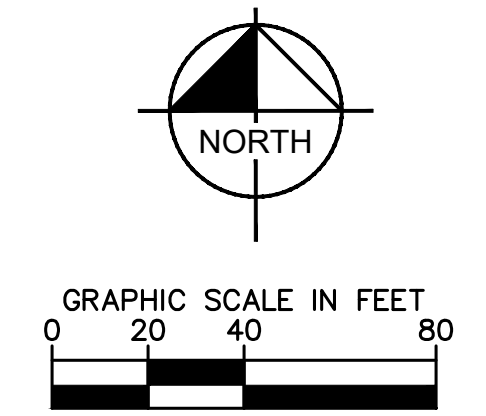
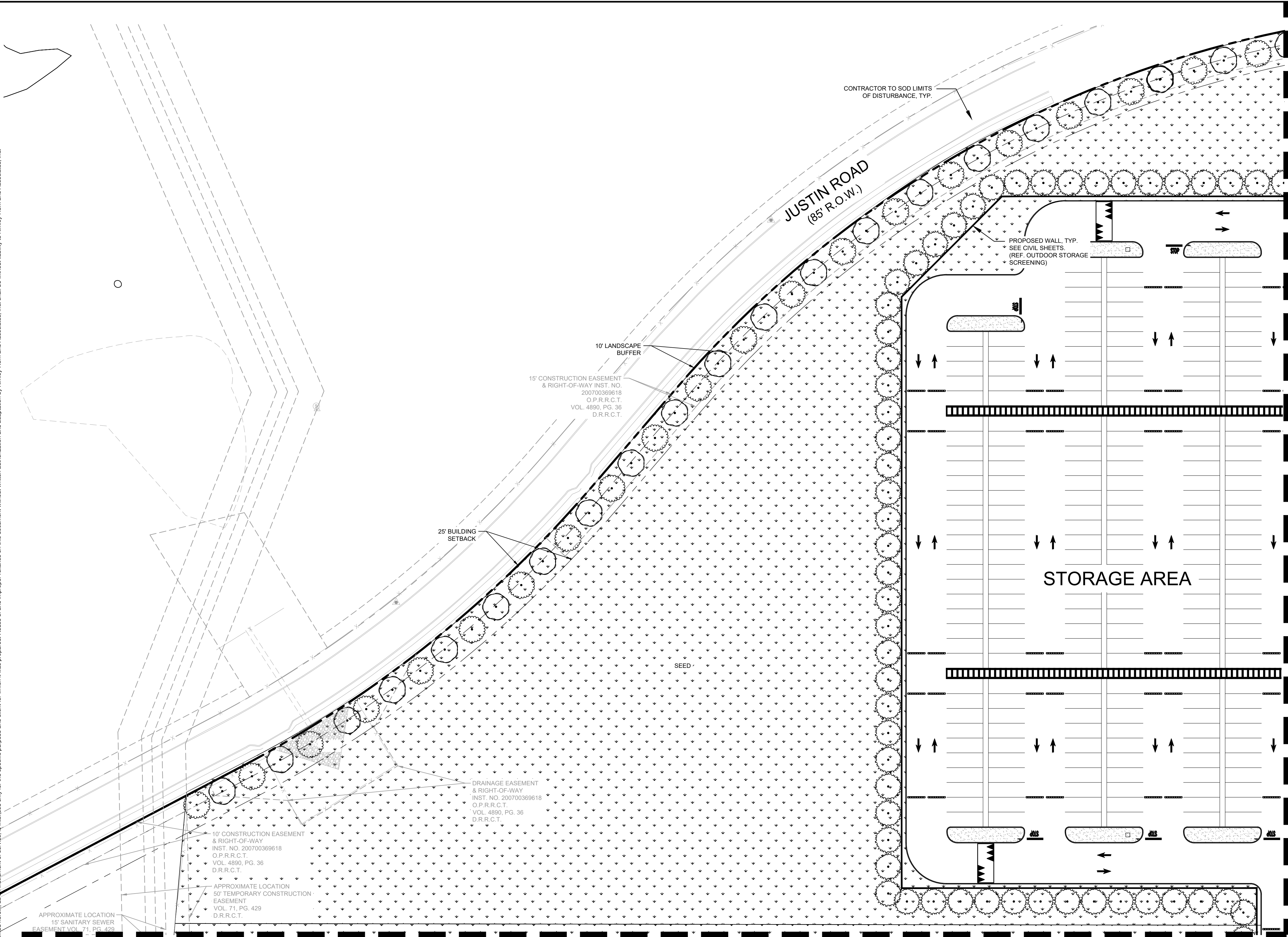
SITE PLAN
DDF9 ROCKWALL
A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: 281-920-6322
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, P.L.A.

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PLANT LEGEND

TREES		CODE	BOTANICAL NAME	COMMON NAME	Symbol	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		In2	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK		Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	
	Id2	ILEX DECIDUA	POSSUMHAW		Ro	ROSMARINUS OFFICINALIS	ROSEMARY	
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK	GROUND COVERS				
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK		Lm	LIRIOPE MUSCARI	LILYTURF	
	Td	TAXODIUM DISTICHUM	BALD CYPRESS		NS	NATIVE AMERICAN SEED	DAM SLOPE MIX	
SHRUBS		CODE	BOTANICAL NAME	COMMON NAME	Symbol	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		SEED	CYNODON DACTYLON	BERMUDA GRASS	
					SOD	CYNODON DACTYLON	BERMUDA GRASS	

MATCH SHEET: L1.2

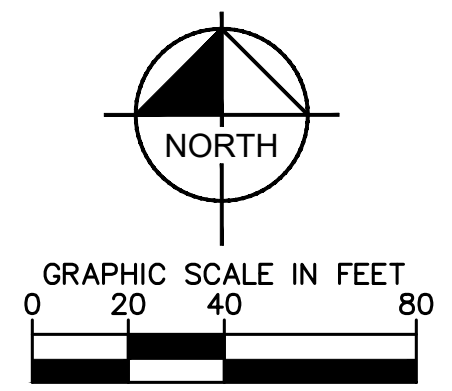
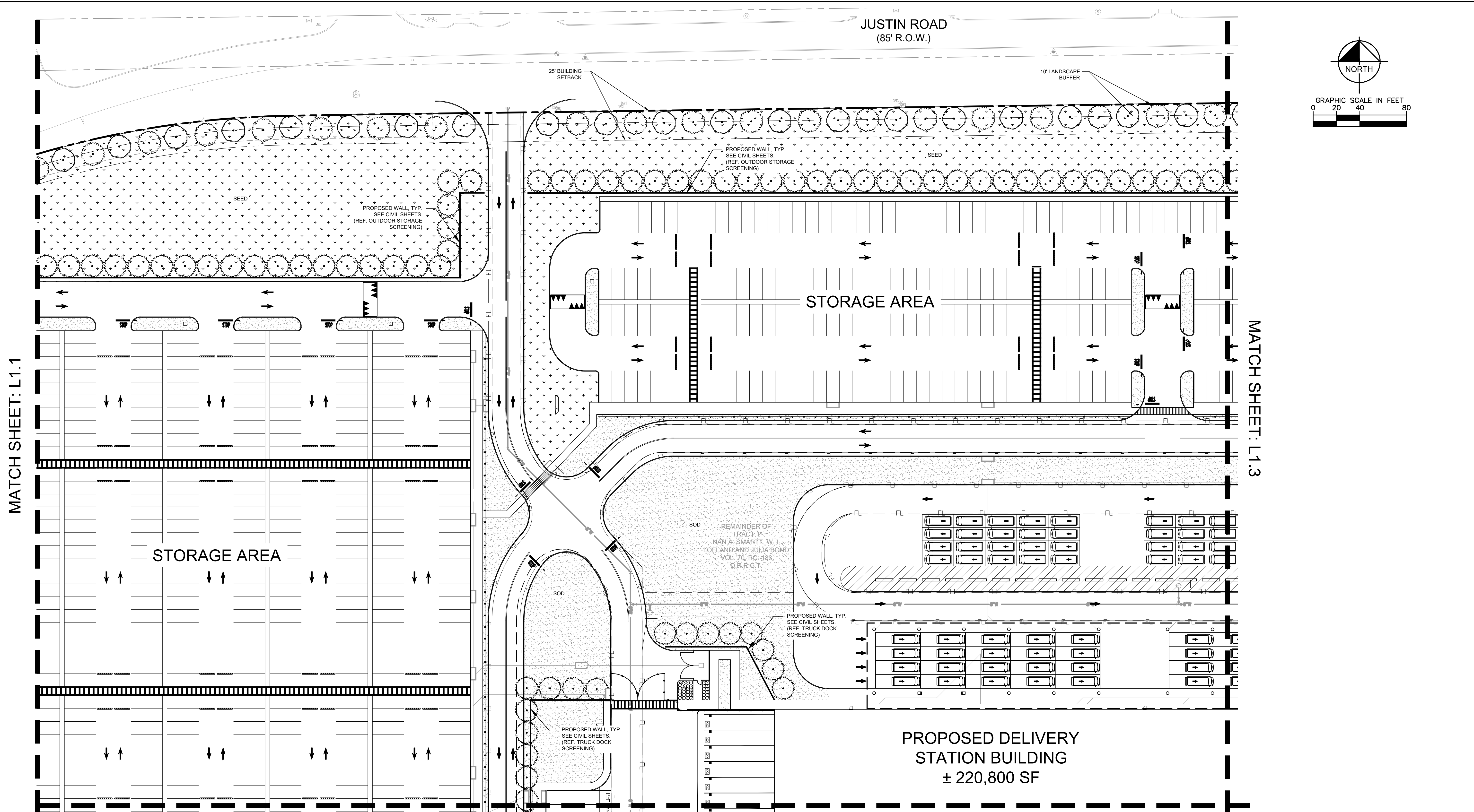


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ENLARGED LANDSCAPE PLAN (1 OF 6)	JUSTIN ROAD DISTRIBUTION CENTER TEXAS ROCKWALL
KHA PROJECT: 068910600 DATE: 2/10/2021 SCALE: AS SHOWN DESIGNED BY: AMC DRAWN BY: AMC CHECKED BY: SEM	SHEET NUMBER L1.1 PAGE 144174
REVISIONS No. _____ DATE _____ BY _____	

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PLANT LEGEND

TREES			GROUND COVERS		
CODE	BOTANICAL NAME	COMMON NAME	CODE	BOTANICAL NAME	COMMON NAME
Ay	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	Lm	LIRIOPE MUSCARI	LILYTURF
Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
Id2	ILEX DECIDUA	POSSUMHAW	SEED	CYNODON DACTYLON	BERMUDA GRASS
Qb	QUERCUS BUCKLEYI	TEXAS RED OAK	SOD	CYNODON DACTYLON	BERMUDA GRASS
Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK			
Td	TAXODIUM DISTICHUM	BALD CYPRESS			
SHRUBS					
Id	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY			
In2	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY			
Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS			
Ro	ROSMARINUS OFFICINALIS	ROSEMARY			



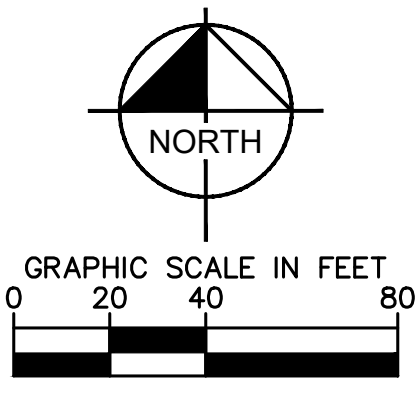
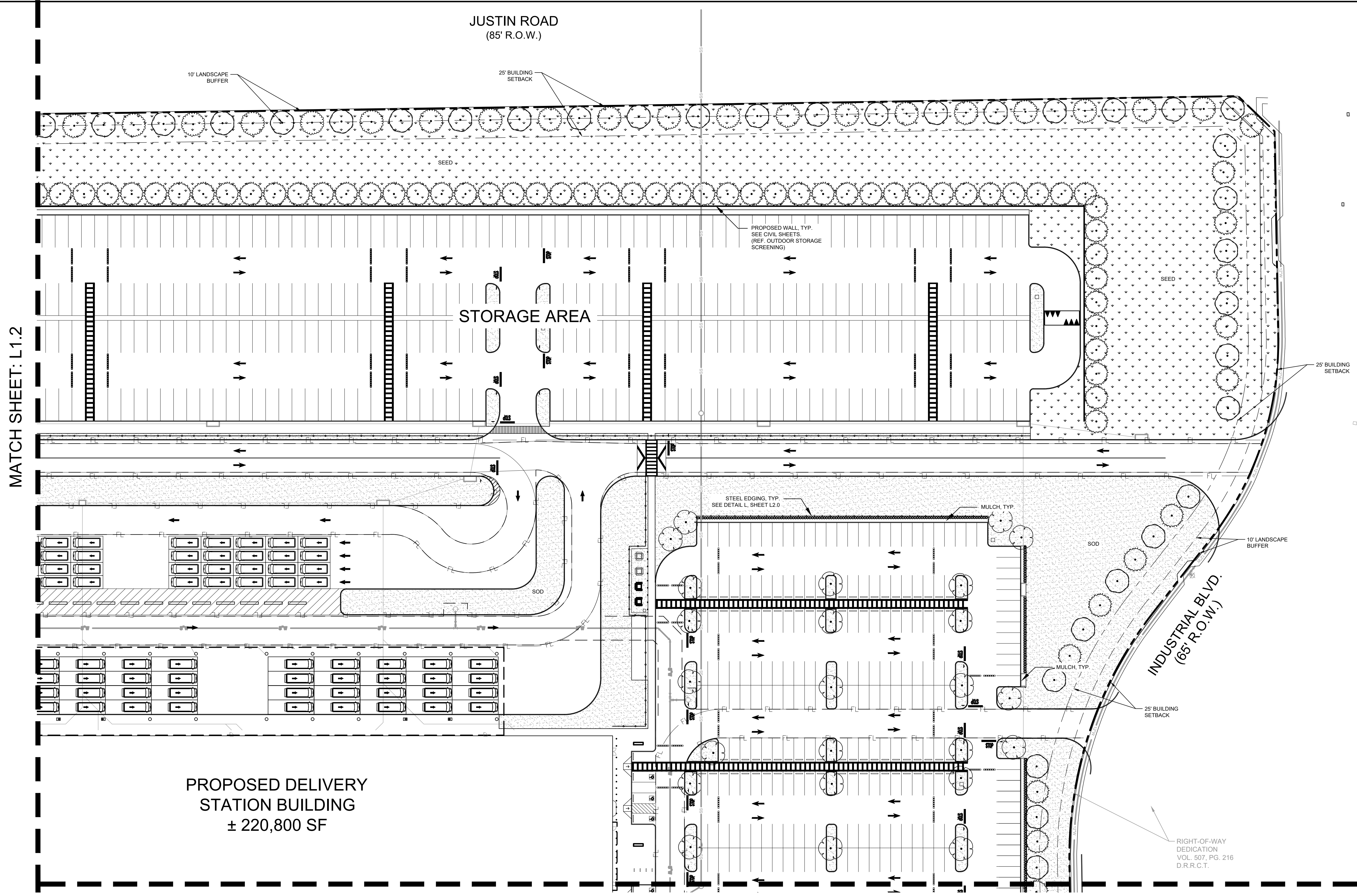
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KHA PROJECT 068910600	DATE 2/10/2021	
SCALE AS SHOWN	DESIGNED BY AMC	
DRAWN BY AMC	CHECKED BY SEM	
ENLARGED LANDSCAPE PLAN (2 OF 6)		
JUSTIN ROAD DISTRIBUTION CENTER		TEXAS ROCKWALL
SHEET NUMBER L1.2		

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	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK		Ro	ROSMARINUS OFFICINALIS	ROSEMARY		SOD	CYNODON DACTYLON	BERMUDA GRASS
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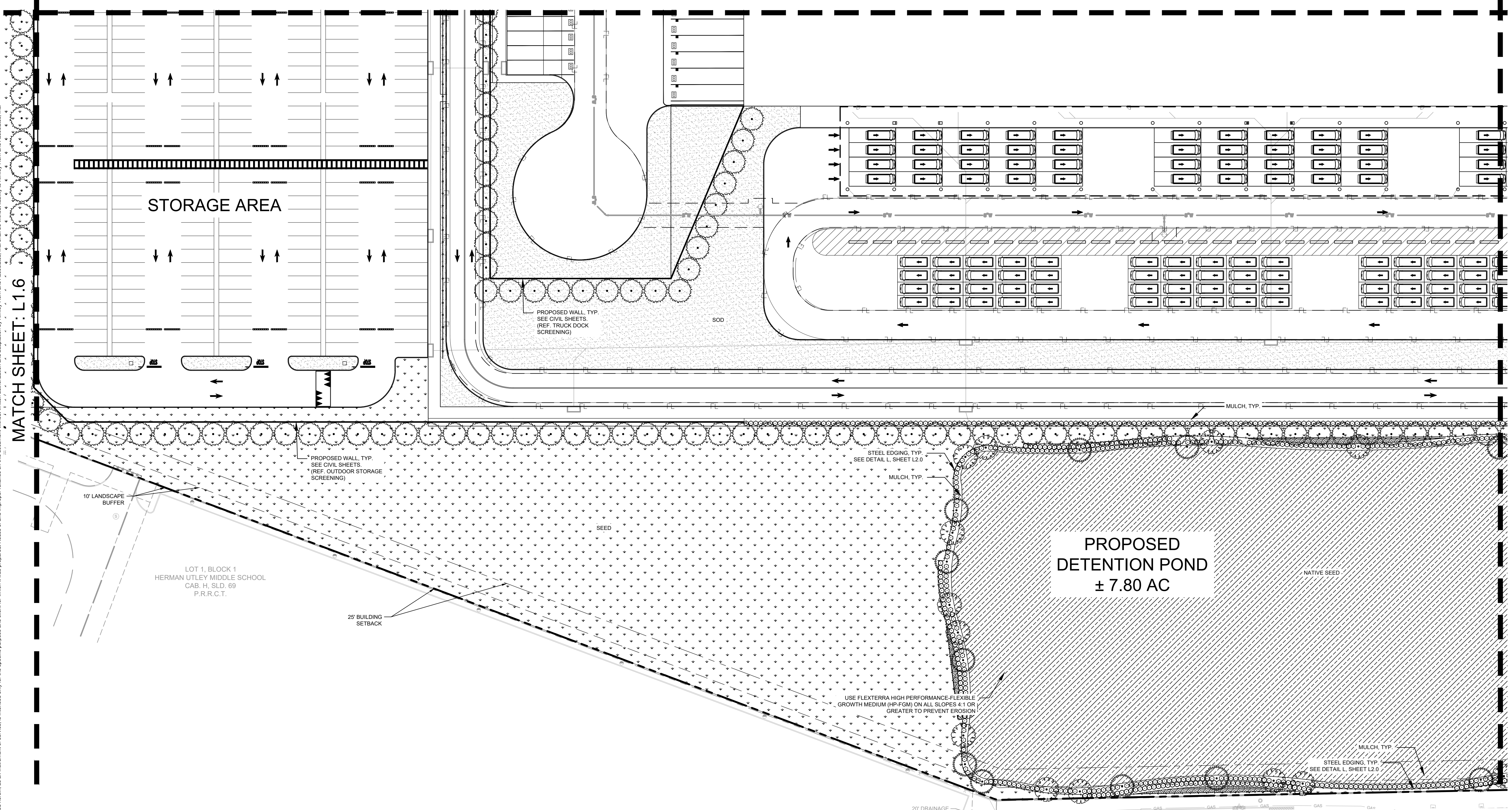
ENLARGED LANDSCAPE PLAN (3 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

TEXAS

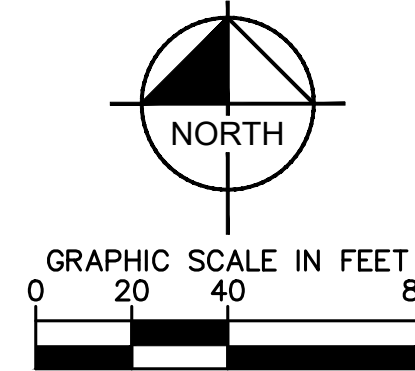
SHEET NUMBER
L1.3

PAGE 146174



PLANT LEGEND

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	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK		Ro	ROSMARINUS OFFICINALIS	ROSEMARY		SOD	CYNODON DACTYLON	BERMUDA GRASS
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK								
	Td	TAXODIUM DISTICHUM	BALD CYPRESS								

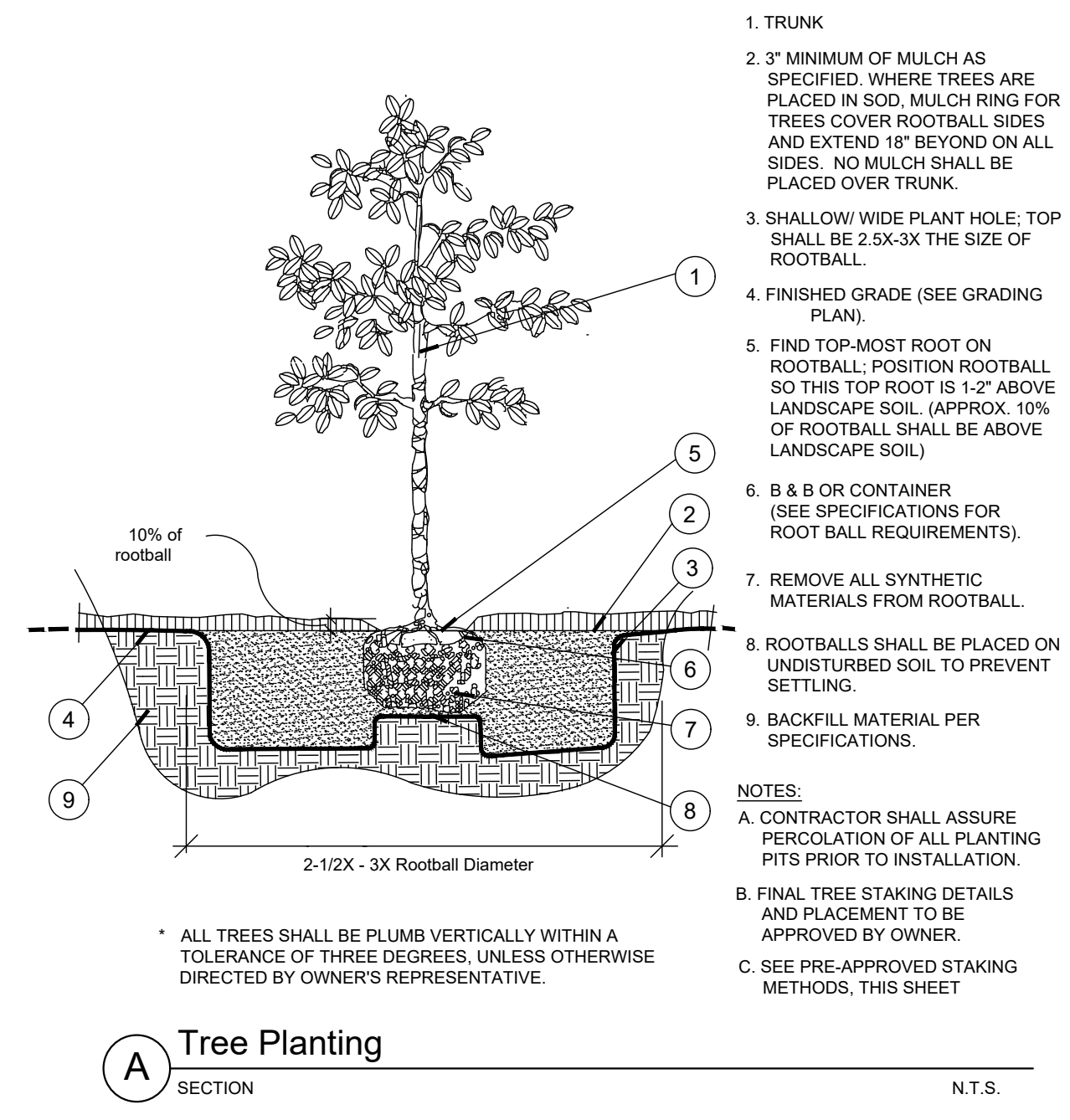


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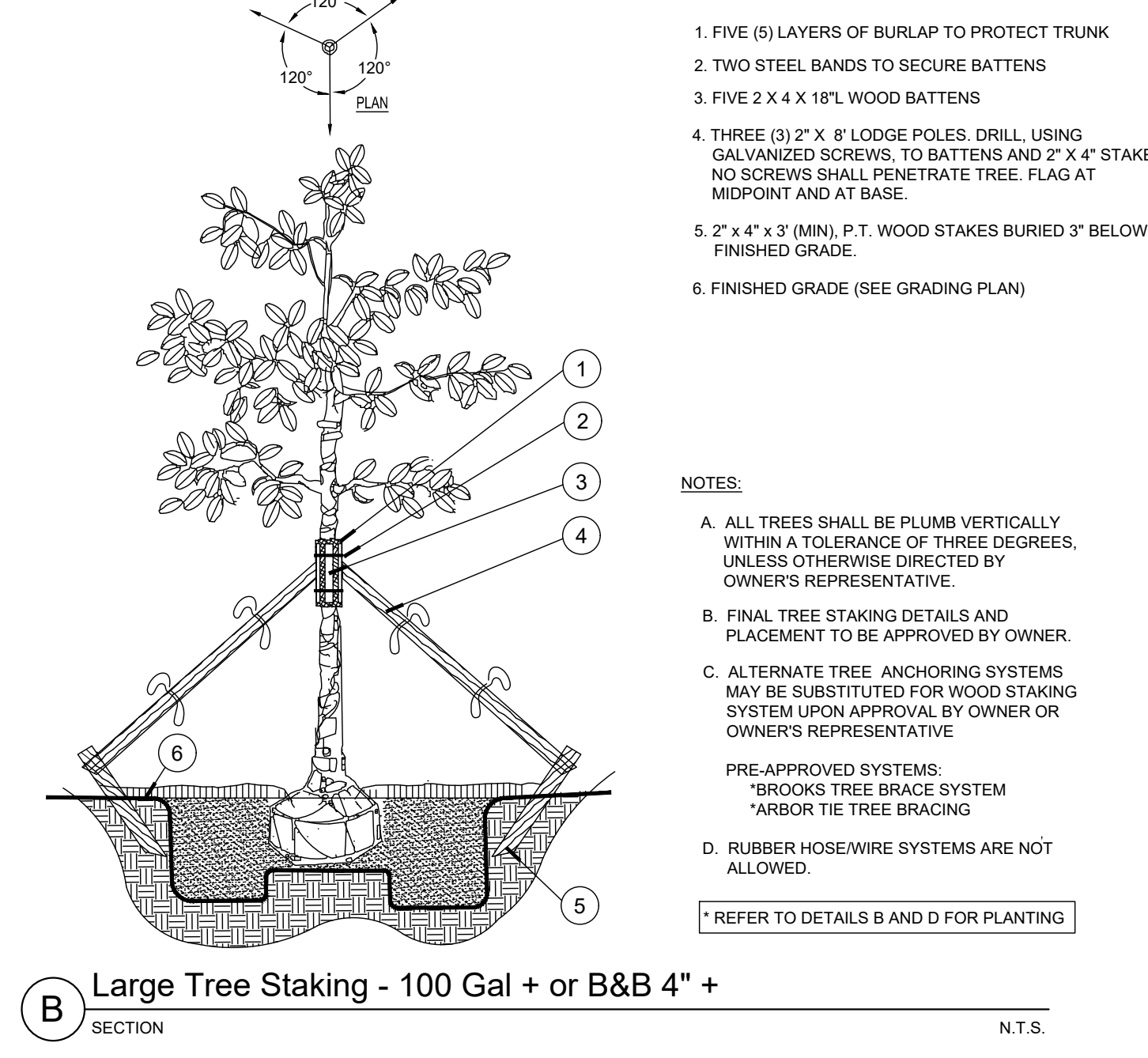
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ENLARGED LANDSCAPE PLAN (5 OF 6)		TEXAS ROCKWALL
JUSTIN ROAD DISTRIBUTION CENTER		SHEET NUMBER L1.5 PAGE 148174

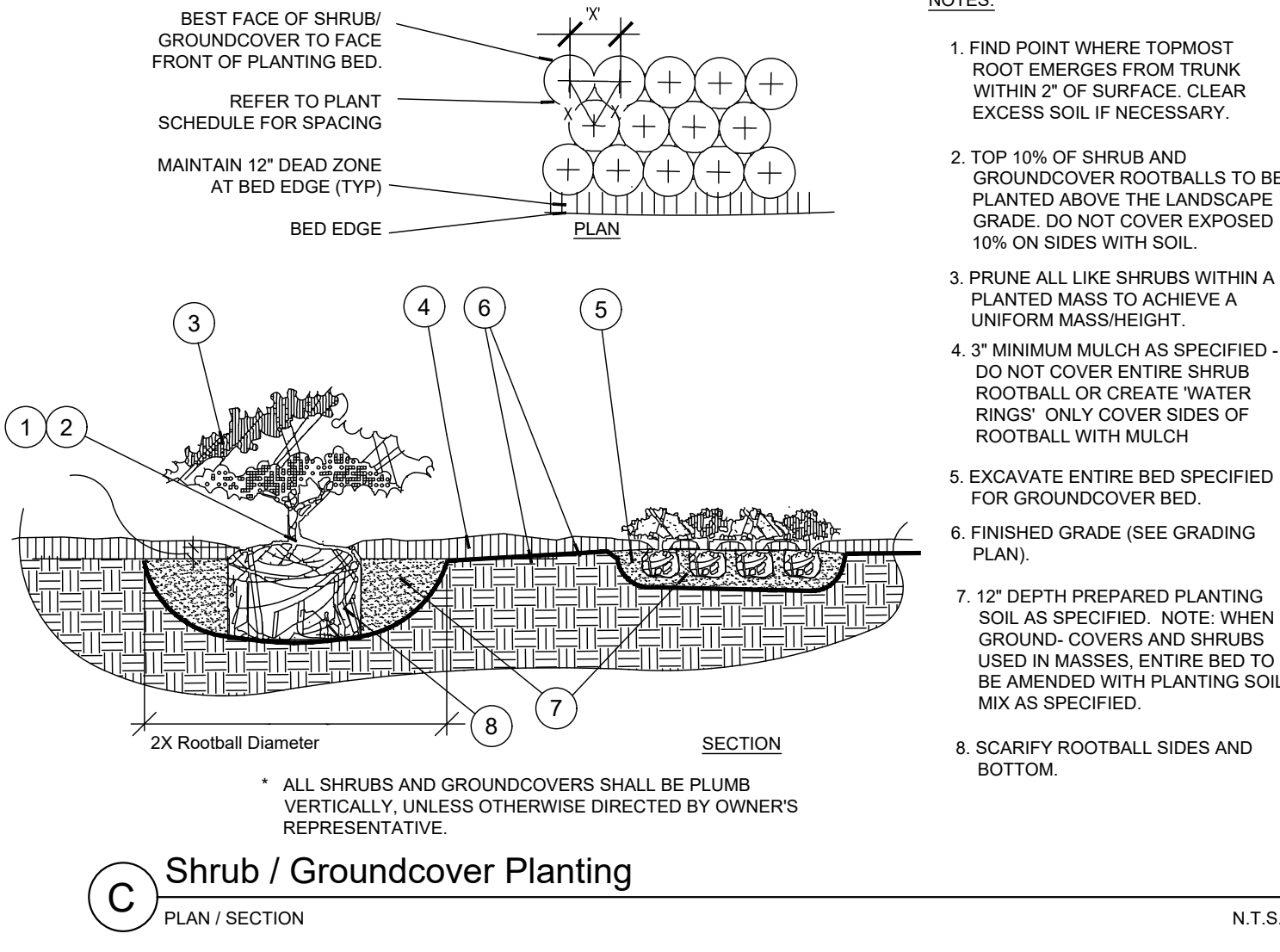
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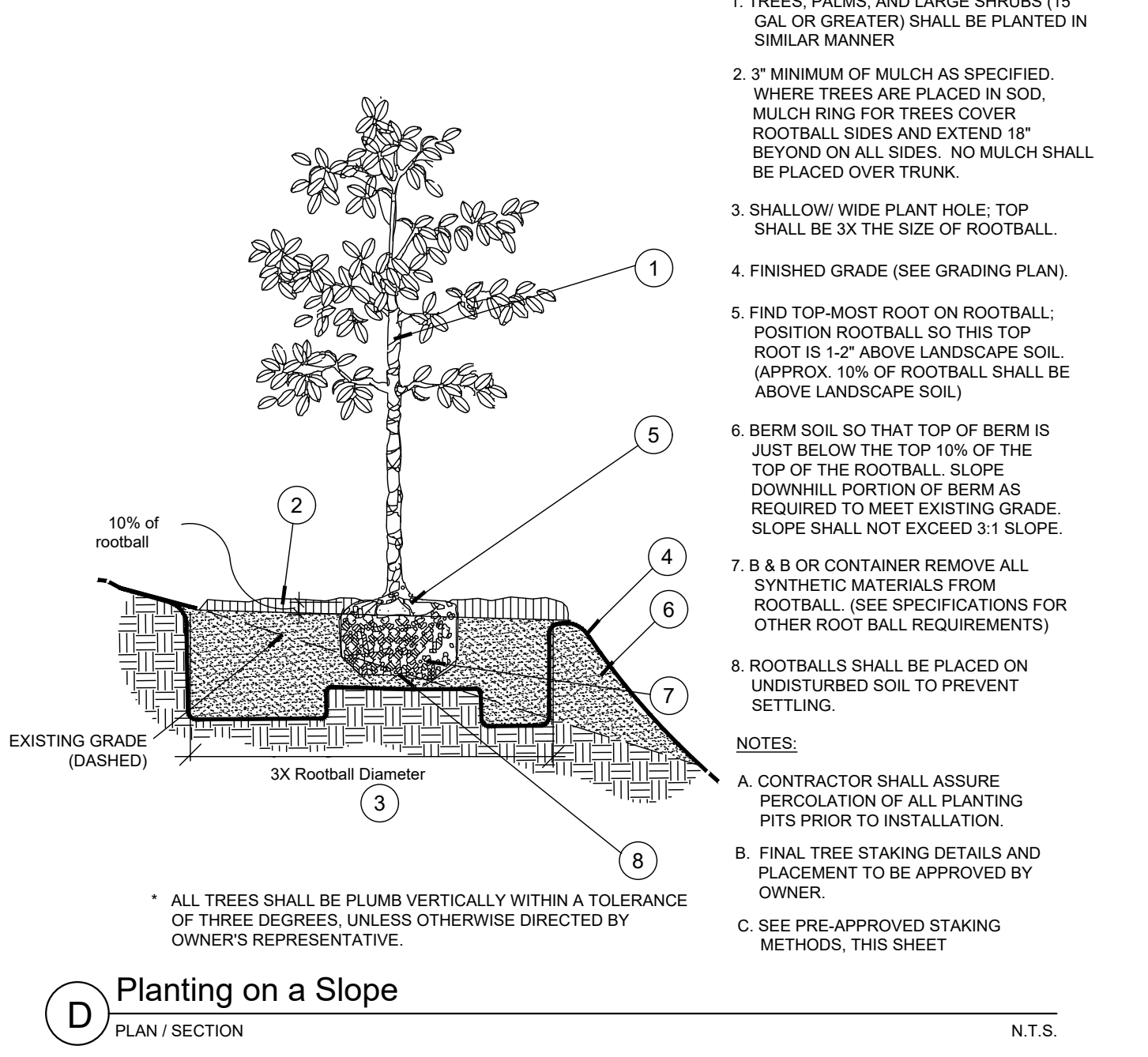
A Tree Planting
SECTION N.T.S.



