# CASE COVER SHEET

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

**PLANNING & ZONING CASE NO.** P2025-004

**PLANNING & ZONING FEE**

***PLATTING APPLICATION***
- ☐ MASTER PLAT
- ☑ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

***SITE PLAN APPLICATION***
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

***ZONING APPLICATION***
- ☐ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

***OTHER APPLICATION***
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

## RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

**CITY COUNCIL READING #1**

On March 17, 2025, the City Council approved a motion to approve the Preliminary Plat by a vote of 5-2, with Council Members Jorif and McCallum dissenting.

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Preliminary Plat; and,
(2) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**NOTES**

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | |
|---|---|
| ADDRESS | East & West of Intersection at S Goliad St & S John King Blvd |
| SUBDIVISION | W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 128 LOT J.R. Johnson Survey, BLOCK Ab No. 128 |
| GENERAL LOCATION | At Intersection of Goliad & S. John King Blvd |

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|---|---|---|---|
| CURRENT ZONING | PD-103 | CURRENT USE | |
| PROPOSED ZONING | | PROPOSED USE | Single Family, Commercial |
| ACREAGE | 526.778 | LOTS [CURRENT] | |
| LOTS [PROPOSED] | 868 | | |

☒ ***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 | Qualico Developments (US), Inc | ☒ APPLICANT | Michael Joyce Properties |
| CONTACT PERSON | John Vick | CONTACT PERSON | Ryan Joyce |
| ADDRESS | 6950 TPC Drive, Suite 150 | ADDRESS | 767 Justin Road |
| CITY, STATE & ZIP | McKinney, TX 75070 | CITY, STATE & ZIP | Rockwall, TX 75087 |
| PHONE | | PHONE | 512-965-6280 |
| E-MAIL | | E-MAIL | ryan@michaeljoyceproperties.com |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 8,101.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025. 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."*

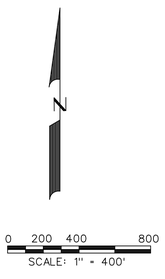
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 12th *DAY OF* February *20*25.

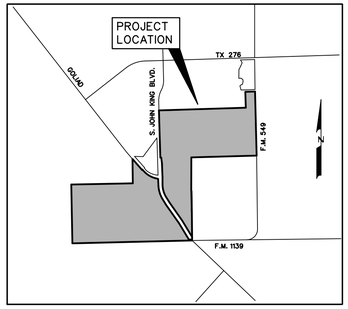
*OWNER'S SIGNATURE* John Vick

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Sondra Dosier Meeks

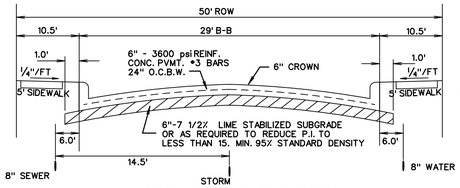
*MY COMMISSION EXPIRES*

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500

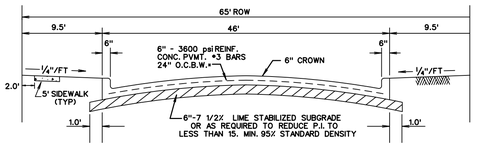


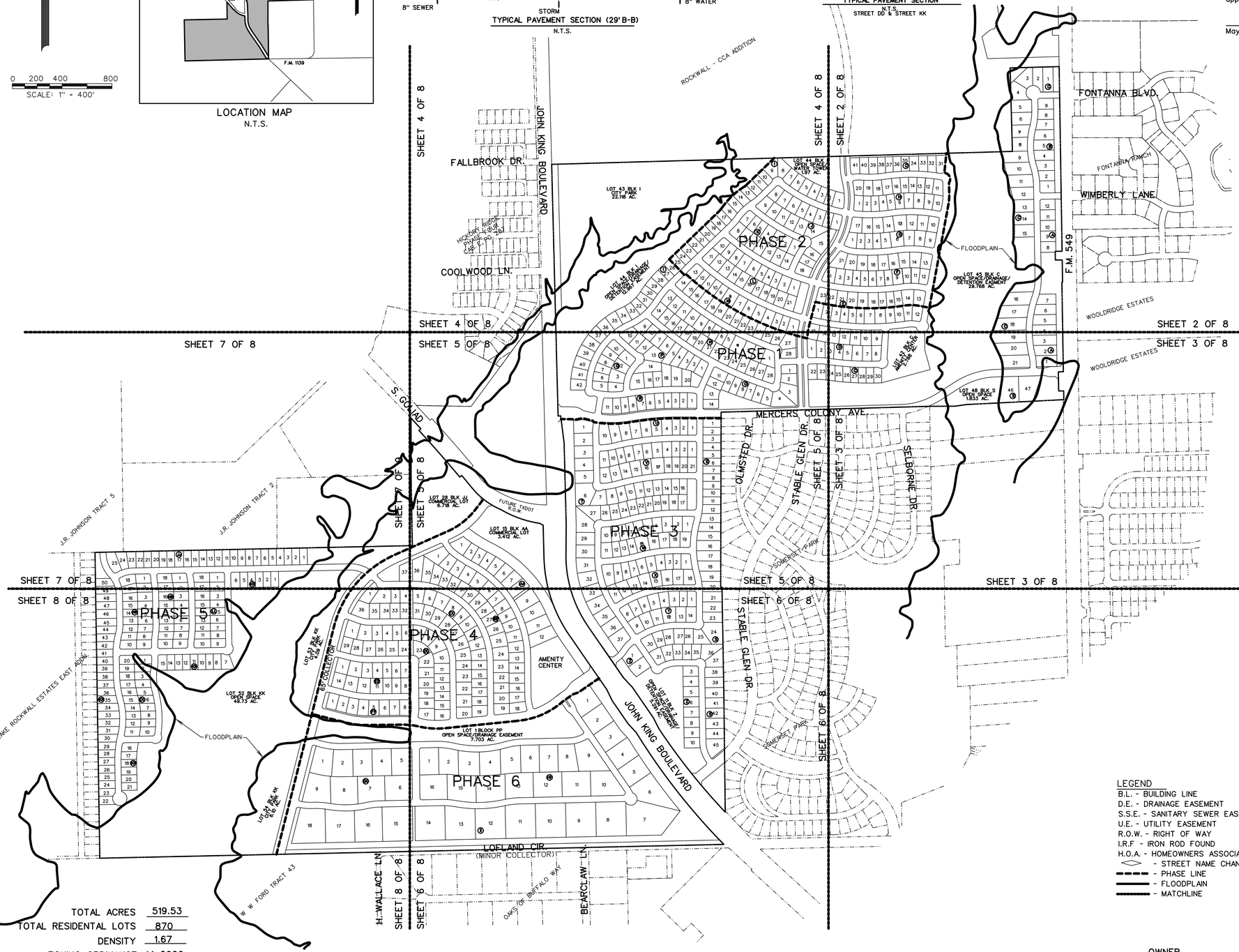

LOCATION MAP
N.T.S.




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




TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK




| | |
|---|---|
| TOTAL ACRES | 519.53 |
| TOTAL RESIDENTAL LOTS | 870 |
| DENSITY | 1.67 |
| ZONING ORDINANCE | 14-2022 |
| TOTAL OPEN SPACE ACRES | 139.34 |

LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - - PHASE LINE
——— FLOODPLAIN
——— MATCHLINE

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2025.

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

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

PRELIMINARY PLAT
OF
# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
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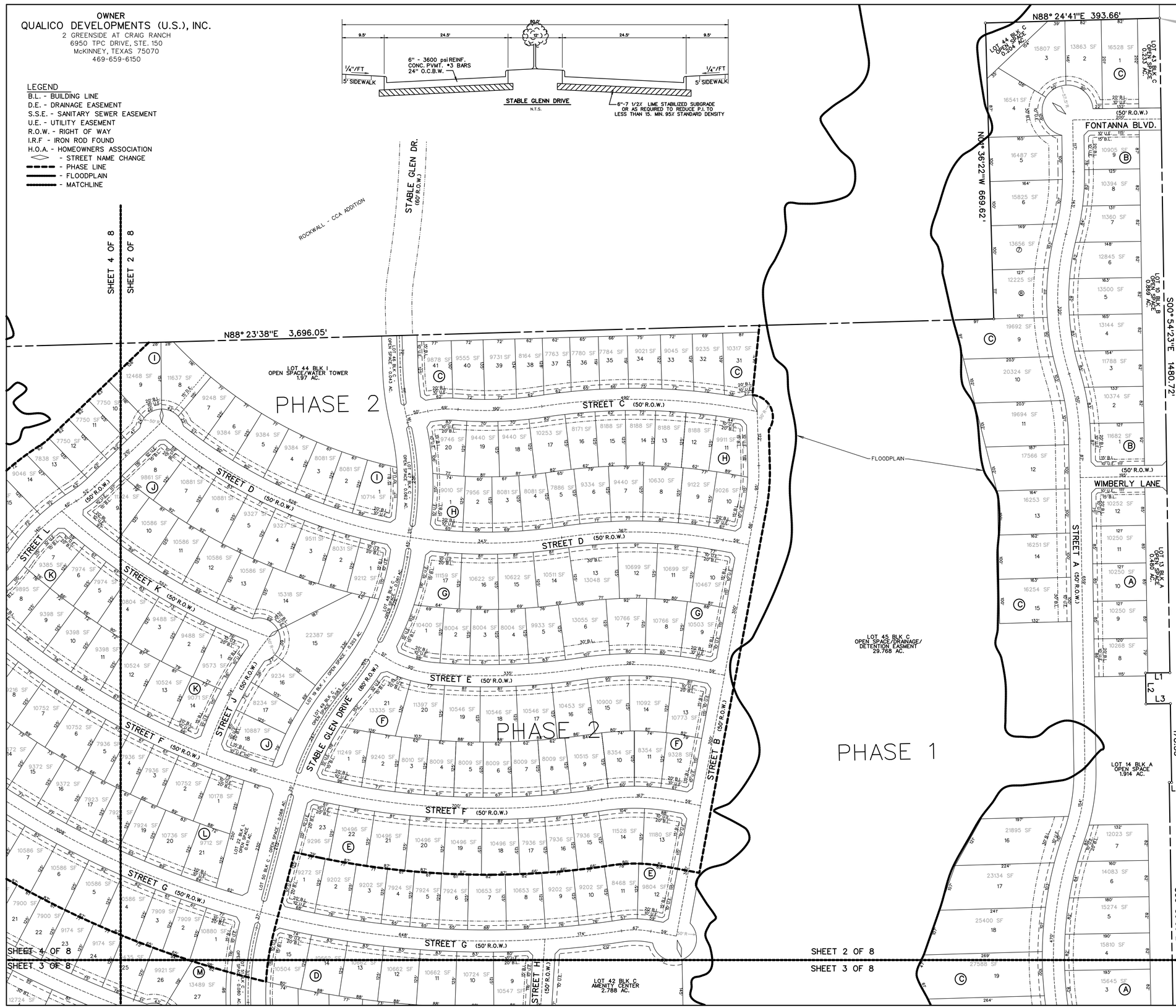
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
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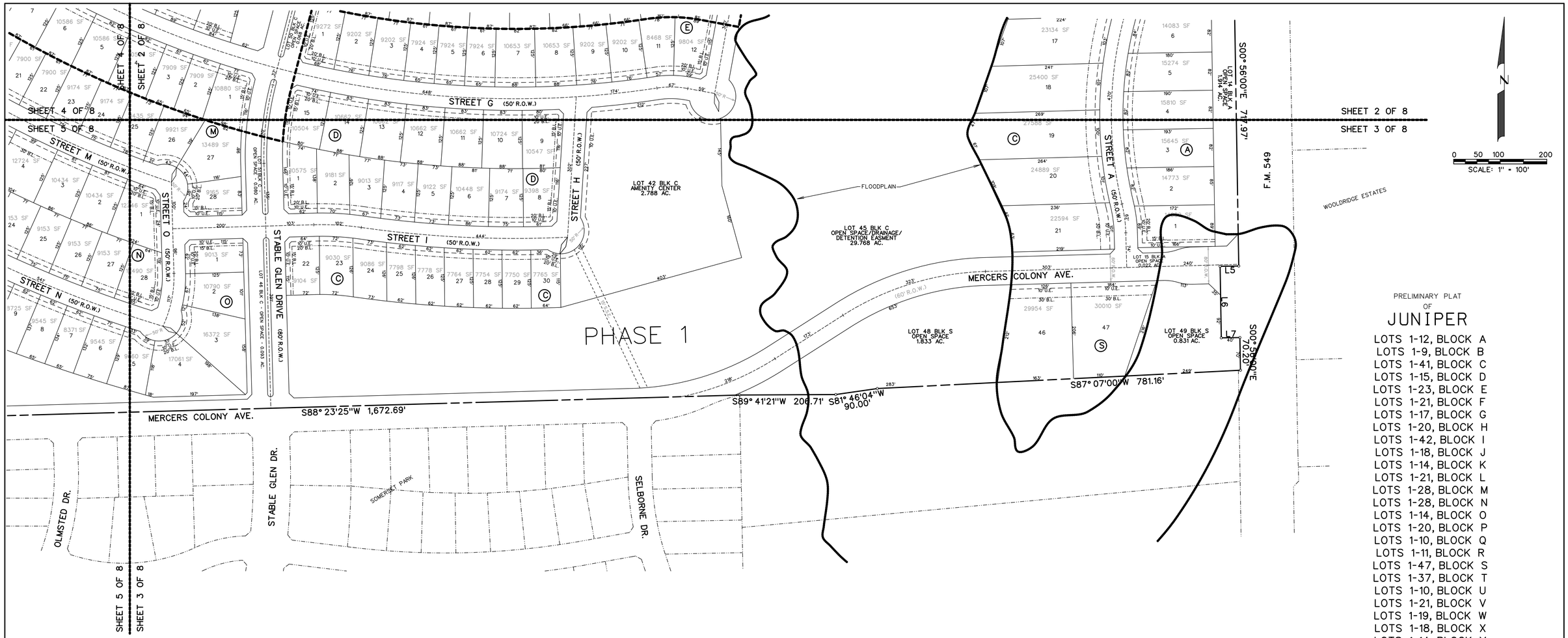



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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'




LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|---|---|---|
| 1. | S 89°13'14" W | 55.00' |
| 2. | S 00°46'46" E | 70.00' |
| 3. | N 89°13'14" E | 55.16' |
| 4. | S 89°05'37" W | 5.34' |
| 5. | S 89°04'00" W | 40.00' |
| 6. | S 00°56'00" E | 153.61' |
| 7. | N 89°04'00" E | 40.00' |
| 8. | S 47°34'12" W | 20.00' |
| 9. | N 50°04'12" E | 20.00' |
| 10. | S 57°56'48" E | 28.74' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|---|
| 1. | 09°46'28" | 5006.10' | 854.03' | 852.99' | N38°29'11"W |
| 2. | 33°08'42" | 1011.00' | 584.86' | 576.73' | N18°02'03"W |
| 3. | 00°32'02" | 11409.29' | 116.29' | 116.29' | S42°43'19"E |
| 4. | 02°30'00" | 11389.16' | 496.95' | 496.91' | S41°10'48"E |
| 5. | 27°48'07" | 600.00' | 291.14' | 288.29' | S53°10'25"E |
| 6. | 22°07'31" | 868.81' | 335.50' | 333.42' | S70°36'25"E |
| 7. | 34°48'52" | 1152.00' | 699.98' | 689.27' | S18°52'08"E |
| 8. | 12°47'29" | 5105.59' | 1139.83' | 1137.46' | S38°03'31"E |

LEGEND

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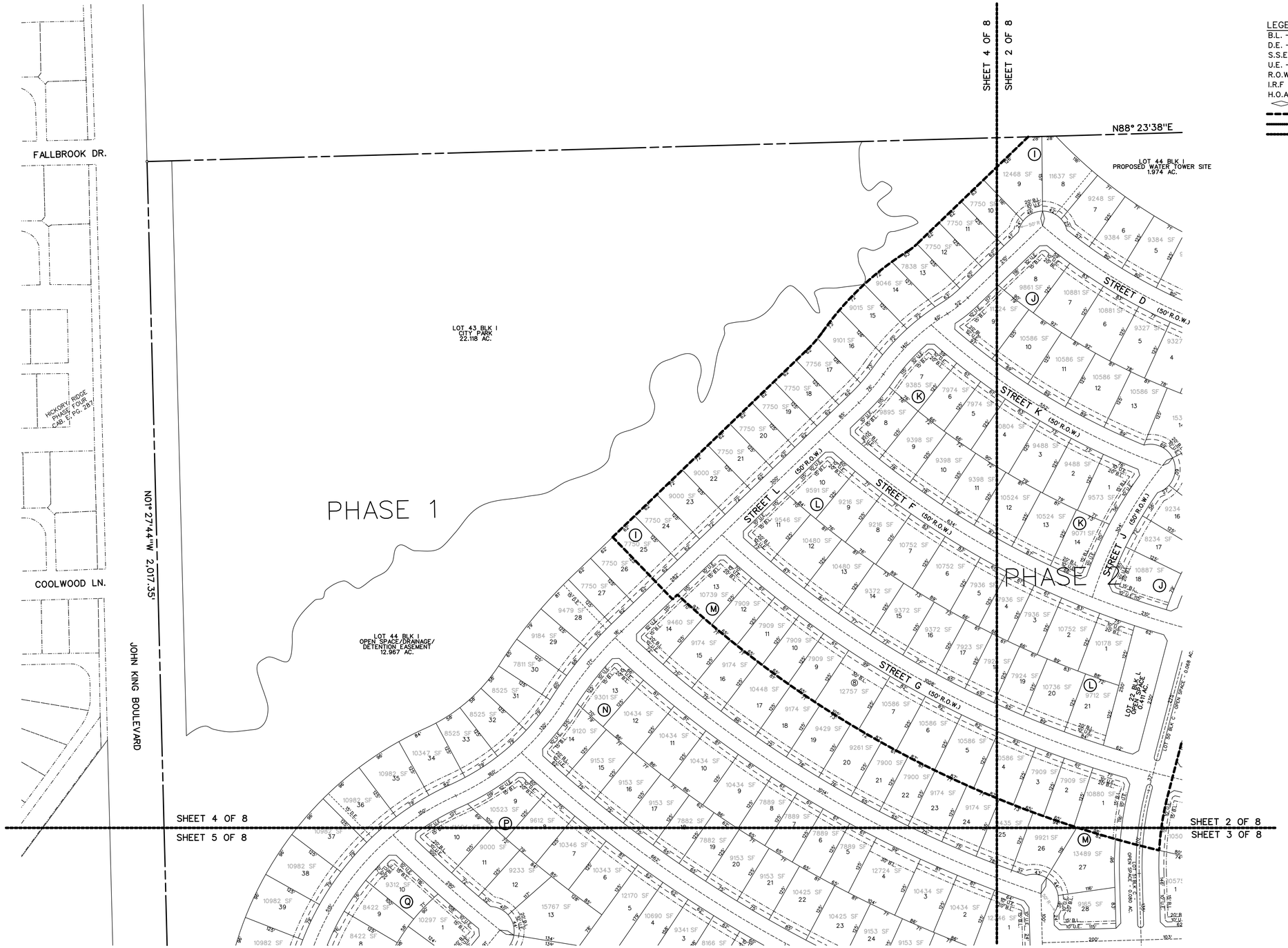
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N

0 50 100 200
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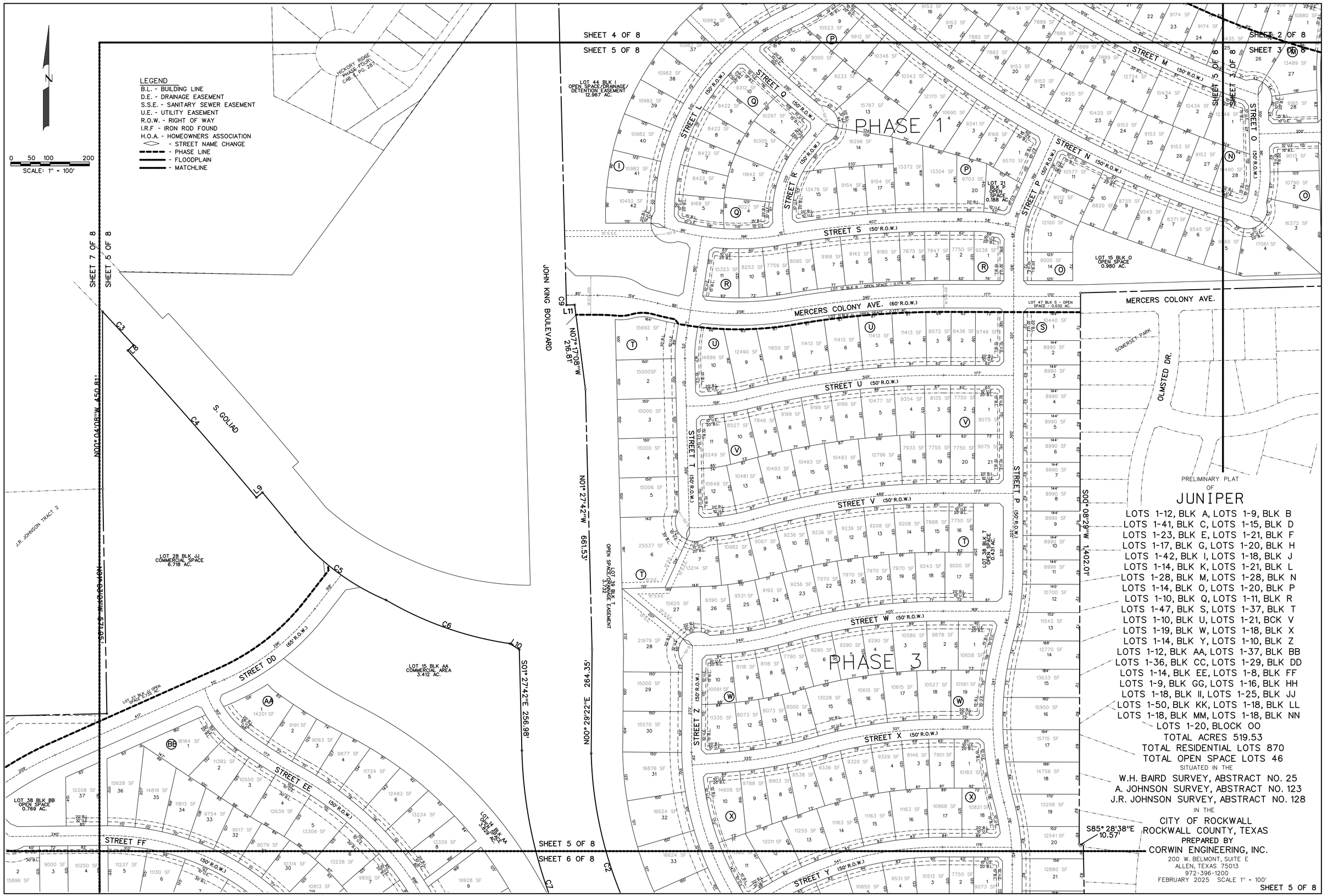
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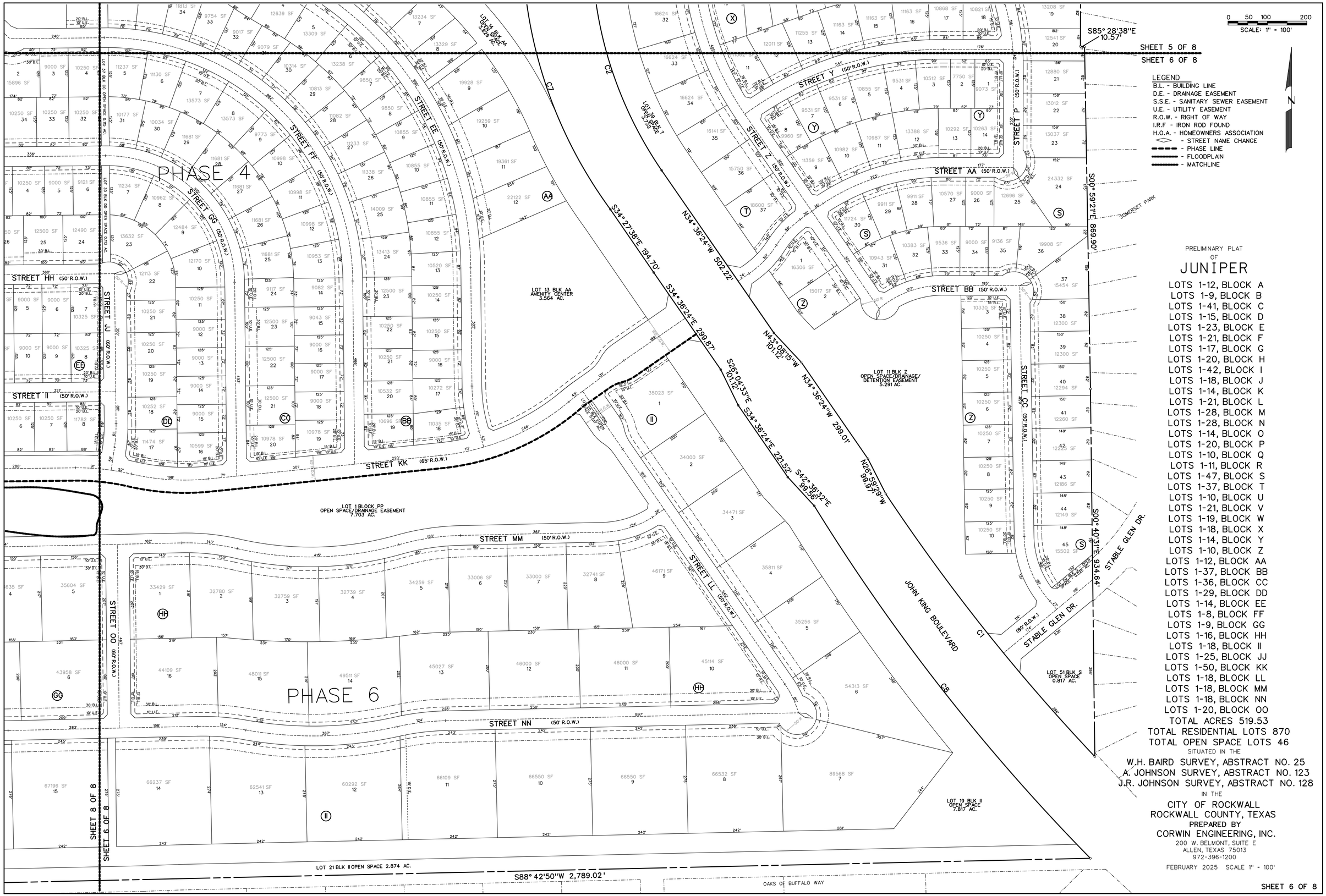
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- MATCHLINE
0 50 100 200
SCALE: 1" = 100'
N
HICKORY RIDGE PHASE FOUR CAB. E, PG. 287
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
JOHN KING BOULEVARD
N00°49'40"W 450.81'
N07°17'08"W 216.81'
N01°27'42"W 661.53'
S01°27'42"E 256.98'
S01°27'42"E 1,322.62'
S00°08'29"W 1,402.01'
S85°28'38"E 10.57'
J.R. JOHNSON TRACT 2
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 44 BLK I OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 12.967 AC.
LOT 38 BLK T OPEN SPACE/DRAINAGE EASEMENT 3.732
LOT 38 BLK T OPEN SPACE 0.431 AC.
LOT 21 BLK P OPEN SPACE 0.158 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 47 BLK S - OPEN SPACE - 0.033 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 27 BLK W OPEN SPACE 0.139 AC.
LOT 14 BLK AA OPEN SPACE 0.269 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
PHASE 1
PHASE 3
STREET L (50' R.O.W.)
STREET M (50' R.O.W.)
STREET N (50' R.O.W.)
STREET O (50' R.O.W.)
STREET P (50' R.O.W.)
STREET Q (50' R.O.W.)
STREET R (50' R.O.W.)
STREET S (50' R.O.W.)
STREET T (50' R.O.W.)
STREET U (50' R.O.W.)
STREET V (50' R.O.W.)
STREET W (50' R.O.W.)
STREET X (50' R.O.W.)
STREET Y (50' R.O.W.)
STREET Z (50' R.O.W.)
STREET DD (65' R.O.W.)
STREET EE (50' R.O.W.)
STREET FF (50' R.O.W.)
MERCERS COLONY AVE. (60' R.O.W.)
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10
L9 L10 L11
PRELIMINARY PLAT
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
LOTS 1-17, BLK G, LOTS 1-20, BLK H
LOTS 1-42, BLK I, LOTS 1-18, BLK J
LOTS 1-14, BLK K, LOTS 1-21, BLK L
LOTS 1-28, BLK M, LOTS 1-28, BLK N
LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BCK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
LOTS 1-50, BLK KK, LOTS 1-18, BLK LL
LOTS 1-18, BLK MM, LOTS 1-18, BLK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'
SHEET 5 OF 8




LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - PHASE LINE
——— - FLOODPLAIN
——— - MATCHLINE

PRELIMINARY PLAT
OF
# JUNIPER

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LOTS 1-9, BLOCK B
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OF
# JUNIPER

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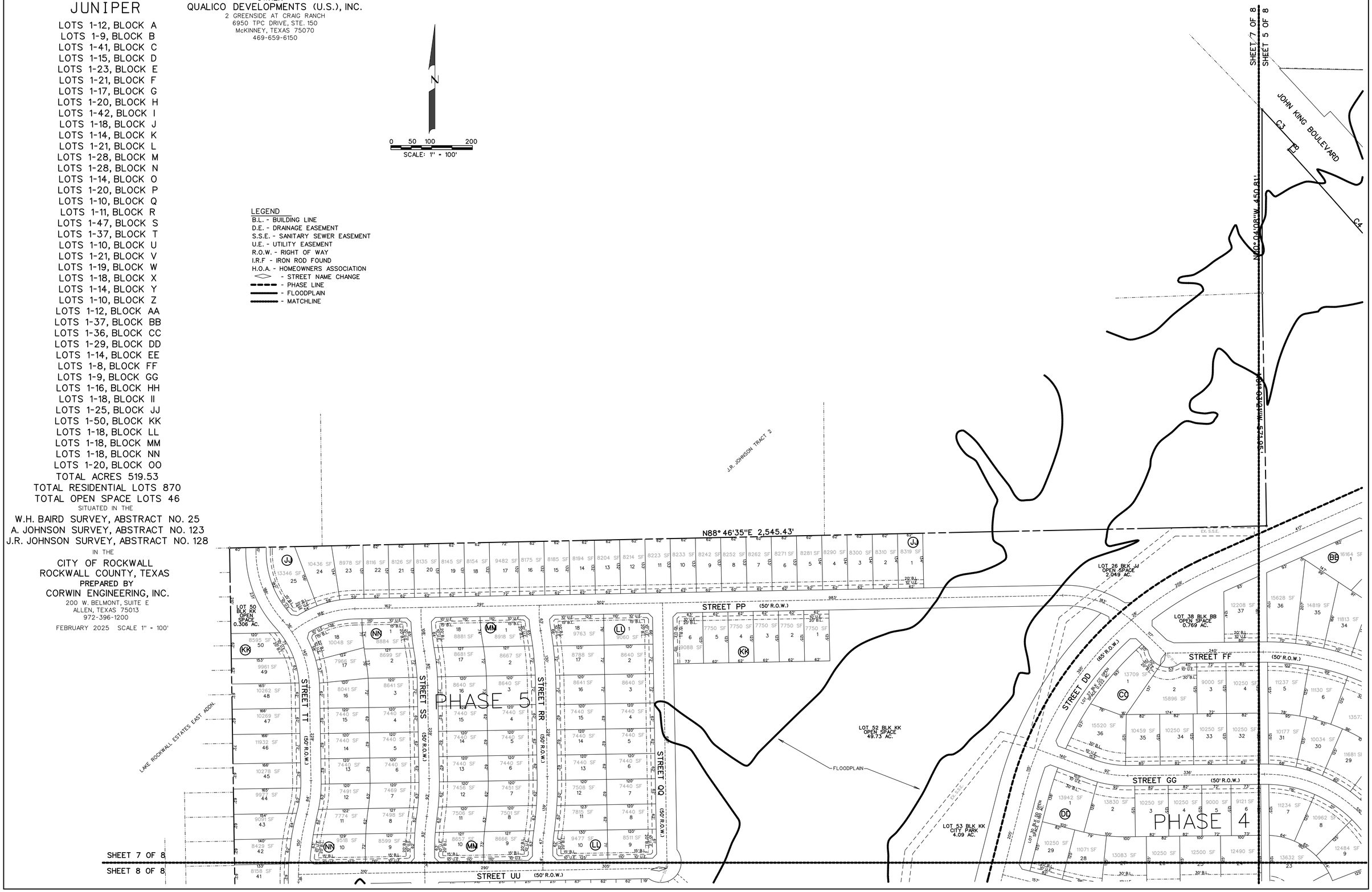
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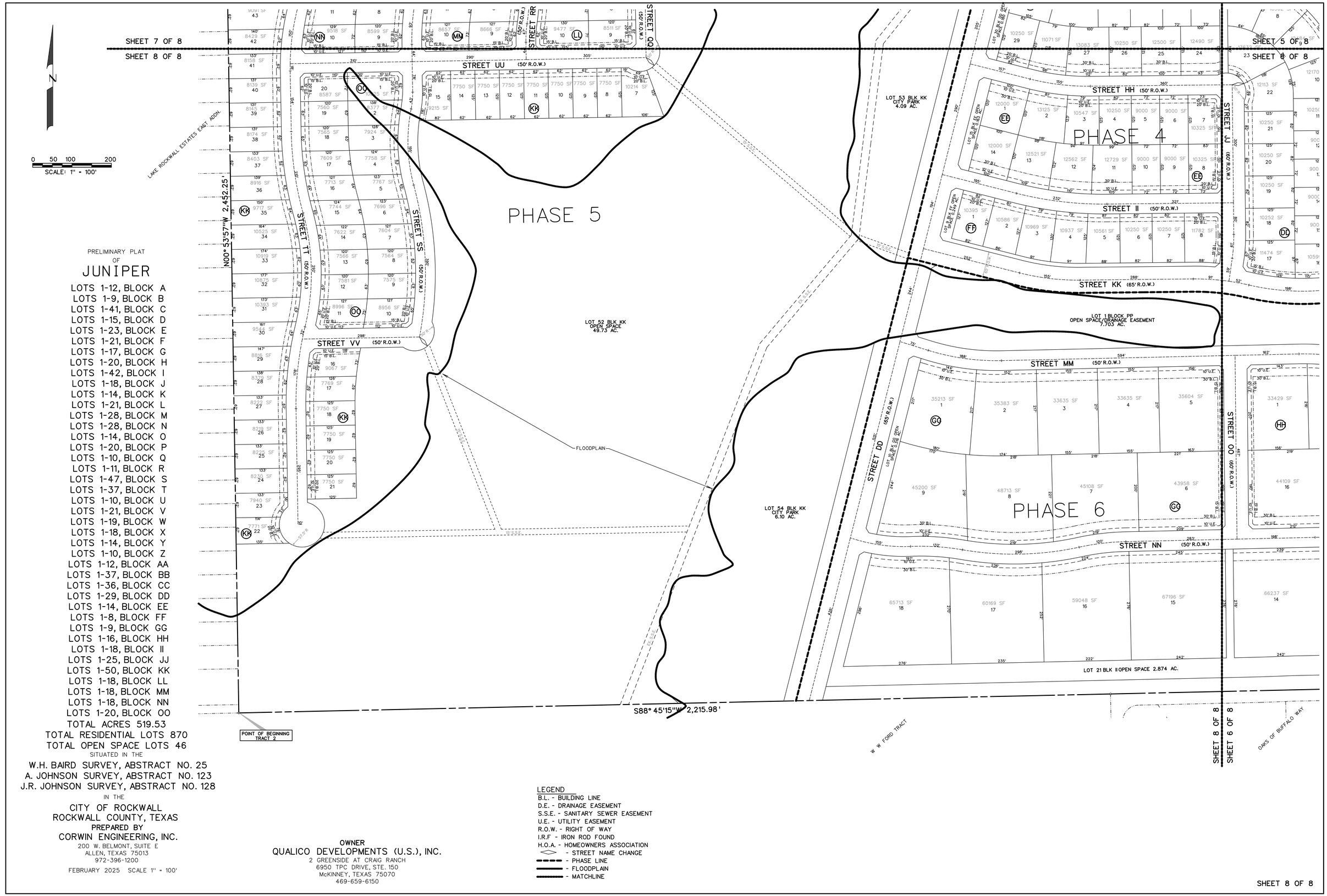
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

N

0 50 100 200
SCALE: 1" = 100'

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
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PRELIMINARY PLAT
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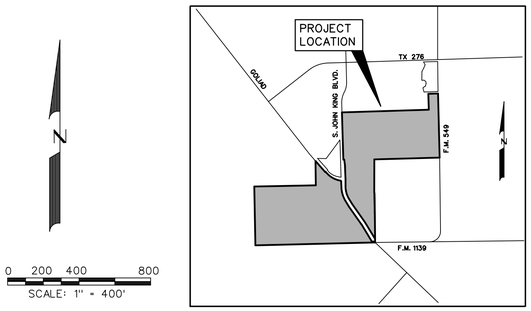
FEBRUARY 2025 SCALE 1" = 100'

OWNER

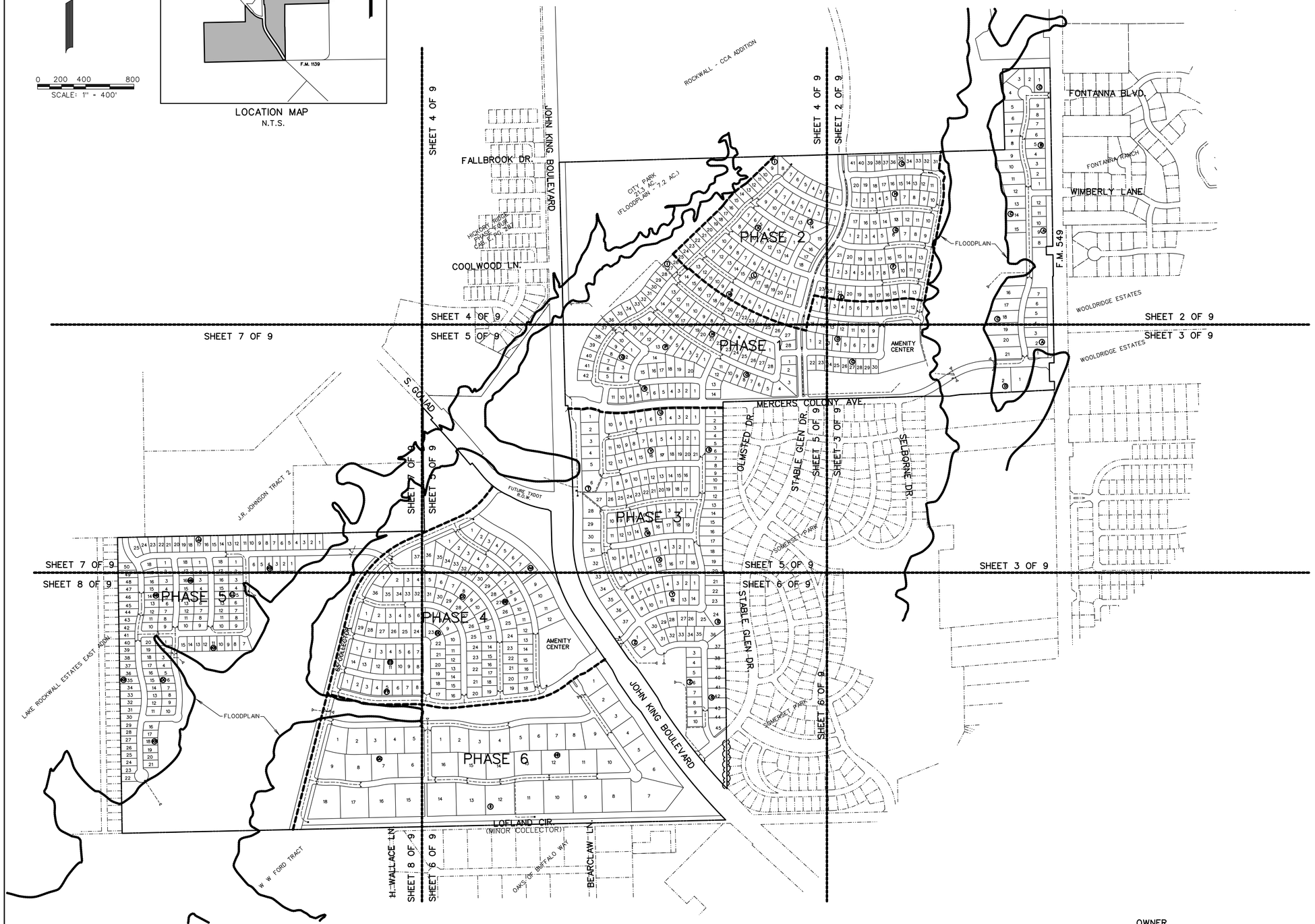
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LEGEND

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LOCATION MAP
N.T.S.




## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. | Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
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469-659-6150

## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
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- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

# PRELIMINARY DRAINAGE AREA MAP OF JUNIPER

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SHEET 4 OF 9
SHEET 2 OF 9
SHEET 3 OF 9




## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
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- DRAINAGE AREA DIVIDE
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PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

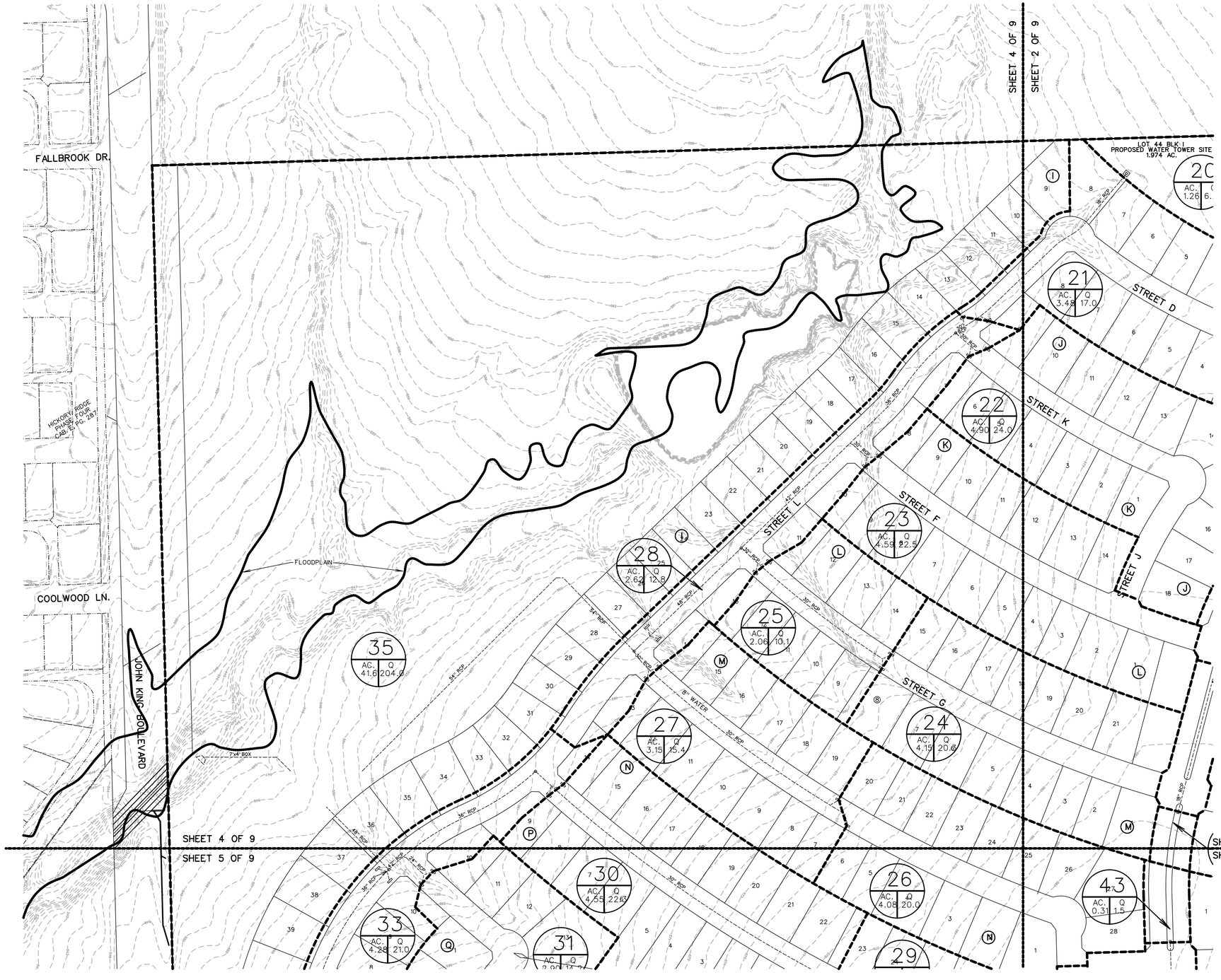
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## LEGEND

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- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200

SCALE: 1" = 100'

PRELIMINARY DRAINAGE AREA MAP
OF

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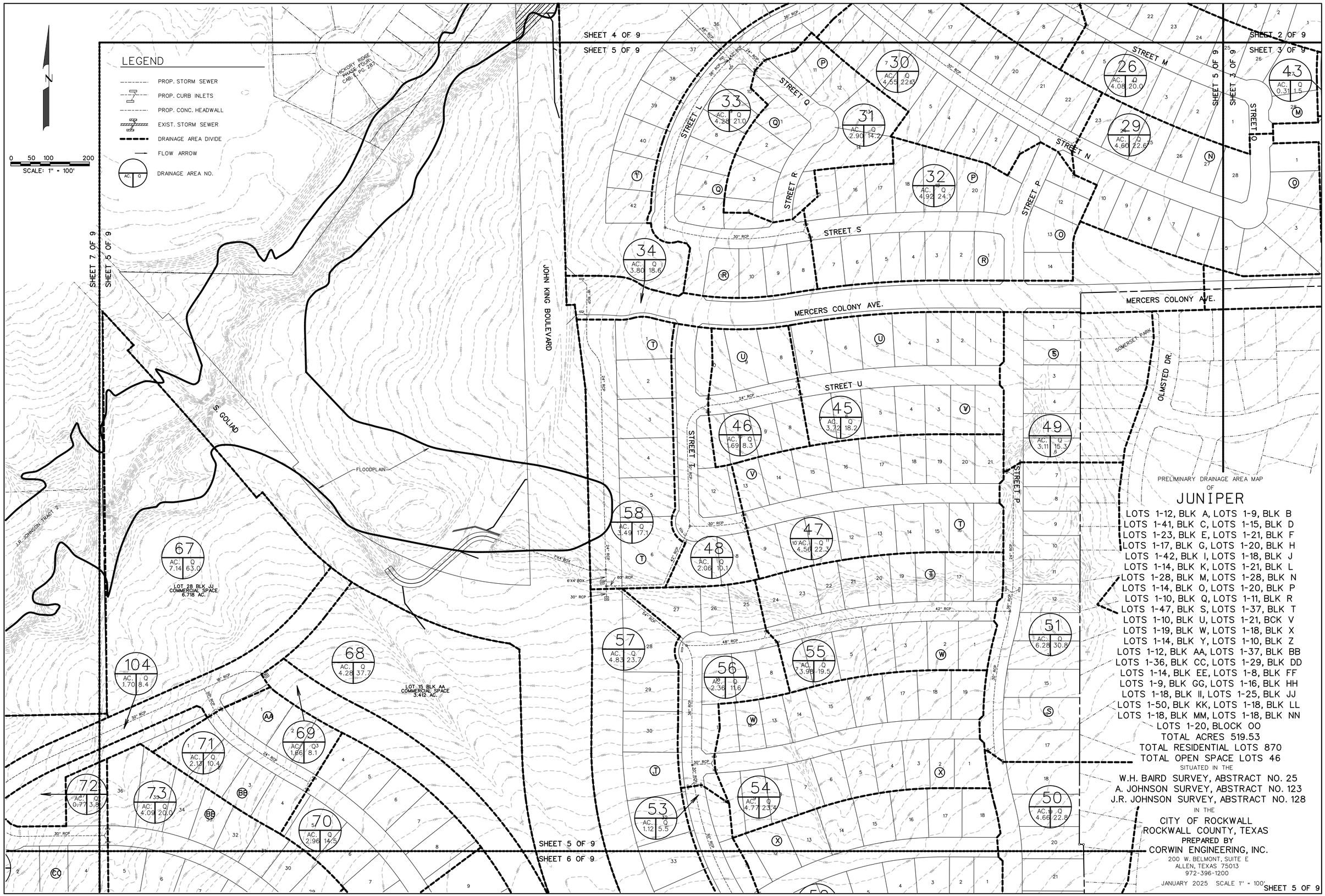
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OWNER

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2 GREENSIDE AT CRAIG RANCH
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LEGEND
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DRAINAGE AREA DIVIDE
FLOW ARROW
DRAINAGE AREA NO.
AC. Q
N
0 50 100 200
SCALE: 1" = 100'
SHEET 4 OF 9
SHEET 5 OF 9
SHEET 2 OF 9
SHEET 3 OF 9
SHEET 7 OF 9
SHEET 5 OF 9
SHEET 5 OF 9
SHEET 6 OF 9
HICKORY RIDGE PHASE FOUR CAB. E PG. 287
JOHN KING BOULEVARD
S. GOLIAD
FLOODPLAIN
J.R. JOHNSON TRACT 7
STREET L
STREET M
STREET N
STREET O
STREET P
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LOT 15 BLK AA COMMERCIAL SPACE 3.412 AC.
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29 AC. 4.60 Q 22.6
30 AC. 4.55 Q 22.8
31 AC. 2.90 Q 14.2
32 AC. 4.92 Q 24.1
33 AC. 4.28 Q 21.0
34 AC. 3.80 Q 18.6
43 AC. 0.31 Q 1.5
45 AC. 3.72 Q 18.2
46 AC. 1.69 Q 8.3
47 AC. 4.56 Q 22.3
48 AC. 2.06 Q 10.1
49 AC. 3.11 Q 15.3
50 AC. 4.66 Q 22.8
51 AC. 6.28 Q 30.8
53 AC. 1.12 Q 5.5
54 AC. 4.77 Q 23.4
55 AC. 3.98 Q 19.5
56 AC. 2.36 Q 11.6
57 AC. 4.83 Q 23.7
58 AC. 3.49 Q 17.1
67 AC. 7.14 Q 63.0
68 AC. 4.28 Q 37.7
69 AC. 1.66 Q 8.1
70 AC. 2.96 Q 14.5
71 AC. 2.13 Q 10.4
72 AC. 0.77 Q 3.8
73 AC. 4.09 Q 20.0
104 AC. 1.70 Q 8.4
42" RCP
36" RCP
30" RCP
24" RCP
7'X4' BOX
6'X4' BOX
PRELIMINARY DRAINAGE AREA MAP
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
LOTS 1-17, BLK G, LOTS 1-20, BLK H
LOTS 1-42, BLK I, LOTS 1-18, BLK J
LOTS 1-14, BLK K, LOTS 1-21, BLK L
LOTS 1-28, BLK M, LOTS 1-28, BLK N
LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BCK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
LOTS 1-50, BLK KK, LOTS 1-18, BLK LL
LOTS 1-18, BLK MM, LOTS 1-18, BLK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2025 SCALE 1" = 100'
SHEET 5 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

SHEET 6 OF 9

SHEET 8 OF 9

0 50 100 200

SCALE: 1" = 100'

N

## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- AC. / Q — DRAINAGE AREA NO.
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
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LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
LOTS 1-14, BLOCK EE
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LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
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LOTS 1-20, BLOCK OO

TOTAL ACRES 519.53
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ROCKWALL COUNTY, TEXAS

PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2025 SCALE 1" = 100'

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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LOTS 1-28, BLOCK M
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LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
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LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2025 SCALE 1" = 100'

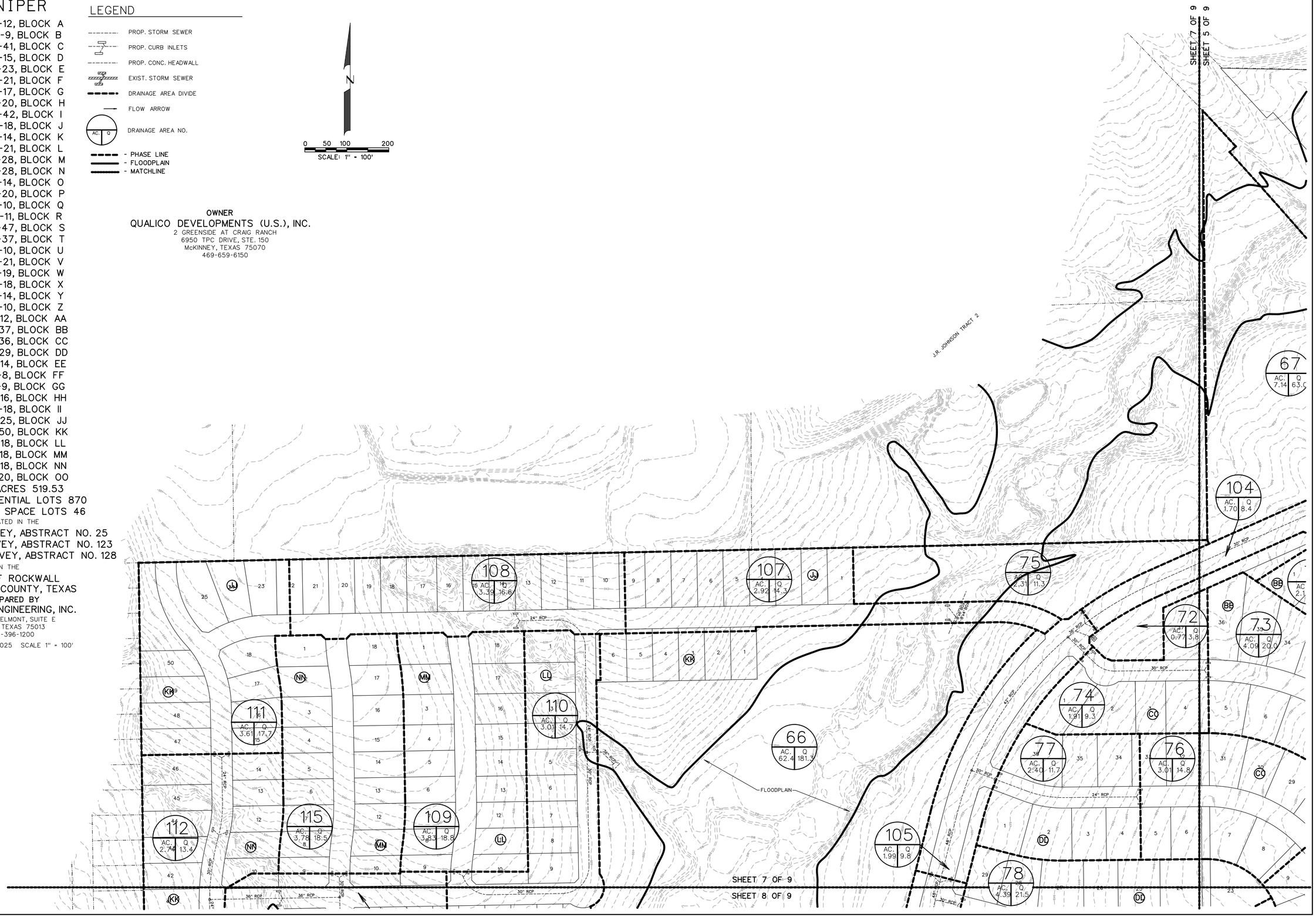
## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150



SHEET 7 OF 9

SHEET 8 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
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PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

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IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

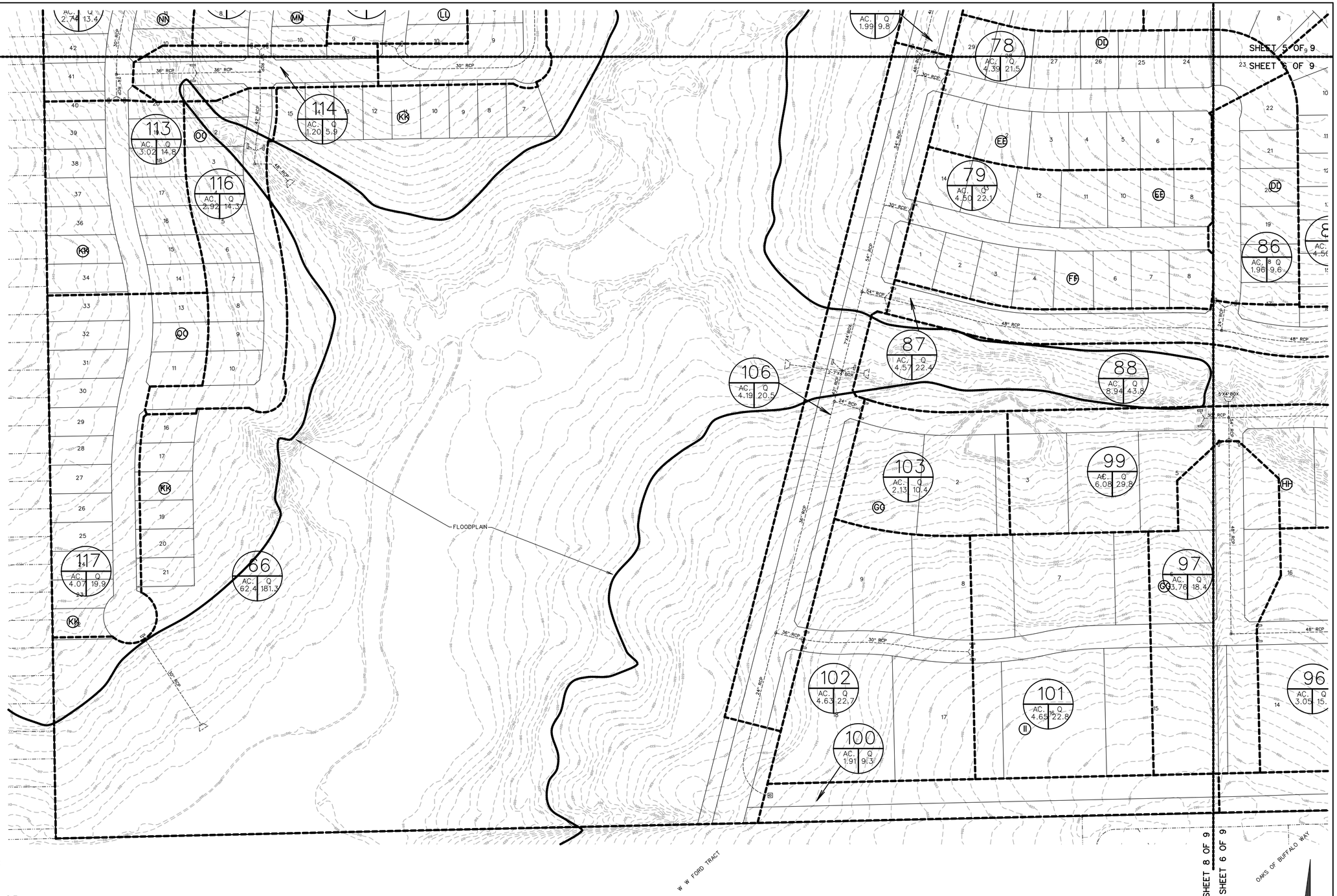
PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2025 SCALE 1" = 100'

