PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # SP2022-027 P&Z DATE June 14, 2022 CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE_____ HPAB DATE_____PARK BOARD DATE_____

Zoning Application
- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

Site Plan Application
- ☑ Site Plan
- ☑ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

Platting Application
- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application
- ☐ Exhibit

Miscellaneous Application
- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD#_____)
- ☑ Applications
- ☐ Receipt
- ☑ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date_____
  - ☐ Cabinet #_____
  - ☐ Slide #_____

Notes:_____
_____
_____
_____
_____
_____

Zoning Map Updated_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID ~~12255~~ 115169; FM 549
SUBDIVISION	Homestead Phase 1 — LOT — BLOCK
GENERAL LOCATION	FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	129.453	LOTS [CURRENT]	1
		LOTS [PROPOSED]	271

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

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

☐ OWNER	SH Dev Klutts Rockwall, LLC	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2839.06, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KATHRYNE DENISE GARCIA
Notary ID #126528612
My Commission Expires
May 13, 2025

MY COMMISSION EXPIRES 5/13/25

N88° 26'14"E 2790.07'

N00° 54'51"W 117.73'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N00° 56'00"W 908.25'

N55° 22'09"E 48.05'

N52° 46'08"W 50.86'

N00° 45'11"W 50.21'

S01° 01'34"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

LEGEND

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

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

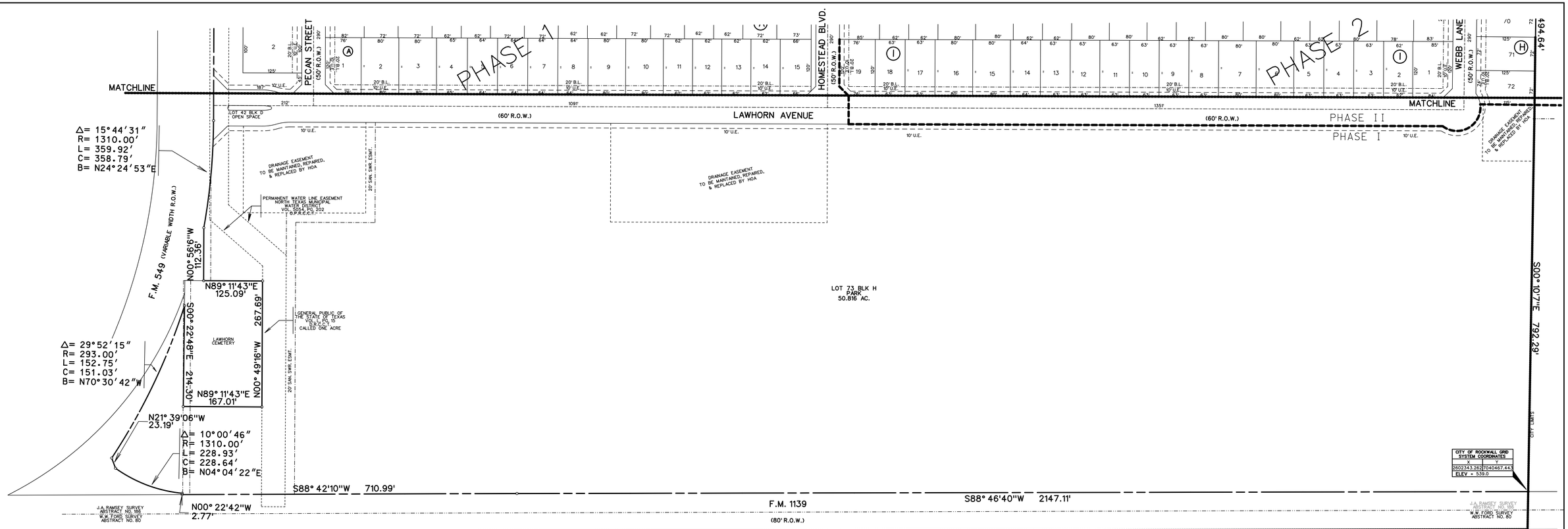
MARCH 2022 SCALE 1" = 100'

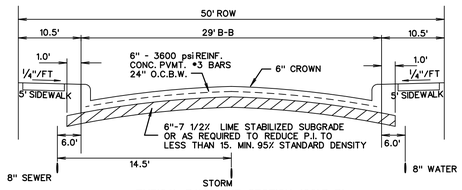
SHEET 1 OF 2 CASE #P2021-044

HILLVIEW ACRES CAB. I, PG. 1

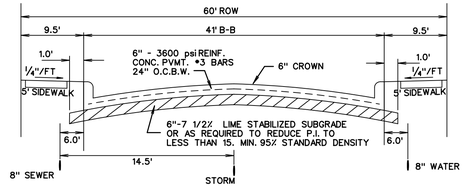
MATCHLINE

MATCHLINE





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



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**		**Block P**		**Block Q**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941	1	11817	19	7740
2	8640	2	9000	22	9650	23	10837	2	9614	20	7740
3	8640	3	9000	23	10245	24	9639	3	9614	21	7740
4	7440	4	8798	24	8902	25	8977	4	8165	22	7740
5	7440	5	9836	25	8902	26	8977	5	8165	23	7740
6	9000	6	12400	26	8902	27	8977	6	9546	24	7740
7	900	7	11234	27	7666	28	7730	7	9546	25	7740
8	7440	8	9846	28	7666	29	7730	8	8165	26	7740
9	9240	9	9000	29	8902	30	8977	9	8165	27	7740
10	9240	10	9000	30	8902	31	8977	10	9546	28	7740
11	12929	11	9292	31	8902	32	7730	11	9546	29	7740
12	14184	**Block M**		32	7666	33	7730	12	11015	30	7740
13	7625	Lot	SF	33	7666	34	8977	13	11138	31	7740
14	10590	1	9891	34	8902	35	8977	14	9616	32	7740
15	16857	2	9024	35	8902	36	7730	15	9616	33	9120
16	8659	3	9000	36	7666	37	7730	16	8224		
17	7440	4	10837	37	7891	38	8977	17	8224		
18	8640	5	10704	38	7891	39	10226	18	9616		
19	8640	6	8738	39	11142	40	8640	19	9616		
20	8640	7	11389	**Block O**		41	8640	20	8224		
21	10379	**Block N**		Lot	SF	42	8640	21	9616		
Block K		Lot	SF	1	10184	43	7440	22	10795		
Lot	SF	1	11212	2	8640	44	7440	**Block Q**			
1	9177	2	8631	3	7440	45	8640	Lot	SF		
2	7440	3	8631	4	7440	46	10471	1	9263		
3	7440	4	8631	5	8640			2	7740		
4	8640	5	7647	6	8640			3	7740		
5	8640	6	7647	7	8575			4	7740		
6	8671	7	8880	8*	28685			5	7740		
7	9124	8	8880	9	9125			6	7740		
8	12326	9	7647	10	7700			7	7740		
9	17360	10	7647	11	8941			8	7740		
10	11873	11	8880	12	8941			9	7740		
11	10085	12	8880	13	8941			10	7740		
12	7794	13	7647	14	7700			11	7740		
13	8640	14	7647	15	7700			12	7740		
14	8640	15	7637	16	8941			13	7740		
15	7440	16	10962	17	8941			14	7740		
16	7440	17	15148	18	8941			15	7753		
17	9292	18	12356	19	7700			16	11689		
		19	10353	20	7700			17	9573		
		20	8703	21	8941			18	7740		

Denotes HOA Lots

Denotes HOA Lots

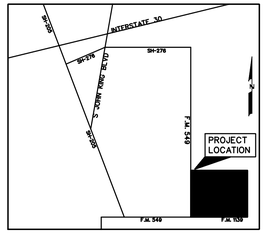
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2021.

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

Mayor, City of Rockwall — City Secretary — City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE SINGLE FAMILY DEVELOPMENT	

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PD SITE PLAN
OF
HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

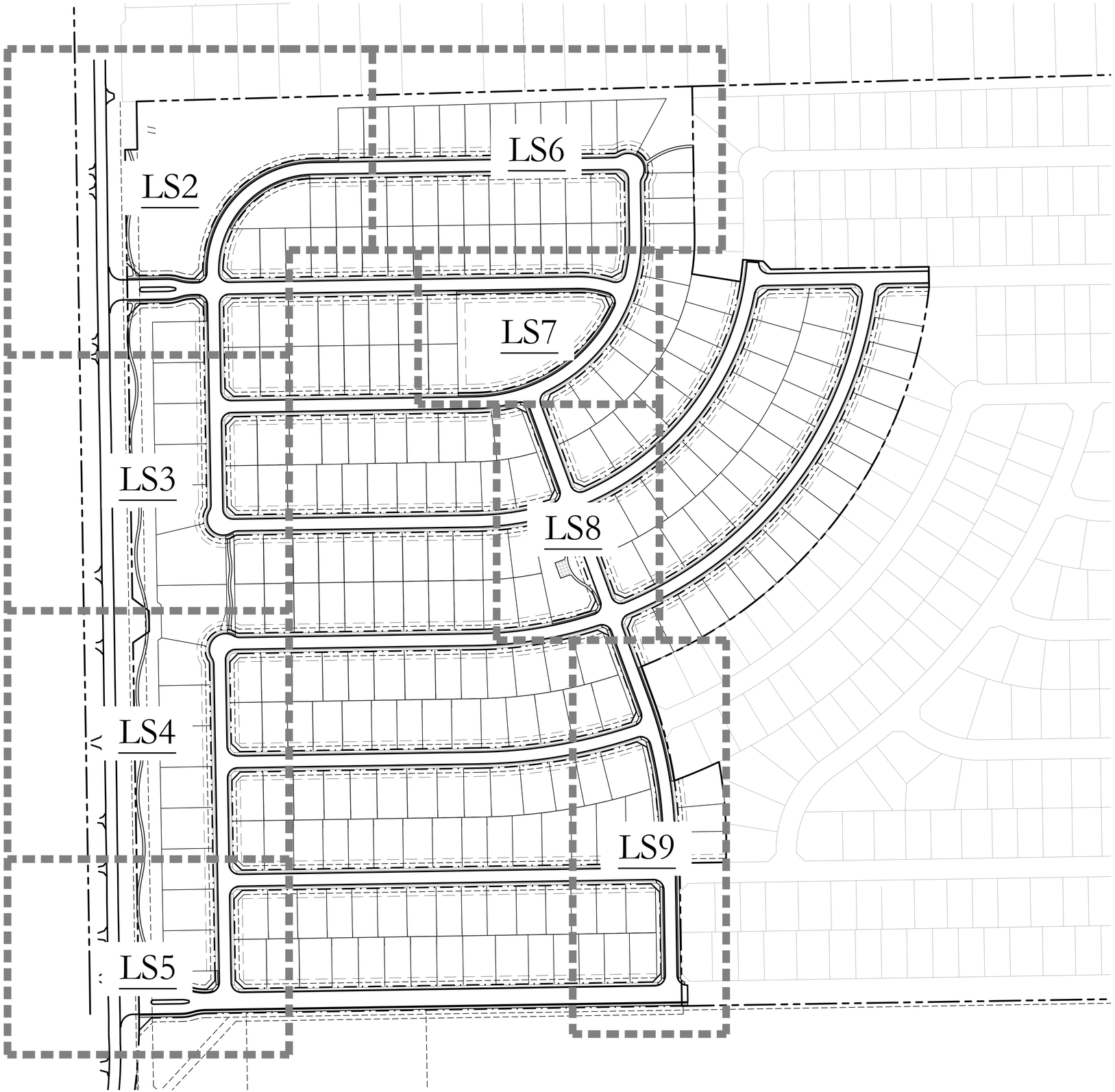
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

MARCH 2022 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044



JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

SCALE:
VARIES
One Inch

JVC No SHA012

120 60 0 120
SCALE 1" = 120'

LS1 of 11

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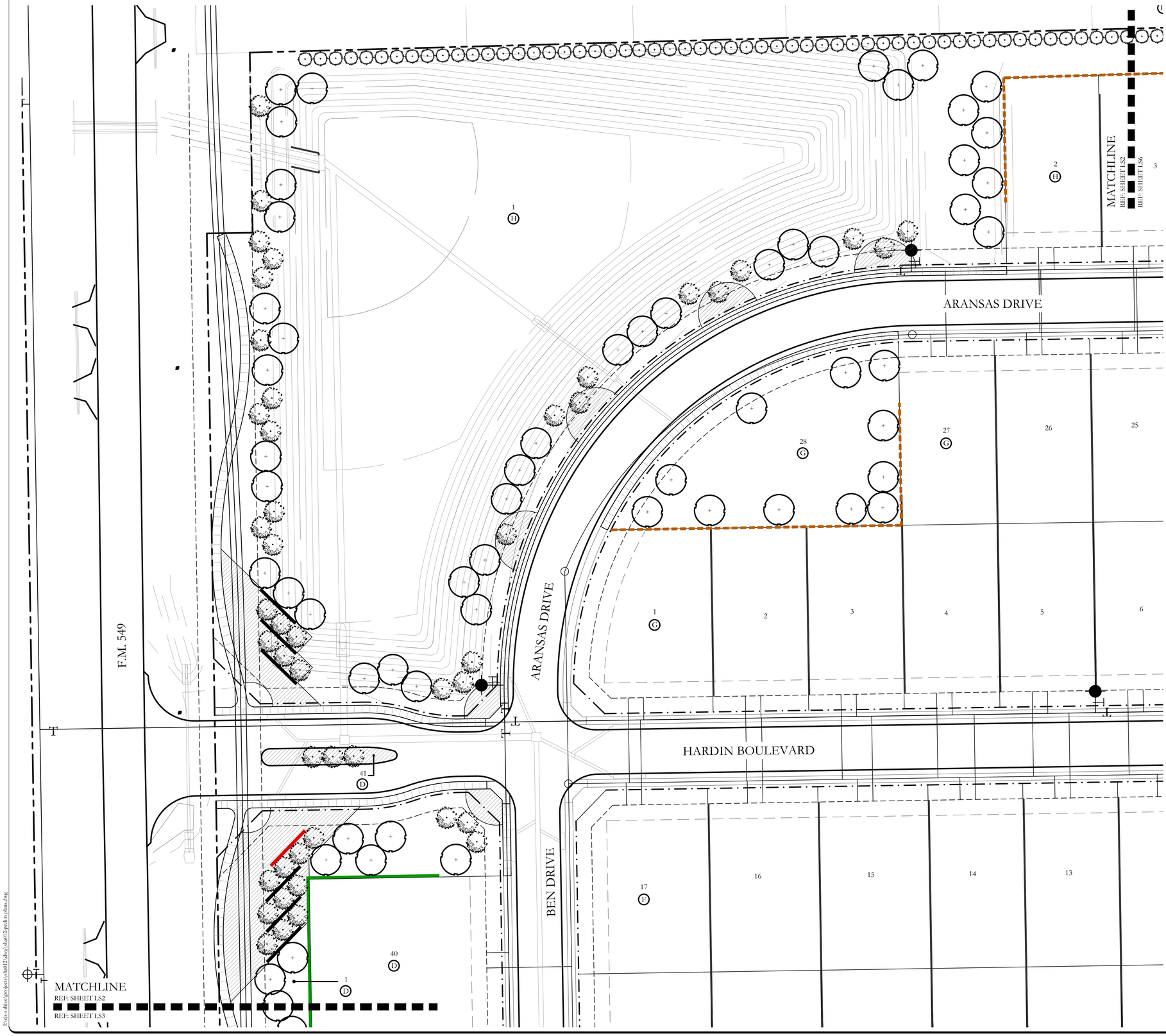

SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- 4" CALIPER EASTERN RED CEDAR TREE TO ACT AS A SOLID LIVING SCREEN ALONG THE NORTHERN PROPERTY LINE.
- 2" CALIPER ORNAMENTAL TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

SCALE:
VARIES
One Inch

JVC No SHA012

LS2 of 11

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SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- 4" CALIPER EASTERN RED CEDAR TREE TO ACT AS A SOLID LIVING SCREEN ALONG THE NORTHERN PROPERTY LINE.
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GENERAL LANDSCAPE NOTES

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- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
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SCALE 1" = 30'

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HOMESTEAD
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