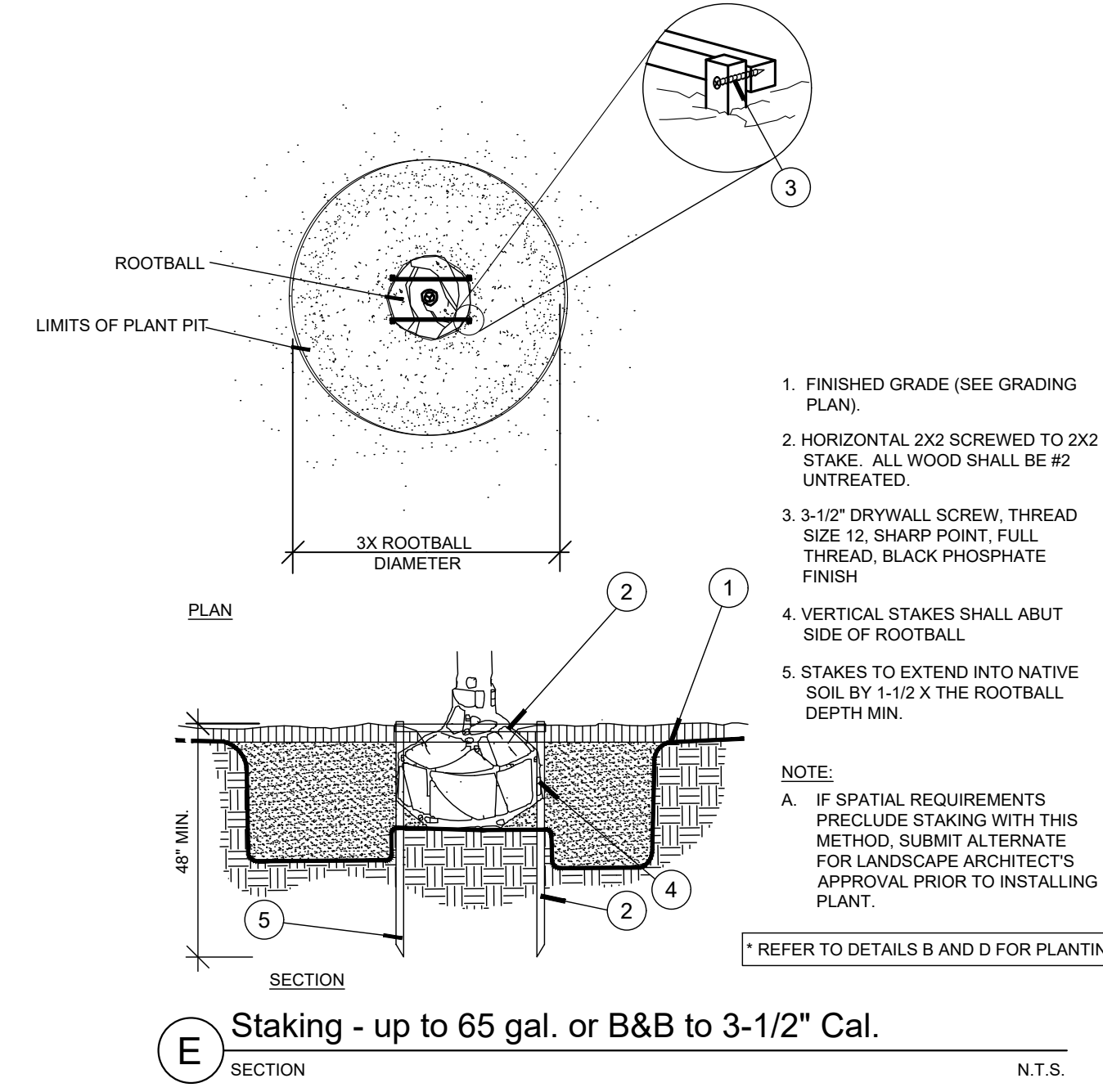
B Large Tree Staking - 100 Gal + or B&B 4" +
SECTION N.T.S.



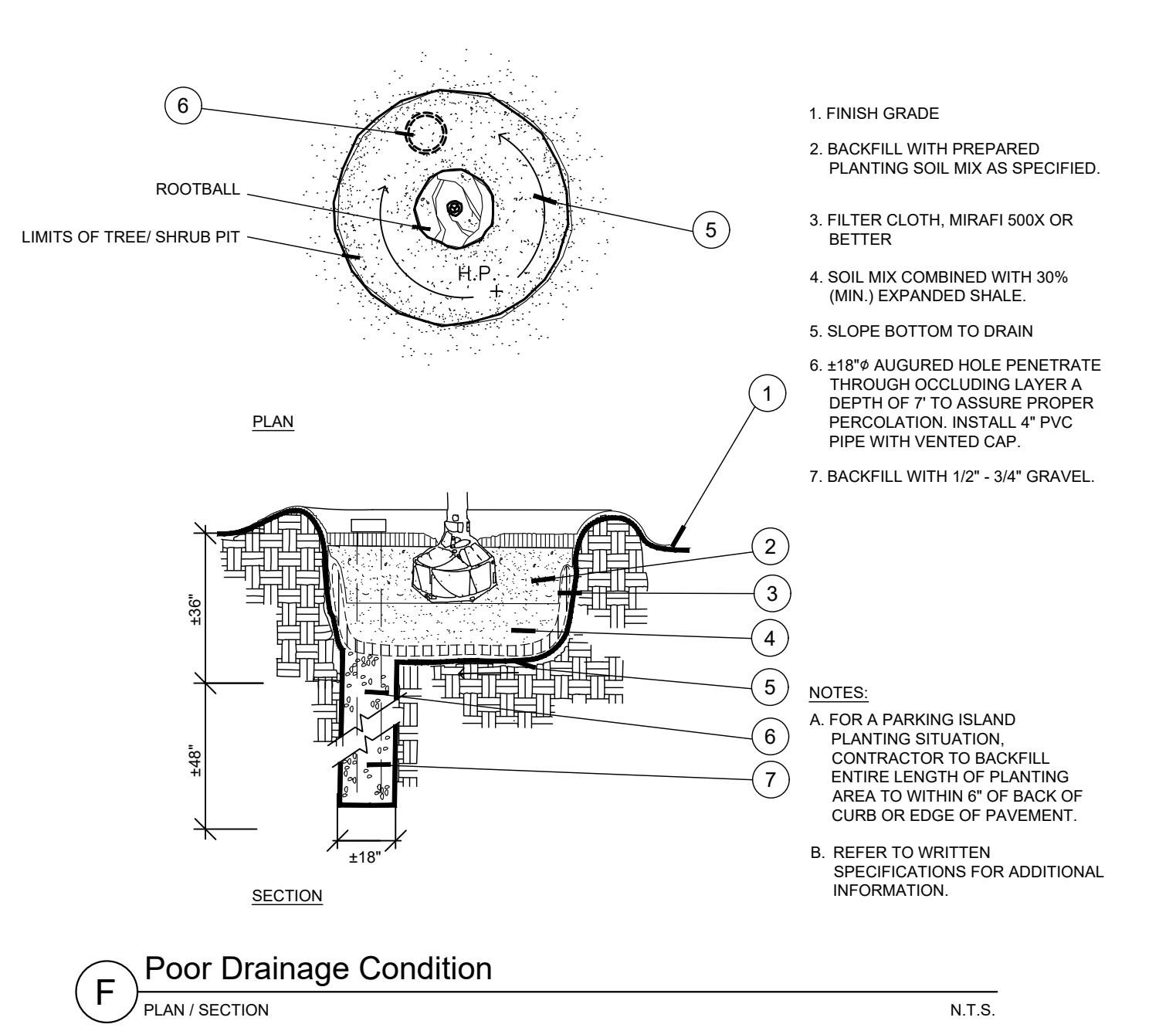
C Shrub / Groundcover Planting
PLAN / SECTION N.T.S.



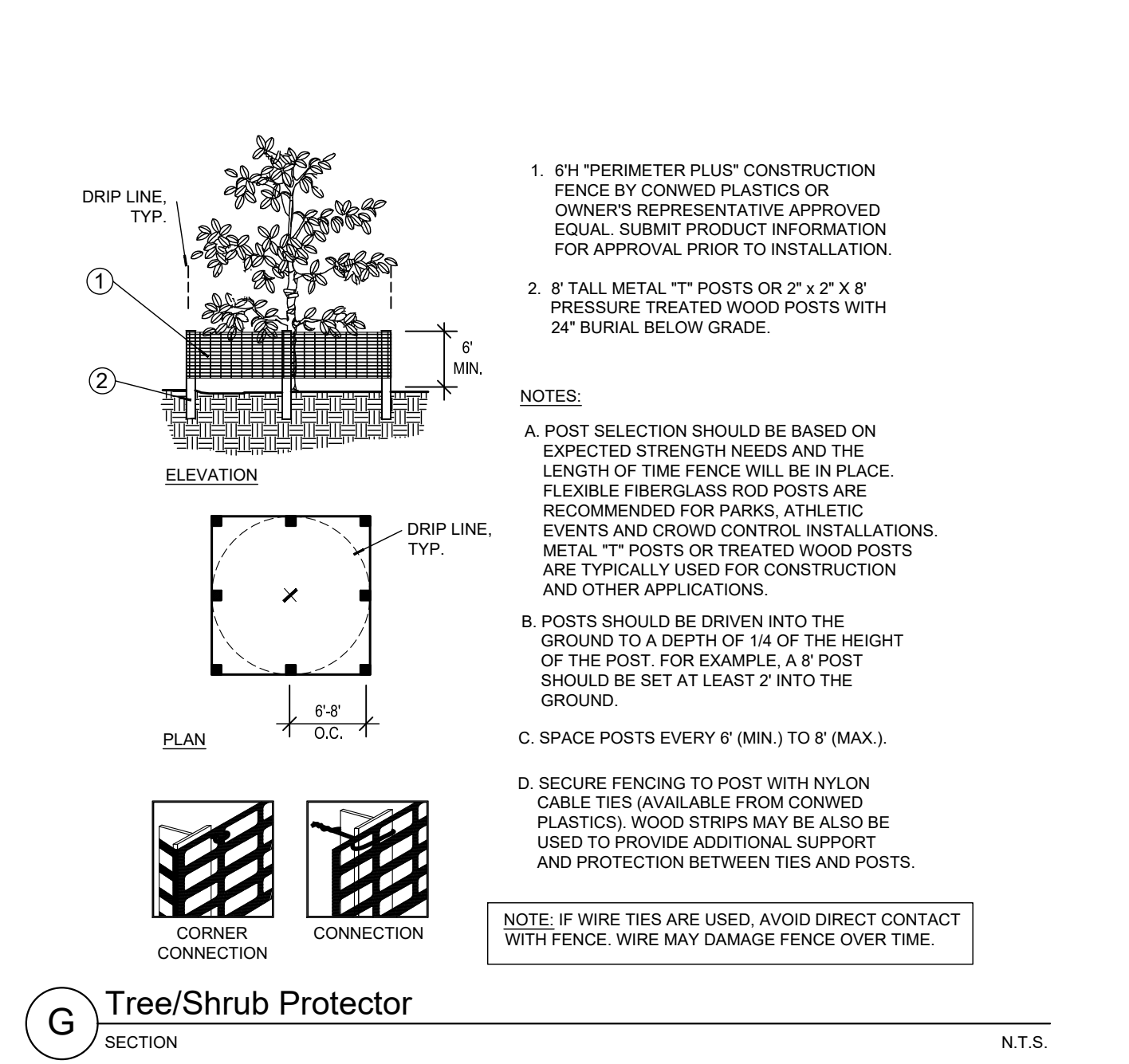
D Planting on a Slope
PLAN / SECTION N.T.S.



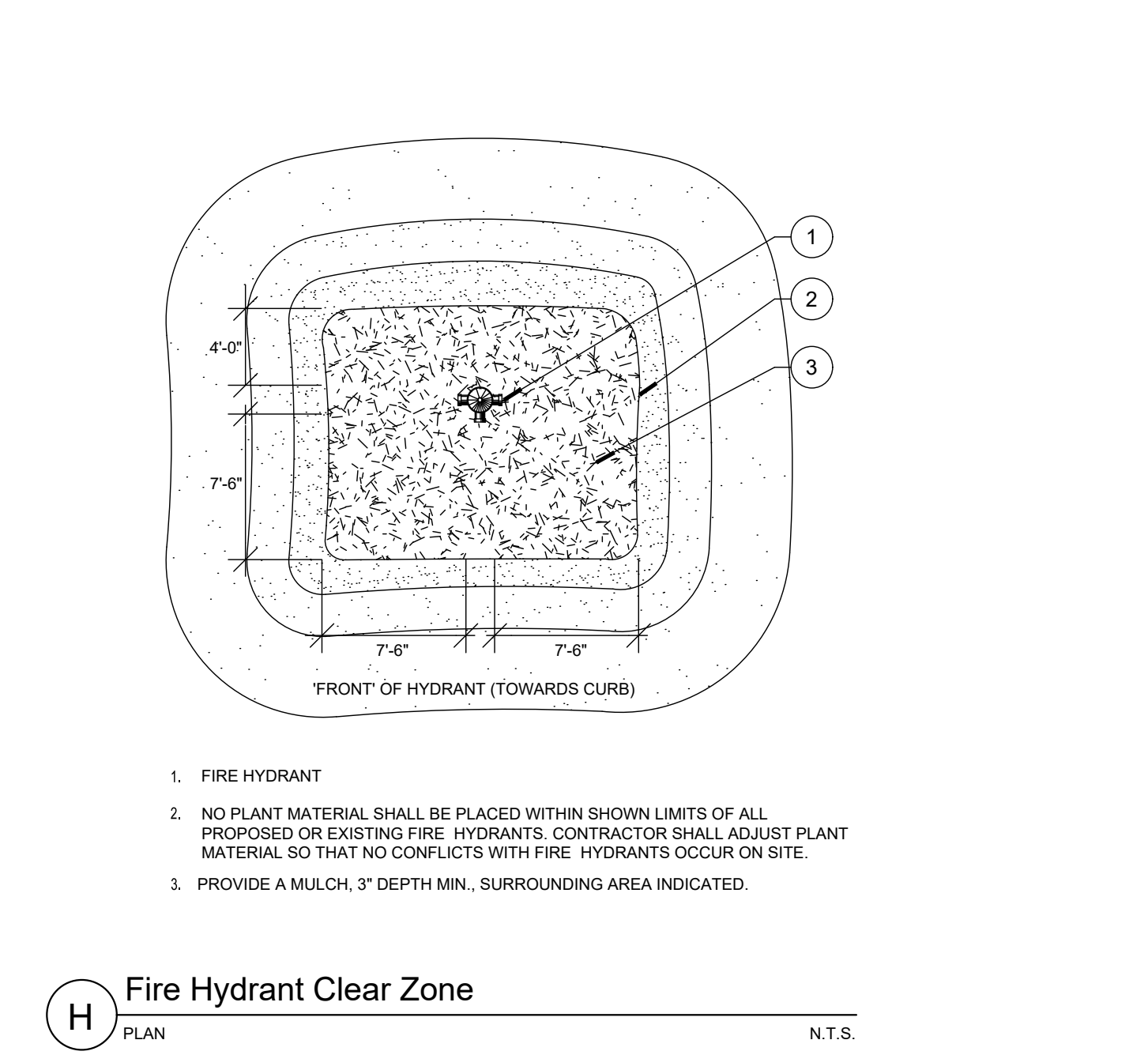
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
SECTION N.T.S.



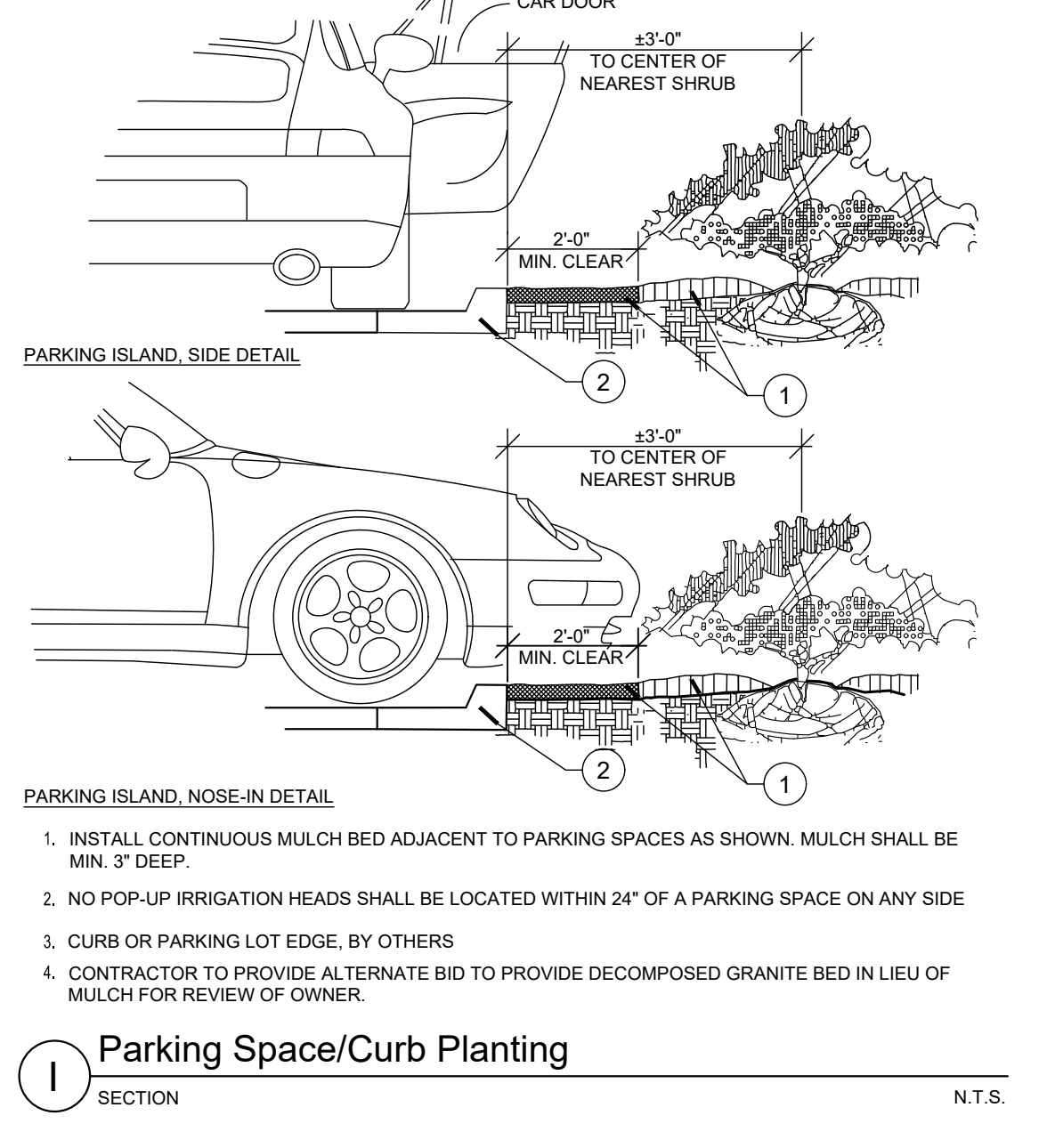
F Poor Drainage Condition
PLAN / SECTION N.T.S.



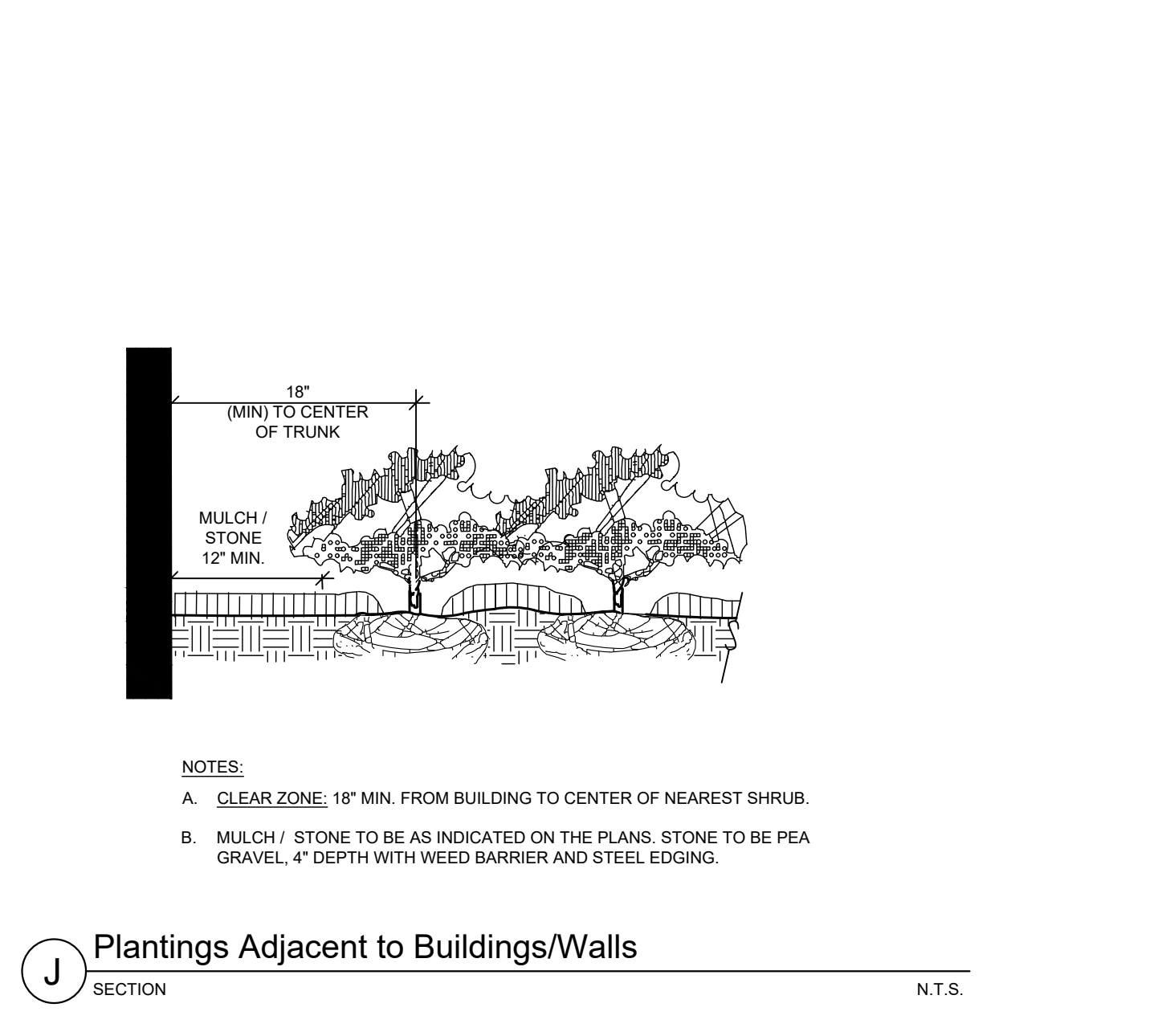
G Tree/Shrub Protector
SECTION N.T.S.



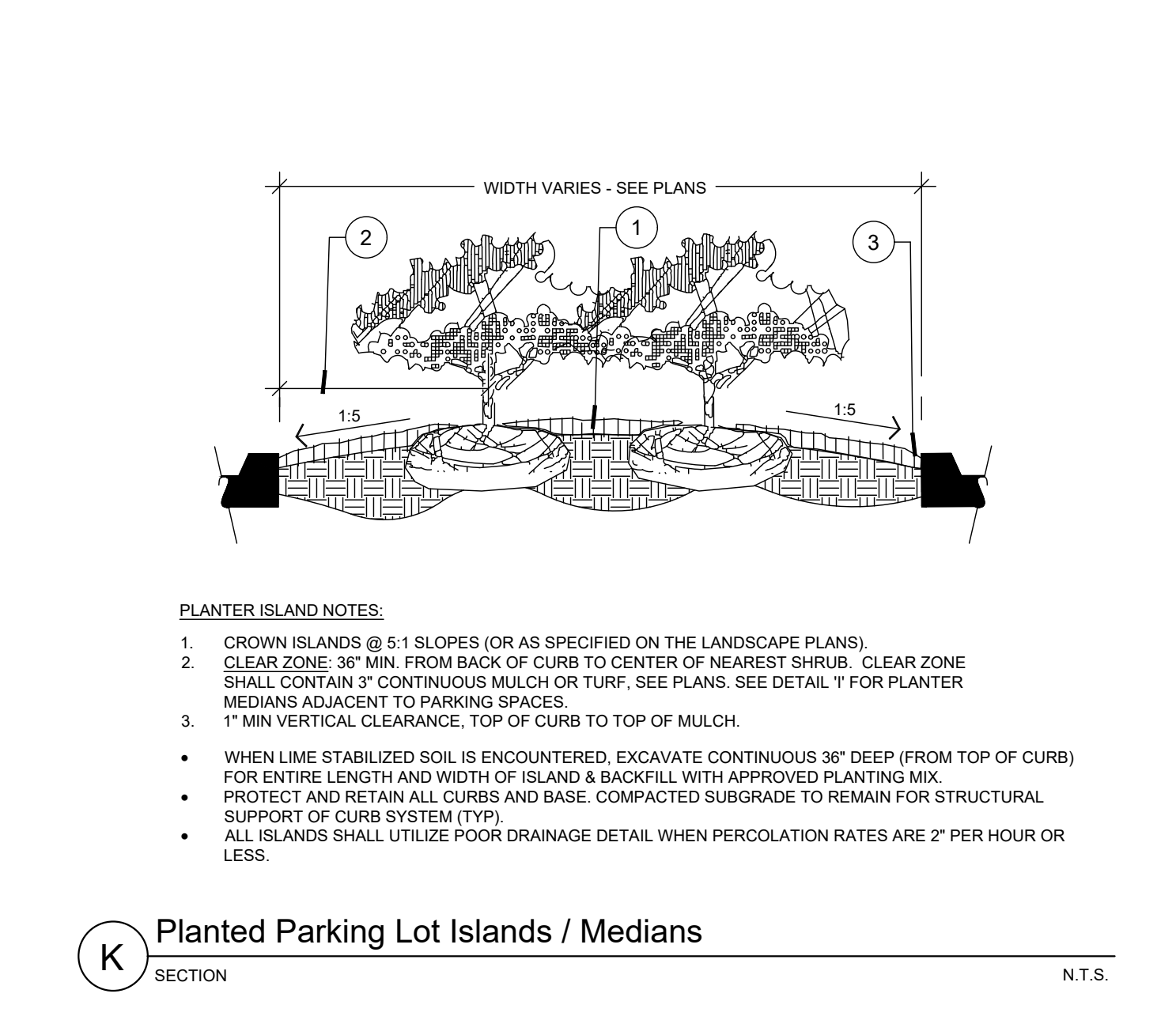
H Fire Hydrant Clear Zone
PLAN N.T.S.