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150



## PROPOSED RUNOFF COMPUTATIONS

| Area | Area | Area | Runoff | | Tc | I(100) | Q(100) |
|---|---|---|---|---|---|---|---|
| # | (sf) | (acres) | Coefficient | CA | (min) | (in/hr) | (cfs) |
| 1 | 85314 | 1.96 | 0.50 | 0.98 | 10 | 9.80 | 9.6 |
| 2 | 138886 | 3.19 | 0.50 | 1.59 | 10 | 9.80 | 15.6 |
| 3 | 108832 | 2.50 | 0.50 | 1.25 | 10 | 9.80 | 12.2 |
| 4 | 258570 | 5.94 | 0.50 | 2.97 | 10 | 9.80 | 29.1 |
| 5 | 88456 | 2.03 | 0.50 | 1.02 | 10 | 9.80 | 10.0 |
| 6 | 134955 | 3.10 | 0.50 | 1.55 | 10 | 9.80 | 15.2 |
| 7 | 189377 | 4.35 | 0.50 | 2.17 | 10 | 9.80 | 21.3 |
| 8 | 64087 | 1.47 | 0.50 | 0.74 | 10 | 9.80 | 7.2 |
| 9 | 136781 | 3.14 | 0.50 | 1.57 | 10 | 9.80 | 15.4 |
| 10 | 119703 | 2.75 | 0.50 | 1.37 | 10 | 9.80 | 13.5 |
| 11 | 96747 | 2.22 | 0.50 | 1.11 | 10 | 9.80 | 10.9 |
| 12 | 156501 | 3.59 | 0.50 | 1.80 | 10 | 9.80 | 17.6 |
| 13 | 90168 | 2.07 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 14 | 128056 | 2.94 | 0.50 | 1.47 | 10 | 9.80 | 14.4 |
| 15 | 303346 | 6.96 | 0.50 | 3.48 | 10 | 9.80 | 34.1 |
| 16 | 284100 | 6.52 | 0.50 | 3.26 | 10 | 9.80 | 32.0 |
| 17 | 1325906 | 30.44 | 0.50 | 15.22 | 10 | 9.80 | 149.1 |
| 18 | 38440 | 0.88 | 0.50 | 0.44 | 10 | 9.80 | 4.3 |
| 19 | 92815 | 2.13 | 0.50 | 1.07 | 10 | 9.80 | 10.4 |
| 20 | 54871 | 1.26 | 0.50 | 0.63 | 10 | 9.80 | 6.2 |
| 21 | 151541 | 3.48 | 0.50 | 1.74 | 10 | 9.80 | 17.0 |
| 22 | 213647 | 4.90 | 0.50 | 2.45 | 10 | 9.80 | 24.0 |
| 23 | 199806 | 4.59 | 0.50 | 2.29 | 10 | 9.80 | 22.5 |
| 24 | 180838 | 4.15 | 0.50 | 2.08 | 10 | 9.80 | 20.3 |
| 25 | 89535 | 2.06 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 26 | 177814 | 4.08 | 0.50 | 2.04 | 10 | 9.80 | 20.0 |
| 27 | 137306 | 3.15 | 0.50 | 1.58 | 10 | 9.80 | 15.4 |
| 28 | 113979 | 2.62 | 0.50 | 1.31 | 10 | 9.80 | 12.8 |
| 29 | 200547 | 4.60 | 0.50 | 2.30 | 10 | 9.80 | 22.6 |
| 30 | 198029 | 4.55 | 0.50 | 2.27 | 10 | 9.80 | 22.3 |
| 31 | 126496 | 2.90 | 0.50 | 1.45 | 10 | 9.80 | 14.2 |
| 32 | 214284 | 4.92 | 0.50 | 2.46 | 10 | 9.80 | 24.1 |
| 33 | 186648 | 4.28 | 0.50 | 2.14 | 10 | 9.80 | 21.0 |
| 34 | 165583 | 3.80 | 0.50 | 1.90 | 10 | 9.80 | 18.6 |
| 35 | 1813103 | 41.62 | 0.50 | 20.81 | 10 | 9.80 | 204.0 |
| 36 | 8795 | 0.20 | 0.50 | 0.10 | 10 | 9.80 | 1.0 |
| 37 | 25145 | 0.58 | 0.50 | 0.29 | 10 | 9.80 | 2.8 |
| 38 | 35552 | 0.82 | 0.50 | 0.41 | 10 | 9.80 | 4.0 |
| 39 | 31761 | 0.73 | 0.50 | 0.36 | 10 | 9.80 | 3.6 |
| 40 | 26544 | 0.61 | 0.50 | 0.30 | 10 | 9.80 | 3.0 |
| 41 | 44712 | 1.03 | 0.50 | 0.51 | 10 | 9.80 | 5.0 |
| 42 | 110289 | 2.53 | 0.50 | 1.27 | 10 | 9.80 | 12.4 |
| 43 | 13683 | 0.31 | 0.50 | 0.16 | 10 | 9.80 | 1.5 |
| 44 | 43688 | 1.00 | 0.50 | 0.50 | 10 | 9.80 | 4.9 |
| 45 | 161985 | 3.72 | 0.50 | 1.86 | 10 | 9.80 | 18.2 |
| 46 | 73830 | 1.69 | 0.50 | 0.85 | 10 | 9.80 | 8.3 |
| 47 | 198460 | 4.56 | 0.50 | 2.28 | 10 | 9.80 | 22.3 |
| 48 | 89717 | 2.06 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 49 | 135657 | 3.11 | 0.50 | 1.56 | 10 | 9.80 | 15.3 |
| 50 | 203111 | 4.66 | 0.50 | 2.33 | 10 | 9.80 | 22.8 |
| 51 | 273542 | 6.28 | 0.50 | 3.14 | 10 | 9.80 | 30.8 |
| 52 | 187013 | 4.29 | 0.50 | 2.15 | 10 | 9.80 | 21.0 |
| 53 | 48725 | 1.12 | 0.50 | 0.56 | 10 | 9.80 | 5.5 |
| 54 | 207871 | 4.77 | 0.50 | 2.39 | 10 | 9.80 | 23.4 |
| 55 | 173460 | 3.98 | 0.50 | 1.99 | 10 | 9.80 | 19.5 |
| 56 | 102914 | 2.36 | 0.50 | 1.18 | 10 | 9.80 | 11.6 |
| 57 | 210331 | 4.83 | 0.50 | 2.41 | 10 | 9.80 | 23.7 |
| 58 | 151981 | 3.49 | 0.50 | 1.74 | 10 | 9.80 | 17.1 |

## PROPOSED RUNOFF COMPUTATIONS

| Area | Area | Area | Runoff | | Tc | I(100) | Q(100) |
|---|---|---|---|---|---|---|---|
| # | (sf) | (acres) | Coefficient | CA | (min) | (in/hr) | (cfs) |
| 59 | 52630 | 1.21 | 0.50 | 0.60 | 10 | 9.80 | 5.9 |
| 60 | 178482 | 4.10 | 0.50 | 2.05 | 10 | 9.80 | 20.1 |
| 61 | 104664 | 2.40 | 0.50 | 1.20 | 10 | 9.80 | 11.8 |
| 62 | 279359 | 6.41 | 0.50 | 3.21 | 10 | 9.80 | 31.4 |
| 63 | 23748 | 0.55 | 0.50 | 0.27 | 10 | 9.80 | 2.7 |
| 64 | 335074 | 7.69 | 0.50 | 3.85 | 10 | 9.80 | 37.7 |
| 65 | 35508 | 0.82 | 0.50 | 0.41 | 10 | 9.80 | 4.0 |
| 66 | 2718894 | 62.42 | 0.35 | 21.85 | 20 | 8.30 | 181.3 |
| 67 | 310988 | 7.14 | 0.90 | 6.43 | 10 | 9.80 | 63.0 |
| 68 | 186276 | 4.28 | 0.90 | 3.85 | 10 | 9.80 | 37.7 |
| 69 | 72170 | 1.66 | 0.50 | 0.83 | 10 | 9.80 | 8.1 |
| 70 | 129140 | 2.96 | 0.50 | 1.48 | 10 | 9.80 | 14.5 |
| 71 | 92626 | 2.13 | 0.50 | 1.06 | 10 | 9.80 | 10.4 |
| 72 | 33743 | 0.77 | 0.50 | 0.39 | 10 | 9.80 | 3.8 |
| 73 | 178004 | 4.09 | 0.50 | 2.04 | 10 | 9.80 | 20.0 |
| 74 | 83077 | 1.91 | 0.50 | 0.95 | 10 | 9.80 | 9.3 |
| 75 | 100716 | 2.31 | 0.50 | 1.16 | 10 | 9.80 | 11.3 |
| 76 | 131246 | 3.01 | 0.50 | 1.51 | 10 | 9.80 | 14.8 |
| 77 | 104371 | 2.40 | 0.50 | 1.20 | 10 | 9.80 | 11.7 |
| 78 | 191136 | 4.39 | 0.50 | 2.19 | 10 | 9.80 | 21.5 |
| 79 | 196038 | 4.50 | 0.50 | 2.25 | 10 | 9.80 | 22.1 |
| 80 | 147607 | 3.39 | 0.50 | 1.69 | 10 | 9.80 | 16.6 |
| 81 | 78387 | 1.80 | 0.50 | 0.90 | 10 | 9.80 | 8.8 |
| 82 | 205032 | 4.71 | 0.50 | 2.35 | 10 | 9.80 | 23.1 |
| 83 | 125689 | 2.89 | 0.50 | 1.44 | 10 | 9.80 | 14.1 |
| 84 | 122098 | 2.80 | 0.50 | 1.40 | 10 | 9.80 | 13.7 |
| 85 | 195989 | 4.50 | 0.50 | 2.25 | 10 | 9.80 | 22.0 |
| 86 | 85496 | 1.96 | 0.50 | 0.98 | 10 | 9.80 | 9.6 |
| 87 | 198909 | 4.57 | 0.50 | 2.28 | 10 | 9.80 | 22.4 |
| 88 | 389550 | 8.94 | 0.50 | 4.47 | 10 | 9.80 | 43.8 |
| 89 | 208737 | 4.79 | 0.50 | 2.40 | 10 | 9.80 | 23.5 |
| 90 | 184591 | 4.24 | 0.50 | 2.12 | 10 | 9.80 | 20.8 |
| 91 | 208787 | 4.79 | 0.50 | 2.40 | 10 | 9.80 | 23.5 |
| 92 | 209425 | 4.81 | 0.50 | 2.40 | 10 | 9.80 | 23.6 |
| 93 | 163828 | 3.76 | 0.50 | 1.88 | 10 | 9.80 | 18.4 |
| 94 | 210028 | 4.82 | 0.50 | 2.41 | 10 | 9.80 | 23.6 |
| 95 | 140600 | 3.23 | 0.50 | 1.61 | 10 | 9.80 | 15.8 |
| 96 | 132969 | 3.05 | 0.50 | 1.53 | 10 | 9.80 | 15.0 |
| 97 | 163804 | 3.76 | 0.50 | 1.88 | 10 | 9.80 | 18.4 |
| 98 | 207148 | 4.76 | 0.50 | 2.38 | 10 | 9.80 | 23.3 |
| 99 | 265023 | 6.08 | 0.50 | 3.04 | 10 | 9.80 | 29.8 |
| 100 | 83067 | 1.91 | 0.50 | 0.95 | 10 | 9.80 | 9.3 |
| 101 | 202504 | 4.65 | 0.50 | 2.32 | 10 | 9.80 | 22.8 |
| 102 | 201878 | 4.63 | 0.50 | 2.32 | 10 | 9.80 | 22.7 |
| 103 | 92646 | 2.13 | 0.50 | 1.06 | 10 | 9.80 | 10.4 |
| 104 | 74261 | 1.70 | 0.50 | 0.85 | 10 | 9.80 | 8.4 |
| 105 | 86720 | 1.99 | 0.50 | 1.00 | 10 | 9.80 | 9.8 |
| 106 | 182305 | 4.19 | 0.50 | 2.09 | 10 | 9.80 | 20.5 |
| 107 | 127297 | 2.92 | 0.50 | 1.46 | 10 | 9.80 | 14.3 |
| 108 | 147671 | 3.39 | 0.50 | 1.70 | 10 | 9.80 | 16.6 |
| 109 | 166774 | 3.83 | 0.50 | 1.91 | 10 | 9.80 | 18.8 |
| 110 | 131078 | 3.01 | 0.50 | 1.50 | 10 | 9.80 | 14.7 |
| 111 | 157035 | 3.61 | 0.50 | 1.80 | 10 | 9.80 | 17.7 |
| 112 | 119308 | 2.74 | 0.50 | 1.37 | 10 | 9.80 | 13.4 |
| 113 | 131615 | 3.02 | 0.50 | 1.51 | 10 | 9.80 | 14.8 |
| 114 | 52434 | 1.20 | 0.50 | 0.60 | 10 | 9.80 | 5.9 |
| 115 | 164786 | 3.78 | 0.50 | 1.89 | 10 | 9.80 | 18.5 |
| 116 | 127035 | 2.92 | 0.50 | 1.46 | 10 | 9.80 | 14.3 |
| 117 | 177310 | 4.07 | 0.50 | 2.04 | 10 | 9.80 | 19.9 |

PRELIMINARY DRAINAGE AREA MAP
CALCULATIONS
OF

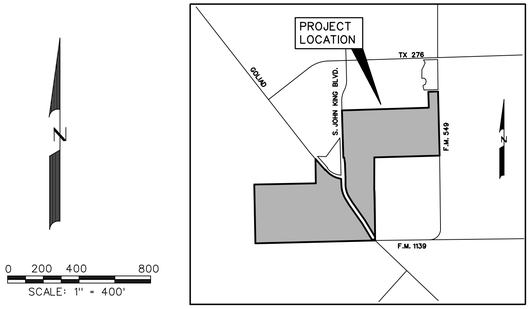
# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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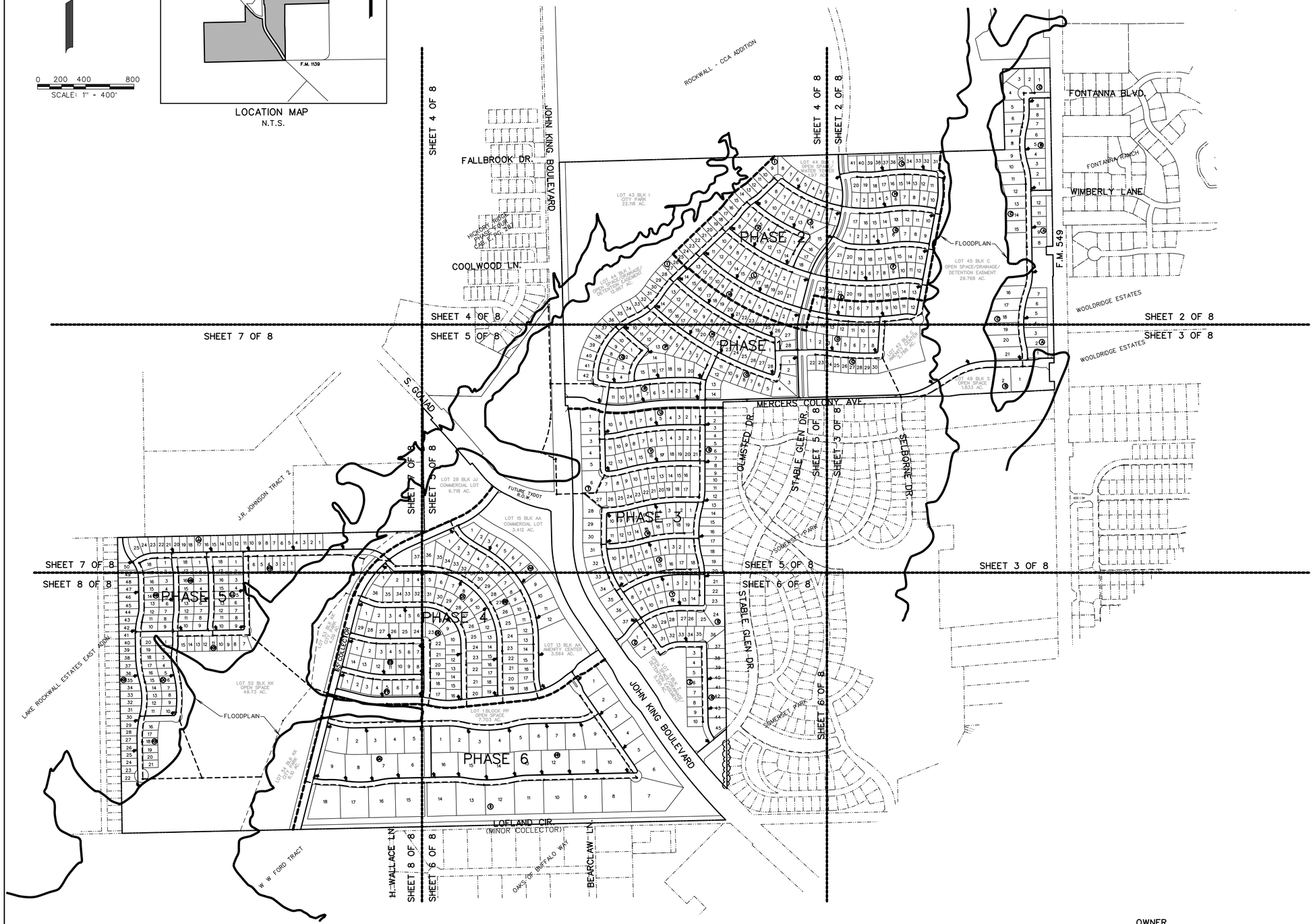
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W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS


PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150




LOCATION MAP
N.T.S.




LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
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- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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FEBRUARY 2025 SCALE 1" = 400'

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SHEET 4 OF 8

SHEET 2 OF 8

ROCKWALL - CCA ADDITION

STABLE GLEN DR. (60' R.O.W.)

PHASE 2

STREET C (50' R.O.W.)

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET L

STABLE GLEN DRIVE (80' R.O.W.)

LOT 14 BLK J OPEN SPACE 0.581 AC.

LOT 50 BLK C OPEN SPACE 0.066 AC.

LOT 22 BLK L OPEN SPACE 0.41 AC.

LOT 44 BLK C OPEN SPACE 0.004 AC.

LOT 43 BLK C OPEN SPACE 0.213 AC.

FONTANNA BLVD.

LOT 16 BLK B OPEN SPACE 0.699 AC.

WIMBERLY LANE

LOT 13 BLK A OPEN SPACE 0.388 AC.

LOT 14 BLK A OPEN SPACE 1.914 AC.

STREET A

STREET B (50' R.O.W.)

FLOODPLAIN

PHASE 1

EX. WATER

FONTANNA RANCH

F.M. 549

WOOLDRIDGE ESTATES

0 50 100 200

SCALE: 1" = 100'

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SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
SHEET 3 OF 8




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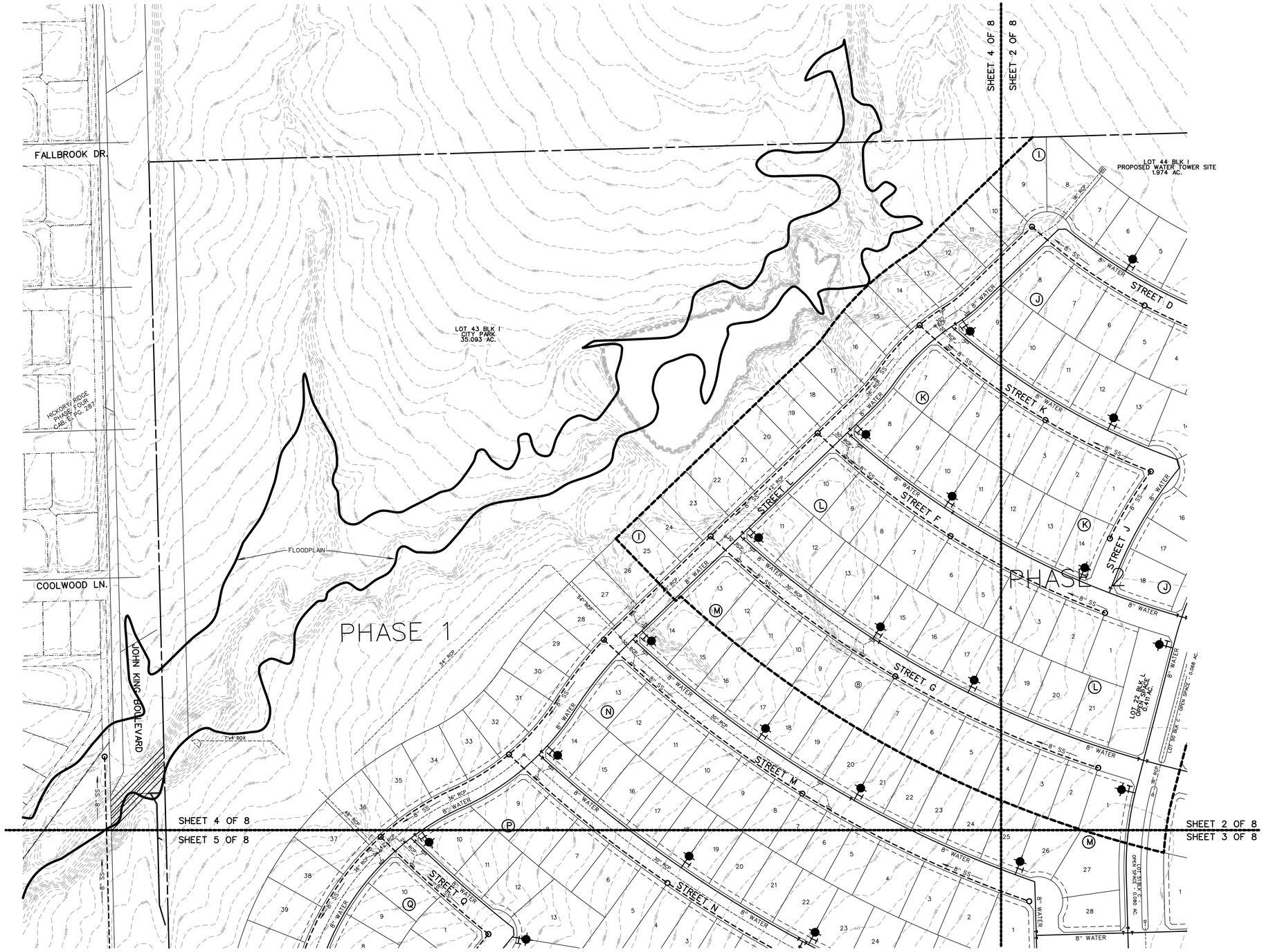
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0 50 100 200

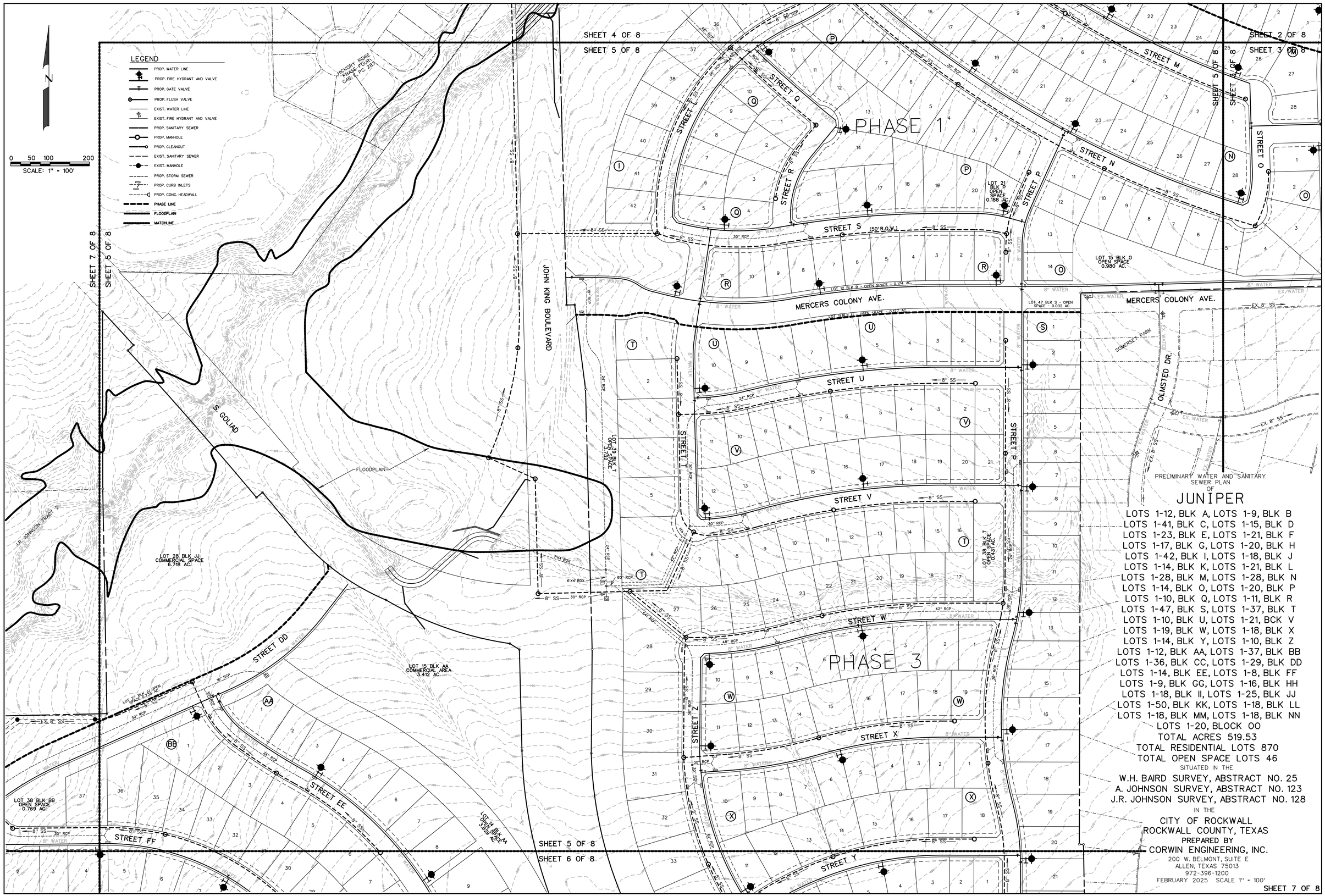
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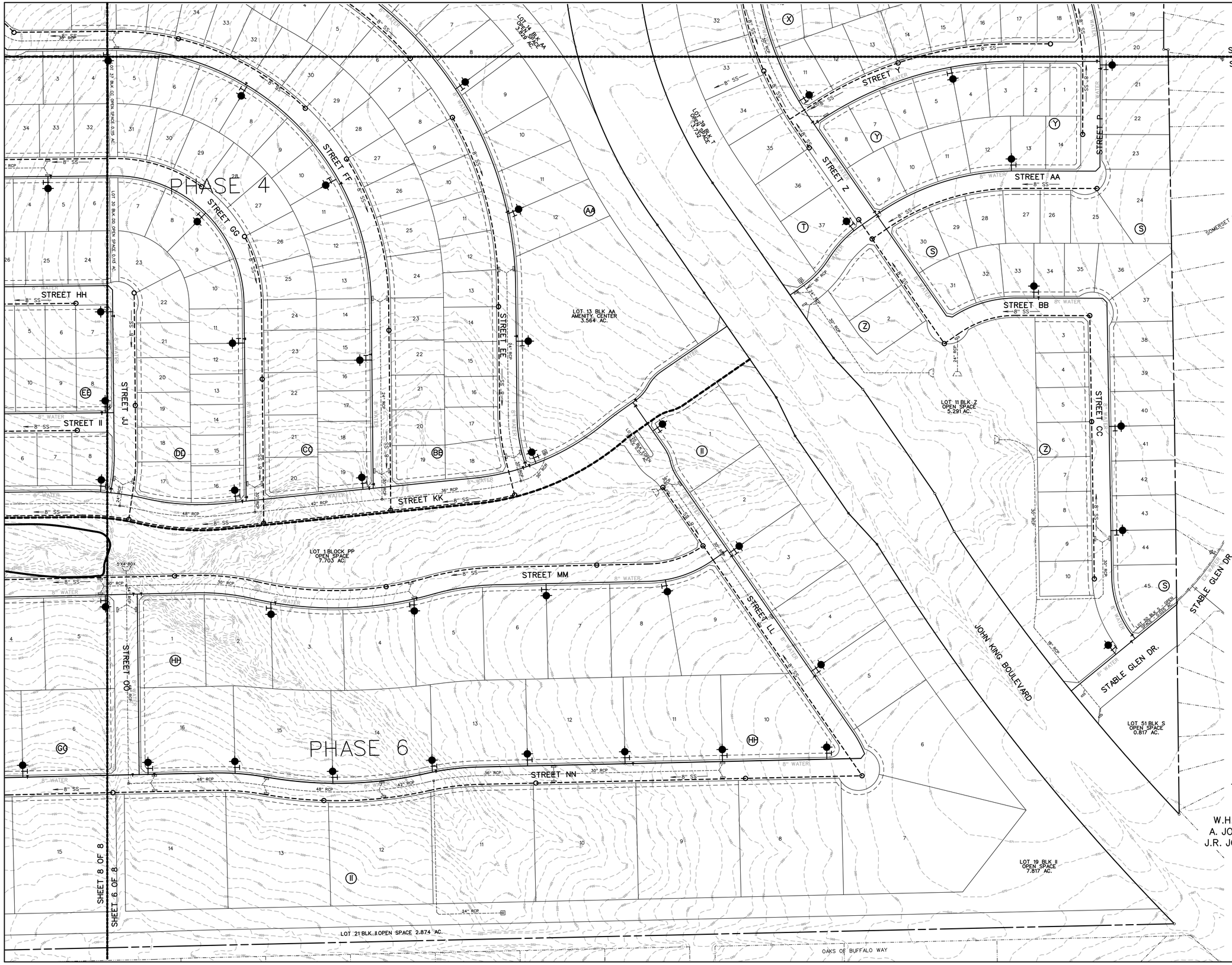
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N
0 50 100 200
SCALE: 1" = 100'
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 5 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
HICKORY RIDGE PHASE FOUR CAB. B PG. 287
JOHN KING BOULEVARD
S. GOLIAD
FLOODPLAIN
J.R. JOHNSON TRACT 7
PHASE 1
PHASE 3
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S (50' R.O.W.)
STREET I
STREET T
STREET U
STREET V
STREET W
STREET X
STREET Y
STREET Z
STREET DD
STREET EE
STREET FF
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
LOT 21 BLK P OPEN SPACE 0.188 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
LOT 39 BLK U OPEN SPACE - 0.047 AC.
LOT 47 BLK S - OPEN SPACE - 0.032 AC.
LOT 39 BLK T OPEN SPACE 3.362 AC.
LOT 38 BLK T OPEN SPACE 0.431 AC.
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 27 BLK W OPEN SPACE 0.139 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 14 BLK AA OPEN SPACE 3.412 AC.
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SHEET 7 OF 8




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TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

PHASE 5

PHASE 4

PHASE 6

STREET UU
STREET RR
STREET QQ
STREET TT
STREET SS
STREET VV
STREET HH
STREET JJ
STREET KK
STREET MM
STREET DD
STREET NN
STREET OO

FLOODPLAIN

LOT 1 BLOCK PP OPEN SPACE 7.703 AC.

LOT 21 BLK II OPEN SPACE 2.874 AC.

W W FORD TRACT

OAKS OF BUFFALO WAY

SHEET 8 OF 9

SHEET 6 OF 9

0 50 100 200
SCALE: 1" = 100'

N

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | |
|---|---|
| ADDRESS | East & West of Intersection at S Goliad St & S John King Blvd |
| SUBDIVISION | W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 128 LOT J.R. Johnson Survey, BLOCK Ab No. 128 |
| GENERAL LOCATION | At Intersection of Goliad & S. John King Blvd |

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|---|---|---|---|
| CURRENT ZONING | PD-103 | CURRENT USE | |
| PROPOSED ZONING | | PROPOSED USE | Single Family, Commercial |
| ACREAGE | 526.778 | LOTS [CURRENT] | |
| LOTS [PROPOSED] | 868 | | |

☒ ***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 | Qualico Developments (US), Inc | ☒ APPLICANT | Michael Joyce Properties |
| CONTACT PERSON | John Vick | CONTACT PERSON | Ryan Joyce |
| ADDRESS | 6950 TPC Drive, Suite 150 | ADDRESS | 767 Justin Road |
| CITY, STATE & ZIP | McKinney, TX 75070 | CITY, STATE & ZIP | Rockwall, TX 75087 |
| PHONE | | PHONE | 512-965-6280 |
| E-MAIL | | E-MAIL | ryan@michaeljoyceproperties.com |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 8,101.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025. 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."*

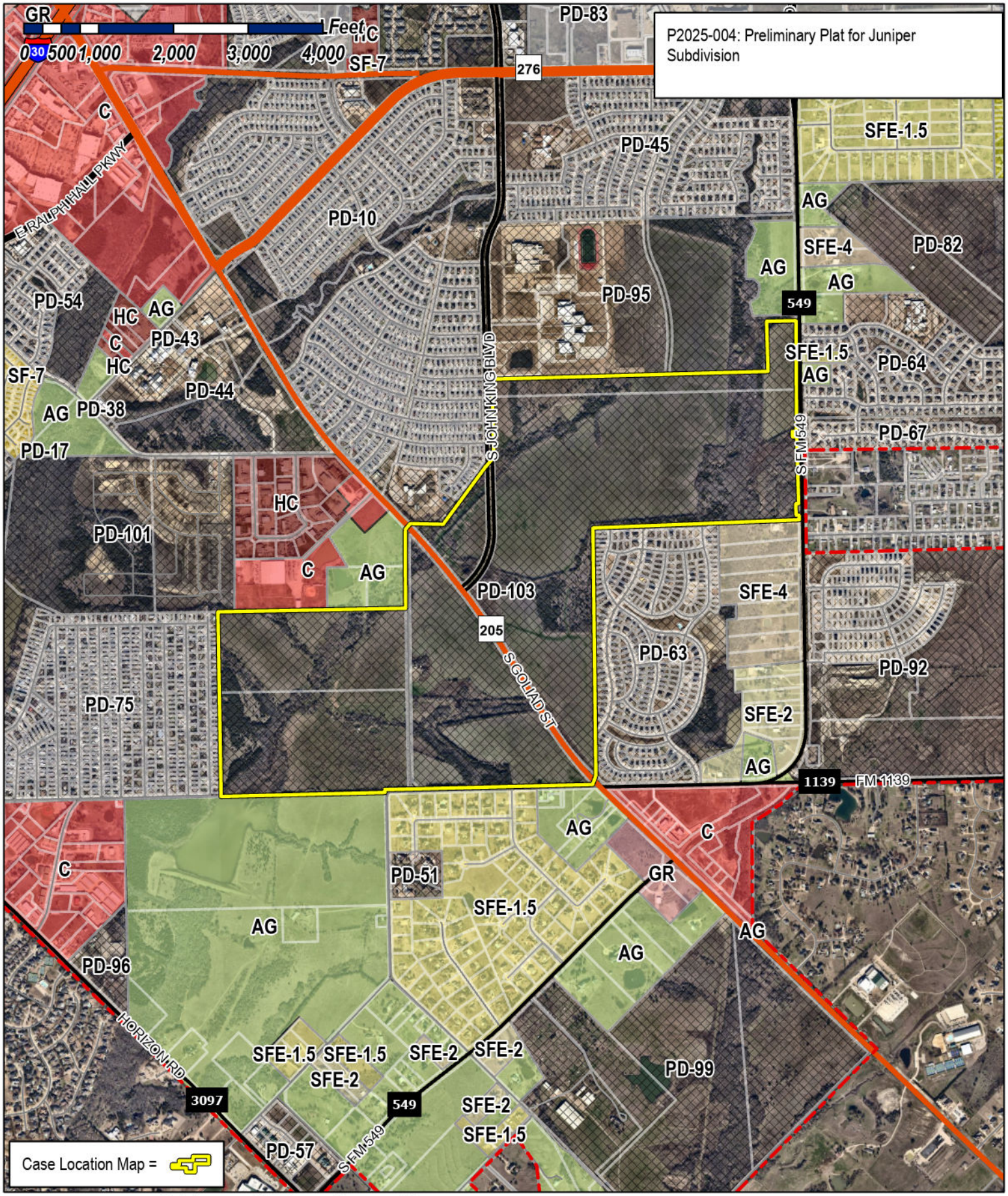
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 12th *DAY OF* February *20*25.

*OWNER'S SIGNATURE* John Vick

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Sondra Dosier Meeks

*MY COMMISSION EXPIRES*

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



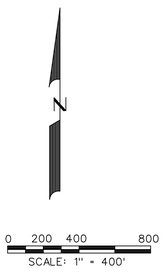


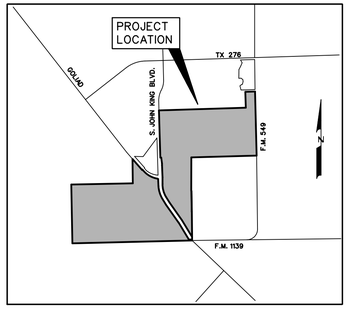
# City of Rockwall

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

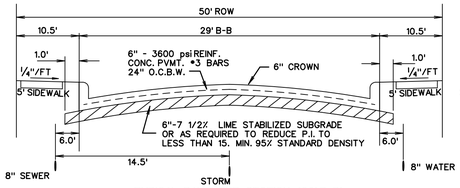


The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

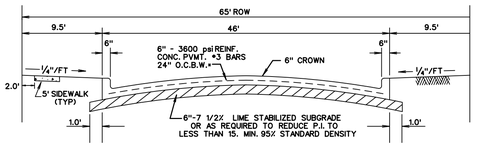


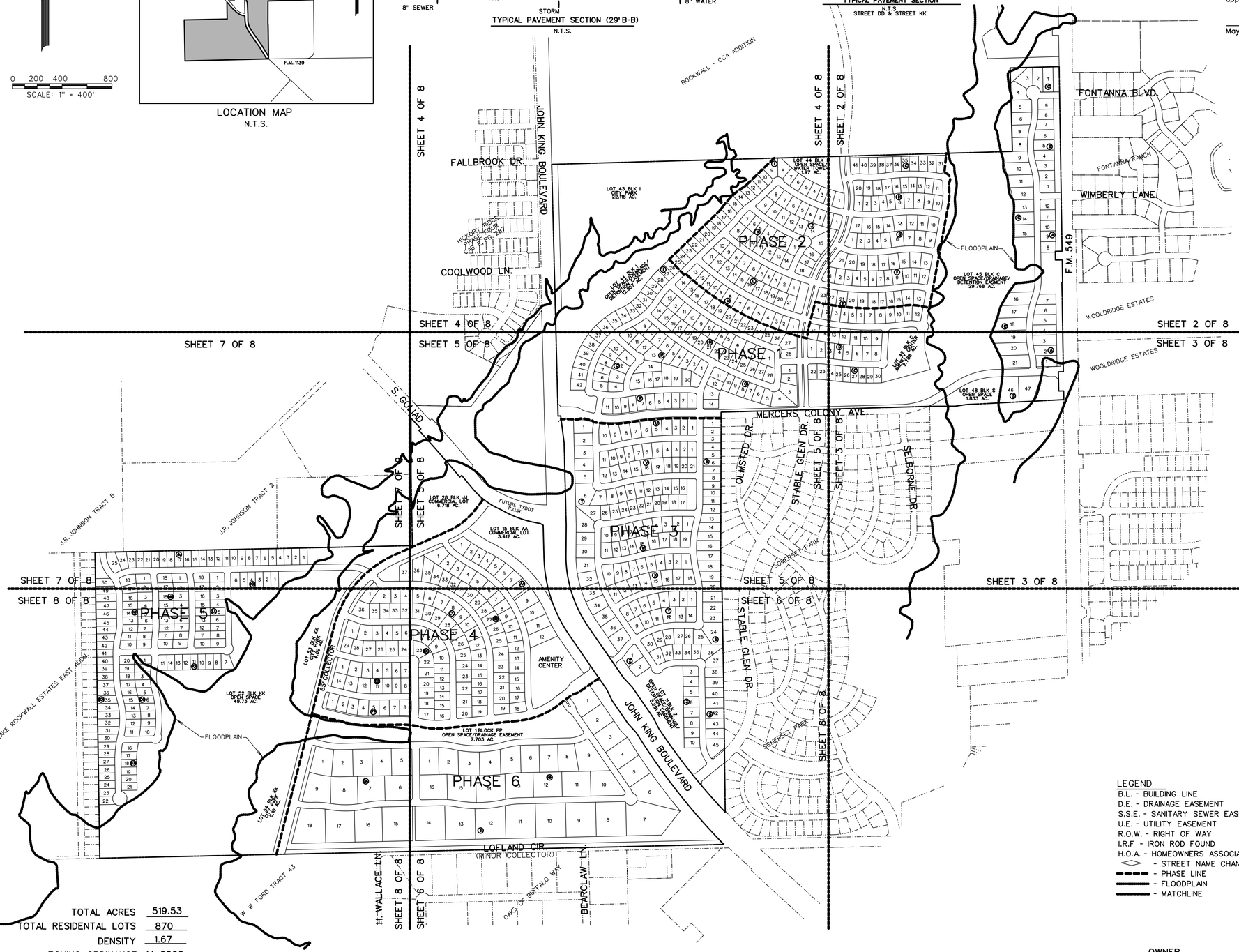

LOCATION MAP
N.T.S.




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




TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK




| | |
|---|---|
| TOTAL ACRES | 519.53 |
| TOTAL RESIDENTAL LOTS | 870 |
| DENSITY | 1.67 |
| ZONING ORDINANCE | 14-2022 |
| TOTAL OPEN SPACE ACRES | 139.34 |

LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - - PHASE LINE
——— FLOODPLAIN
——— MATCHLINE

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2025.

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

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

PRELIMINARY PLAT
OF
# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
LOTS 1-14, BLOCK EE
LOTS 1-8, BLOCK FF
LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
LOTS 1-18, BLOCK II
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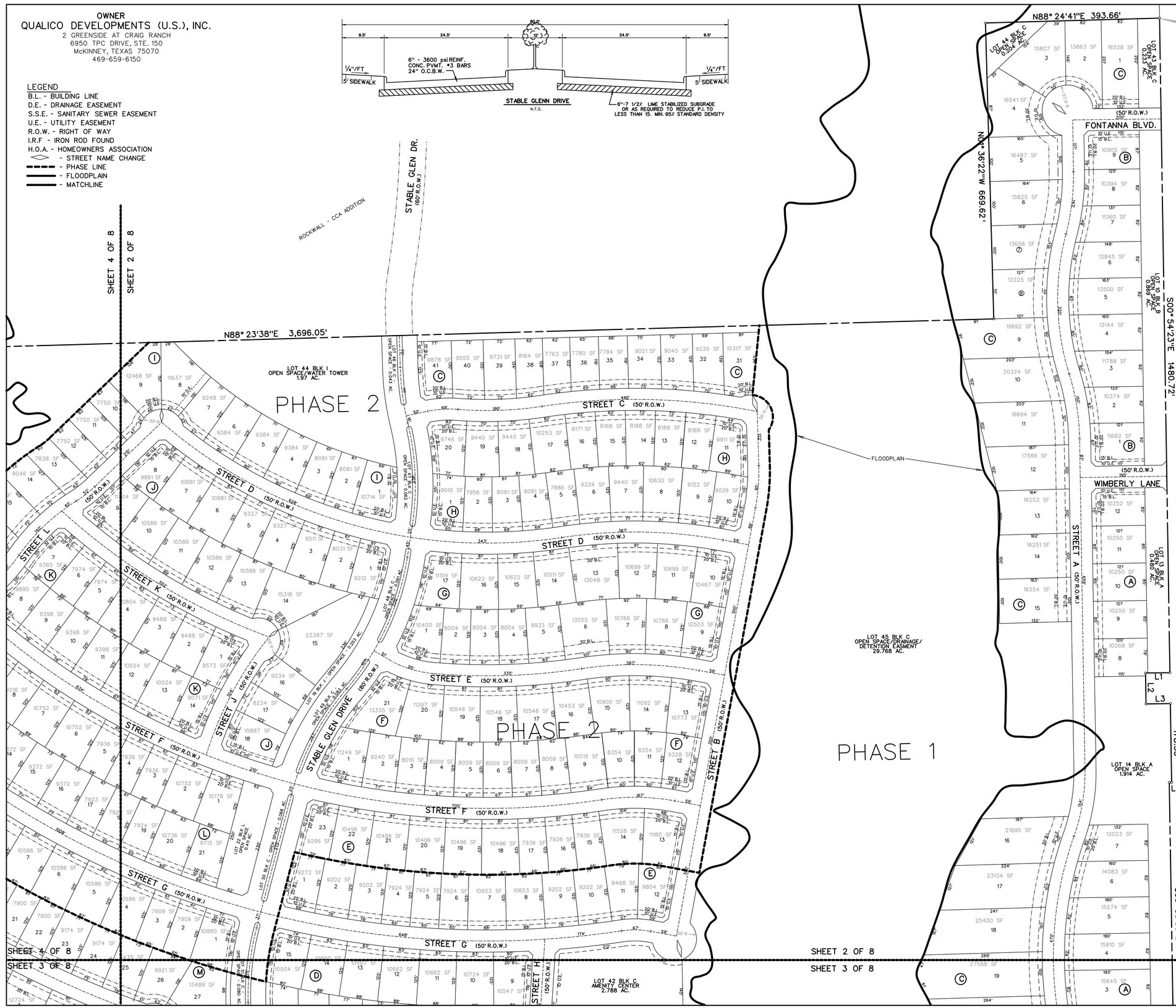
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200 W. BELMONT, SUITE E
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FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND
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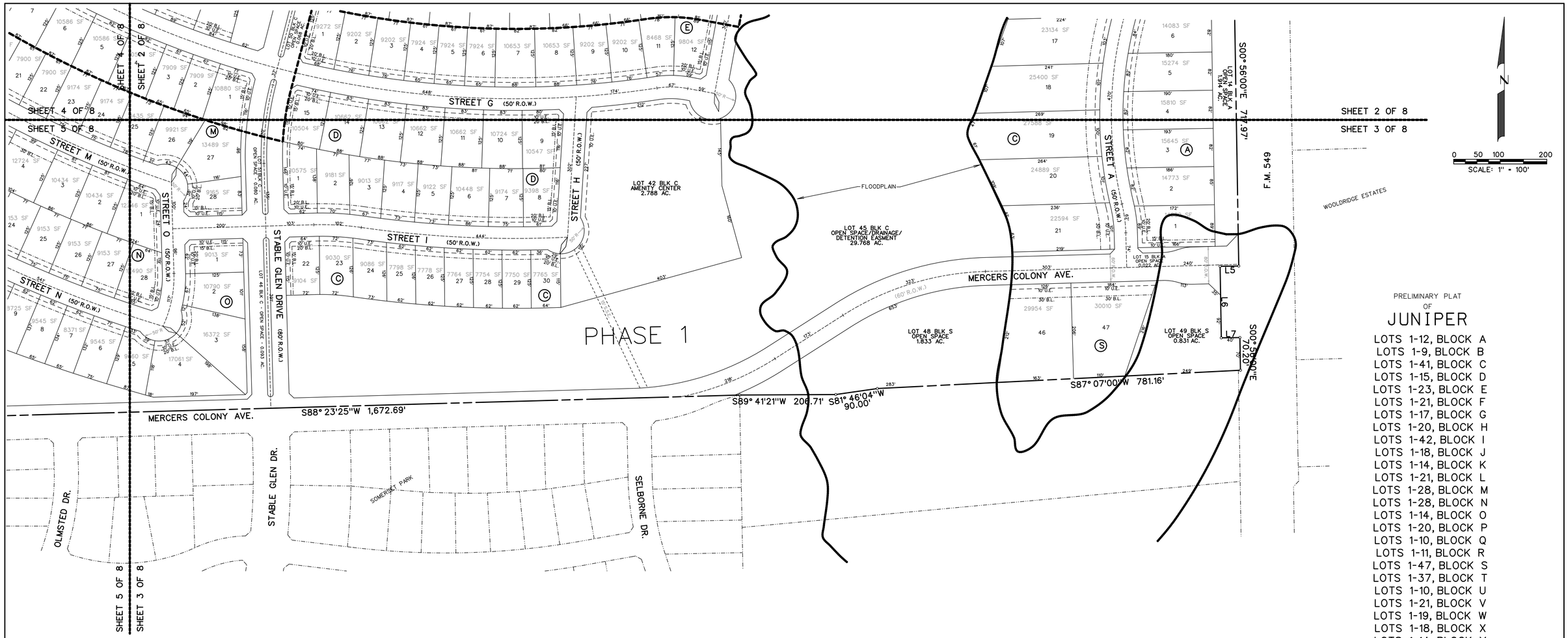



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PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'




LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|---|---|---|
| 1. | S 89°13'14" W | 55.00' |
| 2. | S 00°46'46" E | 70.00' |
| 3. | N 89°13'14" E | 55.16' |
| 4. | S 89°05'37" W | 5.34' |
| 5. | S 89°04'00" W | 40.00' |
| 6. | S 00°56'00" E | 153.61' |
| 7. | N 89°04'00" E | 40.00' |
| 8. | S 47°34'12" W | 20.00' |
| 9. | N 50°04'12" E | 20.00' |
| 10. | S 57°56'48" E | 28.74' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|---|
| 1. | 09°46'28" | 5006.10' | 854.03' | 852.99' | N38°29'11"W |
| 2. | 33°08'42" | 1011.00' | 584.86' | 576.73' | N18°02'03"W |
| 3. | 00°32'02" | 11409.29' | 116.29' | 116.29' | S42°43'19"E |
| 4. | 02°30'00" | 11389.16' | 496.95' | 496.91' | S41°10'48"E |
| 5. | 27°48'07" | 600.00' | 291.14' | 288.29' | S53°10'25"E |
| 6. | 22°07'31" | 868.81' | 335.50' | 333.42' | S70°36'25"E |
| 7. | 34°48'52" | 1152.00' | 699.98' | 689.27' | S18°52'08"E |
| 8. | 12°47'29" | 5105.59' | 1139.83' | 1137.46' | S38°03'31"E |

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
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OF
# JUNIPER

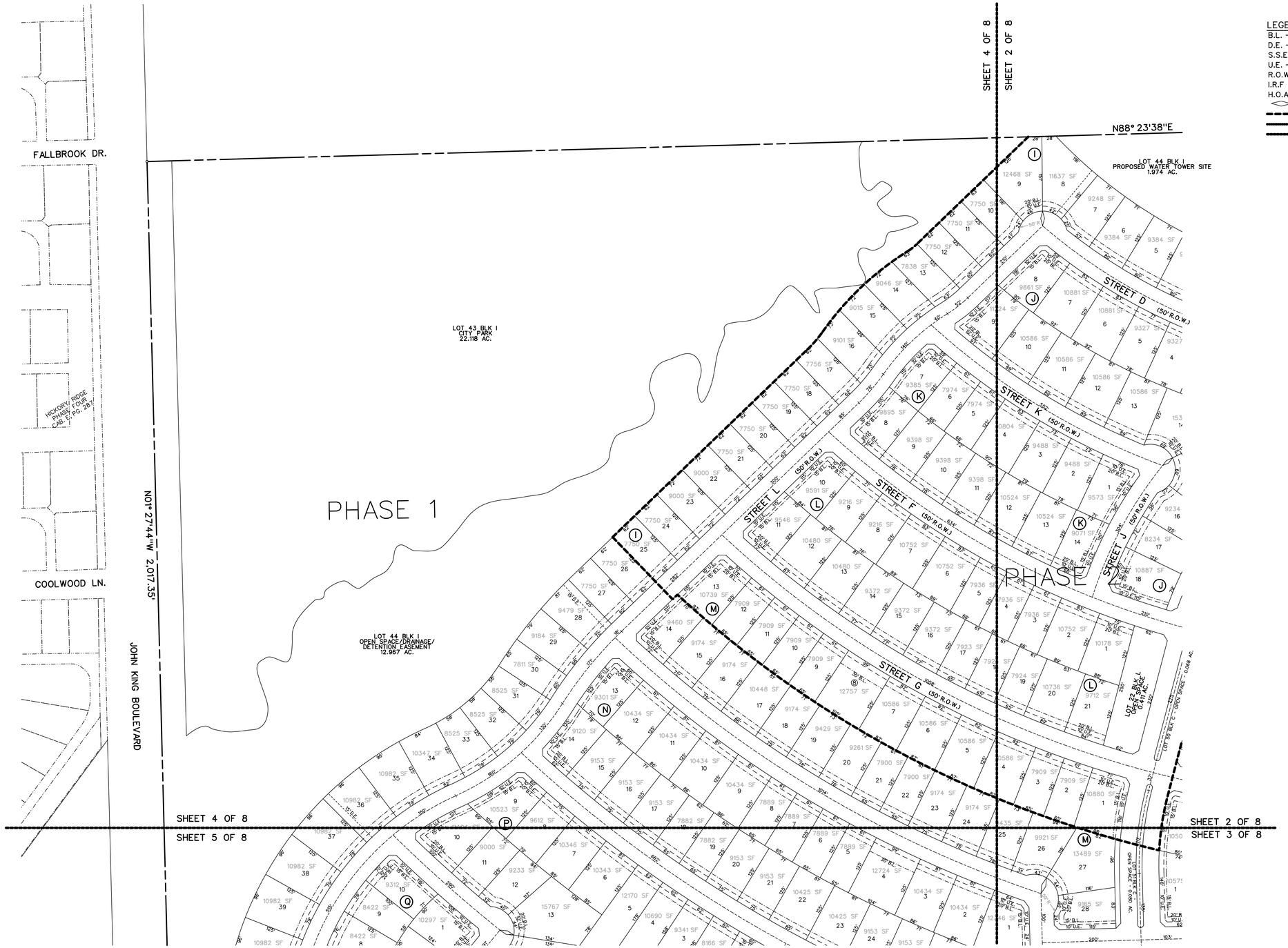
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N

0 50 100 200
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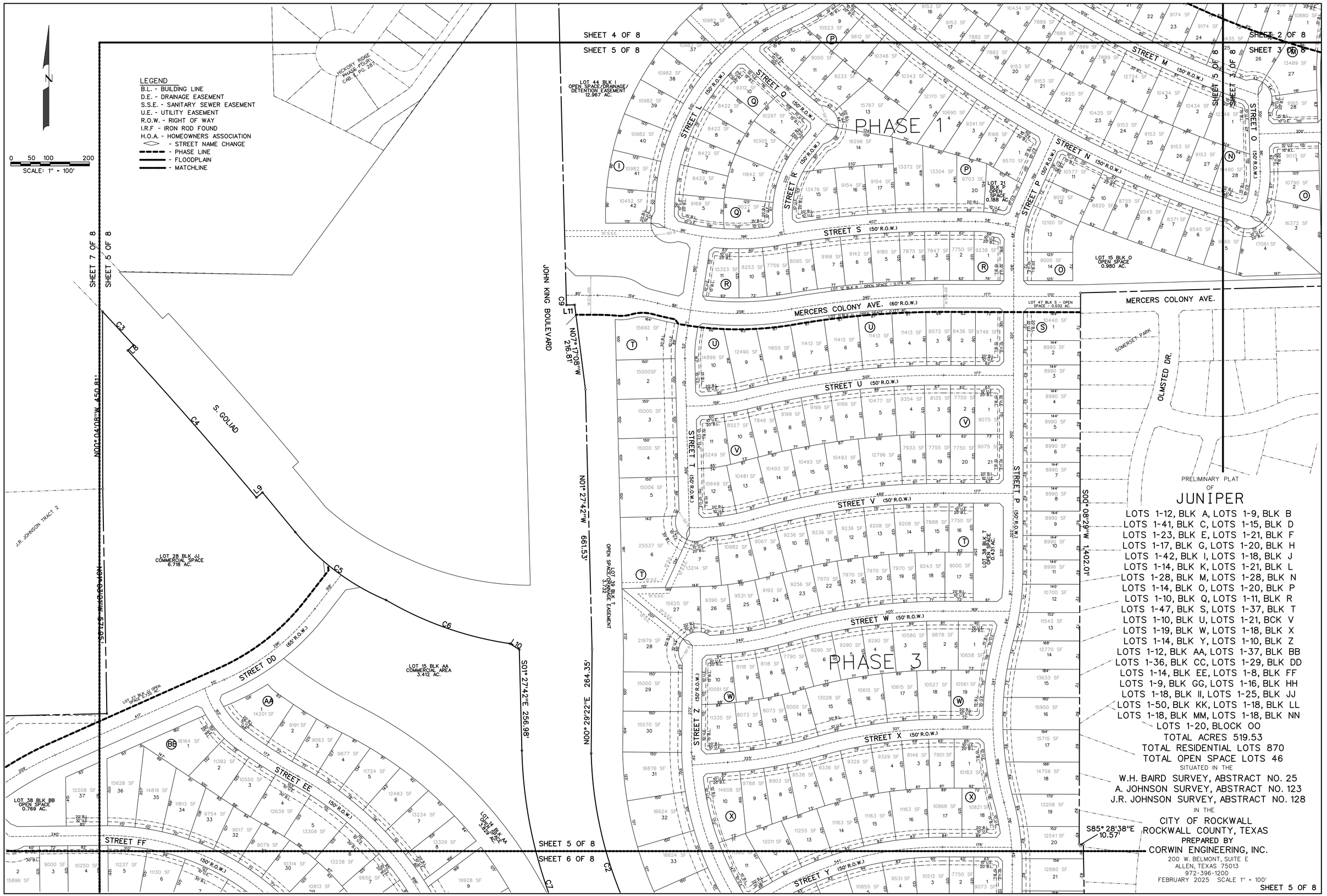
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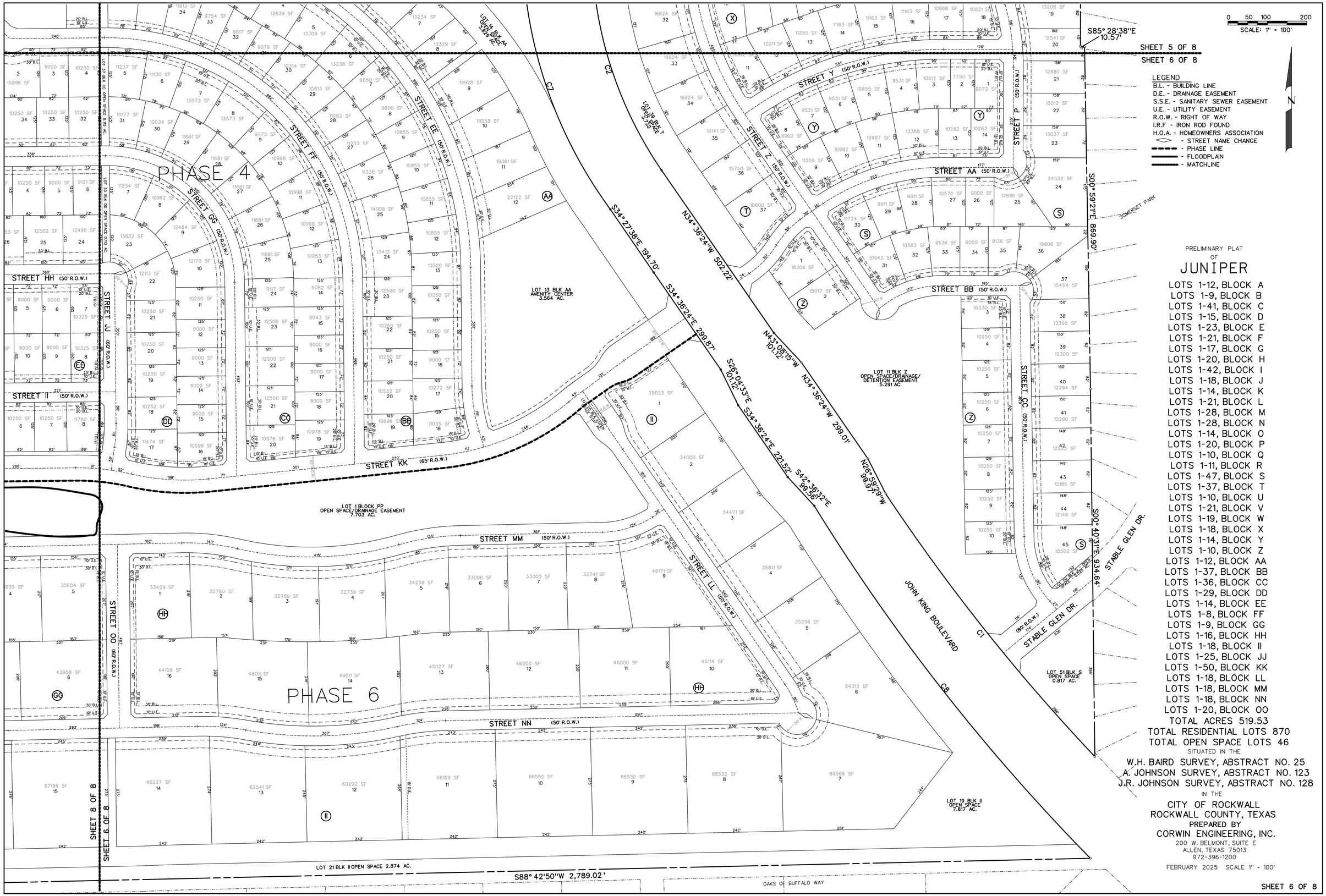
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- MATCHLINE
0 50 100 200
SCALE: 1" = 100'
N
HICKORY RIDGE PHASE FOUR CAB. E, PG. 287
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
JOHN KING BOULEVARD
N00°49'40"W 450.81'
N07°17'08"W 216.81'
N01°27'42"W 661.53'
S01°27'42"E 256.98'
S01°27'42"E 1,322.62'
S00°08'29"W 1,402.01'
S85°28'38"E 10.57'
J.R. JOHNSON TRACT 2
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 44 BLK I OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 12.967 AC.
LOT 38 BLK T OPEN SPACE/DRAINAGE EASEMENT 3.732
LOT 38 BLK T OPEN SPACE 0.431 AC.
LOT 21 BLK P OPEN SPACE 0.158 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 47 BLK S - OPEN SPACE - 0.033 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 27 BLK W OPEN SPACE 0.139 AC.
LOT 14 BLK AA OPEN SPACE 0.269 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
PHASE 1
PHASE 3
STREET L (50' R.O.W.)
STREET M (50' R.O.W.)
STREET N (50' R.O.W.)
STREET O (50' R.O.W.)
STREET P (50' R.O.W.)
STREET Q (50' R.O.W.)
STREET R (50' R.O.W.)
STREET S (50' R.O.W.)
STREET T (50' R.O.W.)
STREET U (50' R.O.W.)
STREET V (50' R.O.W.)
STREET W (50' R.O.W.)
STREET X (50' R.O.W.)
STREET Y (50' R.O.W.)
STREET Z (50' R.O.W.)
STREET DD (65' R.O.W.)
STREET EE (50' R.O.W.)
STREET FF (50' R.O.W.)
MERCERS COLONY AVE. (60' R.O.W.)
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10
L9 L10 L11
PRELIMINARY PLAT
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
LOTS 1-17, BLK G, LOTS 1-20, BLK H
LOTS 1-42, BLK I, LOTS 1-18, BLK J
LOTS 1-14, BLK K, LOTS 1-21, BLK L
LOTS 1-28, BLK M, LOTS 1-28, BLK N
LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BCK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
LOTS 1-50, BLK KK, LOTS 1-18, BLK LL
LOTS 1-18, BLK MM, LOTS 1-18, BLK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'
SHEET 5 OF 8




LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - PHASE LINE
——— - FLOODPLAIN
——— - MATCHLINE

PRELIMINARY PLAT
OF
# JUNIPER

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LOTS 1-9, BLOCK B
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OF
# JUNIPER