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PRELIMINARY LANDSCAPE PLANS

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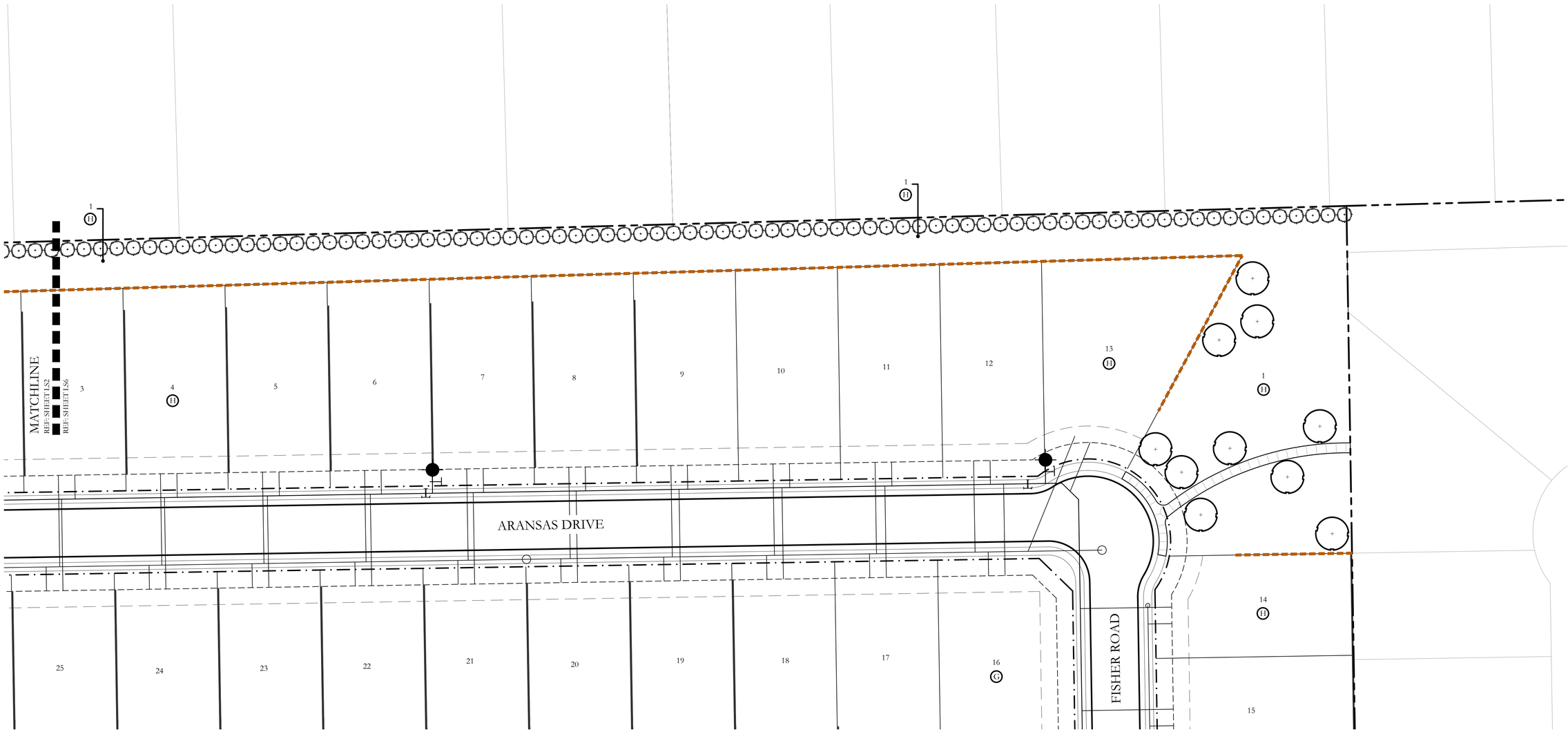

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STATE OF TEXAS

February 22, 2022

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SCALE 1" = 30'

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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS6 of 11

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12
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HARDIN BOULEVARD

10
F

FUTURE AMENITY
CENTER PER PD

9
F

8
F

FISHER ROAD

21

22

23
H

SCALE 1" = 20'

February 22, 2022

NORTH

JOHNSON VOLK CONSULTING
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LS7 of 11

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

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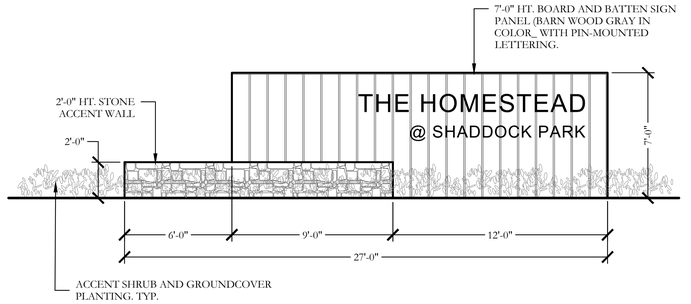
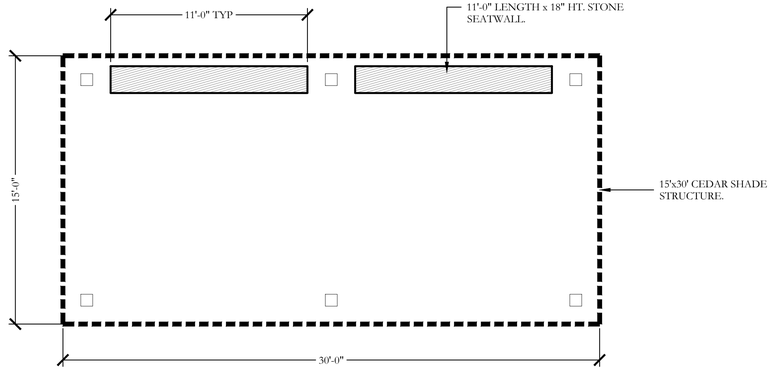


TRAIL HEAD SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



TRAIL HEAD REST STATION
PLAN

SCALE: 1/4" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS8 of 11

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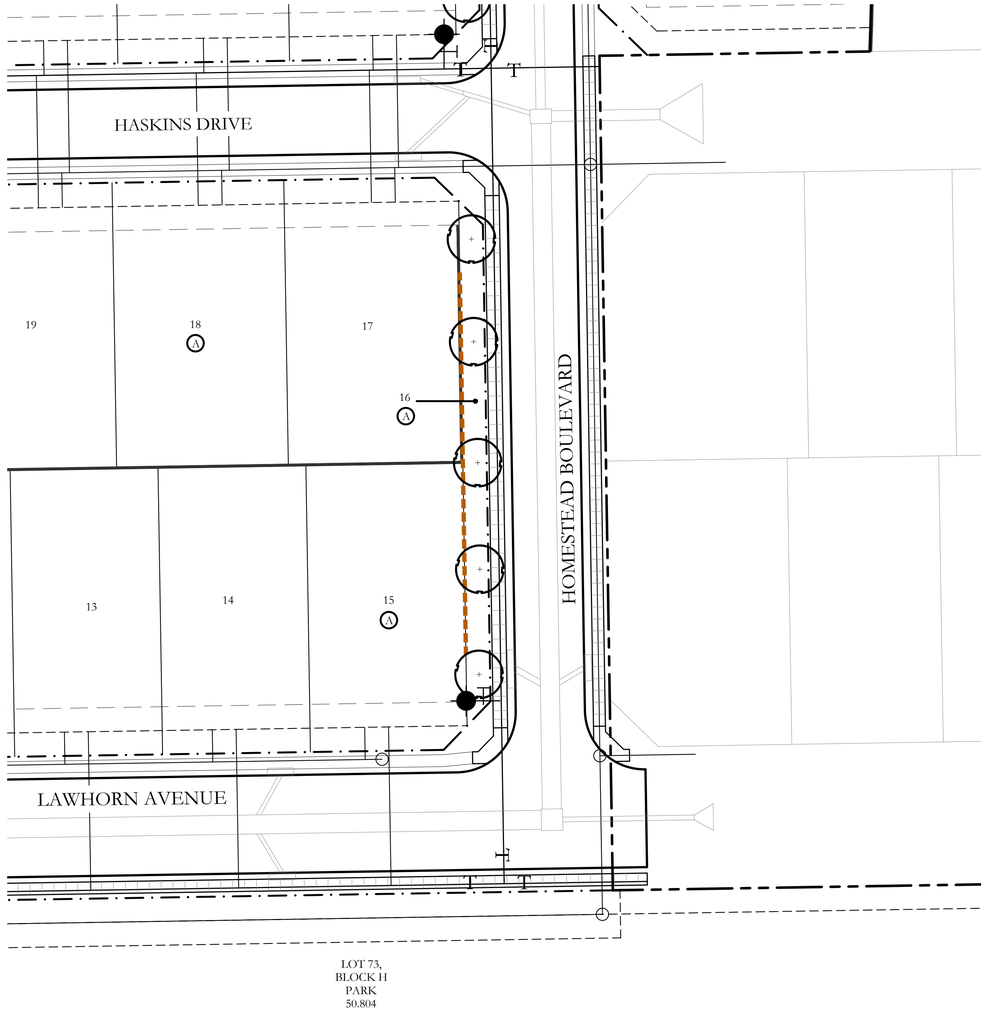

LOT 73,
BLOCK H
PARK
50.804

SCREENING LEGEND

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CODY L. JOHNSON
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February 22, 2022

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HOMESTEAD
PHASE I
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PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

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VARIES
One Inch
JVC No SHA012

LS9 of 11

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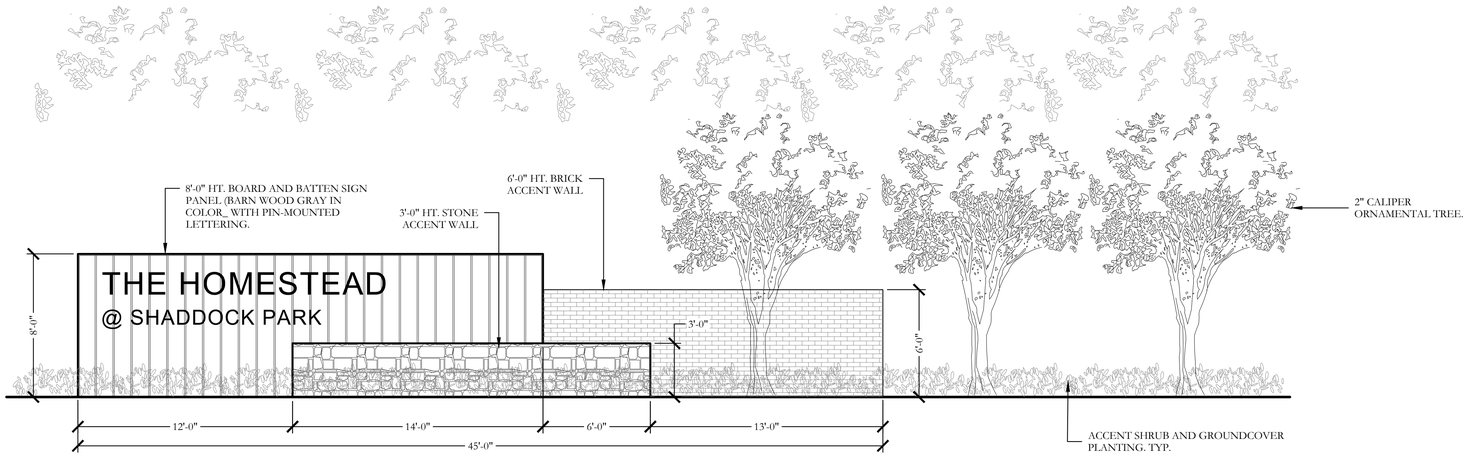
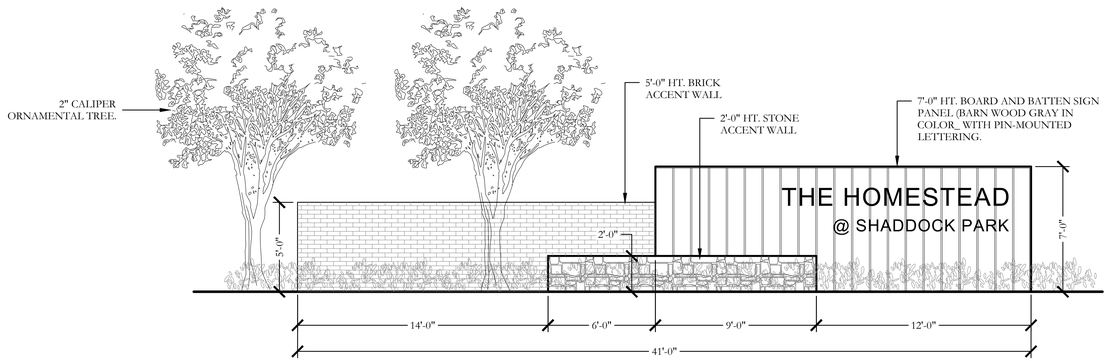


MAIN ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
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PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

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LS10 of 11

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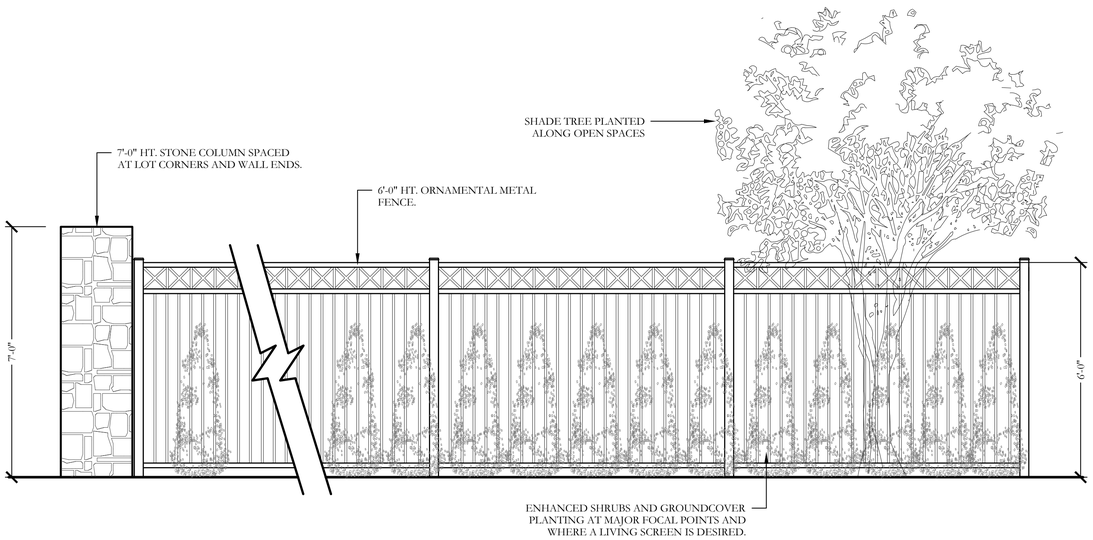
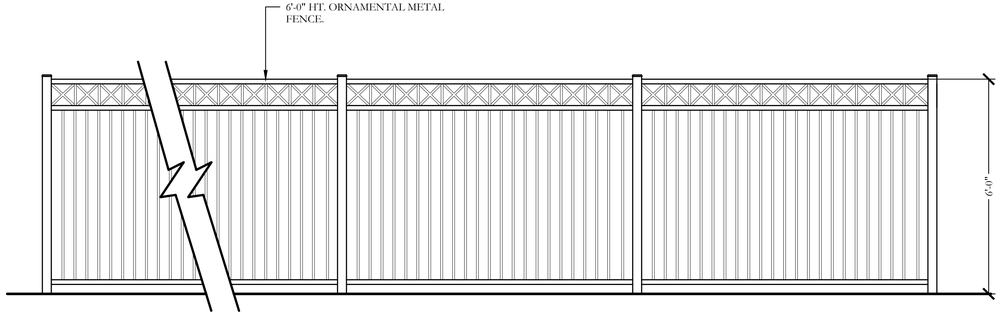


TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

SCALE: 1/2" = 1'-0"

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PRELIMINARY LANDSCAPE PLANS

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LS11 of 11

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METAL

METAL W/ MAGICAL WOOD

FENCE MAP ONLY - DRAWING NOT TO SCALE

N88° 26'14"E 2790.07'

S01° 01'34"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

N89° 05'09"E 28.97'

N00° 54'51"W 117.75'

N00° 56'00"W 1098.65'

N00° 56'00"W 908.25'

N00° 45'51"W 50.21'

N52° 46'08"W 50.86'

N55° 22'09"E 48.05'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

	X	Y
	2602343.282	7040467.443

ELEV = 539.0

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

N

LEGEND

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

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

MARCH 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-044

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID ~~12255~~ 115169; FM 549
SUBDIVISION	Homestead Phase 1 — LOT — BLOCK
GENERAL LOCATION	FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	129.453	LOTS [CURRENT]	1
		LOTS [PROPOSED]	271

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

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

☐ OWNER	SH Dev Klutts Rockwall, LLC	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2839.06, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

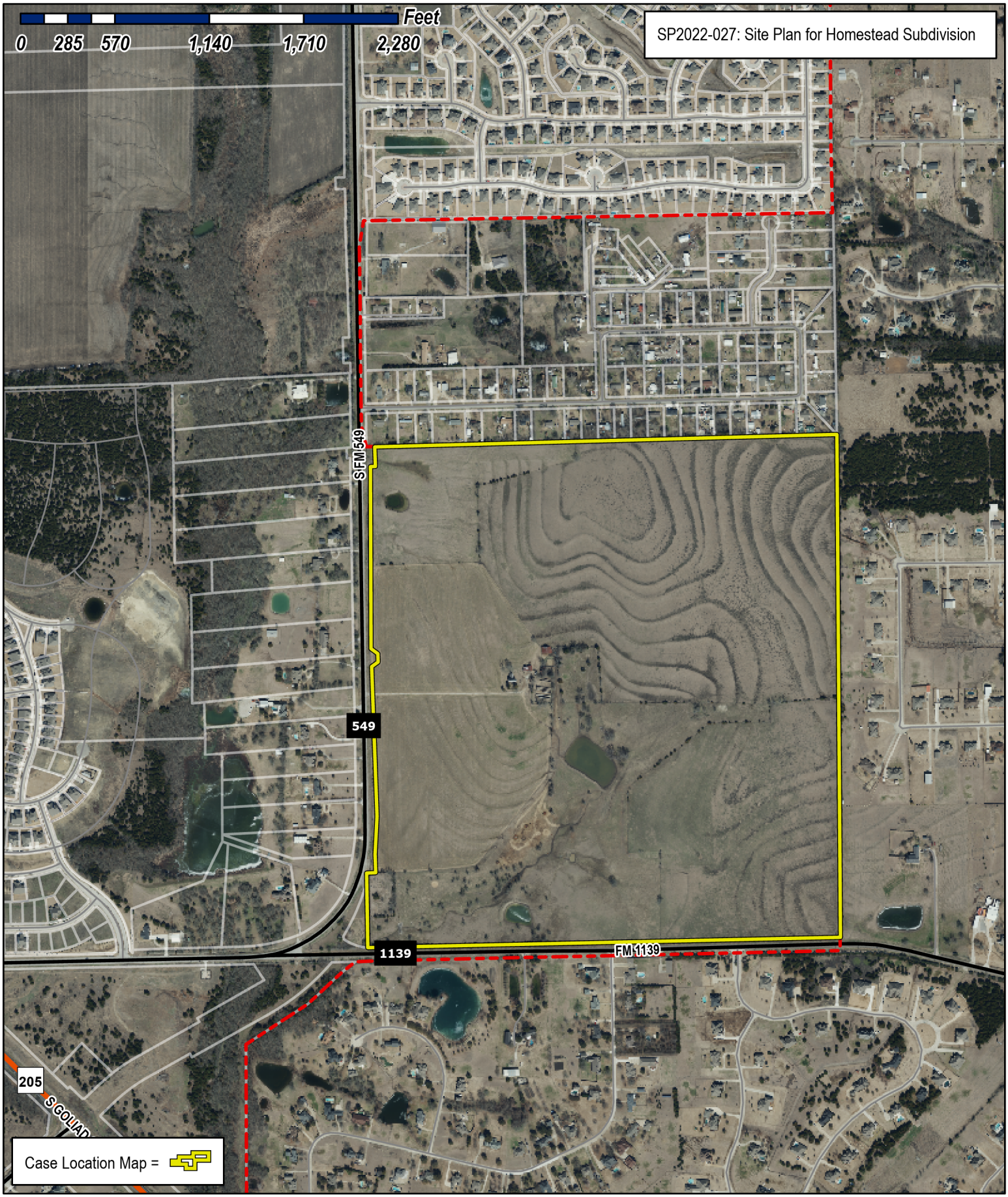
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KATHRYNE DENISE GARCIA
Notary ID #126528612
My Commission Expires
May 13, 2025