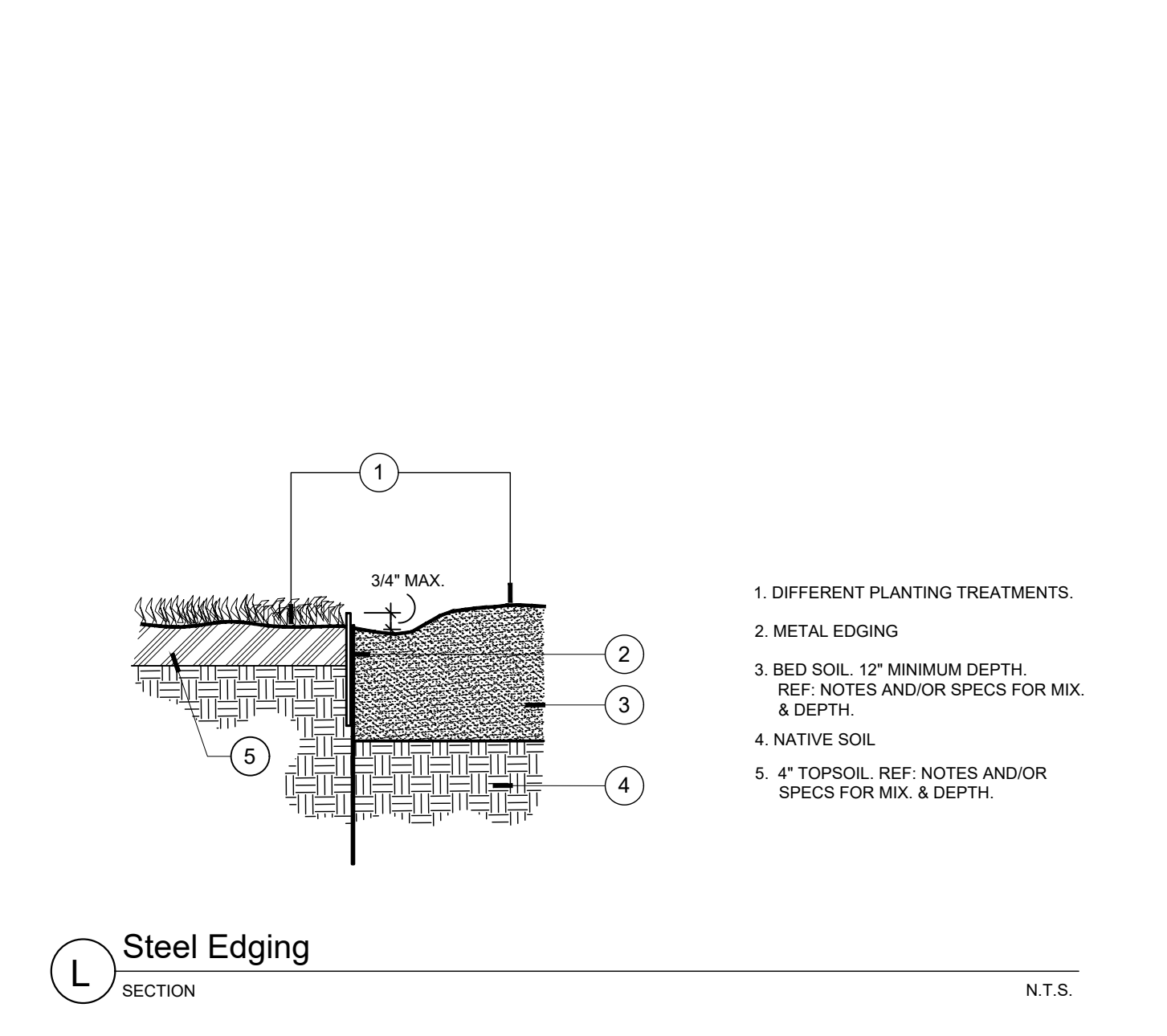
I Parking Space/Curb Planting
SECTION N.T.S.



J Plantings Adjacent to Buildings/Walls
SECTION N.T.S.



K Planted Parking Lot Islands / Medians
SECTION N.T.S.



L Steel Edging
SECTION N.T.S.

NO.	REVISIONS	DATE	BY

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068910600	2/10/2021	AS SHOWN	AMC	AMC		

LANDSCAPE DETAILS
JUSTIN ROAD DISTRIBUTION CENTER
 TEXAS
 ROCKWALL

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

Table with 2 columns: MATERIAL, SUBMITTAL. Rows include MULCH, TOPSOIL MIX, PLANTS, FERTILIZER, INNOCULANT, HERBICIDE, PRODUCT DATA, AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS, PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY), etc.

STAKING/GUYINGFOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- 1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.
3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.
5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

- 5. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.
6. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
7. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPROF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (8&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MIN. OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MIN. OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS, SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12". REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.
E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

2. LAWN MAINTENANCE:

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).
B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

Table with columns: No., REVISIONS, DATE, BY

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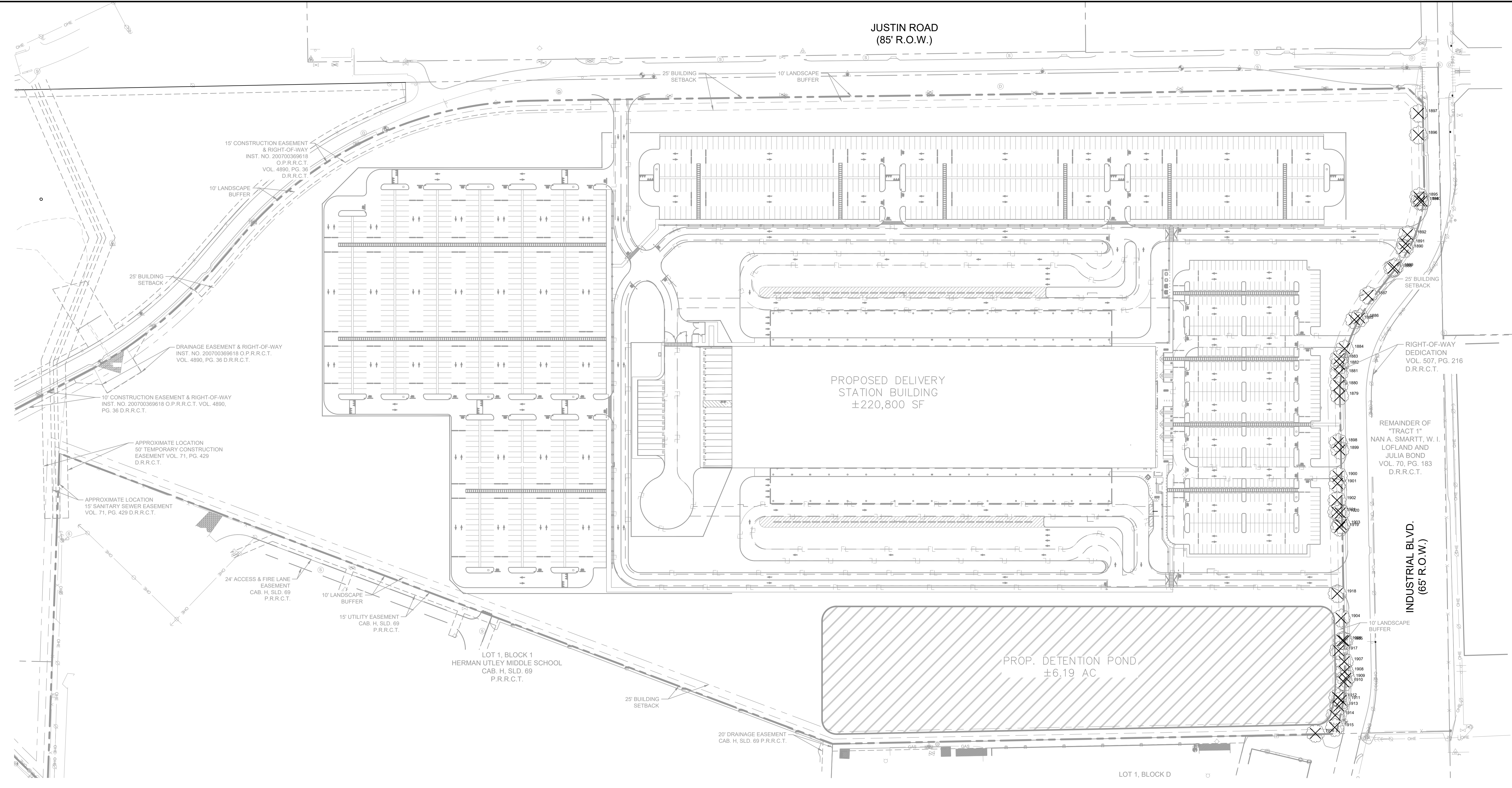
FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn logo. P.L.A. SHANNON E. MUNDY L.A. No. 3543 Date Feb 2021

Table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, SEW

LANDSCAPE DISTRIBUTION SPECIFICATIONS

JUSTIN ROAD DISTRIBUTION CENTER TEXAS ROCKWALL

Plotted By: Chaparro, Anapalca Sheet Set: K10a Layout: TP_1.00 February 09, 2021 04:04:43pm \\kimley-horn.com\k... h0u2\HOU_Civil\069284835-DDF9 Rockwall\CAD\Plans\Sheets\1-Tree Mitigation.dwg
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SITE INFORMATION			
LOT 1			
PAVEMENT	1,368,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

LEGEND	
	EXISTING TREES TO REMAIN/PROTECT
	EXISTING TREES TO BE REMOVED

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES



CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: SMARTT LOFLAND & J BOND PTNRS 1 CARMARTHEN CT DALLAS, TX 75225-2457 CONTACT: E-MAIL:	LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 800 HOUSTON, TX 77079-1221 PHONE: 281-920-6322 CONTACT: SHANNON MUNDY, P.L.A.
-------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

No.	REVISIONS	DATE	BY

Kimley»Horn

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 TBPE FIRM REGISTRATION F-428

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Kimley»Horn
 P.L.A. SHANNON E. MUNDY
 L.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE REMOVAL PLAN

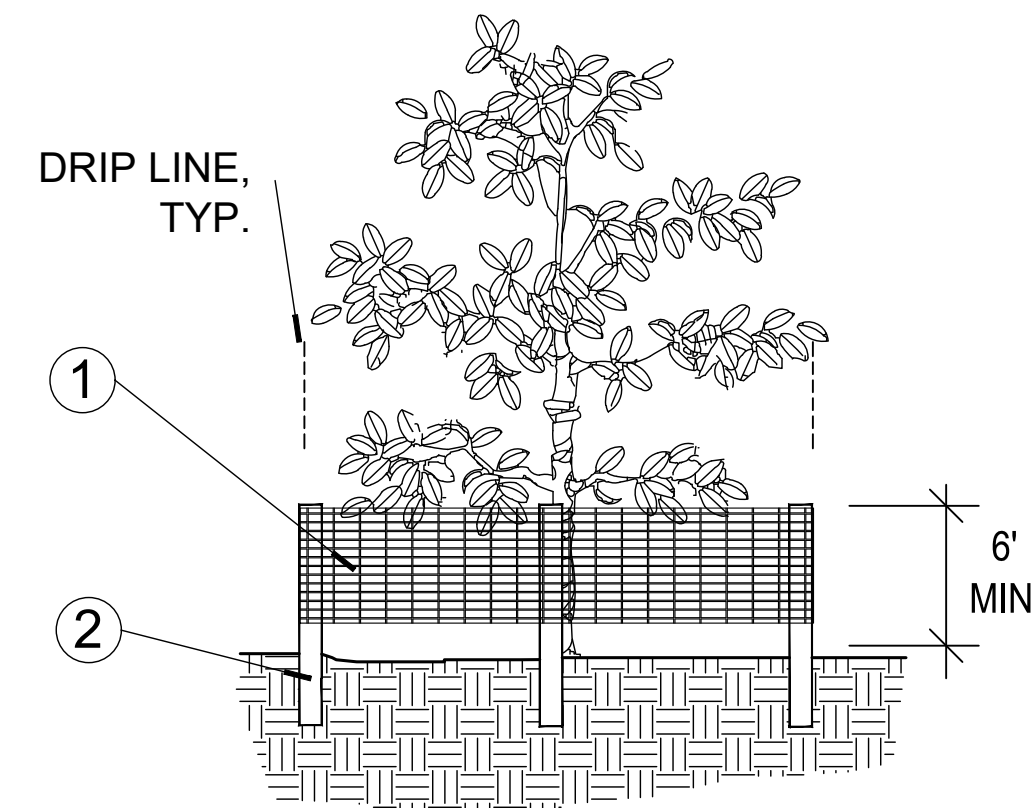
JUSTIN ROAD
DISTRIBUTION
CENTER
 TEXAS
 ROCKWALL

Plotted By: Chaparro, Anapilesa Sheet Set: K04a Layout: TP 3.00 February 09, 2021 04:04:44pm \\kimley-horn.com\k... h042\H04L_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\U-Trees Mitigation.dwg
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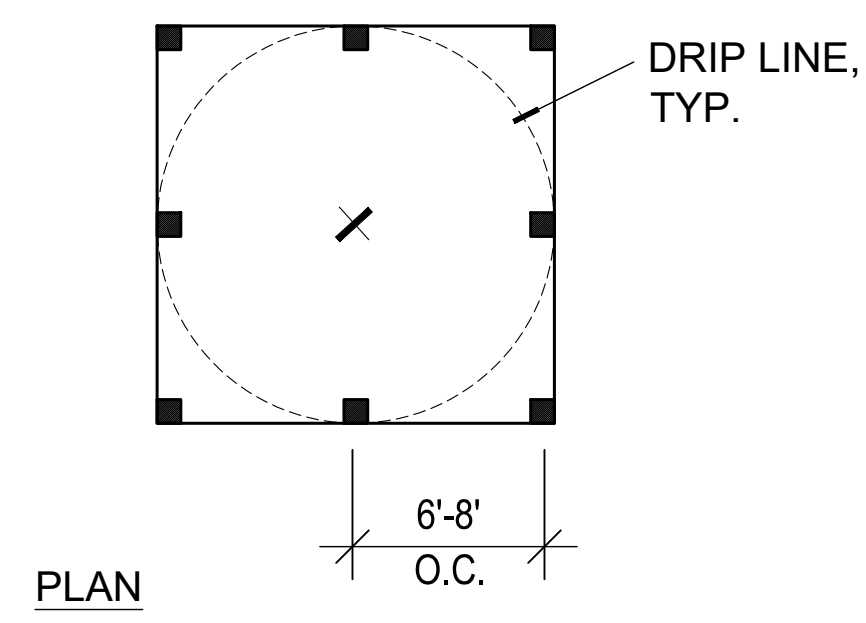
SWC Justin Rd and Industrial - Rockwall, Rockwall County, TX

TAG#	DBH	COMMON NAME	CONDITION	CLASS	STATUS	MITIGATION RATIO	MITIGATION INCHES
1879	5.5	Hercules-club	Healthy	Primary	Remove	1	5.5
1880	5.2	Gum Bumelia	Healthy	Primary	Remove	1	5.2
1881	17.0	Hackberry	Healthy	Secondary	Remove	0.5	8.5
1882	4.7	Hercules-club	Declining	Primary	Remove	0	0
1883	5.2	Hercules-club	Healthy	Primary	Remove	1	5.2
1884	12.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.4
1885	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1886	13.4	Hackberry	Declining	Secondary	Remove	0	0
1887	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1888	14.9	Hackberry	Healthy	Secondary	Remove	0.5	7.45
1889	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1890	5.8	Hercules-club	Healthy	Primary	Remove	1	5.8
1891	12.0	Hackberry	Healthy	Secondary	Remove	0.5	6
1892	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1893	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1894	11.2	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.6
1895	5.3	Persimmon	Healthy	Primary	Remove	1	5.3
1896	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1897	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1898	11.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.9
1899	11.6	Hackberry	Healthy	Secondary	Remove	0.5	5.8
1900	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1901	15.9	Hackberry	Healthy	Secondary	Remove	0.5	7.95
1902	20.6	Hackberry	Declining	Secondary	Remove	0	0
1903	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1904	13.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.9
1905	15.5	Hackberry	Healthy	Secondary	Remove	0.5	7.75
1906	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1907	11.2	Eastern Redcedar	Declining	Secondary	Remove	0	0
1908	12.3	Hackberry	Healthy	Secondary	Remove	0.5	6.15
1909	11.9	Hackberry	Healthy	Secondary	Remove	0.5	5.95
1910	4.6	Hercules-club	Healthy	Primary	Remove	1	4.6
1911	4.3	Persimmon	Healthy	Primary	Remove	1	4.3
1912	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1913	4.8	Gum Bumelia	Healthy	Primary	Remove	1	4.8
1914	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1915	7.3	Tree of Heaven	Healthy	Primary	Remove	1	7.3
1916	15.0	Hackberry	Declining	Secondary	Remove	0	0
1917	12.1	Hackberry	Healthy	Secondary	Remove	0.5	6.05
1918	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1919	11.8	Hackberry	Healthy	Secondary	Remove	0.5	5.9
1920	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1921	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
TOTAL MITIGATION						248.5	

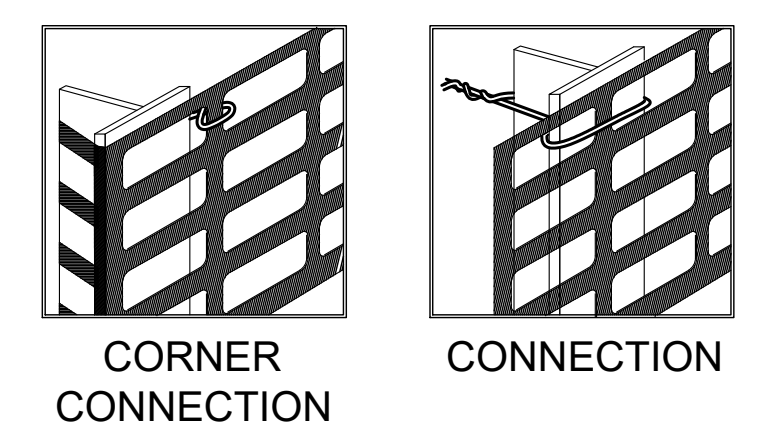
	Inches
Primary	111
Secondary	137.5
Featured	0
Unprotected Trees	0
Total Mitigation Inches	248.5



ELEVATION



PLAN



CORNER CONNECTION

CONNECTION

A Tree/Shrub Protector SECTION

N.T.S.

- 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 8' TALL METAL "T" POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

- POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

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Kimley»Horn
 P.L.A. SHANNON E. MUNDY
 L.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE MITIGATION REFERENCE DATA AND DETAILS

JUSTIN ROAD DISTRIBUTION CENTER

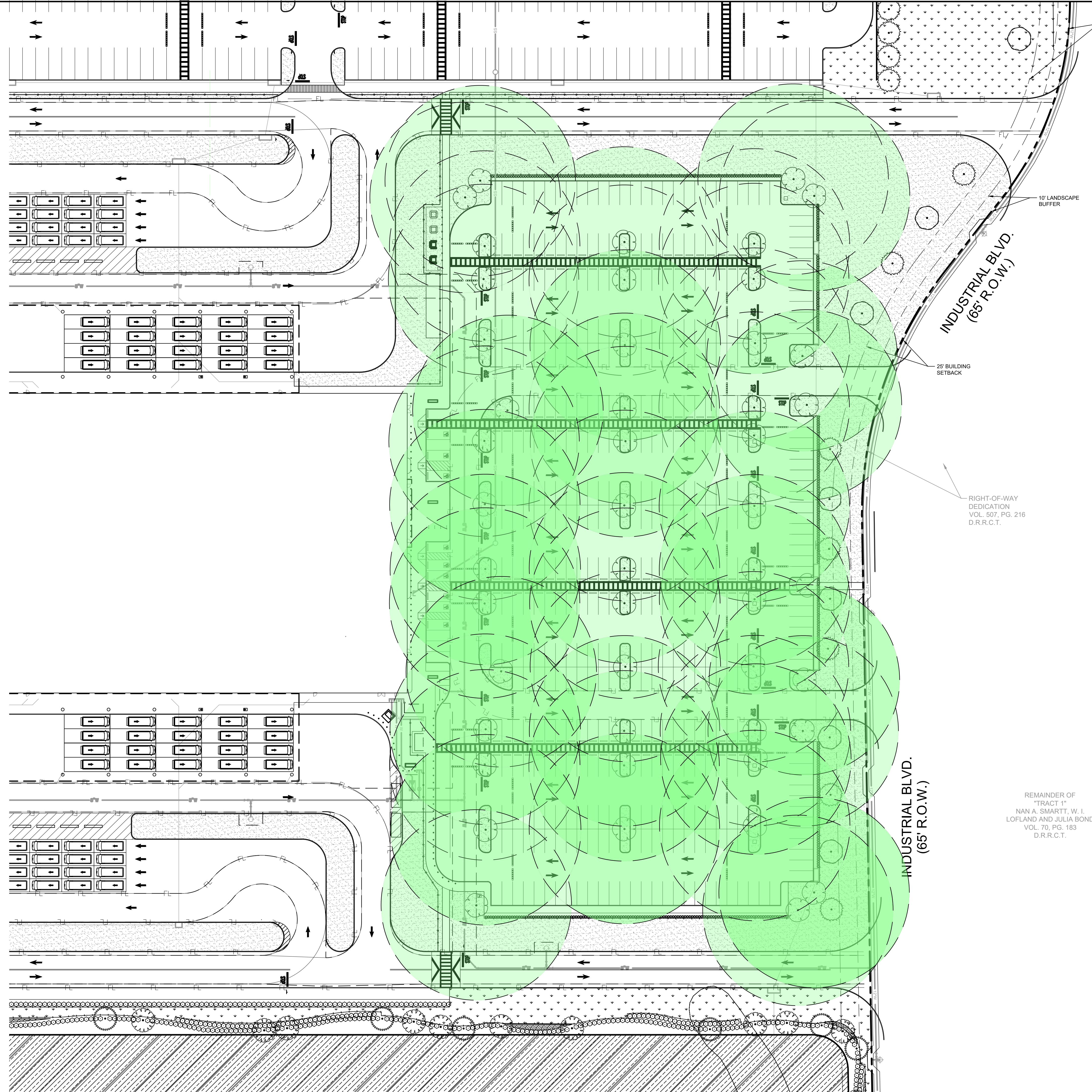
SHEET NUMBER TP 3.00

SITE PLAN
DDF9 ROCKWALL
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 SMART LOFLAND & J BOND PTNRS
 1 CARMARTHEN CT
 DALLAS, TX 75225-2457
 CONTACT:
 E-MAIL:

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079-1221
 PHONE: 281-920-6322
 CONTACT: SHANNON MUNDY, P.L.A.

Plotted By: Chaparro, Anapalca Sheet Set: KHA Layout: L1.3 February 09, 2021 05:39:29pm K:\HOU_Civil\08284835-DDF9_Rockwall\CAD\PlanSheets\L_Parking Exhibit.dwg
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LEGEND

80' DIAMETER ON TREE CENTERS

GRAPHIC SCALE IN FEET
 0 20 40 80

NORTH

REMAINDER OF "TRACT 1"
 NAN A. SMARTT, W. I.
 LOFLAND AND JULIA BOND
 VOL. 70, PG. 183
 D.R.R.C.T.

811
 Know what's below.
 Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

KHA PROJECT 068910600	DATE 2/10/2021	DESIGNED BY AMC	CHECKED BY SEM
	SCALE AS SHOWN	DRAWN BY AMC	
LANDSCAPE PARKING EXHIBIT			
JUSTIN ROAD DISTRIBUTION CENTER			
TEXAS			
SHEET NUMBER EX1.0			REVISIONS
PAGE 154174			DATE
BY			

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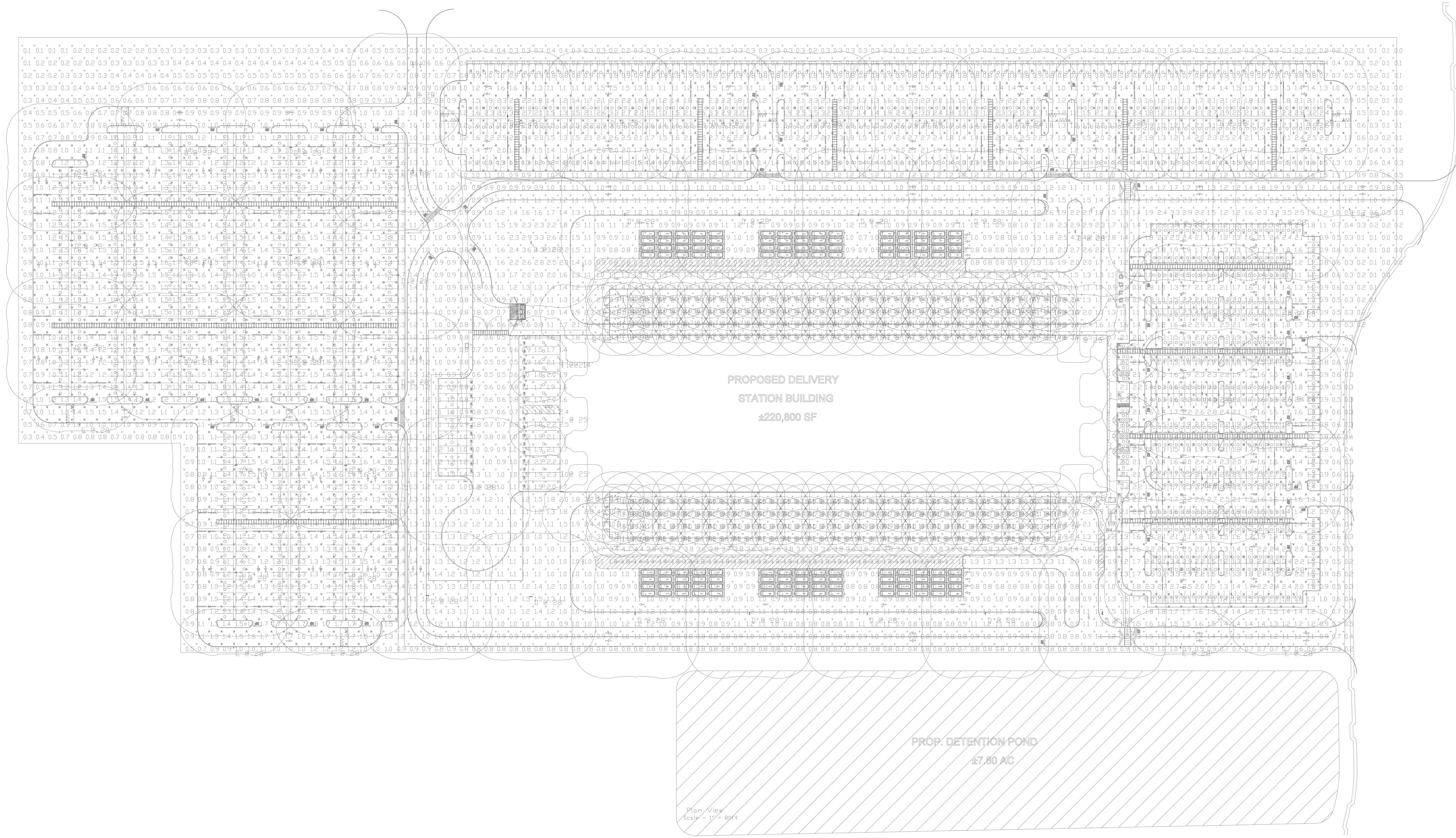
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FOR REVIEW ONLY

Schedule													
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
□	A	4	Lithonia Lighting	DSX2 LED P3 40K TSV	DSX2 LED P3 40K TSV MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS, BUG RATING B5 - U0 - G4
□	D	46	Lithonia Lighting	DSX2 LED P2 40K TSV	DSX2 LED P2 40K TSV MVOLT	LED	1	24800	1	0.9	370	100%	TYPE VS, BUG RATING B5 - U0 - G4
□	E	6	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING B3 - U0 - G3
○	F1	152	Lithonia Lighting	VCPG LED P5 40K TSR MVOLT PM NLTAIR2 PIR INMAX	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, TSR OPTIC TYPE	LED	1	10497	1	0.9	8214	100%	TYPE III, SHORT, BUG RATING B3 - U0 - G3
□	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM VBA DSXV285W	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING B3 - U0 - G3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	100 fc	14.9 fc	8.5 fc	1.81	1.21
CANOPY	+	100 fc	14.9 fc	8.5 fc	1.81	1.21
LOADING DOCK	□	1.8 fc	3.0 fc	0.9 fc	3.31	2.01
PARKING LDT	×	1.8 fc	4.5 fc	0.7 fc	6.41	2.61
PARKING LDT	×	1.6 fc	4.0 fc	0.7 fc	5.71	2.31
PARKING LDT	×	1.4 fc	1.9 fc	0.7 fc	2.71	2.01
SITE	+	1.3 fc	10.8 fc	0.0 fc	N/A	N/A

Note
LIGHTING VENDOR INFORMATION:
GO TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.
MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134
PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



1 Site Plan Photometrics
Scale: NONE

Issue Date		
02/10/21		
Revisions	Description	By
△		
△		
△		
△		
△		
△		

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY

SIGNAGE GENERAL NOTES

1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2008.
5. TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE.
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

VINYL GRAPHICS GENERAL NOTES

1. DOOR SIGNS: SEE DOOR SIGN PLACEMENT DETAIL ON THIS SHEET FOR MOUNTING HEIGHTS.
2. SPECIFICATIONS: SEE WORLDWIDE REAL ESTATE SIGNAGE STANDARDS FOR COLOR GENERAL NOTES AND ADDITIONAL SIGNAGE COLORS.
3. DESCRIPTION: CUSTOM CUT VINYL GRAPHICS, ATTACHED TO FIRST SURFACE OF EXTERIOR GLASS.
4. GRAPHICS AND TYPOGRAPHY: SIGN GRAPHICS ARE HEAVY DUTY "3M" VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE PRESSURE SENSITIVE VINYL SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATE WHITE VINYL.
5. INSTALLATION: LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON SITE BY THE TENANT REPRESENTATIVE.
6. SUBMITTALS: THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6" X 6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS. ALL EXTERIOR SIGNAGE TO BE APPROVED BY CONSTRUCTION MANAGER.