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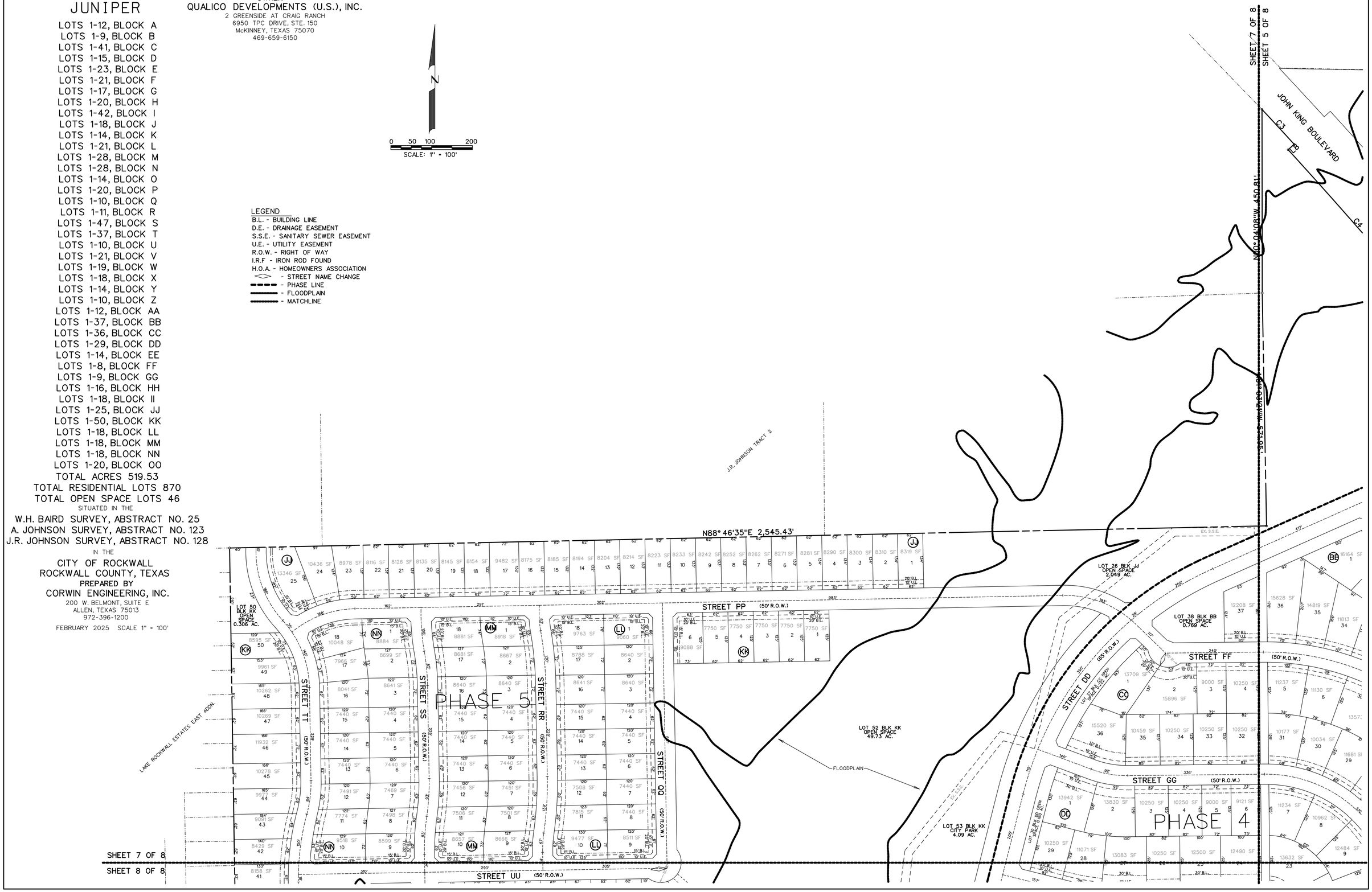
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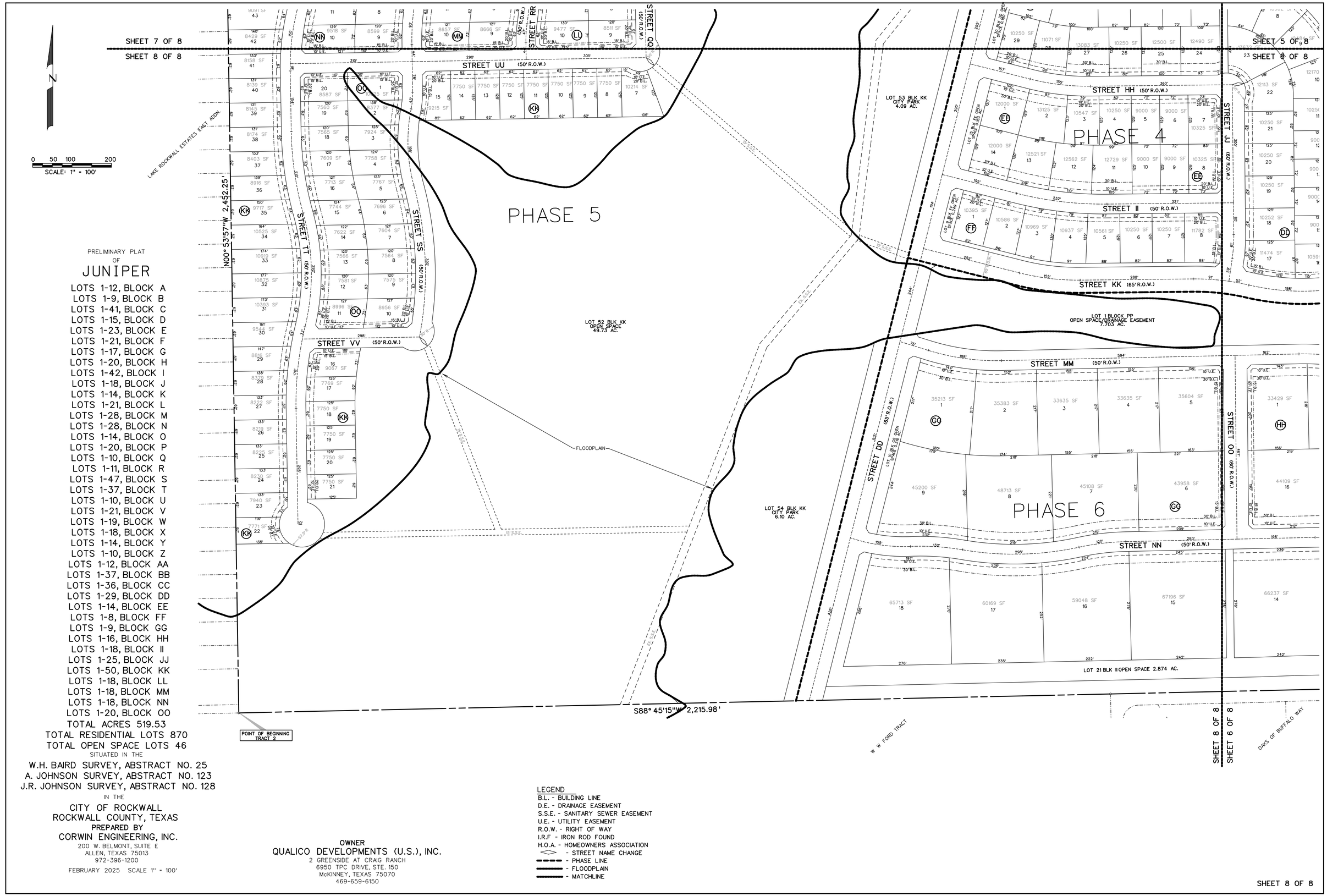
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

N

0 50 100 200
SCALE: 1" = 100'

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
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PRELIMINARY PLAT
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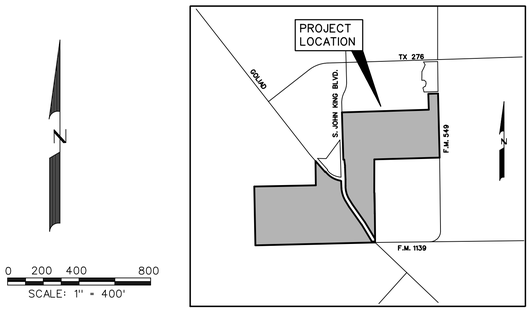
FEBRUARY 2025 SCALE 1" = 100'

OWNER

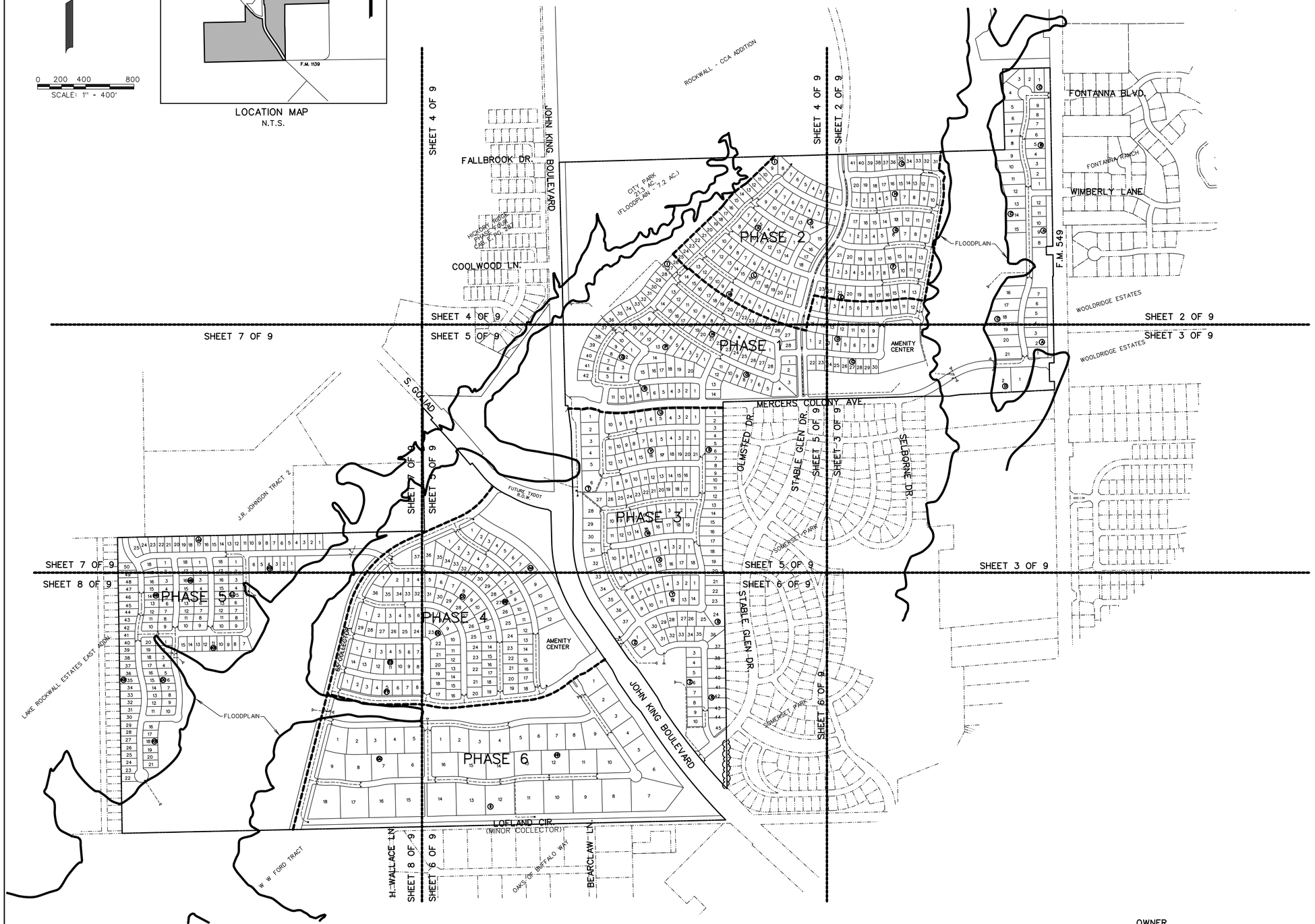
QUALICO DEVELOPMENTS (U.S.), INC.
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LEGEND

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LOCATION MAP
N.T.S.




## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. | Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
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200 W. BELMONT, SUITE E
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972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
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- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

# PRELIMINARY DRAINAGE AREA MAP OF JUNIPER

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LOTS 1-9, BLOCK B
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SHEET 4 OF 9
SHEET 2 OF 9
SHEET 3 OF 9




## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
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PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

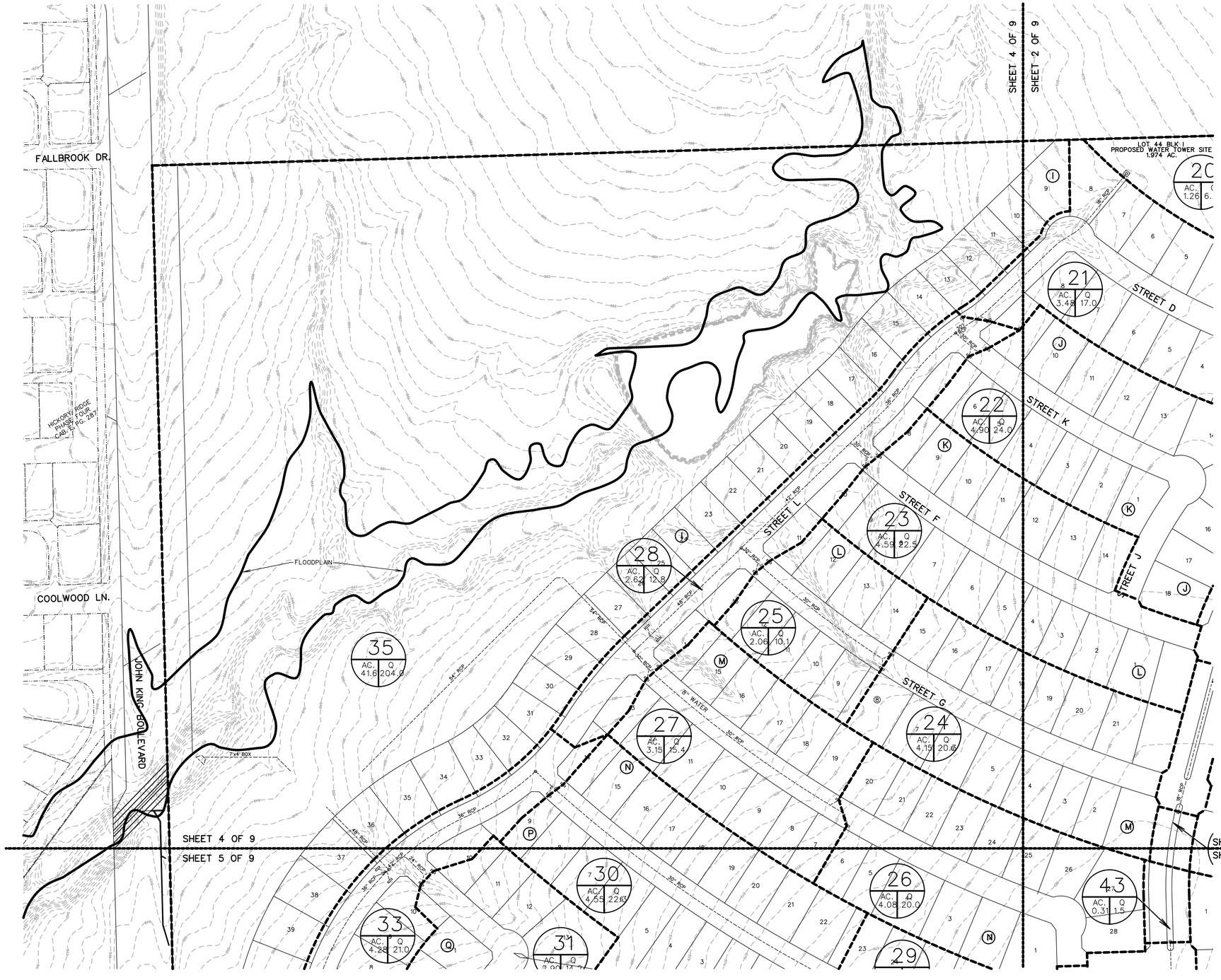
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## LEGEND

- PROP. STORM SEWER
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- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200

SCALE: 1" = 100'

PRELIMINARY DRAINAGE AREA MAP
OF

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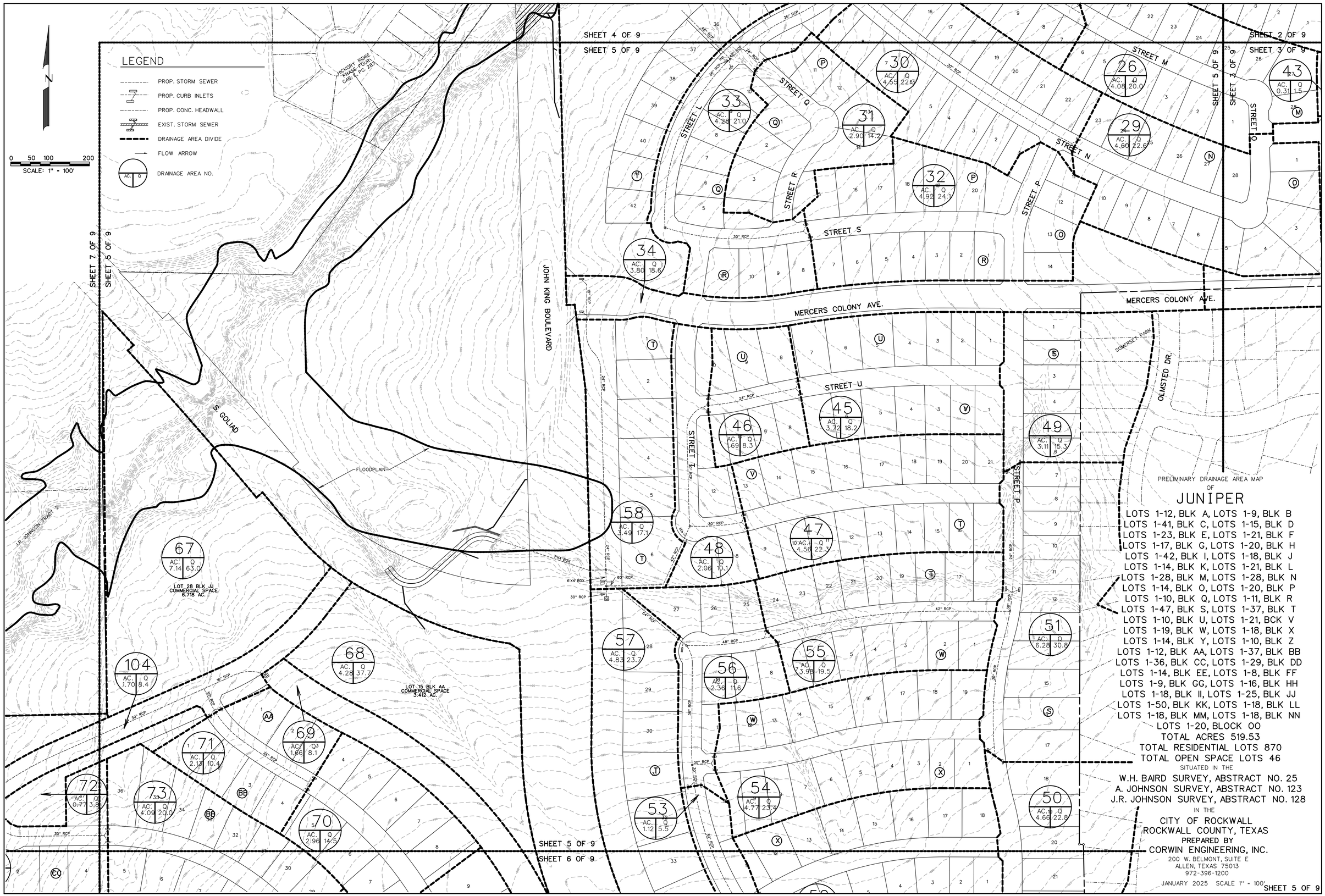
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OWNER

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2 GREENSIDE AT CRAIG RANCH
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LEGEND
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DRAINAGE AREA DIVIDE
FLOW ARROW
DRAINAGE AREA NO.
AC. Q
N
0 50 100 200
SCALE: 1" = 100'
SHEET 4 OF 9
SHEET 5 OF 9
SHEET 2 OF 9
SHEET 3 OF 9
SHEET 7 OF 9
SHEET 5 OF 9
SHEET 5 OF 9
SHEET 6 OF 9
HICKORY RIDGE PHASE FOUR CAB. E PG. 287
JOHN KING BOULEVARD
S. GOLIAD
FLOODPLAIN
J.R. JOHNSON TRACT 7
STREET L
STREET M
STREET N
STREET O
STREET P
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LOT 15 BLK AA COMMERCIAL SPACE 3.412 AC.
26 AC. 4.08 Q 20.0
29 AC. 4.60 Q 22.6
30 AC. 4.55 Q 22.8
31 AC. 2.90 Q 14.2
32 AC. 4.92 Q 24.1
33 AC. 4.28 Q 21.0
34 AC. 3.80 Q 18.6
43 AC. 0.31 Q 1.5
45 AC. 3.72 Q 18.2
46 AC. 1.69 Q 8.3
47 AC. 4.56 Q 22.3
48 AC. 2.06 Q 10.1
49 AC. 3.11 Q 15.3
50 AC. 4.66 Q 22.8
51 AC. 6.28 Q 30.8
53 AC. 1.12 Q 5.5
54 AC. 4.77 Q 23.4
55 AC. 3.98 Q 19.5
56 AC. 2.36 Q 11.6
57 AC. 4.83 Q 23.7
58 AC. 3.49 Q 17.1
67 AC. 7.14 Q 63.0
68 AC. 4.28 Q 37.7
69 AC. 1.66 Q 8.1
70 AC. 2.96 Q 14.5
71 AC. 2.13 Q 10.4
72 AC. 0.77 Q 3.8
73 AC. 4.09 Q 20.0
104 AC. 1.70 Q 8.4
42" RCP
36" RCP
30" RCP
24" RCP
7'X4' BOX
6'X4' BOX
PRELIMINARY DRAINAGE AREA MAP
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
LOTS 1-17, BLK G, LOTS 1-20, BLK H
LOTS 1-42, BLK I, LOTS 1-18, BLK J
LOTS 1-14, BLK K, LOTS 1-21, BLK L
LOTS 1-28, BLK M, LOTS 1-28, BLK N
LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BCK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
LOTS 1-50, BLK KK, LOTS 1-18, BLK LL
LOTS 1-18, BLK MM, LOTS 1-18, BLK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2025 SCALE 1" = 100'
SHEET 5 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

SHEET 6 OF 9

SHEET 8 OF 9

0 50 100 200

SCALE: 1" = 100'

N

## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- AC. / Q — DRAINAGE AREA NO.
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
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LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
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LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
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PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2025 SCALE 1" = 100'

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
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LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
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LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2025 SCALE 1" = 100'

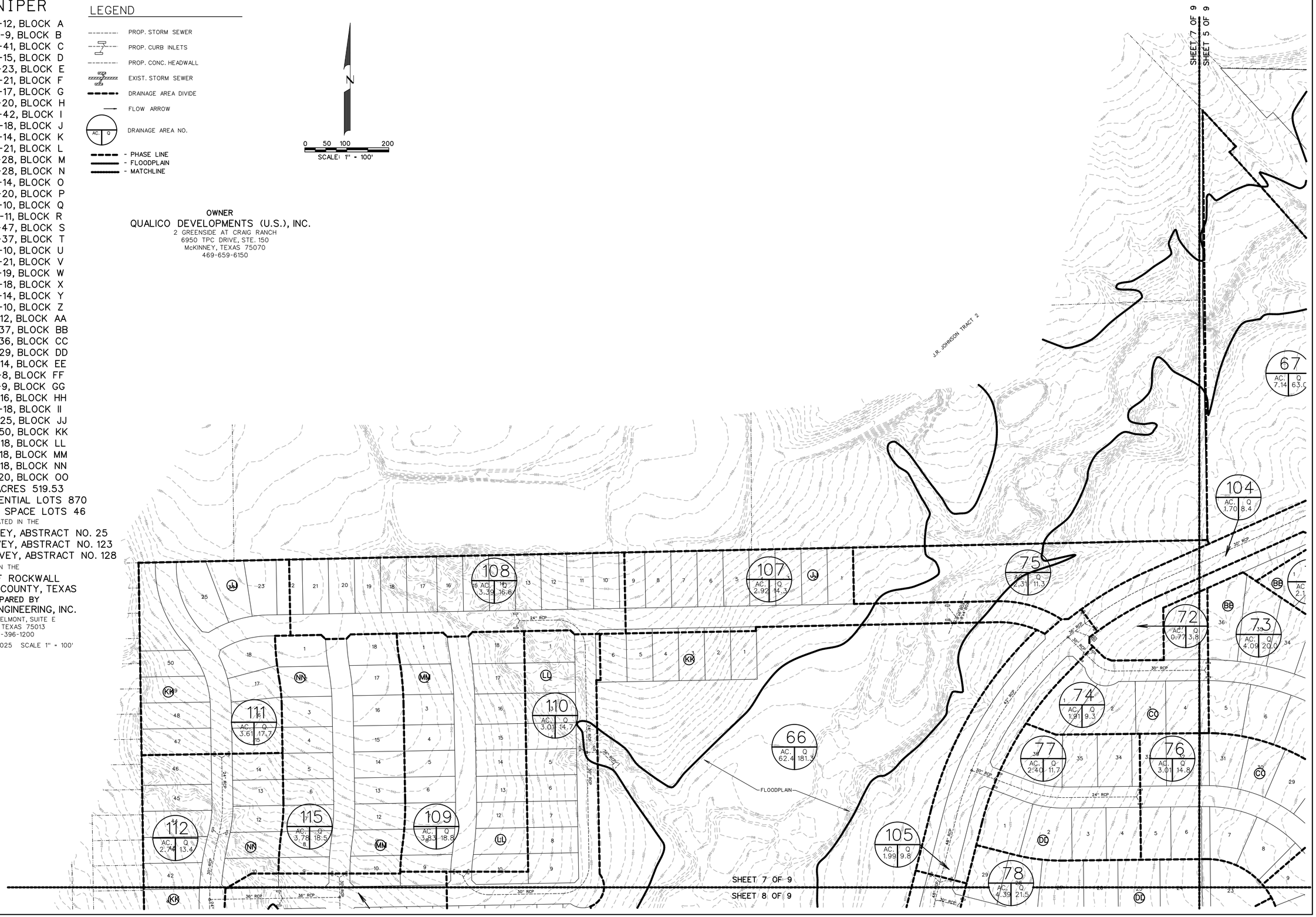
## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150



SHEET 7 OF 9

SHEET 8 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
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PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

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IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

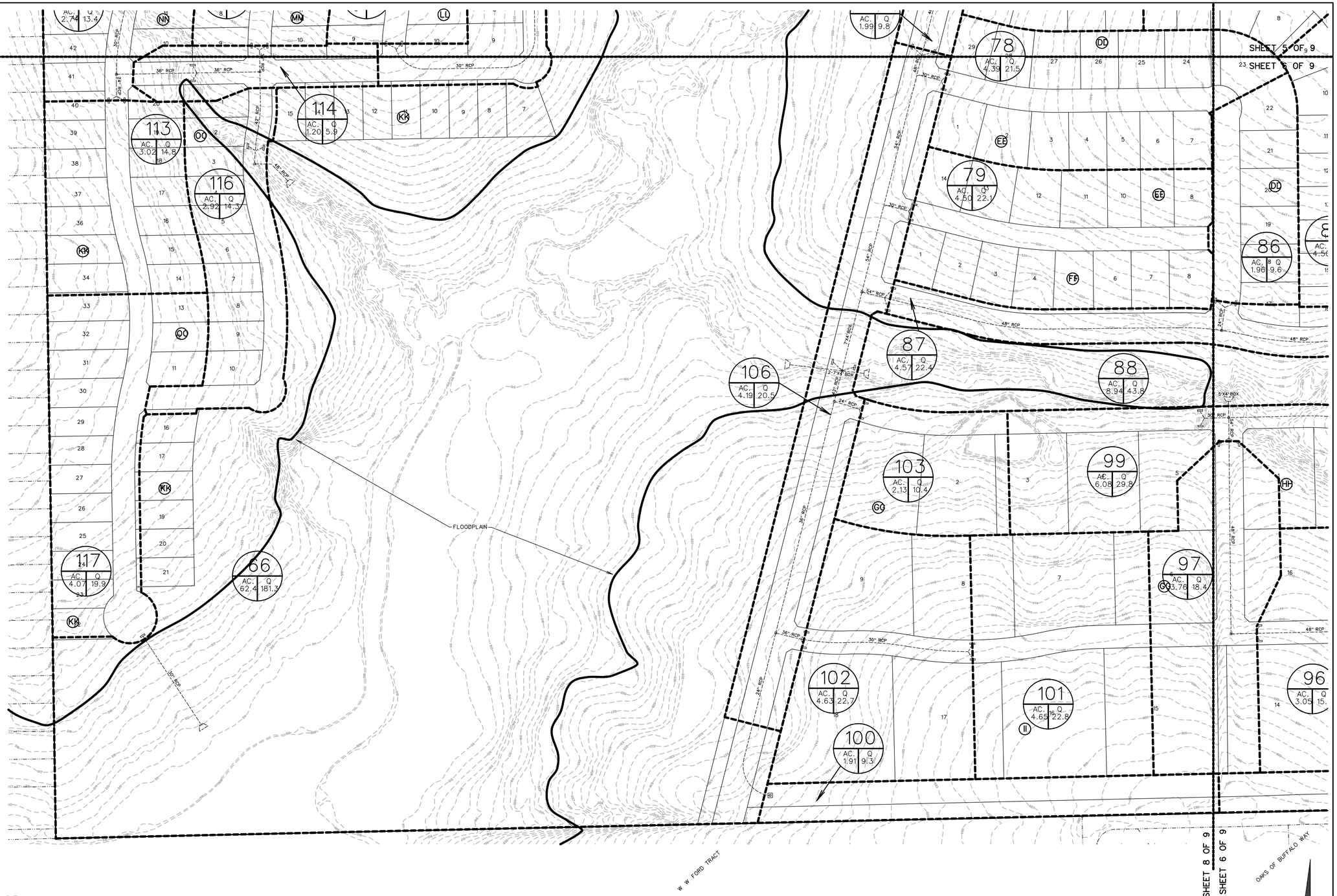
PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2025 SCALE 1" = 100'

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150



## PROPOSED RUNOFF COMPUTATIONS

| Area | Area | Area | Runoff | | Tc | I(100) | Q(100) |
|---|---|---|---|---|---|---|---|
| # | (sf) | (acres) | Coefficient | CA | (min) | (in/hr) | (cfs) |
| 1 | 85314 | 1.96 | 0.50 | 0.98 | 10 | 9.80 | 9.6 |
| 2 | 138886 | 3.19 | 0.50 | 1.59 | 10 | 9.80 | 15.6 |
| 3 | 108832 | 2.50 | 0.50 | 1.25 | 10 | 9.80 | 12.2 |
| 4 | 258570 | 5.94 | 0.50 | 2.97 | 10 | 9.80 | 29.1 |
| 5 | 88456 | 2.03 | 0.50 | 1.02 | 10 | 9.80 | 10.0 |
| 6 | 134955 | 3.10 | 0.50 | 1.55 | 10 | 9.80 | 15.2 |
| 7 | 189377 | 4.35 | 0.50 | 2.17 | 10 | 9.80 | 21.3 |
| 8 | 64087 | 1.47 | 0.50 | 0.74 | 10 | 9.80 | 7.2 |
| 9 | 136781 | 3.14 | 0.50 | 1.57 | 10 | 9.80 | 15.4 |
| 10 | 119703 | 2.75 | 0.50 | 1.37 | 10 | 9.80 | 13.5 |
| 11 | 96747 | 2.22 | 0.50 | 1.11 | 10 | 9.80 | 10.9 |
| 12 | 156501 | 3.59 | 0.50 | 1.80 | 10 | 9.80 | 17.6 |
| 13 | 90168 | 2.07 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 14 | 128056 | 2.94 | 0.50 | 1.47 | 10 | 9.80 | 14.4 |
| 15 | 303346 | 6.96 | 0.50 | 3.48 | 10 | 9.80 | 34.1 |
| 16 | 284100 | 6.52 | 0.50 | 3.26 | 10 | 9.80 | 32.0 |
| 17 | 1325906 | 30.44 | 0.50 | 15.22 | 10 | 9.80 | 149.1 |
| 18 | 38440 | 0.88 | 0.50 | 0.44 | 10 | 9.80 | 4.3 |
| 19 | 92815 | 2.13 | 0.50 | 1.07 | 10 | 9.80 | 10.4 |
| 20 | 54871 | 1.26 | 0.50 | 0.63 | 10 | 9.80 | 6.2 |
| 21 | 151541 | 3.48 | 0.50 | 1.74 | 10 | 9.80 | 17.0 |
| 22 | 213647 | 4.90 | 0.50 | 2.45 | 10 | 9.80 | 24.0 |
| 23 | 199806 | 4.59 | 0.50 | 2.29 | 10 | 9.80 | 22.5 |
| 24 | 180838 | 4.15 | 0.50 | 2.08 | 10 | 9.80 | 20.3 |
| 25 | 89535 | 2.06 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 26 | 177814 | 4.08 | 0.50 | 2.04 | 10 | 9.80 | 20.0 |
| 27 | 137306 | 3.15 | 0.50 | 1.58 | 10 | 9.80 | 15.4 |
| 28 | 113979 | 2.62 | 0.50 | 1.31 | 10 | 9.80 | 12.8 |
| 29 | 200547 | 4.60 | 0.50 | 2.30 | 10 | 9.80 | 22.6 |
| 30 | 198029 | 4.55 | 0.50 | 2.27 | 10 | 9.80 | 22.3 |
| 31 | 126496 | 2.90 | 0.50 | 1.45 | 10 | 9.80 | 14.2 |
| 32 | 214284 | 4.92 | 0.50 | 2.46 | 10 | 9.80 | 24.1 |
| 33 | 186648 | 4.28 | 0.50 | 2.14 | 10 | 9.80 | 21.0 |
| 34 | 165583 | 3.80 | 0.50 | 1.90 | 10 | 9.80 | 18.6 |
| 35 | 1813103 | 41.62 | 0.50 | 20.81 | 10 | 9.80 | 204.0 |
| 36 | 8795 | 0.20 | 0.50 | 0.10 | 10 | 9.80 | 1.0 |
| 37 | 25145 | 0.58 | 0.50 | 0.29 | 10 | 9.80 | 2.8 |
| 38 | 35552 | 0.82 | 0.50 | 0.41 | 10 | 9.80 | 4.0 |
| 39 | 31761 | 0.73 | 0.50 | 0.36 | 10 | 9.80 | 3.6 |
| 40 | 26544 | 0.61 | 0.50 | 0.30 | 10 | 9.80 | 3.0 |
| 41 | 44712 | 1.03 | 0.50 | 0.51 | 10 | 9.80 | 5.0 |
| 42 | 110289 | 2.53 | 0.50 | 1.27 | 10 | 9.80 | 12.4 |
| 43 | 13683 | 0.31 | 0.50 | 0.16 | 10 | 9.80 | 1.5 |
| 44 | 43688 | 1.00 | 0.50 | 0.50 | 10 | 9.80 | 4.9 |
| 45 | 161985 | 3.72 | 0.50 | 1.86 | 10 | 9.80 | 18.2 |
| 46 | 73830 | 1.69 | 0.50 | 0.85 | 10 | 9.80 | 8.3 |
| 47 | 198460 | 4.56 | 0.50 | 2.28 | 10 | 9.80 | 22.3 |
| 48 | 89717 | 2.06 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 49 | 135657 | 3.11 | 0.50 | 1.56 | 10 | 9.80 | 15.3 |
| 50 | 203111 | 4.66 | 0.50 | 2.33 | 10 | 9.80 | 22.8 |
| 51 | 273542 | 6.28 | 0.50 | 3.14 | 10 | 9.80 | 30.8 |
| 52 | 187013 | 4.29 | 0.50 | 2.15 | 10 | 9.80 | 21.0 |
| 53 | 48725 | 1.12 | 0.50 | 0.56 | 10 | 9.80 | 5.5 |
| 54 | 207871 | 4.77 | 0.50 | 2.39 | 10 | 9.80 | 23.4 |
| 55 | 173460 | 3.98 | 0.50 | 1.99 | 10 | 9.80 | 19.5 |
| 56 | 102914 | 2.36 | 0.50 | 1.18 | 10 | 9.80 | 11.6 |
| 57 | 210331 | 4.83 | 0.50 | 2.41 | 10 | 9.80 | 23.7 |
| 58 | 151981 | 3.49 | 0.50 | 1.74 | 10 | 9.80 | 17.1 |

## PROPOSED RUNOFF COMPUTATIONS

| Area | Area | Area | Runoff | | Tc | I(100) | Q(100) |
|---|---|---|---|---|---|---|---|
| # | (sf) | (acres) | Coefficient | CA | (min) | (in/hr) | (cfs) |
| 59 | 52630 | 1.21 | 0.50 | 0.60 | 10 | 9.80 | 5.9 |
| 60 | 178482 | 4.10 | 0.50 | 2.05 | 10 | 9.80 | 20.1 |
| 61 | 104664 | 2.40 | 0.50 | 1.20 | 10 | 9.80 | 11.8 |
| 62 | 279359 | 6.41 | 0.50 | 3.21 | 10 | 9.80 | 31.4 |
| 63 | 23748 | 0.55 | 0.50 | 0.27 | 10 | 9.80 | 2.7 |
| 64 | 335074 | 7.69 | 0.50 | 3.85 | 10 | 9.80 | 37.7 |
| 65 | 35508 | 0.82 | 0.50 | 0.41 | 10 | 9.80 | 4.0 |
| 66 | 2718894 | 62.42 | 0.35 | 21.85 | 20 | 8.30 | 181.3 |
| 67 | 310988 | 7.14 | 0.90 | 6.43 | 10 | 9.80 | 63.0 |
| 68 | 186276 | 4.28 | 0.90 | 3.85 | 10 | 9.80 | 37.7 |
| 69 | 72170 | 1.66 | 0.50 | 0.83 | 10 | 9.80 | 8.1 |
| 70 | 129140 | 2.96 | 0.50 | 1.48 | 10 | 9.80 | 14.5 |
| 71 | 92626 | 2.13 | 0.50 | 1.06 | 10 | 9.80 | 10.4 |
| 72 | 33743 | 0.77 | 0.50 | 0.39 | 10 | 9.80 | 3.8 |
| 73 | 178004 | 4.09 | 0.50 | 2.04 | 10 | 9.80 | 20.0 |
| 74 | 83077 | 1.91 | 0.50 | 0.95 | 10 | 9.80 | 9.3 |
| 75 | 100716 | 2.31 | 0.50 | 1.16 | 10 | 9.80 | 11.3 |
| 76 | 131246 | 3.01 | 0.50 | 1.51 | 10 | 9.80 | 14.8 |
| 77 | 104371 | 2.40 | 0.50 | 1.20 | 10 | 9.80 | 11.7 |
| 78 | 191136 | 4.39 | 0.50 | 2.19 | 10 | 9.80 | 21.5 |
| 79 | 196038 | 4.50 | 0.50 | 2.25 | 10 | 9.80 | 22.1 |
| 80 | 147607 | 3.39 | 0.50 | 1.69 | 10 | 9.80 | 16.6 |
| 81 | 78387 | 1.80 | 0.50 | 0.90 | 10 | 9.80 | 8.8 |
| 82 | 205032 | 4.71 | 0.50 | 2.35 | 10 | 9.80 | 23.1 |
| 83 | 125689 | 2.89 | 0.50 | 1.44 | 10 | 9.80 | 14.1 |
| 84 | 122098 | 2.80 | 0.50 | 1.40 | 10 | 9.80 | 13.7 |
| 85 | 195989 | 4.50 | 0.50 | 2.25 | 10 | 9.80 | 22.0 |
| 86 | 85496 | 1.96 | 0.50 | 0.98 | 10 | 9.80 | 9.6 |
| 87 | 198909 | 4.57 | 0.50 | 2.28 | 10 | 9.80 | 22.4 |
| 88 | 389550 | 8.94 | 0.50 | 4.47 | 10 | 9.80 | 43.8 |
| 89 | 208737 | 4.79 | 0.50 | 2.40 | 10 | 9.80 | 23.5 |
| 90 | 184591 | 4.24 | 0.50 | 2.12 | 10 | 9.80 | 20.8 |
| 91 | 208787 | 4.79 | 0.50 | 2.40 | 10 | 9.80 | 23.5 |
| 92 | 209425 | 4.81 | 0.50 | 2.40 | 10 | 9.80 | 23.6 |
| 93 | 163828 | 3.76 | 0.50 | 1.88 | 10 | 9.80 | 18.4 |
| 94 | 210028 | 4.82 | 0.50 | 2.41 | 10 | 9.80 | 23.6 |
| 95 | 140600 | 3.23 | 0.50 | 1.61 | 10 | 9.80 | 15.8 |
| 96 | 132969 | 3.05 | 0.50 | 1.53 | 10 | 9.80 | 15.0 |
| 97 | 163804 | 3.76 | 0.50 | 1.88 | 10 | 9.80 | 18.4 |
| 98 | 207148 | 4.76 | 0.50 | 2.38 | 10 | 9.80 | 23.3 |
| 99 | 265023 | 6.08 | 0.50 | 3.04 | 10 | 9.80 | 29.8 |
| 100 | 83067 | 1.91 | 0.50 | 0.95 | 10 | 9.80 | 9.3 |
| 101 | 202504 | 4.65 | 0.50 | 2.32 | 10 | 9.80 | 22.8 |
| 102 | 201878 | 4.63 | 0.50 | 2.32 | 10 | 9.80 | 22.7 |
| 103 | 92646 | 2.13 | 0.50 | 1.06 | 10 | 9.80 | 10.4 |
| 104 | 74261 | 1.70 | 0.50 | 0.85 | 10 | 9.80 | 8.4 |
| 105 | 86720 | 1.99 | 0.50 | 1.00 | 10 | 9.80 | 9.8 |
| 106 | 182305 | 4.19 | 0.50 | 2.09 | 10 | 9.80 | 20.5 |
| 107 | 127297 | 2.92 | 0.50 | 1.46 | 10 | 9.80 | 14.3 |
| 108 | 147671 | 3.39 | 0.50 | 1.70 | 10 | 9.80 | 16.6 |
| 109 | 166774 | 3.83 | 0.50 | 1.91 | 10 | 9.80 | 18.8 |
| 110 | 131078 | 3.01 | 0.50 | 1.50 | 10 | 9.80 | 14.7 |
| 111 | 157035 | 3.61 | 0.50 | 1.80 | 10 | 9.80 | 17.7 |
| 112 | 119308 | 2.74 | 0.50 | 1.37 | 10 | 9.80 | 13.4 |
| 113 | 131615 | 3.02 | 0.50 | 1.51 | 10 | 9.80 | 14.8 |
| 114 | 52434 | 1.20 | 0.50 | 0.60 | 10 | 9.80 | 5.9 |
| 115 | 164786 | 3.78 | 0.50 | 1.89 | 10 | 9.80 | 18.5 |
| 116 | 127035 | 2.92 | 0.50 | 1.46 | 10 | 9.80 | 14.3 |
| 117 | 177310 | 4.07 | 0.50 | 2.04 | 10 | 9.80 | 19.9 |

PRELIMINARY DRAINAGE AREA MAP
CALCULATIONS
OF

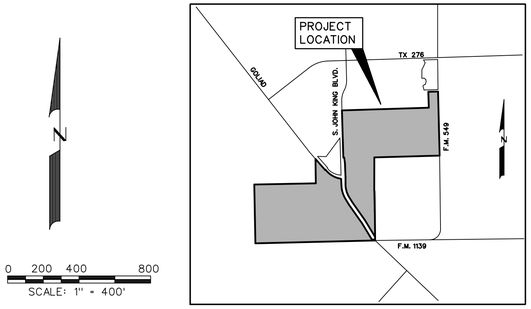
# JUNIPER

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TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

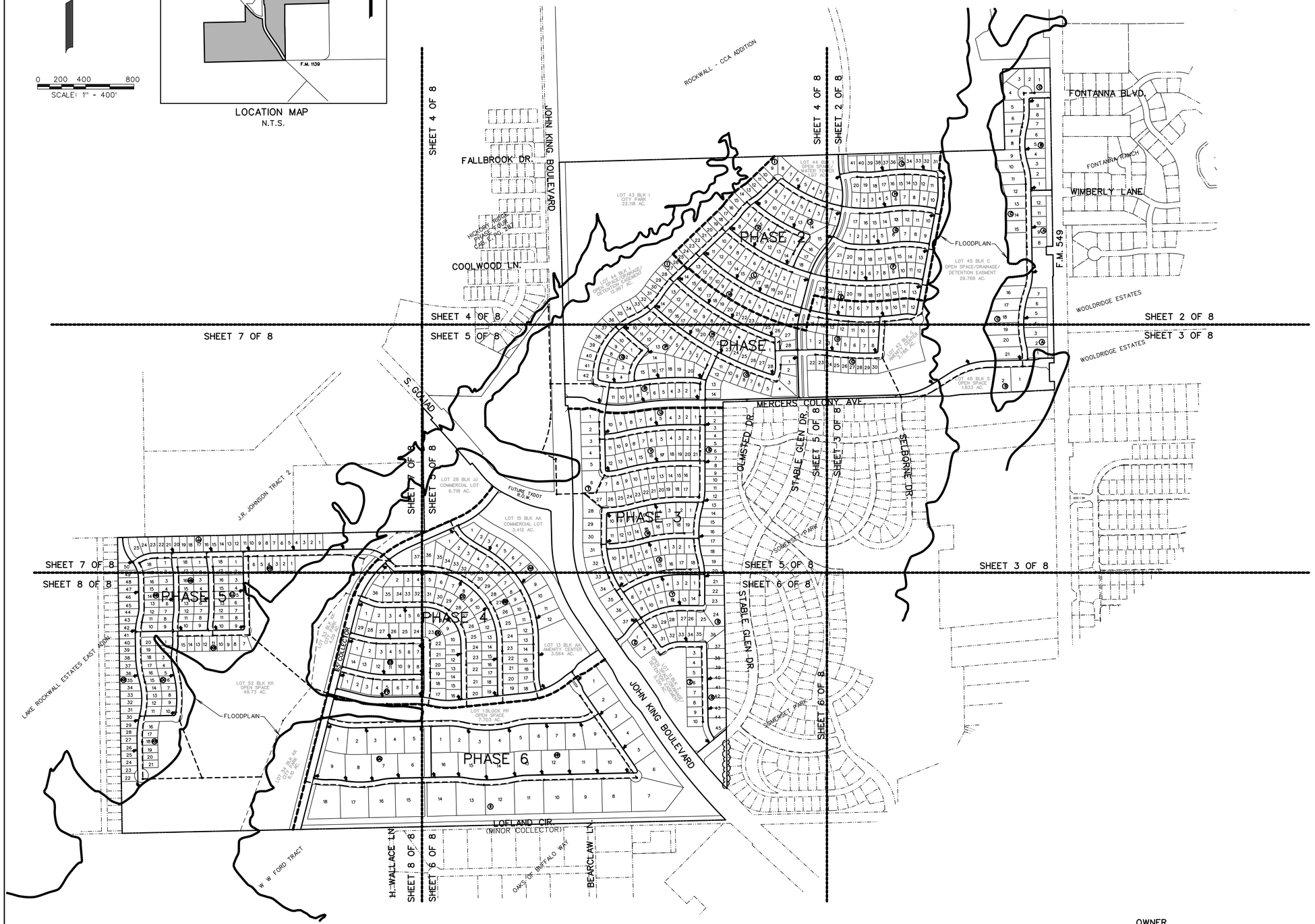
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W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS


PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150




LOCATION MAP
N.T.S.




LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
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- PROP. MANHOLE
- PROP. CLEANOUT
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- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

# JUNIPER

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LOTS 1-9, BLOCK B
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FEBRUARY 2025 SCALE 1" = 400'

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SHEET 4 OF 8

SHEET 2 OF 8

ROCKWALL - CCA ADDITION

STABLE GLEN DR. (60' R.O.W.)

PHASE 2

STREET C (50' R.O.W.)

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET L

STABLE GLEN DRIVE (80' R.O.W.)

LOT 14 BLK J OPEN SPACE 0.581 AC.

LOT 50 BLK C OPEN SPACE 0.066 AC.

LOT 22 BLK L OPEN SPACE 0.41 AC.

LOT 44 BLK C OPEN SPACE 0.004 AC.

LOT 43 BLK C OPEN SPACE 0.213 AC.

FONTANNA BLVD.

LOT 16 BLK B OPEN SPACE 0.699 AC.

WIMBERLY LANE

LOT 13 BLK A OPEN SPACE 0.388 AC.

LOT 14 BLK A OPEN SPACE 1.914 AC.

STREET A

STREET B (50' R.O.W.)

FLOODPLAIN

PHASE 1

EX. WATER

FONTANNA RANCH

F.M. 549

WOOLDRIDGE ESTATES

0 50 100 200

SCALE: 1" = 100'

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SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
SHEET 3 OF 8




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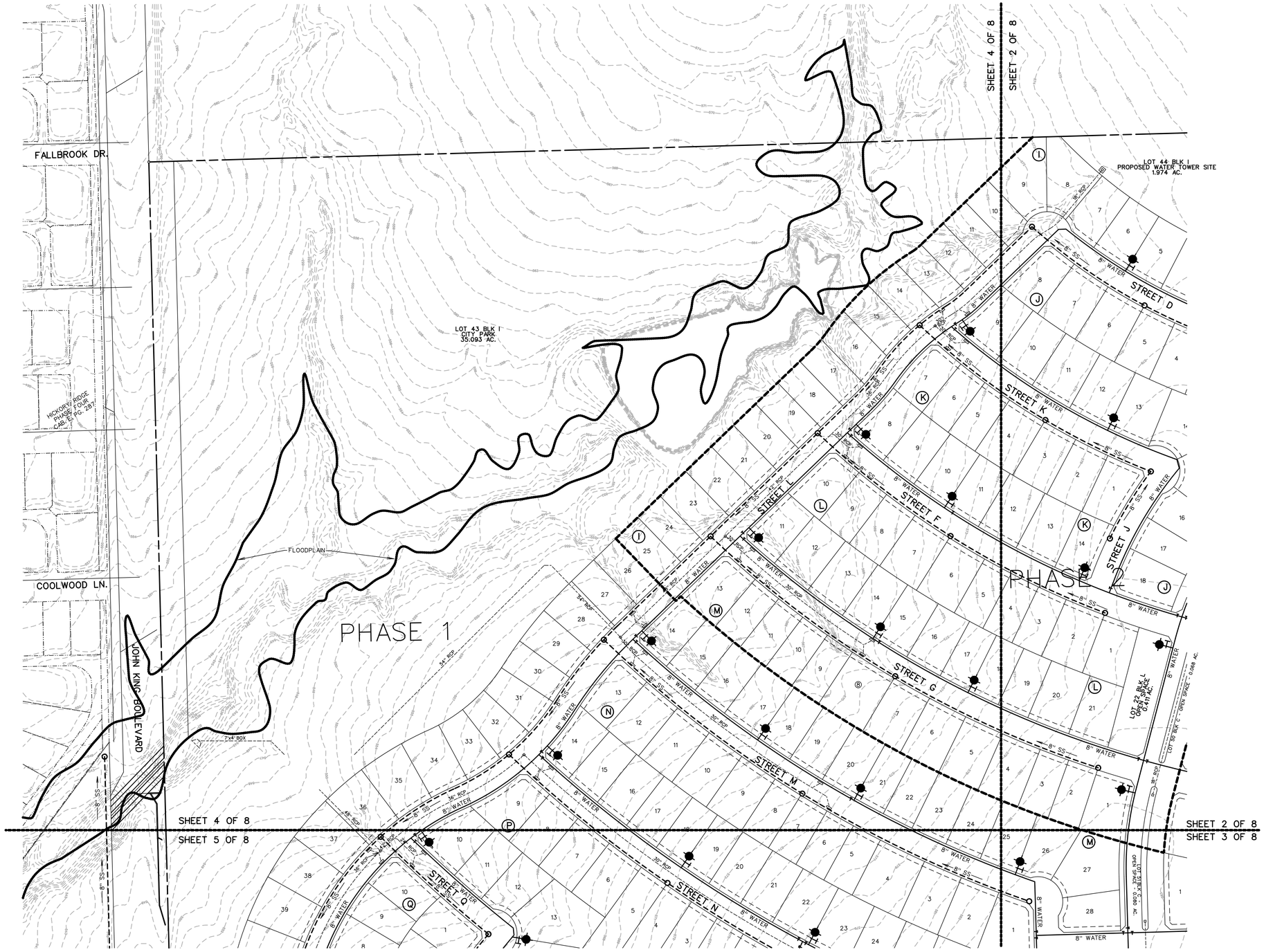
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0 50 100 200

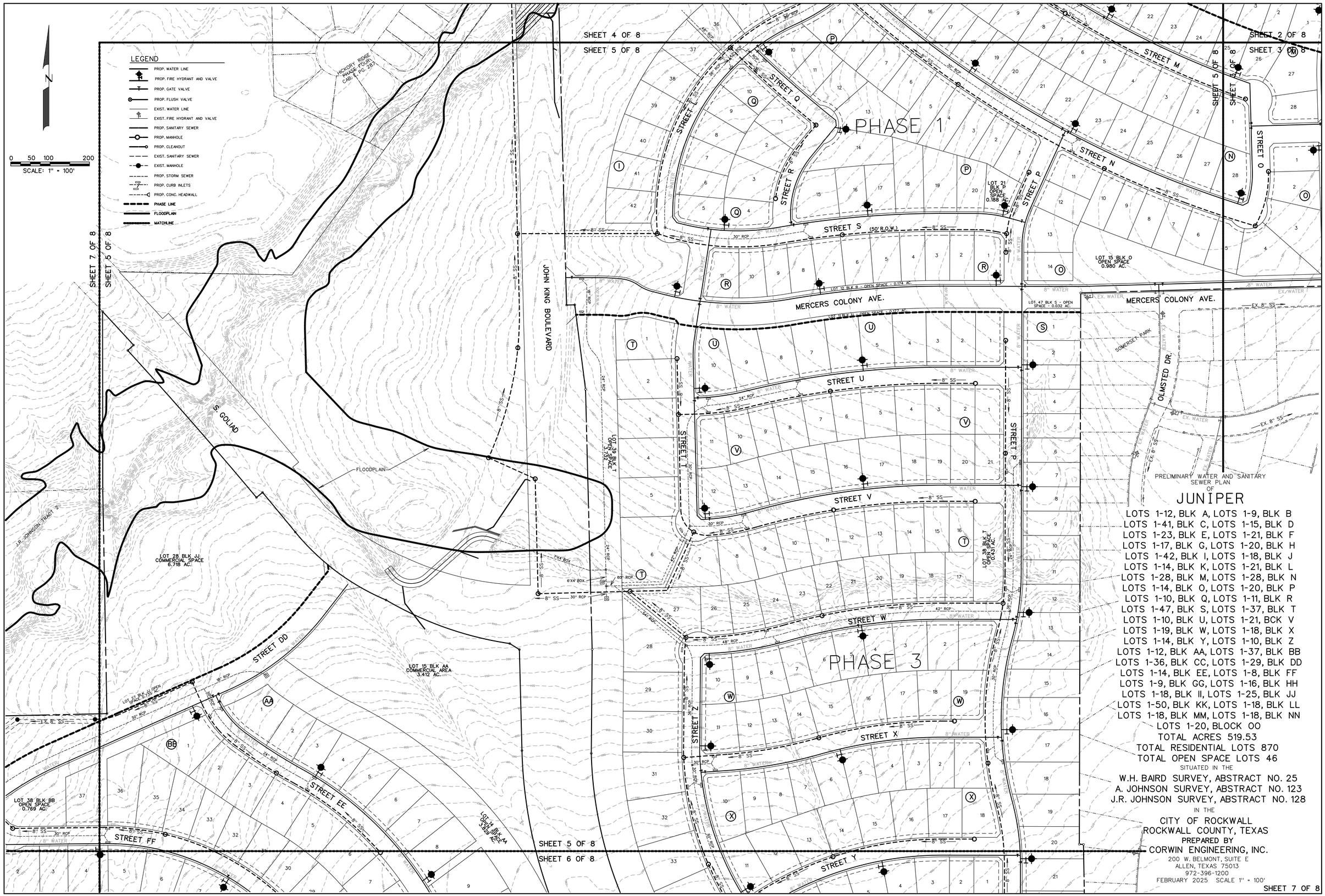
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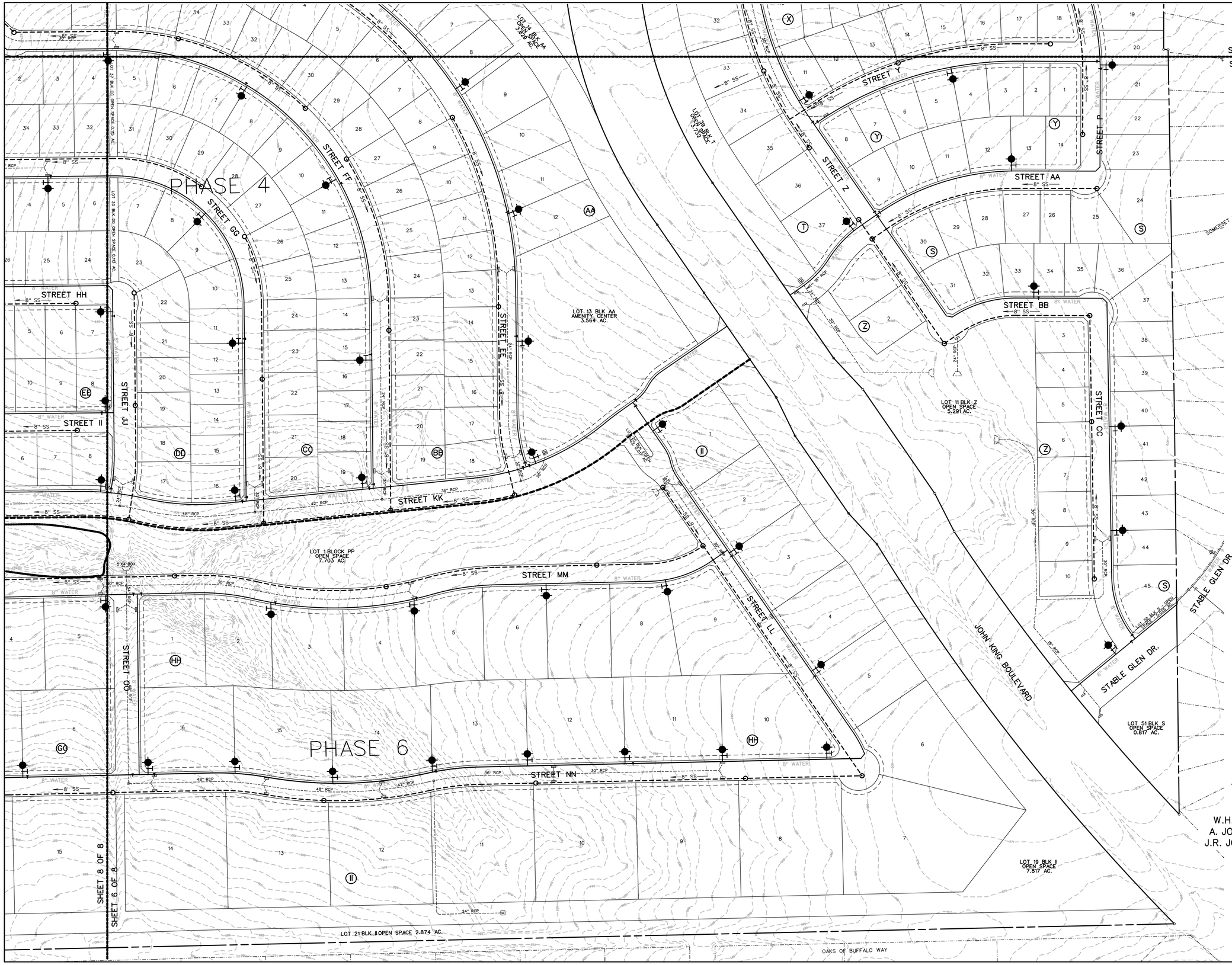
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N
0 50 100 200
SCALE: 1" = 100'
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 4 OF 8
SHEET 5 OF 8
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SHEET 3 OF 8
SHEET 2 OF 8
HICKORY RIDGE PHASE FOUR CAB. B PG. 287
JOHN KING BOULEVARD
S. GOLIAD
FLOODPLAIN
J.R. JOHNSON TRACT 7
PHASE 1
PHASE 3
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S (50' R.O.W.)
STREET I
STREET T
STREET U
STREET V
STREET W
STREET X
STREET Y
STREET Z
STREET DD
STREET EE
STREET FF
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
LOT 21 BLK P OPEN SPACE 0.188 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
LOT 39 BLK U OPEN SPACE - 0.047 AC.
LOT 47 BLK S - OPEN SPACE - 0.032 AC.
LOT 39 BLK T OPEN SPACE 3.362 AC.
LOT 38 BLK T OPEN SPACE 0.431 AC.
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 27 BLK W OPEN SPACE 0.139 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 14 BLK AA OPEN SPACE 3.412 AC.
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SHEET 7 OF 8




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SHEET 7 OF 9

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LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

PHASE 5

PHASE 4

PHASE 6

STREET UU
STREET RR
STREET QQ
STREET TT
STREET SS
STREET VV
STREET HH
STREET JJ
STREET KK
STREET MM
STREET DD
STREET NN
STREET OO

FLOODPLAIN

LOT 1 BLOCK PP OPEN SPACE 7.703 AC.

LOT 21 BLK II OPEN SPACE 2.874 AC.

W W FORD TRACT

OAKS OF BUFFALO WAY

SHEET 8 OF 9

SHEET 6 OF 9

0 50 100 200
SCALE: 1" = 100'

N

# PROJECT COMMENTS

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

DATE: 2/21/2025

PROJECT NUMBER: P2025-004
PROJECT NAME: Preliminary Plat for Juniper Subdivision
SITE ADDRESS/LOCATIONS: Intersection of S. Goliad Street & S. John King Boulevard

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Preliminary Plat for the Juniper Subdivision consisting of 870 single-family residential lots and two (2) commercial lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Henry Lee | 02/20/2025 | Needs Review |

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Juniper Subdivision consisting of 870 single-family residential lots and two (2) commercial lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By- Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2025-004) in the lower right-hand corner of all pages on future submittals.