MY COMMISSION EXPIRES 5/13/25



City of Rockwall

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

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

N88° 26'14"E 2790.07'

N00° 54'51"W 117.73'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N00° 56'00"W 908.25'

N55° 22'09"E 48.05'

N52° 46'08"W 50.86'

N00° 45'11"W 50.21'

S01° 01'34"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

LEGEND

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

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

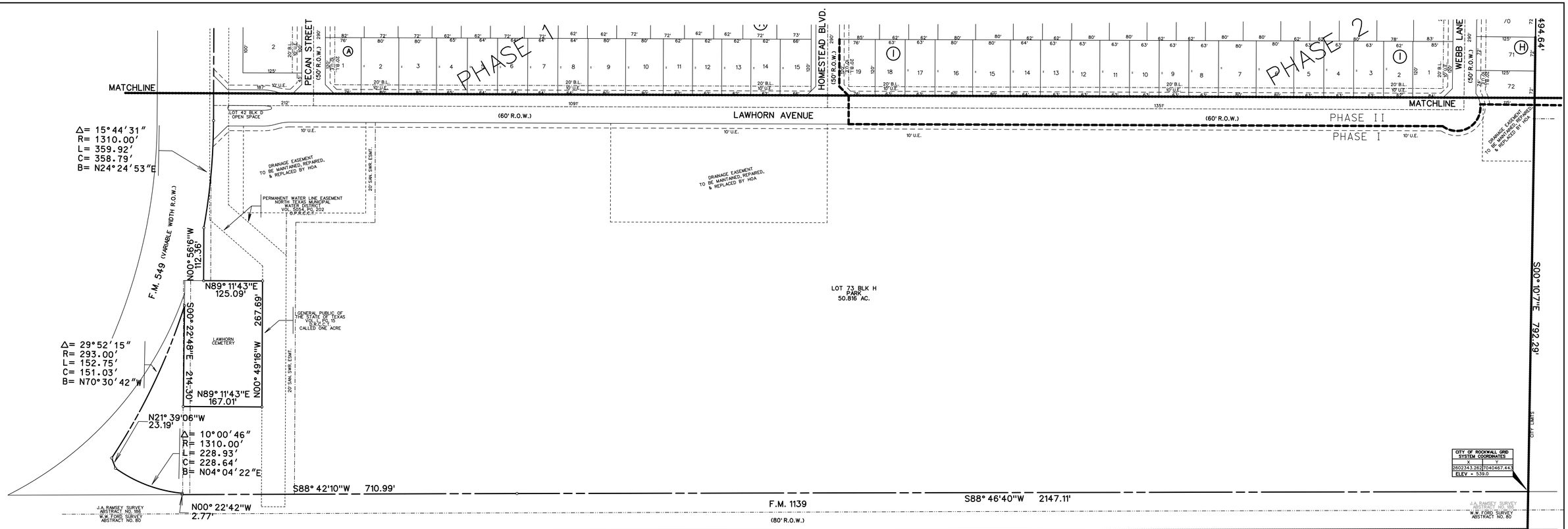
MARCH 2022 SCALE 1" = 100'

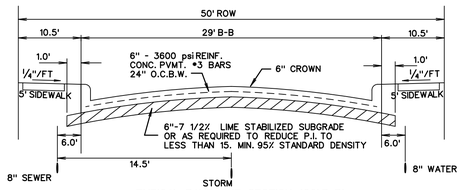
SHEET 1 OF 2 CASE #P2021-044

HILLVIEW ACRES CAB. I, PG. 1

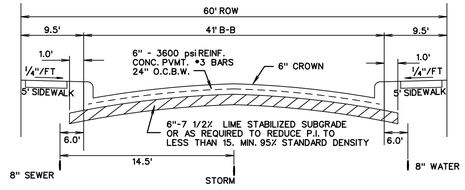
MATCHLINE

MATCHLINE





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



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**		**Block P**		**Block Q**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941	1	11817	19	7740
2	8640	2	9000	22	9650	23	10837	2	9614	20	7740
3	8640	3	9000	23	10245	24	9639	3	9614	21	7740
4	7440	4	8798	24	8902	25	8977	4	8165	22	7740
5	7440	5	9836	25	8902	26	8977	5	8165	23	7740
6	9000	6	12400	26	8902	27	8977	6	9546	24	7740
7	900	7	11234	27	7666	28	7730	7	9546	25	7740
8	7440	8	9846	28	7666	29	7730	8	8165	26	7740
9	9240	9	9000	29	8902	30	8977	9	8165	27	7740
10	9240	10	9000	30	8902	31	8977	10	9546	28	7740
11	12929	11	9292	31	8902	32	7730	11	9546	29	7740
12	14184	**Block M**		32	7666	33	7730	12	11015	30	7740
13	7625	Lot	SF	33	7666	34	8977	13	11138	31	7740
14	10590	1	9891	34	8902	35	8977	14	9616	32	7740
15	16857	2	9024	35	8902	36	7730	15	9616	33	9120
16	8659	3	9000	36	7666	37	7730	16	8224		
17	7440	4	10837	37	7891	38	8977	17	8224		
18	8640	5	10704	38	7891	39	10226	18	9616		
19	8640	6	8738	39	11142	40	8640	19	9616		
20	8640	7	11389	**Block O**		41	8640	20	8224		
21	10379	**Block N**		Lot	SF	42	8640	21	9616		
Block K		Lot	SF	1	10184	43	7440	22	10795		
Lot	SF	1	11212	2	8640	44	7440	**Block Q**			
1	9177	2	8631	3	7440	45	8640	Lot	SF		
2	7440	3	8631	4	7440	46	10471	1	9263		
3	7440	4	8631	5	8640			2	7740		
4	8640	5	7647	6	8640			3	7740		
5	8640	6	7647	7	8575			4	7740		
6	8671	7	8880	8*	28685			5	7740		
7	9124	8	8880	9	9125			6	7740		
8	12326	9	7647	10	7700			7	7740		
9	17360	10	7647	11	8941			8	7740		
10	11873	11	8880	12	8941			9	7740		
11	10085	12	8880	13	8941			10	7740		
12	7794	13	7647	14	7700			11	7740		
13	8640	14	7647	15	7700			12	7740		
14	8640	15	7637	16	8941			13	7740		
15	7440	16	10962	17	8941			14	7740		
16	7440	17	15148	18	8941			15	7753		
17	9292	18	12356	19	7700			16	11689		
		19	10353	20	7700			17	9573		
		20	8703	21	8941			18	7740		

Denotes HOA Lots

Denotes HOA Lots

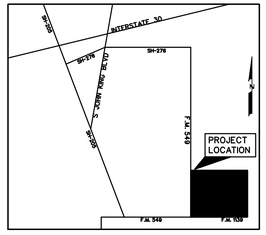
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2021.

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

Mayor, City of Rockwall — City Secretary — City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE SINGLE FAMILY DEVELOPMENT	

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PD SITE PLAN
OF
HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
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LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

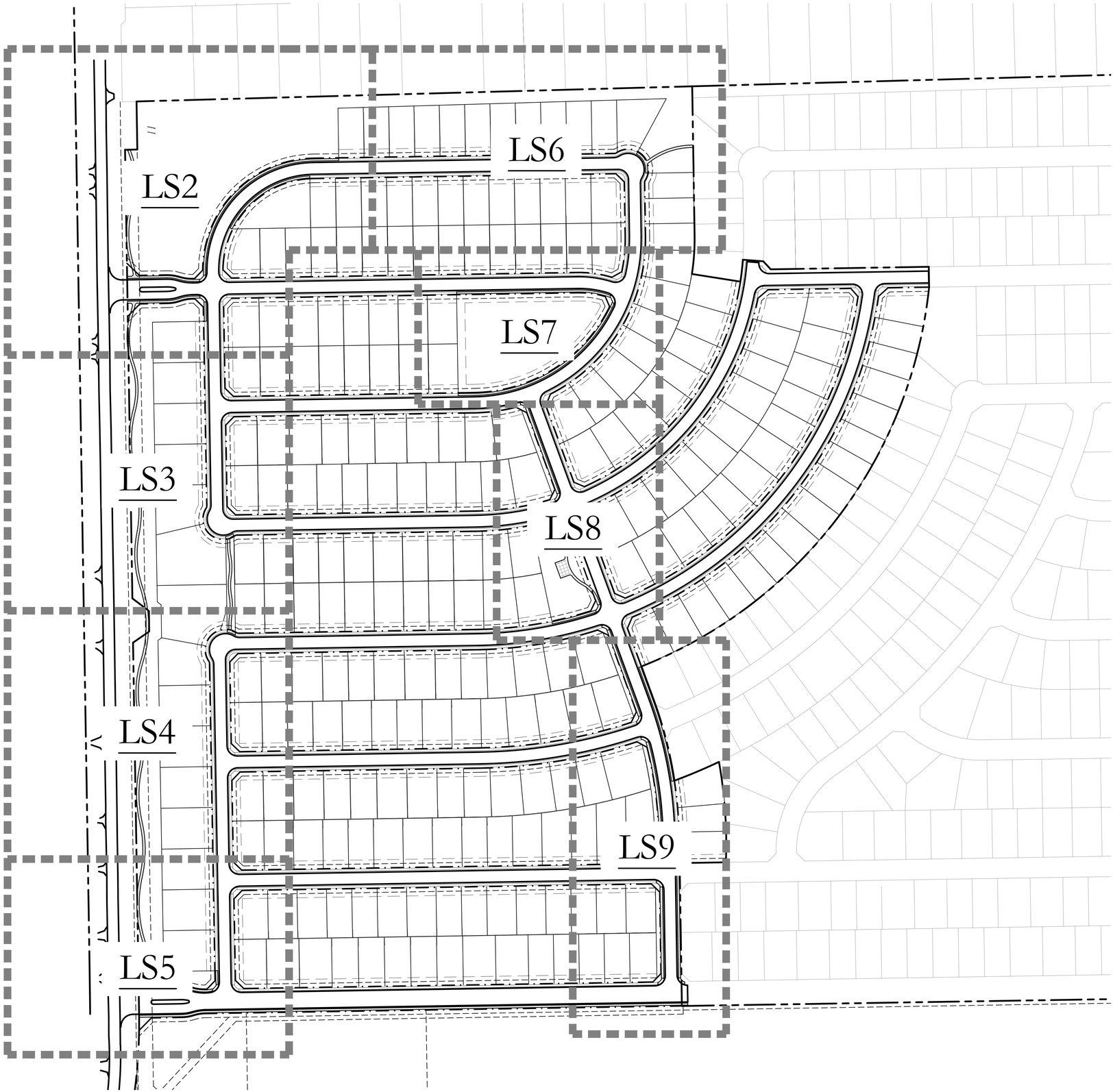
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

MARCH 2022 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044



JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

SCALE:
VARIES
One Inch

JVC No SHA012

120 60 0 120
SCALE 1" = 120'

LS1 of 11

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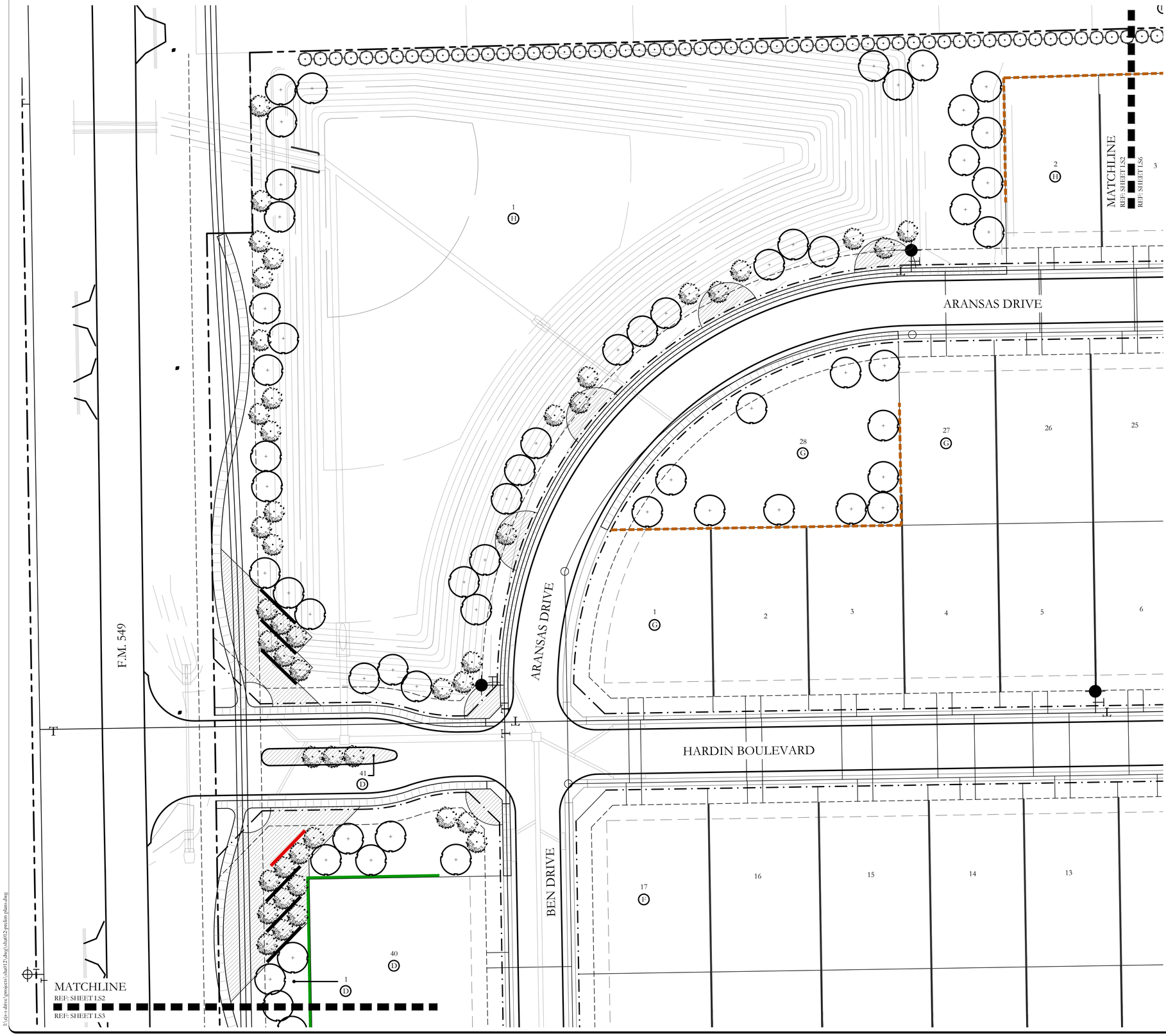

SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- 4" CALIPER EASTERN RED CEDAR TREE TO ACT AS A SOLID LIVING SCREEN ALONG THE NORTHERN PROPERTY LINE.
- 2" CALIPER ORNAMENTAL TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

SCALE:
VARIES
One Inch

JVC No SHA012

LS2 of 11

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SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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- SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.