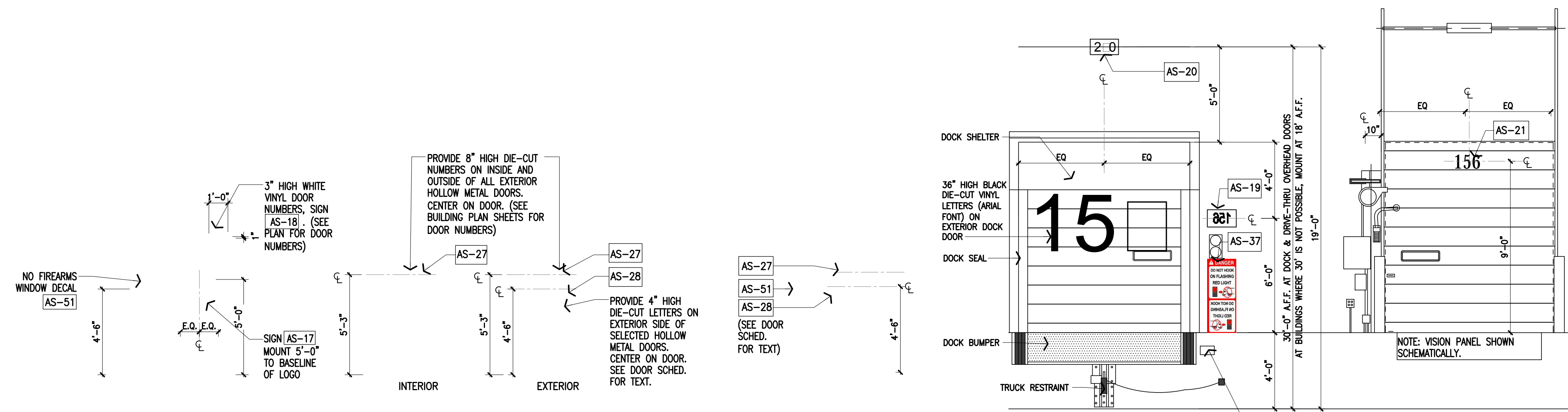
INTERIOR GRAPHICS COLORS

IC1 WHITE	HEX #FFFFFF RGB 255/ 255/ 255 CMYK 0/ 0/ 0/ 0 PANTONE White
IC2 BLACK	HEX #000000 RGB 0/ 0/ 0 CMYK 75/ 68/ 67/ 90 PANTONE BlackC
IC3 ORANGE	HEX #FF9900 RGB 255/ 153/ 0 CMYK 0/ 47/ 100/ 0 PANTONE 137U PANTONE 1375C
IC6 BLUE	HEX #148EB4 RGB 20/ 100/ 180 CMYK 88/ 55/ 2/ 0 PANTONE 300 U
C7 BLUE	Scotchcal Prime Blue (Pantone 2995C)(RAL 5012)

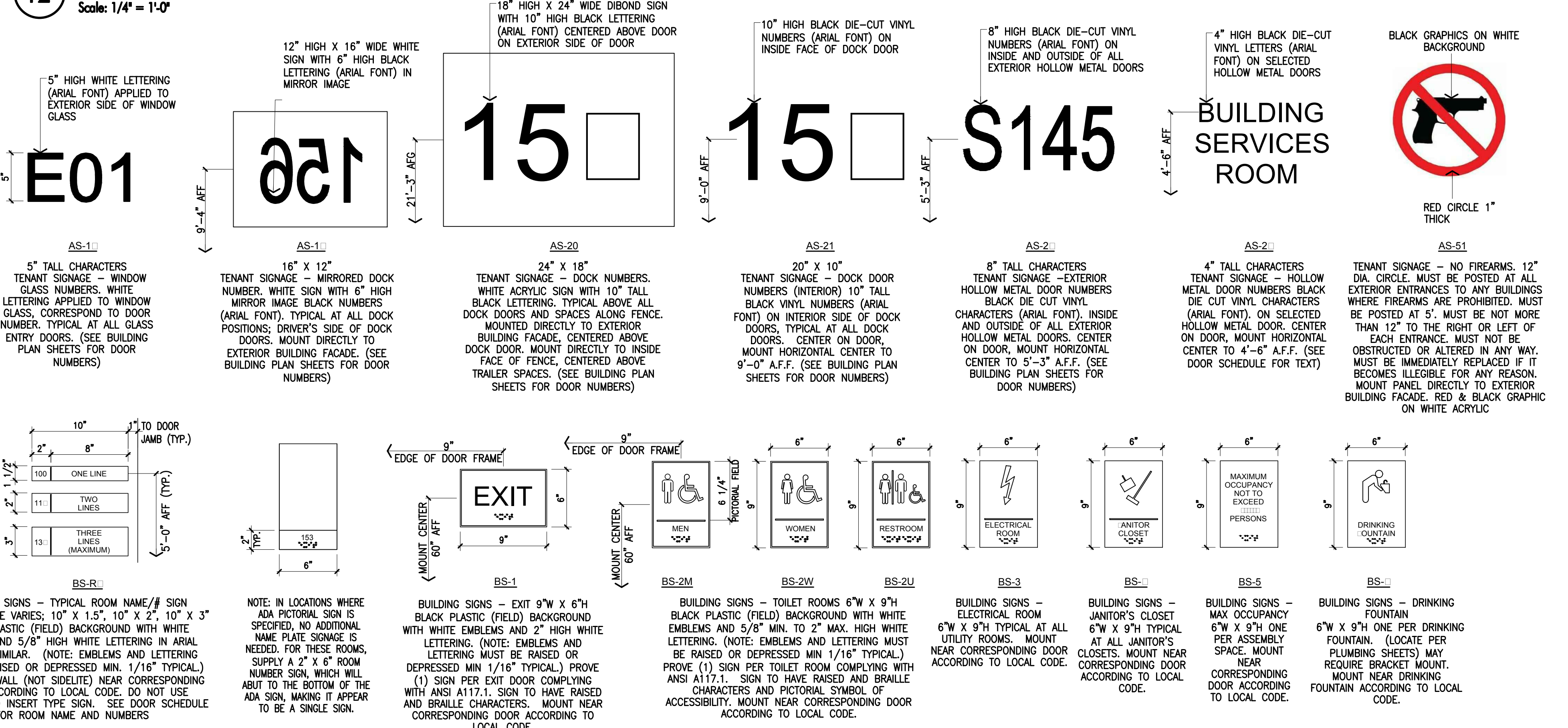
pdms design group
2235 E. Rondal Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

Delivery Station
DDF9- Rockwall

Project Address



12 Signage- Door Sign Placement Details
Scale: 1/4" = 1'-0"

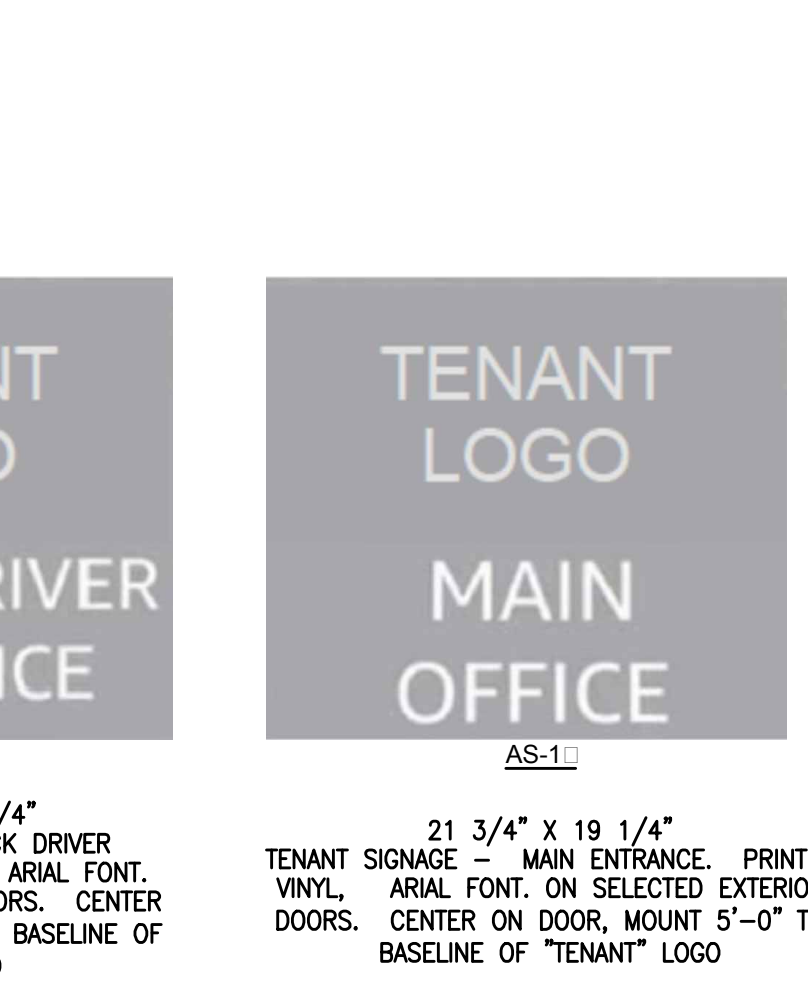


11 Signs
Scale: 1 1/2" = 1'-0"

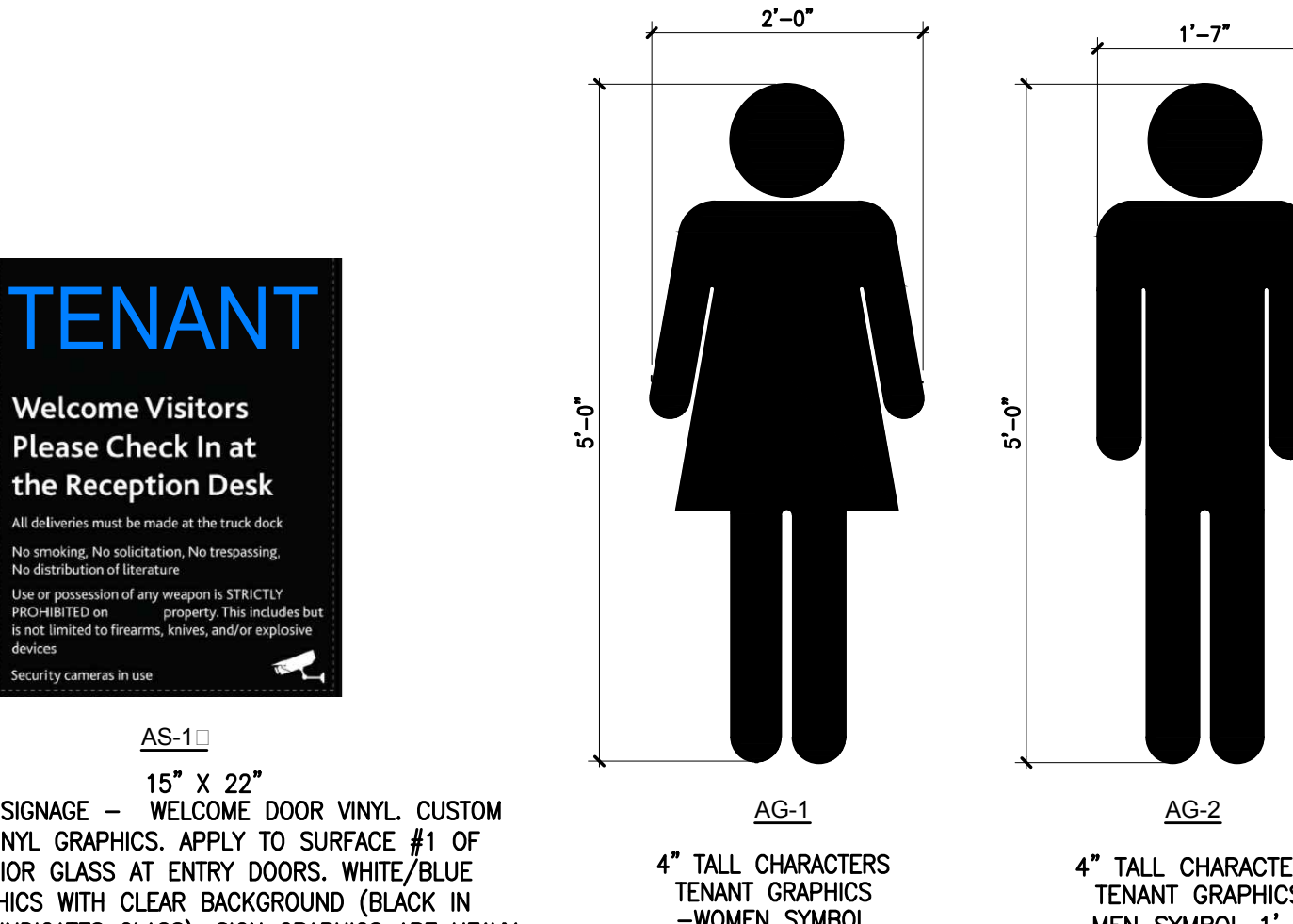


7 NOT USED
NTS

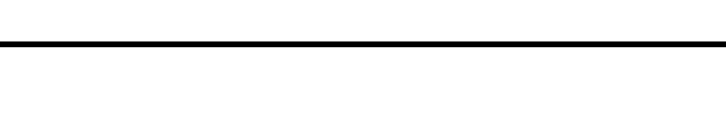
6 Signage at Exterior Emergency Door 1
Scale: 1" = 1'-0"



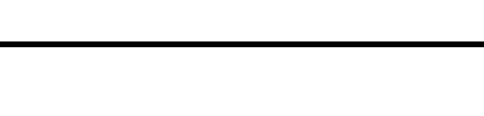
5 Painted Clear Zone at High Speed Roll Up Doors
Scale: 1/4" = 1'-0"



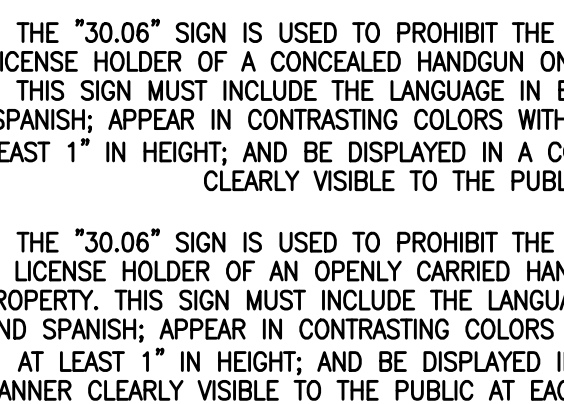
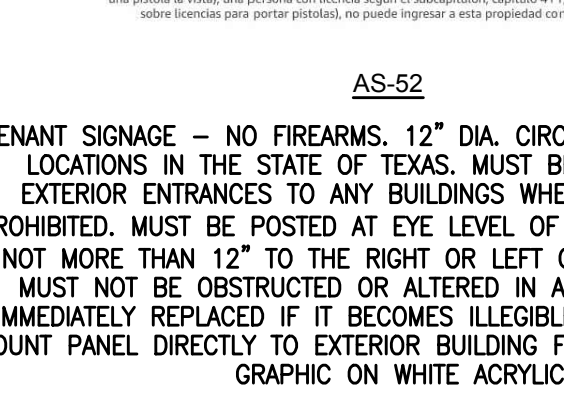
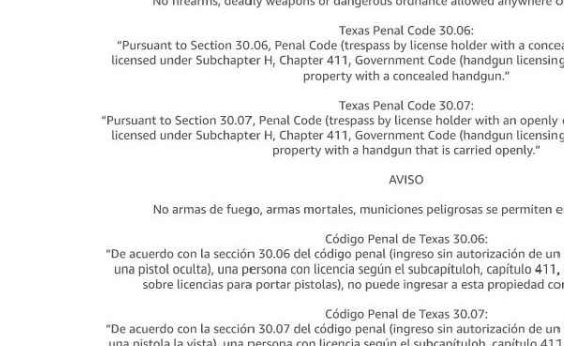
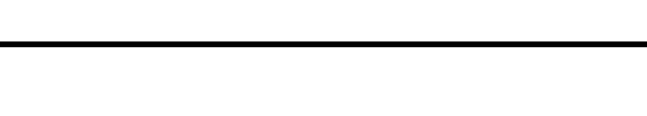
5 Fire Extinguisher Sign. (AG-F)
Scale: 1/2" = 1'-0"



4 Door Signs
Scale: 1 1/2" = 1'-0"



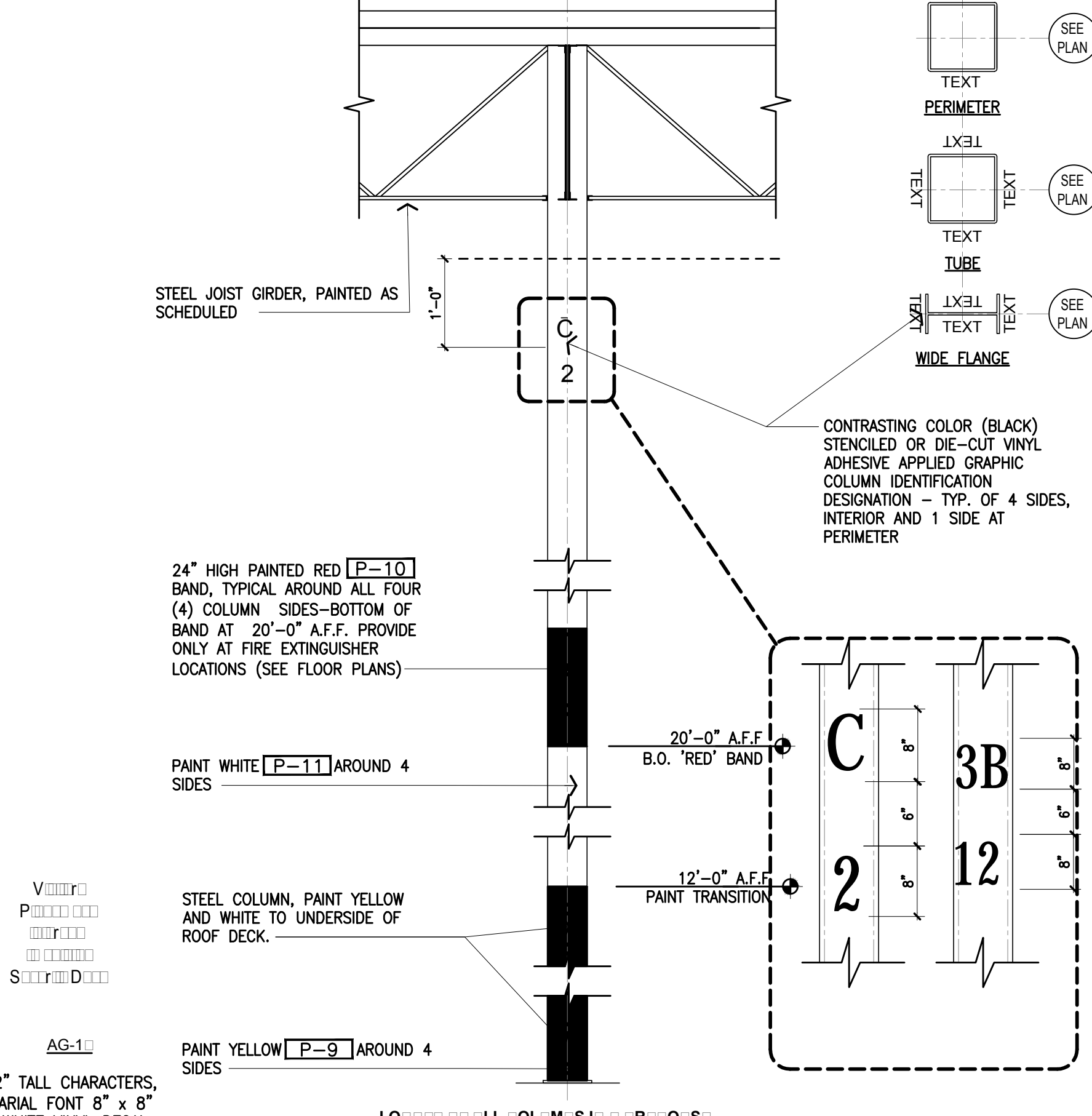
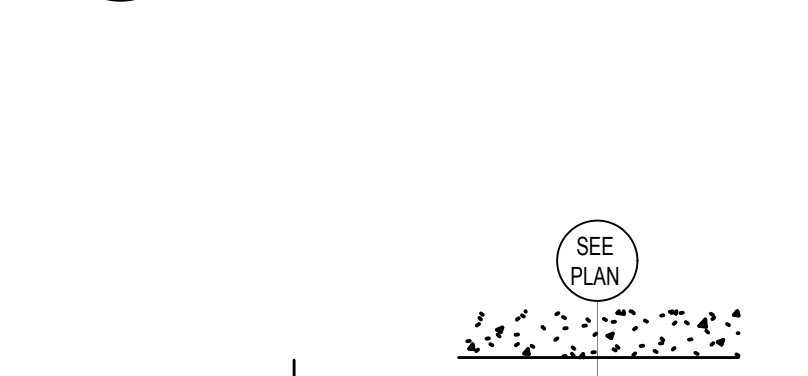
3 Enlarged Graphics
Scale: 3/4" = 1'-0"



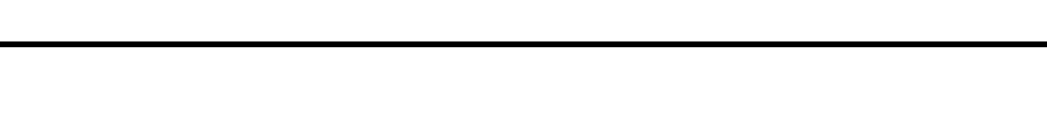
10 Typical Sign Mounting
Scale: 1/2" = 1'-0"



8 Dock Lock Indicator
Scale: 1/4" = 1'-0"



1 Column Identification Detail (AG-9)
Scale: 1/2" = 1'-0"



Issue Date 02/10/21

Revisions	Date	Description	By
△			
△			
△			
△			
△			
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△			
△			

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4619

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
App'd By	SV
Sheet Title	Signage Graphics and Details

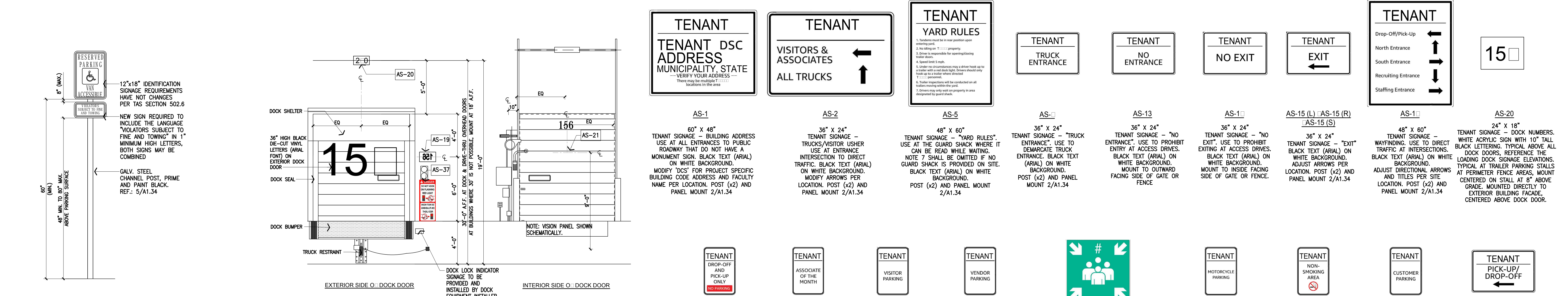
A1.33

GENERAL NOTES	SIGNAGE NOTES	CUSTOM SIGNAGE COLORS																																																		
<ol style="list-style-type: none"> FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED. INSTALL SIGNAGE ACCORDING TO LOCAL CODES. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009 TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT. 	<ol style="list-style-type: none"> REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE). COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. ASPHALT SPEED BUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED BUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. LINES) MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED. MOUNT SIGNAGE ACCORDING TO LOCAL CODES. TYPICAL SIGN FONT IS SET IN ARIAL. 	<table border="1"> <thead> <tr> <th>GLOSS VINYL</th> <th>REFLECTIVE VINYL</th> <th>PAINT</th> <th>GLOSS VINYL</th> <th>REFLECTIVE VINYL</th> </tr> </thead> <tbody> <tr> <td>C1 WHITE</td> <td>SCOTCHCAL WHITE 230-20</td> <td>GLOSS WHITE TWO PART CATALYST HARDENED ACRYLIC ENAMEL</td> <td>C6 BLUE</td> <td>SCOTCHCAL COBALT BLUE (PANTONE 2985)</td> </tr> <tr> <td>C2 BLACK</td> <td>SCOTCHCAL BLACK 230-22 (PANTONE BLACK C)</td> <td></td> <td>C7 TENANT BLUE</td> <td>SCOTCHCAL BLUE (PANTONE 2995C)</td> </tr> <tr> <td>C3 YELLOW</td> <td>ORALC ORALC 020 GOLDEN YELLOW TRANSLUCENT 015 YELLOW ORANGE (COLOR TO MATCH TENANT BRANDING GUIDELINES)</td> <td></td> <td>C8 ACCESSIBLE BLUE</td> <td>SCOTCHCAL ACCESSIBLE BLUE (PANTONE 2930)</td> </tr> <tr> <td>C4 GRAY</td> <td>SCOTCHCAL MEDIUM GRAY 230-31</td> <td>SATIN FINISH TWO PART CATALYST HARDENED ACRYLIC ENAMEL</td> <td>C9 GREEN</td> <td>GREEN (PANTONE 348C)</td> </tr> <tr> <td>C5 RED</td> <td>SCOTCHCAL RED 230-33 (PANTONE 485C2)</td> <td></td> <td>C10 MUSTER BLUE</td> <td>MUSTER BLUE (PANTONE 300C)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>C11 ORANGE</td> <td>ORANGE (PANTONE 165C)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>C12 PURPLE</td> <td>PURPLE (PANTONE 267C)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>C13 MUSTER RED</td> <td>MUSTER RED (PANTONE 185C)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>C14 MUSTER ORANGE</td> <td>MUSTER ORANGE (PANTONE 116C)</td> </tr> </tbody> </table>	GLOSS VINYL	REFLECTIVE VINYL	PAINT	GLOSS VINYL	REFLECTIVE VINYL	C1 WHITE	SCOTCHCAL WHITE 230-20	GLOSS WHITE TWO PART CATALYST HARDENED ACRYLIC ENAMEL	C6 BLUE	SCOTCHCAL COBALT BLUE (PANTONE 2985)	C2 BLACK	SCOTCHCAL BLACK 230-22 (PANTONE BLACK C)		C7 TENANT BLUE	SCOTCHCAL BLUE (PANTONE 2995C)	C3 YELLOW	ORALC ORALC 020 GOLDEN YELLOW TRANSLUCENT 015 YELLOW ORANGE (COLOR TO MATCH TENANT BRANDING GUIDELINES)		C8 ACCESSIBLE BLUE	SCOTCHCAL ACCESSIBLE BLUE (PANTONE 2930)	C4 GRAY	SCOTCHCAL MEDIUM GRAY 230-31	SATIN FINISH TWO PART CATALYST HARDENED ACRYLIC ENAMEL	C9 GREEN	GREEN (PANTONE 348C)	C5 RED	SCOTCHCAL RED 230-33 (PANTONE 485C2)		C10 MUSTER BLUE	MUSTER BLUE (PANTONE 300C)				C11 ORANGE	ORANGE (PANTONE 165C)				C12 PURPLE	PURPLE (PANTONE 267C)				C13 MUSTER RED	MUSTER RED (PANTONE 185C)				C14 MUSTER ORANGE	MUSTER ORANGE (PANTONE 116C)
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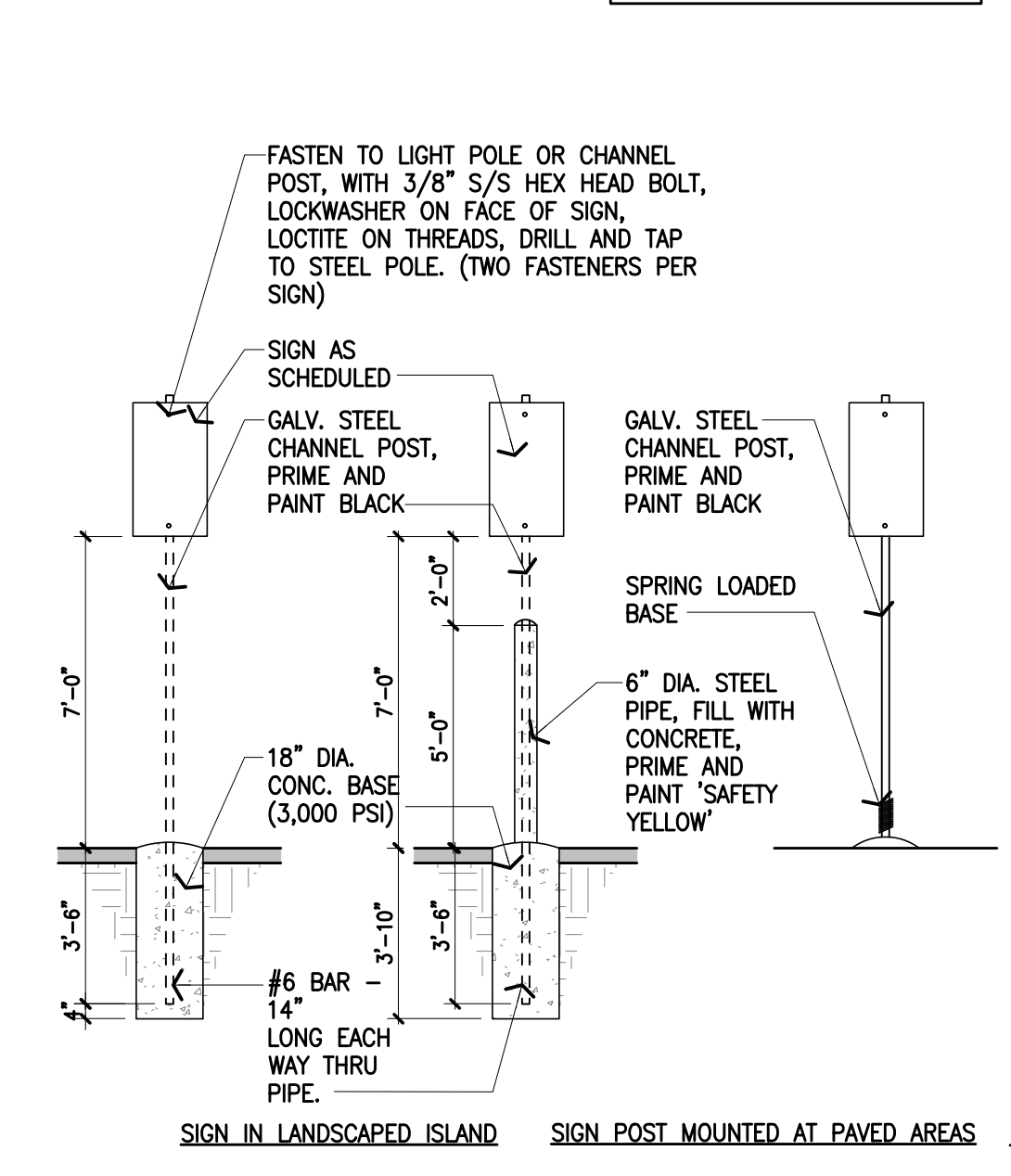
pdms
design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4151
817.633.4200 p 817.633.4151 f

Project Address
**Delivery Station
DDF9- Rockwall**

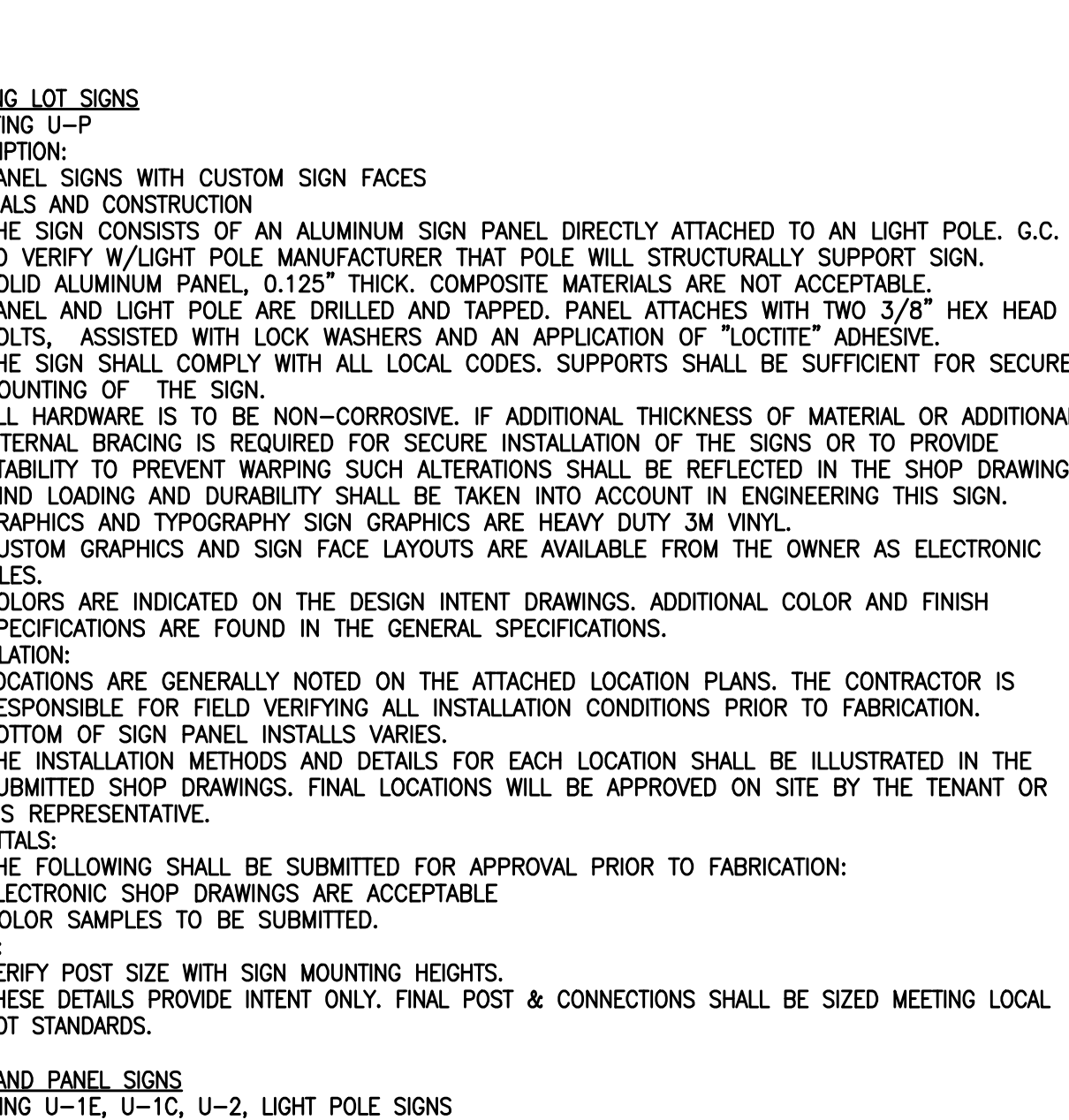
Issue Date	02/10/21
Revisions	
Date	Description