M.4 Please see the included color-coded mark-ups. These mark-ups show how the plat conforms to the concept plan, and how the plat conforms to the density and dimensional requirements for the Planned Development District. On the overview page, the red lots are lots that do not conform to the minimum lot standards, and lots that are outlined do not meet the lot standards to match the concept plan. For instance, Lot 3, Block C, is outlined in pink as it meets the requirements to be a Type 'H' lot, but it should be a Type 'F' lot per the concept plan. Sheets 2-8 provide more detail on what is not meeting the requirements and where more information is needed. Lots that have a red X indicate they do not meet the minimum requirements; the dashed lines indicate that I need the measurement at that point as the lot may not conform (i.e. front property line, front build line, or rear build line); the depth note indicates the minimum depth is not met; FPL means the width at the front property line is not met. For example, Lot 9, Block C, may be a Type 'F' lot, but I need the lot width at the rear build line to determine if it meets the Type 'E' lot width requirements. Many of the outlined lots may meet their minimum requirements, but I need the denoted measurements to determine that. (Ordinance 25-06)

M.5 Lot 17, Block V needs the front building setback labeled. Lot 11, Block O, & Lot 15, Block P are considered keystone lots and must have 20-foot side yard setbacks adjacent to the street. This is outlined in footnote nine (9) within the Planned Development District Ordinance. (Ordinance 25-06)

M.6 Please include all of the items listed within Section 38-7(1)(A)(1), of Chapter 38, of the Municipal Code of Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please remove the zoning ordinance number from the plat and include the PD number (i.e. PD-103). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please correct the City Signature Block. It should only include Mayor and P&Z Chairman signatures. In addition, there is a typo in the signature block, see “Addiition.” (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: February 25, 2025
Park Board meeting: March 4, 2025
Planning and Zoning Public Hearing: March 11, 2025
City Council: March 17, 2025

I.10 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff’s comments from all City Departments and any applicable conditions of approval contained in staff’s case memo are addressed prior to the subdivision plat being filed.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Price | 02/21/2025 | Approved w/ Comments |

02/21/2025: 1. Is not current ROW alignment.
2. Need to show erosion hazard setback and need to make sure that there is access to all public utilities through an open space (no lot with a house), no access using a creek/drainway/floodplain, or areas with retaining walls.
3. Utility nor drainage easements not allowed within residential lots. They need their own HOA lot.
4. Utility easements not allowed within residential lots. They need their own HOA lot.
5. How wide is this? 20? for utilities?
6. Show adjacent property lines.
7. Call instrument number.
8. What is this line?
9. Drainage will be reviewed during Engineering.
10. Sizing of utility lines shall be determined from Water and Wastewater Master Plans and infrastructure study.
11. Water and Sewer sizing and location not reviewed fully.
12. Easement widths shall be determined during engineering plan review. Widths are minimum 20', or 2 times depth, raised to the nearest 5'.
13. 12" required per Master Water Plan.
14. Storm drainage will need to be detained for before releasing into the floodplain. Does this go to a proposed detention pond?
15. easements needed?
16. Utility and storm lines must be in HOA lot. May not cross residential lots.
17. 12" water main along John King required per Master Water Plan.
18. 12" water main required along Lofland Circle per City's mater plan.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.

- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement

Streets/Paving:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW that traverses east to west from John King/SH 205 to the proposed 65' ROW collector roadway. A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- All streets must be curb and gutter. Bar ditches are not allowed.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section
- All non-divided streets/intersections that have medians for entry features/landscaping/signage must be in a separate lot and block owned by HOA.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Must install min. 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- Infrastructure called out to be required by study must be installed.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Depending on infrastructure study, certain number of lots may be built without elevated water storage tank being built and functioning.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-rata will be assessed per acre which must be paid prior to construction.
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:

- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Detention will be out of floodplain.
- Detention ponds are not currently shown in plat document.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

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

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 02/20/2025 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 02/19/2025 | Approved |

02/19/2025: Phase 5 will require the homes to have a fire sprinkler system unless two access points are provided.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 02/18/2025 | Approved w/ Comments |

02/18/2025: The portion of State Highway 205 that is currently S. Goliad St. (from S. John King Blvd to the City Limits) will have to be labeled as 'TBD' or 'State Highway 205'. The official renaming (to S. John King Blvd or other) will have to be directed by City Council's Street Naming Committee.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 02/19/2025 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 02/18/2025 | Approved |

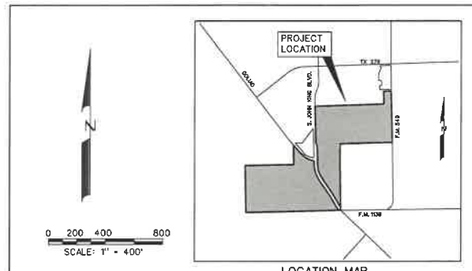
02/18/2025: P2025-004 (Preliminary Plat)
Park District 12
Cash In Lieu of Land: $630.63 x 540 lot = $340,540.20
Pro Rata Equipment Fee: $589.68 x 540 lot = $318,427.20
Total per lot x lots: $1,220.31 x 540 lot = $658,967.40
Cash in Lieu of Land will not be collected due to park land donation, only collecting Pro Rata Equipment fees for City of Rockwall to provide amenities to the future park.

P2025-004 (Preliminary Plat)
Park District 14
Cash In Lieu of Land: $348.10 x 330 lot = $114,873.00
Pro Rata Equipment Fee: $325.50 x 330 lot = $107,415.00
Total per lot x lots: $673.60 x 330 lot = $222,288.00

Cash in Lieu of Land will not be collected due to park land donation, only collecting Pro Rata Equipment fees for City of Rockwall to provide amenities to the future park.

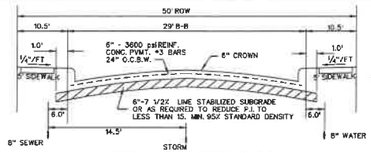
Total Fees
$455,413.20 Cash in Lieu of Land
$425,842.20  Pro Rata Equipment Fees
$881,255.40  870 Lot Total

This 870 lot development falls into 2 different park districts which is why it is broken down into 2 different districts

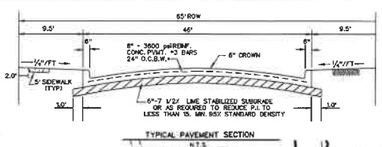



LOCATION MAP
N.T.S.

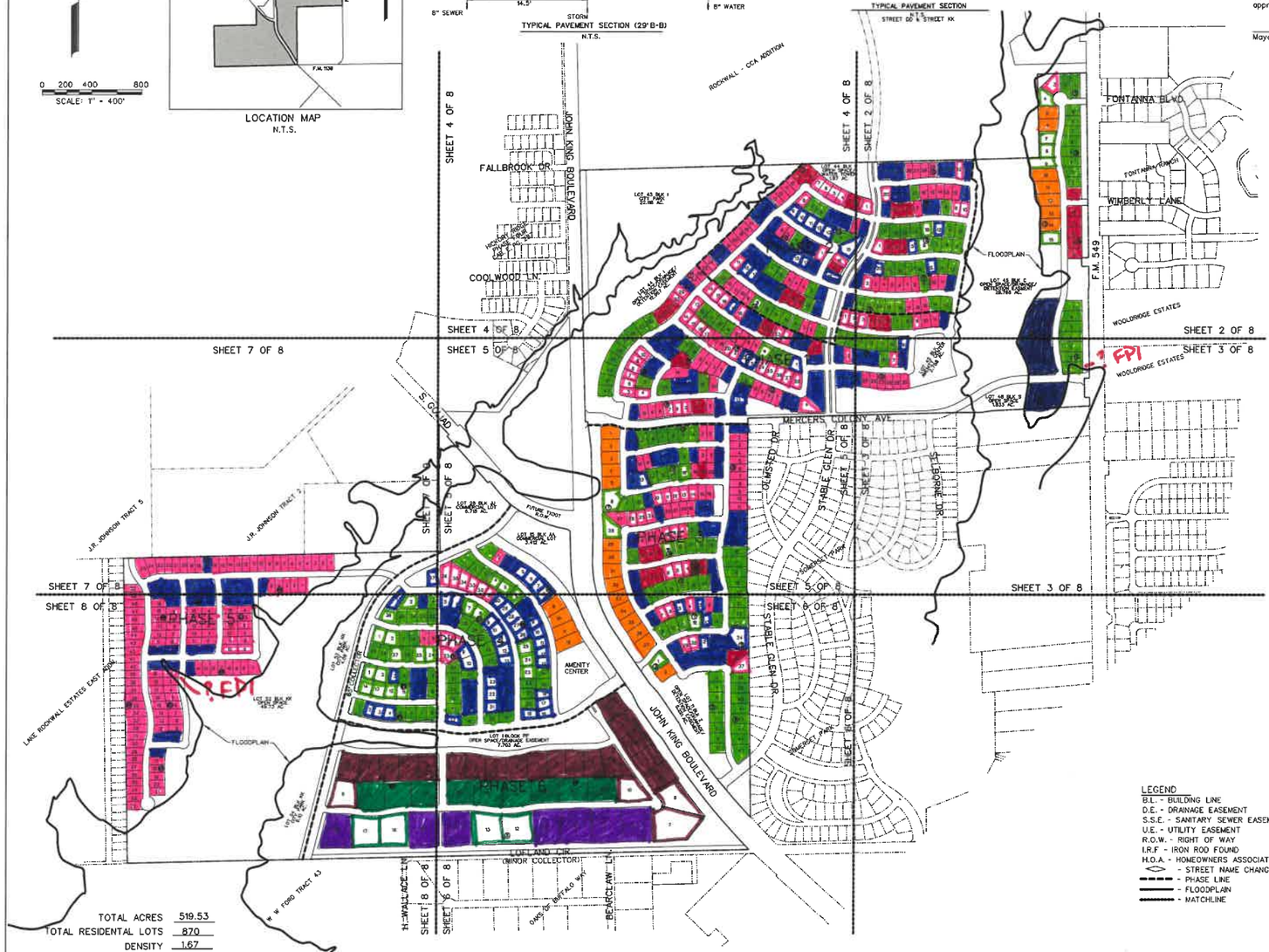
0 200 400 800
SCALE: 1" = 400'




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

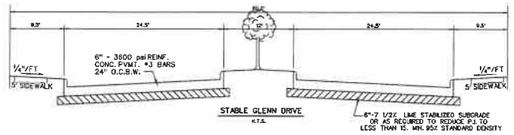



TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK


SHEET 4 OF 8
SHEET 2 OF 8
SHEET 7 OF 8
SHEET 5 OF 8
SHEET 3 OF 8
SHEET 8 OF 8
SHEET 6 OF 8
ROCKWALL - CCA ADDITION
JOHN KING BOULEVARD
FALLBROOK DR.
COOLWOOD LN.
FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
WOOLDRIDGE ESTATES
FLOODPLAIN
F.M. 549
MERCERS COLONY AVE.
STABLE GLEN DR.
OLMSTED DR.
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
AMENITY CENTER
LOT 1 BLOCK M
OPEN SPACE/DRAINAGE EASEMENT
7.793 AC.
LOT 1 BLOCK N
OPEN SPACE/DRAINAGE EASEMENT
10.783 AC.
LOT 1 BLOCK O
OPEN SPACE/DRAINAGE EASEMENT
3.112 AC.
LOT 1 BLOCK P
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK Q
OPEN SPACE/DRAINAGE EASEMENT
1.653 AC.
LOT 1 BLOCK R
OPEN SPACE/DRAINAGE EASEMENT
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OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
8950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
<> - STREET NAME CHANGE
- - - - - PHASE LINE
——— - FLOODPLAIN
——— - MATCHLINE




SHEET 4 OF 8
SHEET 2 OF 8
ROCKWALL - CCA ADDITION
STABLE GLEN DR. (50' R.O.W.)
N88° 23'38"E 3,696.05'
LOT 44 BLK. I OPEN SPACE/WATER TOWER 1.97 AC.
PHASE 2
STREET C (50' R.O.W.)
STREET D (50' R.O.W.)
STREET K (50' R.O.W.)
STREET L (50' R.O.W.)
STREET J (50' R.O.W.)
STREET E (50' R.O.W.)
STABLE GLEN DRIVE (60' R.O.W.)
STREET F (50' R.O.W.)
STREET G (50' R.O.W.)
STREET H (50' R.O.W.)
STREET B (50' R.O.W.)
LOT 42 BLK. C AMENITY CENTER 2.789 AC.
LOT 45 BLK. C OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 29.788 AC.
FLOODPLAIN
N88° 24'41"E 393.66'
N00° 36'22"W 669.62'
POINT OF BEGINNING TRACT 1
FONTANNA BLVD. (50' R.O.W.)
LOT 13 BLK. A OPEN SPACE 0.080 AC.
LOT 14 BLK. A OPEN SPACE 1.914 AC.
WIMBERLY LANE (50' R.O.W.)
STREET A (50' R.O.W.)
F.M. 549
S00° 54'23"E 1480.72'
S00° 54'23"E 178.33'
S00° 56'00"E 779.97'
L1
L2
L3
L4
PHASE 1
SHEET 2 OF 8
SHEET 3 OF 8
SHEET 3 OF 8

FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
WOODRIDGE ESTATES

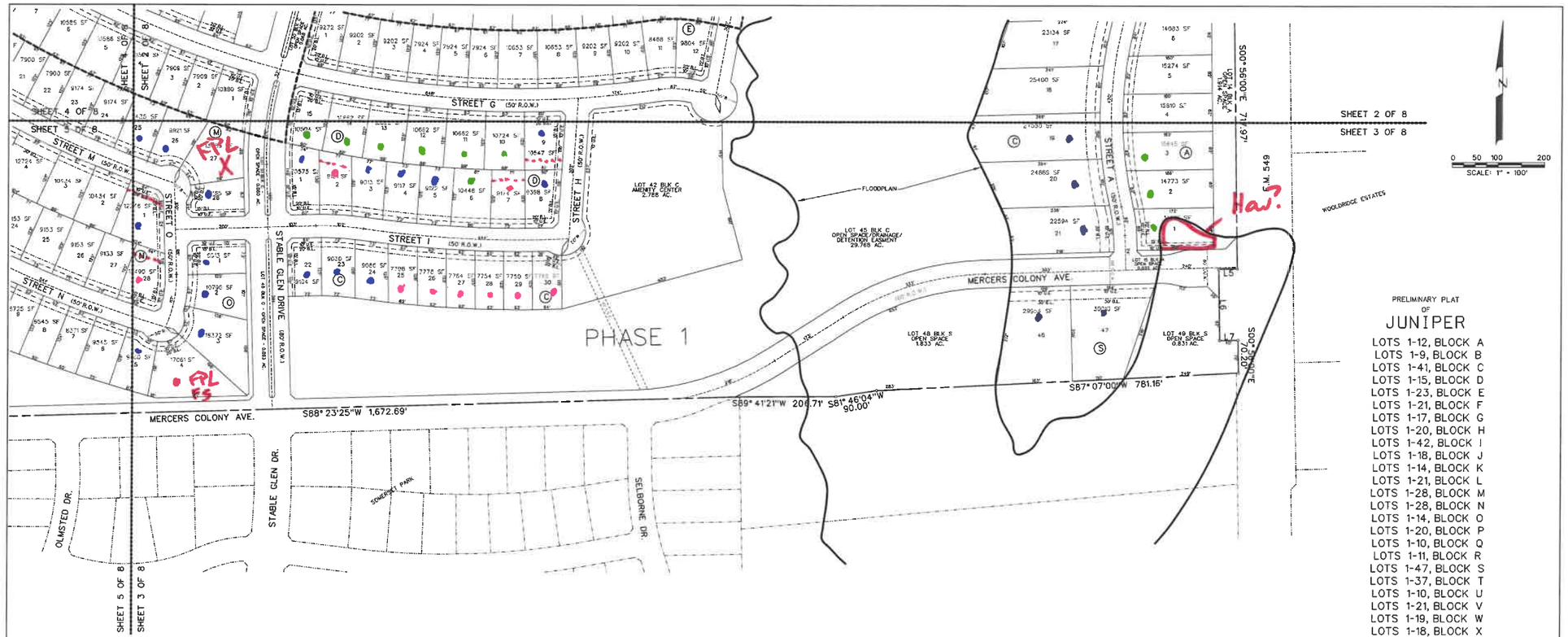
0 50 100 200
SCALE: 1" = 100'

PRELIMINARY PLAT
OF
# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
LOTS 1-14, BLOCK EE
LOTS 1-8, BLOCK FF
LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
LOTS 1-18, BLOCK II
LOTS 1-25, BLOCK JJ
LOTS 1-50, BLOCK KK
LOTS 1-18, BLOCK LL
LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'

SHEET 2 OF 8




LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|---|---|---|
| 1. | S 89°13'14" W | 55.00' |
| 2. | S 00°46'46" E | 70.00' |
| 3. | N 89°13'14" E | 55.16' |
| 4. | S 89°05'37" W | 5.34' |
| 5. | S 89°04'00" W | 40.00' |
| 6. | S 00°56'00" E | 153.61' |
| 7. | N 89°04'00" E | 40.00' |
| 8. | S 41°34'12" E | 20.00' |
| 9. | N 50°04'12" E | 20.00' |
| 10. | S 51°56'48" E | 28.74' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|---|
| 1. | 09°46'28" | 5006.10' | 854.03' | 852.99' | N38°29'11"W |
| 2. | 33°08'42" | 1011.00' | 584.85' | 576.73' | N18°02'03"E |
| 3. | 00°32'02" | 11409.29' | 116.29' | 116.29' | S42°43'19"E |
| 4. | 00°32'00" | 11389.16' | 456.95' | 456.91' | S41°10'48"E |
| 5. | 27°48'01" | 600.00' | 291.14' | 288.29' | S33°10'25"E |
| 6. | 22°07'31" | 868.81' | 335.50' | 333.42' | S10°35'25"E |
| 7. | 34°48'52" | 1152.00' | 699.98' | 689.27' | S18°52'08"E |
| 8. | 12°47'29" | 5105.59' | 1139.83' | 1137.46' | S38°05'31"E |

LEGEND

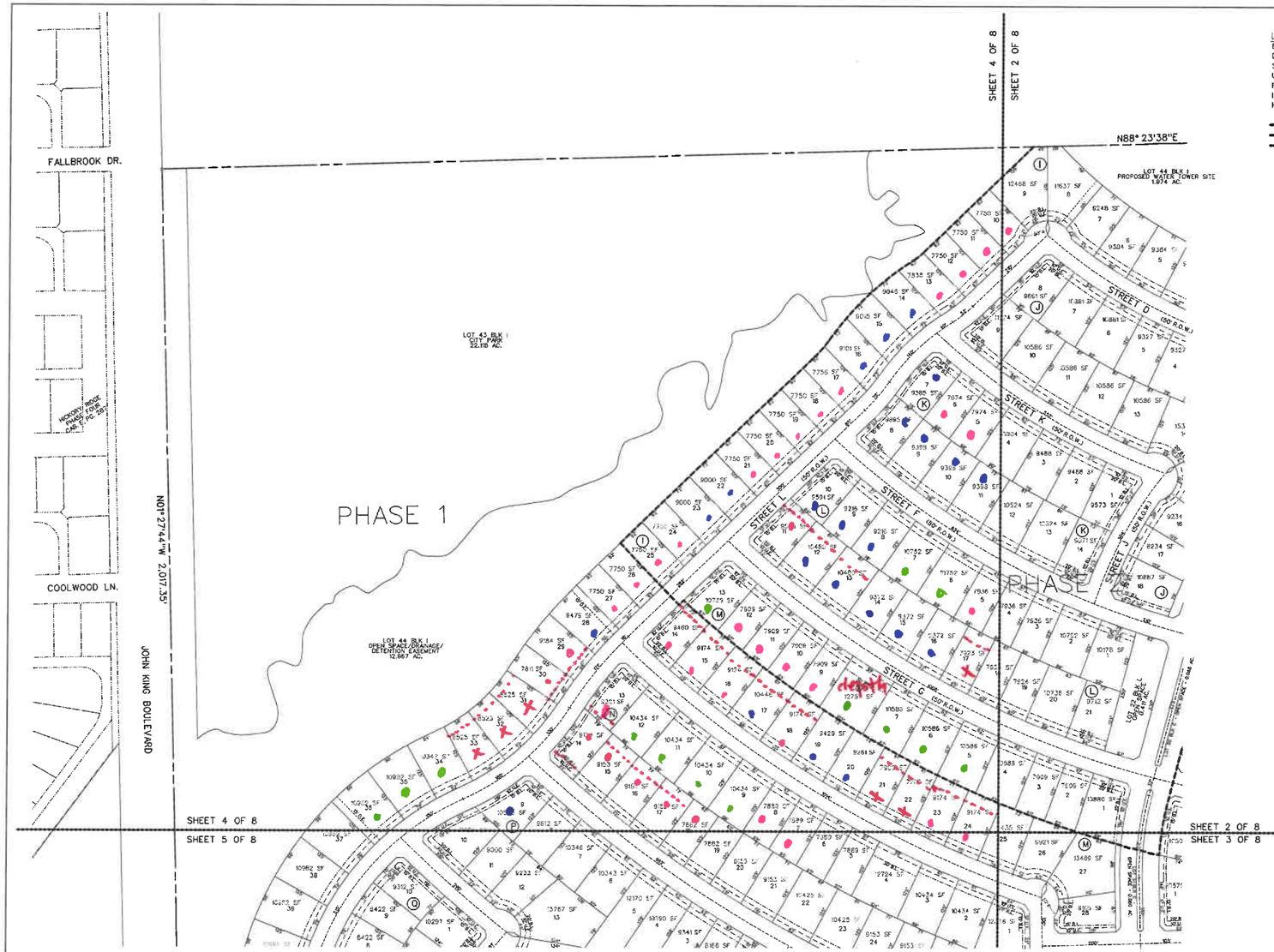
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H.O.A. - HOMEOWNERS ASSOCIATION
<> - STREET NAME CHANGE
- - - - - PHASE LINE
——— - FLOODPLAIN
——— - MATCHLINE

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
9950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

PRELIMINARY PLAT
OF
# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
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LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
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TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'




LEGEND
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N

0 50 100 200
SCALE: 1" = 100'

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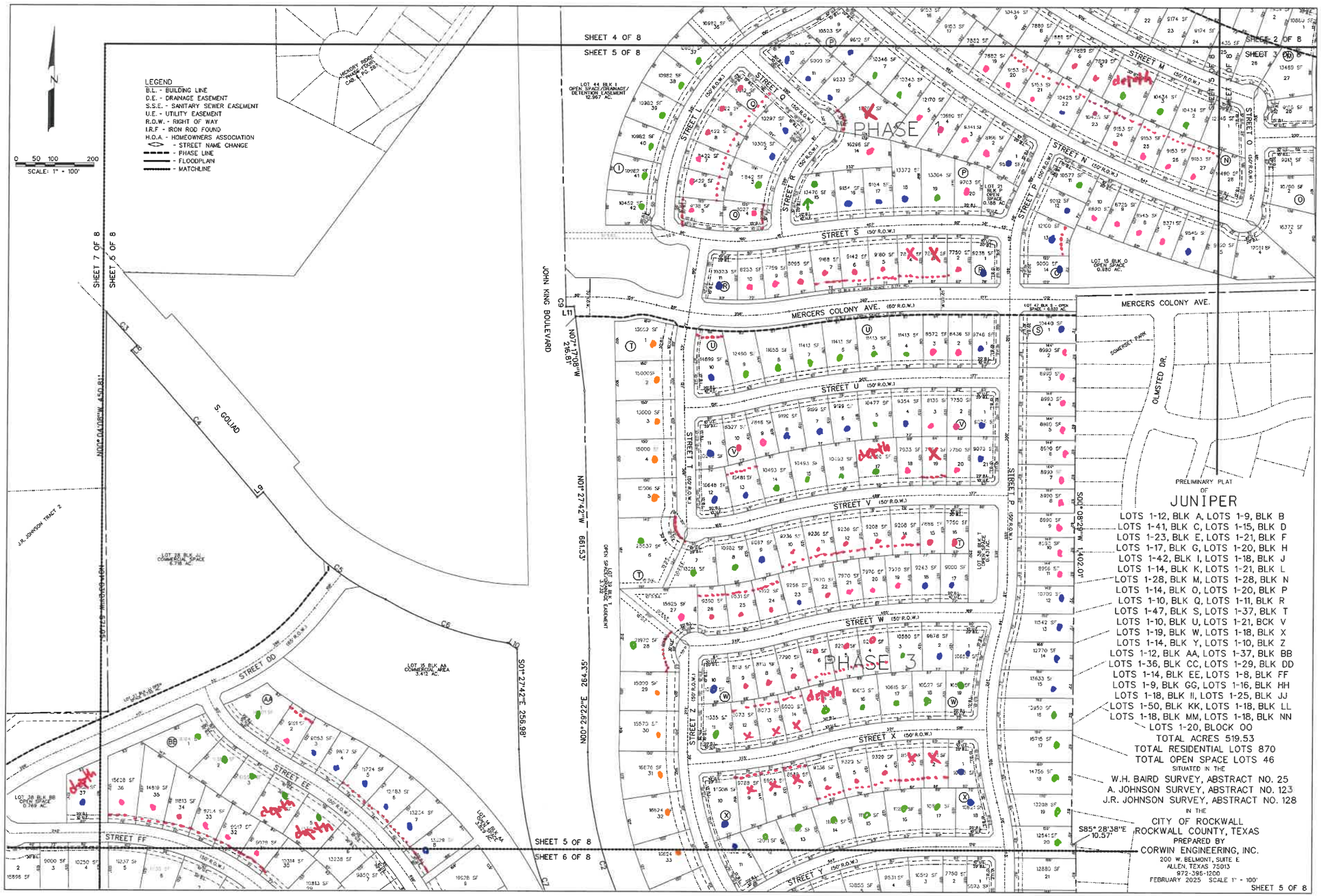
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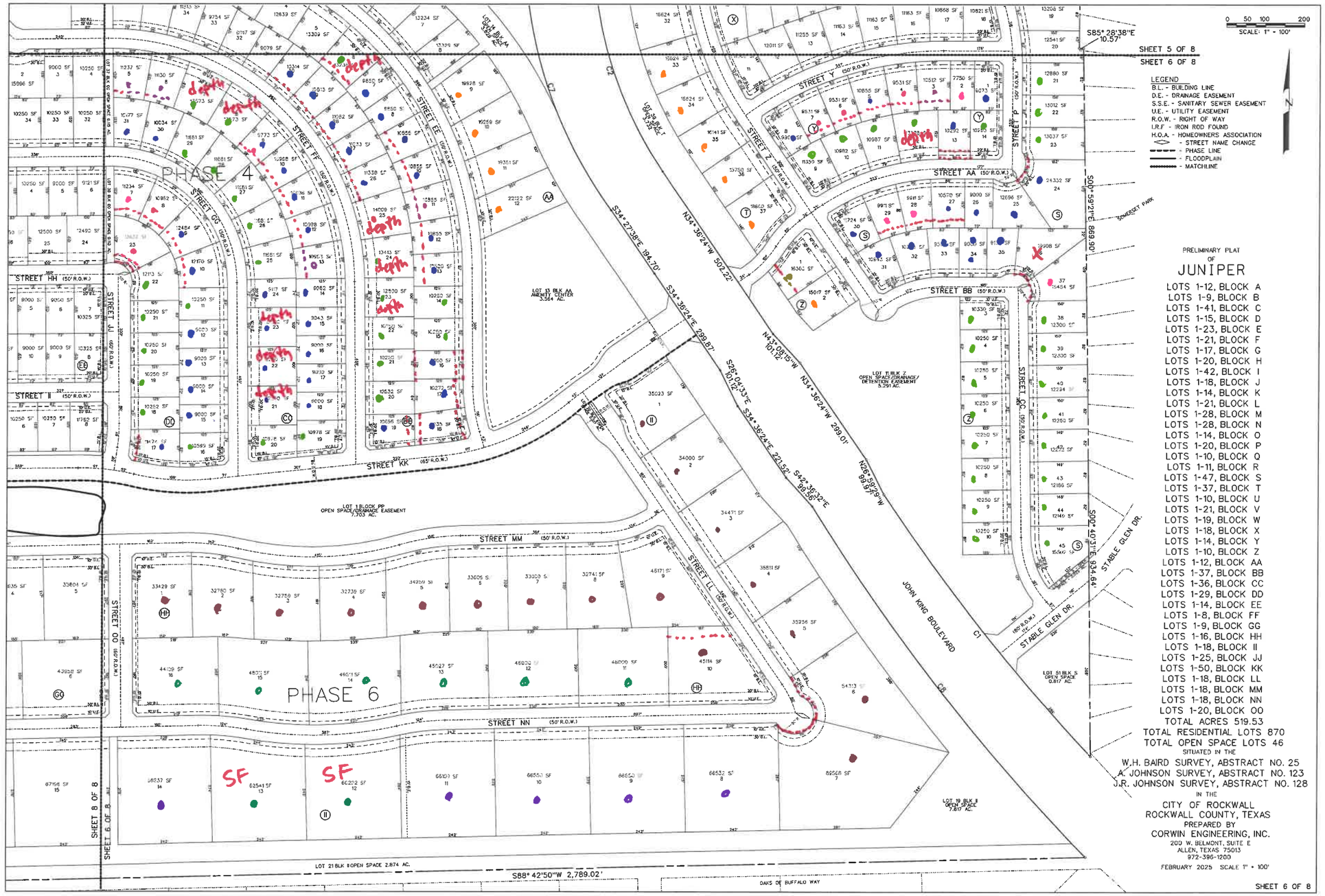
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FEBRUARY 2025 SCALE 1" = 100'

SHEET 5 OF 8




LEGEND
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PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-395-1200

FEBRUARY 2025 SCALE 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

N

0 50 100 200
SCALE: 1" = 100'

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- - - - - PHASE LINE
——— FLOODPLAIN
——— MATCHLINE

SHEET 7 OF 8
SHEET 5 OF 8
JOHN KING BOULEVARD
C3
C2
C4
N00°04'08"W 450.81'
J.R. JOHNSON TRACT 2
N88° 46'35"E 2,545.43'
LOT 50 BLK KK OPEN SPACE 0.308 AC.
LOT 26 BLK JJ OPEN SPACE 2.049 AC.
LOT 39 BLK PP OPEN SPACE 0.769 AC.
LOT 52 BLK KK OPEN SPACE 46.73 AC.
LOT 53 BLK KK CITY PARK 4.09 AC.
LAKE ROCKWALL ESTATES EAST 40'R/W
STREET TT (50' R.O.W.)
STREET SS (50' R.O.W.)
STREET RR (50' R.O.W.)
STREET QQ (50' R.O.W.)
STREET PP (50' R.O.W.)
STREET OO (50' R.O.W.)
STREET FF (50' R.O.W.)
STREET GG (50' R.O.W.)
STREET UU (50' R.O.W.)
FLOODPLAIN
PHASE 5
PHASE 4
SHEET 7 OF 8
SHEET 8 OF 8

PRELIMINARY PLAT
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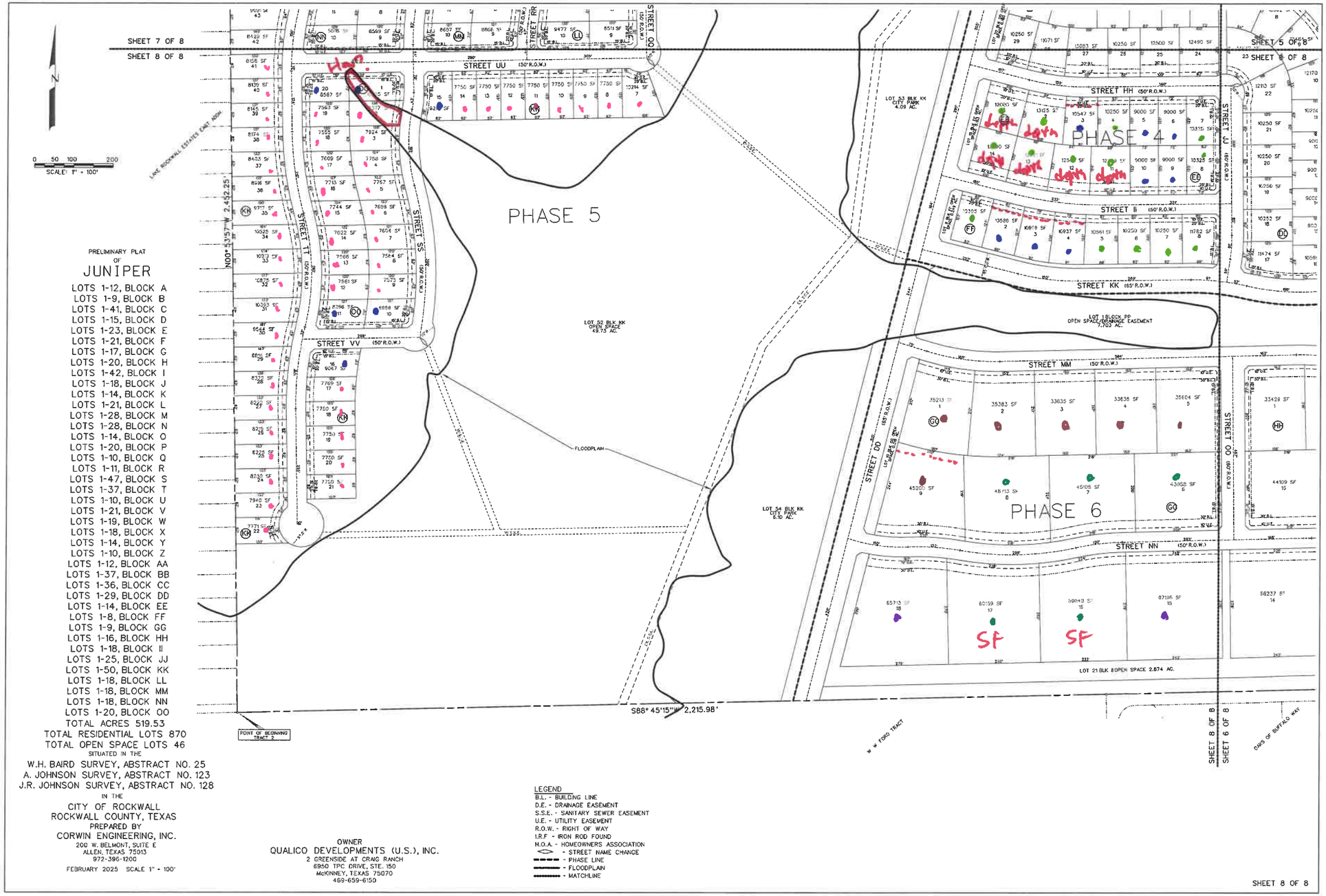
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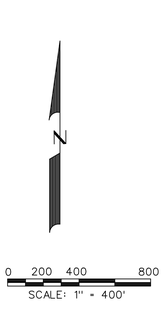
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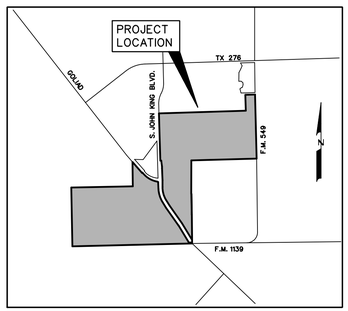
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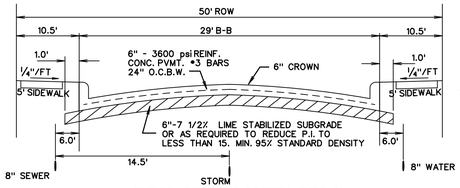
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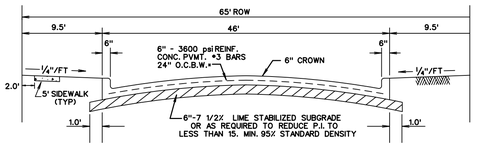



LOCATION MAP
N.T.S.




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




TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK

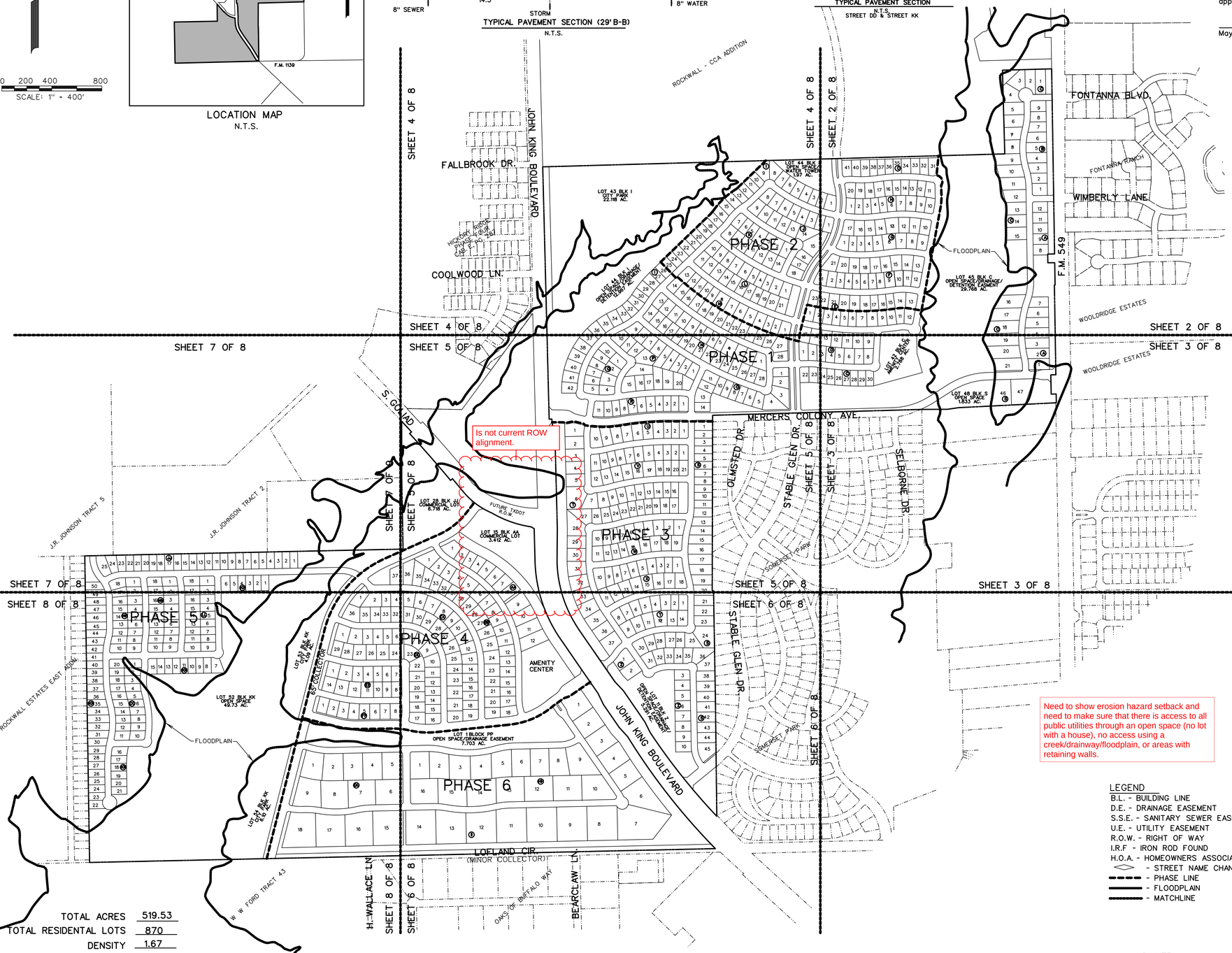
Reviewed for

Planning & Z

I hereby cert
Texas, was

This approv
County Clerk
approval.

Mayor, City




Need to show erosion hazard setback and need to make sure that there is access to all public utilities through an open space (no lot with a house), no access using a creek/drainway/floodplain, or areas with retaining walls.

| | |
|---|---|
| TOTAL ACRES | 519.53 |
| TOTAL RESIDENTAL LOTS | 870 |
| DENSITY | 1.67 |
| ZONING ORDINANCE | 14-2022 |
| TOTAL OPEN SPACE ACRES | 139.34 |
| LAND USE SINGLE FAMILY DEVELOPMENT | |

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**General Items:**
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement

**Streets/Paving:**
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW that traverses east to west from John King/SH 205 to the proposed 65' ROW collector roadway. A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- All streets must be curb and gutter. Bar ditches are not allowed.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section
- All non-divided streets/intersections that have medians for entry features/landscaping/signage must be in a separate lot and block owned by HOA.

**Water and Wastewater Items:**
- Must loop min 8" water line on site.
- Must install min. 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- Infrastructure called out to be required by study must be installed.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Depending on infrastructure study, certain number of lots may be built without elevated water storage tank being built and functioning.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-rata will be assessed per acre which must be paid prior to construction.
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

**Drainage/Floodplain/Lakes:**
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Detention will be out of floodplain.
- Detention ponds are not currently shown in plat document.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

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

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

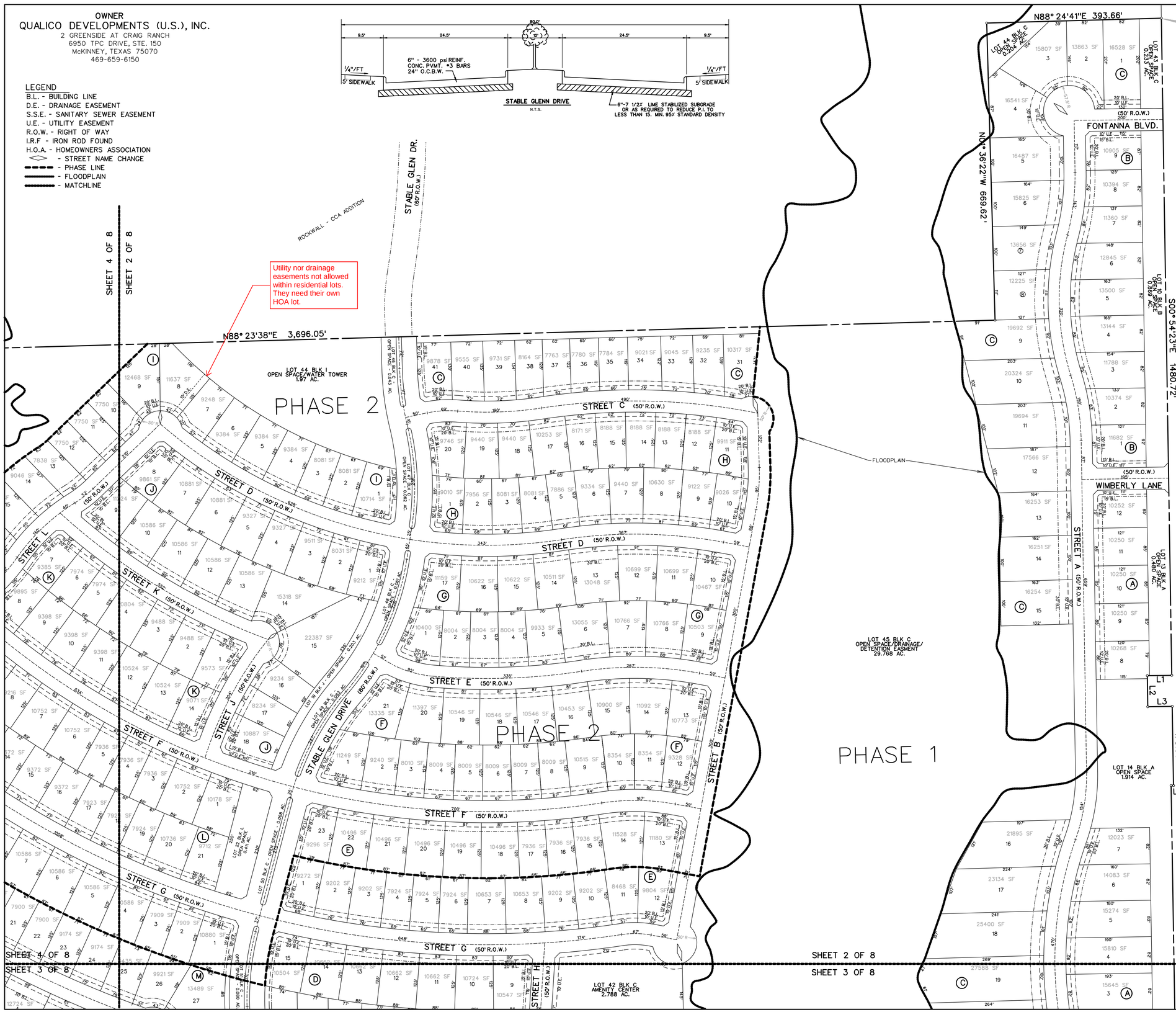
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

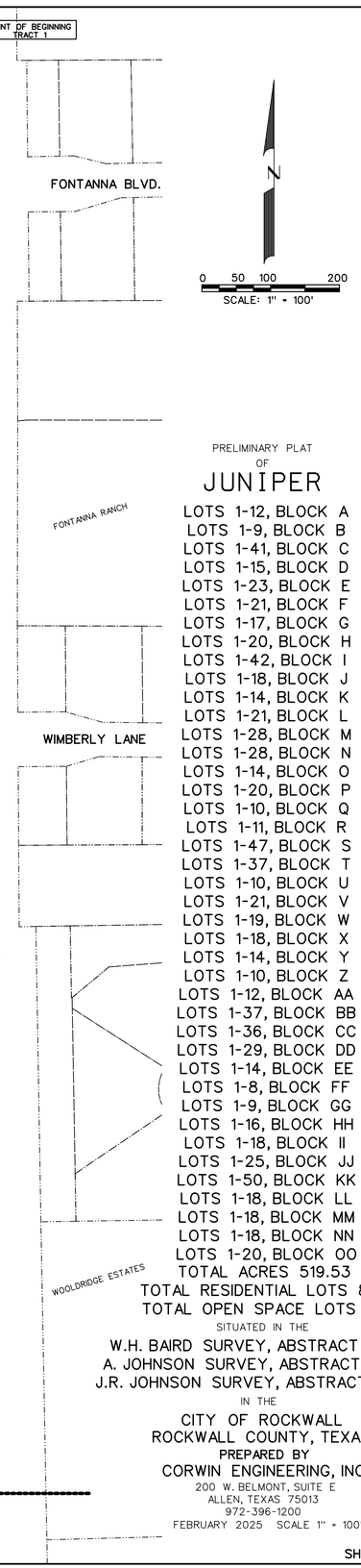
FEBRUARY 2025 SCALE 1" = 400'

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6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE



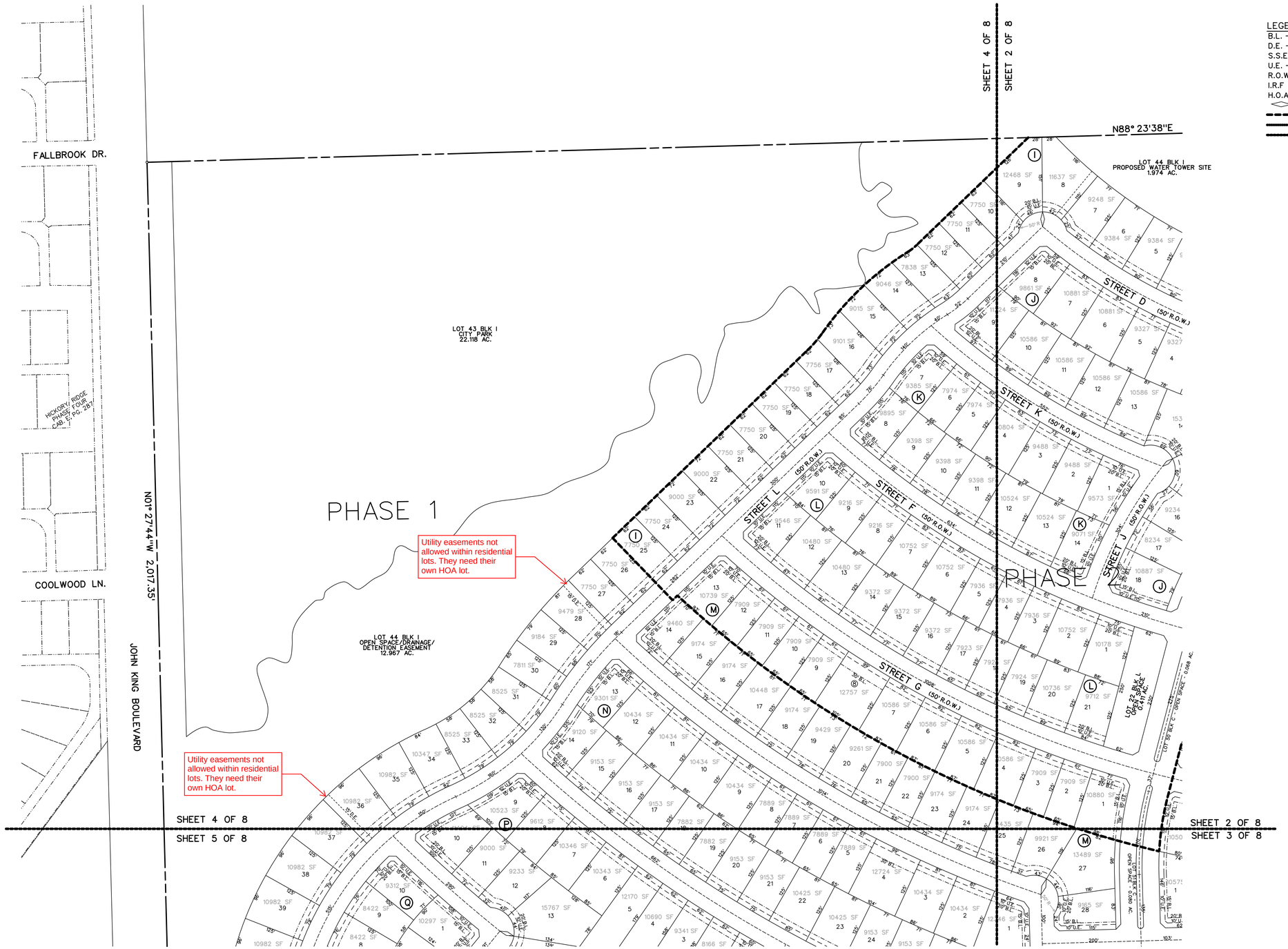




PRELIMINARY PLAT
OF
# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
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LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
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LOTS 1-47, BLOCK S
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LOTS 1-14, BLOCK Y
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LOTS 1-12, BLOCK AA
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'




LEGEND

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- - - - PHASE LINE
——— FLOODPLAIN
——— MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

PRELIMINARY PLAT
OF
# JUNIPER

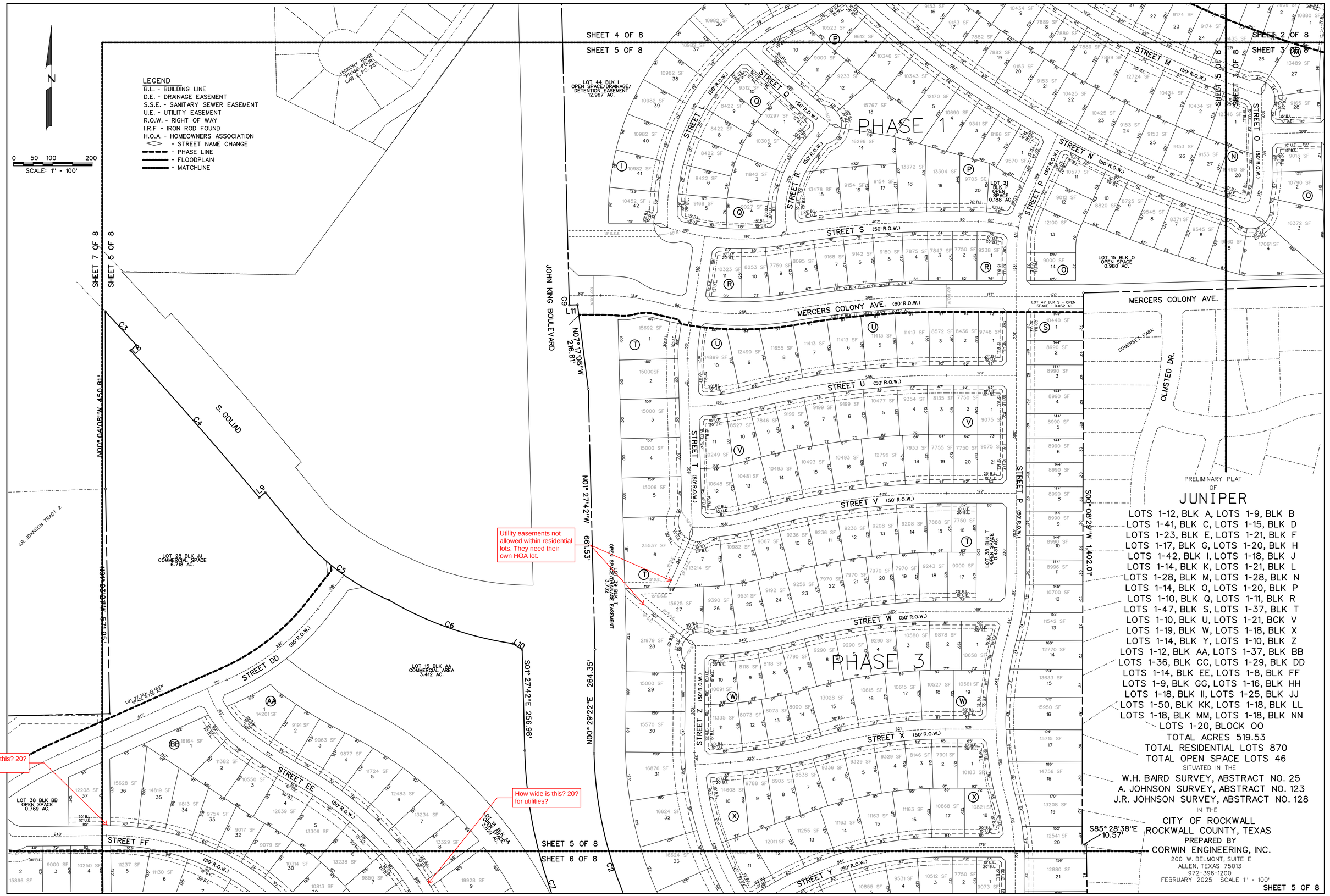
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2 GREENSIDE AT CRAIG RANCH
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H.O.A. - HOMEOWNERS ASSOCIATION
- STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE
0 50 100 200
SCALE: 1" = 100'
N
HICKORY RIDGE PHASE FOUR CAB. E, PG. 287
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
JOHN KING BOULEVARD
N00°08'40"W 450.81'
N01°17'08"W 216.81'
N01°27'42"W 661.53'
S01°27'42"E 256.98'
S01°27'42"E 1,229.62'
S00°08'29"W 1,402.01'
S85°28'38"E 10.57'
L9
L10
L11
C2
C3
C4
C5
C6
C7
C9
PHASE 1
PHASE 3
LOT 44 BLK I OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 12.967 AC.
LOT 21 BLK P OPEN SPACE 0.158 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 47 BLK S - OPEN SPACE - 0.033 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
LOT 38 BLK T OPEN SPACE/DRAINAGE 0.431 AC.
LOT 38 BLK T OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 3.732
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 27 BLK JJ OPEN SPACE 0.735 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 14 BLK AA OPEN SPACE 3.569 AC.
J.R. JOHNSON TRACT 2
STREET L (50' R.O.W.)
STREET M (50' R.O.W.)
STREET N (50' R.O.W.)
STREET O (50' R.O.W.)
STREET P (50' R.O.W.)
STREET Q (50' R.O.W.)
STREET R (50' R.O.W.)
STREET S (50' R.O.W.)
STREET T (50' R.O.W.)
STREET U (50' R.O.W.)
STREET V (50' R.O.W.)
STREET W (50' R.O.W.)
STREET X (50' R.O.W.)
STREET Y (50' R.O.W.)
STREET Z (50' R.O.W.)
STREET DD (65' R.O.W.)
STREET EE (50' R.O.W.)
STREET FF (50' R.O.W.)
MERCERS COLONY AVE. (60' R.O.W.)
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
Utility easements not allowed within residential lots. They need their own HOA lot.
How wide is this? 20? for utilities?
How wide is this? 20? for utilities?
PRELIMINARY PLAT
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
LOTS 1-17, BLK G, LOTS 1-20, BLK H
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LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BCK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'
SHEET 5 OF 8

PHASE 4

PHASE 6

STREET FF (50' R.O.W.)

STREET EE (50' R.O.W.)

STREET GG (50' R.O.W.)

STREET HH (50' R.O.W.)

STREET II (50' R.O.W.)

STREET JJ (60' R.O.W.)

STREET KK (65' R.O.W.)

STREET LL (50' R.O.W.)

STREET MM (50' R.O.W.)

STREET NN (50' R.O.W.)

STREET OO (60' R.O.W.)

STREET Y (50' R.O.W.)

STREET Z (50' R.O.W.)

STREET AA (50' R.O.W.)

STREET BB (50' R.O.W.)

STREET P (50' R.O.W.)

STREET CC (50' R.O.W.)

JOHN KING BOULEVARD

STABLE GLEN DR. (80' R.O.W.)

SOMERSET PARK

LOT 13 BLK AA AMENITY CENTER 3.564 AC.

LOT 11 BLK Z OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 5.291 AC.

LOT 1 BLOCK PP OPEN SPACE/DRAINAGE EASEMENT 7.703 AC.

LOT 21 BLK II OPEN SPACE 2.874 AC.

LOT 19 BLK II OPEN SPACE 7.817 AC.

LOT 51 BLK S OPEN SPACE 0.817 AC.

LOT 14 BLK AA OPEN SPACE 3.529 AC.

LOT 39 BLK T OPEN SPACE 3.525 AC.

S34° 27'38"E 194.70'

S34° 36'24"E 299.87'

N34° 36'24"W 502.22'

N43° 08'15"W 101.12'

S26° 04'33"E 101.12'

S34° 36'24"E 221.52'

S42° 36'32"E 99.55'

N34° 36'24"W 299.01'

N26° 59'29"W 99.97'

S85° 28'38"E 10.57'

S00° 59'21"E 969.90'

S00° 40'31"E 934.64'

S88° 42'50"W 2,789.02'

How wide is this? 20? for utilities?

Utility easements not allowed within residential lots. They need their own HOA lot.

SHEET 5 OF 8

SHEET 6 OF 8

SHEET 8 OF 8

SHEET 6 OF 8

0 50 100 200

SCALE: 1" = 100'

N

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
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OF
# JUNIPER

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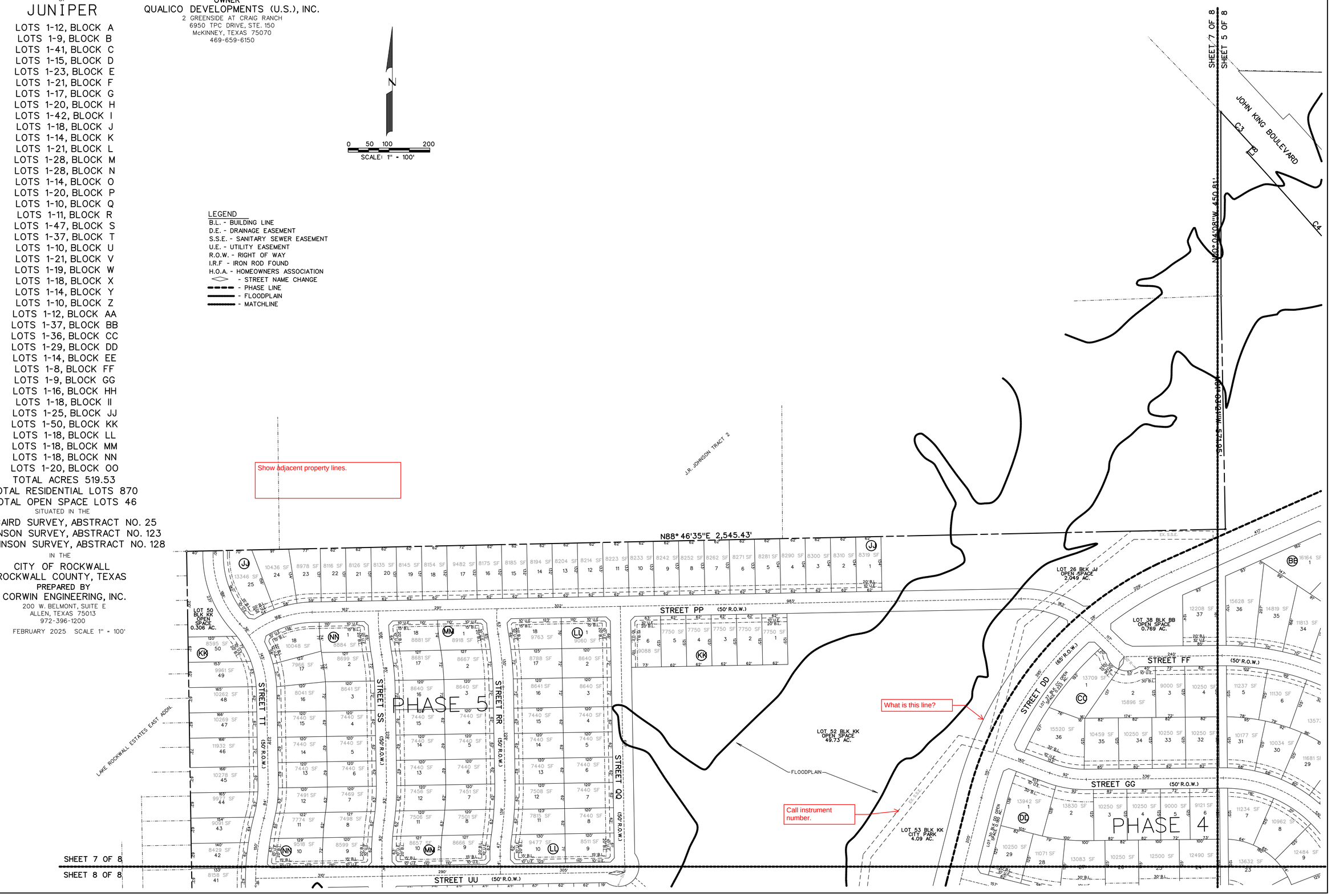
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——— MATCHLINE

Show adjacent property lines.



## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

Drainage will be reviewed during Engineering.

STABLE GLEN DR.

ROCKWALL - CCA ADDITION

SHEET 4 OF 9

SHEET 2 OF 9

FONTANNA BLVD.

FONTANNA RANCH

WIMBERLY LANE

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET J

STREET K

STREET L

STABLE GLEN DRIVE

F.M. 549

FLOODPLAIN

WOOLDRIDGE ESTATES

SHEET 4 OF 9
SHEET 3 OF 9

SHEET 2 OF 9
SHEET 3 OF 9

N

0 50 100 200
SCALE: 1" = 100'

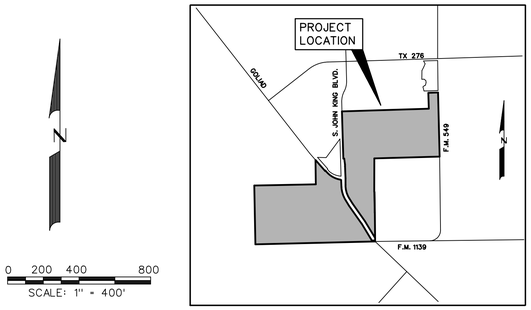
PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

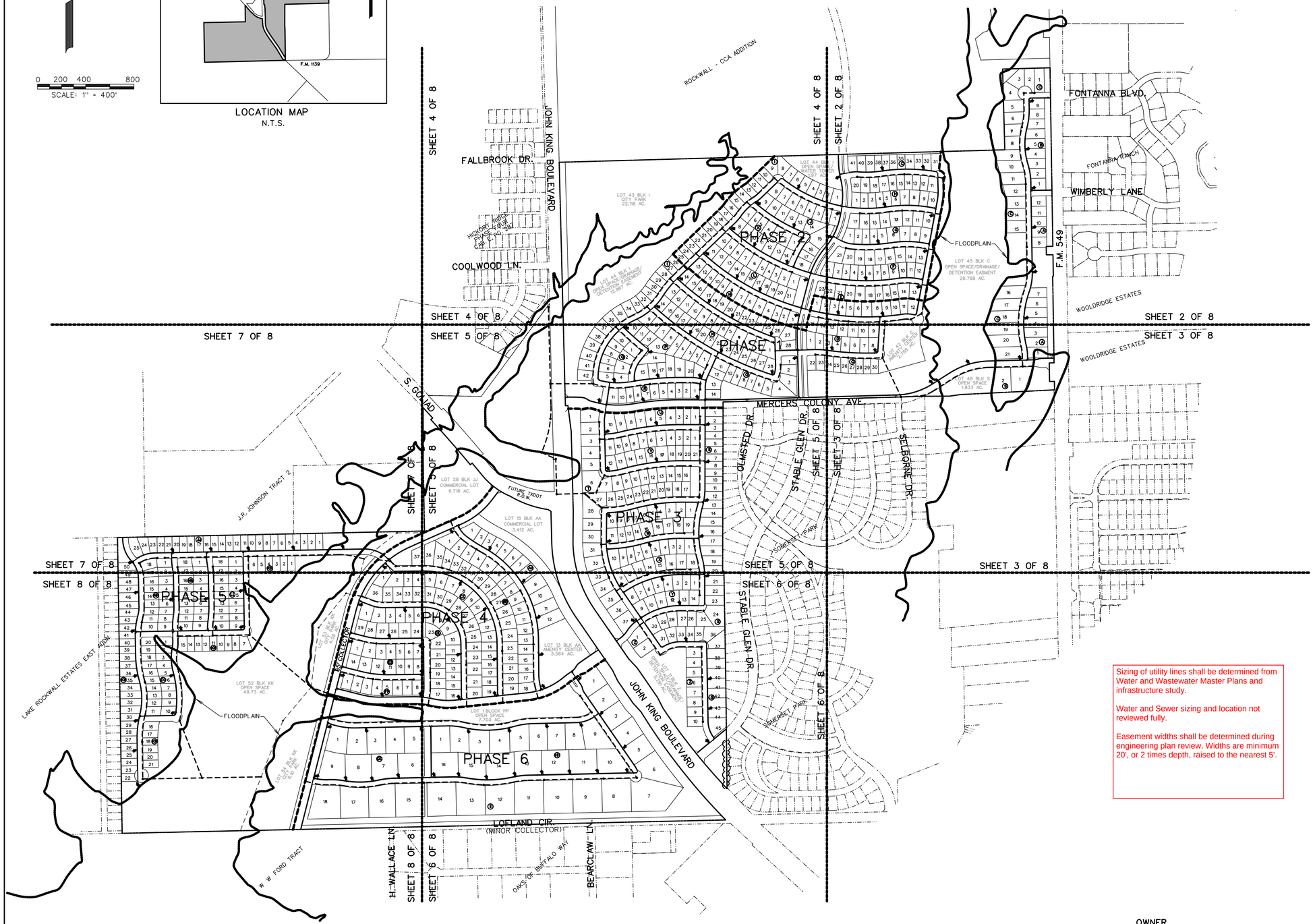
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LOCATION MAP
N.T.S.




LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

Sizing of utility lines shall be determined from Water and Wastewater Master Plans and infrastructure study.

Water and Sewer sizing and location not reviewed fully.

Easement widths shall be determined during engineering plan review. Widths are minimum 20', or 2 times depth, raised to the nearest 5'.

PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

# JUNIPER

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LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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LOTS 1-47, BLOCK S
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LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
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TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
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- PROP. CONC. HEADWALL
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

SHEET 4 OF 8

SHEET 2 OF 8

ROCKWALL - CCA ADDITION

STABLE GLEN DR. (60' R.O.W.)

PHASE 2

12" required per Master Water Plan.

STREET C (50' R.O.W.)

STREET D

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

STREET L

STABLE GLEN DRIVE (80' R.O.W.)

LOT 18 BLK J OPEN SPACE 0.581 AC.

LOT 49 BLK C OPEN SPACE 0.044 AC.

LOT 22 BLK L OPEN SPACE 0.414 AC.

LOT 50 BLK C OPEN SPACE 0.066 AC.

LOT 44 BLK C OPEN SPACE 0.004 AC.

LOT 43 BLK C 0.213 AC.

LOT 16 BLK B OPEN SPACE 0.699 AC.

LOT 13 BLK A 0.388 AC.

LOT 14 BLK A OPEN SPACE 1.914 AC.

FLOODPLAIN

PHASE 1

FONTANNA BLVD.

WIMBERLY LANE

STREET A

F.M. 549

FONTANNA RANCH

WOOLDRIDGE ESTATES

EX. WATER

SHEET 4 OF 8

SHEET 3 OF 8

SHEET 2 OF 8

SHEET 3 OF 8

N

0 50 100 200

SCALE: 1" = 100'

PRELIMINARY WATER AND SANITARY SEWER PLAN

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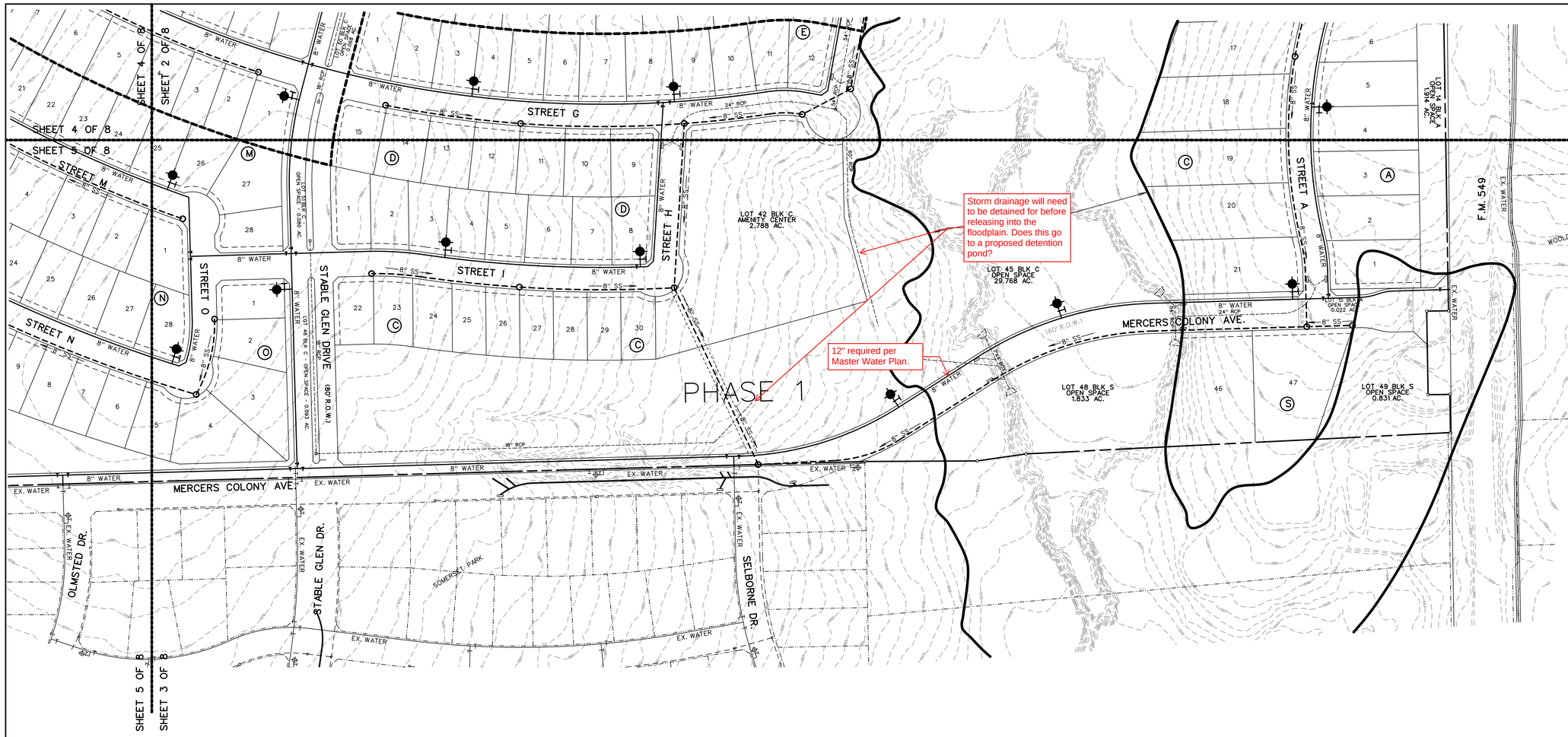
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ROCKWALL COUNTY, TEXAS

PREPARED BY

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972-396-1200

FEBRUARY 2025 SCALE 1" = 100'




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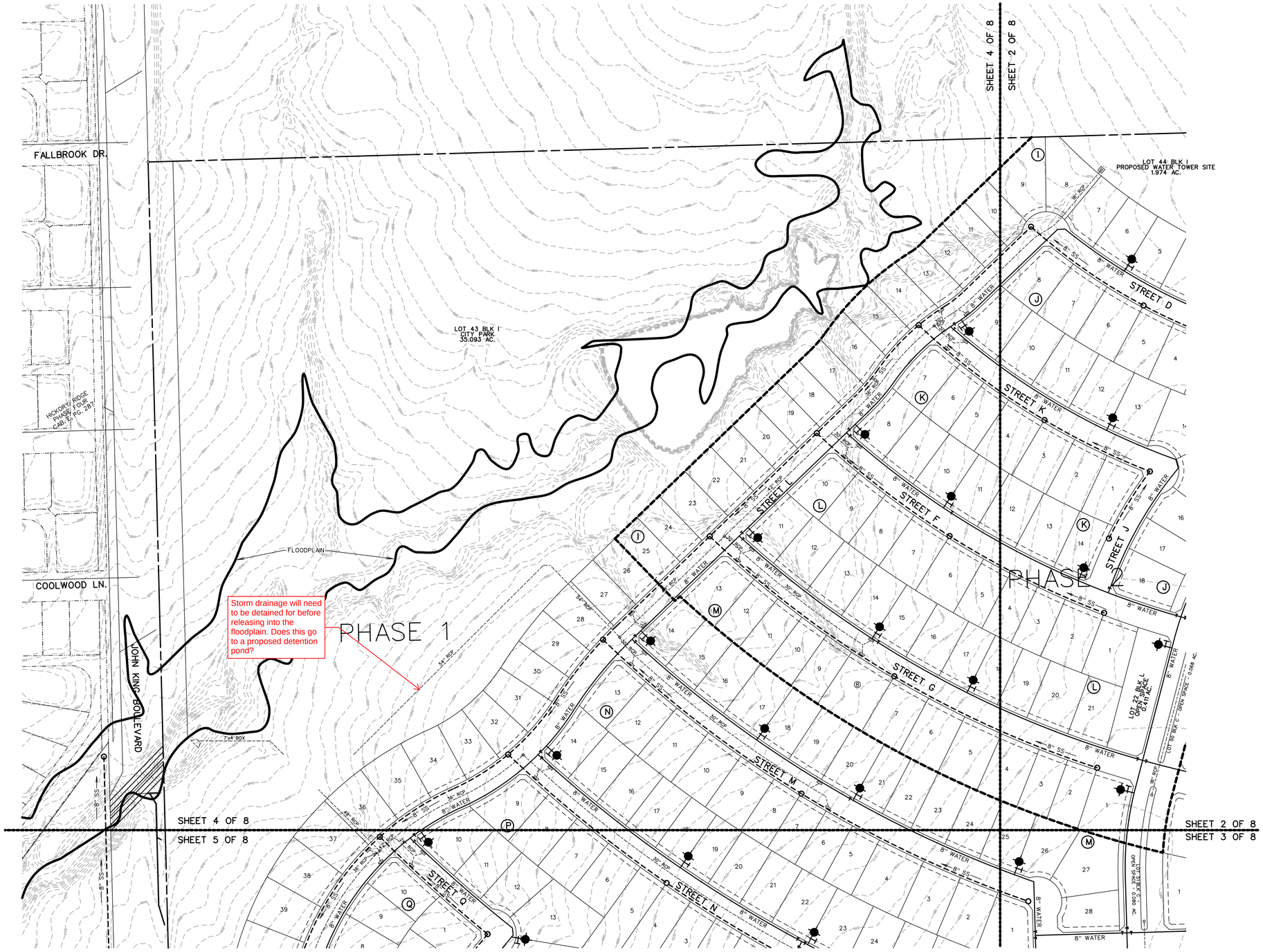
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0 50 100 200

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0 50 100 200
SCALE: 1" = 100'

SHEET 7 OF 8
SHEET 6 OF 8
SHEET 5 OF 8
SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 8

HICKORY RIDGE PHASE FOUR CAB. E PG. 287

PHASE 1

PHASE 3

JOHN KING BOULEVARD

S. GOLIAD

J.R. JOHNSON TRACT 7

FLOODPLAIN

STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S (50' R.O.W.)
STREET T
STREET U
STREET V
STREET W
STREET X
STREET Y
STREET Z
STREET DD
STREET EE
STREET FF

MERCERS COLONY AVE.

OLMSTED DR.

SOMERSET PARK

LOT 21 BLK P OPEN SPACE 0.188 AC.

LOT 15 BLK O OPEN SPACE 0.980 AC.

LOT 12 BLK R - OPEN SPACE - 0.174 AC.

LOT 10 BLK U - OPEN SPACE - 0.047 AC.

LOT 47 BLK S - OPEN SPACE - 0.032 AC.

LOT 39 BLK T OPEN SPACE 0.431 AC.

LOT 38 BLK T OPEN SPACE 0.431 AC.

LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.

LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.

LOT 27 BLK W OPEN SPACE 0.135 AC.

LOT 38 BLK BB OPEN SPACE 0.769 AC.

LOT 14 BLK AA OPEN SPACE 3.569 AC.

7'X4' BOX

6'X4' BOX

easements needed?

Utility and storm lines must be in HOA lot. May not cross residential lots.

12" water main along John King required per Master Water Plan.

# PRELIMINARY WATER AND SANITARY SEWER PLAN OF JUNIPER

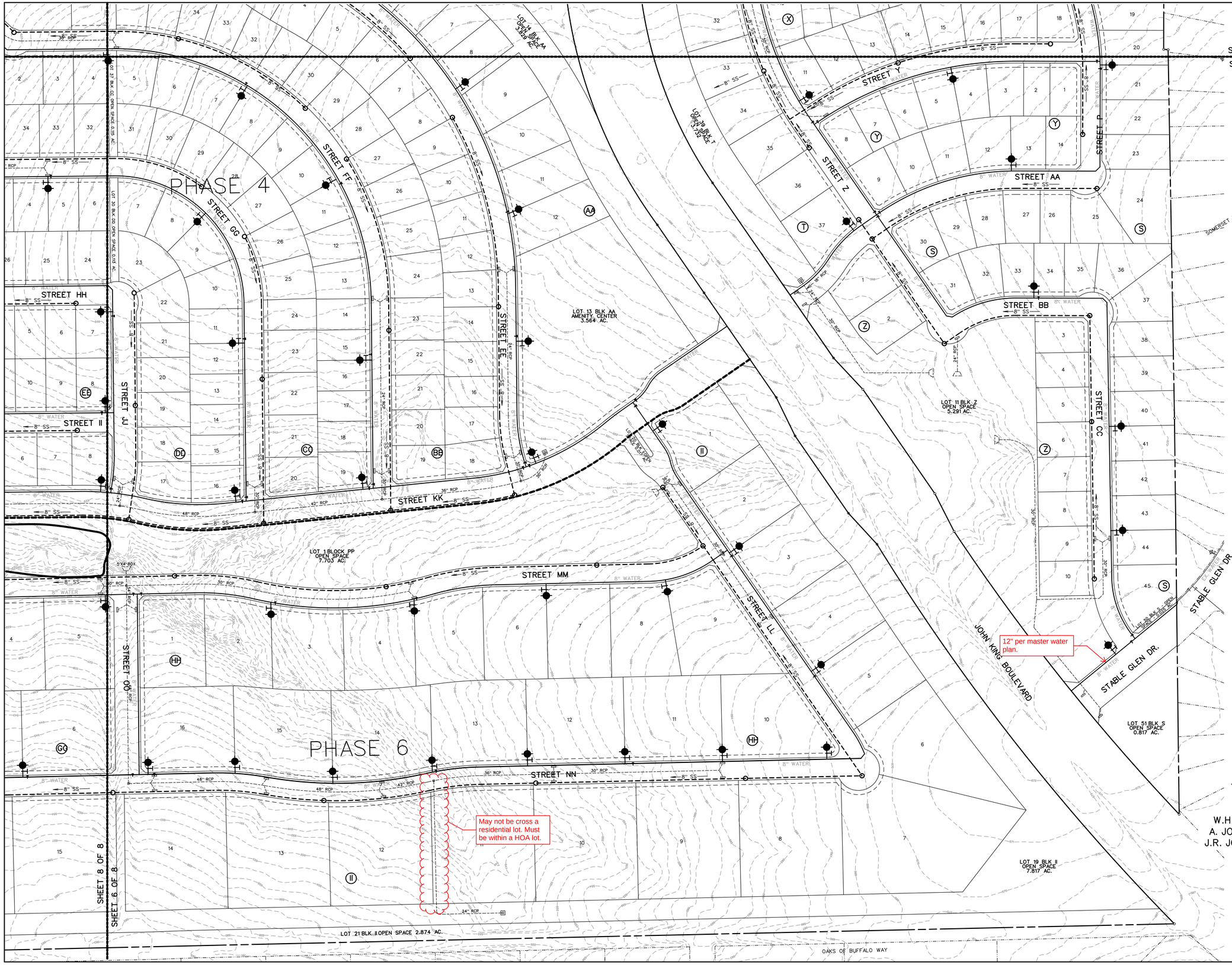
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SHEET 7 OF 8




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SHEET 7 OF 9

SHEET 8 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

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PHASE 5

PHASE 4

PHASE 6

STREET TT
STREET SS
STREET UU
STREET RR
STREET QQ
STREET VV
STREET HH
STREET JJ
STREET KK
STREET MM
STREET NN
STREET OO
STREET DD

FLOODPLAIN

LOT 1 BLOCK PP OPEN SPACE 7.703 AC.

LOT 21 BLK II OPEN SPACE 2.874 AC.

No dead end water main.

12" per master water plan.

12" water main required along Lofland Circle per City's mater plan.

W W FORD TRACT

OAKS OF BUFFALO WAY

SHEET 8 OF 9

SHEET 6 OF 9

0 50 100 200
SCALE: 1" = 100'

N

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | |
|---|---|
| ADDRESS | East & West of Intersection at S Goliad St & S John King Blvd |
| SUBDIVISION | W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 128 LOT J.R. Johnson Survey, BLOCK Ab No. 128 |
| GENERAL LOCATION | At Intersection of Goliad & S. John King Blvd |

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|---|---|---|---|
| CURRENT ZONING | PD-103 | CURRENT USE | |
| PROPOSED ZONING | | PROPOSED USE | Single Family, Commercial |
| ACREAGE | 526.778 | LOTS [CURRENT] | |
| LOTS [PROPOSED] | 868 | | |

☒ ***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 | Qualico Developments (US), Inc | ☒ APPLICANT | Michael Joyce Properties |
| CONTACT PERSON | John Vick | CONTACT PERSON | Ryan Joyce |
| ADDRESS | 6950 TPC Drive, Suite 150 | ADDRESS | 767 Justin Road |
| CITY, STATE & ZIP | McKinney, TX 75070 | CITY, STATE & ZIP | Rockwall, TX 75087 |
| PHONE | | PHONE | 512-965-6280 |
| E-MAIL | | E-MAIL | ryan@michaeljoyceproperties.com |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 8,101.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025. 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."*

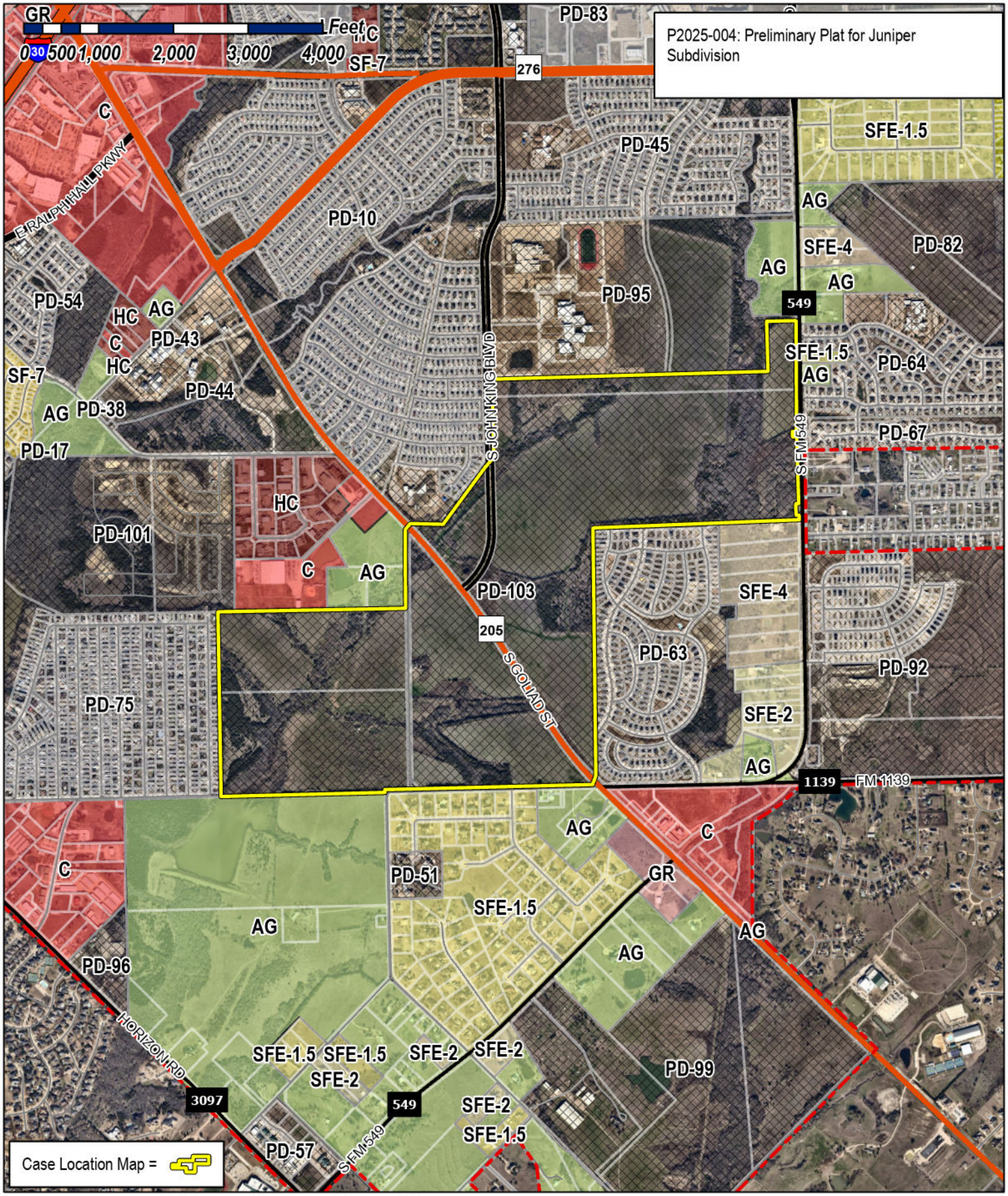
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 12th *DAY OF* February *20*25.

*OWNER'S SIGNATURE* John Vick

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Sondra Dosier Meeks

*MY COMMISSION EXPIRES*

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



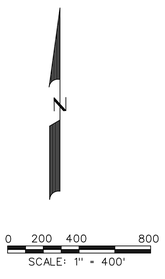


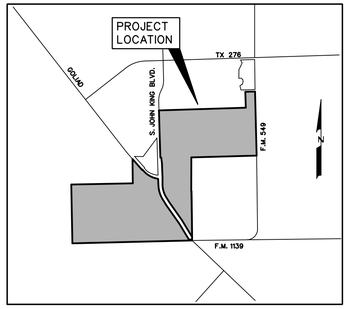
# City of Rockwall

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

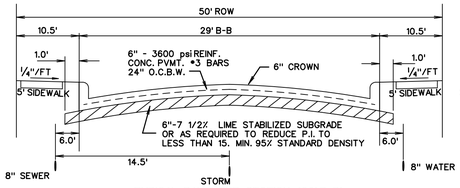


The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

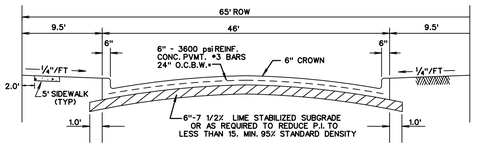


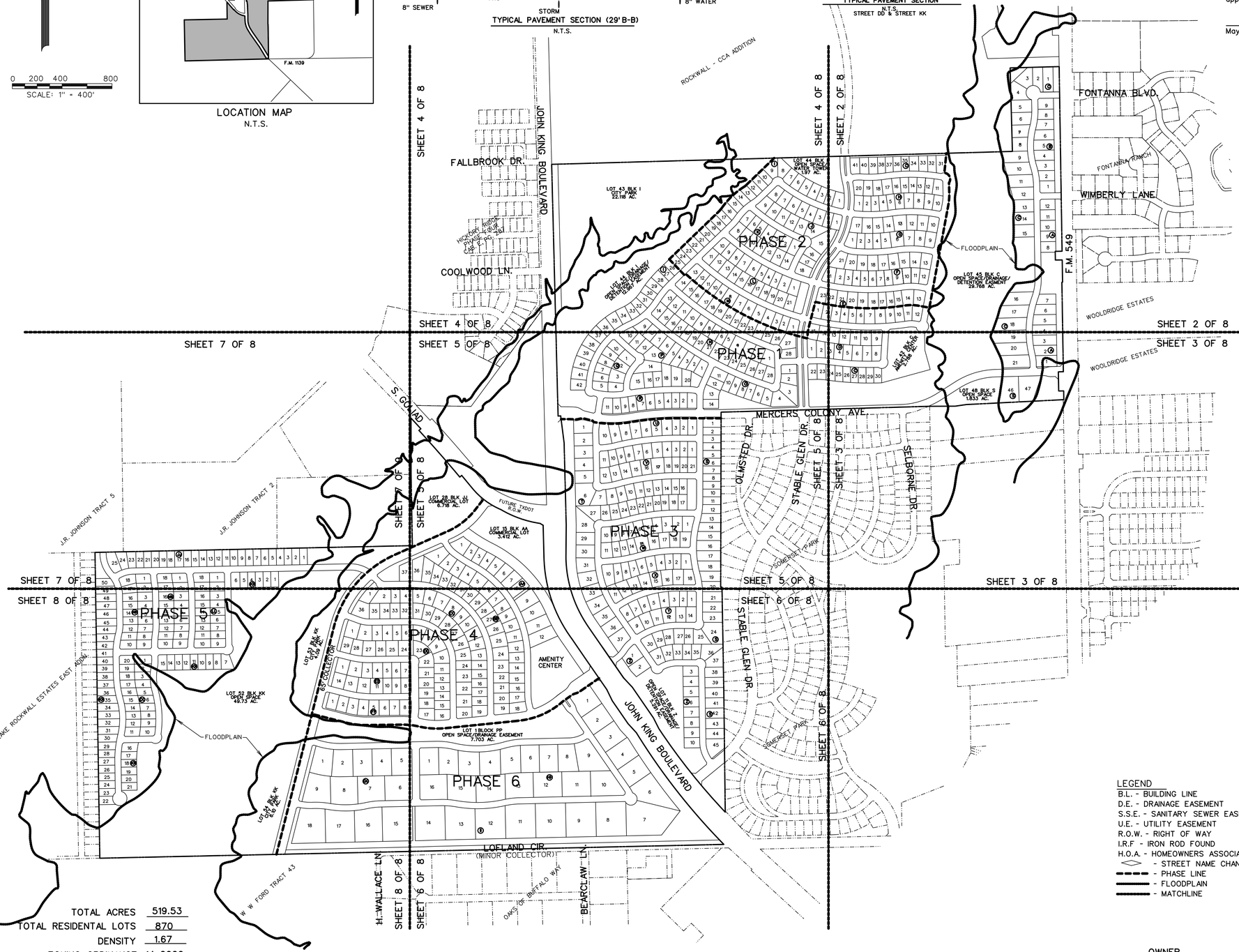

LOCATION MAP
N.T.S.




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




TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK




| | |
|---|---|
| TOTAL ACRES | 519.53 |
| TOTAL RESIDENTAL LOTS | 870 |
| DENSITY | 1.67 |
| ZONING ORDINANCE | 14-2022 |
| TOTAL OPEN SPACE ACRES | 139.34 |

LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - - PHASE LINE
——— FLOODPLAIN
——— MATCHLINE

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2025.

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

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

PRELIMINARY PLAT
OF
# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
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LOTS 1-14, BLOCK EE
LOTS 1-8, BLOCK FF
LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
LOTS 1-18, BLOCK II
LOTS 1-25, BLOCK JJ
LOTS 1-50, BLOCK KK
LOTS 1-18, BLOCK LL
LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO

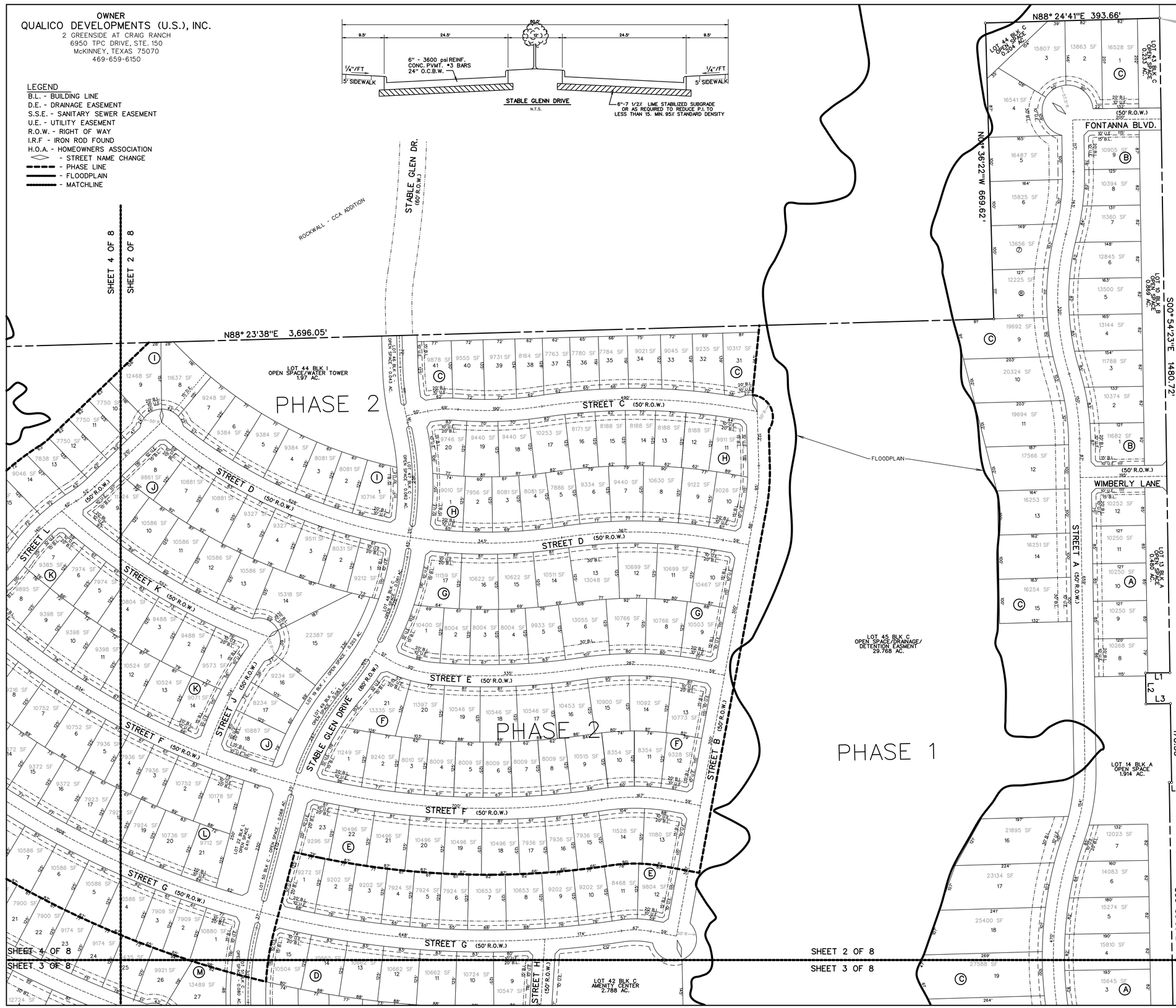
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND
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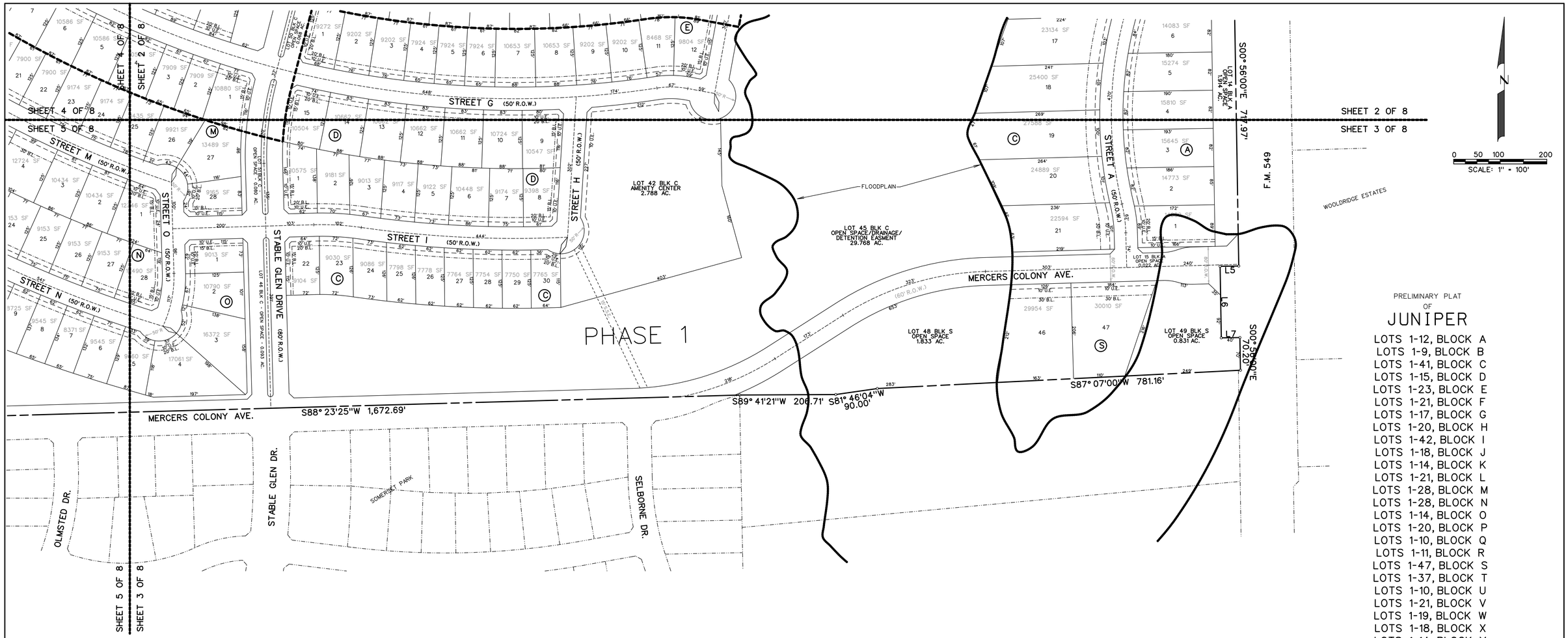



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ROCKWALL COUNTY, TEXAS
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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'




LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|---|---|---|
| 1. | S 89°13'14" W | 55.00' |
| 2. | S 00°46'46" E | 70.00' |
| 3. | N 89°13'14" E | 55.16' |
| 4. | S 89°05'37" W | 5.34' |
| 5. | S 89°04'00" W | 40.00' |
| 6. | S 00°56'00" E | 153.61' |
| 7. | N 89°04'00" E | 40.00' |
| 8. | S 47°34'12" W | 20.00' |
| 9. | N 50°04'12" E | 20.00' |
| 10. | S 57°56'48" E | 28.74' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|---|
| 1. | 09°46'28" | 5006.10' | 854.03' | 852.99' | N38°29'11"W |
| 2. | 33°08'42" | 1011.00' | 584.86' | 576.73' | N18°02'03"W |
| 3. | 00°32'02" | 11409.29' | 116.29' | 116.29' | S42°43'19"E |
| 4. | 02°30'00" | 11389.16' | 496.95' | 496.91' | S41°10'48"E |
| 5. | 27°48'07" | 600.00' | 291.14' | 288.29' | S53°10'25"E |
| 6. | 22°07'31" | 868.81' | 335.50' | 333.42' | S70°36'25"E |
| 7. | 34°48'52" | 1152.00' | 699.98' | 689.27' | S18°52'08"E |
| 8. | 12°47'29" | 5105.59' | 1139.83' | 1137.46' | S38°03'31"E |

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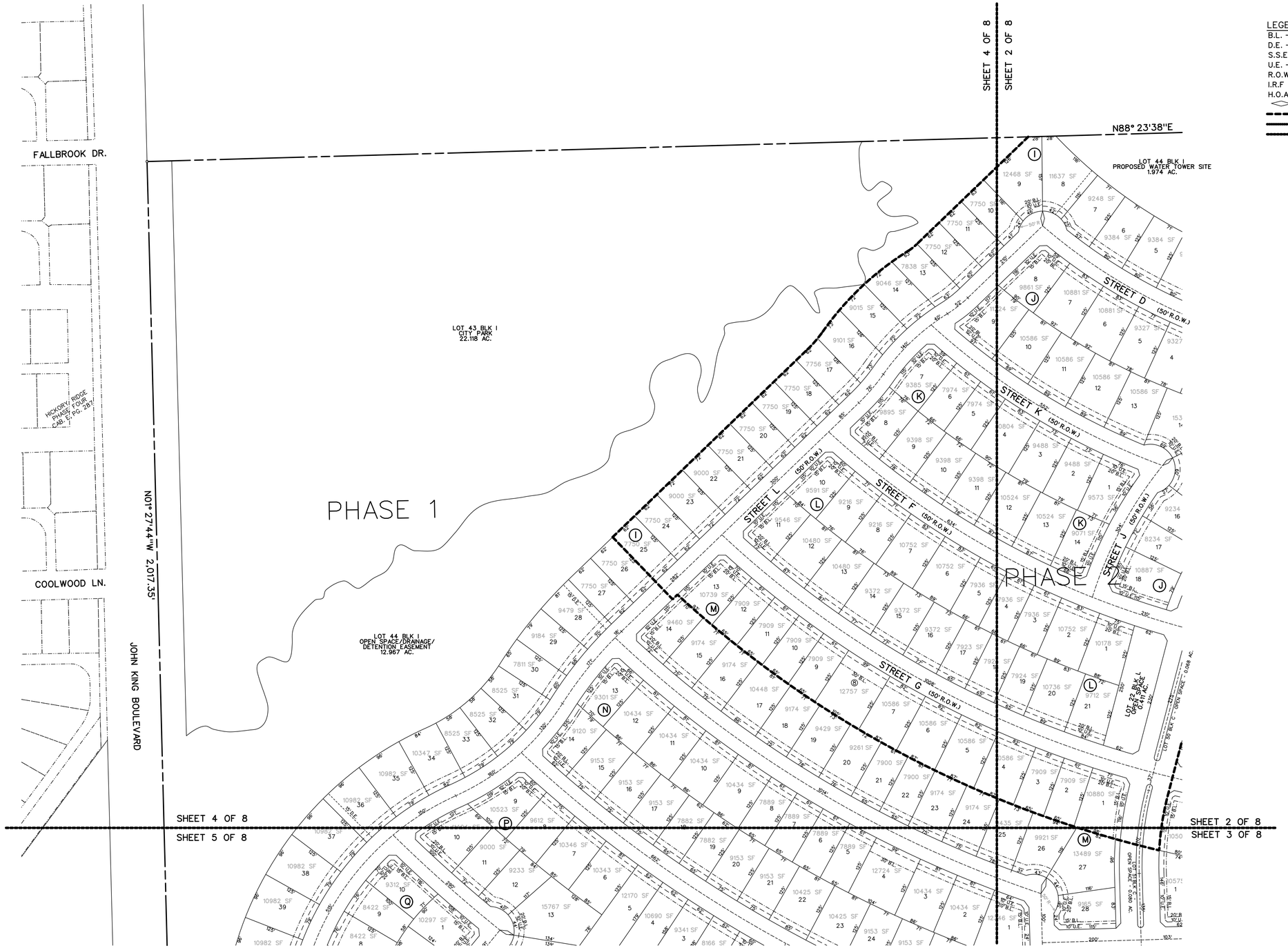
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N

0 50 100 200
SCALE: 1" = 100'

PRELIMINARY PLAT
OF
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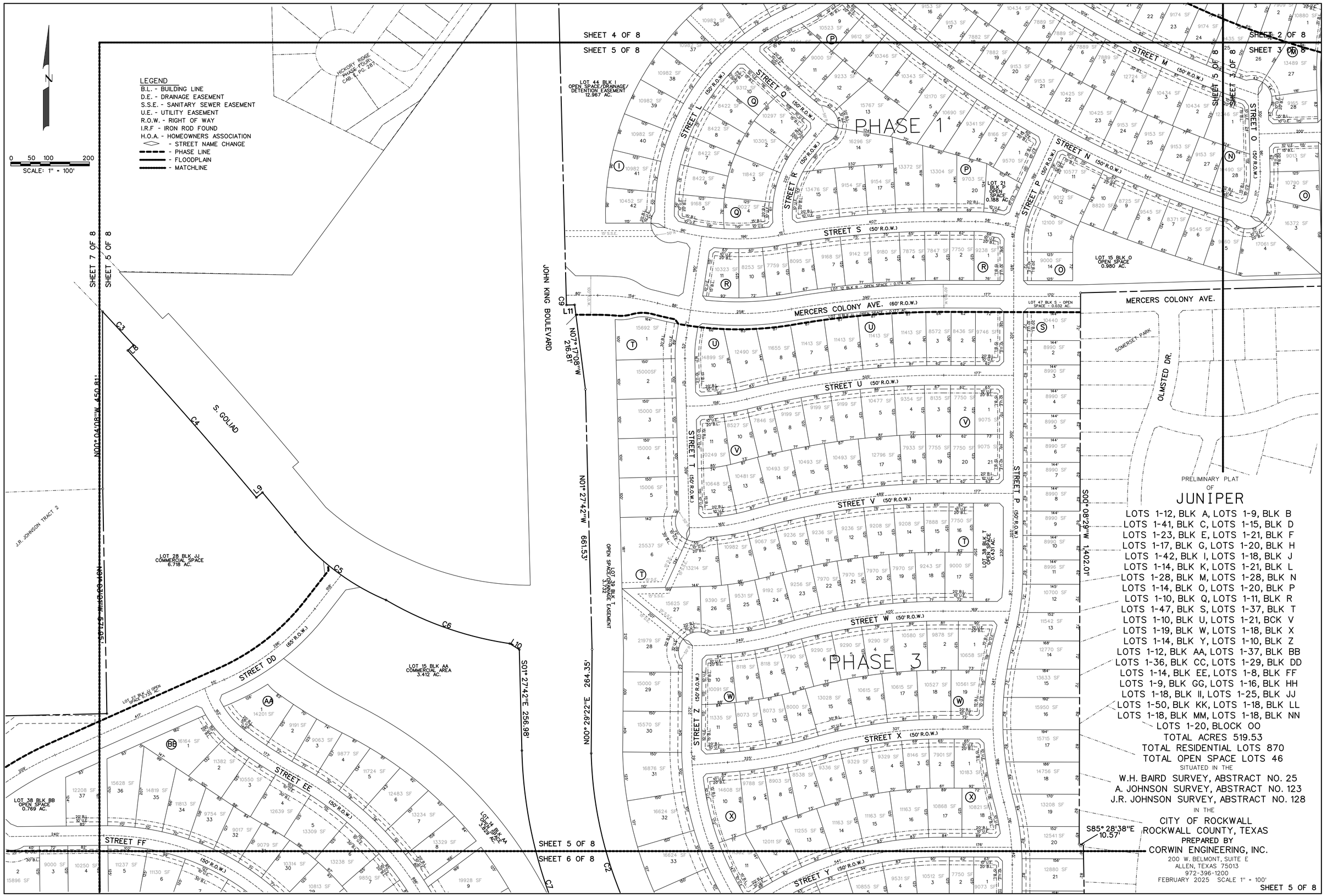
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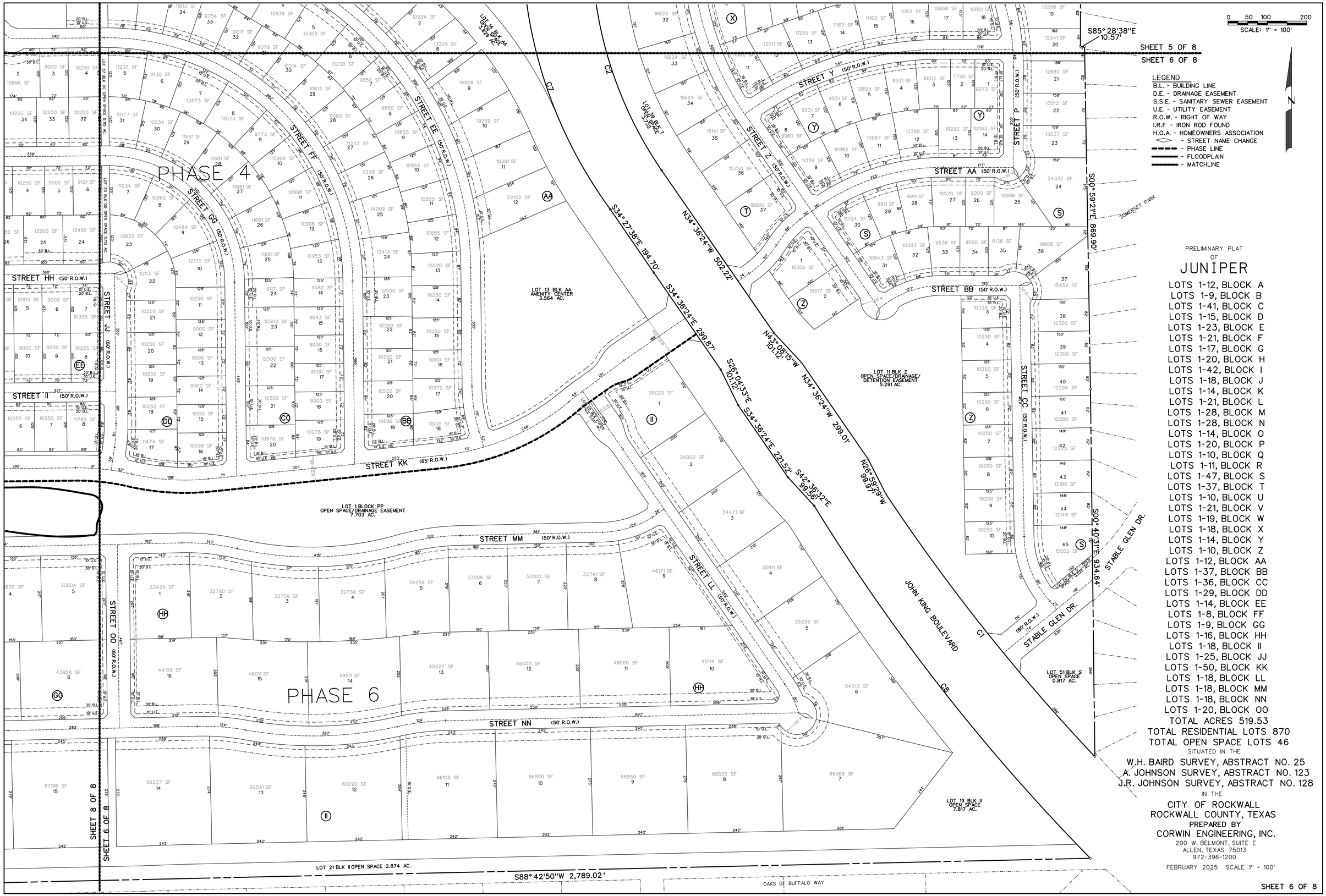
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- MATCHLINE
0 50 100 200
SCALE: 1" = 100'
N
HICKORY RIDGE PHASE FOUR CAB. E, PG. 287
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
JOHN KING BOULEVARD
N00°49'40"W 450.81'
N07°17'08"W 216.81'
N01°27'42"W 661.53'
S01°27'42"E 256.98'
S01°27'42"E 1,322.62'
S00°08'29"W 1,402.01'
S85°28'38"E 10.57'
J.R. JOHNSON TRACT 2
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 44 BLK I OPEN SPACE/DRAINAGE/ DETENTION EASEMENT 12.967 AC.
LOT 38 BLK T OPEN SPACE/DRAINAGE EASEMENT 3.732
LOT 38 BLK T OPEN SPACE 0.431 AC.
LOT 21 BLK P OPEN SPACE 0.158 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 47 BLK S - OPEN SPACE - 0.033 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 27 BLK W OPEN SPACE 0.139 AC.
LOT 14 BLK AA OPEN SPACE 0.269 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
PHASE 1
PHASE 3
STREET L (50' R.O.W.)
STREET M (50' R.O.W.)
STREET N (50' R.O.W.)
STREET O (50' R.O.W.)
STREET P (50' R.O.W.)
STREET Q (50' R.O.W.)
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STREET S (50' R.O.W.)
STREET T (50' R.O.W.)
STREET U (50' R.O.W.)
STREET V (50' R.O.W.)
STREET W (50' R.O.W.)
STREET X (50' R.O.W.)
STREET Y (50' R.O.W.)
STREET Z (50' R.O.W.)
STREET DD (65' R.O.W.)
STREET EE (50' R.O.W.)
STREET FF (50' R.O.W.)
MERCERS COLONY AVE. (60' R.O.W.)
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10
L9 L10 L11
PRELIMINARY PLAT
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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'
SHEET 5 OF 8




LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - PHASE LINE
——— - FLOODPLAIN
——— - MATCHLINE

PRELIMINARY PLAT
OF
# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
LOTS 1-14, BLOCK EE
LOTS 1-8, BLOCK FF
LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
LOTS 1-18, BLOCK II
LOTS 1-25, BLOCK JJ
LOTS 1-50, BLOCK KK
LOTS 1-18, BLOCK LL
LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO
TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS


PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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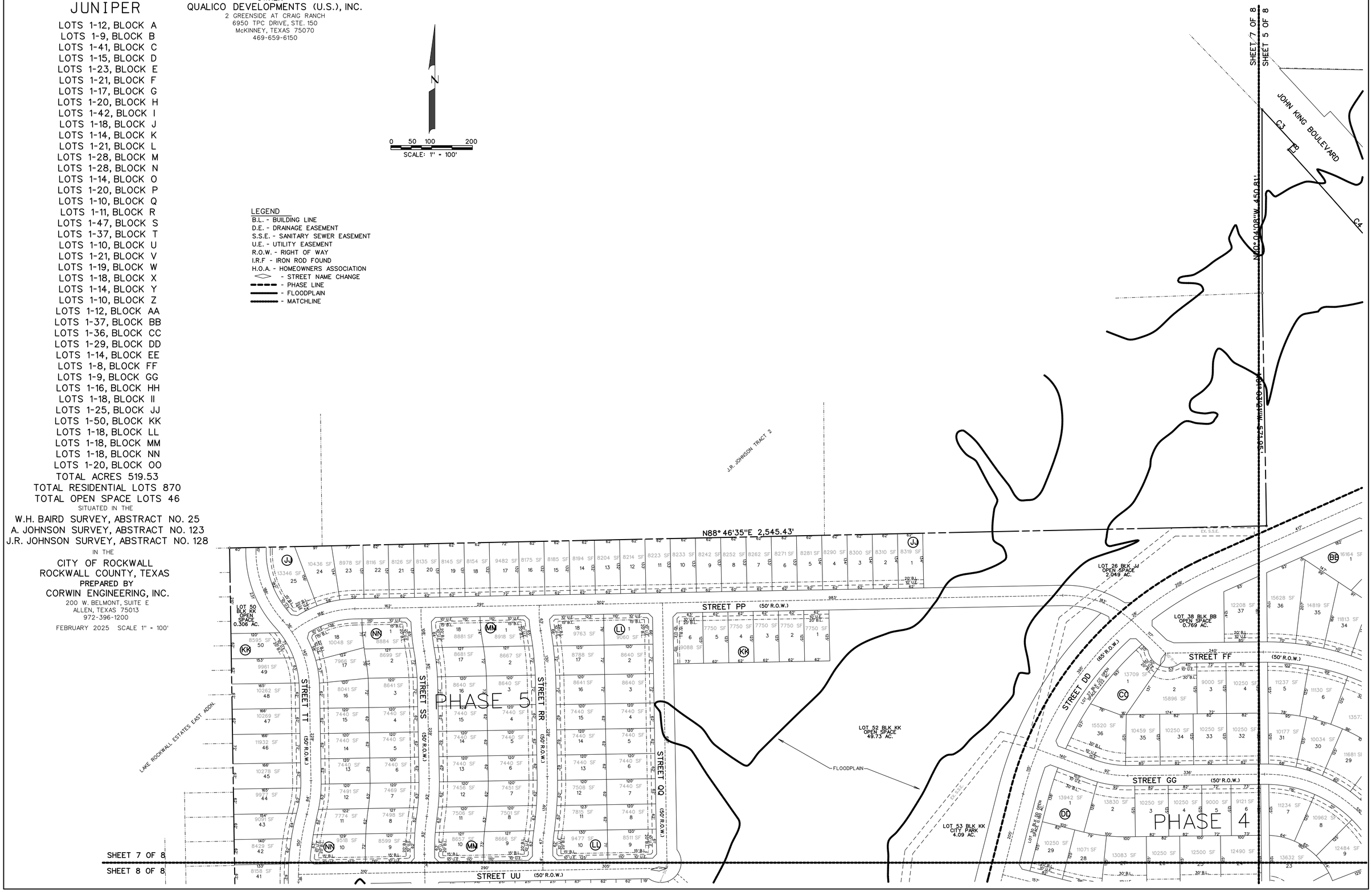
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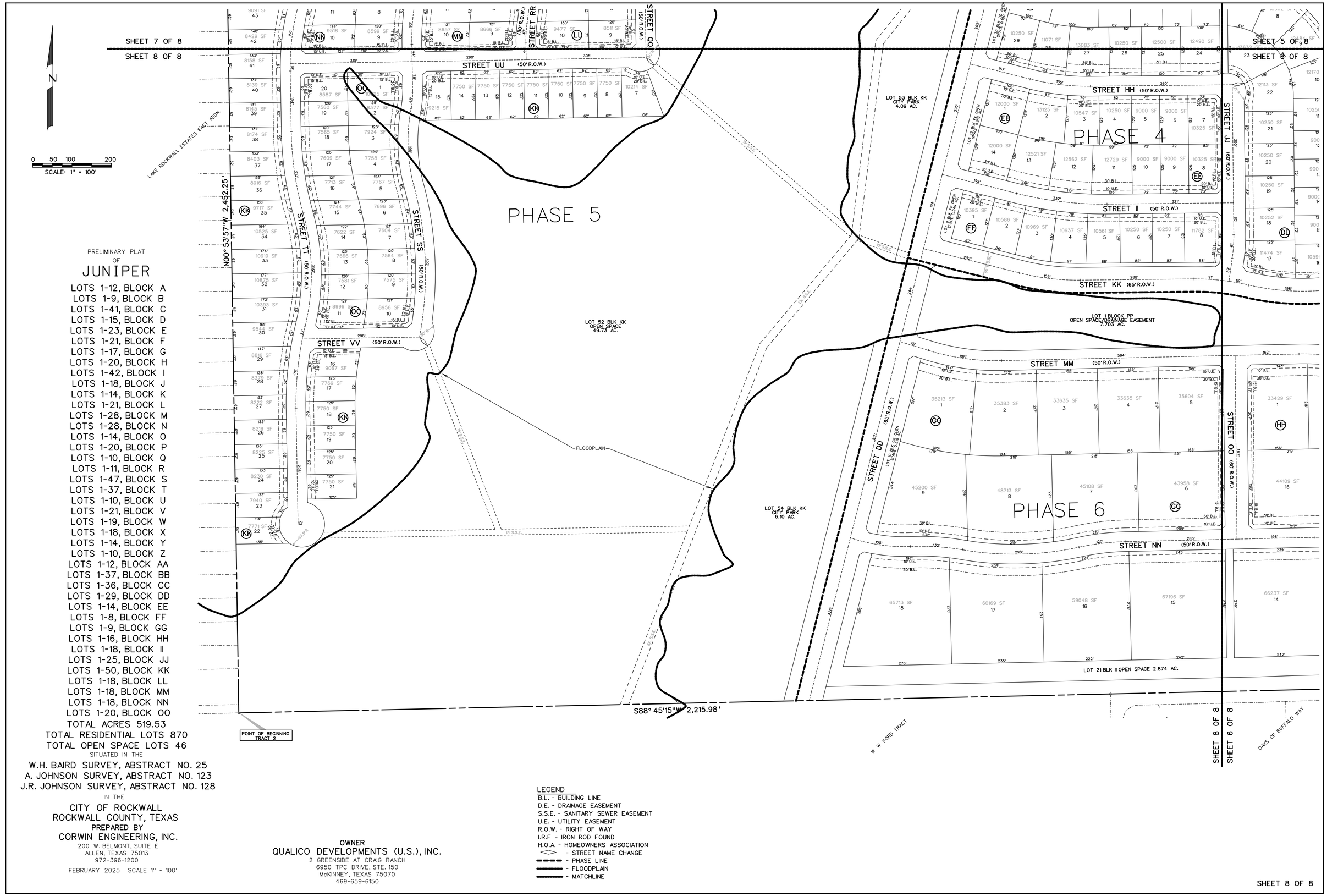
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

N

0 50 100 200
SCALE: 1" = 100'

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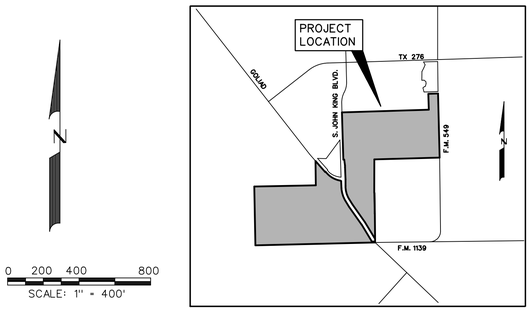
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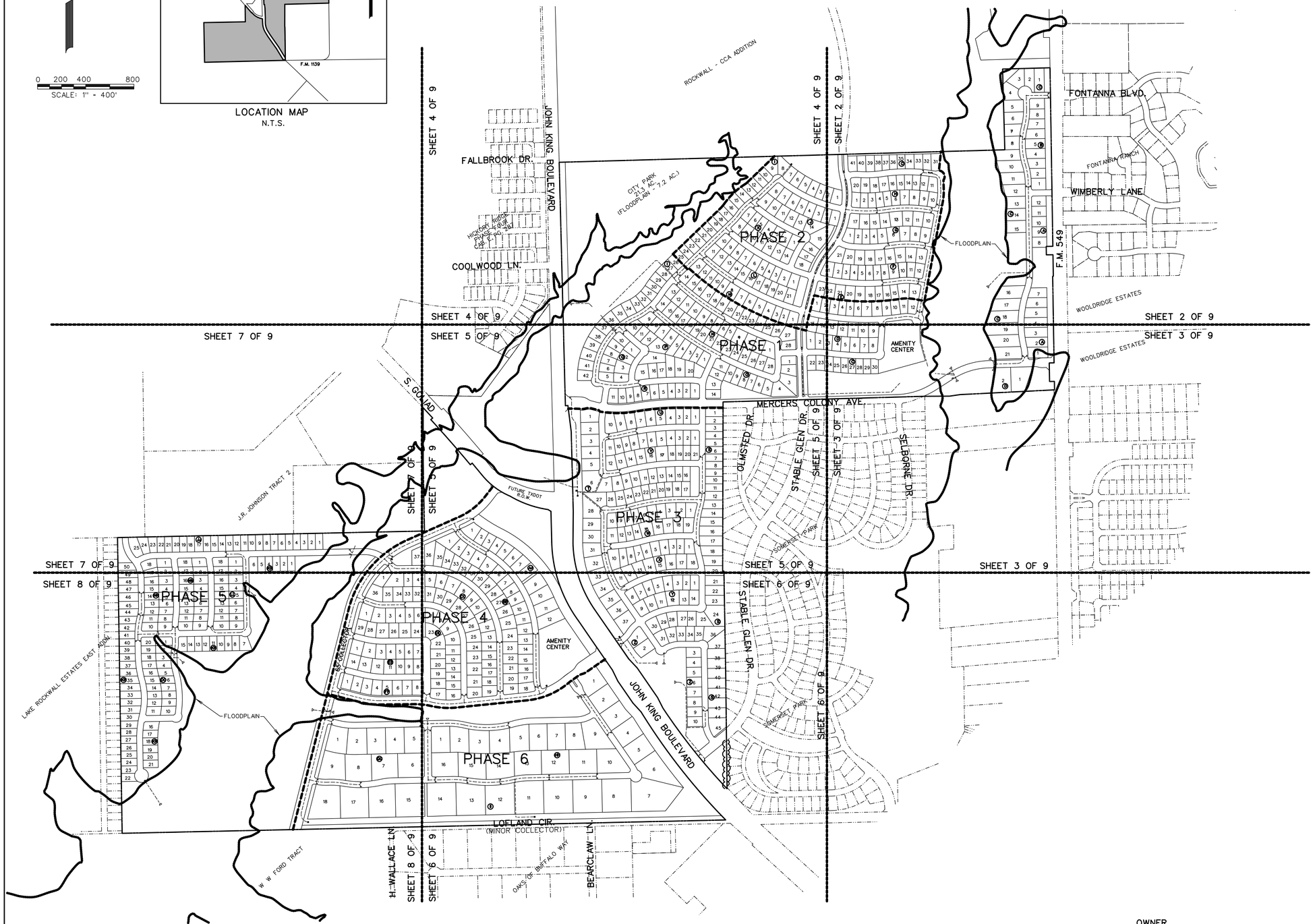
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LOCATION MAP
N.T.S.




## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. | Q)
- PHASE LINE
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PRELIMINARY DRAINAGE AREA MAP
OF

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SHEET 4 OF 9
SHEET 2 OF 9
SHEET 3 OF 9




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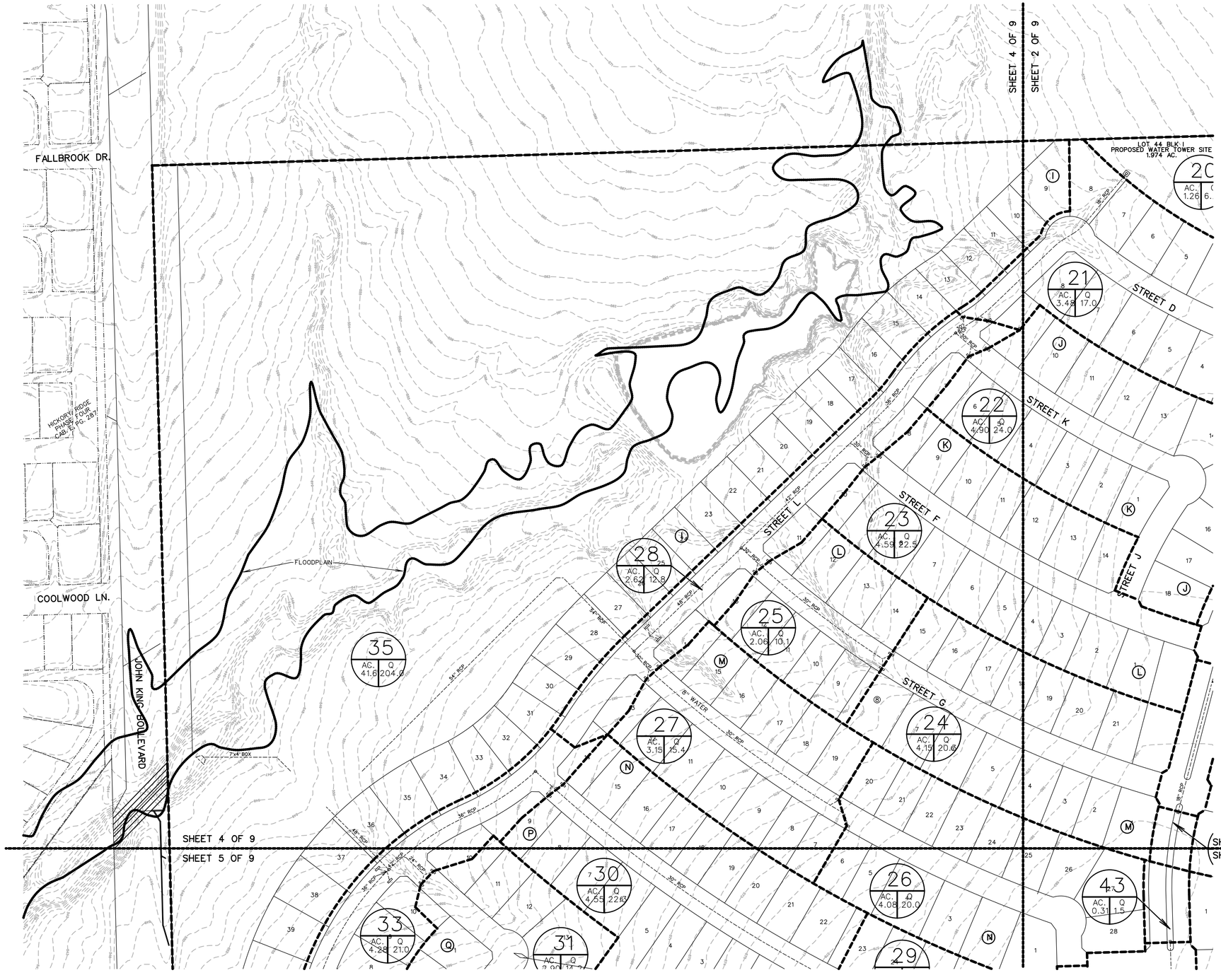
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- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
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SCALE: 1" = 100'

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OF

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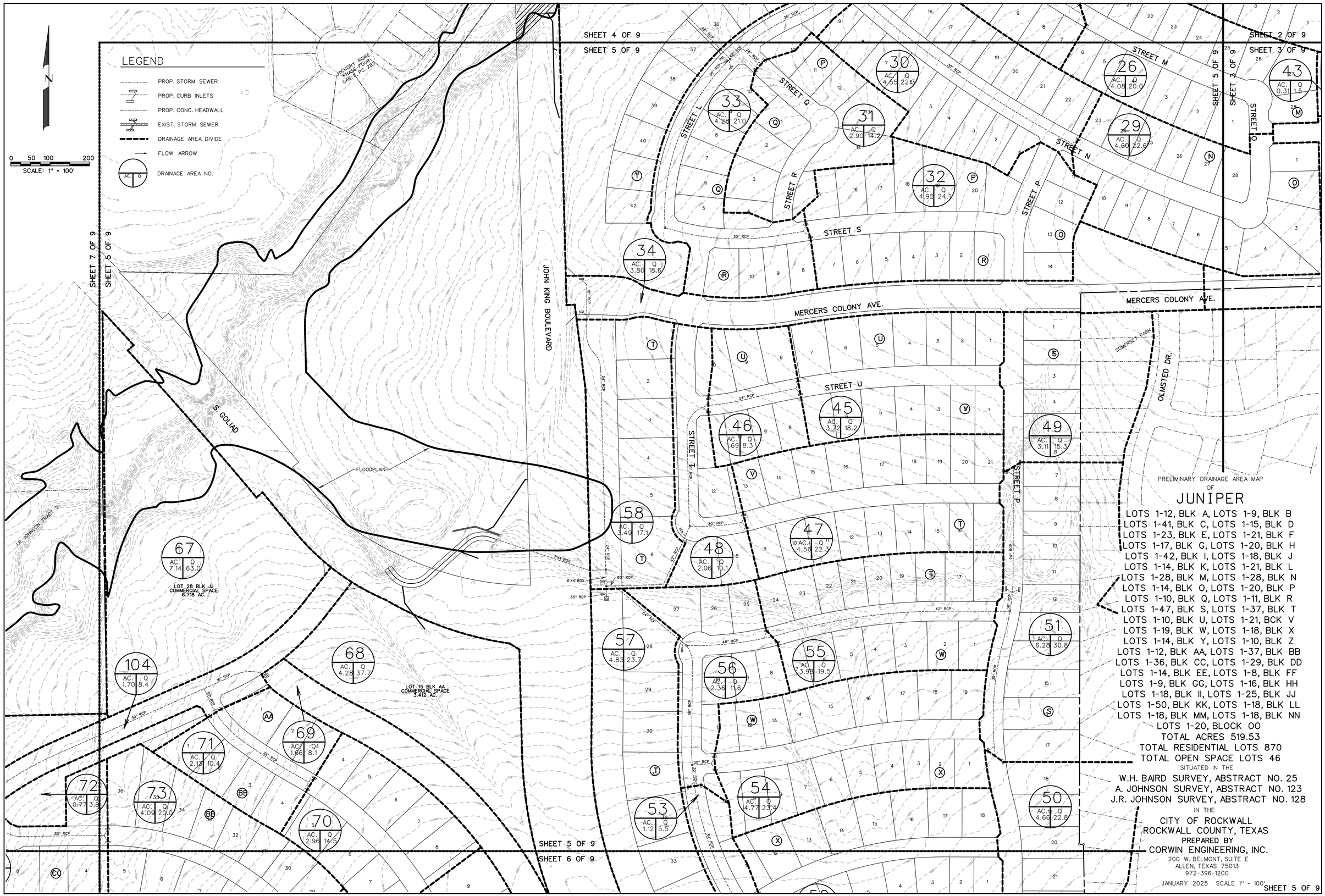
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DRAINAGE AREA DIVIDE
FLOW ARROW
DRAINAGE AREA NO.
AC. Q
N
0 50 100 200
SCALE: 1" = 100'
SHEET 4 OF 9
SHEET 5 OF 9
SHEET 2 OF 9
SHEET 3 OF 9
SHEET 7 OF 9
SHEET 5 OF 9
SHEET 5 OF 9
SHEET 6 OF 9
HICKORY RIDGE PHASE FOUR CAB. E PG. 287
JOHN KING BOULEVARD
S. GOLIAD
FLOODPLAIN
J.R. JOHNSON TRACT 7
STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S
STREET T
STREET U
MERCERS COLONY AVE.
SOMERSET PARK
OLMSTED DR.
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL SPACE 3.412 AC.
26 AC. 4.08 Q 20.0
29 AC. 4.60 Q 22.6
30 AC. 4.55 Q 22.8
31 AC. 2.90 Q 14.2
32 AC. 4.92 Q 24.1
33 AC. 4.28 Q 21.0
34 AC. 3.80 Q 18.6
43 AC. 0.31 Q 1.5
45 AC. 3.72 Q 18.2
46 AC. 1.69 Q 8.3
47 AC. 4.56 Q 22.3
48 AC. 2.06 Q 10.1
49 AC. 3.11 Q 15.3
50 AC. 4.66 Q 22.8
51 AC. 6.28 Q 30.8
53 AC. 1.12 Q 5.5
54 AC. 4.77 Q 23.4
55 AC. 3.98 Q 19.5
56 AC. 2.36 Q 11.6
57 AC. 4.83 Q 23.7
58 AC. 3.49 Q 17.1
67 AC. 7.14 Q 63.0
68 AC. 4.28 Q 37.7
69 AC. 1.66 Q 8.1
70 AC. 2.96 Q 14.5
71 AC. 2.13 Q 10.4
72 AC. 0.77 Q 3.8
73 AC. 4.09 Q 20.0
104 AC. 1.70 Q 8.4
42" RCP
36" RCP
30" RCP
24" RCP
7'X4' BOX
6'X4' BOX
PRELIMINARY DRAINAGE AREA MAP
OF
JUNIPER
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SHEET 5 OF 9

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SHEET 6 OF 9

SHEET 6 OF 9

SHEET 8 OF 9

0 50 100 200

SCALE: 1" = 100'

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LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO

TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2025 SCALE 1" = 100'

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
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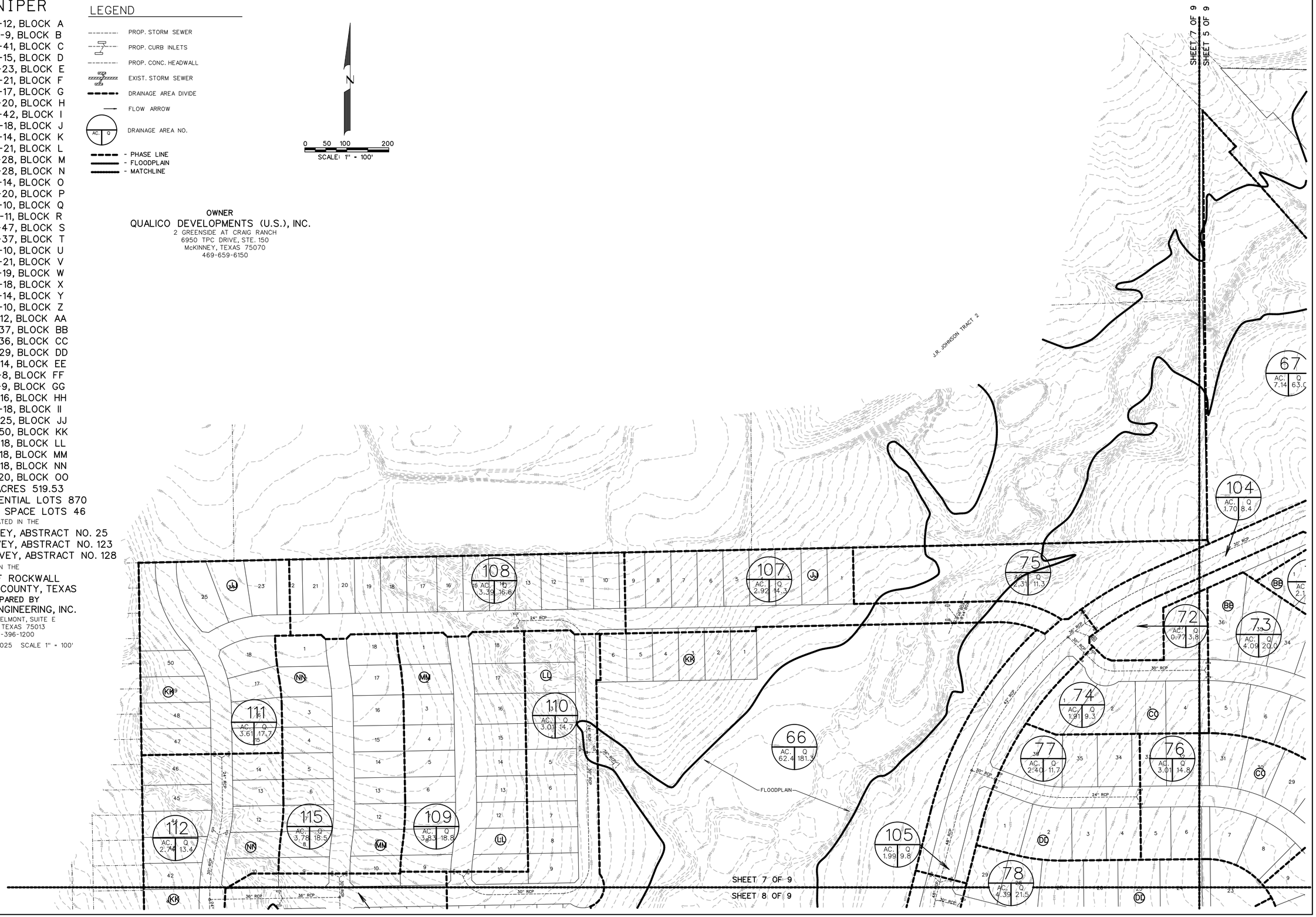
## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150



SHEET 7 OF 9

SHEET 8 OF 9

SHEET 5 OF 9

SHEET 6 OF 9

## LEGEND

- PROP. STORM SEWER
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IN THE

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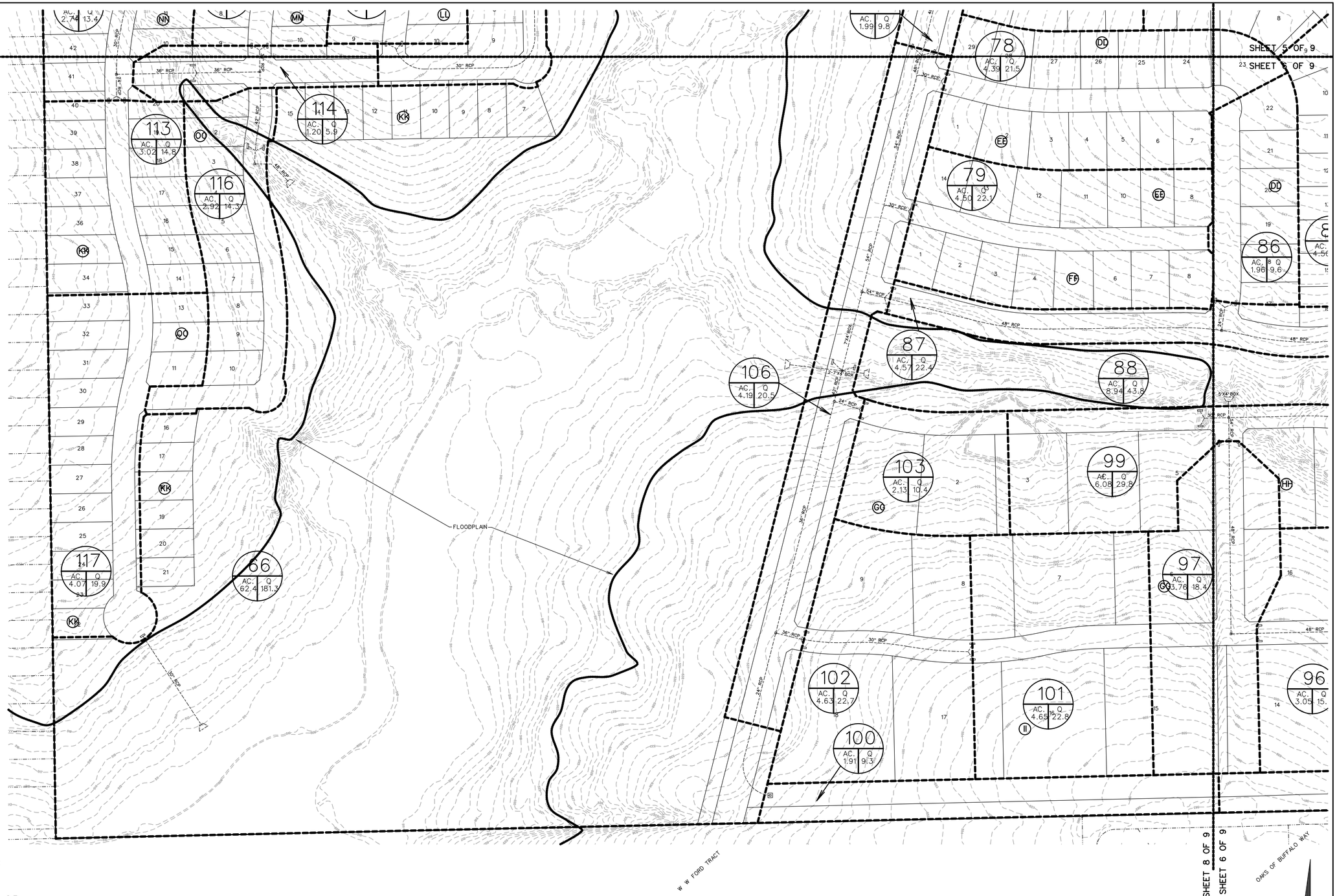
PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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JANUARY 2025 SCALE 1" = 100'

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150



## PROPOSED RUNOFF COMPUTATIONS

| Area | Area | Area | Runoff | | Tc | I(100) | Q(100) |
|---|---|---|---|---|---|---|---|
| # | (sf) | (acres) | Coefficient | CA | (min) | (in/hr) | (cfs) |
| 1 | 85314 | 1.96 | 0.50 | 0.98 | 10 | 9.80 | 9.6 |
| 2 | 138886 | 3.19 | 0.50 | 1.59 | 10 | 9.80 | 15.6 |
| 3 | 108832 | 2.50 | 0.50 | 1.25 | 10 | 9.80 | 12.2 |
| 4 | 258570 | 5.94 | 0.50 | 2.97 | 10 | 9.80 | 29.1 |
| 5 | 88456 | 2.03 | 0.50 | 1.02 | 10 | 9.80 | 10.0 |
| 6 | 134955 | 3.10 | 0.50 | 1.55 | 10 | 9.80 | 15.2 |
| 7 | 189377 | 4.35 | 0.50 | 2.17 | 10 | 9.80 | 21.3 |
| 8 | 64087 | 1.47 | 0.50 | 0.74 | 10 | 9.80 | 7.2 |
| 9 | 136781 | 3.14 | 0.50 | 1.57 | 10 | 9.80 | 15.4 |
| 10 | 119703 | 2.75 | 0.50 | 1.37 | 10 | 9.80 | 13.5 |
| 11 | 96747 | 2.22 | 0.50 | 1.11 | 10 | 9.80 | 10.9 |
| 12 | 156501 | 3.59 | 0.50 | 1.80 | 10 | 9.80 | 17.6 |
| 13 | 90168 | 2.07 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 14 | 128056 | 2.94 | 0.50 | 1.47 | 10 | 9.80 | 14.4 |
| 15 | 303346 | 6.96 | 0.50 | 3.48 | 10 | 9.80 | 34.1 |
| 16 | 284100 | 6.52 | 0.50 | 3.26 | 10 | 9.80 | 32.0 |
| 17 | 1325906 | 30.44 | 0.50 | 15.22 | 10 | 9.80 | 149.1 |
| 18 | 38440 | 0.88 | 0.50 | 0.44 | 10 | 9.80 | 4.3 |
| 19 | 92815 | 2.13 | 0.50 | 1.07 | 10 | 9.80 | 10.4 |
| 20 | 54871 | 1.26 | 0.50 | 0.63 | 10 | 9.80 | 6.2 |
| 21 | 151541 | 3.48 | 0.50 | 1.74 | 10 | 9.80 | 17.0 |
| 22 | 213647 | 4.90 | 0.50 | 2.45 | 10 | 9.80 | 24.0 |
| 23 | 199806 | 4.59 | 0.50 | 2.29 | 10 | 9.80 | 22.5 |
| 24 | 180838 | 4.15 | 0.50 | 2.08 | 10 | 9.80 | 20.3 |
| 25 | 89535 | 2.06 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 26 | 177814 | 4.08 | 0.50 | 2.04 | 10 | 9.80 | 20.0 |
| 27 | 137306 | 3.15 | 0.50 | 1.58 | 10 | 9.80 | 15.4 |
| 28 | 113979 | 2.62 | 0.50 | 1.31 | 10 | 9.80 | 12.8 |
| 29 | 200547 | 4.60 | 0.50 | 2.30 | 10 | 9.80 | 22.6 |
| 30 | 198029 | 4.55 | 0.50 | 2.27 | 10 | 9.80 | 22.3 |
| 31 | 126496 | 2.90 | 0.50 | 1.45 | 10 | 9.80 | 14.2 |
| 32 | 214284 | 4.92 | 0.50 | 2.46 | 10 | 9.80 | 24.1 |
| 33 | 186648 | 4.28 | 0.50 | 2.14 | 10 | 9.80 | 21.0 |
| 34 | 165583 | 3.80 | 0.50 | 1.90 | 10 | 9.80 | 18.6 |
| 35 | 1813103 | 41.62 | 0.50 | 20.81 | 10 | 9.80 | 204.0 |
| 36 | 8795 | 0.20 | 0.50 | 0.10 | 10 | 9.80 | 1.0 |
| 37 | 25145 | 0.58 | 0.50 | 0.29 | 10 | 9.80 | 2.8 |
| 38 | 35552 | 0.82 | 0.50 | 0.41 | 10 | 9.80 | 4.0 |
| 39 | 31761 | 0.73 | 0.50 | 0.36 | 10 | 9.80 | 3.6 |
| 40 | 26544 | 0.61 | 0.50 | 0.30 | 10 | 9.80 | 3.0 |
| 41 | 44712 | 1.03 | 0.50 | 0.51 | 10 | 9.80 | 5.0 |
| 42 | 110289 | 2.53 | 0.50 | 1.27 | 10 | 9.80 | 12.4 |
| 43 | 13683 | 0.31 | 0.50 | 0.16 | 10 | 9.80 | 1.5 |
| 44 | 43688 | 1.00 | 0.50 | 0.50 | 10 | 9.80 | 4.9 |
| 45 | 161985 | 3.72 | 0.50 | 1.86 | 10 | 9.80 | 18.2 |
| 46 | 73830 | 1.69 | 0.50 | 0.85 | 10 | 9.80 | 8.3 |
| 47 | 198460 | 4.56 | 0.50 | 2.28 | 10 | 9.80 | 22.3 |
| 48 | 89717 | 2.06 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 49 | 135657 | 3.11 | 0.50 | 1.56 | 10 | 9.80 | 15.3 |
| 50 | 203111 | 4.66 | 0.50 | 2.33 | 10 | 9.80 | 22.8 |
| 51 | 273542 | 6.28 | 0.50 | 3.14 | 10 | 9.80 | 30.8 |
| 52 | 187013 | 4.29 | 0.50 | 2.15 | 10 | 9.80 | 21.0 |
| 53 | 48725 | 1.12 | 0.50 | 0.56 | 10 | 9.80 | 5.5 |
| 54 | 207871 | 4.77 | 0.50 | 2.39 | 10 | 9.80 | 23.4 |
| 55 | 173460 | 3.98 | 0.50 | 1.99 | 10 | 9.80 | 19.5 |
| 56 | 102914 | 2.36 | 0.50 | 1.18 | 10 | 9.80 | 11.6 |
| 57 | 210331 | 4.83 | 0.50 | 2.41 | 10 | 9.80 | 23.7 |
| 58 | 151981 | 3.49 | 0.50 | 1.74 | 10 | 9.80 | 17.1 |

## PROPOSED RUNOFF COMPUTATIONS

| Area | Area | Area | Runoff | | Tc | I(100) | Q(100) |
|---|---|---|---|---|---|---|---|
| # | (sf) | (acres) | Coefficient | CA | (min) | (in/hr) | (cfs) |
| 59 | 52630 | 1.21 | 0.50 | 0.60 | 10 | 9.80 | 5.9 |
| 60 | 178482 | 4.10 | 0.50 | 2.05 | 10 | 9.80 | 20.1 |
| 61 | 104664 | 2.40 | 0.50 | 1.20 | 10 | 9.80 | 11.8 |
| 62 | 279359 | 6.41 | 0.50 | 3.21 | 10 | 9.80 | 31.4 |
| 63 | 23748 | 0.55 | 0.50 | 0.27 | 10 | 9.80 | 2.7 |
| 64 | 335074 | 7.69 | 0.50 | 3.85 | 10 | 9.80 | 37.7 |
| 65 | 35508 | 0.82 | 0.50 | 0.41 | 10 | 9.80 | 4.0 |
| 66 | 2718894 | 62.42 | 0.35 | 21.85 | 20 | 8.30 | 181.3 |
| 67 | 310988 | 7.14 | 0.90 | 6.43 | 10 | 9.80 | 63.0 |
| 68 | 186276 | 4.28 | 0.90 | 3.85 | 10 | 9.80 | 37.7 |
| 69 | 72170 | 1.66 | 0.50 | 0.83 | 10 | 9.80 | 8.1 |
| 70 | 129140 | 2.96 | 0.50 | 1.48 | 10 | 9.80 | 14.5 |
| 71 | 92626 | 2.13 | 0.50 | 1.06 | 10 | 9.80 | 10.4 |
| 72 | 33743 | 0.77 | 0.50 | 0.39 | 10 | 9.80 | 3.8 |
| 73 | 178004 | 4.09 | 0.50 | 2.04 | 10 | 9.80 | 20.0 |
| 74 | 83077 | 1.91 | 0.50 | 0.95 | 10 | 9.80 | 9.3 |
| 75 | 100716 | 2.31 | 0.50 | 1.16 | 10 | 9.80 | 11.3 |
| 76 | 131246 | 3.01 | 0.50 | 1.51 | 10 | 9.80 | 14.8 |
| 77 | 104371 | 2.40 | 0.50 | 1.20 | 10 | 9.80 | 11.7 |
| 78 | 191136 | 4.39 | 0.50 | 2.19 | 10 | 9.80 | 21.5 |
| 79 | 196038 | 4.50 | 0.50 | 2.25 | 10 | 9.80 | 22.1 |
| 80 | 147607 | 3.39 | 0.50 | 1.69 | 10 | 9.80 | 16.6 |
| 81 | 78387 | 1.80 | 0.50 | 0.90 | 10 | 9.80 | 8.8 |
| 82 | 205032 | 4.71 | 0.50 | 2.35 | 10 | 9.80 | 23.1 |
| 83 | 125689 | 2.89 | 0.50 | 1.44 | 10 | 9.80 | 14.1 |
| 84 | 122098 | 2.80 | 0.50 | 1.40 | 10 | 9.80 | 13.7 |
| 85 | 195989 | 4.50 | 0.50 | 2.25 | 10 | 9.80 | 22.0 |
| 86 | 85496 | 1.96 | 0.50 | 0.98 | 10 | 9.80 | 9.6 |
| 87 | 198909 | 4.57 | 0.50 | 2.28 | 10 | 9.80 | 22.4 |
| 88 | 389550 | 8.94 | 0.50 | 4.47 | 10 | 9.80 | 43.8 |
| 89 | 208737 | 4.79 | 0.50 | 2.40 | 10 | 9.80 | 23.5 |
| 90 | 184591 | 4.24 | 0.50 | 2.12 | 10 | 9.80 | 20.8 |
| 91 | 208787 | 4.79 | 0.50 | 2.40 | 10 | 9.80 | 23.5 |
| 92 | 209425 | 4.81 | 0.50 | 2.40 | 10 | 9.80 | 23.6 |
| 93 | 163828 | 3.76 | 0.50 | 1.88 | 10 | 9.80 | 18.4 |
| 94 | 210028 | 4.82 | 0.50 | 2.41 | 10 | 9.80 | 23.6 |
| 95 | 140600 | 3.23 | 0.50 | 1.61 | 10 | 9.80 | 15.8 |
| 96 | 132969 | 3.05 | 0.50 | 1.53 | 10 | 9.80 | 15.0 |
| 97 | 163804 | 3.76 | 0.50 | 1.88 | 10 | 9.80 | 18.4 |
| 98 | 207148 | 4.76 | 0.50 | 2.38 | 10 | 9.80 | 23.3 |
| 99 | 265023 | 6.08 | 0.50 | 3.04 | 10 | 9.80 | 29.8 |
| 100 | 83067 | 1.91 | 0.50 | 0.95 | 10 | 9.80 | 9.3 |
| 101 | 202504 | 4.65 | 0.50 | 2.32 | 10 | 9.80 | 22.8 |
| 102 | 201878 | 4.63 | 0.50 | 2.32 | 10 | 9.80 | 22.7 |
| 103 | 92646 | 2.13 | 0.50 | 1.06 | 10 | 9.80 | 10.4 |
| 104 | 74261 | 1.70 | 0.50 | 0.85 | 10 | 9.80 | 8.4 |
| 105 | 86720 | 1.99 | 0.50 | 1.00 | 10 | 9.80 | 9.8 |
| 106 | 182305 | 4.19 | 0.50 | 2.09 | 10 | 9.80 | 20.5 |
| 107 | 127297 | 2.92 | 0.50 | 1.46 | 10 | 9.80 | 14.3 |
| 108 | 147671 | 3.39 | 0.50 | 1.70 | 10 | 9.80 | 16.6 |
| 109 | 166774 | 3.83 | 0.50 | 1.91 | 10 | 9.80 | 18.8 |
| 110 | 131078 | 3.01 | 0.50 | 1.50 | 10 | 9.80 | 14.7 |
| 111 | 157035 | 3.61 | 0.50 | 1.80 | 10 | 9.80 | 17.7 |
| 112 | 119308 | 2.74 | 0.50 | 1.37 | 10 | 9.80 | 13.4 |
| 113 | 131615 | 3.02 | 0.50 | 1.51 | 10 | 9.80 | 14.8 |
| 114 | 52434 | 1.20 | 0.50 | 0.60 | 10 | 9.80 | 5.9 |
| 115 | 164786 | 3.78 | 0.50 | 1.89 | 10 | 9.80 | 18.5 |
| 116 | 127035 | 2.92 | 0.50 | 1.46 | 10 | 9.80 | 14.3 |
| 117 | 177310 | 4.07 | 0.50 | 2.04 | 10 | 9.80 | 19.9 |

PRELIMINARY DRAINAGE AREA MAP
CALCULATIONS
OF

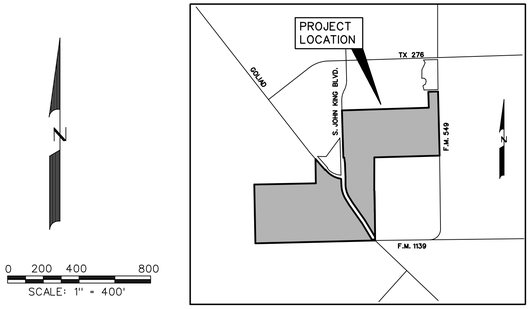
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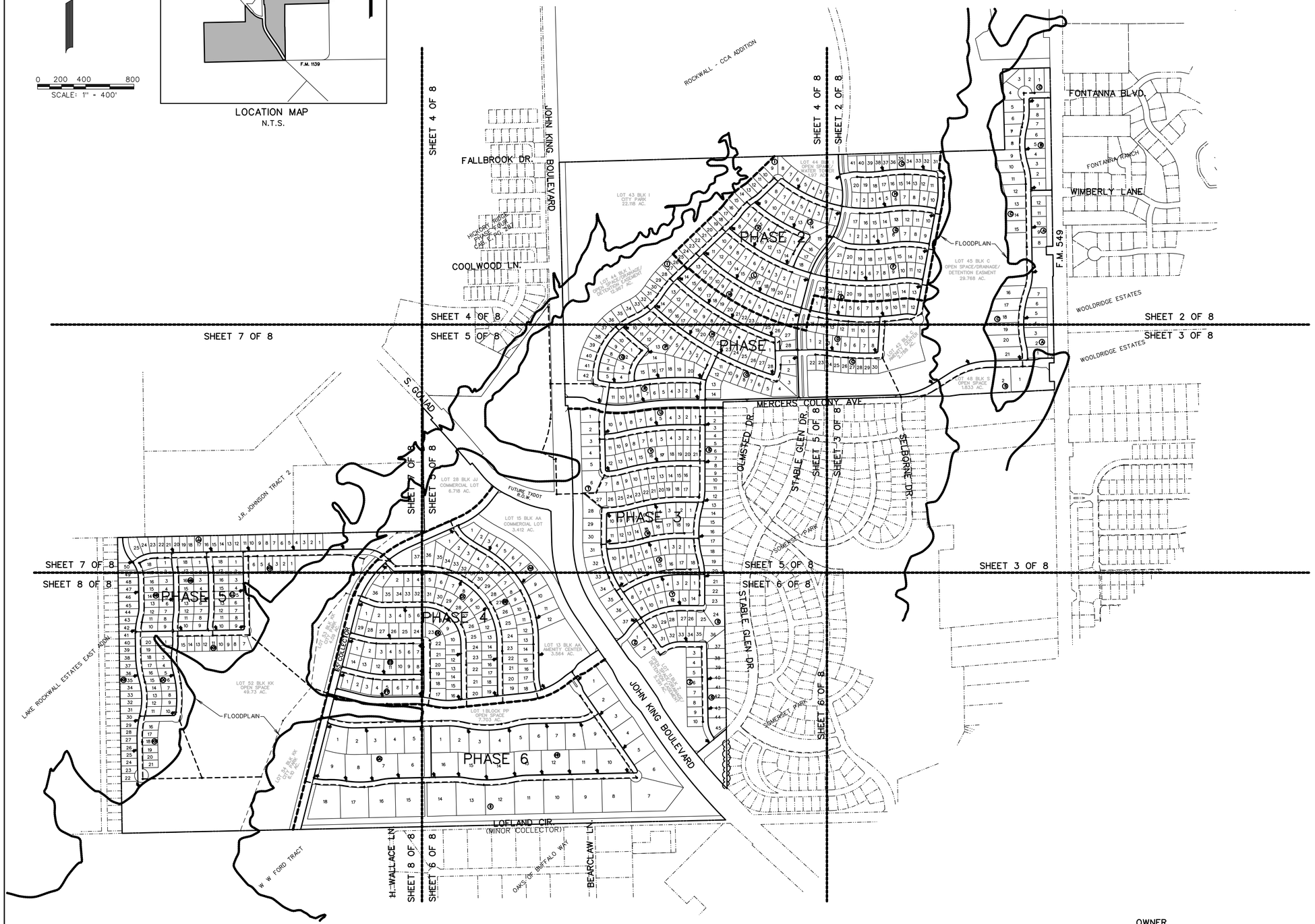
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OWNER
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2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150




LOCATION MAP
N.T.S.




LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- PHASE LINE
- FLOODPLAIN
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PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

# JUNIPER

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FEBRUARY 2025 SCALE 1" = 400'

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McKINNEY, TEXAS 75070
469-659-6150

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

SHEET 4 OF 8

SHEET 2 OF 8

ROCKWALL - CCA ADDITION

STABLE GLEN DR. (60' R.O.W.)

PHASE 2

STREET C (50' R.O.W.)

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET L

STABLE GLEN DRIVE (80' R.O.W.)

LOT 14 BLK J OPEN SPACE 0.581 AC.

LOT 50 BLK C OPEN SPACE 0.066 AC.

LOT 22 BLK L OPEN SPACE 0.41 AC.

LOT 44 BLK C OPEN SPACE 0.004 AC.

LOT 43 BLK C OPEN SPACE 0.213 AC.

FONTANNA BLVD.

LOT 16 BLK B OPEN SPACE 0.699 AC.

WIMBERLY LANE

LOT 13 BLK A OPEN SPACE 0.388 AC.

LOT 14 BLK A OPEN SPACE 1.914 AC.

STREET A

STREET B (50' R.O.W.)

FLOODPLAIN

PHASE 1

EX. WATER

FONTANNA RANCH

F.M. 549

WOOLDRIDGE ESTATES

0 50 100 200

SCALE: 1" = 100'

PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
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TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

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ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
SHEET 3 OF 8




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- **FLOODPLAIN**
- **MATCHLINE**

PRELIMINARY WATER AND SANITARY SEWER PLAN
OF

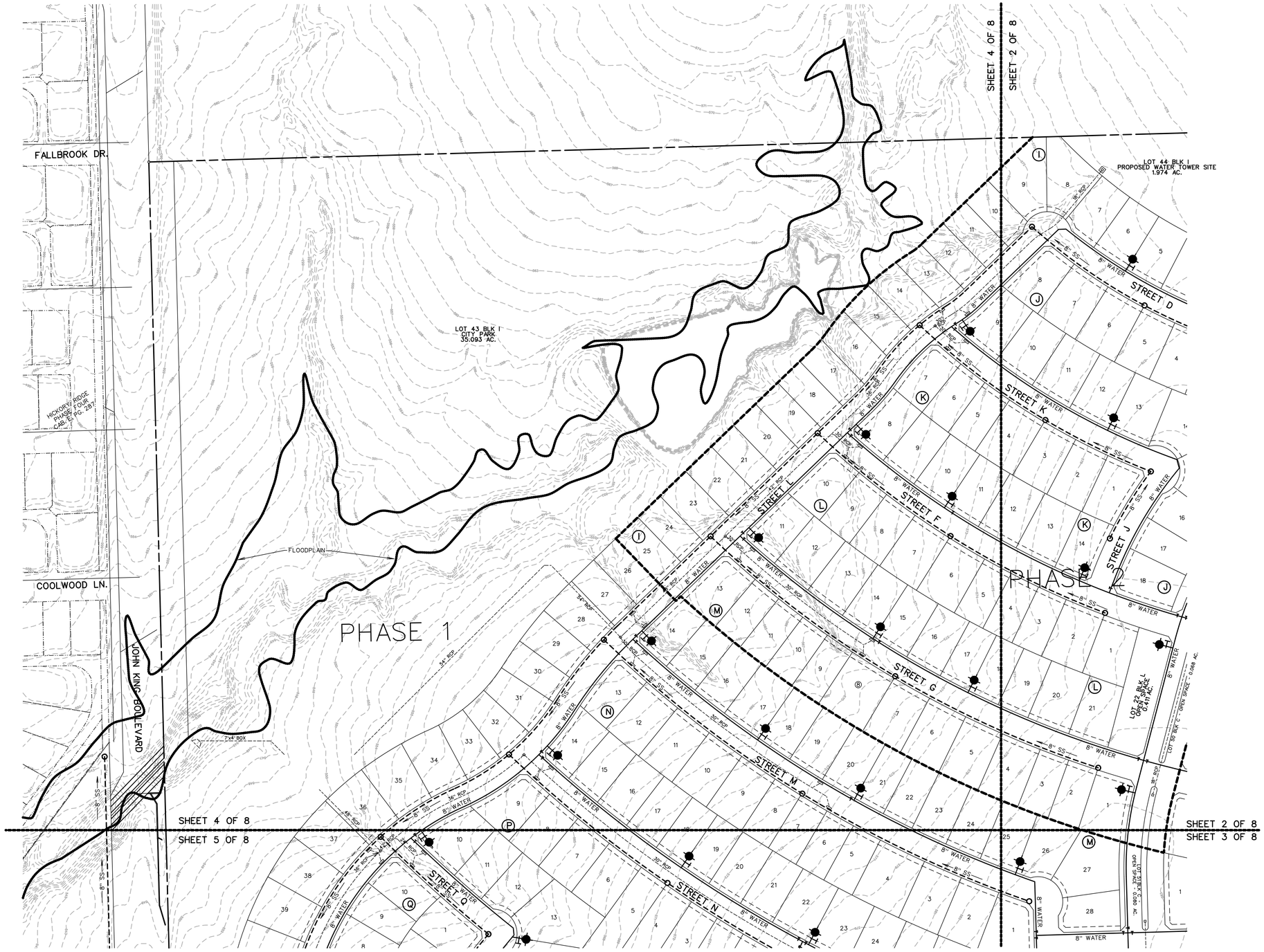
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N

0 50 100 200

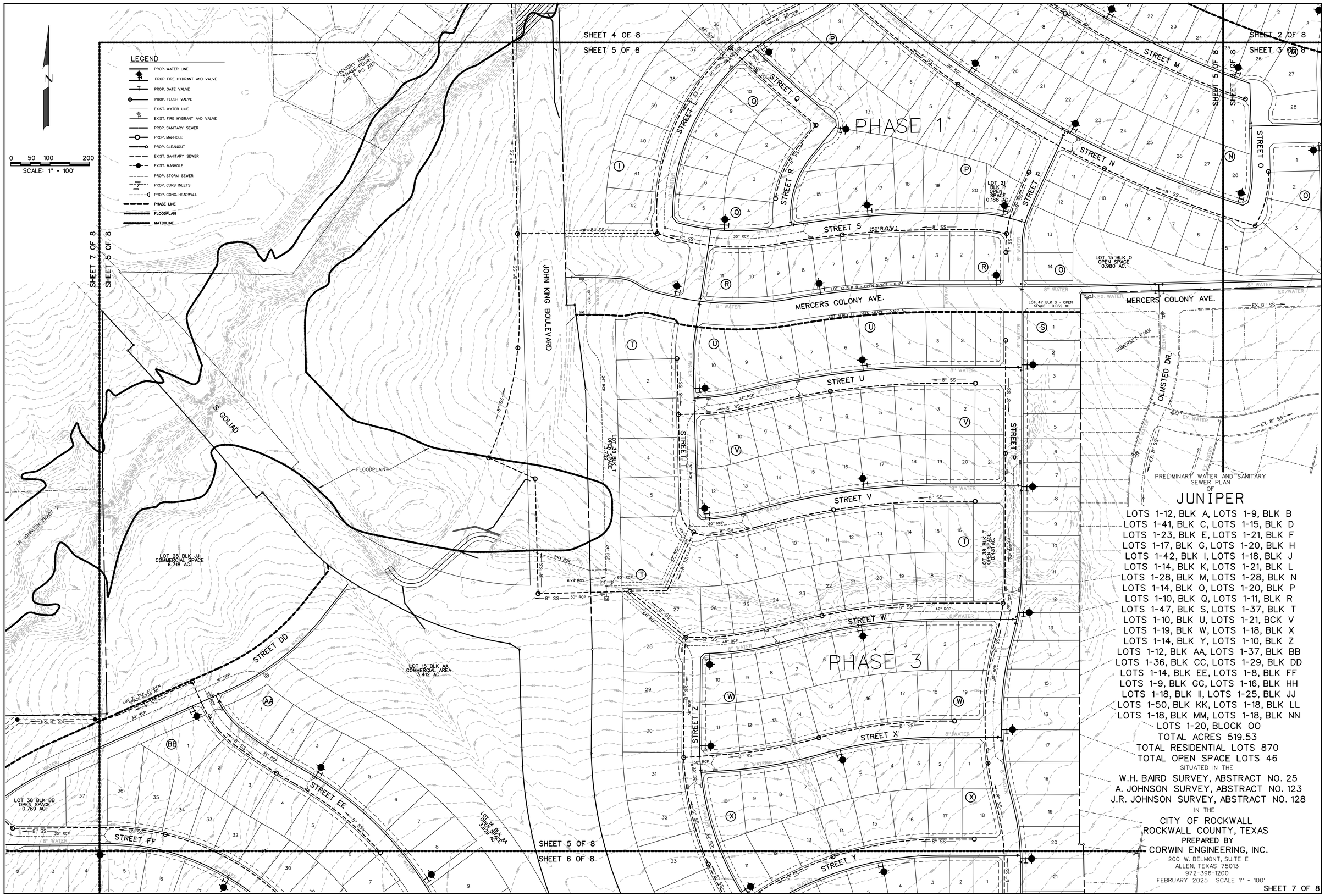
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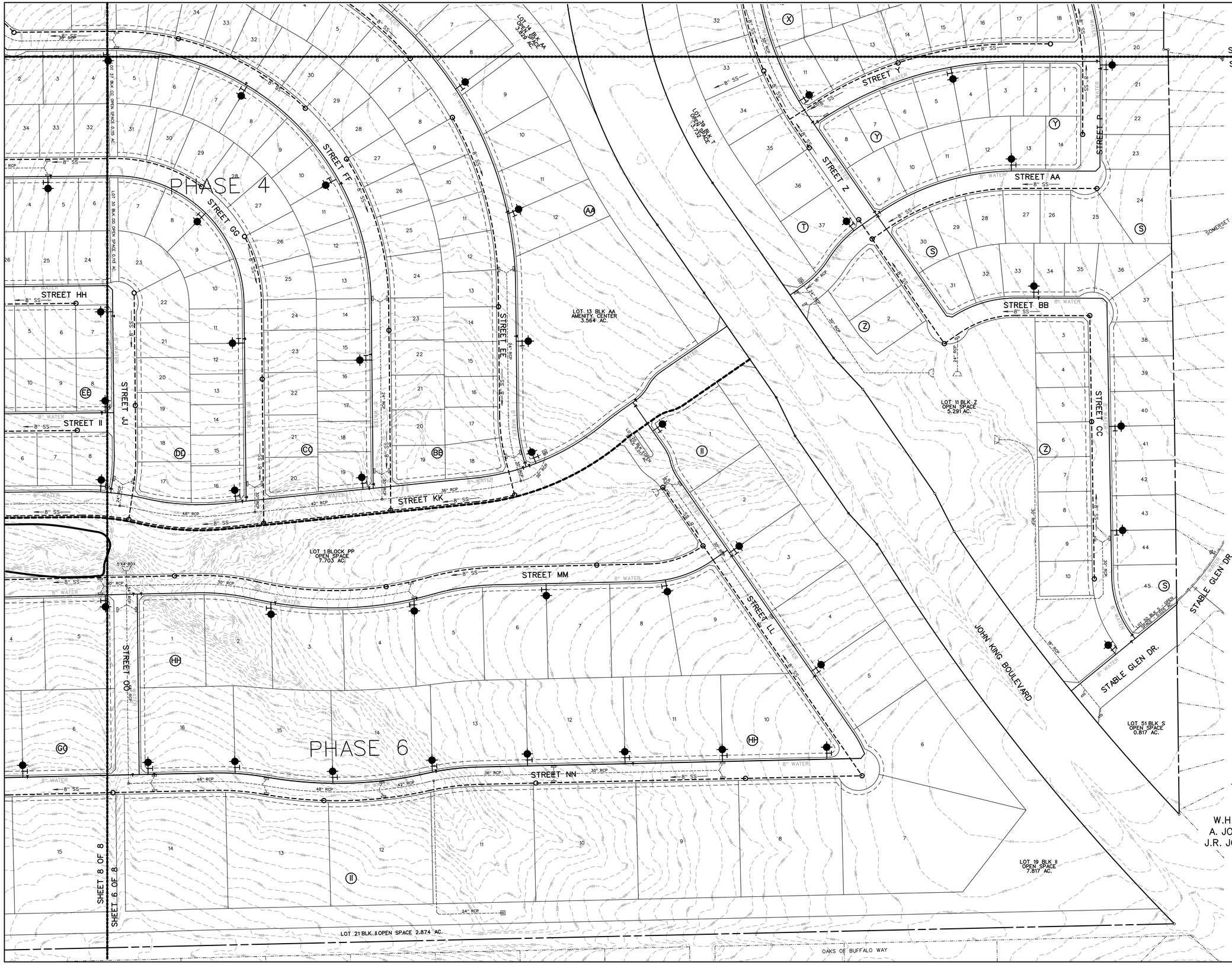
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FLOODPLAIN
MATCHLINE
N
0 50 100 200
SCALE: 1" = 100'
SHEET 7 OF 8
SHEET 6 OF 8
SHEET 4 OF 8
SHEET 5 OF 8
SHEET 5 OF 8
SHEET 3 OF 8
SHEET 2 OF 8
HICKORY RIDGE PHASE FOUR CAB. B PG. 287
JOHN KING BOULEVARD
S. GOLIAD
FLOODPLAIN
J.R. JOHNSON TRACT 7
PHASE 1
PHASE 3
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S (50' R.O.W.)
STREET I
STREET T
STREET U
STREET V
STREET W
STREET X
STREET Y
STREET Z
STREET DD
STREET EE
STREET FF
MERCERS COLONY AVE.
OLMSTED DR.
SOMERSET PARK
LOT 21 BLK P OPEN SPACE 0.188 AC.
LOT 15 BLK O OPEN SPACE 0.980 AC.
LOT 12 BLK R - OPEN SPACE - 0.174 AC.
LOT 39 BLK U OPEN SPACE - 0.047 AC.
LOT 47 BLK S - OPEN SPACE - 0.032 AC.
LOT 39 BLK T OPEN SPACE 3.362 AC.
LOT 38 BLK T OPEN SPACE 0.431 AC.
LOT 28 BLK JJ COMMERCIAL SPACE 6.718 AC.
LOT 15 BLK AA COMMERCIAL AREA 3.412 AC.
LOT 27 BLK W OPEN SPACE 0.139 AC.
LOT 38 BLK BB OPEN SPACE 0.769 AC.
LOT 14 BLK AA OPEN SPACE 3.412 AC.
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SHEET 7 OF 8




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0 50 100 200
SCALE: 1" = 100'



SHEET 7 OF 9

SHEET 8 OF 9

SHEET 5 OF 9

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FEBRUARY 2025 SCALE 1" = 100'

PHASE 5

PHASE 4

PHASE 6

STREET UU
STREET RR
STREET QQ
STREET TT
STREET SS
STREET VV
STREET HH
STREET JJ
STREET KK
STREET MM
STREET DD
STREET NN
STREET OO

FLOODPLAIN

LOT 1 BLOCK PP OPEN SPACE 7.703 AC.

LOT 21 BLK II OPEN SPACE 2.874 AC.

W W FORD TRACT

OAKS OF BUFFALO WAY

SHEET 8 OF 9

SHEET 6 OF 9

0 50 100 200
SCALE: 1" = 100'

N

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISION 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:** | March 11, 2025 |
| **APPLICANT:** | Ryan Joyce; *Michael Joyce Properties* |
| **CASE NUMBER:** | P2025-004; *Preliminary Plat for the Juniper Subdivision* |

## SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for Phase 1 and 2 of the Juniper Subdivision consisting of 366 single-family residential lots on a 195.685-acre tract of land identified as part of Tract 3 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; and Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

## PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 195.685-acre tract of land (*i.e. part of Tract 3 of the A. Johnson Survey, Abstract No. 123 and Tract 7 of the W. H. Baird Survey, Abstract No. 25*) to show the future establishment of 366 single-family residential lots, 23 open space lots, and one (1) amenity center lot (*i.e. Lots 1-12, Block A; Lots 1-9, Block B; Lots 1-41, Block C; Lots 1-15, Block D; Lots 1-23, E; Lots 1-21, Block F; Lots 1-17, Block G; Lots 1-20, Block H; Lots 1-42, Block I; Lots 1-18, Block J; Lots 1-14, Block K; Lots 1-21, Block L; Lots 1-28, Block M; Lots 1-28, Block N; Lots 1-14, Block O; Lots 1-20, Block P; Lots 1-10, Block Q; Lots 1-11, Block R, Juniper Subdivision*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this *Preliminary Plat*, the applicant has also submitted a *Master Plat* [*Case No. P2025-005*] outlining the phasing plans for the Juniper Subdivision.

☑ *Background*. The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. The remainder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20* [*Ordinance No. A1998-002*]. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33* [*i.e. Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-060*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. The property has remained vacant since annexation. The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 103 (PD-103):

*Continued on Next Page …*

*TABLE 1: LOT COMPOSITION*

| LOT TYPE | MINIMUM LOT SIZE (FT) | MINIMUM LOT SIZE (SF) | MAXIMUM DWELLING UNITS (#) | DWELLING UNITS (%) |
|---|---|---|---|---|
| A | 185' x 200' | 65,340 SF | 12 | 01.38% |
| B | 185' x 100' | 43,560 SF | 13 | 01.49% |
| C | 120' x 200' | 32,670 SF | 18 | 02.07% |
| D | 100' x 200' | 21,780 SF | 8 | 00.92% |
| E | 100' x 150' | 12,000 SF | 65 | 07.47% |
| F | 82' x 125' | 9,600 SF | 247 | 28.39% |
| G | 72' x 125' | 8,640 SF | 249 | 28.62% |
| H | 62' x 125' | 7,440 SF | 258 | 29.66% |
| | | *Maximum Permitted Units:* | *870* | *100.00%* |

*TABLE 2: LOT DIMENSIONAL REQUIREMENTS*

| Lot Type (see Concept Plan) ► | A | B | C | D | E | F | G | H |
|---|---|---|---|---|---|---|---|---|
| Minimum Lot Width [1] | 185' | 185' | 120' | 100' | 100' | 82' | 72' | 62' |
| Minimum Lot Depth | 200' | 200' | 200' | 200' | 150' | 125' | 125' | 125' |
| Minimum Lot Area (SF) | 65,340 | 43,560 | 32,670 | 21,780 | 12,000 | 9,600 | 8,640 | 7,440 |
| Minimum Front Yard Setback [2], [5] & [6] | 30' | 30' | 30' | 30' | 30' | 20' | 20' | 20' |
| Minimum Side Yard Setback | 15' | 15' | 15' | 10' | 10' | 6' | 6' | 6' |
| Minimum Side Yard Setback (Adjacent to a Street) [2] & [5] | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Minimum Length of Driveway Pavement [8] | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' |
| Maximum Height [3] | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' |
| Minimum Rear Yard Setback [4] | 30' | 30' | 30' | 10' | 10' | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [7] | 3,500 | 3,500 | 3,200 | 3,200 | 3,200 | 2,800 | 2,800 | 2,750 |
| Maximum Lot Coverage | 40% | 40% | 50% | 50% | 50% | 65% | 65% | 65% |
| Minimum Garage Parking Spaces | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |

*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* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15 - feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: Air-conditioned space.

[8]: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway except as otherwise depicted on the concept plan for the two (2) lots fronting on to Mercer's Colony Avenue.

[9]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

☑ *Parks Board*. In accordance with Section 38-57, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, the Juniper Subdivision is subject to cash-in-lieu of land fees and pro-rata equipment fees; however, due to the dedication of a 22.118-acre public park the Parks Board determined that the cash-in-lieu of land fees will not be collected. Given this, only the pro-rata equipment fees will be collected for a total of $215,822.88 (*i.e. $589.68 x 366 = $215,822.88*). With all that being said, the Parks Board recommended approval of the public park dedication and the pro-rata equipment fees on March 4, 2025.

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

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

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the *Preliminary Plat* for the Juniper Subdivision, staff would propose the following conditions of approval:

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

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

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | |
|---|---|
| ADDRESS | East & West of Intersection at S Goliad St & S John King Blvd |
| SUBDIVISION | W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 128 LOT J.R. Johnson Survey, BLOCK Ab No. 128 |
| GENERAL LOCATION | At Intersection of Goliad & S. John King Blvd |

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|---|---|---|---|
| CURRENT ZONING | PD-103 | CURRENT USE | |
| PROPOSED ZONING | | PROPOSED USE | Single Family, Commercial |
| ACREAGE | 526.778 | LOTS [CURRENT] | |
| LOTS [PROPOSED] | 868 | | |

☒ ***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 | Qualico Developments (US), Inc | ☒ APPLICANT | Michael Joyce Properties |
| CONTACT PERSON | John Vick | CONTACT PERSON | Ryan Joyce |
| ADDRESS | 6950 TPC Drive, Suite 150 | ADDRESS | 767 Justin Road |
| CITY, STATE & ZIP | McKinney, TX 75070 | CITY, STATE & ZIP | Rockwall, TX 75087 |
| PHONE | | PHONE | 512-965-6280 |
| E-MAIL | | E-MAIL | ryan@michaeljoyceproperties.com |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 8,101.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025. 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."*

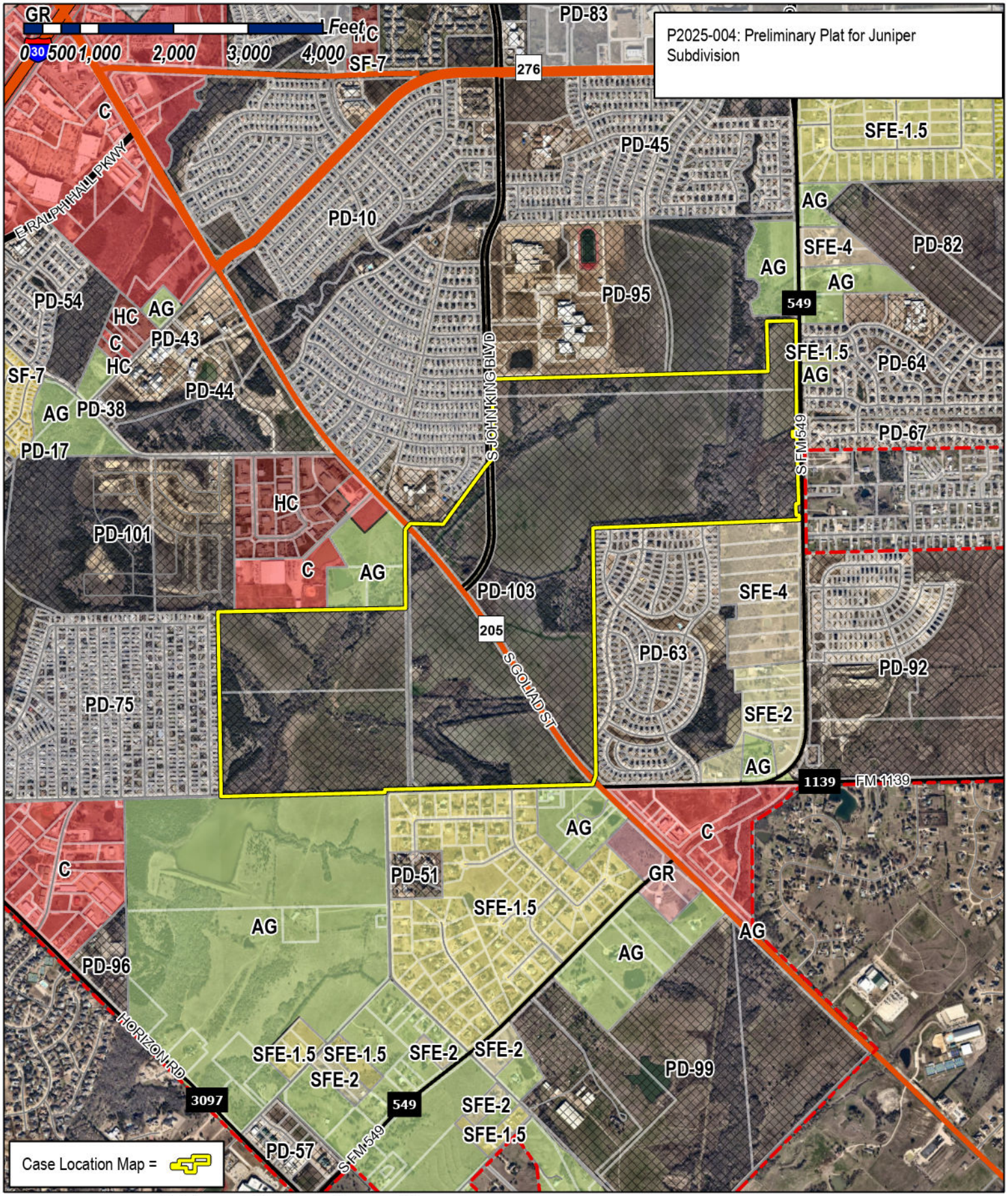
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 12th *DAY OF* February *20*25.