GENERAL LANDSCAPE NOTES

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- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
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- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

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SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
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ROCKWALL COUNTY, TEXAS

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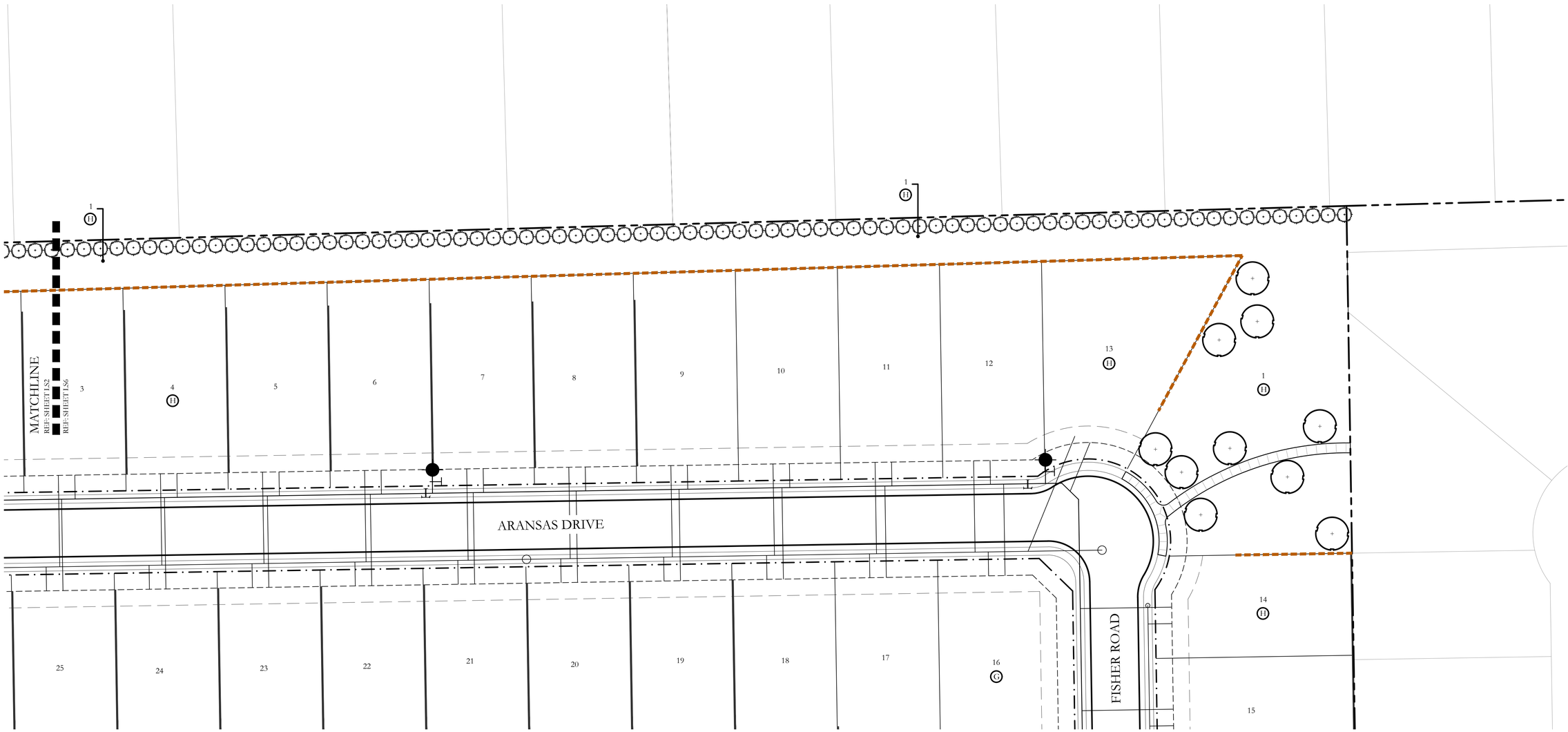

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STATE OF TEXAS

February 22, 2022

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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS6 of 11

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HARDIN BOULEVARD

10
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FUTURE AMENITY
CENTER PER PD

9
F

8
F

FISHER ROAD

21

22

23
H

SCALE 1" = 20'

February 22, 2022

NORTH

JOHNSON VOLK CONSULTING
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LS7 of 11

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

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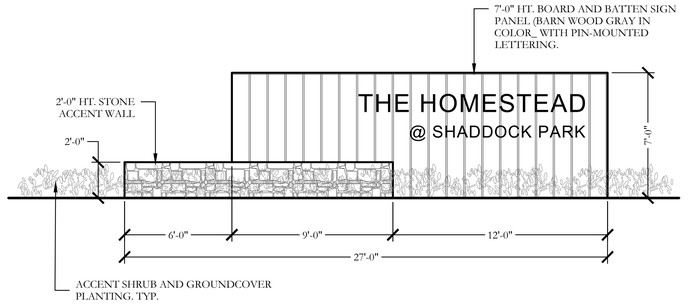
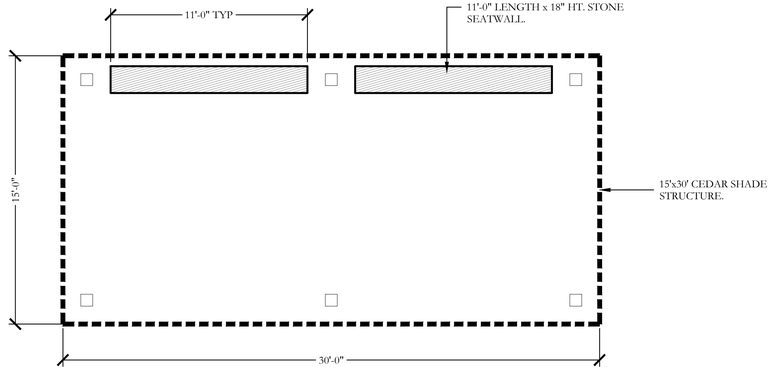


TRAIL HEAD SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



TRAIL HEAD REST STATION
PLAN

SCALE: 1/4" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

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HOMESTEAD
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PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS8 of 11

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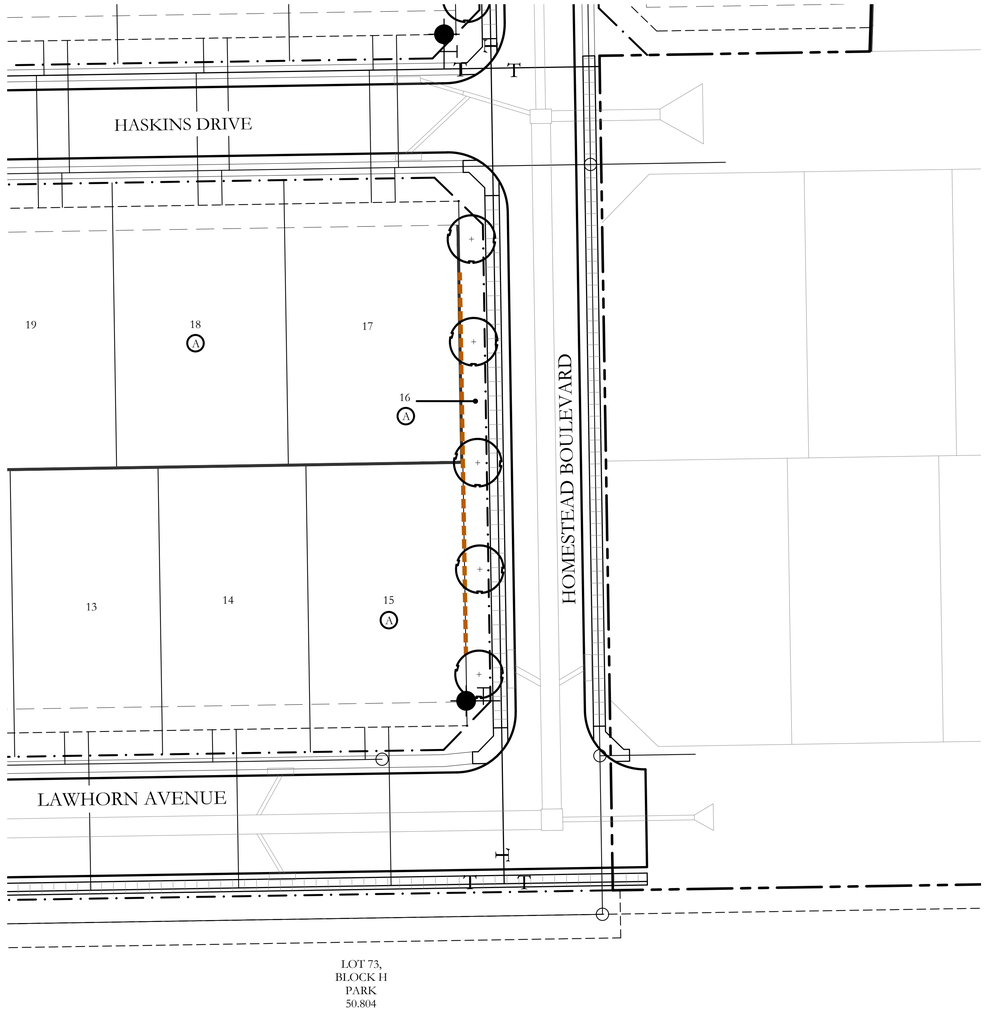

LOT 73,
BLOCK H
PARK
50.804

SCREENING LEGEND

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CODY L. JOHNSON
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STATE OF TEXAS

February 22, 2022

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HOMESTEAD
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS9 of 11

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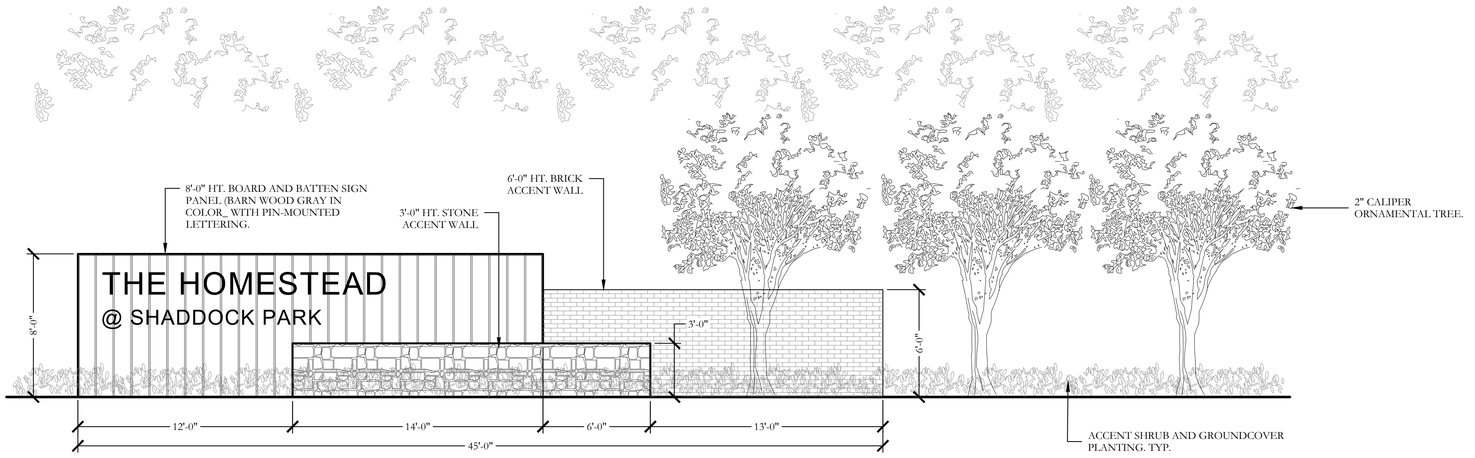
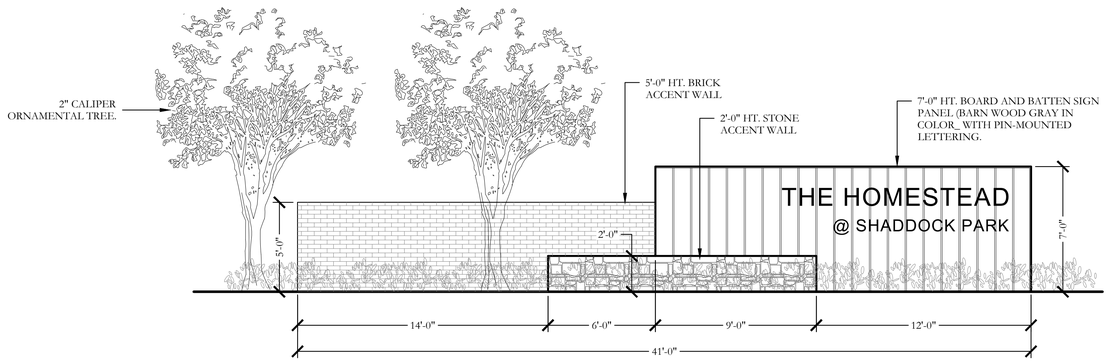


MAIN ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"

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HOMESTEAD
PHASE I
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PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

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JVC No SHA012

LS10 of 11

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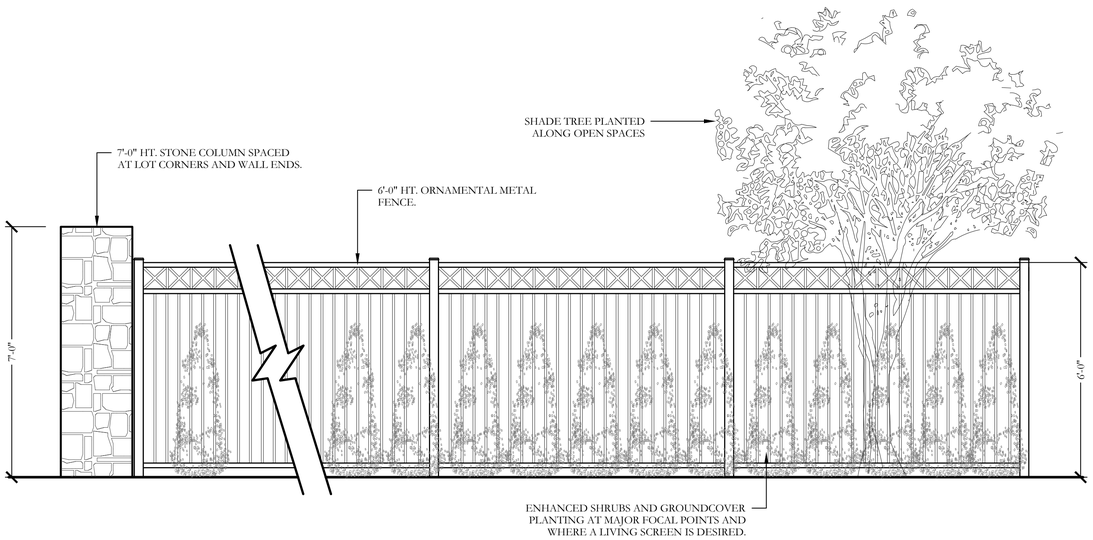
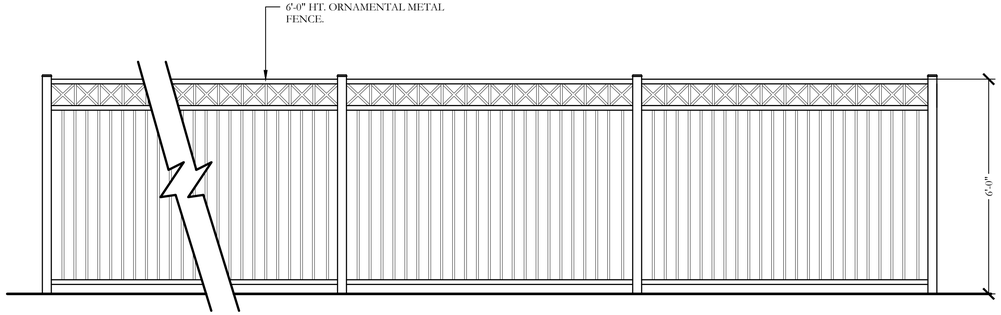


TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

SCALE: 1/2" = 1'-0"

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PRELIMINARY LANDSCAPE PLANS

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LS11 of 11

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METAL

METAL W/ MAGICAL WOOD

FENCE MAP ONLY - DRAWING NOT TO SCALE

N88° 26'14"E 2790.07'

S01° 01'34"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

N89° 05'09"E 28.97'

N00° 54'51"W 117.75'

N00° 56'00"W 1098.65'

N00° 56'00"W 908.25'

N00° 45'51"W 50.21'

N52° 46'08"W 50.86'

N55° 22'09"E 48.05'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

	X	Y
	2602343.282	7040467.443

ELEV = 539.0

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

N

LEGEND

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

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

MARCH 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-044

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID ~~12255~~ 115169; FM 549
SUBDIVISION	Homestead Phase 1 — LOT — BLOCK
GENERAL LOCATION	FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	129.453	LOTS [CURRENT]	1
		LOTS [PROPOSED]	271

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

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

☐ OWNER	SH Dev Klutts Rockwall, LLC	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2839.06, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

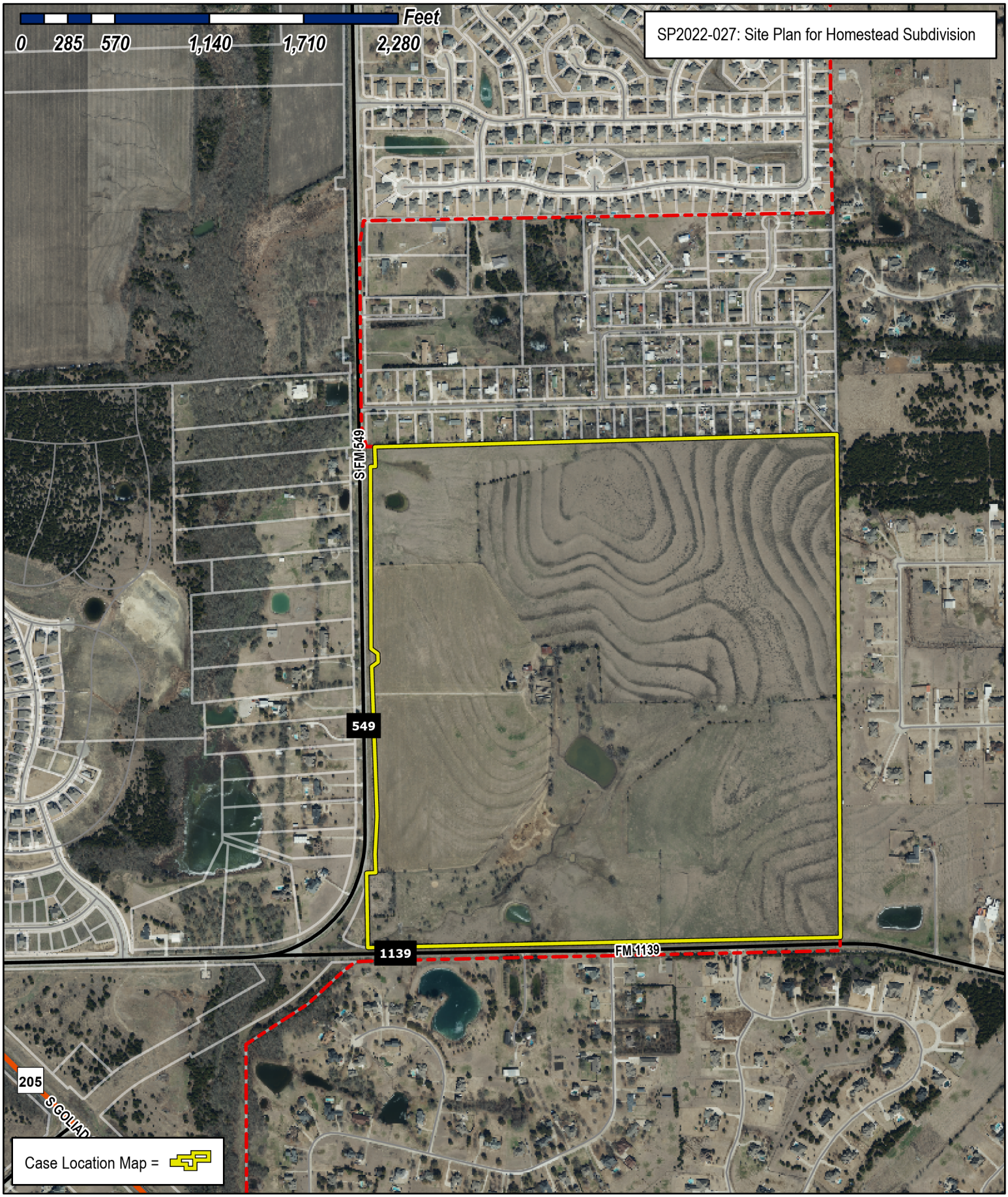
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KATHRYNE DENISE GARCIA
Notary ID #126528612
My Commission Expires
May 13, 2025