7 Handicapped Pole Mounted Sign Detail
SCALE: 3/4" = 1'-0"



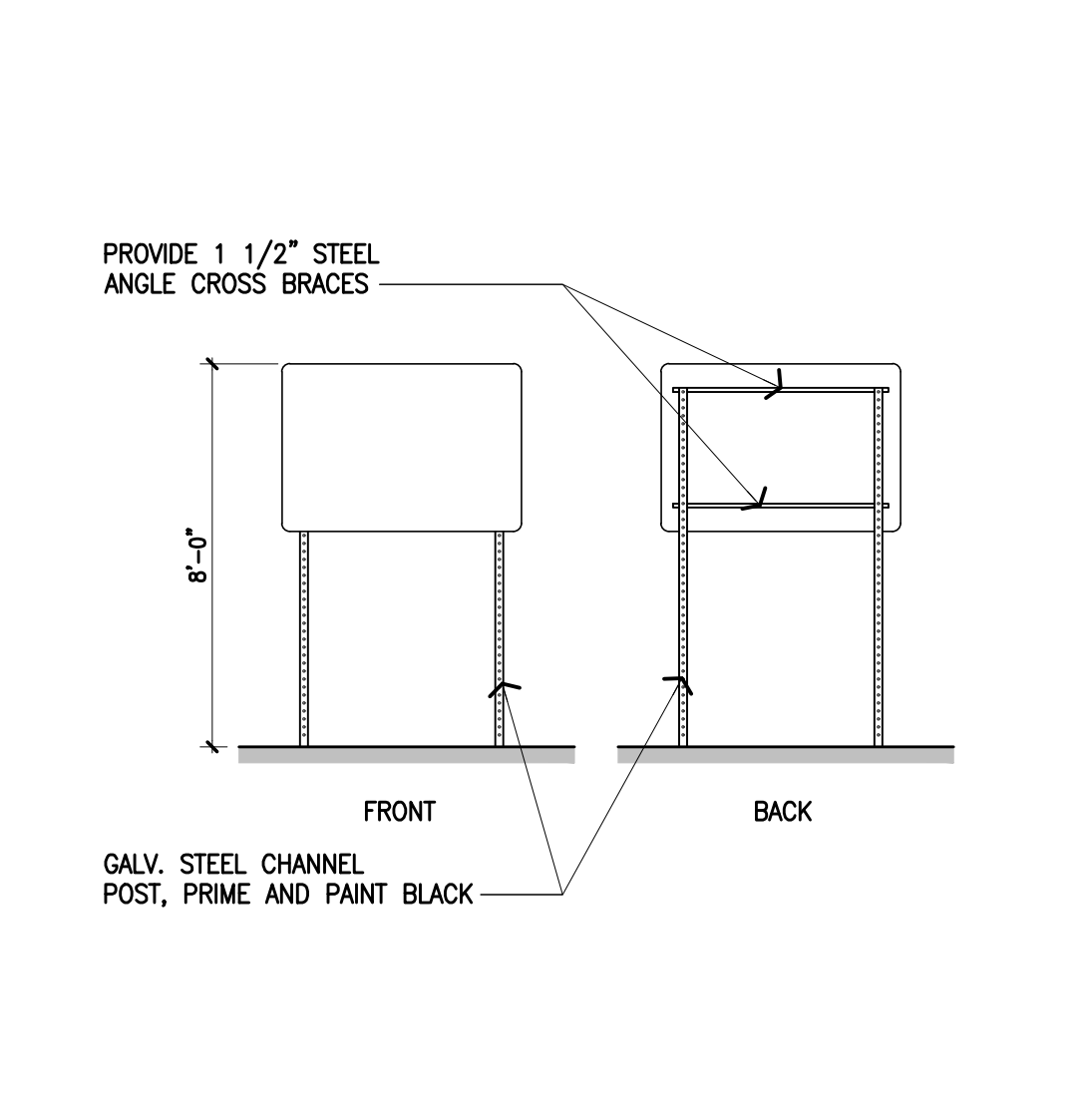
8 Signage - Door Sign Placement Details



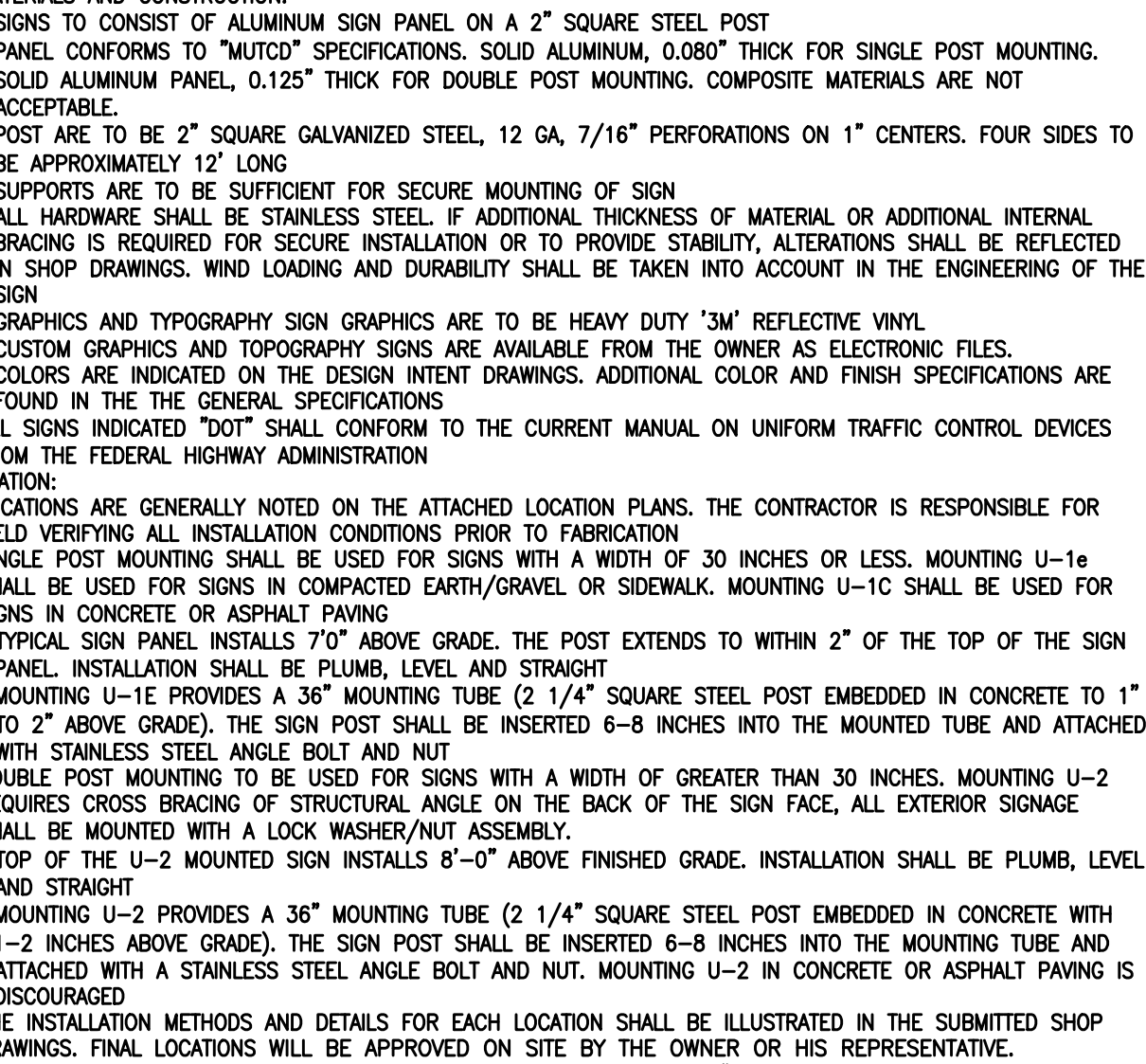
6 Site Signs
Scale: 1/2" = 1'-0"



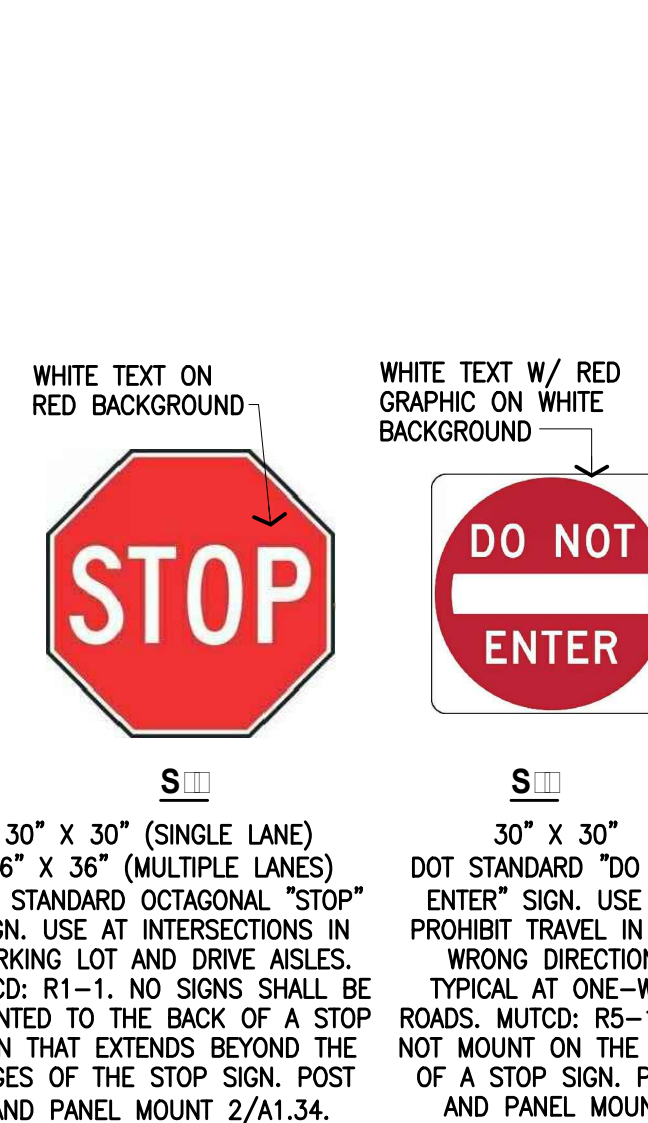
5 Pole Mounted Sign Detail
SCALE: 1/4" = 1'-0"



4 Light Pole Mounted Sign Detail
SCALE: 1/4" = 1'-0"



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



2 Post and Panel Mounted Signs
SCALE: 1/4" = 1'-0"



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



DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.6819

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Job Number: 200162
Drawn By: NG
App'd By: SV
Sheet Title: Signage Graphics and Details
Sheet Number: A1.34

A1.34
PAGE 15/174

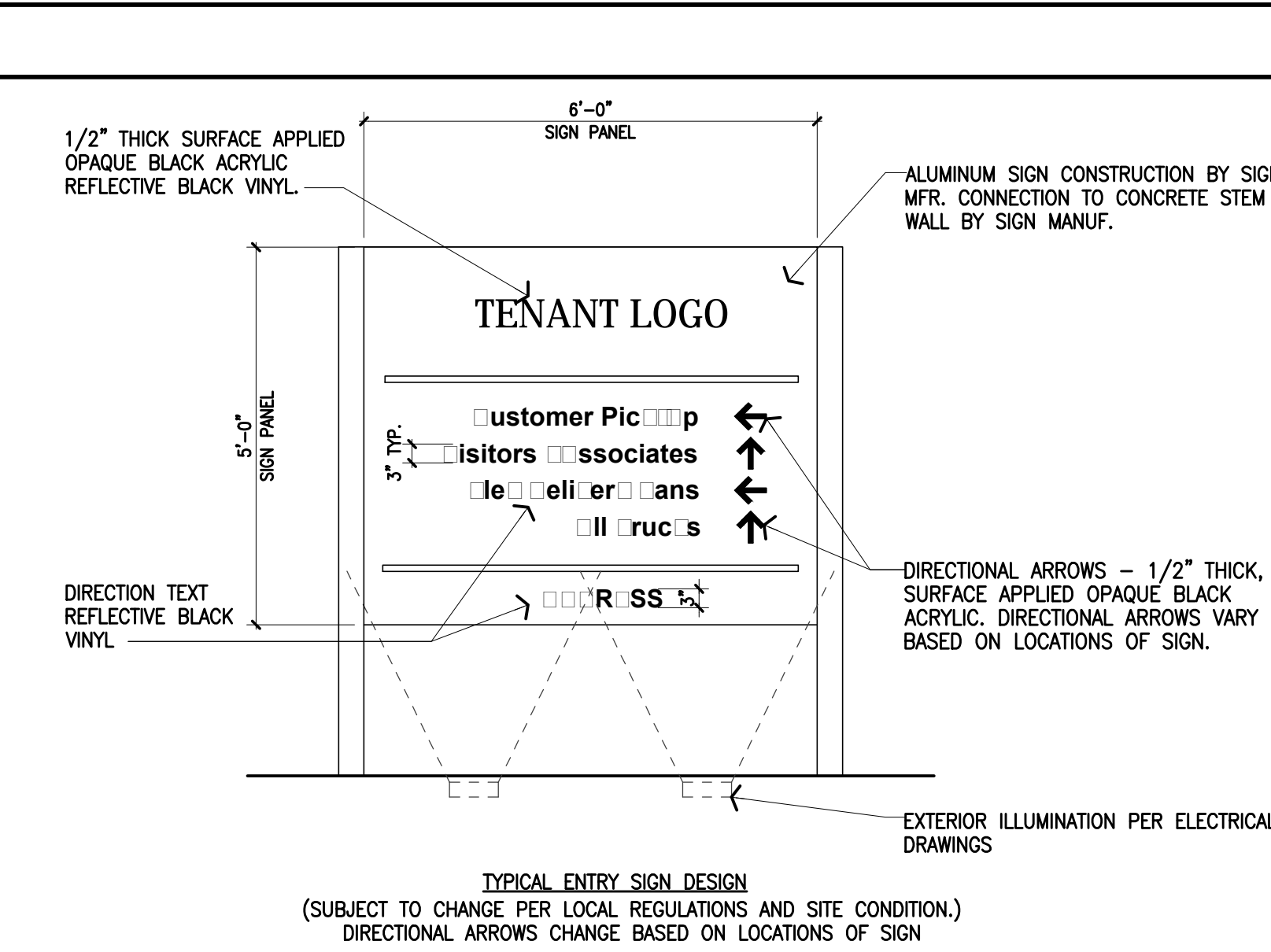
Issue Date	02/10/21
Revisions	
Date	Description

**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

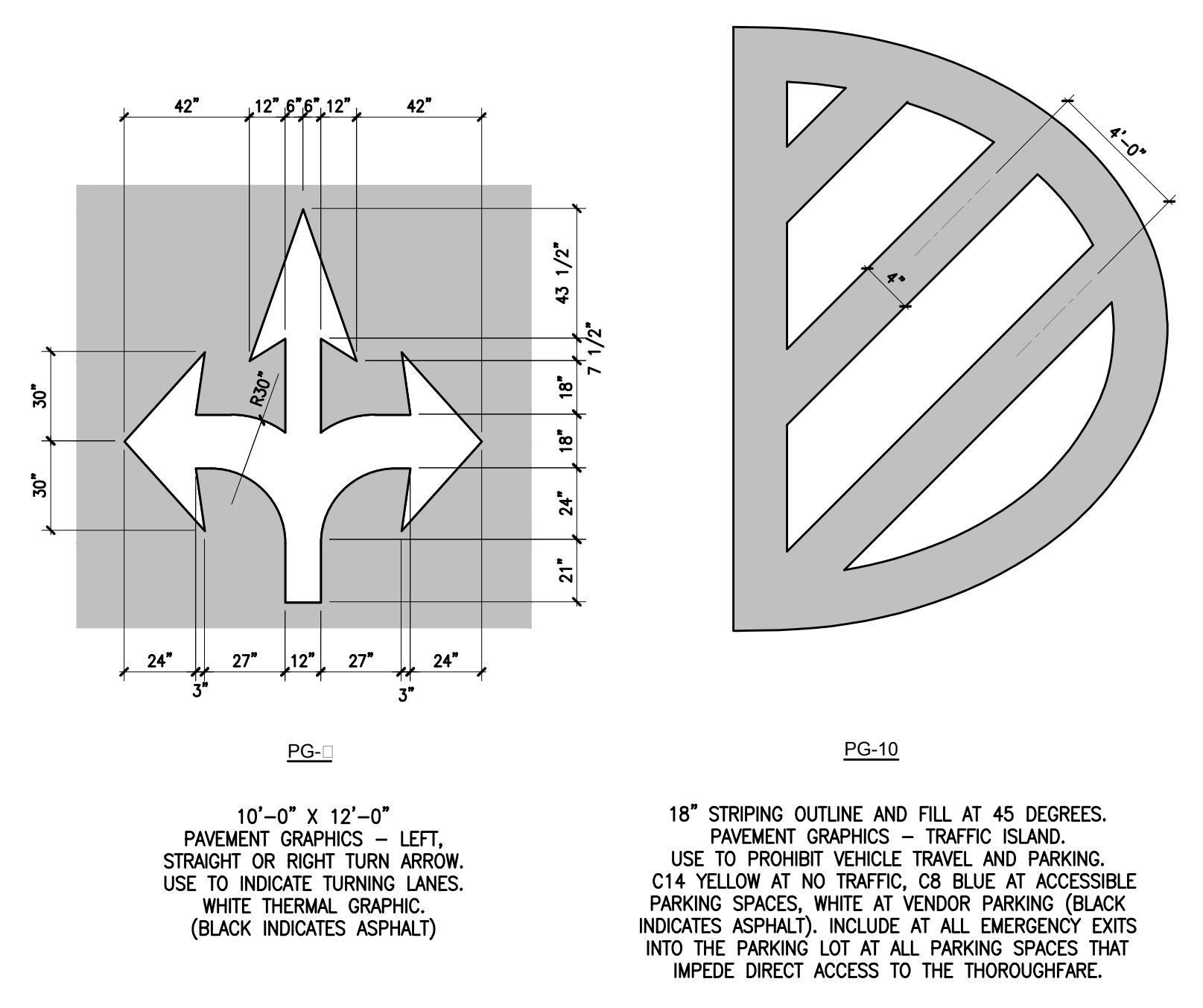
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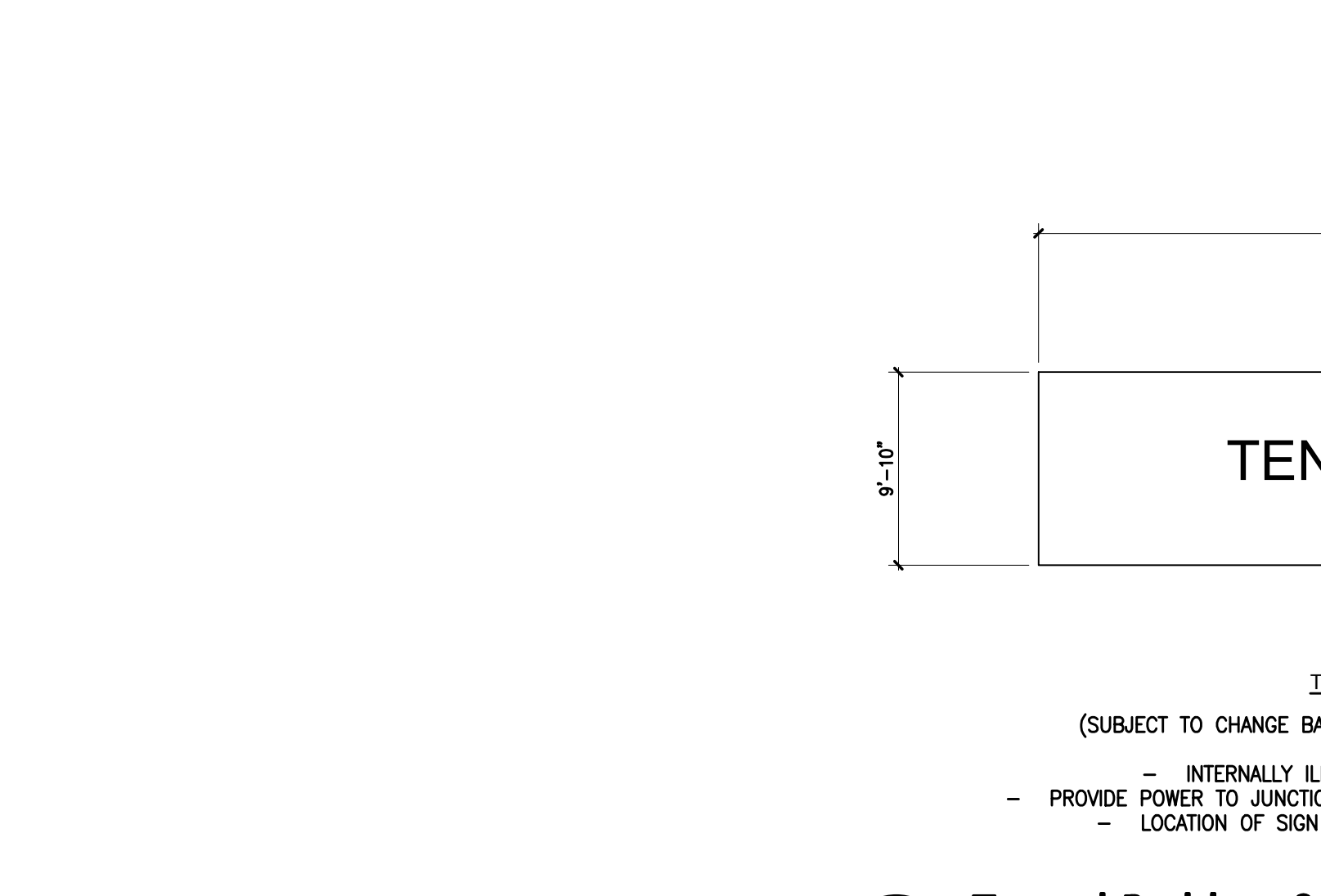
PAVEMENT GRAPHIC NOTES:	GRAPHICS / PAVEMENT PAINT	SIGNAGE NOTES										
<ol style="list-style-type: none"> TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS. REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA. SEE SITE DETAILS FOR MORE PAVEMENT GRAPHICS AT TRAILER PARKING 	<table border="1"> <tr> <td>1/PP1</td> <td>WHITE</td> </tr> <tr> <td>2/PP2</td> <td>RED (PANTONE 485C)</td> </tr> <tr> <td>3/PP3</td> <td>BLUE (PANTONE 294)</td> </tr> <tr> <td>4/PP4</td> <td>GREEN (PANTONE 342)</td> </tr> <tr> <td>5/PP5</td> <td>YELLOW (PANTONE 116)</td> </tr> </table> <p>NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.</p>	1/PP1	WHITE	2/PP2	RED (PANTONE 485C)	3/PP3	BLUE (PANTONE 294)	4/PP4	GREEN (PANTONE 342)	5/PP5	YELLOW (PANTONE 116)	<ol style="list-style-type: none"> REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE). COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUBCONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED. MOUNT SIGNAGE ACCORDING TO LOCAL CODES. TYPICAL SIGN FONT IS SET IN ARIAL.
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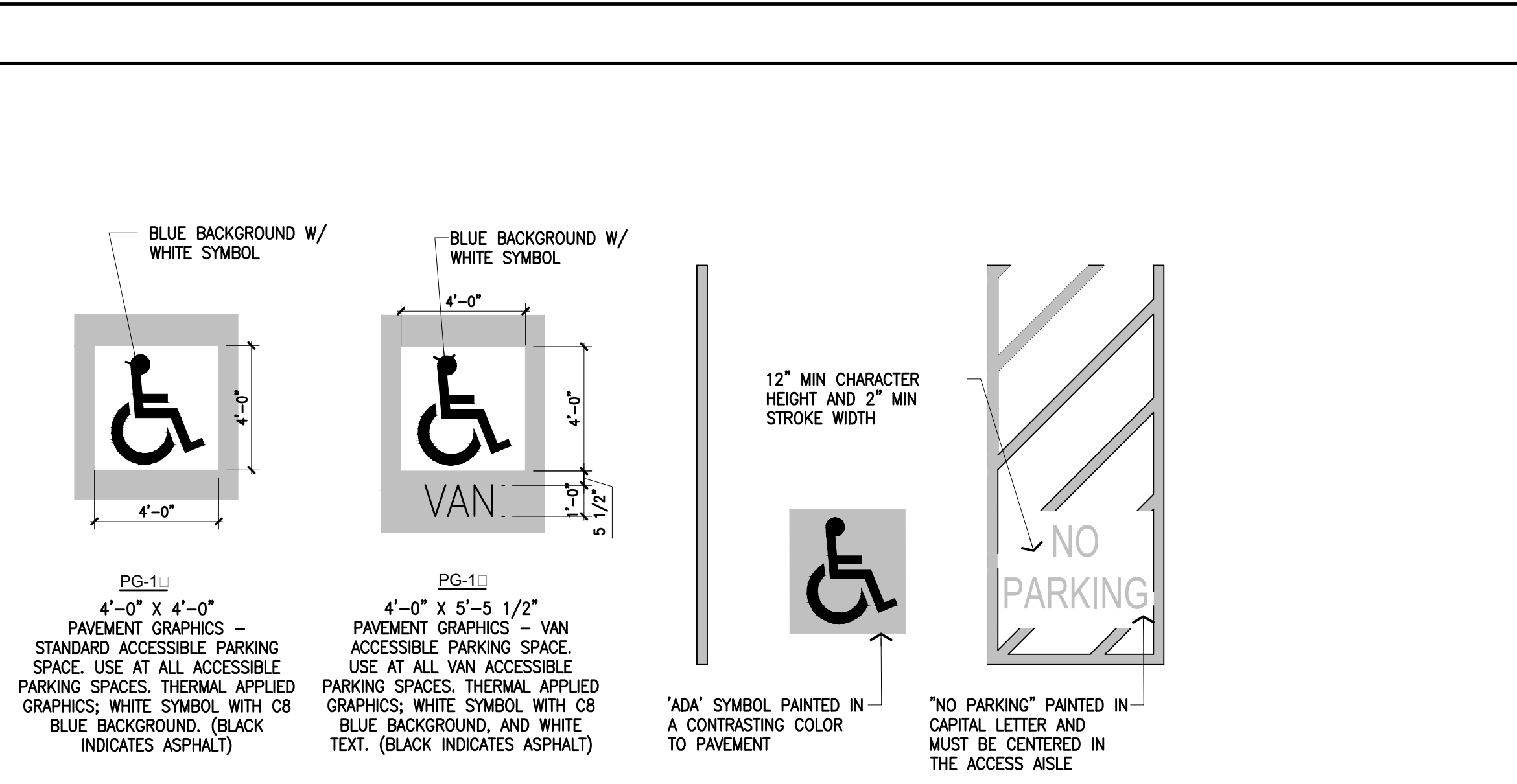
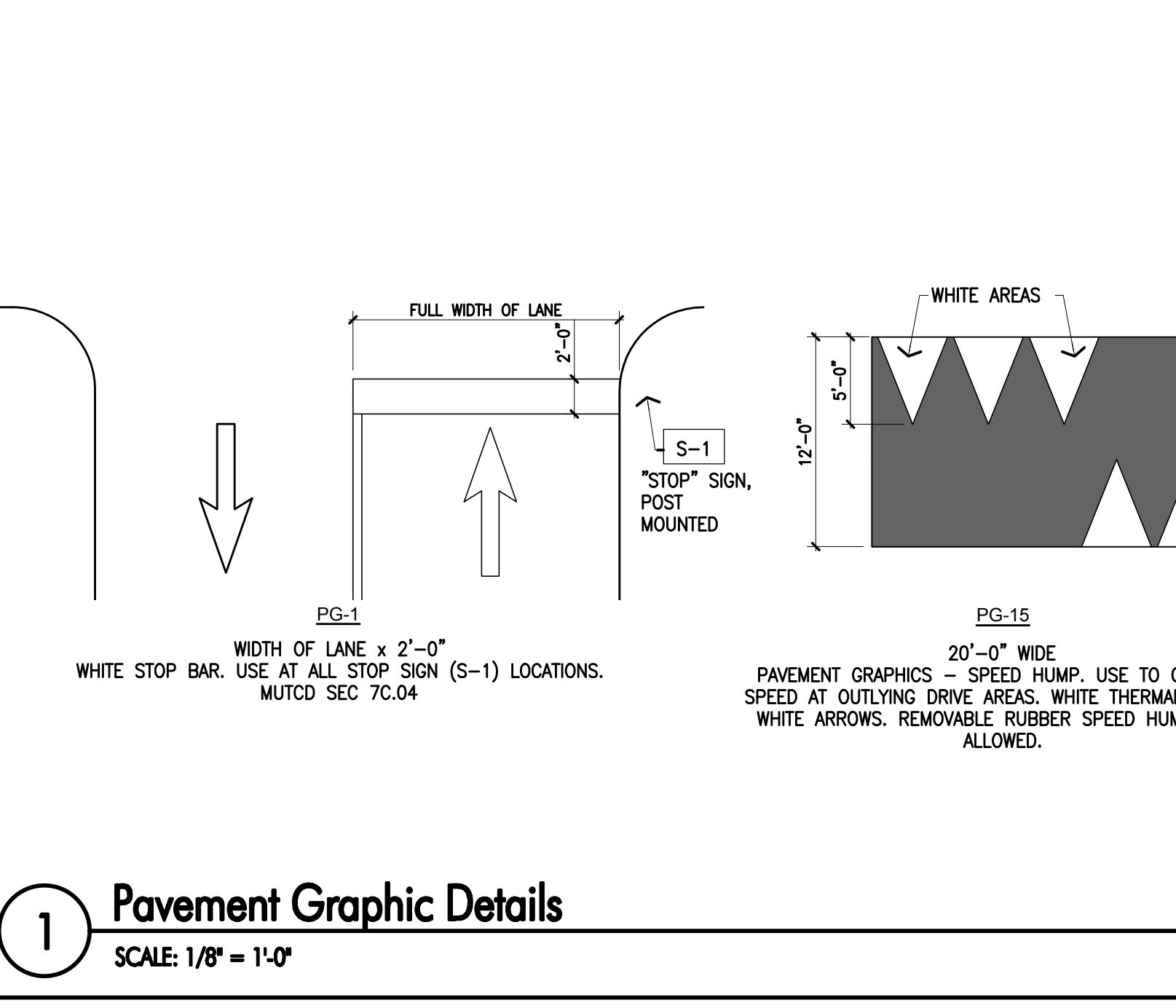
7 Pylon Option
SCALE: 1/2" = 1'-0"