*OWNER'S SIGNATURE* John Vick

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Sondra Dosier Meeks

*MY COMMISSION EXPIRES*

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



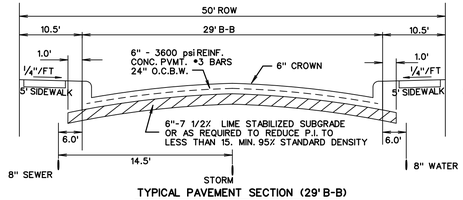


# City of Rockwall

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

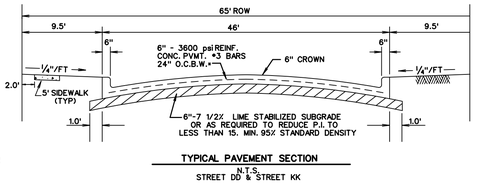


The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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




TYPICAL PAVEMENT SECTION (29' B-B)

N.T.S.




TYPICAL PAVEMENT SECTION

N.T.S.

STREET DD & STREET KK

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2025.

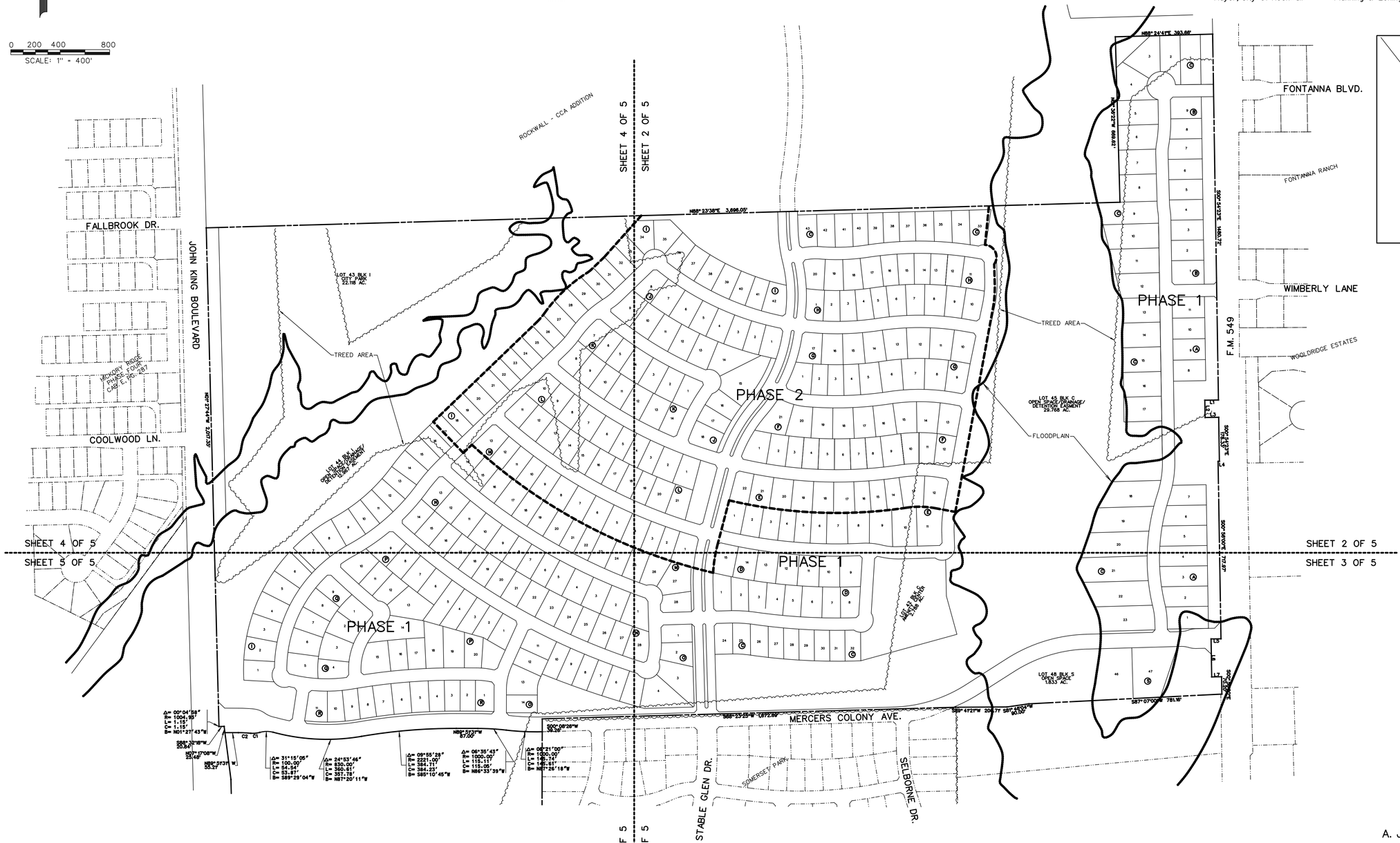
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

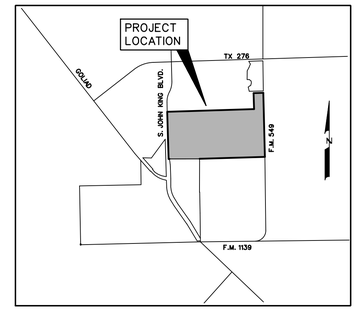
Mayor, City of Rockwall — Planning & Zoning Commission Chairman

N

0 200 400 800

SCALE: 1" = 400'




LOCATION MAP

N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
- STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE
- TREED AREA

| | |
|---|---|
| TOTAL ACRES | 195.685 |
| TOTAL RESIDENTAL LOTS | 366 |
| DENSITY | 1.87 |
| ZONING ORDINANCE | PD-103 |
| TOTAL OPEN SPACE ACRES | 55.42 |
| LAND USE SINGLE FAMILY DEVELOPMENT | |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|---|
| 1. | 21°24'23" | 100.00' | 37.36 ' | 37.14 ' | S84°34'58"W |
| 2. | 05°08'40" | 550.50' | 49.43 ' | 49.41 ' | N87°17'11"W |

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH

6950 TPC DRIVE, STE. 150

McKINNEY, TEXAS 75070

469-659-6150

P2025-004

PRELIMINARY PLAT

OF

# JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-9, BLOCK Q
LOTS 1-11, BLOCK R

TOTAL ACRES 195.685

TOTAL RESIDENTIAL LOTS 363

TOTAL OPEN SPACE LOTS 23

SITUATED IN THE

A. JOHNSON SURVEY, ABSTRACT NO. 123

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

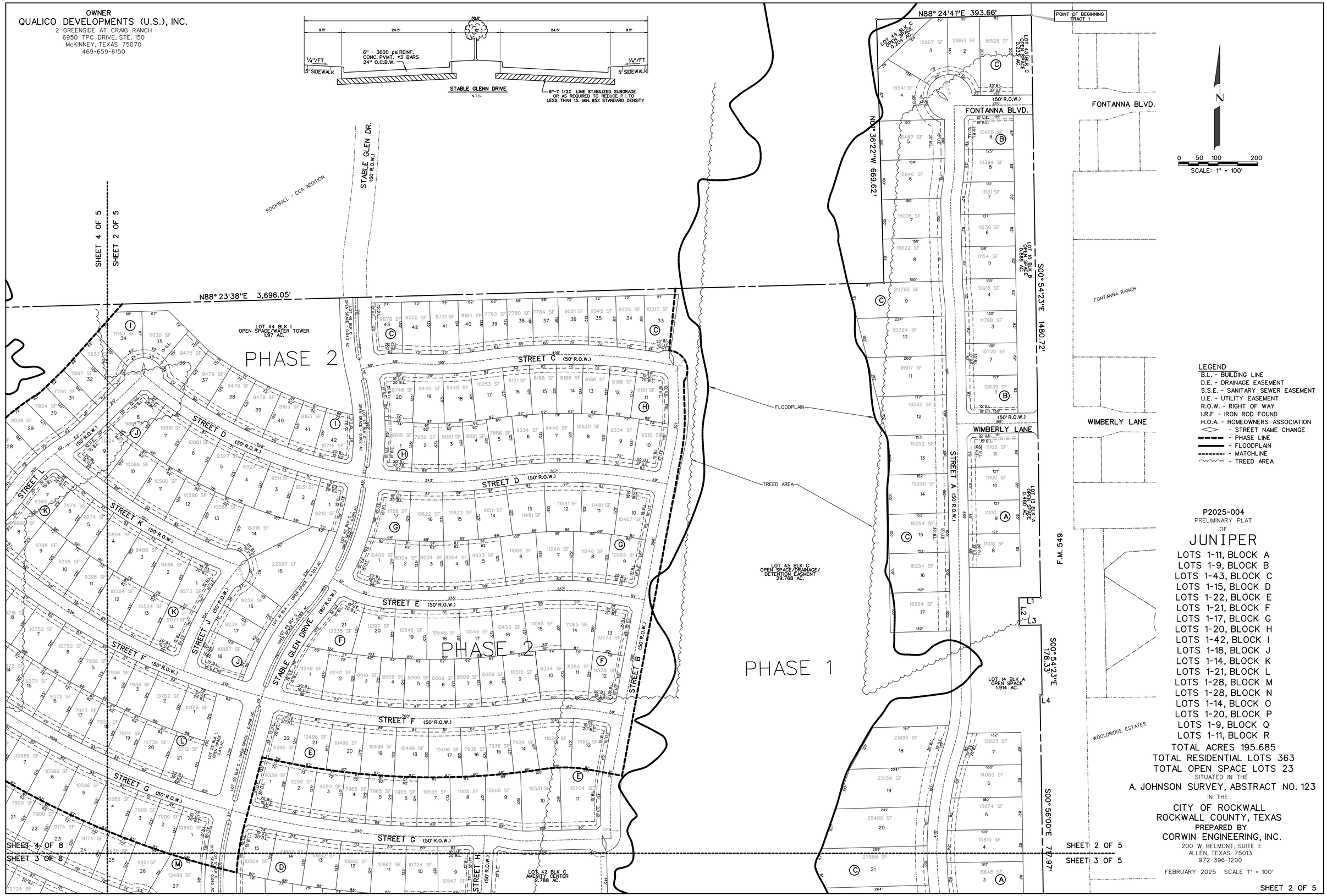
ALLEN, TEXAS 75013

972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

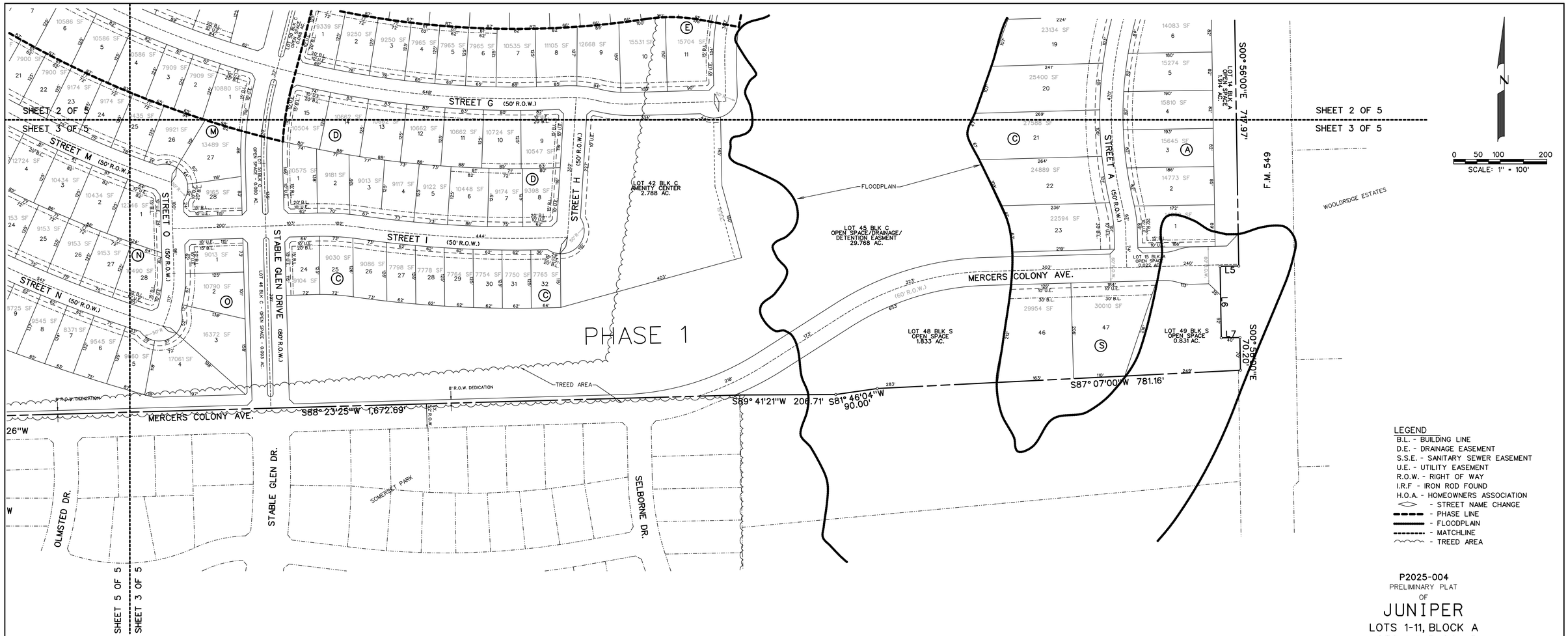



LEGEND
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◇ - STREET NAME CHANGE
- - - - PHASE LINE
——— - FLOODPLAIN
- - - - - - - MATCHLINE
~~~~ - TREED AREA

P2025-004
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972-396-1200
FEBRUARY 2025 SCALE 1" = 100'
~~~~




LEGEND

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FEBRUARY 2025 SCALE 1" = 100'

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

FALLBROOK DR.

COOLWOOD LN.

JOHN KING BOULEVARD

HICKORY RIDGE PHASE FOUR CAB. E, PG. 257

N01° 27'44"W 2,017.35'

N88° 23'38"E

LOT 43, BLK I
CITY PARK
22.118 AC.

LOT 44, BLK I
PROPOSED WATER TOWER SITE
1.974 AC.

LOT 44, BLK I
OPEN SPACE/DRAINAGE/
DETENTION EASEMENT
12.967 AC.

TREED AREA

PHASE 1

PHASE 2

STREET D (50' R.O.W.)

STREET K (50' R.O.W.)

STREET L (50' R.O.W.)

STREET F (50' R.O.W.)

STREET J (50' R.O.W.)

STREET G (50' R.O.W.)

LOT 22, BLK I
OPEN SPACE
0.411 AC.

SHEET 4 OF 5

SHEET 5 OF 5

SHEET 2 OF 5

SHEET 3 OF 5

SHEET 4 OF 5

SHEET 2 OF 5

SHEET 5 OF 5

SHEET 3 OF 5

N

0 50 100 200

SCALE: 1" = 100'

LEGEND

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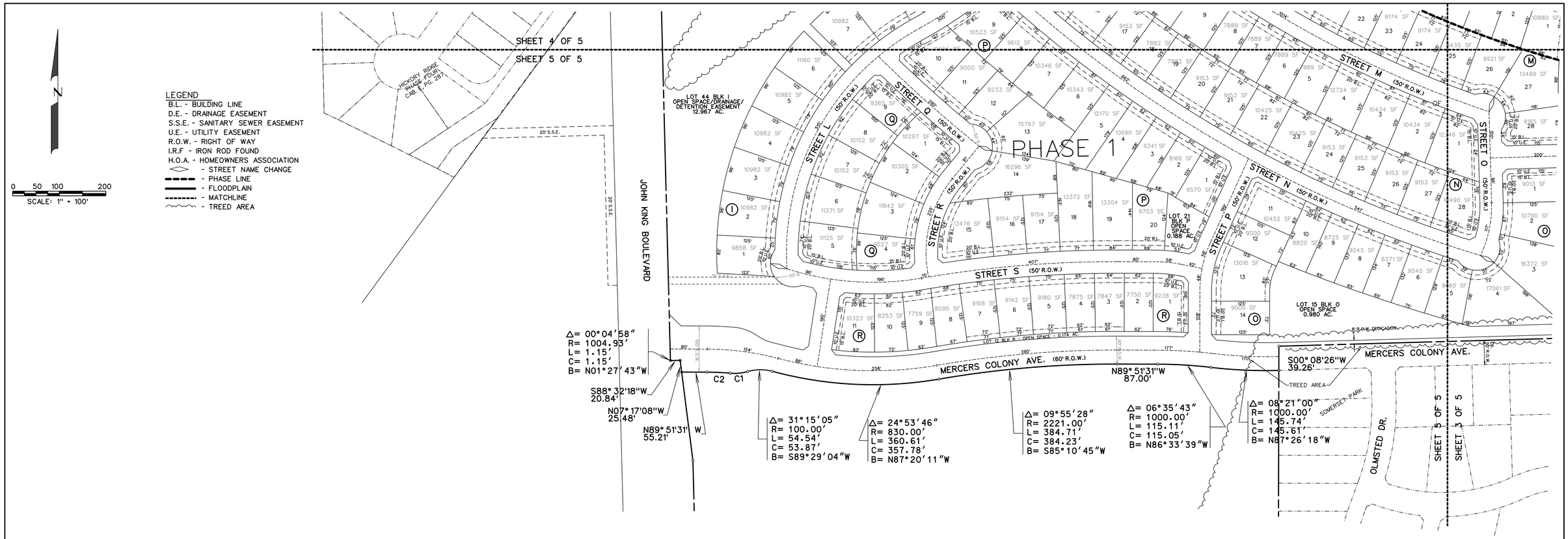
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PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150
~~~~




P2025-004

PRELIMINARY PLAT

OF

# JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-9, BLOCK Q
LOTS 1-11, BLOCK R

TOTAL ACRES 195.685
TOTAL RESIDENTIAL LOTS 363
TOTAL OPEN SPACE LOTS 23

SITUATED IN THE

A. JOHNSON SURVEY, ABSTRACT NO. 123

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**PREPARED BY**

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

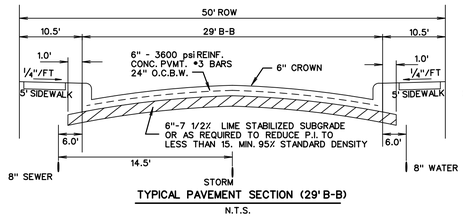
FEBRUARY 2025 SCALE 1" = 100'

**OWNER**

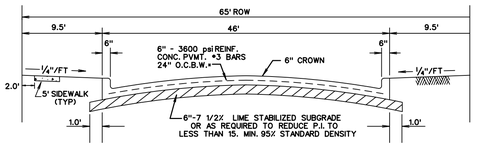
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
- STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE

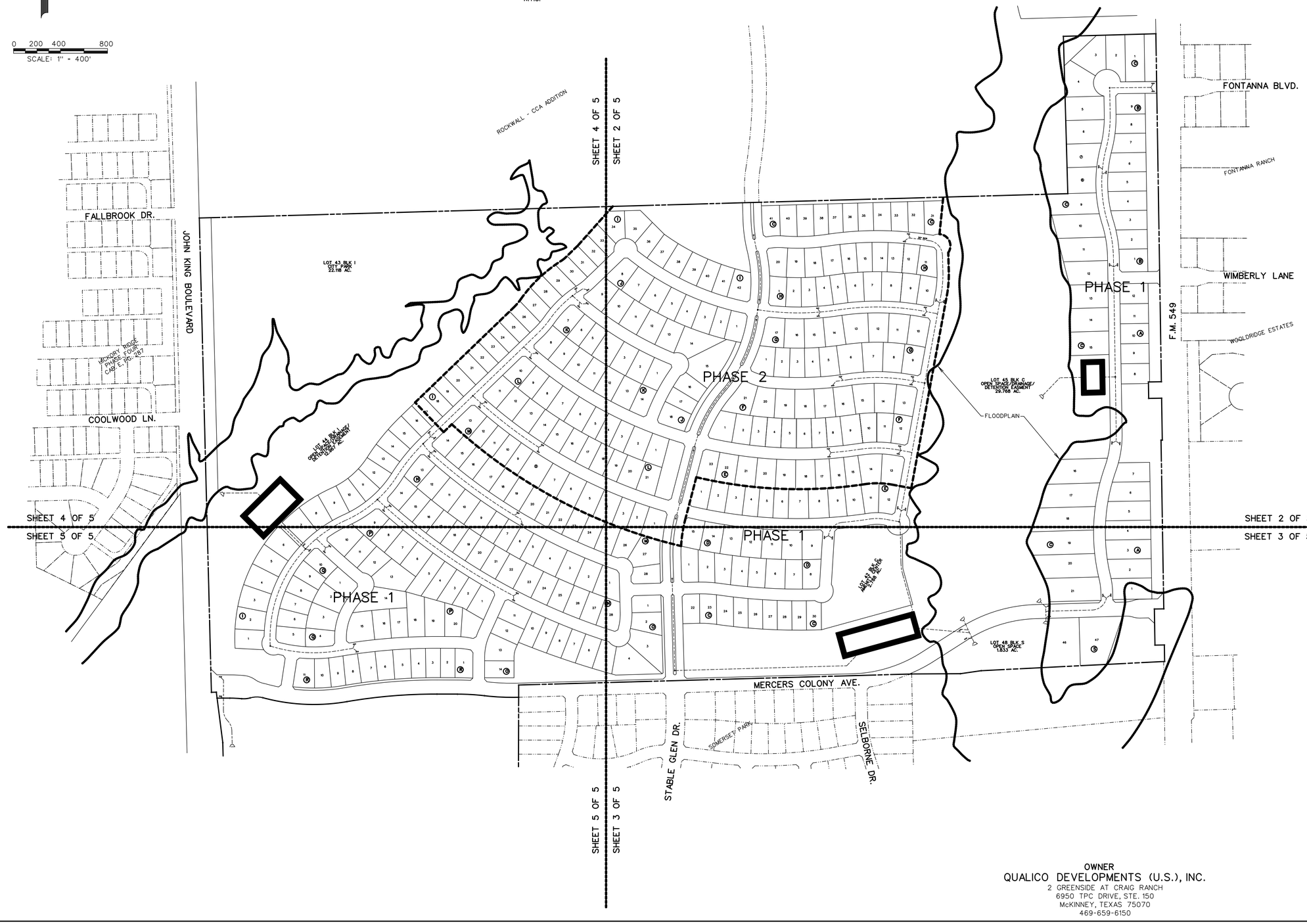


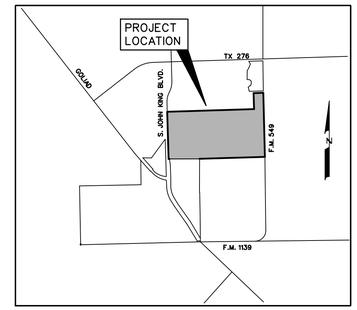

TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.




TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK

0 200 400 800
SCALE: 1" = 400'




LOCATION MAP
N.T.S.

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
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TOTAL RESIDENTIAL LOTS 366
TOTAL OPEN SPACE LOTS 23

SITUATED IN THE
A. JOHNSON SURVEY, ABSTRACT NO. 123
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
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200 W. BELMONT, SUITE E
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FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
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QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
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469-659-6150

## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- FLOODPLAIN
- MATCHLINE

SHEET 4 OF 5
SHEET 2 OF 5
ROCKWALL - CCA ADDITION
STABLE GLEN DR.
FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET J
STREET K
STREET L
STABLE GLEN DRIVE
FLOODPLAIN
F.M. 549
DETENTION POND
WOOLDRIDGE ESTATES
LOT 44 BLK C 0.534 AC.
LOT 43 BLK C 0.213 AC.
LOT 42 BLK C AMENITY CENTER 2.788 AC.

| | AC. | Q |
|---|---|---|
| 1 | 1.96 | 9.6 |
| 2 | 3.19 | 15.6 |
| 3 | 2.50 | 12.2 |
| 4 | 5.94 | 29.1 |
| 7 | 4.35 | 21.3 |
| 8 | 1.47 | 11.0 |
| 9 | 15.4 | 15.4 |
| 10 | 2.75 | 13.5 |
| 11 | 2.12 | 10.9 |
| 12 | 3.59 | 17.6 |
| 13 | 2.07 | 10.1 |
| 15 | 6.96 | 34.1 |
| 17 | 30.5 | 149.1 |
| 20 | 1.26 | 6.2 |
| 21 | 3.48 | 17.0 |
| 22 | 4.90 | 24.0 |
| 23 | | 22.5 |
| 24 | 4.19 | 20.6 |
| 36 | 0.20 | 1.0 |
| 37 | 0.58 | 2.8 |
| 38 | 0.82 | 4.0 |
| 39 | 0.73 | 3.6 |
| 40 | 0.61 | 3.6 |
| 41 | 1.03 | 5.0 |
| 42 | 2.53 | 16.4 |

0 50 100 200
SCALE: 1" = 100'

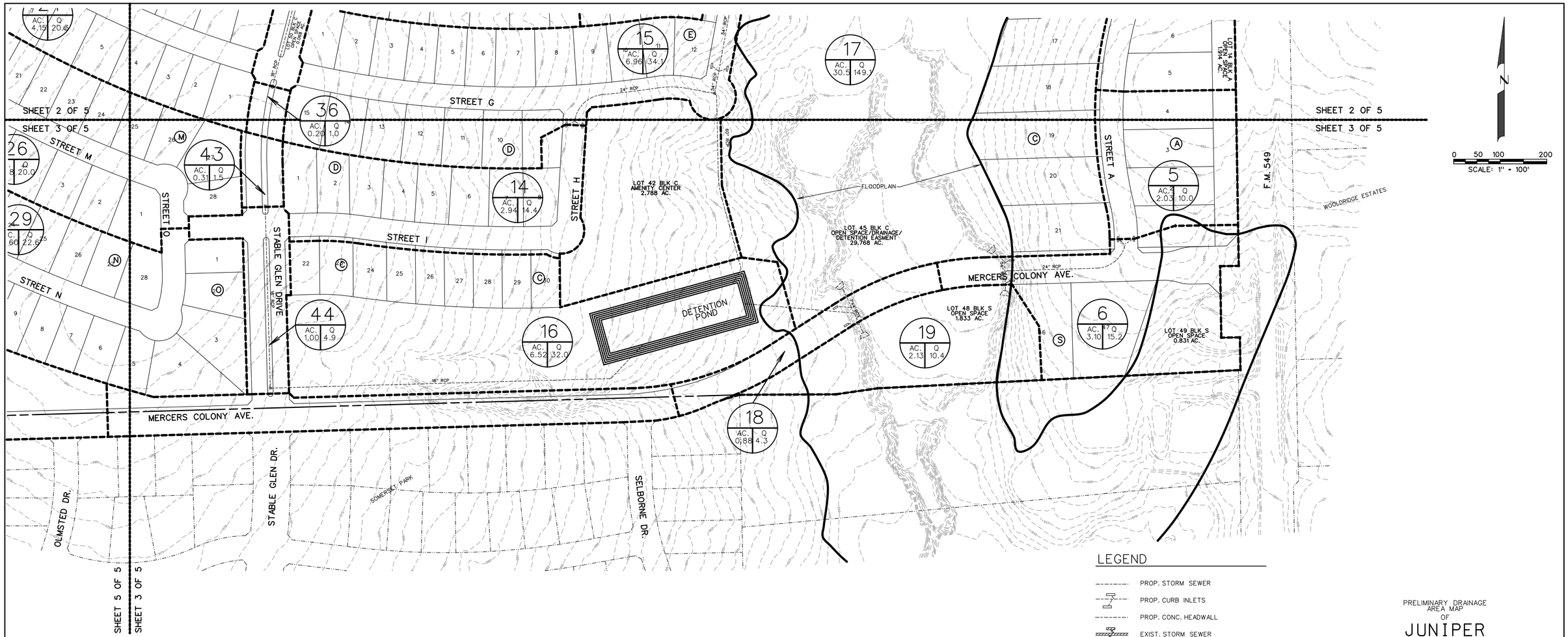
SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 5
SHEET 3 OF 5

PRELIMINARY DRAINAGE AREA MAP OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
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ROCKWALL COUNTY, TEXAS
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'

SHEET 2 OF 5




## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- FLOODPLAIN
- MATCHLINE

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

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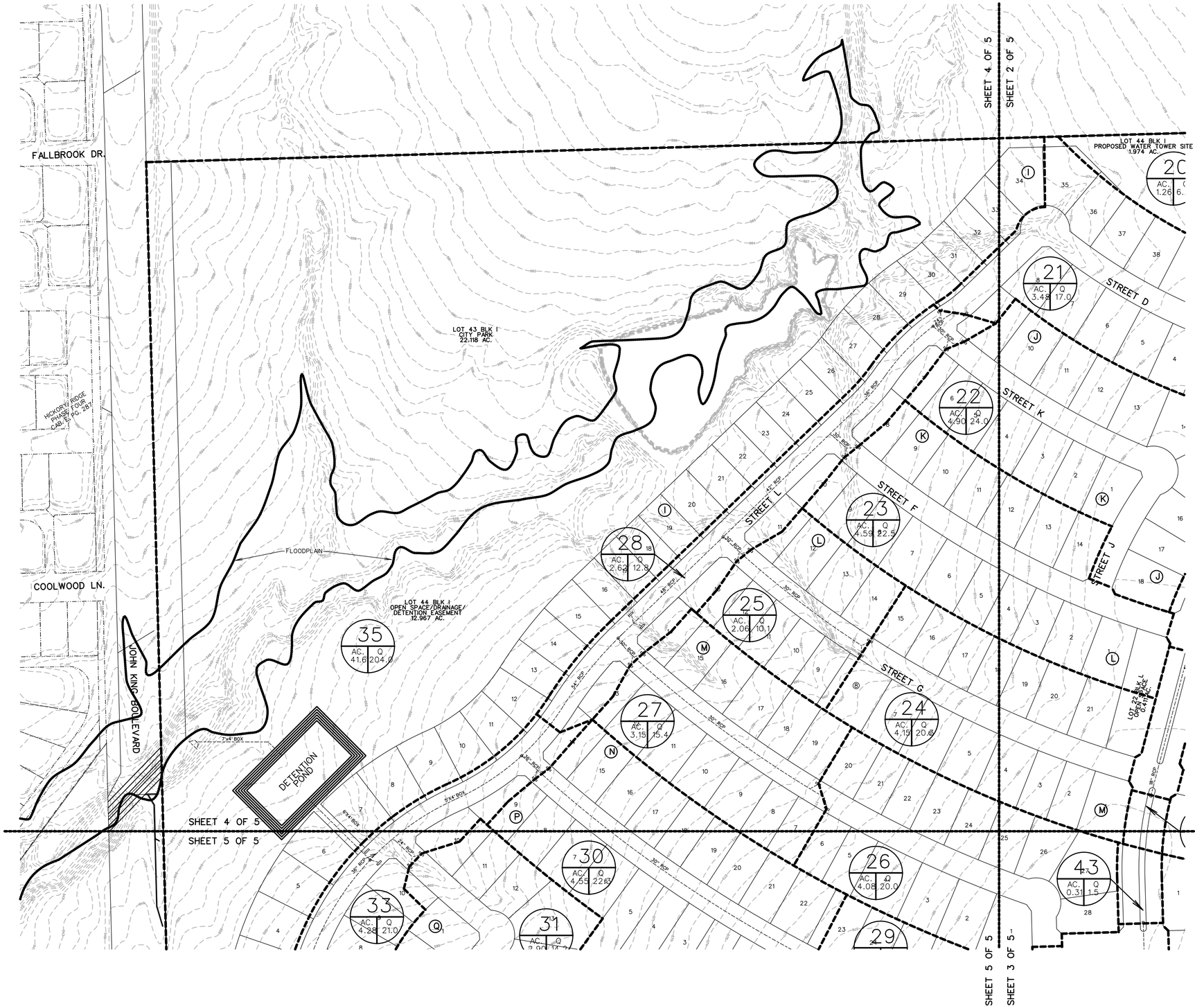
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QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
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469-659-6150




## LEGEND

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- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
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- MATCHLINE

N

0 50 100 200

SCALE: 1" = 100'

PRELIMINARY DRAINAGE AREA MAP OF

# JUNIPER

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LOTS 1-41, BLOCK C
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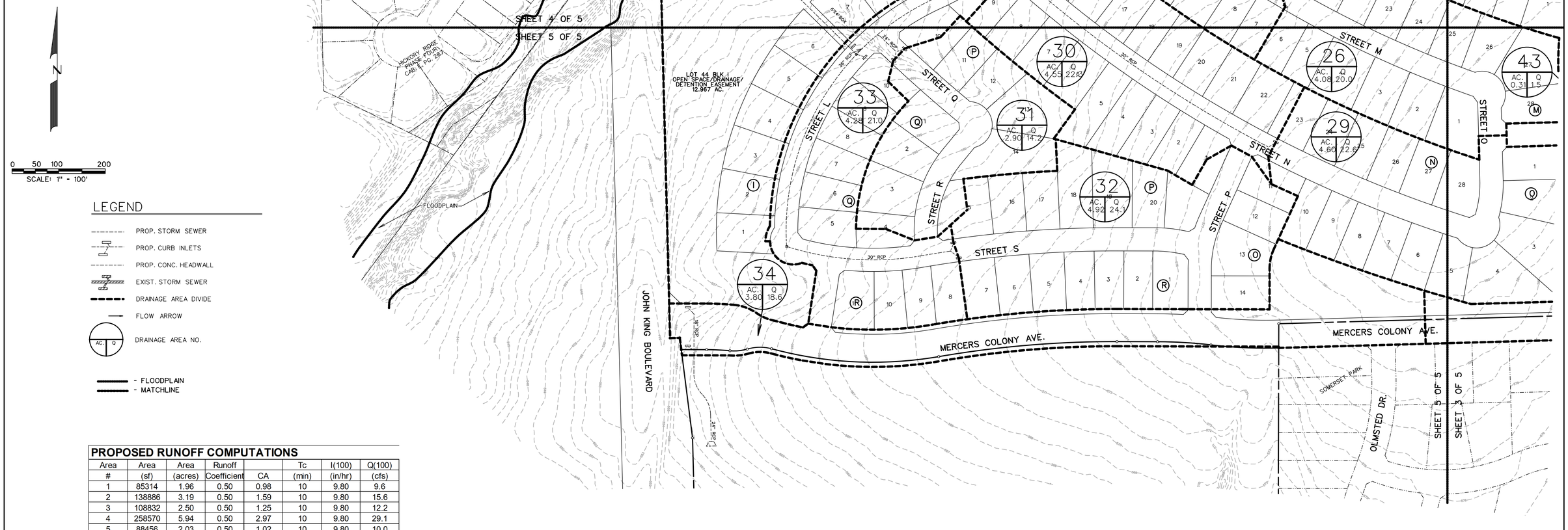
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2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

FEBRUARY 2025 SCALE 1" = 100'




## PROPOSED RUNOFF COMPUTATIONS

| Area # | Area (sf) | Area (acres) | Runoff Coefficient | CA | Tc (min) | I(100) (in/hr) | Q(100) (cfs) |
|---|---|---|---|---|---|---|---|
| 1 | 85314 | 1.96 | 0.50 | 0.98 | 10 | 9.80 | 9.6 |
| 2 | 138886 | 3.19 | 0.50 | 1.59 | 10 | 9.80 | 15.6 |
| 3 | 108832 | 2.50 | 0.50 | 1.25 | 10 | 9.80 | 12.2 |
| 4 | 258570 | 5.94 | 0.50 | 2.97 | 10 | 9.80 | 29.1 |
| 5 | 88456 | 2.03 | 0.50 | 1.02 | 10 | 9.80 | 10.0 |
| 6 | 134955 | 3.10 | 0.50 | 1.55 | 10 | 9.80 | 15.2 |
| 7 | 189377 | 4.35 | 0.50 | 2.17 | 10 | 9.80 | 21.3 |
| 8 | 64087 | 1.47 | 0.50 | 0.74 | 10 | 9.80 | 7.2 |
| 9 | 136781 | 3.14 | 0.50 | 1.57 | 10 | 9.80 | 15.4 |
| 10 | 119703 | 2.75 | 0.50 | 1.37 | 10 | 9.80 | 13.5 |
| 11 | 96747 | 2.22 | 0.50 | 1.11 | 10 | 9.80 | 10.9 |
| 12 | 156501 | 3.59 | 0.50 | 1.80 | 10 | 9.80 | 17.6 |
| 13 | 90168 | 2.07 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 14 | 128056 | 2.94 | 0.50 | 1.47 | 10 | 9.80 | 14.4 |
| 15 | 303346 | 6.96 | 0.50 | 3.48 | 10 | 9.80 | 34.1 |
| 16 | 284100 | 6.52 | 0.50 | 3.26 | 10 | 9.80 | 32.0 |
| 17 | 1325906 | 30.44 | 0.50 | 15.22 | 10 | 9.80 | 149.1 |
| 18 | 38440 | 0.88 | 0.50 | 0.44 | 10 | 9.80 | 4.3 |
| 19 | 92815 | 2.13 | 0.50 | 1.07 | 10 | 9.80 | 10.4 |
| 20 | 54871 | 1.26 | 0.50 | 0.63 | 10 | 9.80 | 6.2 |
| 21 | 151541 | 3.48 | 0.50 | 1.74 | 10 | 9.80 | 17.0 |
| 22 | 213647 | 4.90 | 0.50 | 2.45 | 10 | 9.80 | 24.0 |
| 23 | 199806 | 4.59 | 0.50 | 2.29 | 10 | 9.80 | 22.5 |
| 24 | 180838 | 4.15 | 0.50 | 2.08 | 10 | 9.80 | 20.3 |
| 25 | 89535 | 2.06 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 26 | 177814 | 4.08 | 0.50 | 2.04 | 10 | 9.80 | 20.0 |
| 27 | 137306 | 3.15 | 0.50 | 1.58 | 10 | 9.80 | 15.4 |
| 28 | 113979 | 2.62 | 0.50 | 1.31 | 10 | 9.80 | 12.8 |
| 29 | 200547 | 4.60 | 0.50 | 2.30 | 10 | 9.80 | 22.6 |
| 30 | 198029 | 4.55 | 0.50 | 2.27 | 10 | 9.80 | 22.3 |
| 31 | 126496 | 2.90 | 0.50 | 1.45 | 10 | 9.80 | 14.2 |
| 32 | 214284 | 4.92 | 0.50 | 2.46 | 10 | 9.80 | 24.1 |
| 33 | 186648 | 4.28 | 0.50 | 2.14 | 10 | 9.80 | 21.0 |
| 34 | 165583 | 3.80 | 0.50 | 1.90 | 10 | 9.80 | 18.6 |
| 35 | 1813103 | 41.62 | 0.50 | 20.81 | 10 | 9.80 | 204.0 |

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

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LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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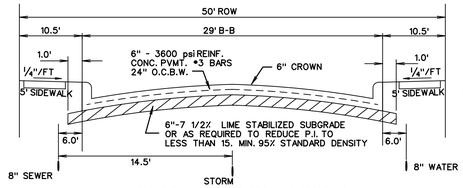
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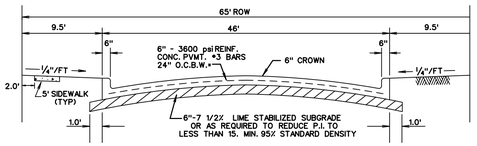
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LEGEND

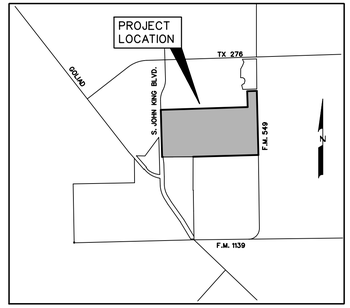
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TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

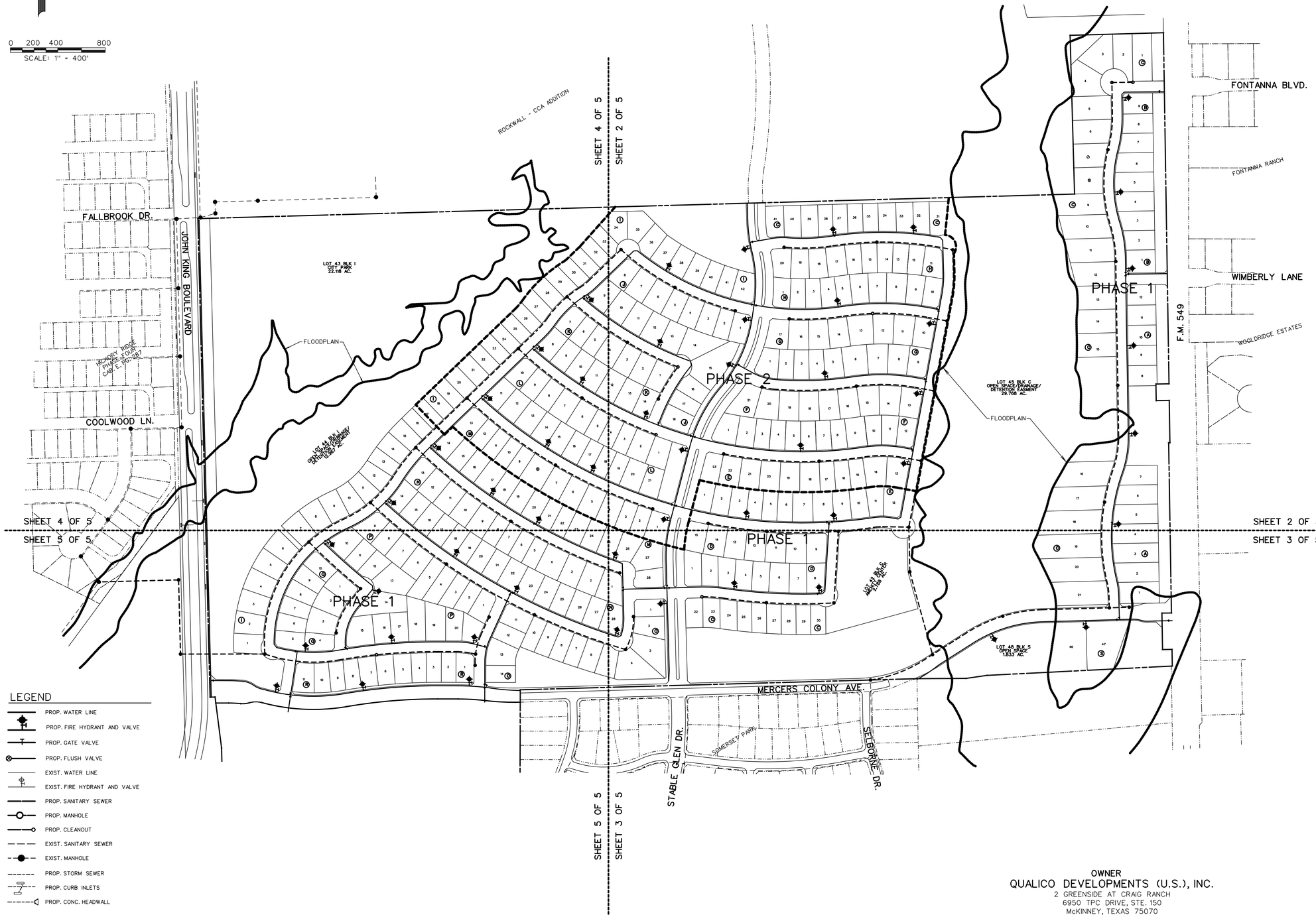



TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK




LOCATION MAP
N.T.S.

0 200 400 800
SCALE: 1" = 400'




LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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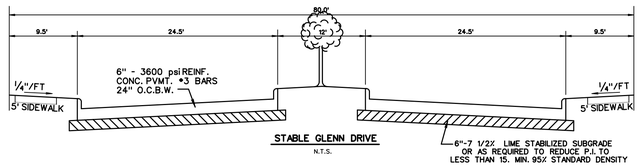

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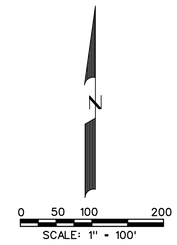

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LEGEND
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D.E. - DRAINAGE EASEMENT
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R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE




POINT OF BEGINNING TRACT 1




LEGEND
- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
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PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
# JUNIPER

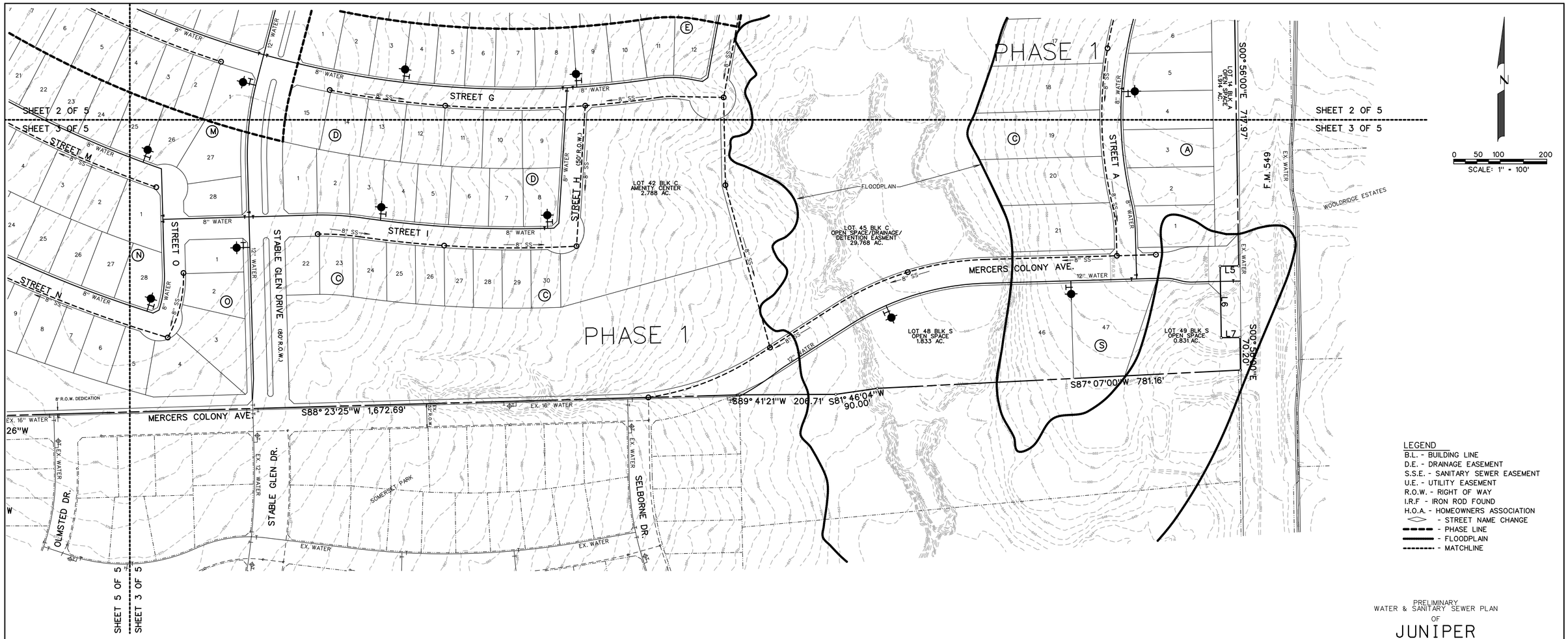
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LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
TOTAL ACRES 195.685
TOTAL RESIDENTIAL LOTS 366
TOTAL OPEN SPACE LOTS 23
SITUATED IN THE
A. JOHNSON SURVEY, ABSTRACT NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 400'

SHEET 2 OF 5

SHEET 4 OF 5
SHEET 2 OF 5
ROCKWALL - CCA ADDITION
STABLE GLEN DR. (60' R.O.W.)
LOT 44 BLK I OPEN SPACE/WATER TOWER 1.97 AC.
PHASE 2
STREET C
STREET D
STREET L
STREET K
STREET J
STREET E
STREET F
STREET G (50' R.O.W.)
STREET H (50' R.O.W.)
STABLE GLEN DRIVE (60' R.O.W.)
LOT 18 BLK J OPEN SPACE 0.308 AC.
LOT 22 BLK L OPEN SPACE 0.914 AC.
LOT 42 BLK C AMENITY CENTER 2.788 AC.
LOT 45 BLK C OPEN SPACE/DRAINAGE/ DETENTION EASMENT 29.768 AC.
FLOODPLAIN
PHASE 1
LOT 44 BLK C OPEN SPACE 0.504 AC.
LOT 43 BLK C OPEN SPACE 0.213 AC.
FONTANNA BLVD.
LOT 16 BLK B OPEN SPACE 0.869 AC.
WIMBERLY LANE
STREET A
LOT 13 BLK A OPEN SPACE 0.388 AC.
LOT 14 BLK A OPEN SPACE 1.914 AC.
F.M. 549
FONTANNA RANCH
WOODRIDGE ESTATES
8" WATER
8" SS
12" WATER
EX. WATER

SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 5
SHEET 3 OF 5

SHEET 2 OF 5




LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - - - PHASE LINE
——— FLOODPLAIN
- - - - - MATCHLINE

LEGEND

PROP. WATER LINE
PROP. FIRE HYDRANT AND VALVE
PROP. GATE VALVE
PROP. FLUSH VALVE
EXIST. WATER LINE
EXIST. FIRE HYDRANT AND VALVE
PROP. SANITARY SEWER
PROP. MANHOLE
PROP. CLEANOUT
EXIST. SANITARY SEWER
EXIST. MANHOLE
PROP. STORM SEWER
PROP. CURB INLETS
PROP. CONC. HEADWALL

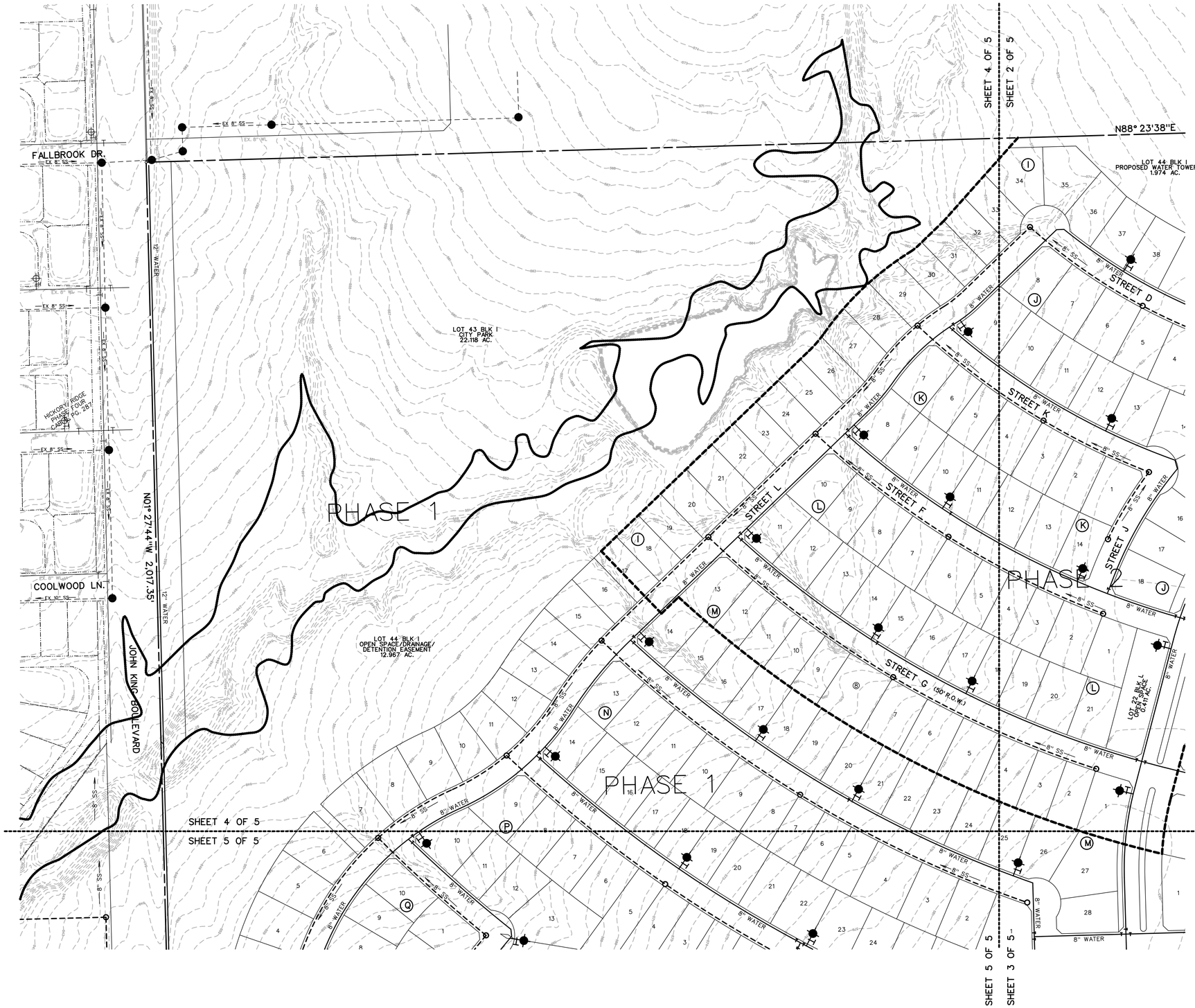
PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150




LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
◇ - STREET NAME CHANGE
- - - - - PHASE LINE
——— FLOODPLAIN
- - - - - MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

LEGEND

PROP. WATER LINE
PROP. FIRE HYDRANT AND VALVE
PROP. GATE VALVE
PROP. FLUSH VALVE
EXIST. WATER LINE
EXIST. FIRE HYDRANT AND VALVE
PROP. SANITARY SEWER
PROP. MANHOLE
PROP. CLEANOUT
EXIST. SANITARY SEWER
EXIST. MANHOLE
PROP. STORM SEWER
PROP. CURB INLETS
PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
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LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R

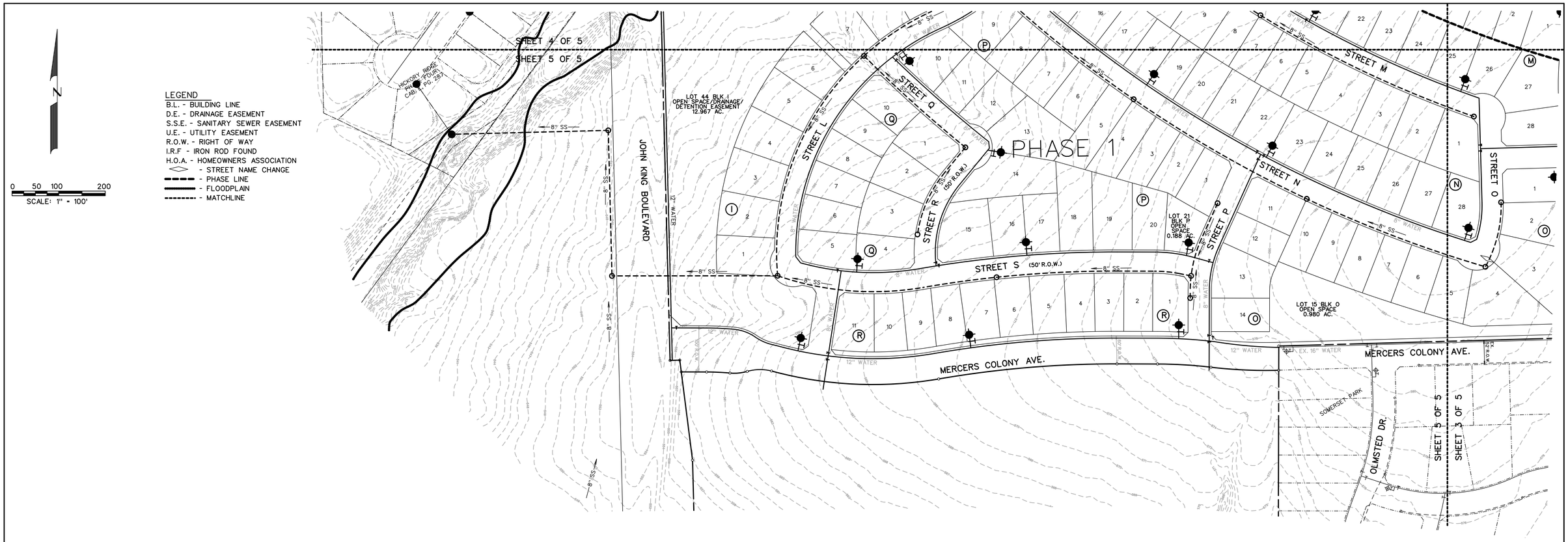
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200 W. BELMONT, SUITE E
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FEBRUARY 2025 SCALE 1" = 400'


OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150




LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
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- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
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200 W. BELMONT, SUITE E
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972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

0 100 200 400
SCALE: 1" = 200'

N

JOHN KING BOULEVARD

F.M. 549

## LEGEND

TYPICAL LOT SIZES

- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.

**P2025-004**
PRELIMINARY PLAT
OF

# JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
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ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

# CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

| | |
|---|---|
| **TO:** | Mayor and City Council |
| **DATE:** | March 17, 2025 |
| **APPLICANT:** | Ryan Joyce; *Michael Joyce Properties* |
| **CASE NUMBER:** | P2025-004; *Preliminary Plat for the Juniper Subdivision* |

## SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for Phase 1 and 2 of the Juniper Subdivision consisting of 366 single-family residential lots on a 195.685-acre tract of land identified as part of Tract 3 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; and Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

## PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 195.685-acre tract of land (*i.e. part of Tract 3 of the A. Johnson Survey, Abstract No. 123 and Tract 7 of the W. H. Baird Survey, Abstract No. 25*) to show the future establishment of 366 single-family residential lots, 23 open space lots, and one (1) amenity center lot (*i.e. Lots 1-12, Block A; Lots 1-9, Block B; Lots 1-41, Block C; Lots 1-15, Block D; Lots 1-23, E; Lots 1-21, Block F; Lots 1-17, Block G; Lots 1-20, Block H; Lots 1-42, Block I; Lots 1-18, Block J; Lots 1-14, Block K; Lots 1-21, Block L; Lots 1-28, Block M; Lots 1-28, Block N; Lots 1-14, Block O; Lots 1-20, Block P; Lots 1-10, Block Q; Lots 1-11, Block R, Juniper Subdivision*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this *Preliminary Plat*, the applicant has also submitted a *Master Plat* [*Case No. P2025-005*] outlining the phasing plans for the Juniper Subdivision.

☑ *Background*. The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. The remainder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20* [*Ordinance No. A1998-002*]. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33* [*i.e. Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-060*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. The property has remained vacant since annexation. The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 103 (PD-103):

*Continued on Next Page …*

*TABLE 1: LOT COMPOSITION*

| LOT TYPE | MINIMUM LOT SIZE (FT) | MINIMUM LOT SIZE (SF) | MAXIMUM DWELLING UNITS (#) | DWELLING UNITS (%) |
|---|---|---|---|---|
| A | 185' x 200' | 65,340 SF | 12 | 01.38% |
| B | 185' x 100' | 43,560 SF | 13 | 01.49% |
| C | 120' x 200' | 32,670 SF | 18 | 02.07% |
| D | 100' x 200' | 21,780 SF | 8 | 00.92% |
| E | 100' x 150' | 12,000 SF | 65 | 07.47% |
| F | 82' x 125' | 9,600 SF | 247 | 28.39% |
| G | 72' x 125' | 8,640 SF | 249 | 28.62% |
| H | 62' x 125' | 7,440 SF | 258 | 29.66% |
| | | *Maximum Permitted Units:* | *870* | *100.00%* |

*TABLE 2: LOT DIMENSIONAL REQUIREMENTS*

| Lot Type (see Concept Plan) ► | A | B | C | D | E | F | G | H |
|---|---|---|---|---|---|---|---|---|
| Minimum Lot Width [1] | 185' | 185' | 120' | 100' | 100' | 82' | 72' | 62' |
| Minimum Lot Depth | 200' | 200' | 200' | 200' | 150' | 125' | 125' | 125' |
| Minimum Lot Area (SF) | 65,340 | 43,560 | 32,670 | 21,780 | 12,000 | 9,600 | 8,640 | 7,440 |
| Minimum Front Yard Setback [2], [5] & [6] | 30' | 30' | 30' | 30' | 30' | 20' | 20' | 20' |
| Minimum Side Yard Setback | 15' | 15' | 15' | 10' | 10' | 6' | 6' | 6' |
| Minimum Side Yard Setback (Adjacent to a Street) [2] & [5] | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Minimum Length of Driveway Pavement [8] | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' |
| Maximum Height [3] | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' |
| Minimum Rear Yard Setback [4] | 30' | 30' | 30' | 10' | 10' | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [7] | 3,500 | 3,500 | 3,200 | 3,200 | 3,200 | 2,800 | 2,800 | 2,750 |
| Maximum Lot Coverage | 40% | 40% | 50% | 50% | 50% | 65% | 65% | 65% |
| Minimum Garage Parking Spaces | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |

*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* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15 - feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: Air-conditioned space.

[8]: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway except as otherwise depicted on the concept plan for the two (2) lots fronting on to Mercer's Colony Avenue.

[9]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

☑ *Parks Board*. In accordance with Section 38-57, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, the Juniper Subdivision is subject to cash-in-lieu of land fees and pro-rata equipment fees; however, due to the dedication of a 22.118-acre public park the Parks Board determined that the cash-in-lieu of land fees will not be collected. Given this, only the pro-rata equipment fees will be collected for a total of $215,822.88 (*i.e. $589.68 x 366 = $215,822.88*). With all that being said, the Parks Board recommended approval of the public park dedication and the pro-rata equipment fees on March 4, 2025.

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

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

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve the *Preliminary Plat* for the Juniper Subdivision, staff would propose the following conditions of approval:

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

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

**PLANNING AND ZONING COMMISSION**

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | |
|---|---|
| ADDRESS | East & West of Intersection at S Goliad St & S John King Blvd |
| SUBDIVISION | W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 128 LOT J.R. Johnson Survey, BLOCK Ab No. 128 |
| GENERAL LOCATION | At Intersection of Goliad & S. John King Blvd |

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|---|---|---|---|
| CURRENT ZONING | PD-103 | CURRENT USE | |
| PROPOSED ZONING | | PROPOSED USE | Single Family, Commercial |
| ACREAGE | 526.778 | LOTS [CURRENT] | |
| LOTS [PROPOSED] | 868 | | |

☒ ***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 | Qualico Developments (US), Inc | ☒ APPLICANT | Michael Joyce Properties |
| CONTACT PERSON | John Vick | CONTACT PERSON | Ryan Joyce |
| ADDRESS | 6950 TPC Drive, Suite 150 | ADDRESS | 767 Justin Road |
| CITY, STATE & ZIP | McKinney, TX 75070 | CITY, STATE & ZIP | Rockwall, TX 75087 |
| PHONE | | PHONE | 512-965-6280 |
| E-MAIL | | E-MAIL | ryan@michaeljoyceproperties.com |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 8,101.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025. 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."*

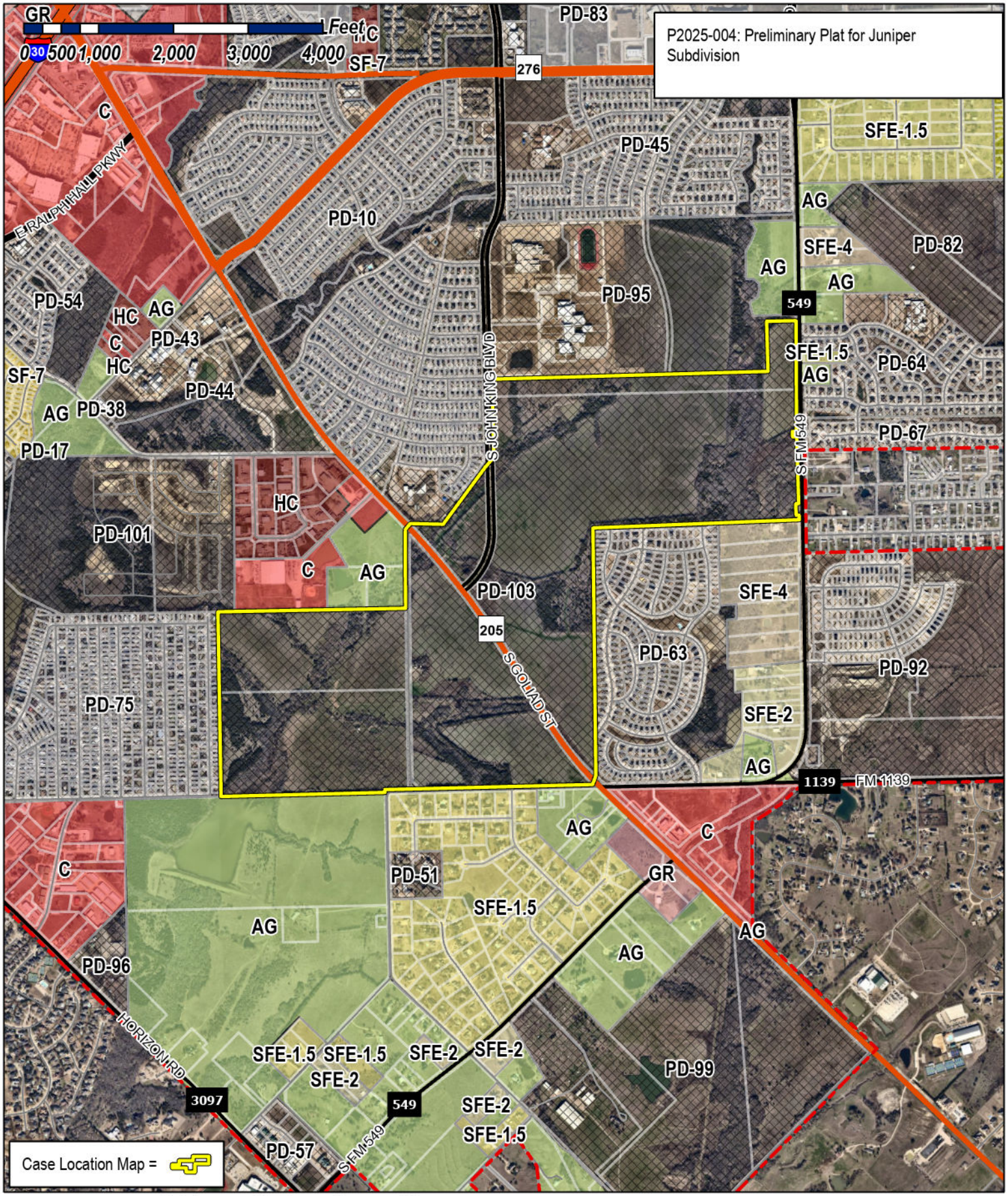
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 12th *DAY OF* February *20*25.

*OWNER'S SIGNATURE* John Vick

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Sondra Dosier Meeks

*MY COMMISSION EXPIRES*

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



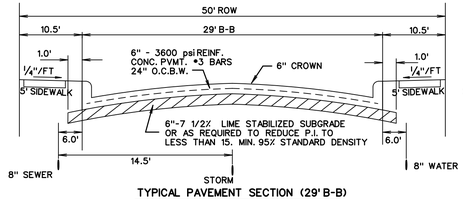


# City of Rockwall

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

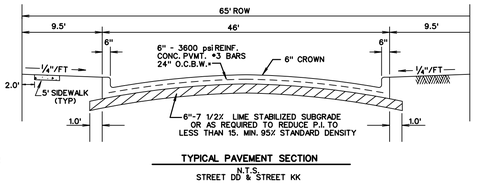


The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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




TYPICAL PAVEMENT SECTION (29' B-B)

N.T.S.




TYPICAL PAVEMENT SECTION

N.T.S.

STREET DD & STREET KK

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2025.

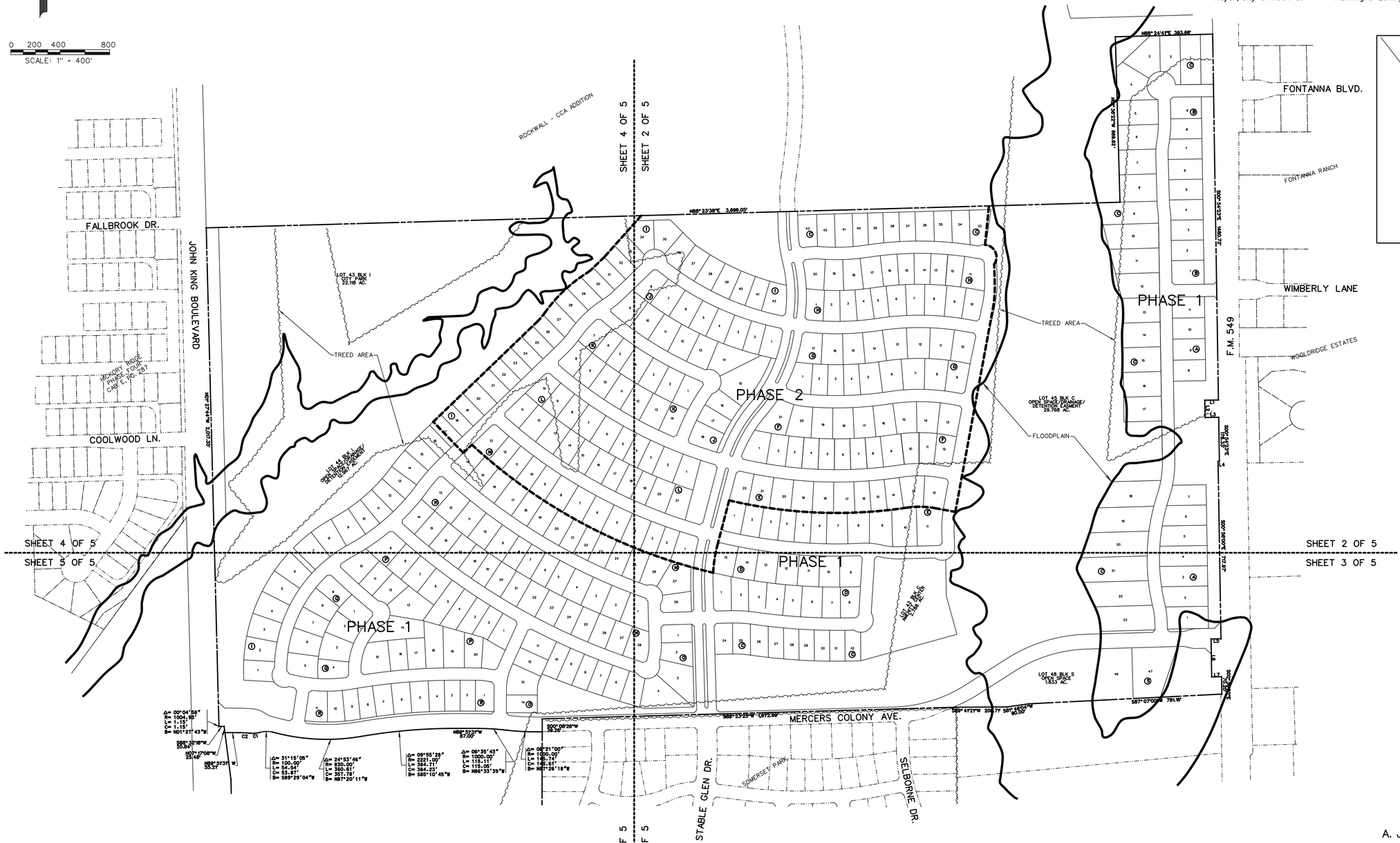
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

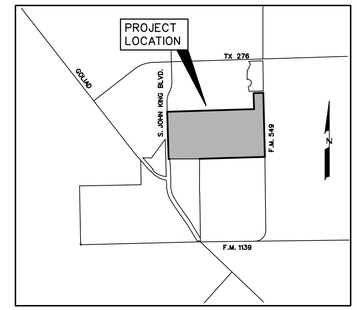
Mayor, City of Rockwall — Planning & Zoning Commission Chairman

N

0 200 400 800

SCALE: 1" = 400'




LOCATION MAP

N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
- STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE
- TREED AREA

| | |
|---|---|
| TOTAL ACRES | 195.685 |
| TOTAL RESIDENTAL LOTS | 366 |
| DENSITY | 1.87 |
| ZONING ORDINANCE | PD-103 |
| TOTAL OPEN SPACE ACRES | 55.42 |
| LAND USE SINGLE FAMILY DEVELOPMENT | |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|---|
| 1. | 21°24'23" | 100.00' | 37.36 ' | 37.14 ' | S84°34'58"W |
| 2. | 05°08'40" | 550.50' | 49.43 ' | 49.41 ' | N87°17'11"W |

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH

6950 TPC DRIVE, STE. 150

McKINNEY, TEXAS 75070

469-659-6150

P2025-004

PRELIMINARY PLAT

OF

# JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
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LOTS 1-42, BLOCK I
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LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
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LOTS 1-9, BLOCK Q
LOTS 1-11, BLOCK R

TOTAL ACRES 195.685

TOTAL RESIDENTIAL LOTS 363

TOTAL OPEN SPACE LOTS 23

SITUATED IN THE

A. JOHNSON SURVEY, ABSTRACT NO. 123

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

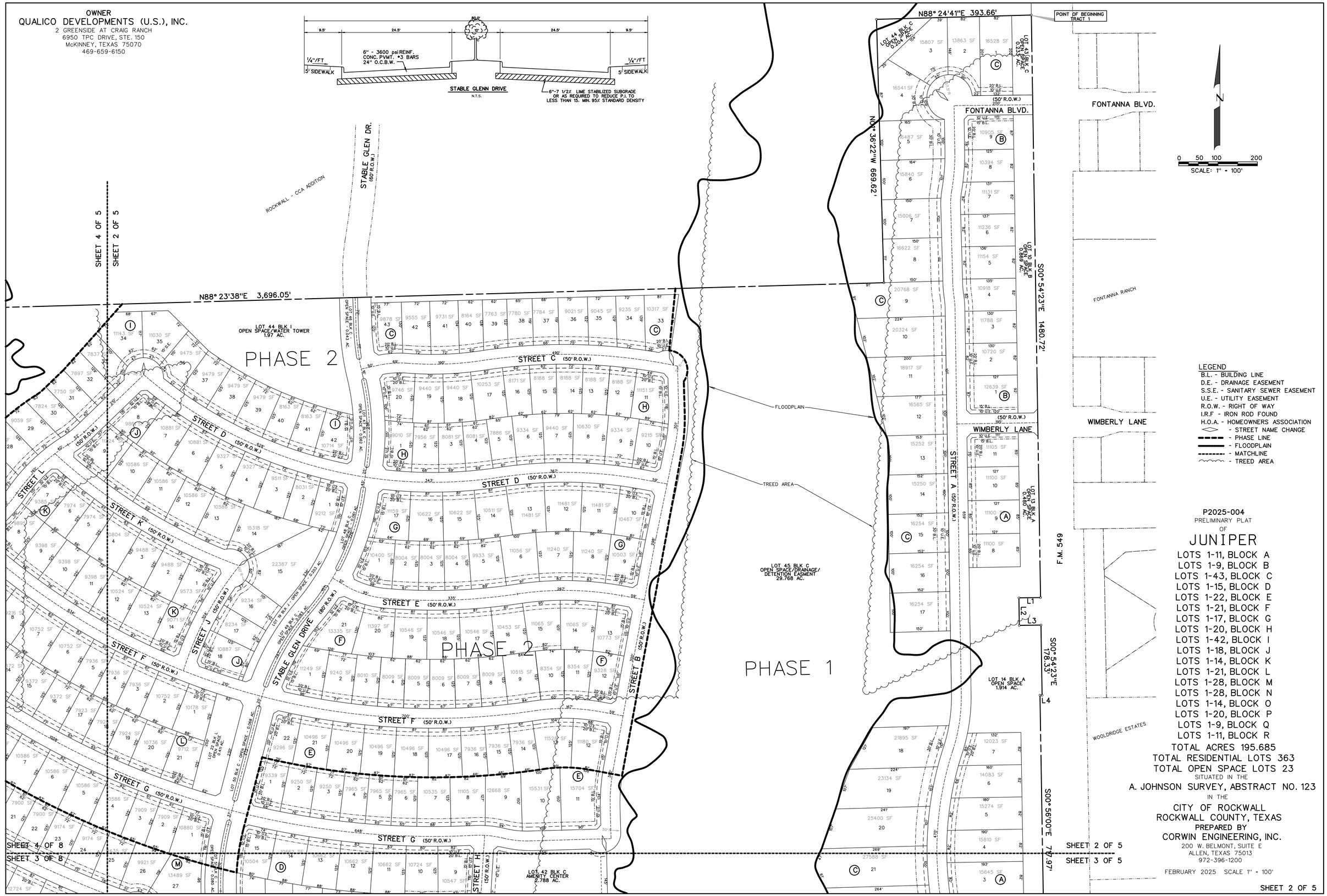
ALLEN, TEXAS 75013

972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

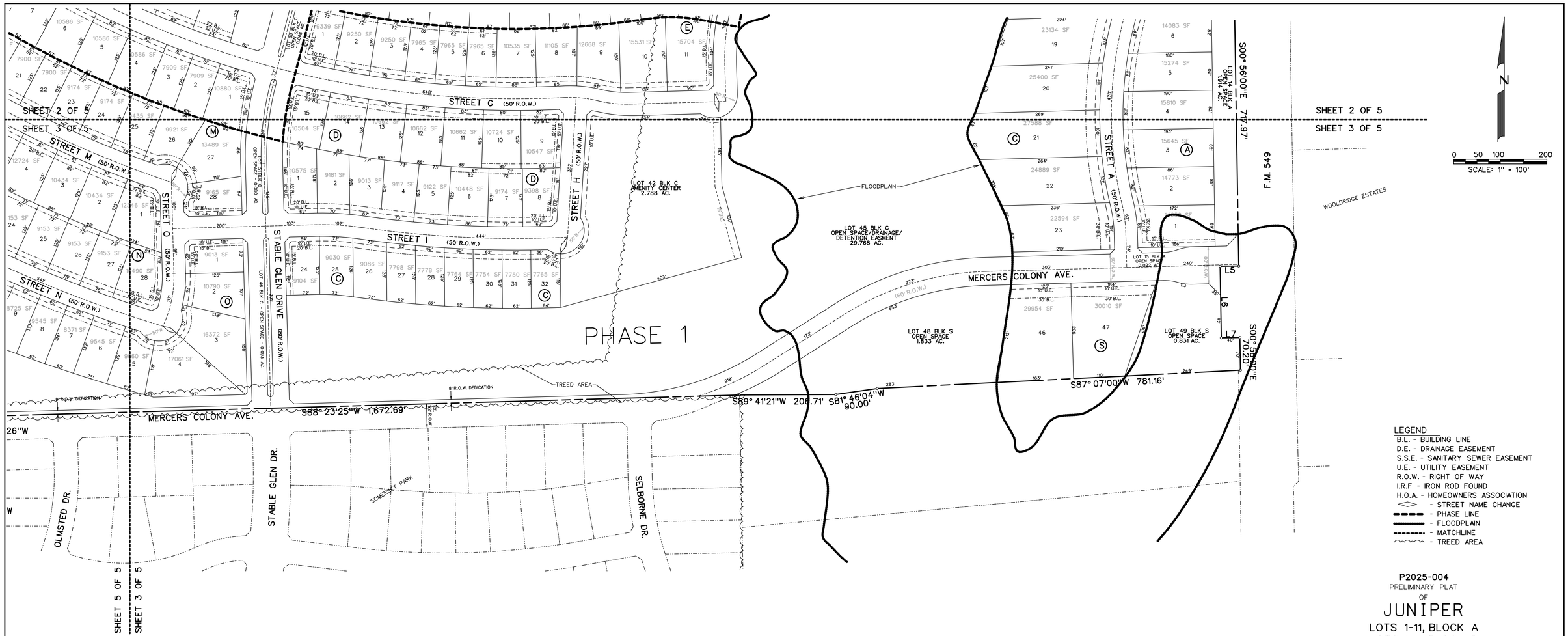



LEGEND
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◇ - STREET NAME CHANGE
- - - - PHASE LINE
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- - - - - - - MATCHLINE
~~~~~ - TREED AREA