MY COMMISSION EXPIRES 5/13/25



City of Rockwall

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

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

N88° 26'14"E 2790.07'

N00° 54'51"W 117.73'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N00° 56'00"W 908.25'

N55° 22'09"E 48.05'

N52° 46'08"W 50.86'

N00° 45'11"W 50.21'

S01° 01'34"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

LEGEND

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

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

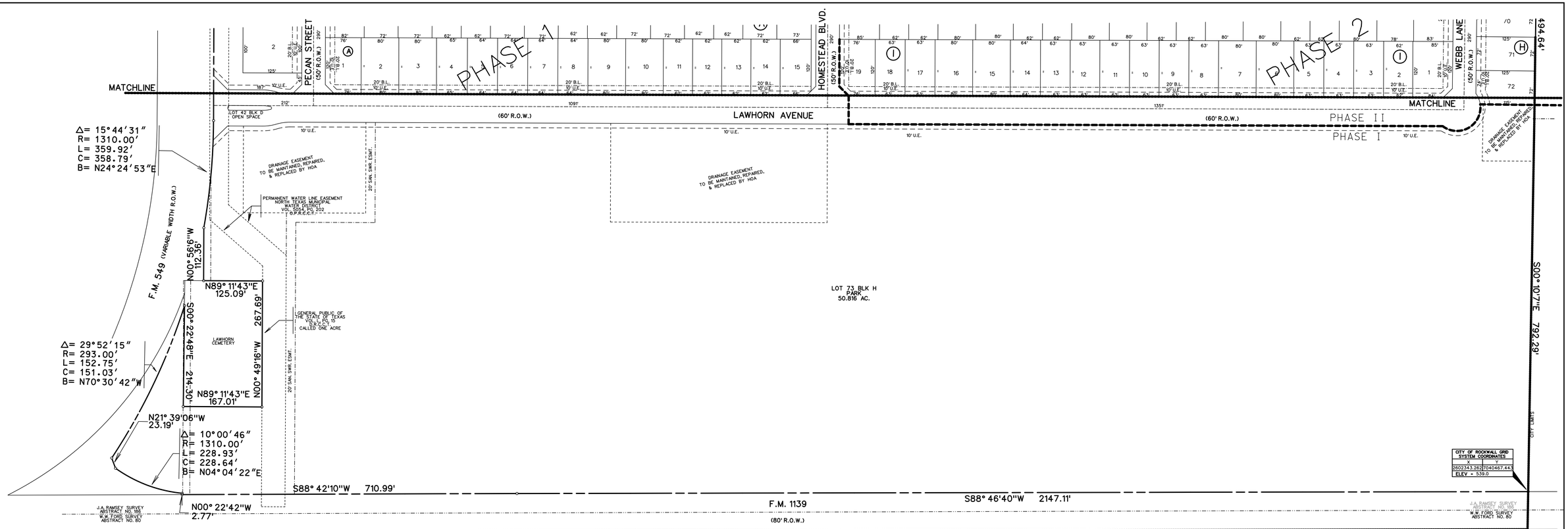
MARCH 2022 SCALE 1" = 100'

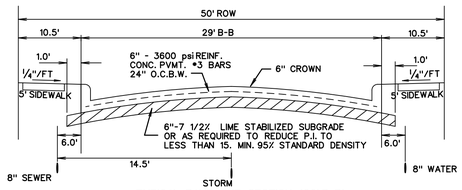
SHEET 1 OF 2 CASE #P2021-044

HILLVIEW ACRES CAB. I, PG. 1

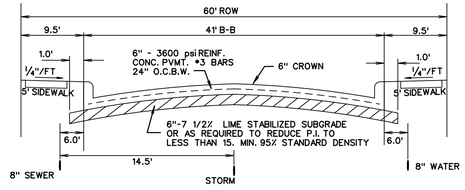
MATCHLINE

MATCHLINE





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



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**		**Block P**		**Block Q**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941	1	11817	19	7740
2	8640	2	9000	22	9650	23	10837	2	9614	20	7740
3	8640	3	9000	23	10245	24	9639	3	9614	21	7740
4	7440	4	8798	24	8902	25	8977	4	8165	22	7740
5	7440	5	9836	25	8902	26	8977	5	8165	23	7740
6	9000	6	12400	26	8902	27	8977	6	9546	24	7740
7	900	7	11234	27	7666	28	7730	7	9546	25	7740
8	7440	8	9846	28	7666	29	7730	8	8165	26	7740
9	9240	9	9000	29	8902	30	8977	9	8165	27	7740
10	9240	10	9000	30	8902	31	8977	10	9546	28	7740
11	12929	11	9292	31	8902	32	7730	11	9546	29	7740
12	14184	**Block M**		32	7666	33	7730	12	11015	30	7740
13	7625	Lot	SF	33	7666	34	8977	13	11138	31	7740
14	10590	1	9891	34	8902	35	8977	14	9616	32	7740
15	16857	2	9024	35	8902	36	7730	15	9616	33	9120
16	8659	3	9000	36	7666	37	7730	16	8224		
17	7440	4	10837	37	7891	38	8977	17	8224		
18	8640	5	10704	38	7891	39	10226	18	9616		
19	8640	6	8738	39	11142	40	8640	19	9616		
20	8640	7	11389	**Block O**		41	8640	20	8224		
21	10379	**Block N**		Lot	SF	42	8640	21	9616		
Block K		Lot	SF	1	10184	43	7440	22	10795		
Lot	SF	1	11212	2	8640	44	7440	**Block Q**			
1	9177	2	8631	3	7440	45	8640	Lot	SF		
2	7440	3	8631	4	7440	46	10471	1	9263		
3	7440	4	8631	5	8640			2	7740		
4	8640	5	7647	6	8640			3	7740		
5	8640	6	7647	7	8575			4	7740		
6	8671	7	8880	8*	28685			5	7740		
7	9124	8	8880	9	9125			6	7740		
8	12326	9	7647	10	7700			7	7740		
9	17360	10	7647	11	8941			8	7740		
10	11873	11	8880	12	8941			9	7740		
11	10085	12	8880	13	8941			10	7740		
12	7794	13	7647	14	7700			11	7740		
13	8640	14	7647	15	7700			12	7740		
14	8640	15	7637	16	8941			13	7740		
15	7440	16	10962	17	8941			14	7740		
16	7440	17	15148	18	8941			15	7753		
17	9292	18	12356	19	7700			16	11689		
		19	10353	20	7700			17	9573		
		20	8703	21	8941			18	7740		

Denotes HOA Lots

Denotes HOA Lots

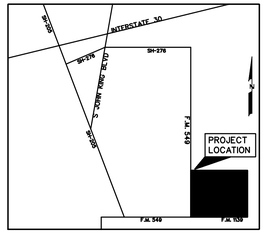
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2021.

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

Mayor, City of Rockwall — City Secretary — City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE SINGLE FAMILY DEVELOPMENT	

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PD SITE PLAN
OF
HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
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LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
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214-240-6004

PREPARED BY
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200 W. BELMONT, SUITE E
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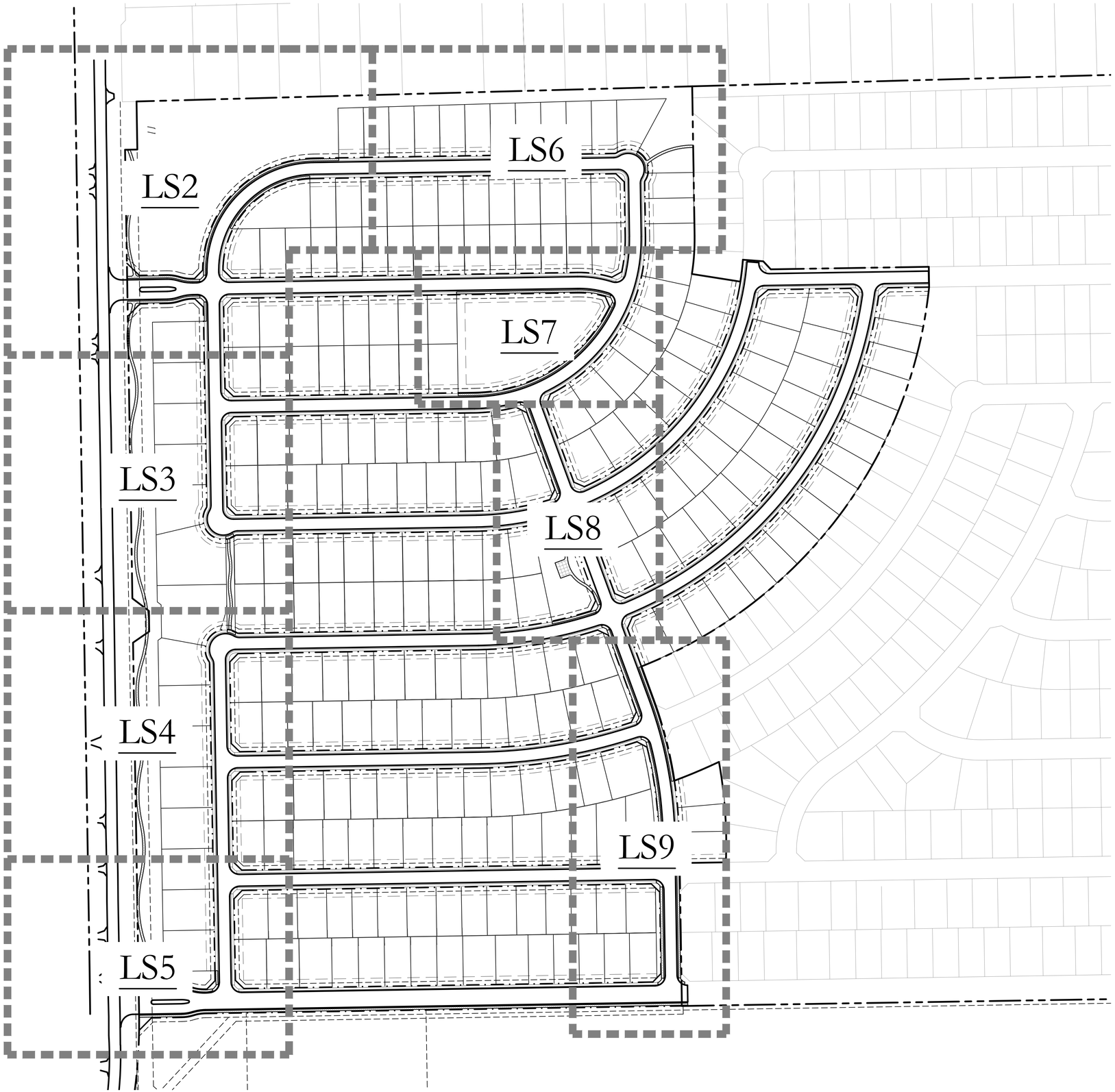
MARCH 2022 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044



JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

SCALE:
VARIES
One Inch

JVC No SHA012

120 60 0 120
SCALE 1" = 120'

LS1 of 11

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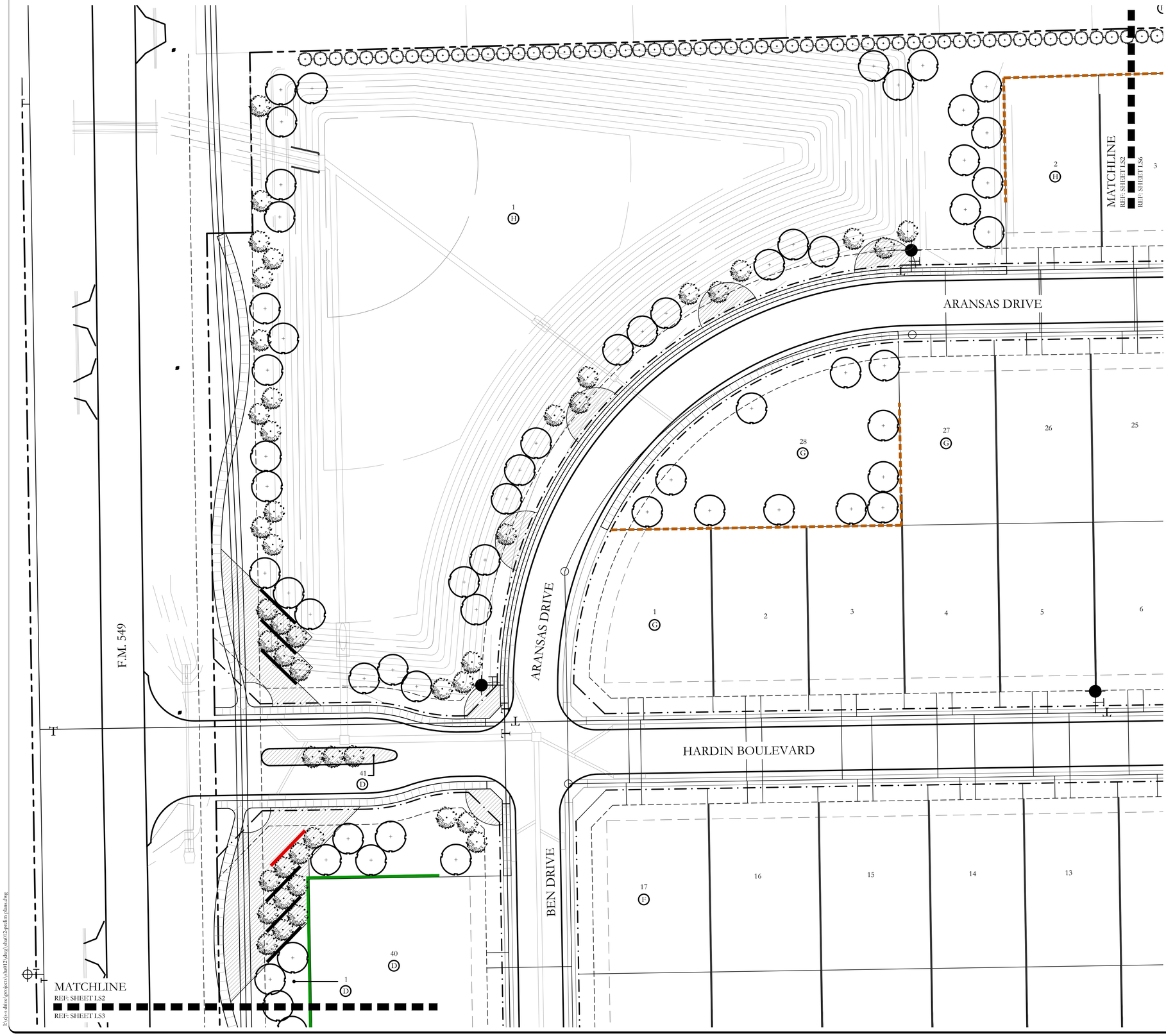

SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- 4" CALIPER EASTERN RED CEDAR TREE TO ACT AS A SOLID LIVING SCREEN ALONG THE NORTHERN PROPERTY LINE.
- 2" CALIPER ORNAMENTAL TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

SCALE:
VARIES
One Inch

JVC No SHA012

LS2 of 11

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SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

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SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
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- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
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- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

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SCREENING LEGEND

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February 22, 2022

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

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SCALE:
VARIES
One Inch
JVC No SHA012