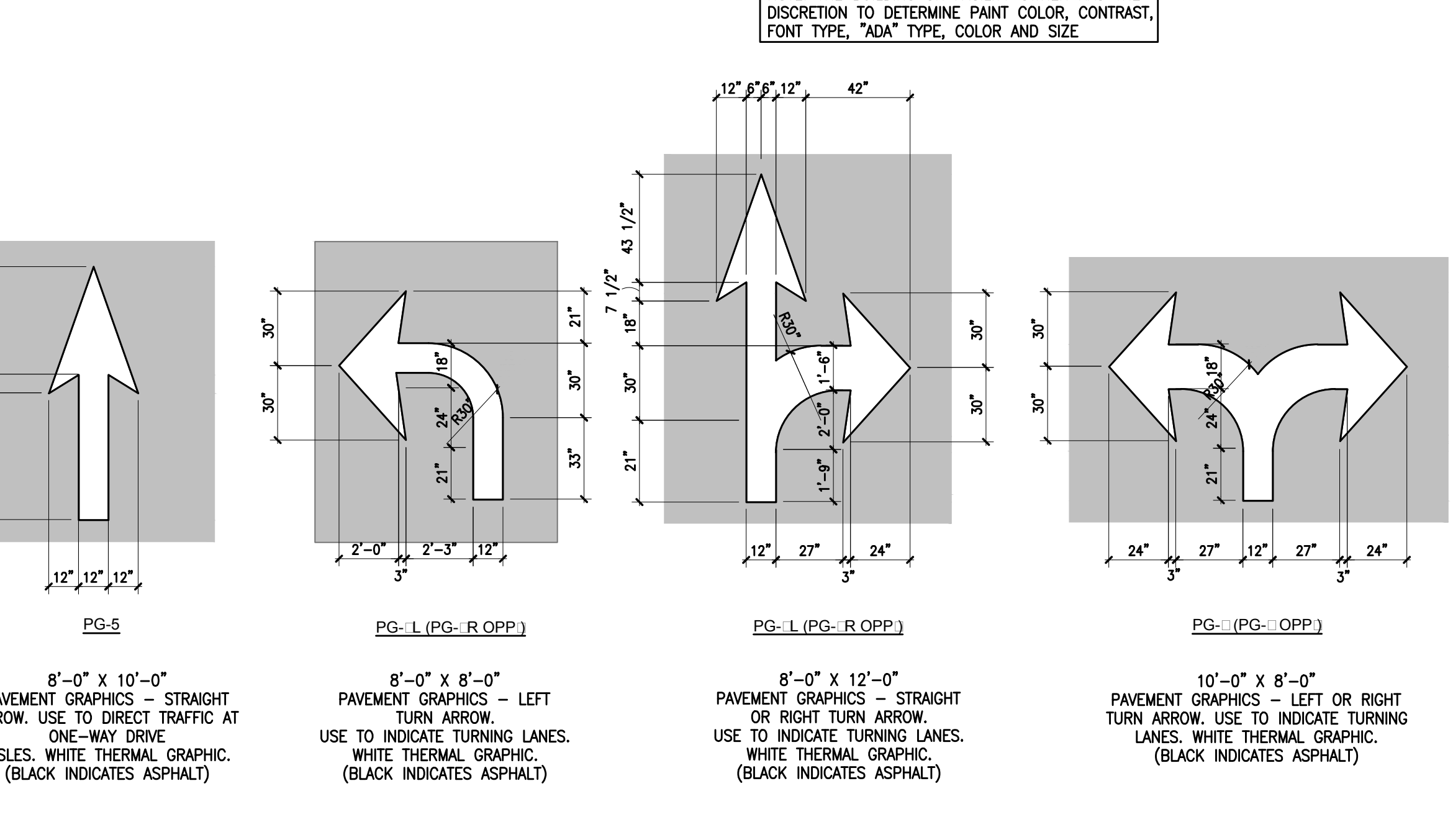
4 Typical Building Sign
SCALE: 1/8" = 1'-0"



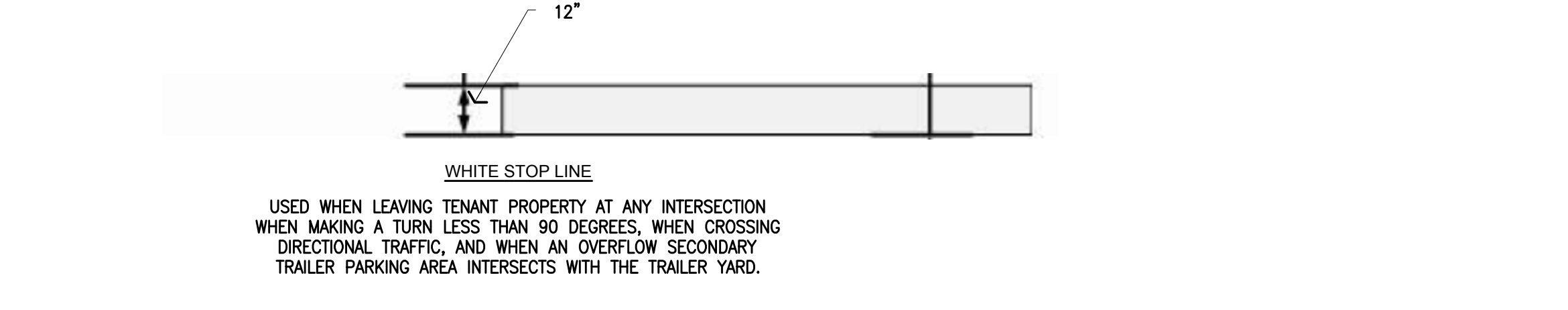
1 Pavement Graphic Details
SCALE: 1/8" = 1'-0"



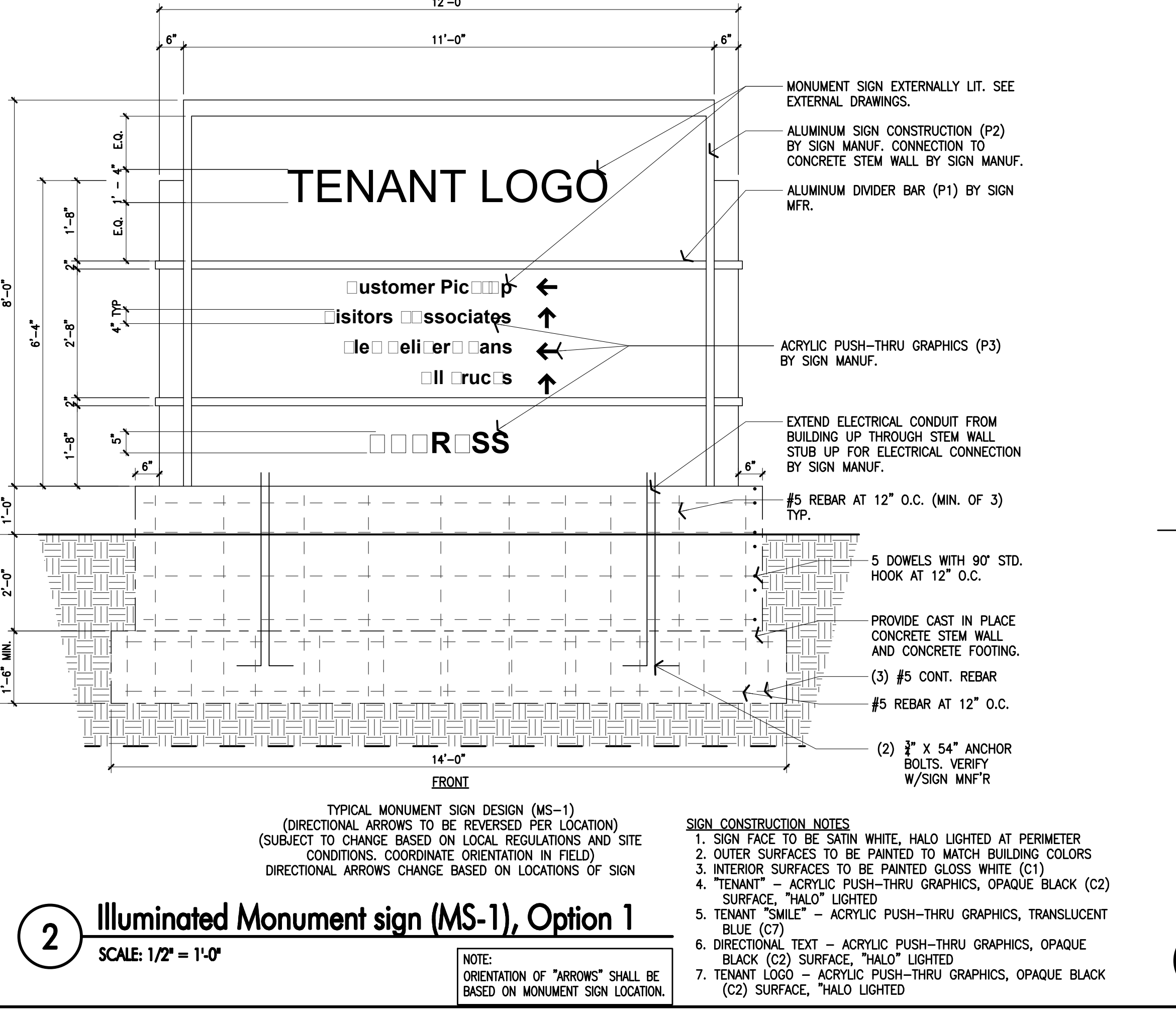
8 Handicapped Pavement Graphic Details
SCALE: 1/4" = 1'-0"



6 Pavement Graphic Details
SCALE: 1/4" = 1'-0"



5 Vehicle Stop Line
SCALE: 1" = 1'-0"



2 Illuminated Monument sign (MS-1), Option 1
SCALE: 1/2" = 1'-0"



February 11, 2021

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

RE: Delivery Station DDF9
Justin Rd & Industrial Blvd.
Rockwall, TX

To whom it may concern,

We request the following variances for the proposed Delivery Station project located at the corner of Industrial Blvd. and Justin Rd. This project falls under the requirements of Section 05 Industrial District. Please see below for the variance and proposed compensatory measures.

- Section 05.01 - A Construction Standards under Primary Materials, we request the exception for the use of concrete tilt-up walls listed under section (2) Cementitious Materials.

We propose the use of form liners to create an 8" x 8" CMU block pattern on all (4) sides of the building to meet the Stone requirement. The CMU brick pattern will be painted per the finish schedule. For secondary materials, we are proposing the use of corrugated metal panel (MP-1) and flat metal panel (MP-2) at the primary and secondary entryway elements that face Industrial Blvd. Please see building elevations for locations.

We are also proposing additional canopy trees along the van queuing area that runs parallel to Justin Rd. to provide additional "Green Breaks". Please see landscape plans

If you have any additional comments or questions, do not hesitate to contact our office.

Sincerely,

Michael R. Black, AIA, NCARB
Texas State Reg. No. 13467

PROJECT COMMENTS



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

DATE: 2/19/2021

PROJECT NUMBER: SP2021-003
 PROJECT NAME: Amended Site Plan for Golden Chick
 SITE ADDRESS/LOCATIONS: 2608 RIDGE RD

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

CASE CAPTION: Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/19/2021	Approved w/ Comments

02/18/2021: The landscape plan is not compliant with current requirements, but site restrictions / limitations prevent total compliance.



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 2608 Ridge Rd., Rockwall, TX

SUBDIVISION I-30 & 740 West Addition

LOT

1 Part

BLOCK

GENERAL LOCATION NWC of I-30 @ Ridge Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE

Fast Food Restaurant

PROPOSED ZONING

PROPOSED USE

Fast Food Restaurant

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

CCP LJS Rockwall LP

APPLICANT

Good Cluck LLC

CONTACT PERSON

Robert Williams

CONTACT PERSON

Rolando R. Leal

ADDRESS

8333 Douglas Ave.

ADDRESS

1602 Wynn Joyce Rd.

Suite 1500

CITY, STATE & ZIP

Dallas, TX 75225

CITY, STATE & ZIP

Garland, TX 75043

PHONE

(214)365-4815

PHONE

(972)897-8602

E-MAIL

RWilliams@centriccapitalinc.com

E-MAIL

RLeal@Lealres.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles Covson [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 ID # 6120413

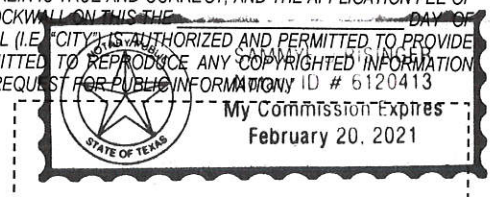
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF Feb., 2021.

OWNER'S SIGNATURE

Charles Covson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sammy D. Pisinger



MY COMMISSION EXPIRES

02/20/2021

0 20 40 80 120 160 Feet

SP2021-003- AMMENDED SITE PLAN FOR GOLDEN CHICK
SITE PLAN - LOCATION MAP = 



City of Rockwall

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

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





CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:

OVERLAY DISTRICT:

REVIEWED BY:

REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§08.02.F, of Art. 05
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2.4 SITE PLAN: SCREENING

Requirements	√= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	√= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:			Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)
✓ Trees not allowed in Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.
Protected Trees (That Will Remain On-Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.
Identify Visibility Triangles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.
Landscape Buffer - Street Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.
Tree Locations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.
Hydro mulch (or non-sod option)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.
Rights-of-Way & Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

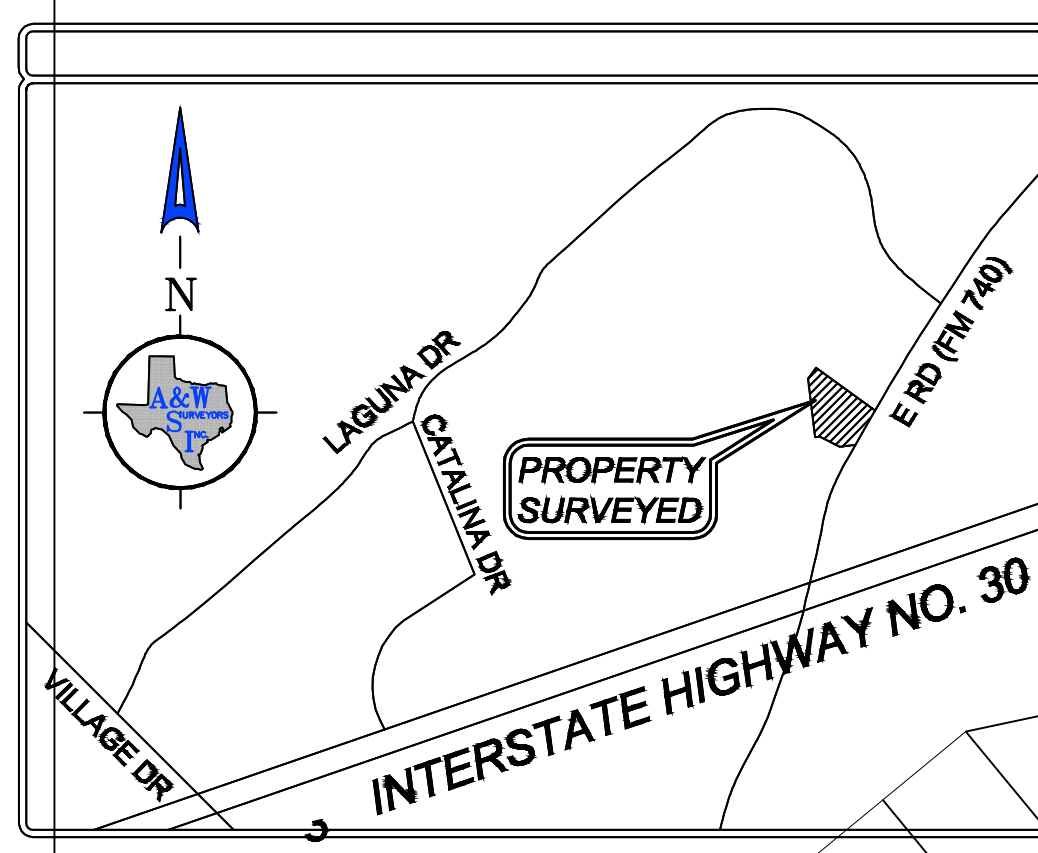
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

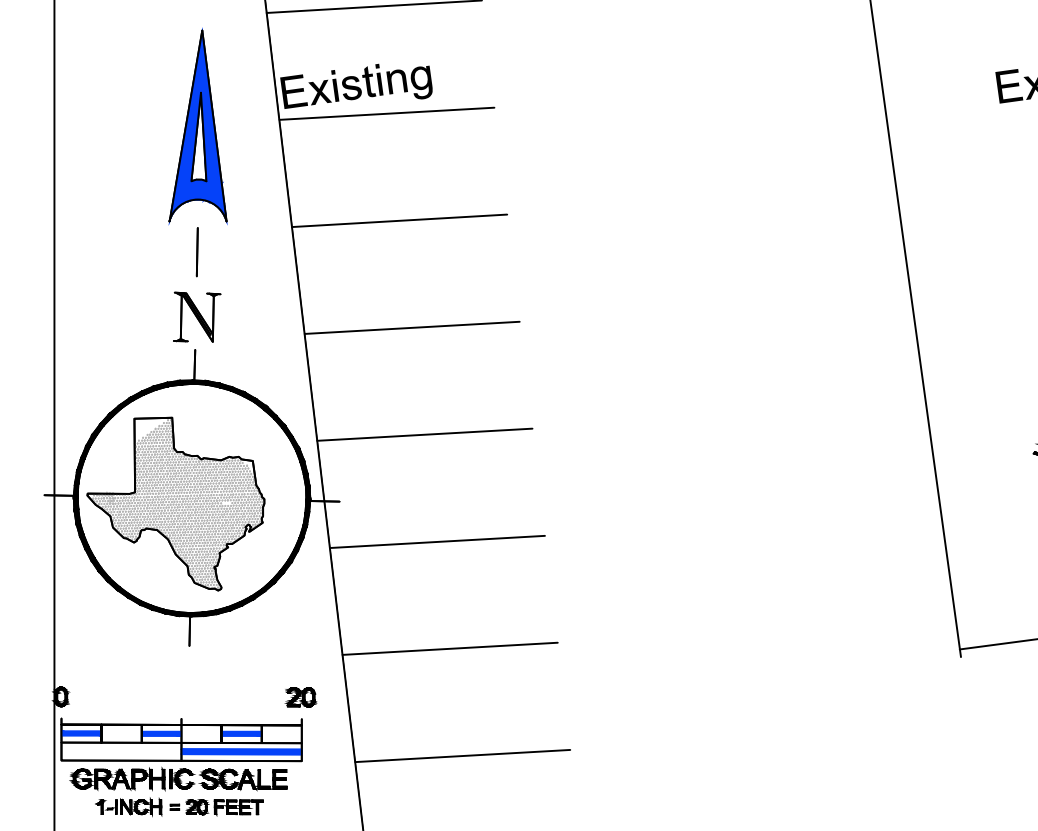
Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

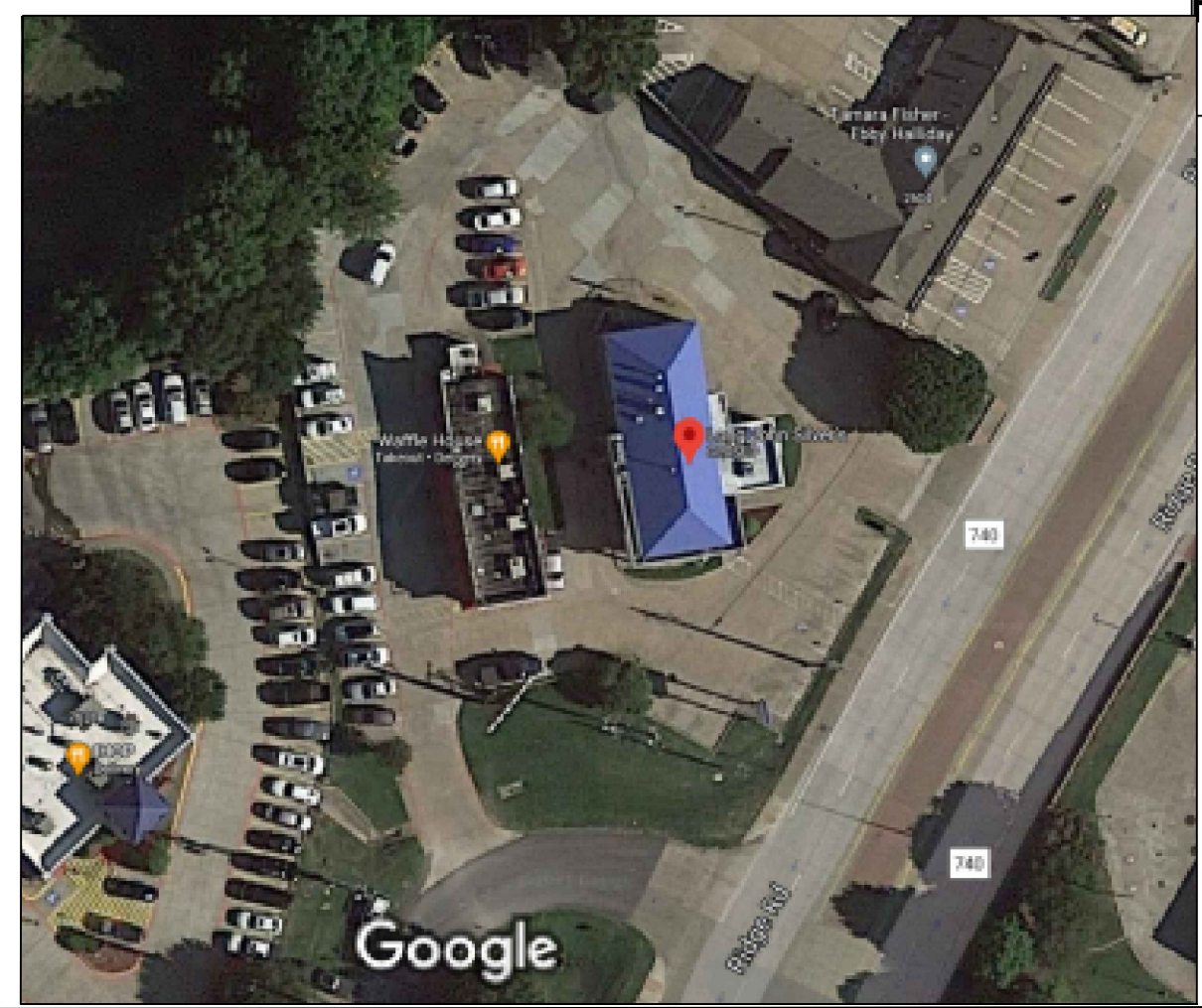
Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05



2 Location plan
A1.0 SCALE: NTS



1 ARCHITECTURAL SITE PLAN
A1.0 SCALE: 1=20



CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

* FOR DEVELOPMENT IN THE DOWNTOWN (DT) DISTRICT SEE THE STANDARDS IN SECTION 04.08 DOWNTOWN (DT) DISTRICT

ZONING DISTRICTS	RESIDENTIAL-OFFICE DISTRICT		GENERAL RETAIL (GR) DISTRICT		COMMERCIAL (C) DISTRICT		HEAVY COMMERCIAL (HC) DISTRICT		LIGHT INDUSTRIAL (LI) DISTRICT		HEAVY INDUSTRIAL (HI) DISTRICT	
	RO	NS	GR	C	HC	LI	HI					
DEVELOPMENT STANDARDS	RO	NS	GR	C	HC	LI	HI					
MAXIMUM BUILDING SIZE (SF)	N/A	5,000 ¹	25,000 ²	N/A	N/A	N/A	N/A					
MINIMUM LOT REQUIREMENTS	AREA (SF) 6,000 ³	6,000	6,000 43,560 ⁴	10,000 43,560	12,500 43,560	12,500 43,560	87,120					
WIDTH (FEET)	60	60	60	100	100	100	200					
DEPTH (FEET)	100	100	100	100	125	125	350					
MINIMUM SETBACKS	FRONT (FEET) 25.4, 12	15.5	15.4, 5	15.4, 5	25.4	25.4	50 + 1/2H+36 ⁷ 50.4					
REAR (FEET)	30	20 W/O FRW & ALLEY	20 W/O FRW & ALLEY	20 W/O FRW & ALLEY	20 W/O FRW & ALLEY	20 W/O FRW & ALLEY	20 + 1/2H+36 ⁷ W/O FRW 7					
REAR ADJACENT RESIDENTIAL (FEET) ⁸	N/A	20	20 + 1/2H+36 ⁷	20 + 1/2H+36 ⁷	20 + 1/2H+36 ⁷	20 + 1/2H+36 ⁷	20 + 1/2H+36 ⁷ W/O FRW 7					
SIDE (FEET)	10	5 W/O FRW	10 W/O FRW	10 W/O FRW	15 + 1/2H+36 ⁷ W/O FRW 7	15 + 1/2H+36 ⁷ W/O FRW 7	15 + 1/2H+36 ⁷ W/O FRW 7					
SIDE ADJACENT RESIDENTIAL (FEET) ⁸	20	20	20 + 1/2H+36 ⁷	20 + 1/2H+36 ⁷	20 + 1/2H+36 ⁷	20 + 1/2H+36 ⁷	50 + 1/2H+36 ⁷ W/O FRW 7					
BETWEEN BUILDINGS (FEET)	15 W/O FRW 0 W/O FRW	15 W/O FRW 0 W/O FRW	15 W/O FRW 0 W/O FRW	15 W/O FRW 0 W/O FRW	15 + 1/2H+36 ⁷ W/O FRW 7	15 + 1/2H+36 ⁷ W/O FRW 7	25 + 1/2H+36 ⁷ W/O FRW 7					
BUILDING HEIGHT [H] (FEET)	36	36	36.8	60.9	60.9	60.13	60.13					
MAXIMUM LOT COVERAGE (%)	40	40	40	60	60	60	85					
FLOOR AREA RATIO (FAR)	0.33	N/A	2-1	4-1	4-1	2-1	4-1					
MAXIMUM IMPERVIOUS PARKING (%) ¹⁰	75-80 ¹¹	80-85	85-90	85-90	90-95	90-95	90-95					
MAXIMUM NUMBER OF CHANGES AND/OR EXITS	ARTERIAL STREETS 1,000 10	1,000 10	1,000 10	1,000 10	1,000 10	1,000 10	1,000 10					
	COLLECTOR STREETS 1,100 10	1,100 10	1,100 10	1,100 10	1,100 10	1,100 10	1,100 10					
	LOCAL STREETS 1,50 10	1,50 10	1,50 10	1,50 10	1,50 10	1,50 10	1,50 10					

MINIMUM LANDSCAPING (%) SEE ARTICLE 08 | LANDSCAPE AND FENCE STANDARDS

NOTE: BLUE WHEN ADJACENT TO INTERSTATE 30; H: BUILDING HEIGHT; 1/2H+36: ONE-HALF THE BUILDING HEIGHT OVER 36 FEET; FRW: FIRE RETARDANT WALL W/O FRW WITHOUT FIRE RETARDANT WALL

ADDITIONAL REQUIREMENTS:

1. A MAXIMUM BUILDING SIZE OF 5,000 SF IN AREA, UNLESS OTHERWISE APPROVED TO EXCEED 50 FEET THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL. BUILDING HEIGHT MAY BE INCREASED UP TO 60 FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
2. A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL. BUILDING HEIGHT MAY BE INCREASED UP TO 240 FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
3. MAXIMUM LOT AREA IS 43,560 SF.
4. FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE MAPS APPROVED BY PLANNING AND ZONING COMMISSION.
5. PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
6. LOTS WITH NON-RESIDENTIAL USES THAT HAVE A SIDE OR REAR YARD CONTIGUOUS TO AN ADJACENT LOT OR SEPARATED ONLY BY AN ALLEY, EASEMENT, OR STREET, FROM ANY RESIDENTIAL DISTRICT MUST BE SEPARATED FROM SUCH RESIDENTIAL DISTRICT BY A BUFFER SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
7. A MINIMUM OF SEVEN (7) PERCENT OF THE INTERIOR OF THE PARKING LOT - NOT INCLUDING THE SETBACK AND LANDSCAPE BUFFER - SHALL BE PERVIOUS LAND AREA WITH ADDITIONAL PLANTINGS TO CREATE AN AMENITY OPEN SPACE.
8. PERVIOUS LAND AREA SHALL NOT BE PERMITTED IN THE REQUIRED SETBACK.
9. BUILDING HEIGHT MAY BE INCREASED UP TO 120 FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
10. PERVIOUS LAND AREA SHALL NOT BE PERMITTED IN THE REQUIRED SETBACK.
11. A MINIMUM OF SEVEN (7) PERCENT OF THE INTERIOR OF THE PARKING LOT - NOT INCLUDING THE SETBACK AND LANDSCAPE BUFFER - SHALL BE PERVIOUS LAND AREA WITH ADDITIONAL PLANTINGS TO CREATE AN AMENITY OPEN SPACE.