P2025-004
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972-396-1200
FEBRUARY 2025 SCALE 1" = 100'

SHEET 2 OF 5
~~~~~




LEGEND

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2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

FALLBROOK DR.

COOLWOOD LN.

JOHN KING BOULEVARD

HICKORY RIDGE PHASE FOUR CAB. E, PG. 257

N01° 27'44"W 2,017.35'

N88° 23'38"E

LOT 43, BLK I
CITY PARK
22.118 AC.

LOT 44, BLK I
PROPOSED WATER TOWER SITE
1.974 AC.

LOT 44, BLK I
OPEN SPACE/DRAINAGE/
DETENTION EASEMENT
12.967 AC.

TREED AREA

PHASE 1

PHASE 2

STREET D (50' R.O.W.)

STREET K (50' R.O.W.)

STREET L (50' R.O.W.)

STREET F (50' R.O.W.)

STREET J (50' R.O.W.)

STREET G (50' R.O.W.)

LOT 22, BLK I
OPEN SPACE
0.411 AC.

SHEET 4 OF 5

SHEET 5 OF 5

SHEET 2 OF 5

SHEET 3 OF 5

SHEET 4 OF 5

SHEET 2 OF 5

SHEET 5 OF 5

SHEET 3 OF 5

N

0 50 100 200

SCALE: 1" = 100'

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P2025-004
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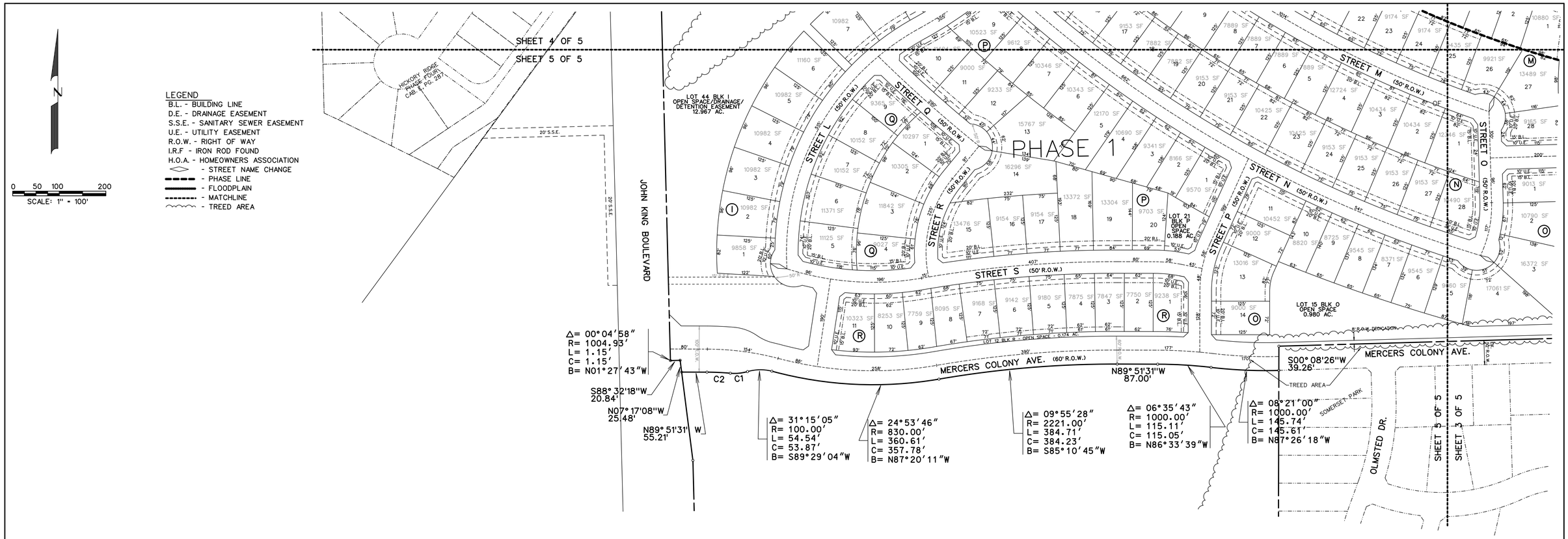
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PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150
~~~~




P2025-004

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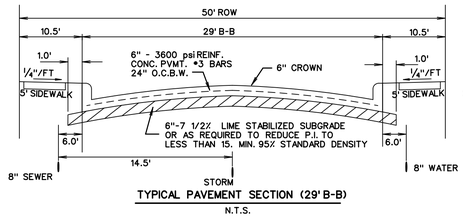
FEBRUARY 2025 SCALE 1" = 100'

**OWNER**

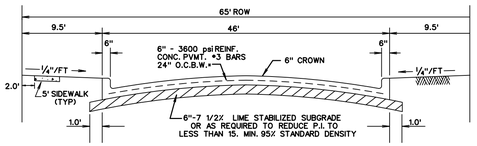
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LEGEND

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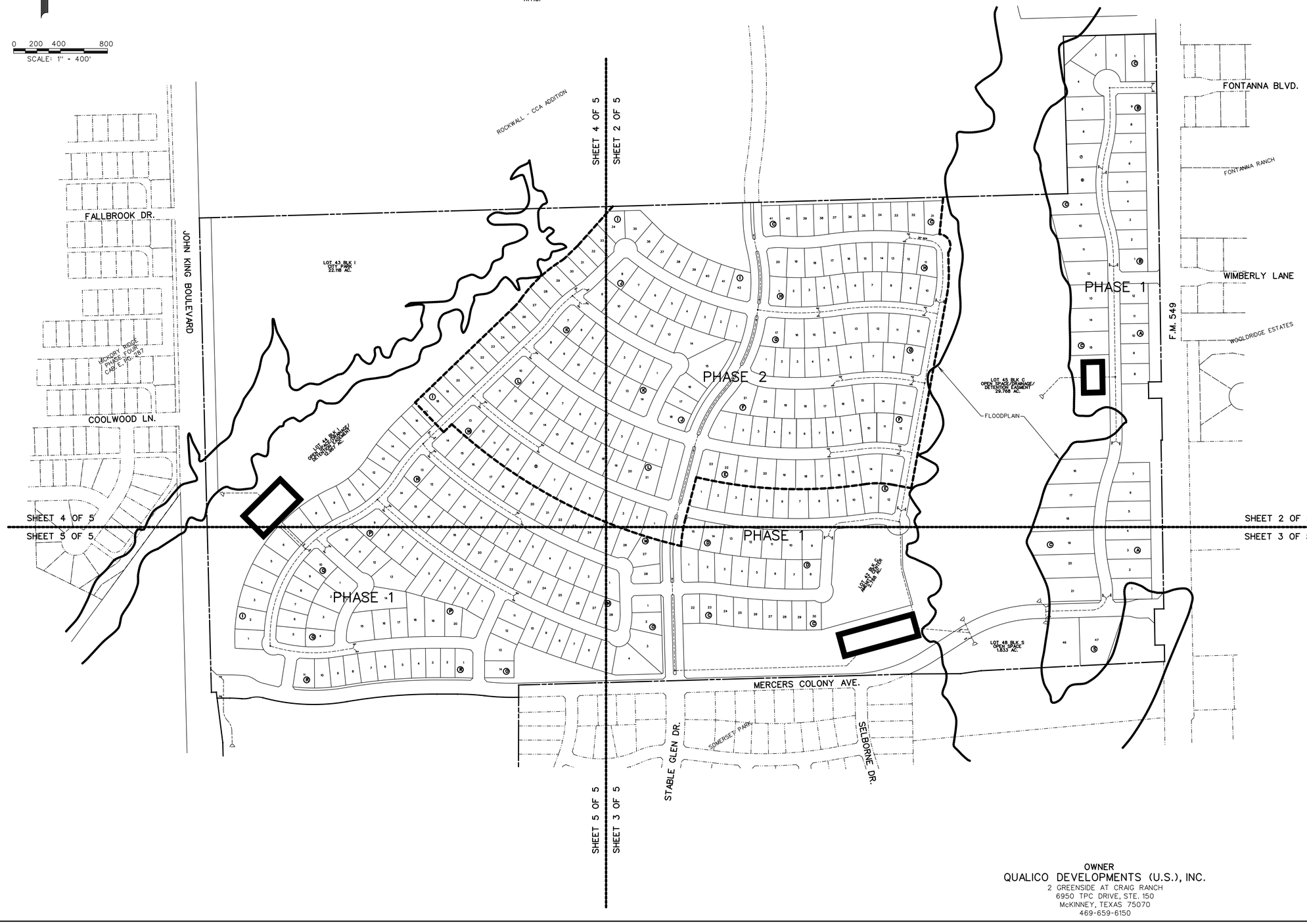


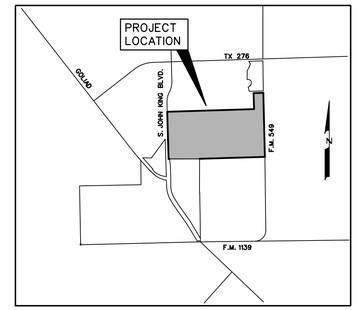

TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.




TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK

0 200 400 800
SCALE: 1" = 400'




LOCATION MAP
N.T.S.

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

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OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
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469-659-6150

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## LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- FLOODPLAIN
- MATCHLINE

SHEET 4 OF 5
SHEET 2 OF 5
ROCKWALL - CCA ADDITION
STABLE GLEN DR.
FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET J
STREET K
STREET L
STABLE GLEN DRIVE
FLOODPLAIN
F.M. 549
DETENTION POND
WOOLDRIDGE ESTATES
LOT 44 BLK C 0.534 AC.
LOT 43 BLK C 0.213 AC.
LOT 42 BLK C AMENITY CENTER 2.788 AC.

| | AC. | Q |
|---|---|---|
| 1 | 1.96 | 9.6 |
| 2 | 3.19 | 15.6 |
| 3 | 2.50 | 12.2 |
| 4 | 5.94 | 29.1 |
| 7 | 4.35 | 21.3 |
| 8 | 1.47 | 11.0 |
| 9 | 15.4 | 15.4 |
| 10 | 2.75 | 13.5 |
| 11 | 2.12 | 10.9 |
| 12 | 3.59 | 17.6 |
| 13 | 2.07 | 10.1 |
| 15 | 6.96 | 34.1 |
| 17 | 30.5 | 149.1 |
| 20 | 1.26 | 6.2 |
| 21 | 3.48 | 17.0 |
| 22 | 4.90 | 24.0 |
| 23 | | 22.5 |
| 24 | 4.19 | 20.6 |
| 36 | 0.20 | 1.0 |
| 37 | 0.58 | 2.8 |
| 38 | 0.82 | 4.0 |
| 39 | 0.73 | 3.6 |
| 40 | 0.61 | 3.6 |
| 41 | 1.03 | 5.0 |
| 42 | 2.53 | 16.4 |

0 50 100 200
SCALE: 1" = 100'

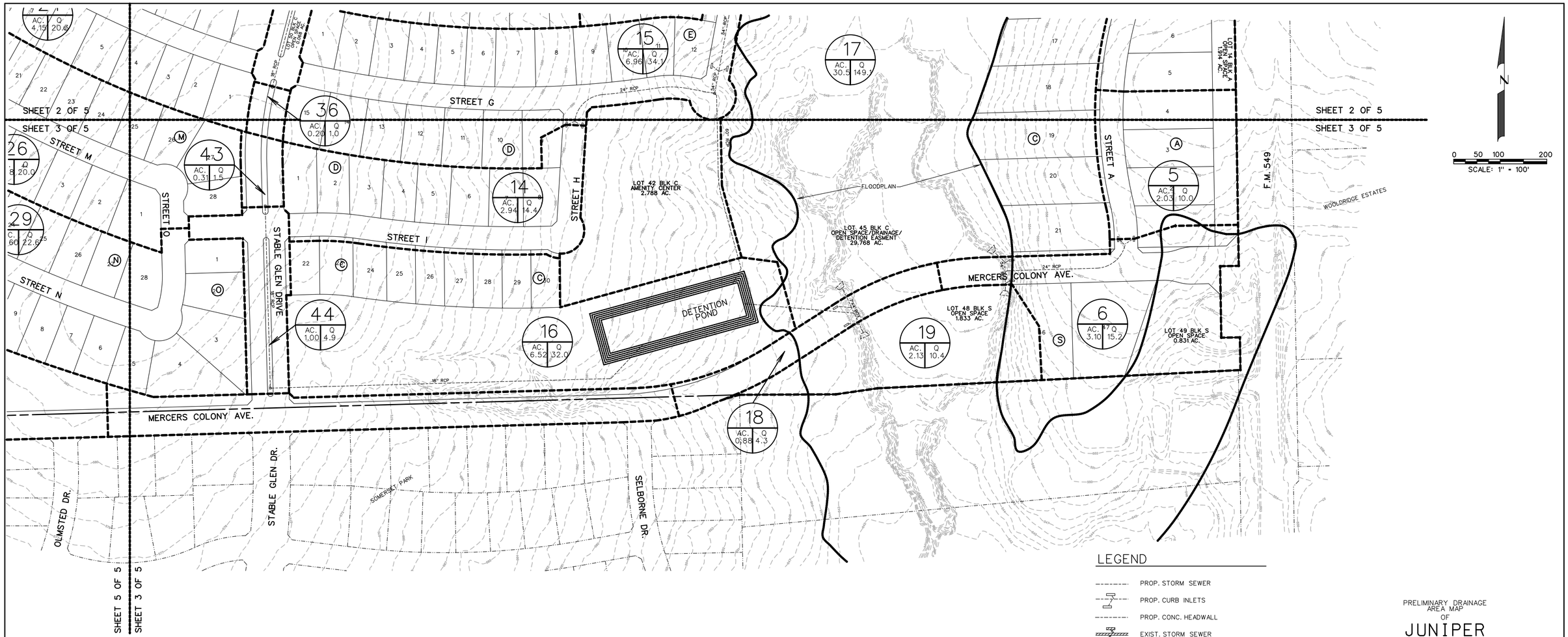
SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 5
SHEET 3 OF 5

PRELIMINARY DRAINAGE AREA MAP OF

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FEBRUARY 2025 SCALE 1" = 100'

SHEET 2 OF 5




## LEGEND

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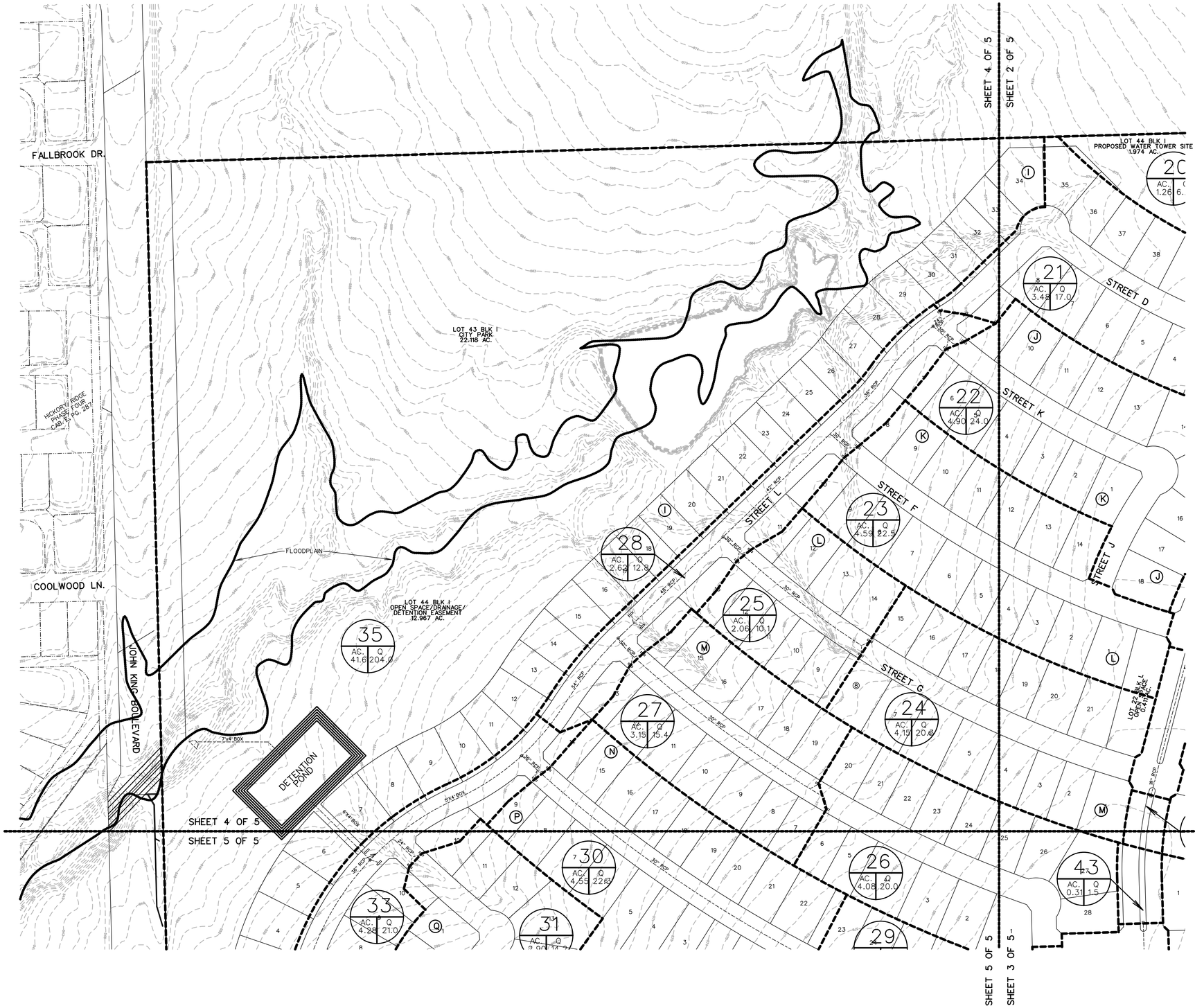
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N

0 50 100 200

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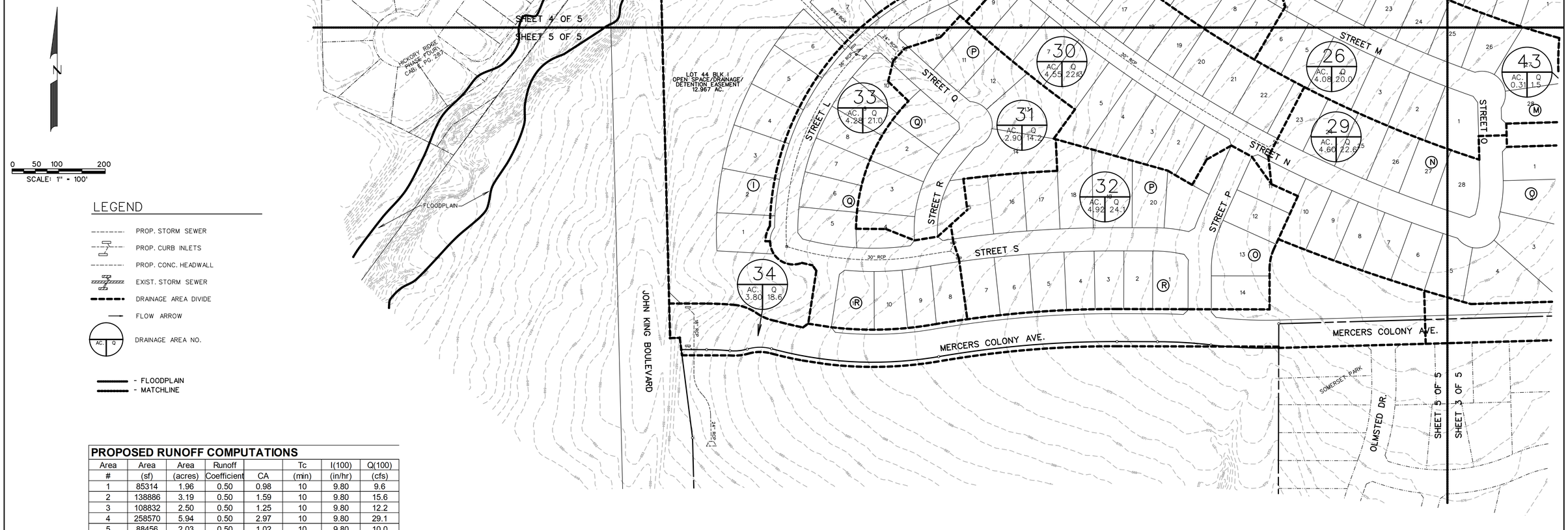
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McKINNEY, TEXAS 75070
469-659-6150

FEBRUARY 2025 SCALE 1" = 100'




## PROPOSED RUNOFF COMPUTATIONS

| Area # | Area (sf) | Area (acres) | Runoff Coefficient | CA | Tc (min) | I(100) (in/hr) | Q(100) (cfs) |
|---|---|---|---|---|---|---|---|
| 1 | 85314 | 1.96 | 0.50 | 0.98 | 10 | 9.80 | 9.6 |
| 2 | 138886 | 3.19 | 0.50 | 1.59 | 10 | 9.80 | 15.6 |
| 3 | 108832 | 2.50 | 0.50 | 1.25 | 10 | 9.80 | 12.2 |
| 4 | 258570 | 5.94 | 0.50 | 2.97 | 10 | 9.80 | 29.1 |
| 5 | 88456 | 2.03 | 0.50 | 1.02 | 10 | 9.80 | 10.0 |
| 6 | 134955 | 3.10 | 0.50 | 1.55 | 10 | 9.80 | 15.2 |
| 7 | 189377 | 4.35 | 0.50 | 2.17 | 10 | 9.80 | 21.3 |
| 8 | 64087 | 1.47 | 0.50 | 0.74 | 10 | 9.80 | 7.2 |
| 9 | 136781 | 3.14 | 0.50 | 1.57 | 10 | 9.80 | 15.4 |
| 10 | 119703 | 2.75 | 0.50 | 1.37 | 10 | 9.80 | 13.5 |
| 11 | 96747 | 2.22 | 0.50 | 1.11 | 10 | 9.80 | 10.9 |
| 12 | 156501 | 3.59 | 0.50 | 1.80 | 10 | 9.80 | 17.6 |
| 13 | 90168 | 2.07 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 14 | 128056 | 2.94 | 0.50 | 1.47 | 10 | 9.80 | 14.4 |
| 15 | 303346 | 6.96 | 0.50 | 3.48 | 10 | 9.80 | 34.1 |
| 16 | 284100 | 6.52 | 0.50 | 3.26 | 10 | 9.80 | 32.0 |
| 17 | 1325906 | 30.44 | 0.50 | 15.22 | 10 | 9.80 | 149.1 |
| 18 | 38440 | 0.88 | 0.50 | 0.44 | 10 | 9.80 | 4.3 |
| 19 | 92815 | 2.13 | 0.50 | 1.07 | 10 | 9.80 | 10.4 |
| 20 | 54871 | 1.26 | 0.50 | 0.63 | 10 | 9.80 | 6.2 |
| 21 | 151541 | 3.48 | 0.50 | 1.74 | 10 | 9.80 | 17.0 |
| 22 | 213647 | 4.90 | 0.50 | 2.45 | 10 | 9.80 | 24.0 |
| 23 | 199806 | 4.59 | 0.50 | 2.29 | 10 | 9.80 | 22.5 |
| 24 | 180838 | 4.15 | 0.50 | 2.08 | 10 | 9.80 | 20.3 |
| 25 | 89535 | 2.06 | 0.50 | 1.03 | 10 | 9.80 | 10.1 |
| 26 | 177814 | 4.08 | 0.50 | 2.04 | 10 | 9.80 | 20.0 |
| 27 | 137306 | 3.15 | 0.50 | 1.58 | 10 | 9.80 | 15.4 |
| 28 | 113979 | 2.62 | 0.50 | 1.31 | 10 | 9.80 | 12.8 |
| 29 | 200547 | 4.60 | 0.50 | 2.30 | 10 | 9.80 | 22.6 |
| 30 | 198029 | 4.55 | 0.50 | 2.27 | 10 | 9.80 | 22.3 |
| 31 | 126496 | 2.90 | 0.50 | 1.45 | 10 | 9.80 | 14.2 |
| 32 | 214284 | 4.92 | 0.50 | 2.46 | 10 | 9.80 | 24.1 |
| 33 | 186648 | 4.28 | 0.50 | 2.14 | 10 | 9.80 | 21.0 |
| 34 | 165583 | 3.80 | 0.50 | 1.90 | 10 | 9.80 | 18.6 |
| 35 | 1813103 | 41.62 | 0.50 | 20.81 | 10 | 9.80 | 204.0 |

PRELIMINARY DRAINAGE AREA MAP
OF

# JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
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LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
TOTAL ACRES 195.685
TOTAL RESIDENTIAL LOTS 366
TOTAL OPEN SPACE LOTS 23
SITUATED IN THE
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IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

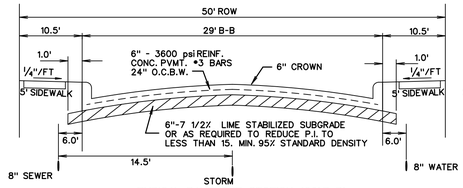
**PREPARED BY**
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

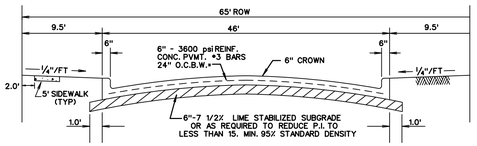
**OWNER**
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND

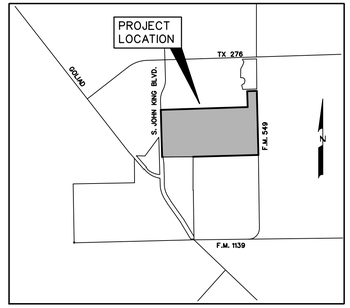
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
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R.O.W. - RIGHT OF WAY
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H.O.A. - HOMEOWNERS ASSOCIATION
- STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE




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

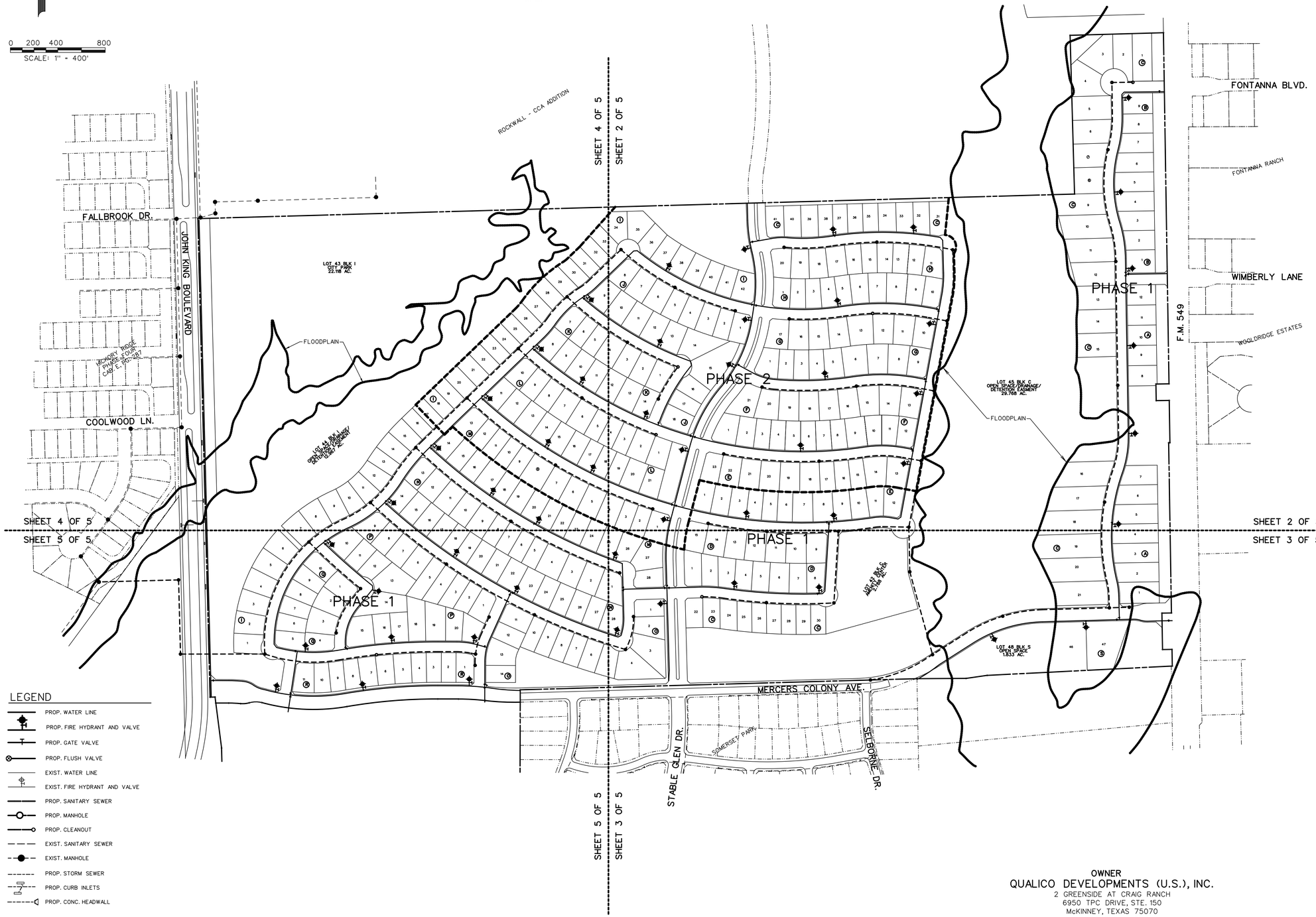



TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK




LOCATION MAP
N.T.S.

0 200 400 800
SCALE: 1" = 400'




LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
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- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

# JUNIPER

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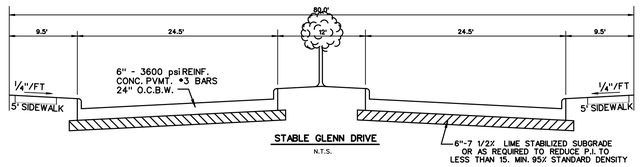

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972-396-1200


FEBRUARY 2025 SCALE 1" = 400'

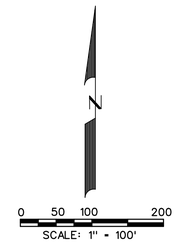

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LEGEND
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◇ - STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE




POINT OF BEGINNING TRACT 1




LEGEND
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PRELIMINARY
WATER & SANITARY SEWER PLAN
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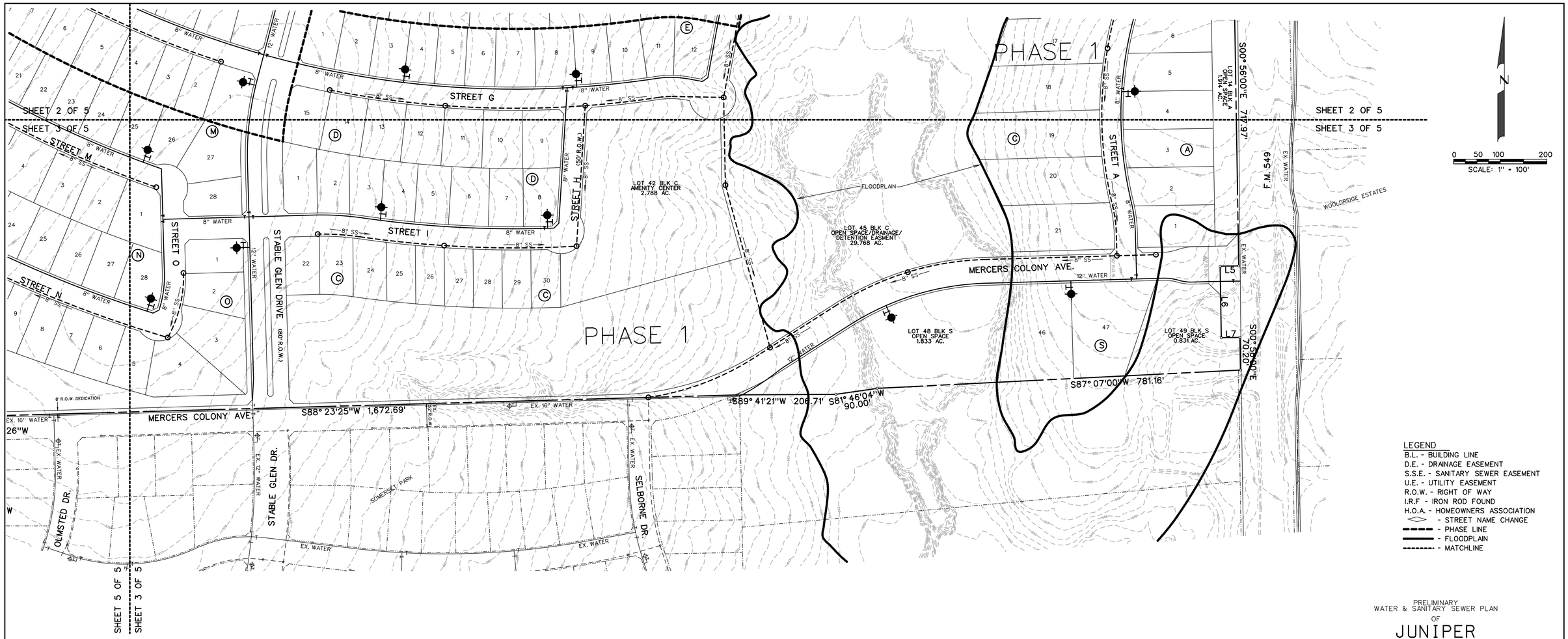
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972-396-1200
FEBRUARY 2025 SCALE 1" = 400'

SHEET 2 OF 5

SHEET 4 OF 5
SHEET 2 OF 5
ROCKWALL - CCA ADDITION
STABLE GLEN DR. (60' R.O.W.)
LOT 44 BLK I OPEN SPACE/WATER TOWER 1.97 AC.
PHASE 2
STREET C
STREET D
STREET L
STREET K
STREET J
STREET E
STREET F
STREET G (50' R.O.W.)
STREET H (50' R.O.W.)
STABLE GLEN DRIVE (60' R.O.W.)
LOT 18 BLK J OPEN SPACE 0.308 AC.
LOT 22 BLK L OPEN SPACE 0.914 AC.
LOT 42 BLK C AMENITY CENTER 2.788 AC.
LOT 45 BLK C OPEN SPACE/DRAINAGE/ DETENTION EASMENT 29.768 AC.
FLOODPLAIN
PHASE 1
LOT 44 BLK C OPEN SPACE 0.504 AC.
LOT 43 BLK C OPEN SPACE 0.213 AC.
FONTANNA BLVD.
LOT 16 BLK B OPEN SPACE 0.869 AC.
WIMBERLY LANE
STREET A
LOT 13 BLK A OPEN SPACE 0.388 AC.
LOT 14 BLK A OPEN SPACE 1.914 AC.
F.M. 549
FONTANNA RANCH
WOODRIDGE ESTATES
8" WATER
8" SS
12" WATER
EX. WATER

SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 5
SHEET 3 OF 5

SHEET 2 OF 5




LEGEND

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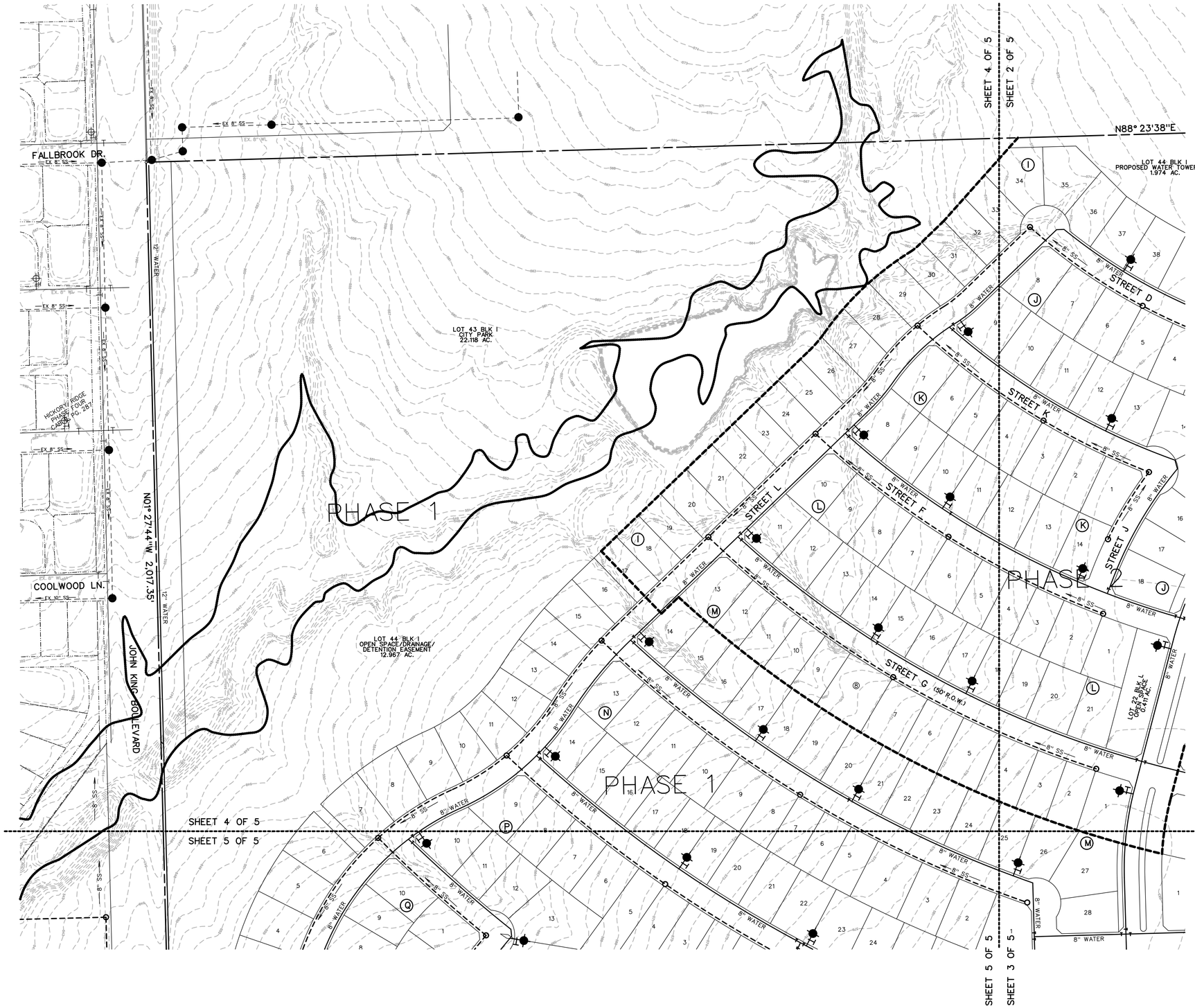
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N

0 50 100 200
SCALE: 1" = 100'

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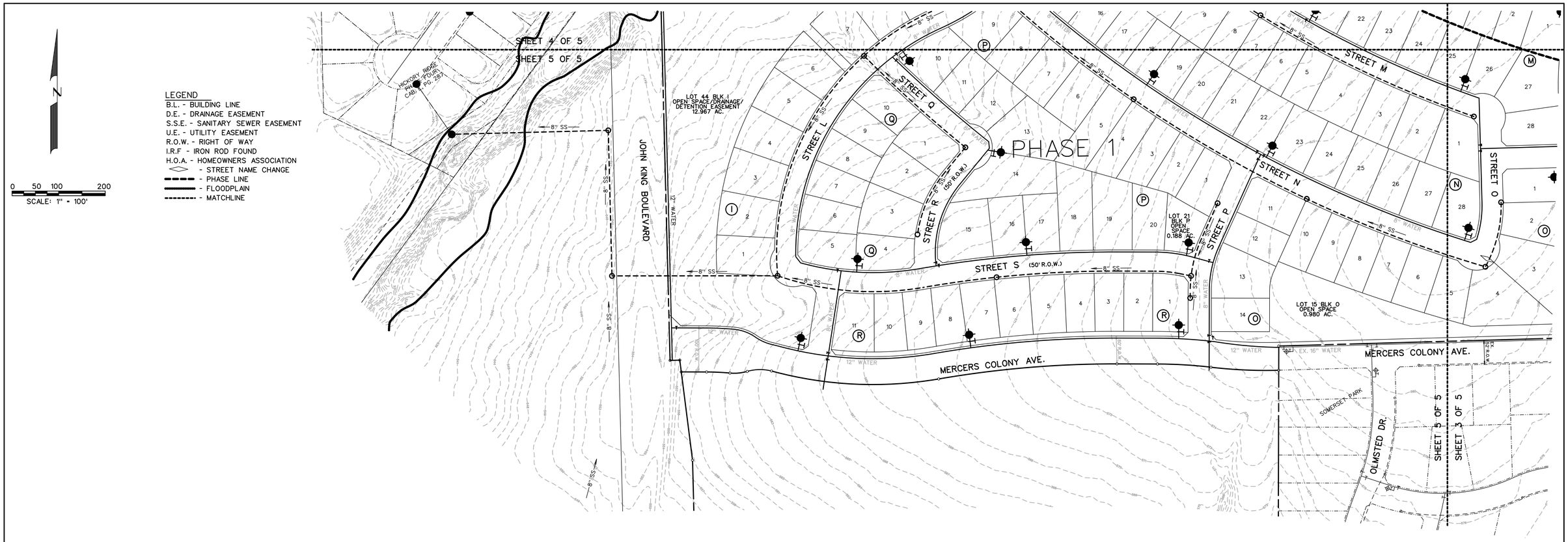
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972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

0 100 200 400
SCALE: 1" = 200'

N

JOHN KING BOULEVARD

F.M. 549

## LEGEND

TYPICAL LOT SIZES

- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.

**P2025-004**
PRELIMINARY PLAT
OF

# JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-22, BLOCK E
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972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

DATE: March 21, 2025

TO: Ryan Joyce
Michael Joyce Properties
767 Justin Road
Rockwall, Texas 75087

CC: John Vick
Qualico Developments (US), Inc.
6950 TPC Drive, Suite 150
McKinney, Texas 75070

FROM: Henry Lee, *AICP*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2025-004; *Preliminary Plat for Phase 1 and 2 of the Juniper Subdivision*

Ryan Joyce,

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 17, 2025. The following is a record of all recommendations, voting records and conditions of approval:

*Conditions of Approval*

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

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

*Planning and Zoning Commission*
On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

*City Council*
On March 17, 2025, the City Council approved a motion to approve the Preliminary Plat by a vote of 5-2, with Council Members Jorif and McCallum dissenting.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

Henry Lee, *AICP*, *Senior Planner*
City of Rockwall Planning and Zoning Department