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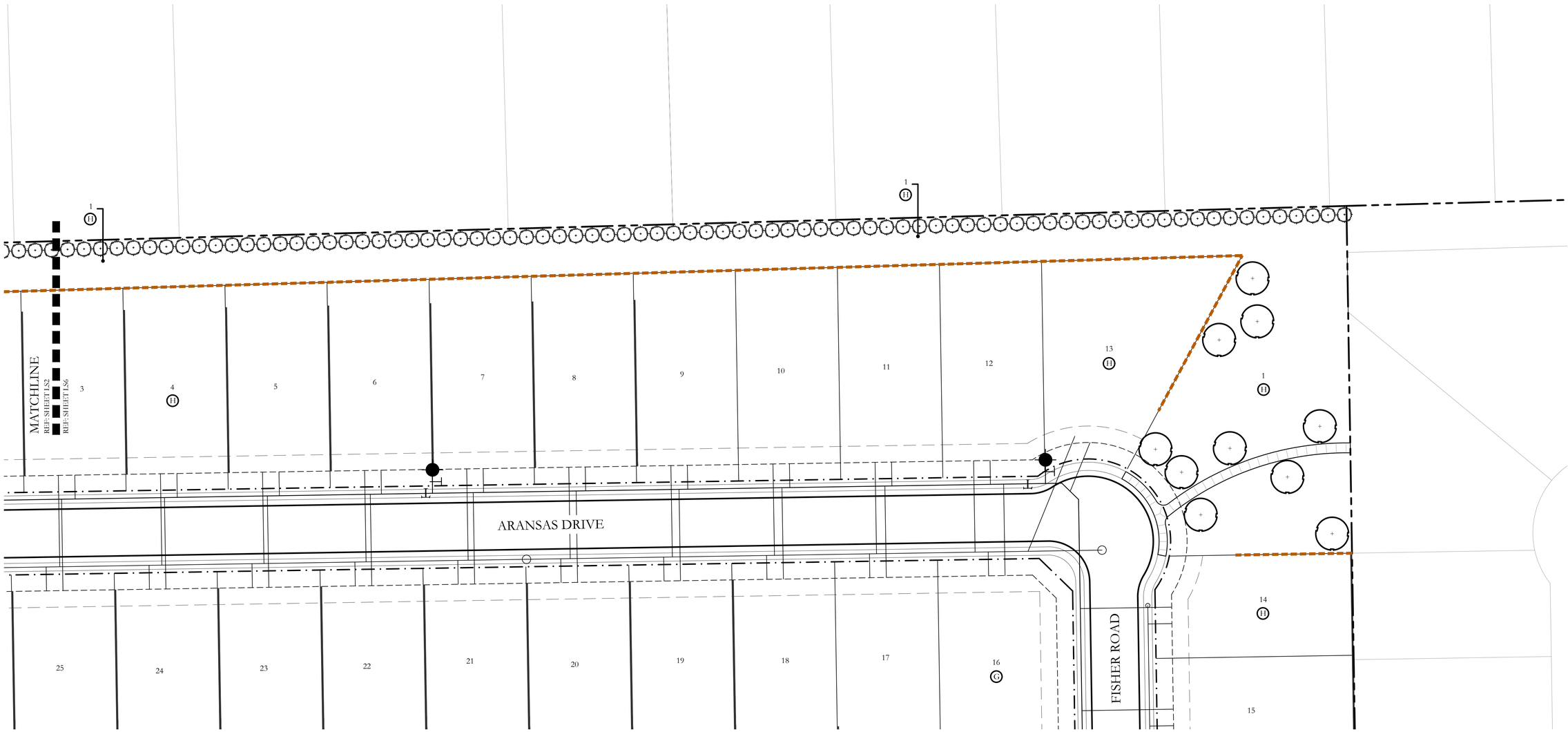

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2833
STATE OF TEXAS

February 22, 2022

NORTH

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SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS6 of 11

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12
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14
15
G

HARDIN BOULEVARD

10
F

FUTURE AMENITY
CENTER PER PD

9
F

8
F

FISHER ROAD

21

22

23
H

SCALE 1" = 20'

February 22, 2022

NORTH

JOHNSON VOLK CONSULTING
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HOMESTEAD
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
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One Inch
JVC No SHA012

LS7 of 11

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

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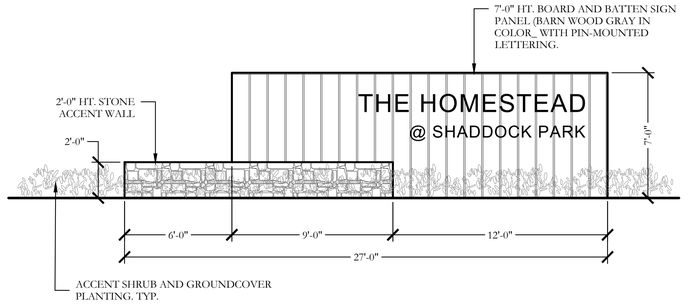
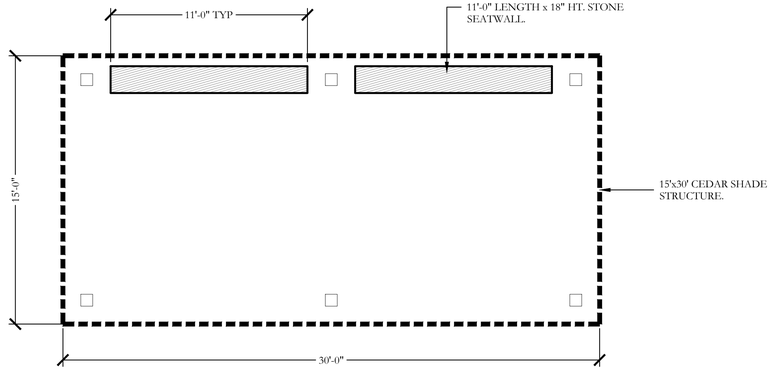


TRAIL HEAD SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



TRAIL HEAD REST STATION
PLAN

SCALE: 1/4" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS8 of 11

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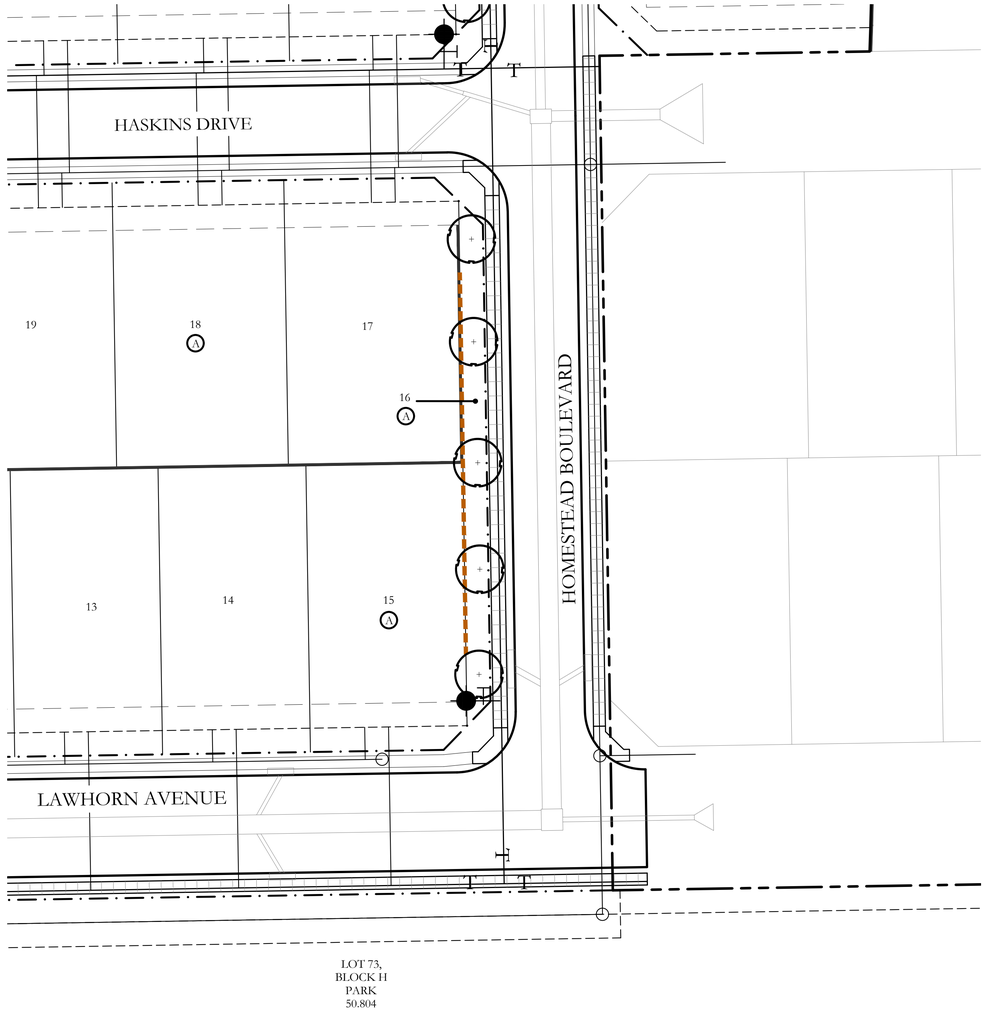

LOT 73,
BLOCK H
PARK
50.804

SCREENING LEGEND

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS9 of 11

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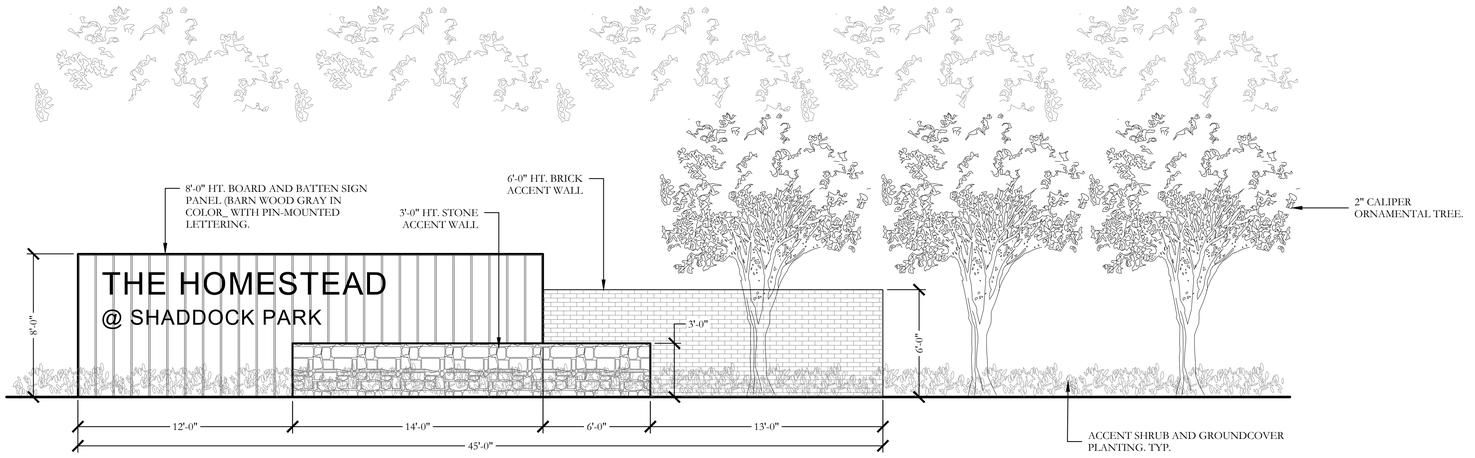
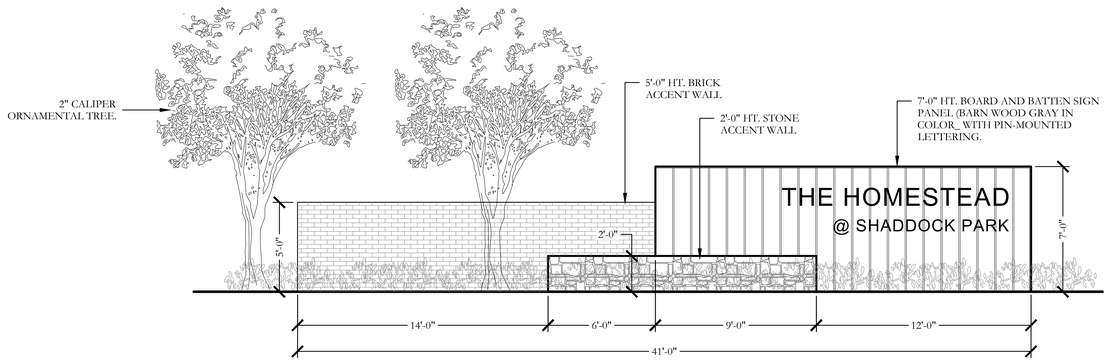


MAIN ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

LS10 of 11

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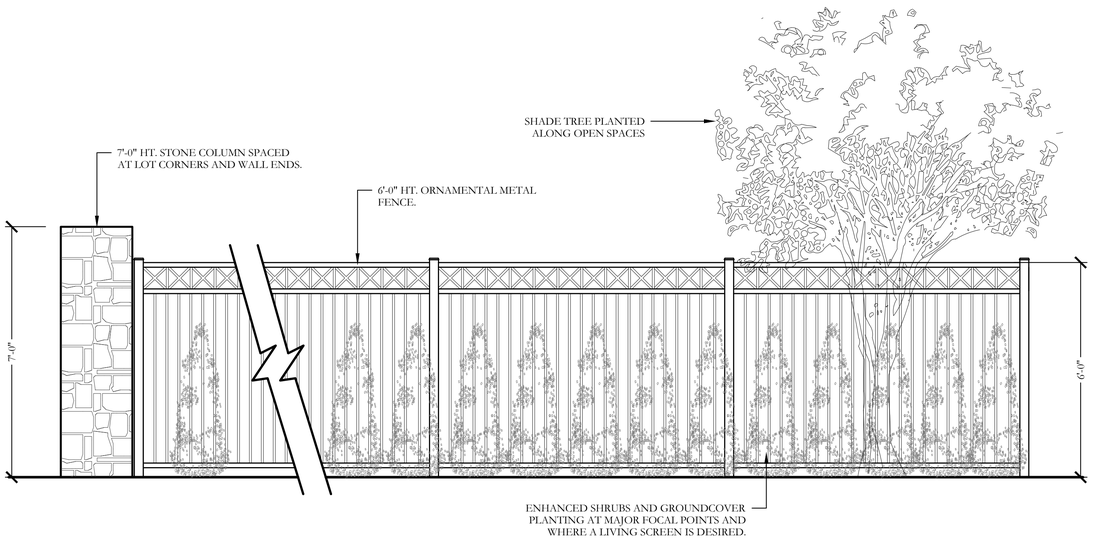
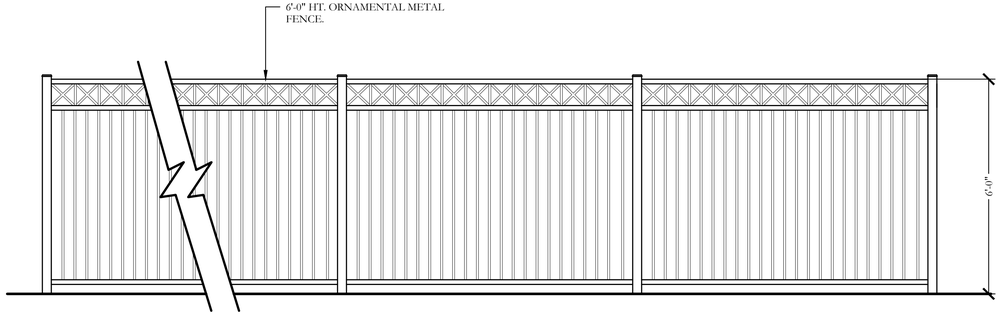


TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

SCALE: 1/2" = 1'-0"

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HOMESTEAD
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CITY OF ROCKWALL
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PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

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CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

SCALE:
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JVC No SHA012

LS11 of 11

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METAL

METAL W/ MAGICAL WOOD

FENCE MAP ONLY - DRAWING NOT TO SCALE

N88° 26'14"E 2790.07'

S01° 01'34"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

N89° 05'09"E 28.97'

N00° 54'51"W 117.75'

N00° 56'00"W 1098.65'

N00° 56'00"W 908.25'

N00° 45'51"W 50.21'

N52° 46'08"W 50.86'

N55° 22'09"E 48.05'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

	X	Y
	2602343.282	7040467.443

ELEV = 539.0

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

N

LEGEND

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

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

MARCH 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-044

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	SP2022-027	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Homestead Phase 1	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

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

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

I.1 This is a request for the approval of a Site Plan for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

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

M.3 For reference, include the case number (SP2022-027) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 92 (PD-92).

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the all sheets. (Subsection 03.04.A, of Article 11)

M.6 Within the Hardscape Plan provide an exhibit for a Board-On-Board Wood Fence and Board-On-Board Wood Fence with Columns; be sure that they demonstrate that they will have a decorative top rail or cap.

M.7 Site Plan:
(1) The site plan and the submitted final plat do not match each other. Please correct the site plan to match the final plat.
(2) The phasing line on the site plan do not match what is shown on the plat, please correct this.
(3) Include the lot sizes in square feet on each lot.

M.8 Please make the following changes to the Fence Exhibit:
(1) Block A: Lots 1, 15, 17, & 31 should be Board-On-Board with columns.
(2) Block B: Lots 1, 15, 17, & 30 should be Board-On-Board with columns.
(3) Block C: Lots 1, 14, 16, & 28 should be Board-On-Board with columns.

(4) Block D: Lots 12, 22, 24, & 34 should have wrought iron on the rear property line.
(5) Block E: Lots 1, 11, 13, & 22 should be Board-On-Board with columns.
(6) Block F: Lots 1 & 17 should have columns; Lots 8 & 10 should have wrought iron on the side and rear property lines.
(7) Block G: Lots 15 & 16 should have columns; Lots 4 & 27 should have wrought iron on the rear property line.
(8) Block H: Include lots 1-31; Lots 23 & 24 should have columns; Lot 14 should have wrought iron on the rear property line.
(9) Block I: Include lots 1-22; Lots 1, 12, 13, & 22 should have columns.
(10) Block J: Include lots 1-16; Lots 1 & 16 should have columns.
(11) Block K: Include lots 1-3; Lot 1 should have columns.

M.9 The proposed monument signage and trailhead is not “equal to or better than the representative signage depicted in Exhibit ` C'” of the zoning ordinance 21-24 for Planned Development District 92 (PD-92). Please propose a new design that meets the zoning ordinance. Also remove the @Shaddock Park from the signage as it conflicts with the park plan.

M.10 Landscape Plan:
(1) Please show the lot trees. Per the zoning ordinance each lot should have two (2) canopy trees and corner lots need two (2) canopy trees on each side that fronts a road.
(2) FM-549 must have at least 79 canopy trees and 106 accent trees per the zoning ordinance. Currently there are 62 canopy trees and 84 accent trees. Please correct the plans to bring the landscape buffer into conformance.
(3) Per the concept plan included in the zoning ordinance there is a pink area near the NWC of the property that is indicated to be heavily landscaped. Per the proposed plans this does not appear to be heavily landscaped. Please update the plans to bring it into conformance with the zoning ordinance.
(4) Please include the tree species that will be planted.
(5) Please delineate the landscape buffer on the plans. As a note, per the zoning ordinance the landscape buffer must continue to the cemetery.
(6) Provide an exhibit of the brick accent walls.
(7) Per the zoning ordinance there must be a row of shrubs along the fence line along the properties that back onto FM-549; please indicate these shrubs.
(8) Please include the berm and shrubs within the landscape buffer per the zoning ordinance.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.