PAGE 5-62 ARTICLE 05 | DISTRICT DEVELOPMENT STANDARDS

SITE DATA

This site is located in the IH-30 Overlay District (Article 5 for IH-30 Overlay (IH-30 OV) District standards).
 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
 This Site is a Commercial (C) District, not a General Retail (GR) District.
 As per Article 8, Landscape and Fence Standards, of the Unified Development Code (UDC) Building Elevations apply.
 01.05, Screening Standards, of Article 5, District development Standards, of the UDC for a dumpster enclosure detail.
 Trash enclosure to have the same masonry materials as the main building.
 Also, the enclosure shall incorporate a self-latching opaque gate.
 NOTES:
 EXISTING PARKING LAYOUT RETAINED AS IS
 EXISTING FIRE LANES AND TURNING RADII RETAINED
 PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED
 All lighting shall be downward facing and fully shielded

SITE PLAN SIGNATURE BLOCK APPROVED:

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

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

(SP2021-001)



DRAWING COORDINATION
Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications

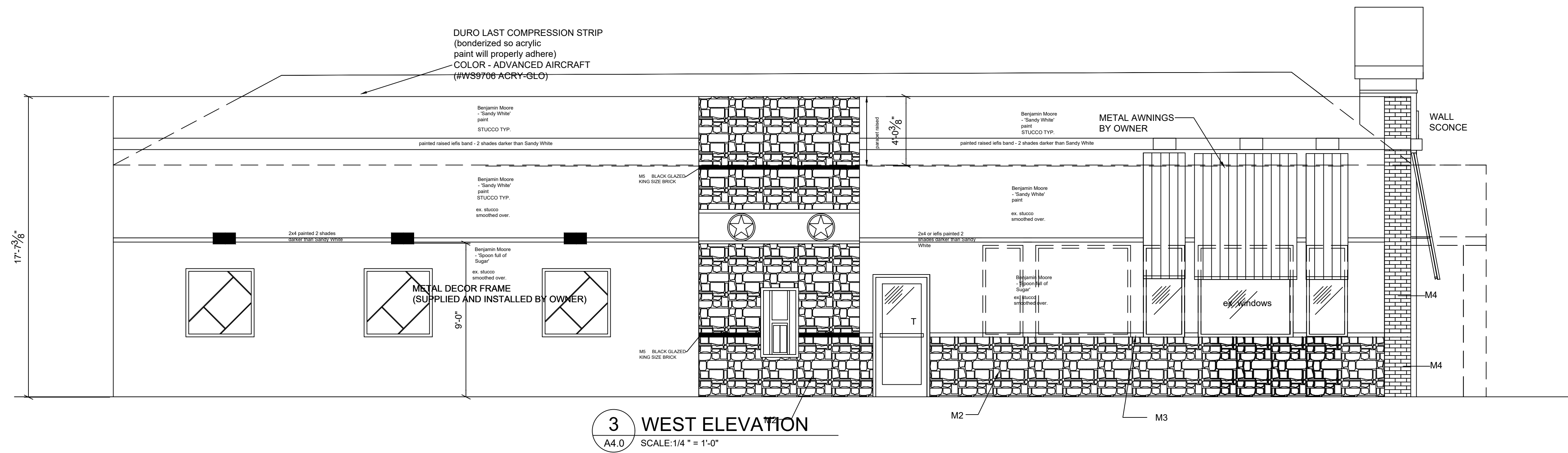
ARCHITECTURAL SITE PLAN
GOLDEN CHICK RESTAURANT REMODEL
2608 Ridge Road,
Rockwall TX

REV	DESCRIPTION	DATE

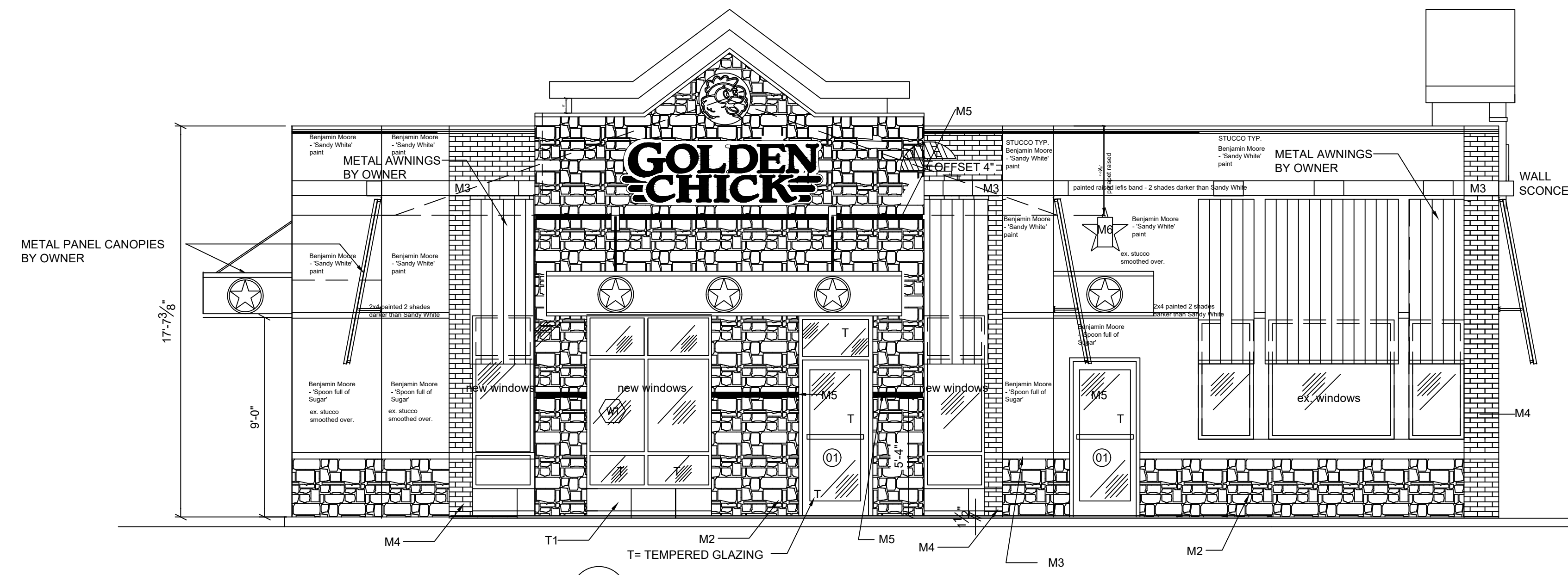
SCALE:
AS NOTED
PROJECT NO.
02-10-21
SHEET NO.
A1.0



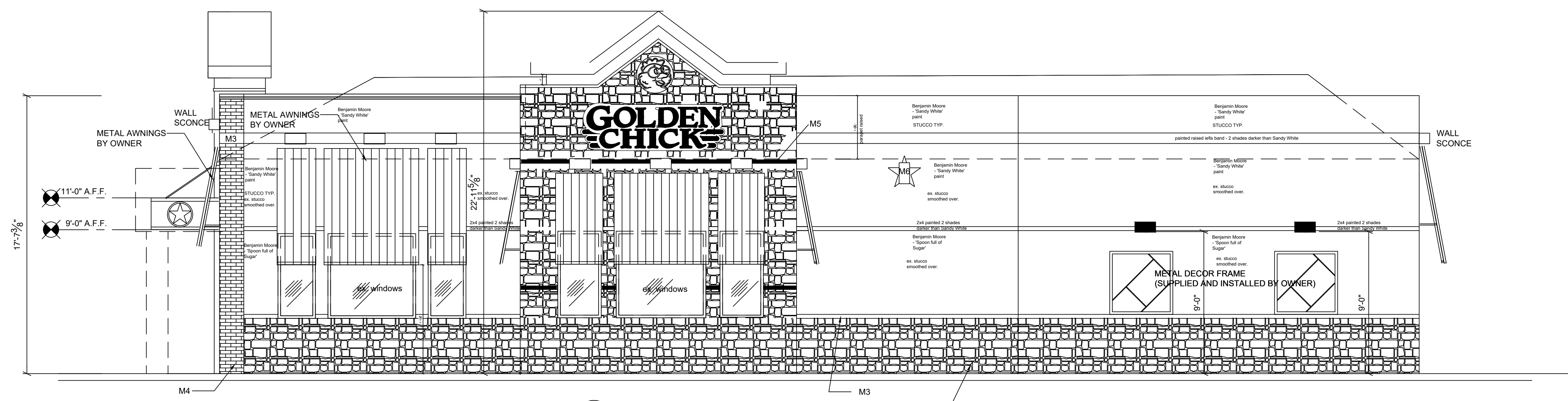
DRAWING COORDINATION
Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications.



3 WEST ELEVATION
A4.0 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
A4.0 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A4.0 SCALE: 1/4" = 1'-0"

- CONTACT ABBE BRICK & TERRAZZO FOR ALL M5 & M6 BRICKS. PROVIDE THE FOLLOWING:
- 1. Type: Ashlar pattern, chequered face, available in stone
 - 2. Color: Rusty Cream
 - 3. Size: 4" x 8" x 8" face height
 - 4. Length: Random Lengths - 12"-30"
 - 5. Thickness: 2" depth
 - 6. Mortar to be Scott's Mortar - Type S, Aggreg. US, 5mm
 - 7. Spacers to be bonded to Ashlar Stone Company, LLC and distributed by M&M Brick Company - WHITE PEGGED OUT TO BERT LENGTHS
 - 8. Mortar to be Scott's Mortar - Type S, Aggreg. US, 5mm
 - 9. Spacers to be bonded to Ashlar Stone Company, LLC and distributed by M&M Brick Company - WHITE PEGGED OUT TO BERT LENGTHS
 - 10. Spacers to be bonded to Ashlar Stone Company, LLC and distributed by M&M Brick Company - WHITE PEGGED OUT TO BERT LENGTHS
 - 11. Spacers to be bonded to Ashlar Stone Company, LLC and distributed by M&M Brick Company - WHITE PEGGED OUT TO BERT LENGTHS
- EXTERIOR DATA NOTES AT BACK CORNERS

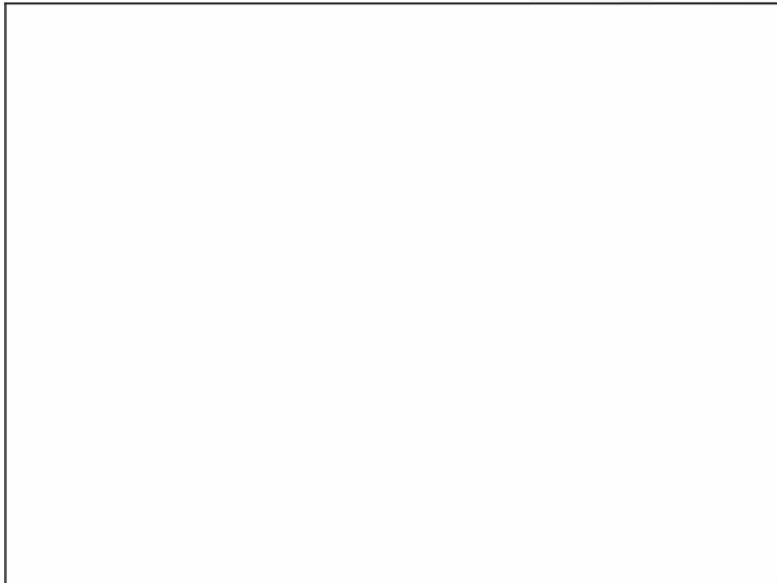
EXTERIOR ELEVATIONS
GOLDEN CHICK
RESTAURANT REMODEL
2608 Ridge Road,
Rockwall TX

REV	DESCRIPTION	DATE

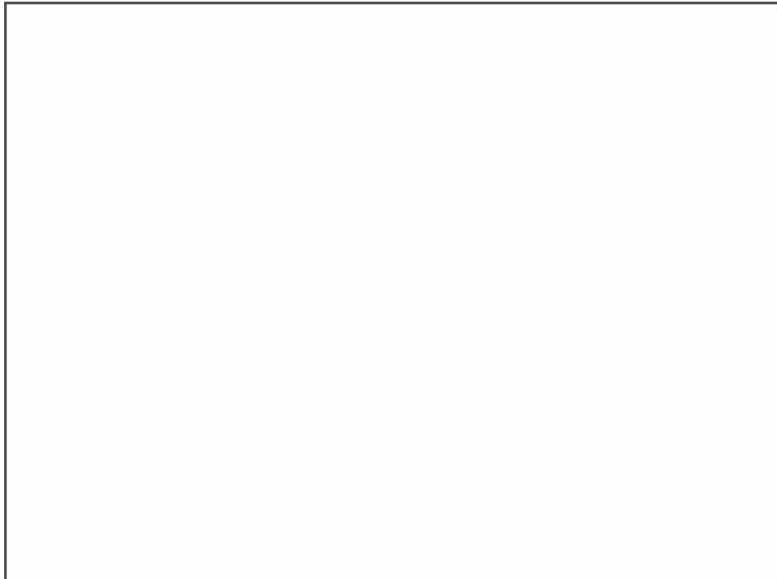
SCALE:
AS NOTED

PROJECT NO.
02-10-21

SHEET NO.
A4.0



1. Black metal canopy



2. Yellow metal roofing



3. Limestone



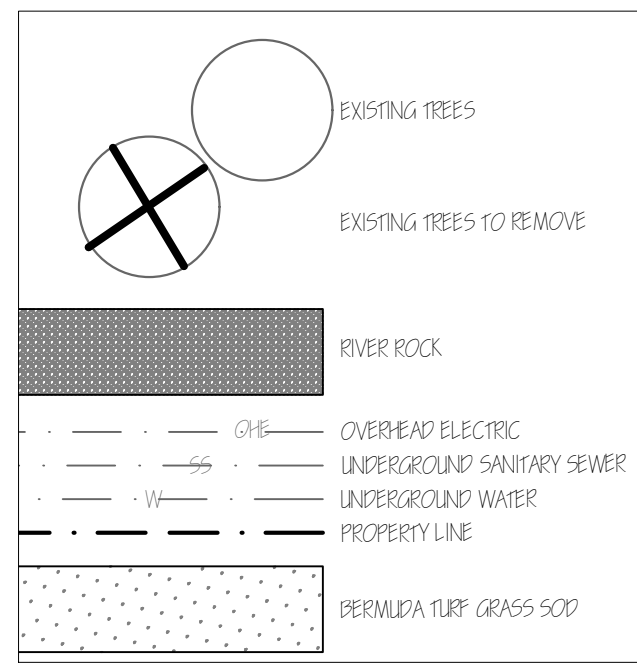
4. Brick

Applicant Information
 Legg Architecture, LLC
 26116 High Timber Pass,
 San Antonio, Texas 78260
 210-416-4935
 michael@mlarchitecture.info

Owner
 Mr. Rolando Leal
 C/O Site Specialists Realty
 Advisor's LLC., 1207 Eldorado
 Ave., Dallas, TX 75208
 972 897 8602
 realatlealres.com

Rockwall Golden Chick Remodel
 Project # 01-10-21

Site information		
Lot size	19,699 sf	
Landscape	1,063 sf	5%
Patio	598 sf	
Building size	2834 sf	
Parking spaces	19	

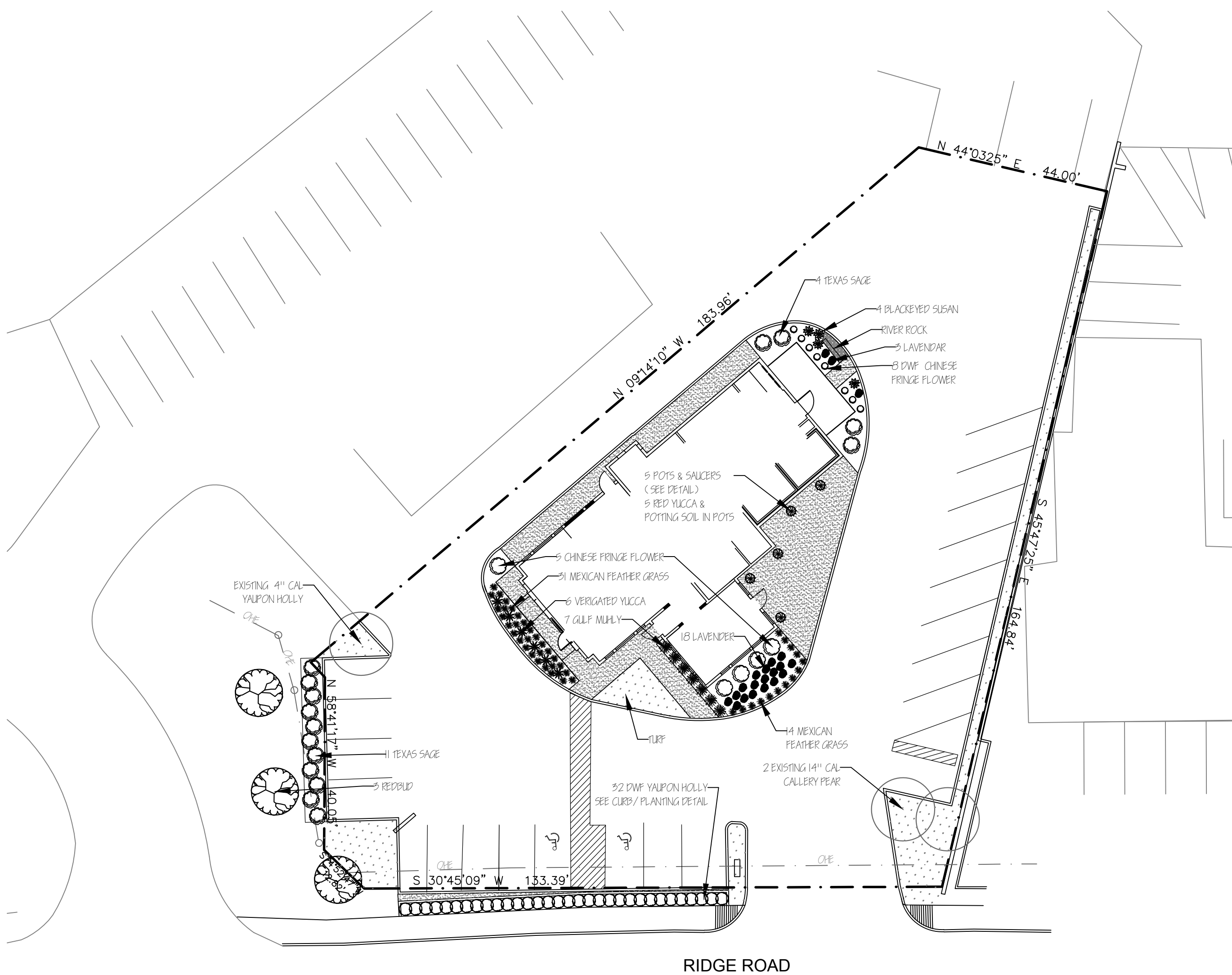


Common Name	Botanical Name	Native	Size	Qty	Remarks
Proposed plants					
Big-eye Susan/ Rudebeckia Goldstrum	<i>Rudbeckia hirta 'Goldstrum'</i>	Perennial	No 3 gal	4	full pots
Chinese Fringe Flower	<i>Loropetalum var. rubrum 'Burgundy'</i>	Shrub	No 5 gal	5	full pots
Chinese Fringe Flower, dwarf	<i>Loropetalum chinensis 'Purple Pixie'</i>	Shrub	No 3 gal	8	full pots
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	Shrub	Yes 5 gal	32	full pots
Gulf Muhly	<i>Muhlenbergia capillaris</i>	Grass	Yes 3 gal	7	full pots
Lavender, English 'Munstead'	<i>Lavandula angustifolia 'Munstead'</i>	Herb	No 1 gal	21	full pots
Mexican Feather Grass	<i>Nassella tenuissima</i>	Grass	Yes 1 gal	45	full pots
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub-like	Yes 5 gal	5	full pots
Redbud 'Oklahoma'	<i>Cercis canadensis var. texensis 'Oklahoma'</i>	Small tree	Yes 30 gal	3	4' height at planting
Texas Sage, Compact	<i>Leucophyllum frutescens 'Compactum'</i>	Shrub	Yes 5 gal	15	full pots
Variegated Yucca (Adams Needle)	<i>Yucca Filamentosa</i>	Shrub	No 5 gal	6	full pots
Bermuda grass sod	<i>Tiff 419</i>		sf	140	
River Rock	<i>New Mexico, 4" depth</i>		sf	20	
Metal edging	<i>1/4 gauge, 4" green</i>		lin ft	90	
Ceramic Pot + saucer	<i>Golden Chick Custom Mold - teal (see detail)</i>		ea	5	
Planting soil			cu ft	7.5	
Crushed Rock - drainage rock for pots			cu ft	3	
Existing Plants					
Callery Pear	<i>Pyrus calleryana</i>	Tree	Yes 12" cal	2	
Yaupon Holly	<i>Ilex vomitoria</i>	Small tree	Yes 4" cal	1	

All proposed plants are low-water-use plants.

DRAWING KEY

PLANT LIST



PLANTING PLAN
Scale: 1" = 20'

Jurisdiction of Project

REGULATORY AUTHORITIES:
 CITY OF ROCKWALL PLANNING & ZONING
 385 S. GOLIAD ST.
 ROCKWALL, TEXAS 75087
 972.771.7745
 TEXAS DEPARTMENT OF LICENSING AND REGULATION
 ELIMINATION OF ARCHITECTURAL BARRIERS
 E.O. THOMPSON STATE OFFICE BUILDING
 920 COLORADO
 AUSTIN, TEXAS 78701
 (512) 463-3211
 (512) 475-2886 (FAX)

Landscaping Requirements

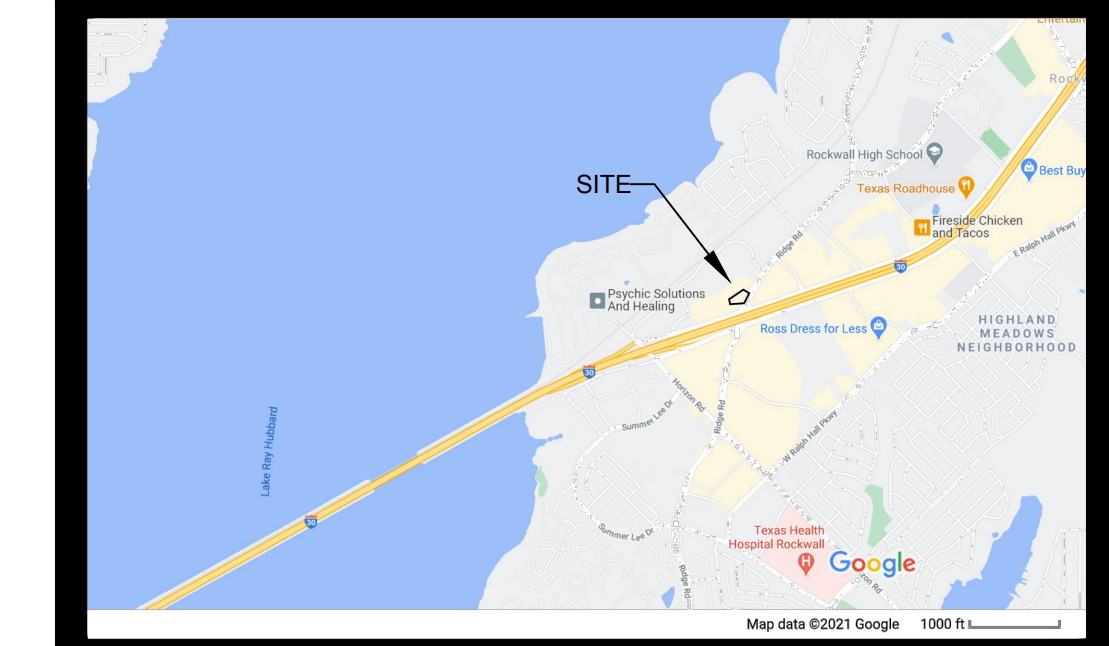
CITY OF ROCKWALL TREE PRESERVATION LANDSCAPE ORDINANCE
 ARTICLE VIII LANDSCAPE STANDARDS

NONCONFORMING SITE
 STREET LANDSCAPING (133 LIN FT)
 BUFFER STRIP ALONG PUBLIC STREET
 REQUIRED: 10' WIDE PROVIDED: NONE
 TREES - ONE LARGE TREE + 1 ORNAMENTAL TREE PER 50 LIN FT
 REQUIRED: 2.5 LARGE TREES
 PROVIDED: NONE - OVER HEAD WIRES & NO SPACE FOR
 PLANTING TREES
 A. PLANTING SCREEN FOR PARKING HEADLIGHTS
 PROVIDED: SHRUB ROW
 REQUIRED LANDSCAPING
 COMMERCIAL
 REQUIRED: 20%
 PROVIDED: 7.5%
 LANDSCAPE CREDITS
 RIGHT OF WAY LANDSCAPING + 2.5%
 PARKING LOT SCREENING + 2.5%
 XERISCAPING + 2.5%
 LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
 EXISTING IRRIGATION SYSTEM. TO BE VERIFIED THAT THE EXISTING SYSTEM IS
 INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS. THE SYSTEM
 SHALL INCLUDE A FREEZE-RAIN SENSOR.

Site Location



Owner & Professionals Information

OWNER
 GOLDEN OPERATION CORPORATION
 100 COMMONS ROAD, SUITE 7-151, DRIPPING SPRINGS, TEXAS 78620
 ATTN: LARRY NELSON, 512-568-1779
 ARCHITECT
 M/A - MICHAEL LEGG ARCHITECT
 26116 HIGH TIMBER PASS
 SAN ANTONIO, TEXAS 78260
 ATTN: MICHAEL LEGG, 210-416-4935
 LANDSCAPE ARCHITECT
 FELDMAN DESIGN STUDIOS
 P.O. BOX 832346, RICHARDSON, TEXAS 75083
 ATTN: CAROL FELDMAN, 972-523-4944
 CAROL@FELDMANDESIGN.COM

FELDMAN DESIGN STUDIOS
 P.O. Box 832346, Richardson, Texas 75083
 Mobile: 972-523-4944
 carol@feldmandesign.com

DATE:	2/10/21
NO.	ITEM DESCRIPTION
1.	SUBMITTAL
2.	
3.	
4.	
5.	
6.	
7.	



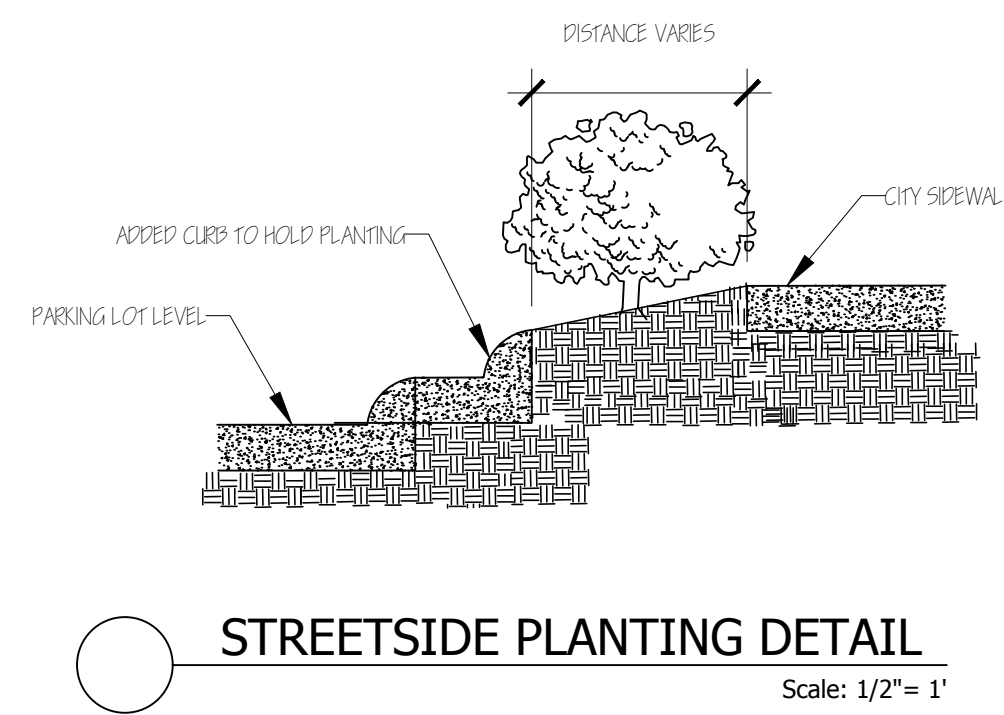
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

GOLDEN CHICK RESTAURANT
 2608 RIDGE ROAD
 ROCKWALL, TEXAS

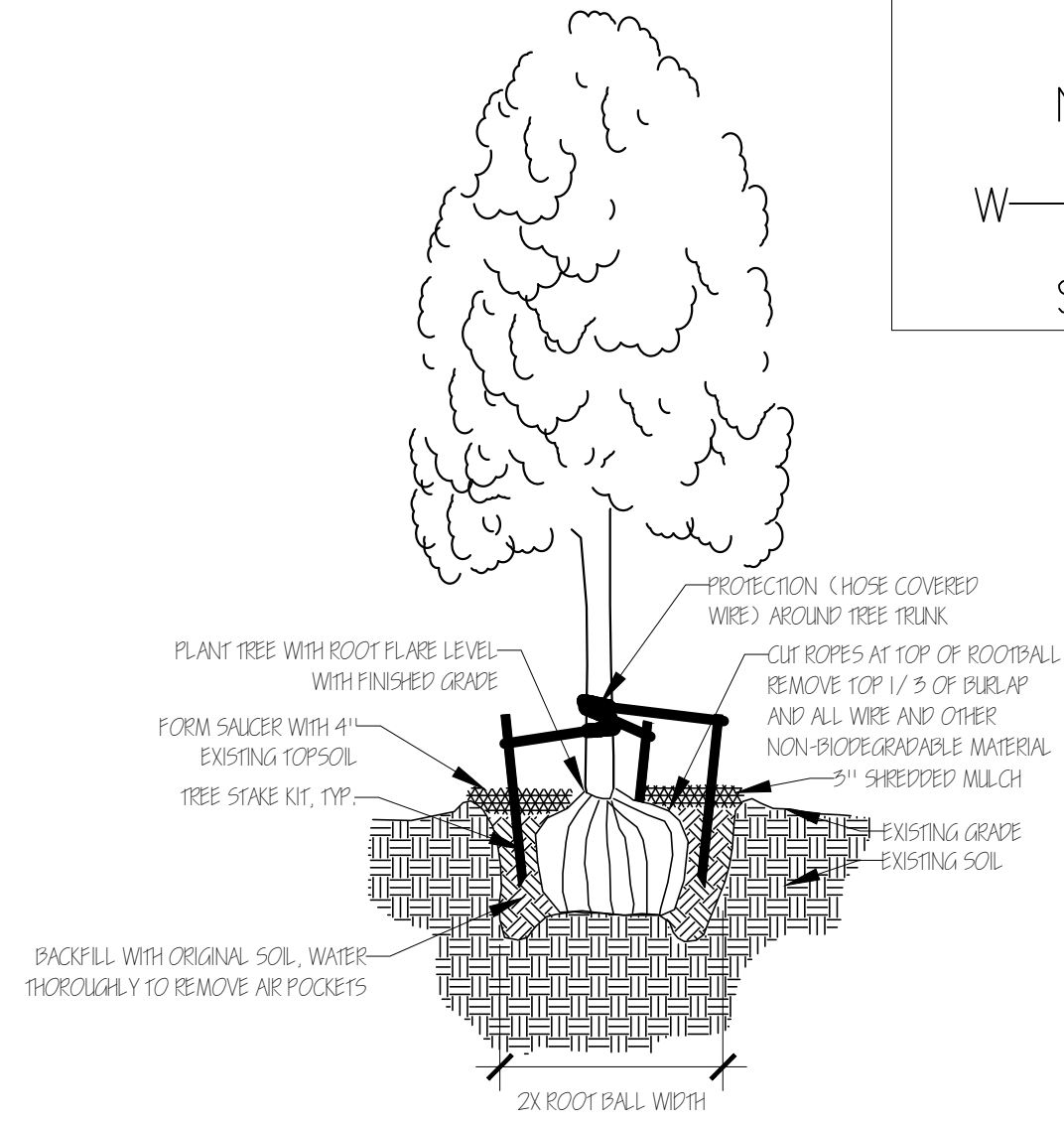


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L1.01

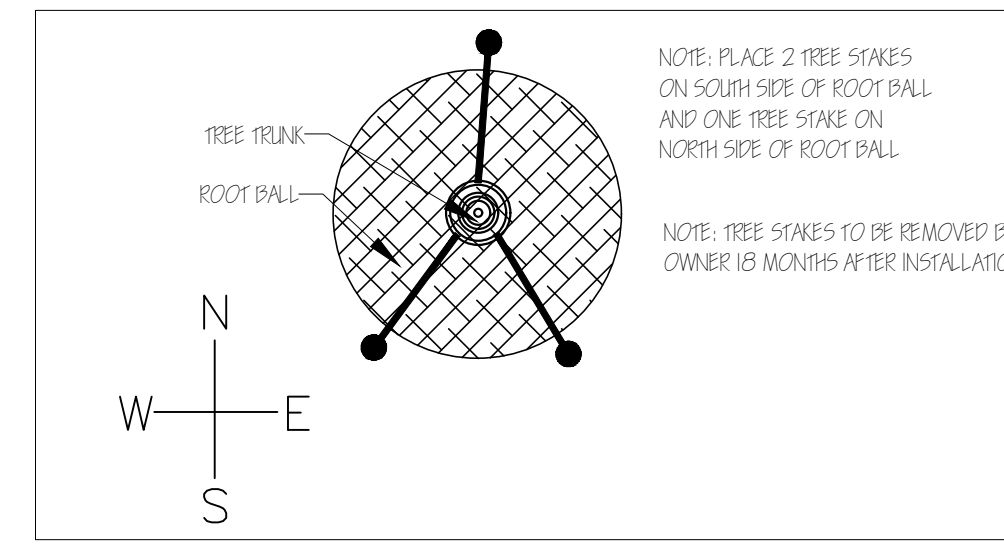
LANDSCAPE PLANTING PLAN



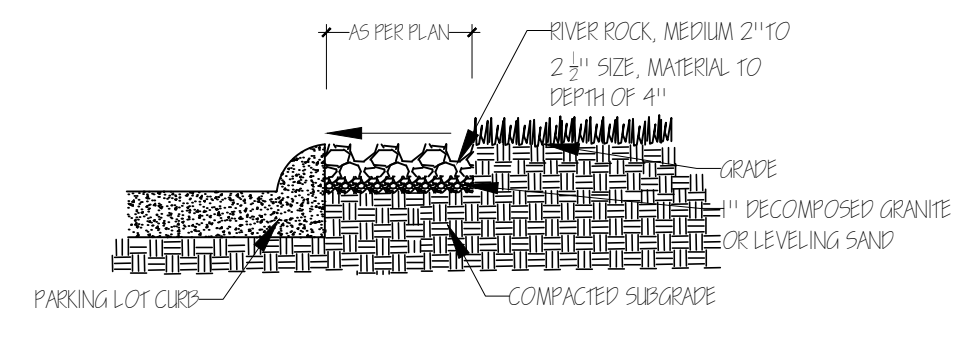
STREETSIDE PLANTING DETAIL
Scale: 1/2" = 1'



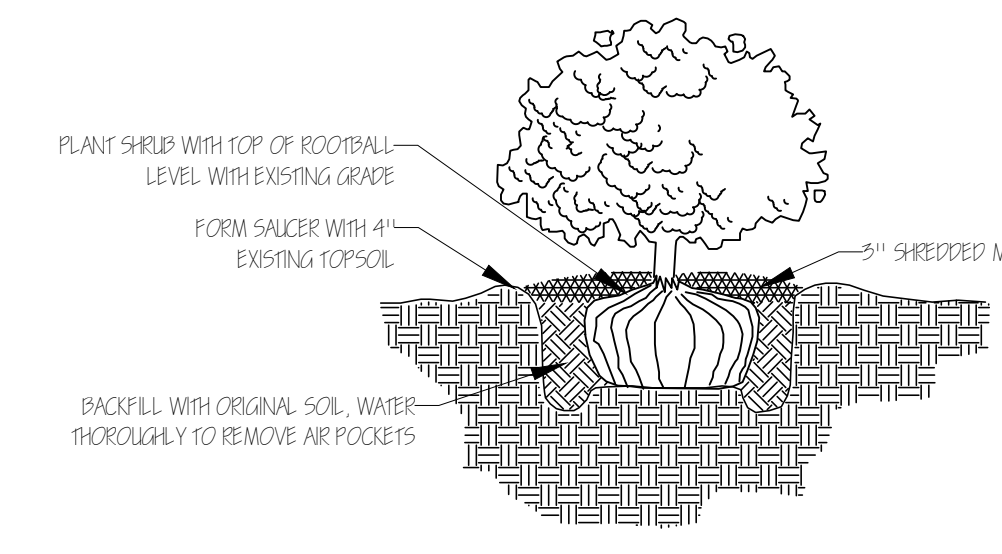
TREE PLANTING
Scale: Not to scale



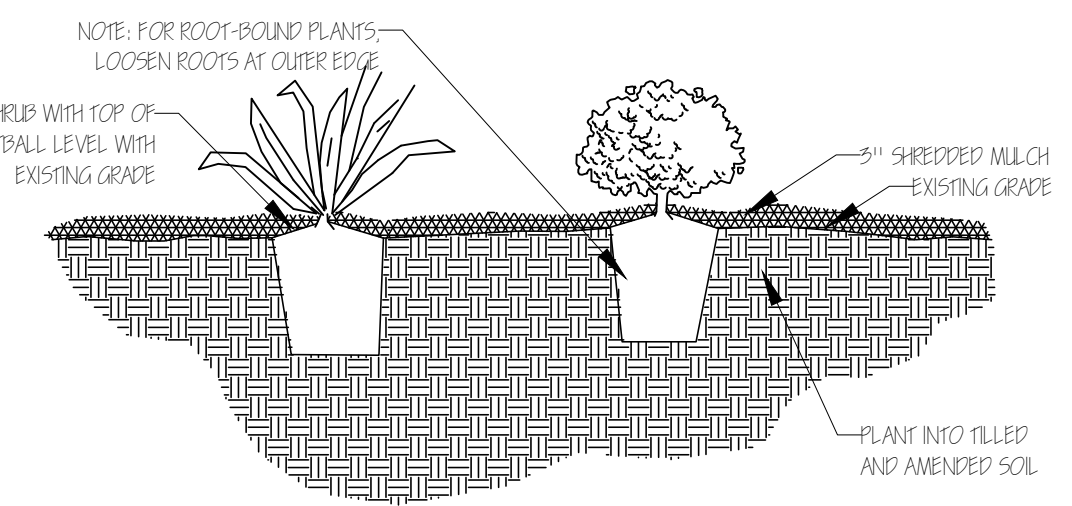
TREE STAKE DETAIL
Scale: 1/2" = 1'



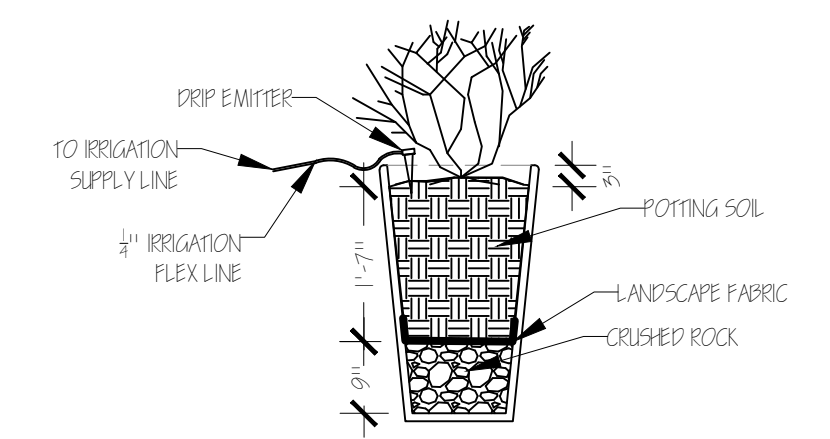
RIVER ROCK
Scale: 1/2" = 1'



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



PERENNIAL PLANTING DETAIL
Scale: Not to scale



POT PLANTING DETAIL
Scale: 1/2" = 1'



CERAMIC POTS & SAUCERS
Not to Scale
GOLDEN CHICK CUSTOM MOLD RIPPLE POT
32" TALL X 20" DIAMETER - TEAL COLOR
15" DIAMETER SAUCER (NOT SHOWN)
AVAILABLE BY CONTACTING CORPORATE
GOLDEN CHICK, RICHARDSON

SECTION 02910 - SOIL PREPARATION
PART 1 - GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
C. APPROVALS
1. ALL "APPROVED EQUAL" MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
PART 2 - PRODUCTS
A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.
PART 3 - EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.
END OF SECTION 02910
NOTES
GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING
PART 1 - GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES:
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE "ROOT FLARE" OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 - EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS. A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL. PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN, SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3 LAYER OF SPECIFIED MULCH.
E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD DURING THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

NO.	ITEM DESCRIPTION	DATE
1.	SUBMITTAL	2/10/21
2.		
3.		
4.		
5.		
6.		
7.		



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, License #20245

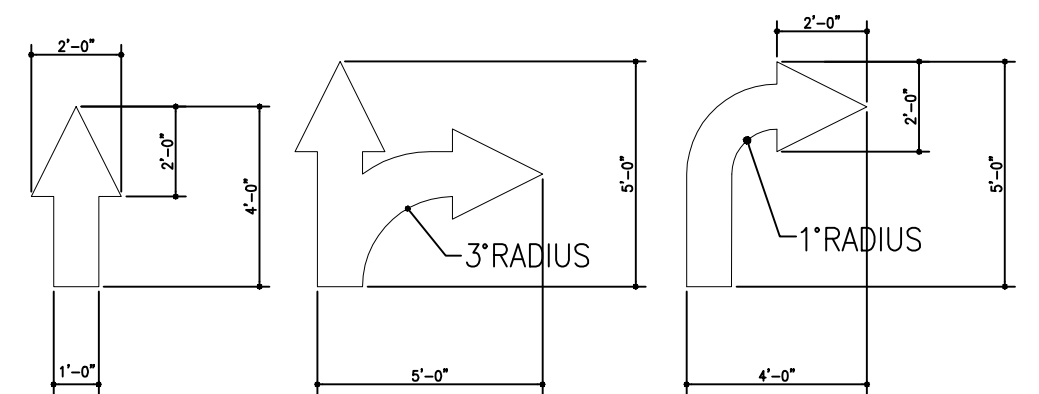
GOLDEN CHICK RESTAURANT
2608 RIDGE ROAD
ROCKWALL, TEXAS



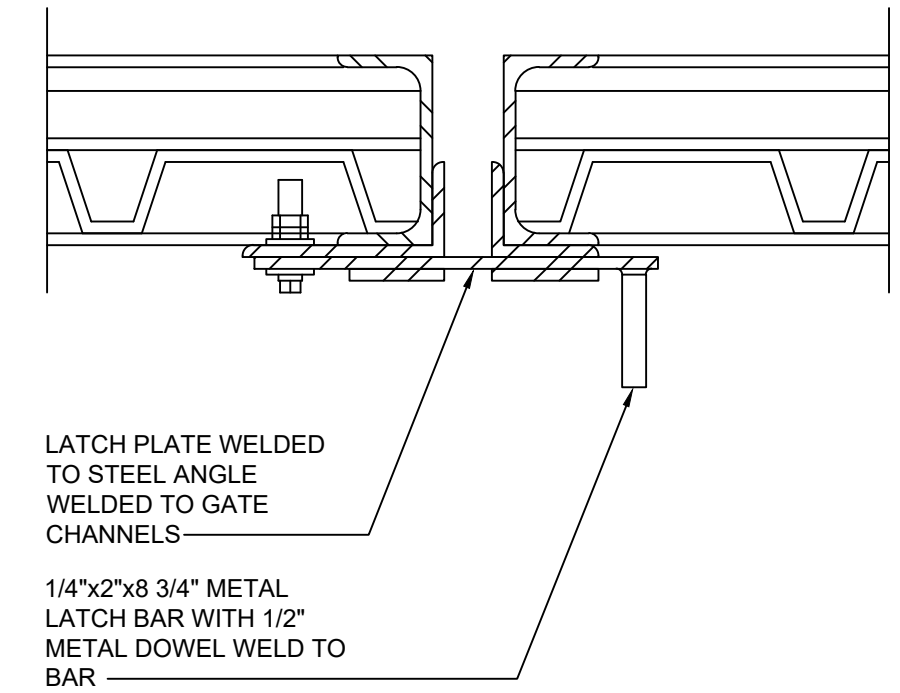
SHEET NO.
L1.02



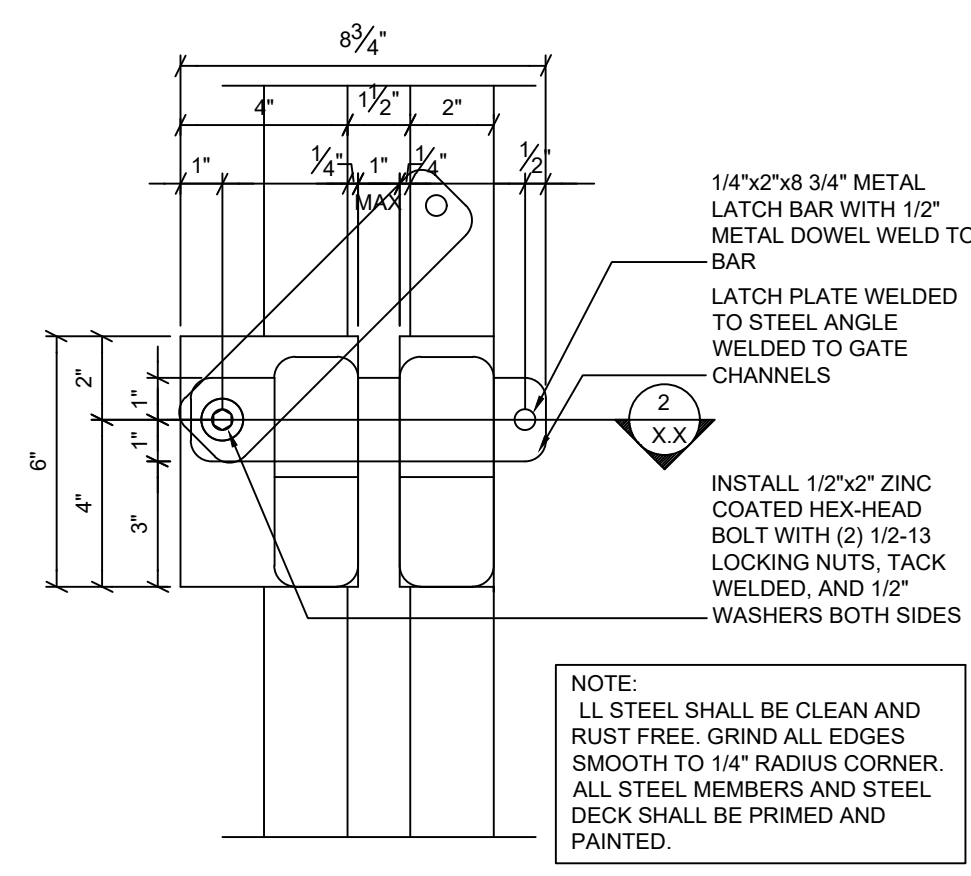
DRAWING COORDINATION
 Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications



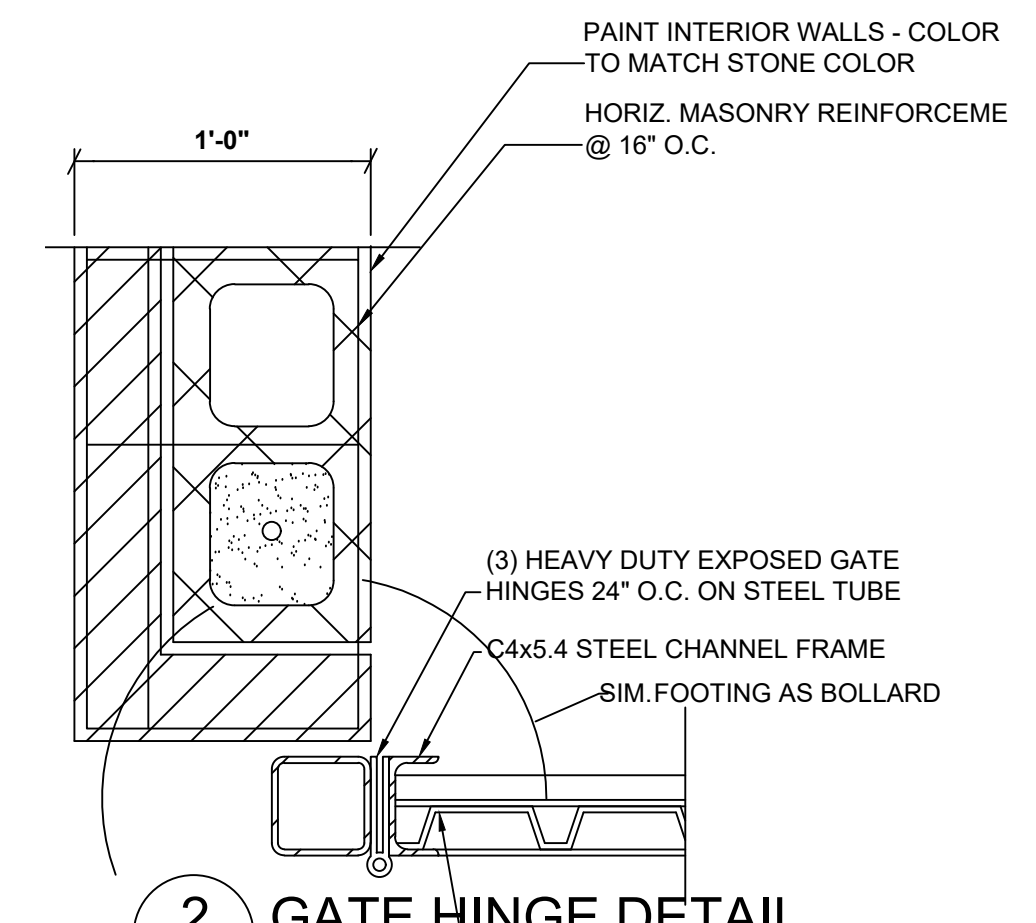
11 E - DIRECTIONAL ARROW DETAILS PAVING DIRECTION ARROWS
 SCALE: NONE



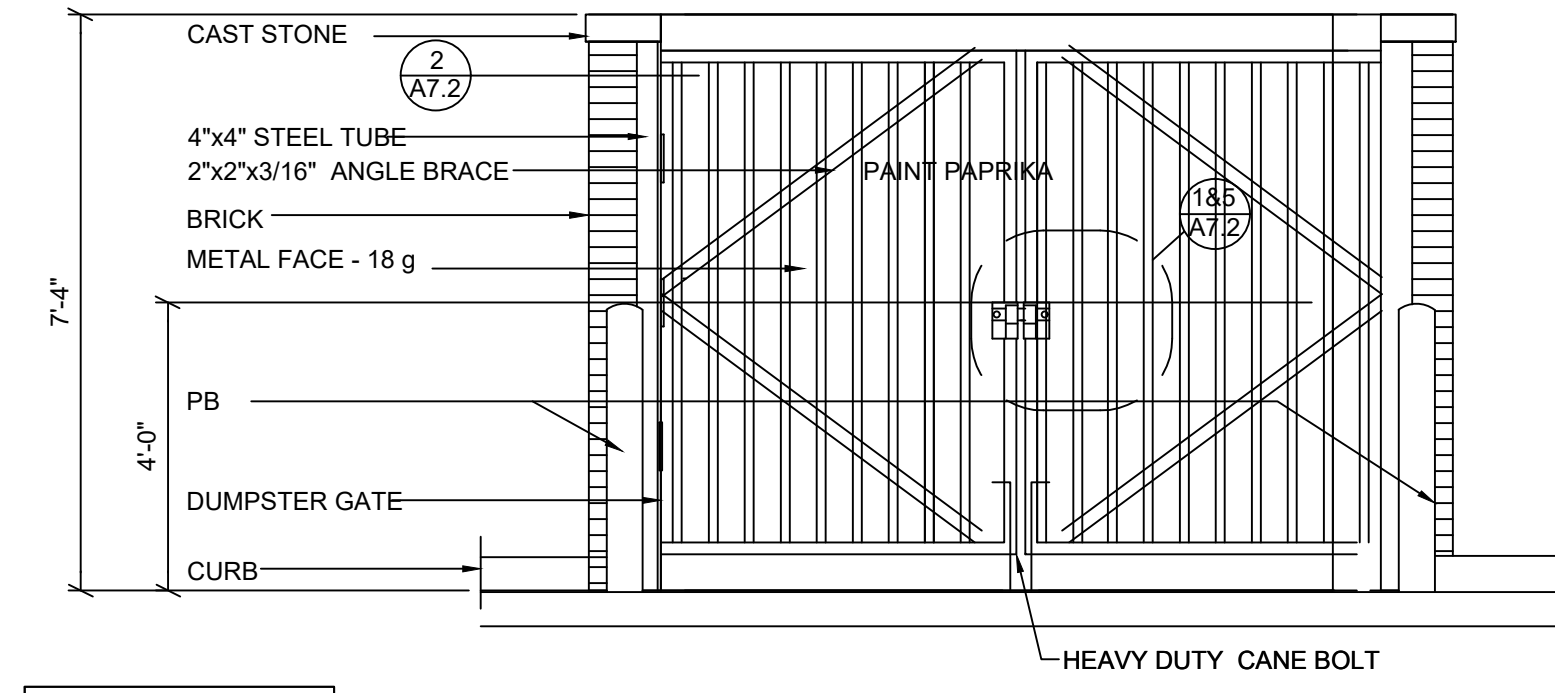
5 GATE LATCH DETAIL
 SCALE: 3/8" = 1'-0"



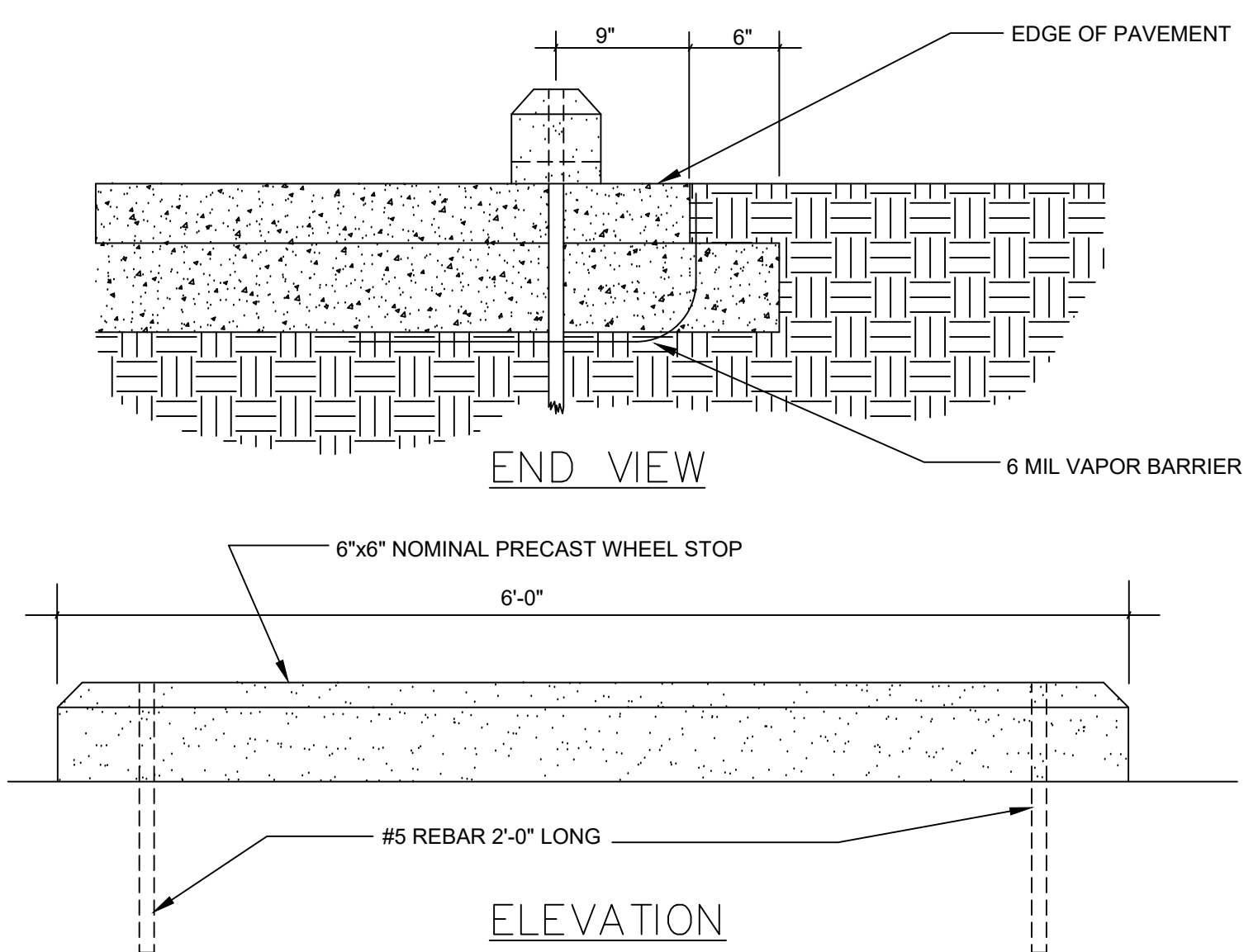
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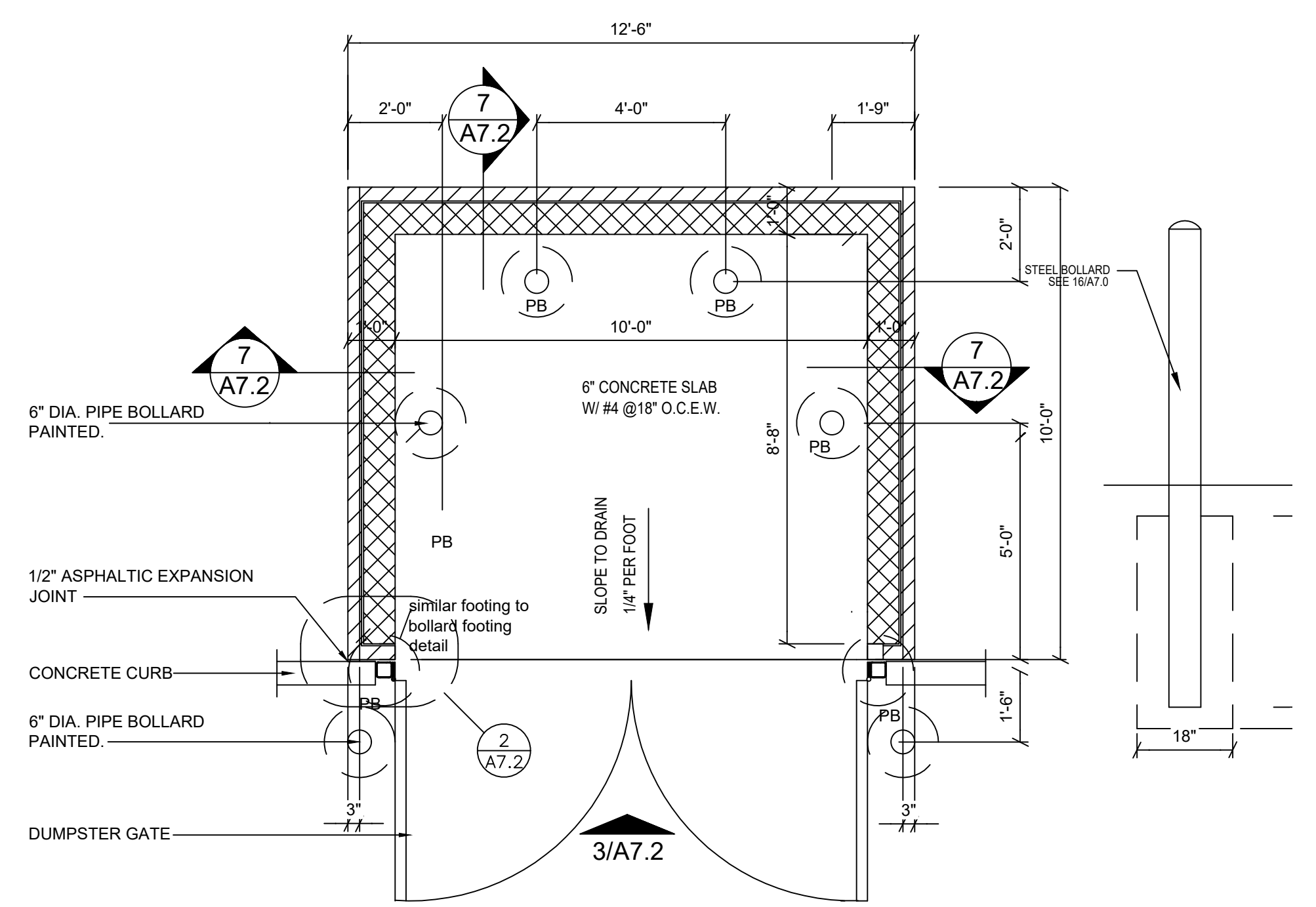
2 GATE HINGE DETAIL
 SCALE: 3/8" = 1'-0"



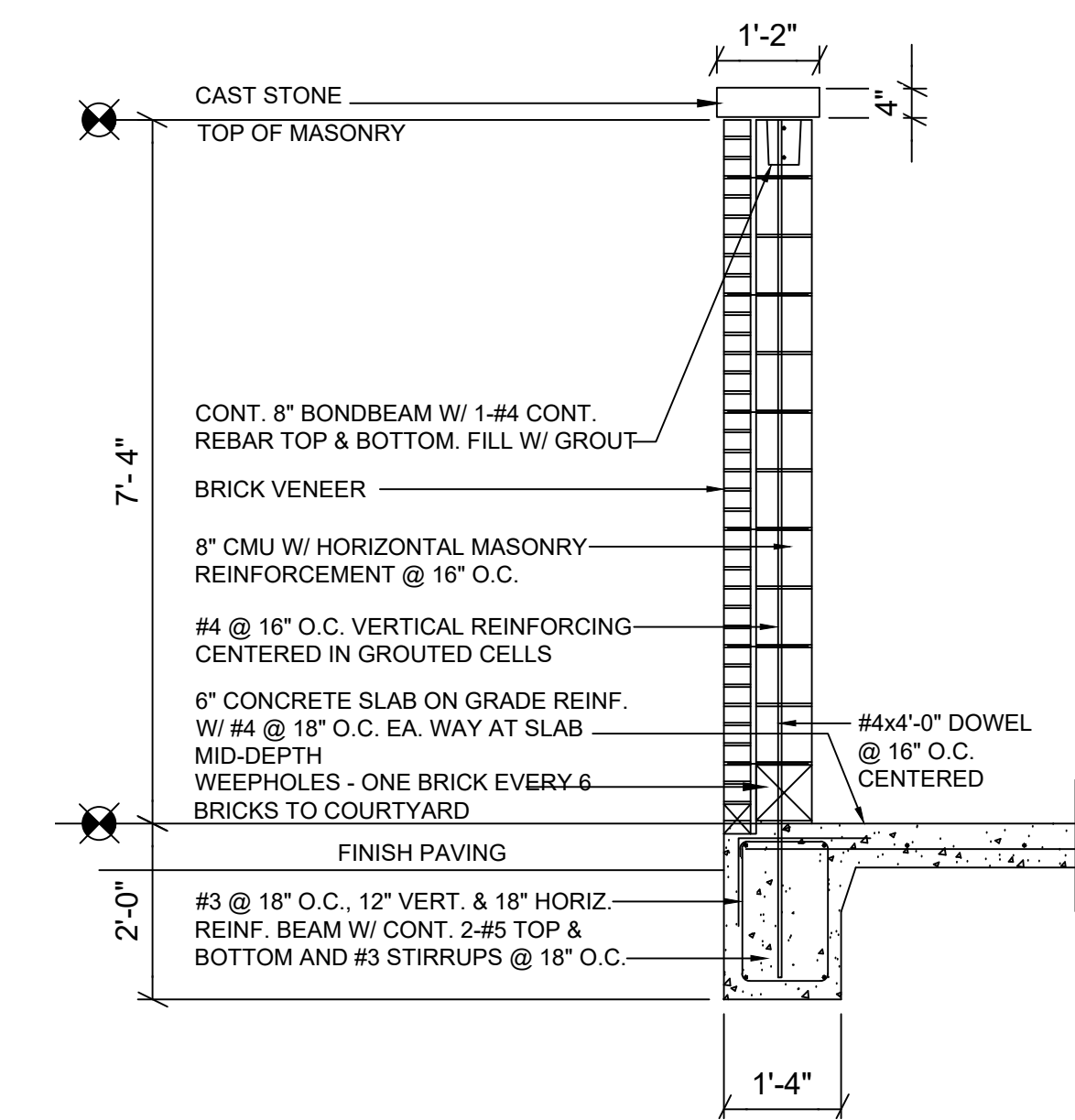
3 DUMPSTER ELEVATION
 SCALE: 3/8" = 1'-0"



10 PARKING BARRIER
 SCALE: NONE



6 DUMPSTER- PLAN
 SCALE: 3/8" = 1'-0"



7 DUMPSTER & COURTYARD SCREEN WALL SECTION
 SCALE: 1/2" = 1'-0"

DETAILS
GOLDEN CHICK RESTAURANT REMODEL
 2608 Ridge Road, Rockwall TX

REV	DESCRIPTION	DATE

SCALE: AS NOTED

PROJECT NO. 02-10-21

SHEET NO. A7.2