I.14 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

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

05/26/2022: General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.

I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.

Drainage Items:
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
I - Manning's C-value is per zoning type.
I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.
I - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
I - Cannot increase the flow leaving the property.
I - Detention is required
I - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots.

Water and Wastewater Items:
M - Must show proposed utilities for the development.
I - Must loop min 8" water line on site and per phase.
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift Station
I - Existing Pro-rata for Long Branch Lift Station = $545.38/acre
I - Existing Pro-rata for FM 3097 Lift Stations = $432.74/acre
I - Suggest opting out of Blackland WSC for the back half of the development

Roadway Paving Items:
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking.
I - Must install alleys at the back of the lots.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - TXDOT permit and Traffic Impact Analysis required for FM 549. Review fees apply.
I - Make sure that you have shown the new right-of-way along FM 549 for the widening project
M- Median in entry roadway will need to be a lot and block outside of the ROW owned, maintained, and repaired by HOA. No Utilities allowed in this lot.

Landscaping: ITEMS REQUIRED TO BE ADDRESSED
M - Add note: "No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger."
M - Add note: "No trees to be with 5' of any public water, sewer, or storm line that is less than 10"."
M- label NTMWD easement along FM 549

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

No Comments

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

No Comments

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

05/23/2022: See street name comments on Platting Case P2022-025.

Also send Cad (.dwg) of lots and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/25/2022	Approved w/ Comments

05/25/2022: Please provide tree species on plans before proceeding even with not that says they will meet City of Rockwall specifications

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID ~~12255~~ 115169; FM 549
SUBDIVISION	Homestead Phase 1 — LOT — BLOCK
GENERAL LOCATION	FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	129.453	LOTS [CURRENT]	1
		LOTS [PROPOSED]	271

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

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

☐ OWNER	SH Dev Klutts Rockwall, LLC	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2839.06, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

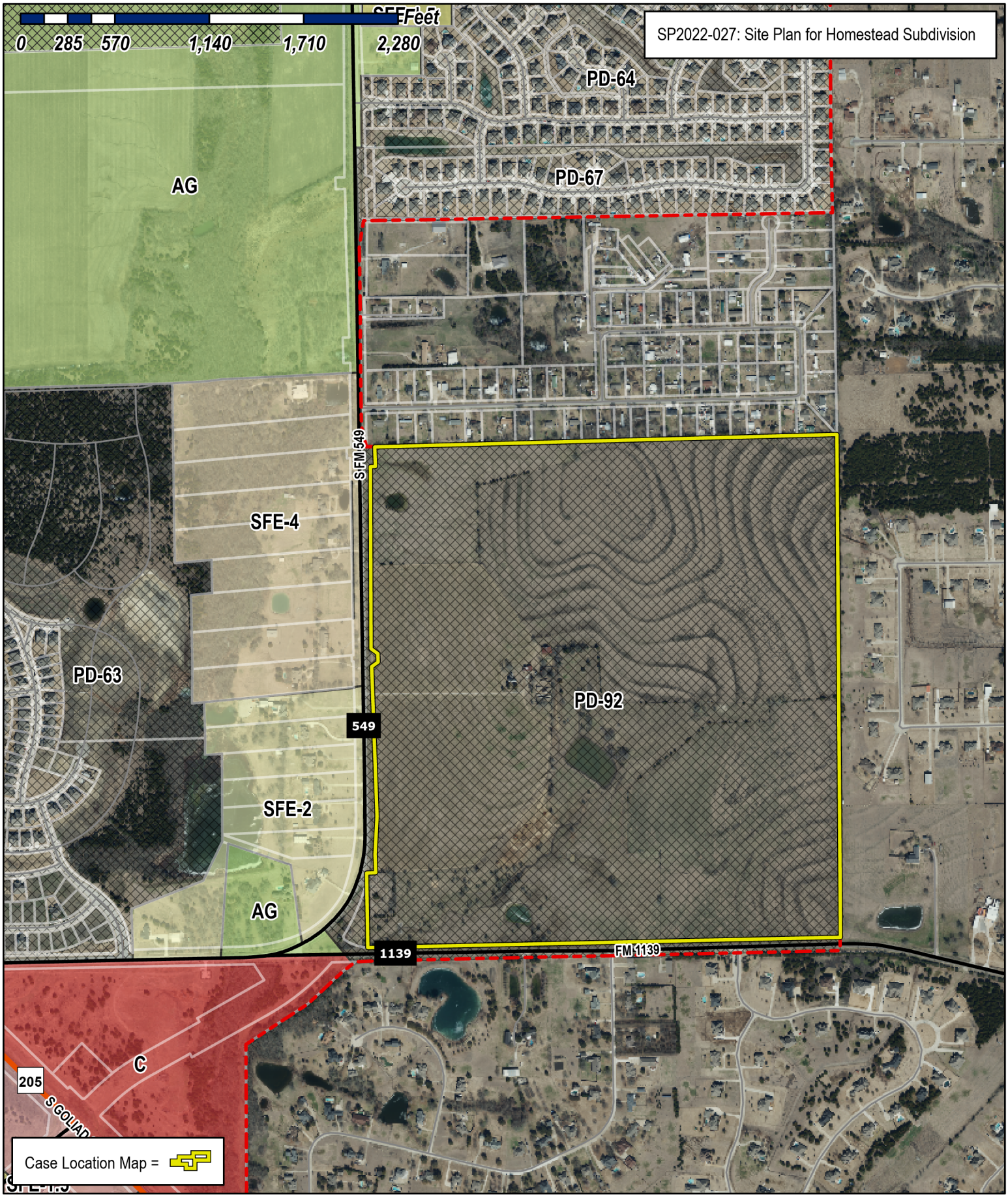
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KATHRYNE DENISE GARCIA
Notary ID #126528612
My Commission Expires
May 13, 2025

MY COMMISSION EXPIRES 5/13/25



City of Rockwall

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

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

N88° 26'14"E 2790.07'

N00° 54'51"W 117.73'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N00° 56'00"W 908.25'

N55° 22'09"E 48.05'

N52° 46'08"W 50.86'

N00° 45'11"W 50.21'

S01° 01'34"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

LEGEND

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

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

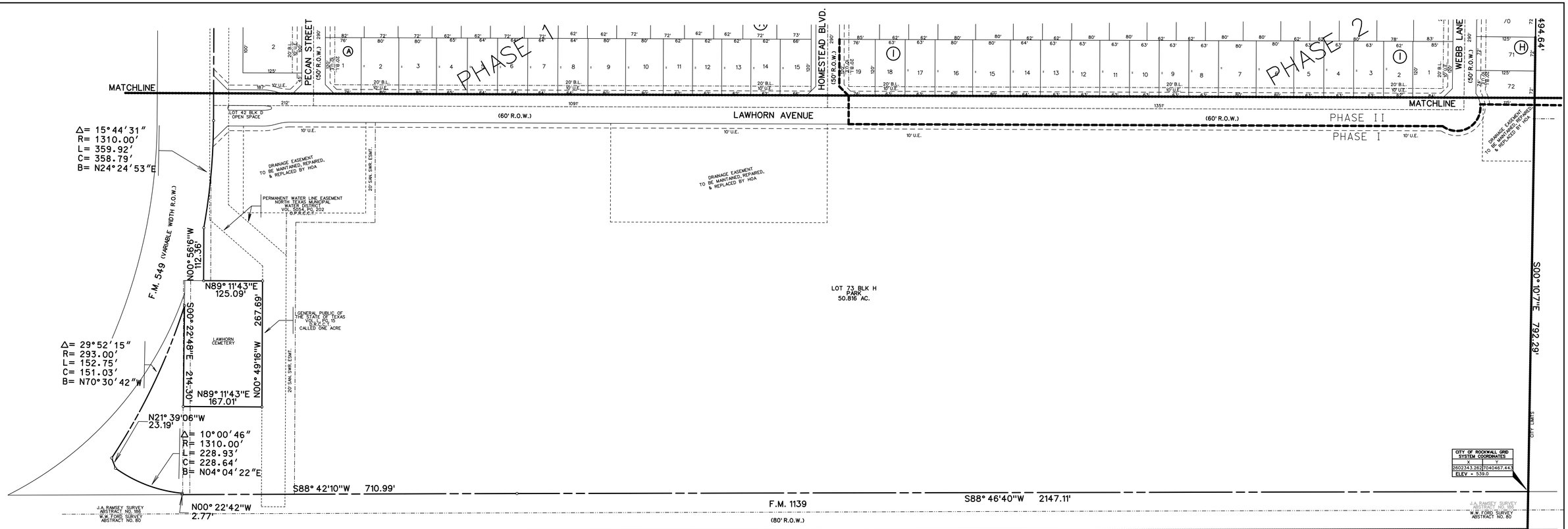
MARCH 2022 SCALE 1" = 100'

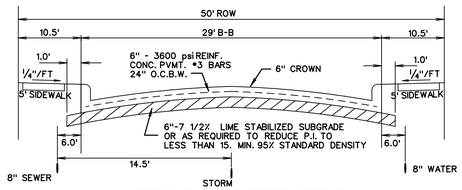
SHEET 1 OF 2 CASE #P2021-044

HILLVIEW ACRES CAB. I, PG. 1

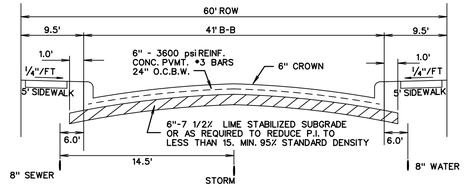
MATCHLINE

MATCHLINE





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



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**		**Block P**		**Block Q**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941	1	11817	19	7740
2	8640	2	9000	22	9650	23	10837	2	9614	20	7740
3	8640	3	9000	23	10245	24	9639	3	9614	21	7740
4	7440	4	8798	24	8902	25	8977	4	8165	22	7740
5	7440	5	9836	25	8902	26	8977	5	8165	23	7740
6	9000	6	12400	26	8902	27	8977	6	9546	24	7740
7	900	7	11234	27	7666	28	7730	7	9546	25	7740
8	7440	8	9846	28	7666	29	7730	8	8165	26	7740
9	9240	9	9000	29	8902	30	8977	9	8165	27	7740
10	9240	10	9000	30	8902	31	8977	10	9546	28	7740
11	12929	11	9292	31	8902	32	7730	11	9546	29	7740
12	14184	**Block M**		32	7666	33	7730	12	11015	30	7740
13	7625	Lot	SF	33	7666	34	8977	13	11138	31	7740
14	10590	1	9891	34	8902	35	8977	14	9616	32	7740
15	16857	2	9024	35	8902	36	7730	15	9616	33	9120
16	8659	3	9000	36	7666	37	7730	16	8224		
17	7440	4	10837	37	7891	38	8977	17	8224		
18	8640	5	10704	38	7891	39	10226	18	9616		
19	8640	6	8738	39	11142	40	8640	19	9616		
20	8640	7	11389	**Block O**		41	8640	20	8224		
21	10379	**Block N**		Lot	SF	42	8640	21	9616		
Block K		Lot	SF	1	10184	43	7440	22	10795		
Lot	SF	1	11212	2	8640	44	7440	**Block Q**			
1	9177	2	8631	3	7440	45	8640	Lot	SF		
2	7440	3	8631	4	7440	46	10471	1	9263		
3	7440	4	8631	5	8640			2	7740		
4	8640	5	7647	6	8640			3	7740		
5	8640	6	7647	7	8575			4	7740		
6	8671	7	8880	8*	28685			5	7740		
7	9124	8	8880	9	9125			6	7740		
8	12326	9	7647	10	7700			7	7740		
9	17360	10	7647	11	8941			8	7740		
10	11873	11	8880	12	8941			9	7740		
11	10085	12	8880	13	8941			10	7740		
12	7794	13	7647	14	7700			11	7740		
13	8640	14	7647	15	7700			12	7740		
14	8640	15	7637	16	8941			13	7740		
15	7440	16	10962	17	8941			14	7740		
16	7440	17	15148	18	8941			15	7753		
17	9292	18	12356	19	7700			16	11689		
		19	10353	20	7700			17	9573		
		20	8703	21	8941			18	7740		

Denotes HOA Lots

Denotes HOA Lots

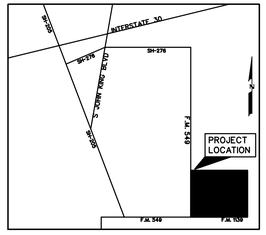
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2021.

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

Mayor, City of Rockwall — City Secretary — City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE SINGLE FAMILY DEVELOPMENT	

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PD SITE PLAN
OF
HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

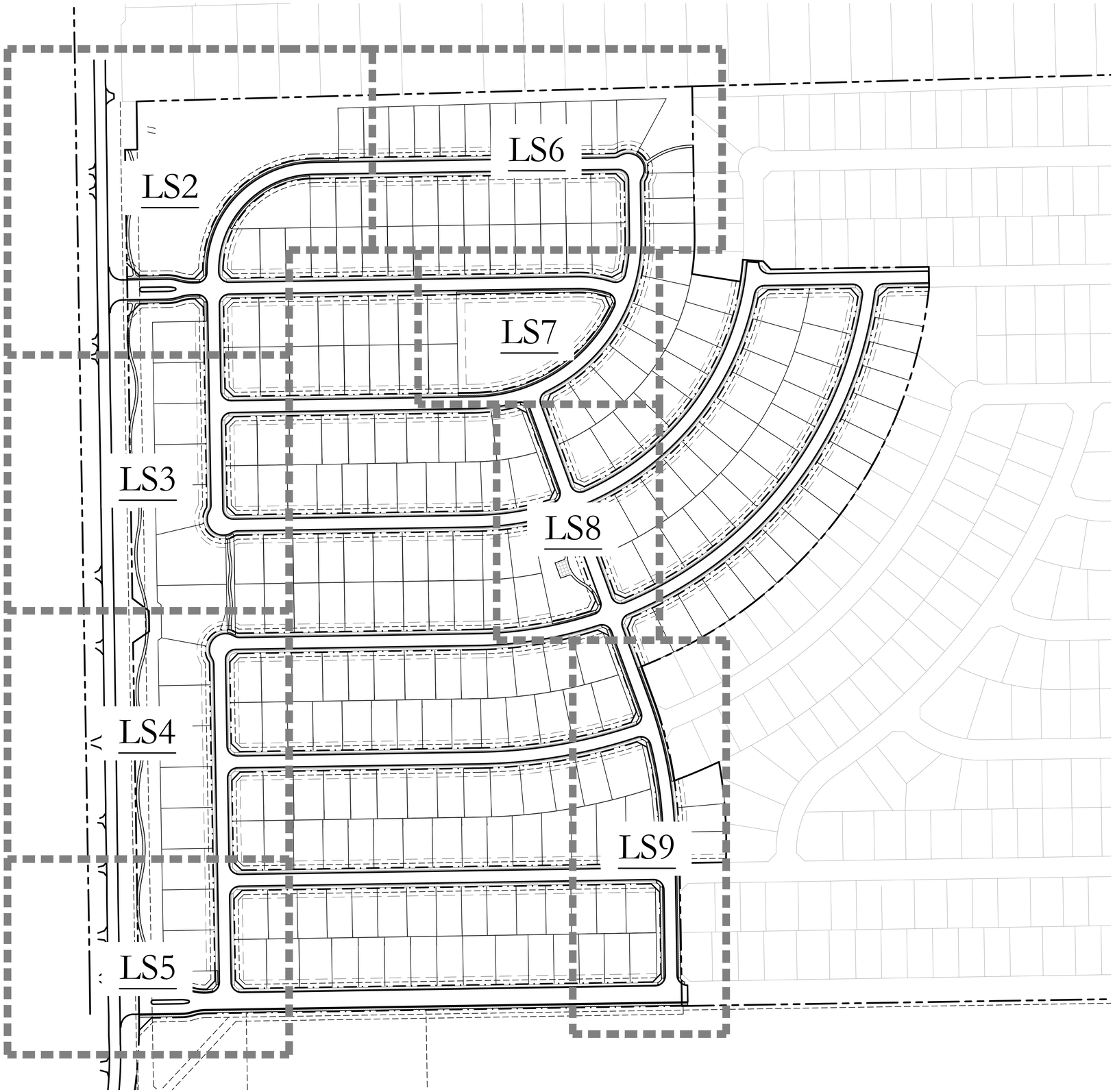
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

MARCH 2022 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044



JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

SCALE:
VARIES
One Inch

JVC No SHA012

120 60 0 120
SCALE 1" = 120'

LS1 of 11

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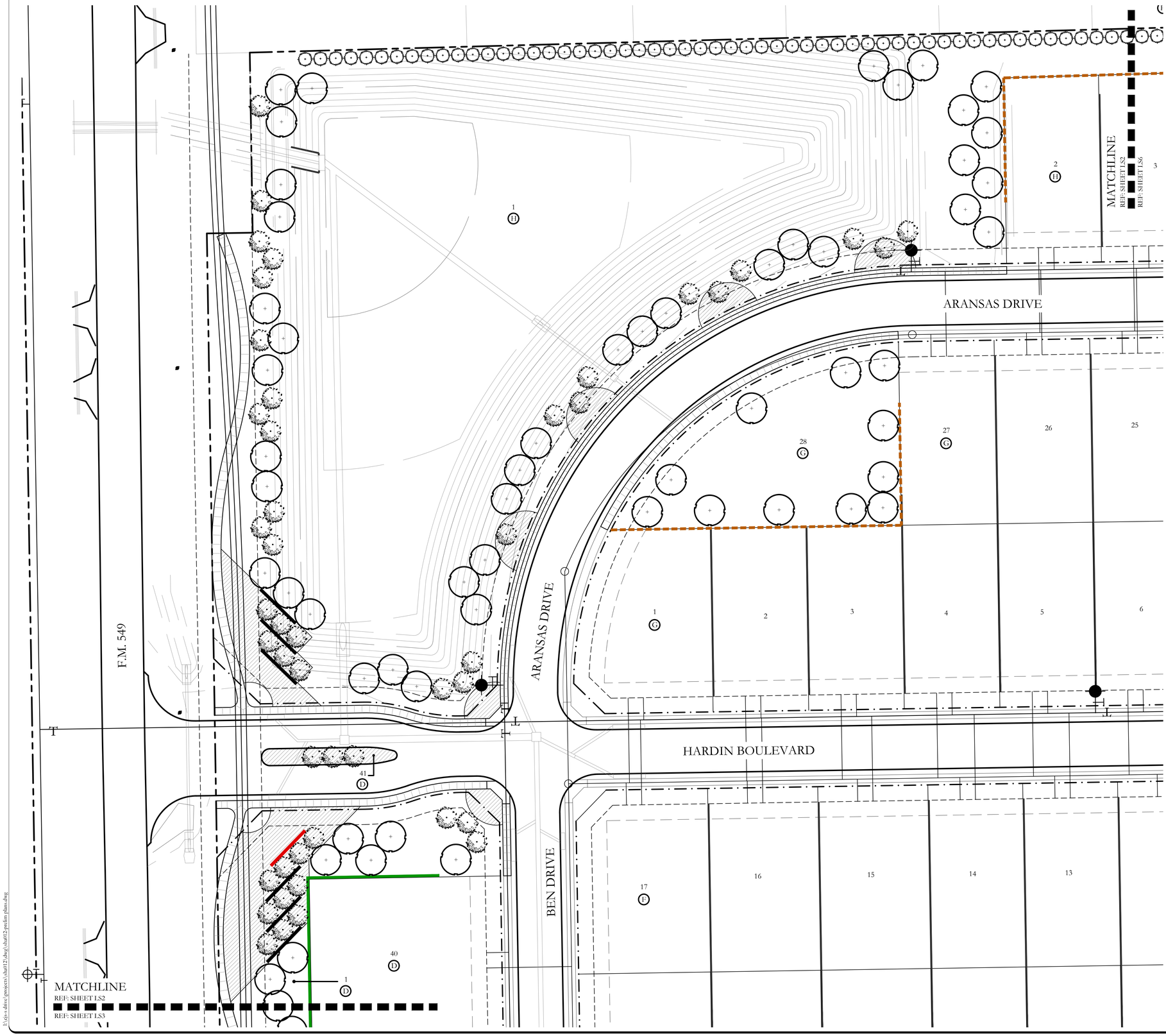

SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- 4" CALIPER EASTERN RED CEDAR TREE TO ACT AS A SOLID LIVING SCREEN ALONG THE NORTHERN PROPERTY LINE.
- 2" CALIPER ORNAMENTAL TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
- SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
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- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

SCALE:
VARIES
One Inch

JVC No SHA012

LS2 of 11

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SCREENING LEGEND

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- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

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STATE OF TEXAS

February 22, 2022

NORTH

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SCALE 1" = 30'

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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

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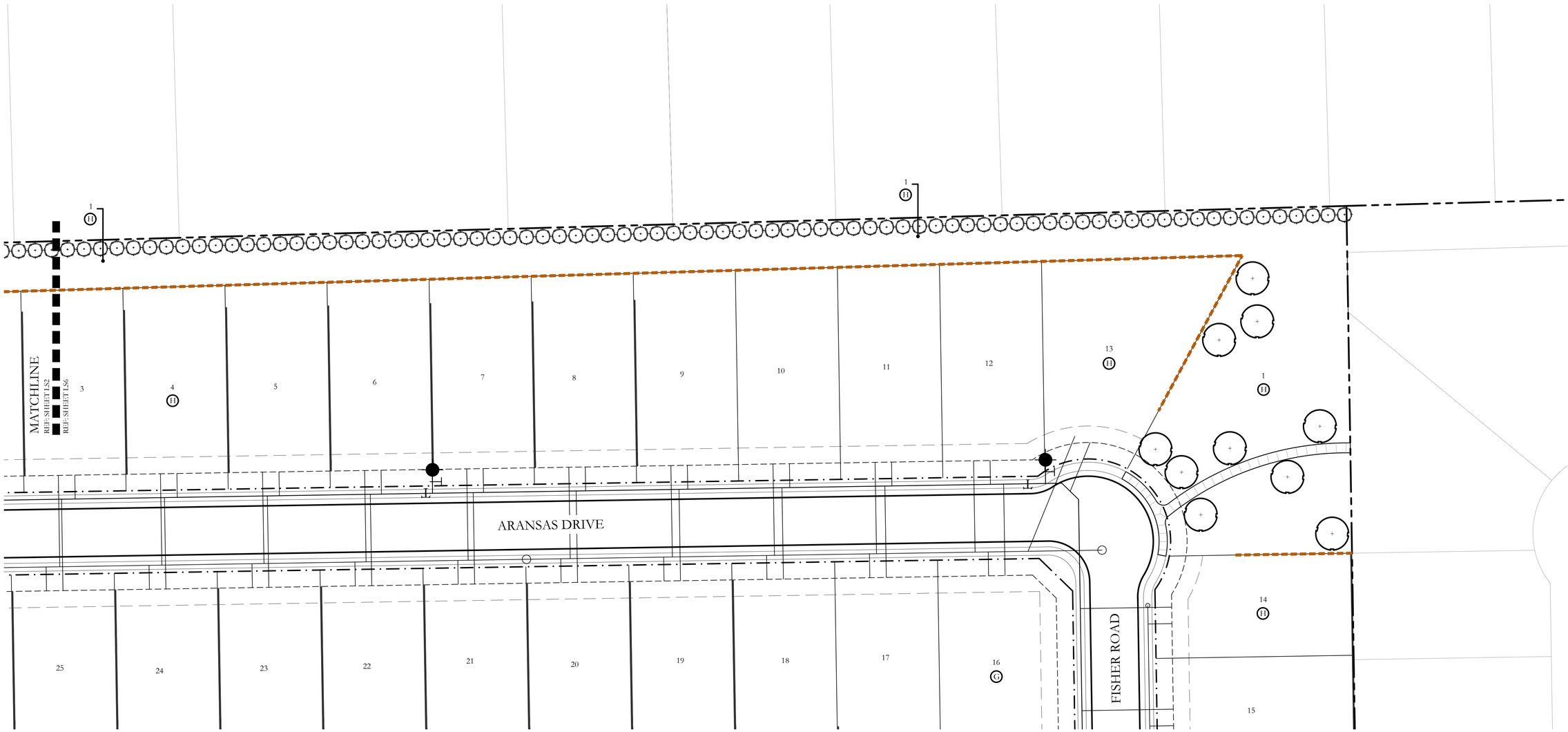

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS6 of 11

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9
10
11
12
13
14
15
G

HARDIN BOULEVARD

10
F

FUTURE AMENITY
CENTER PER PD

9
F

8
F

FISHER ROAD

21

22

23
H

SCALE 1" = 20'

February 22, 2022

NORTH

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS7 of 11

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

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SCREENING LEGEND

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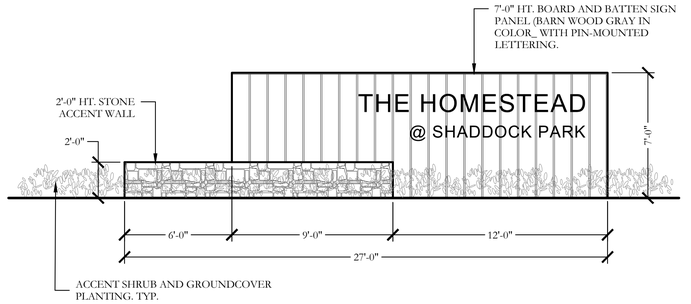
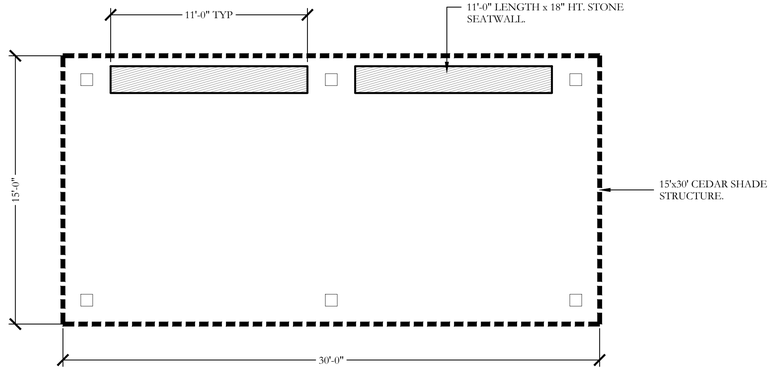


TRAIL HEAD SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



TRAIL HEAD REST STATION
PLAN

SCALE: 1/4" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS8 of 11

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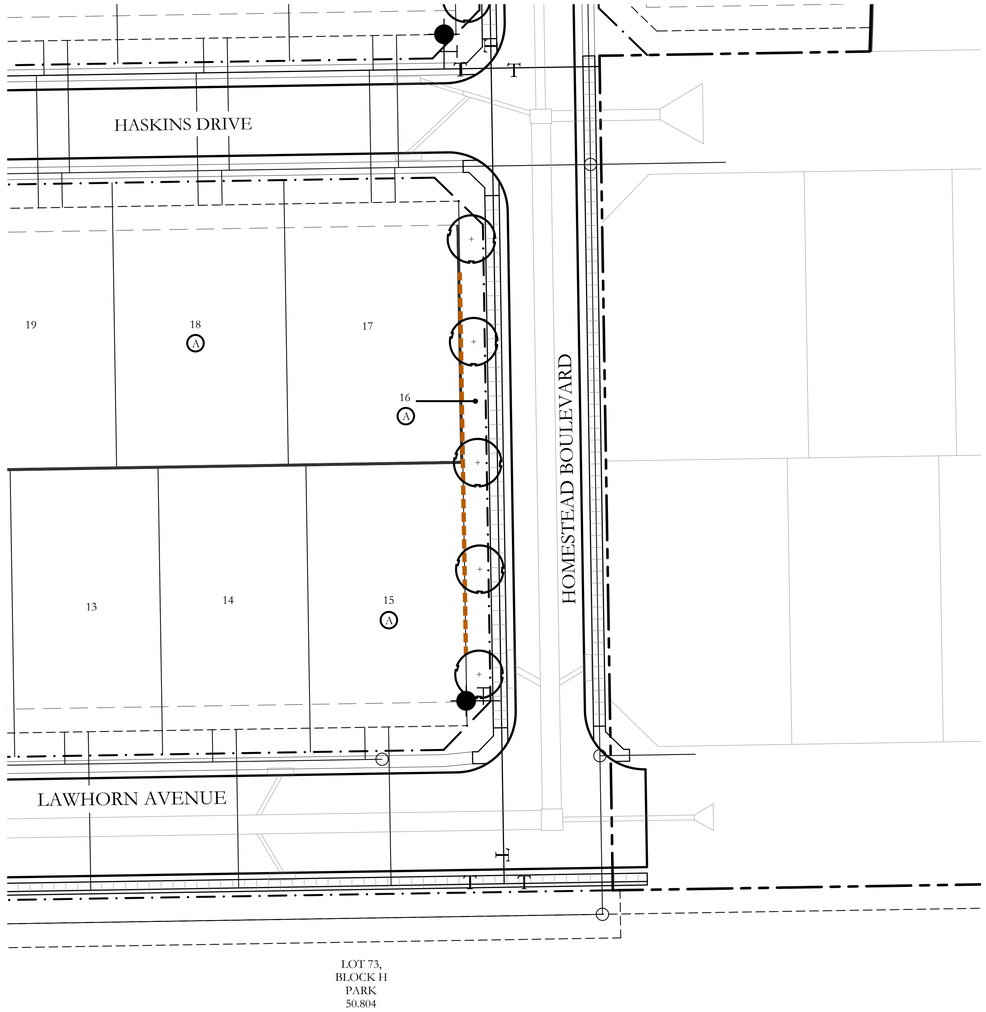

LOT 73,
BLOCK H
PARK
50.804

SCREENING LEGEND

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

SCALE:
VARIES
One Inch
JVC No SHA012

LS9 of 11

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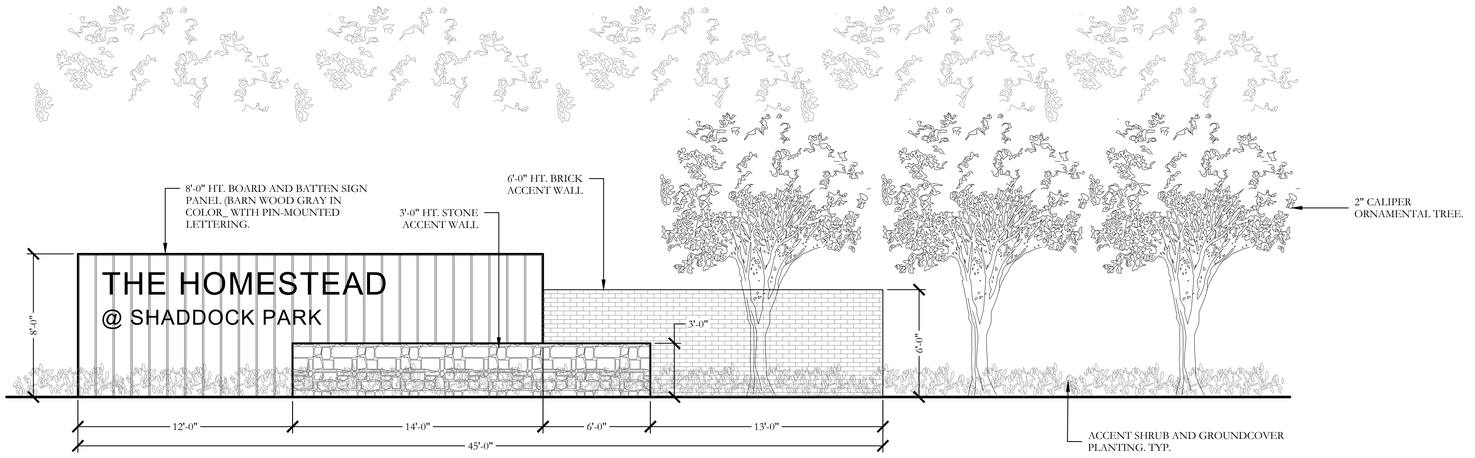
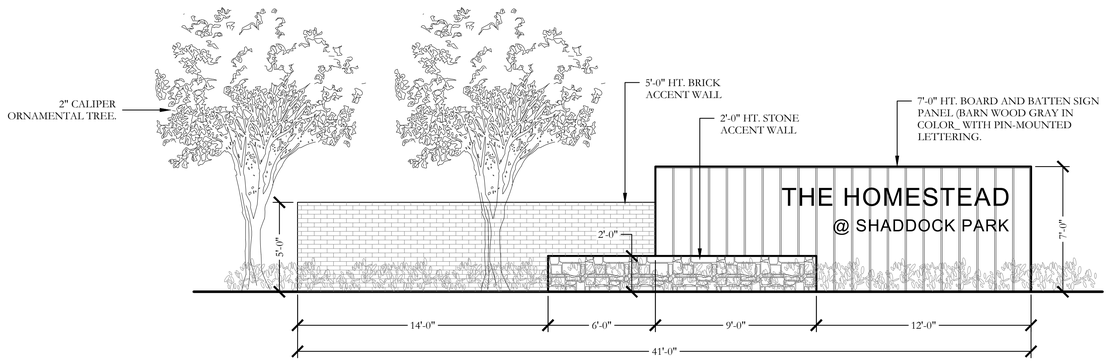


MAIN ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
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PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 22, 2022

SCALE:
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JVC No SHA012

LS10 of 11

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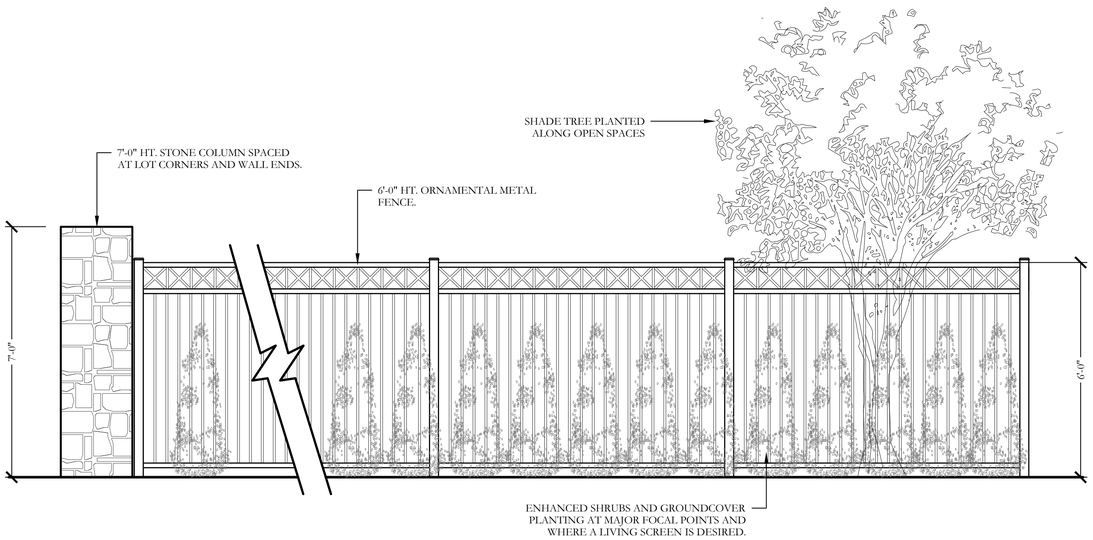
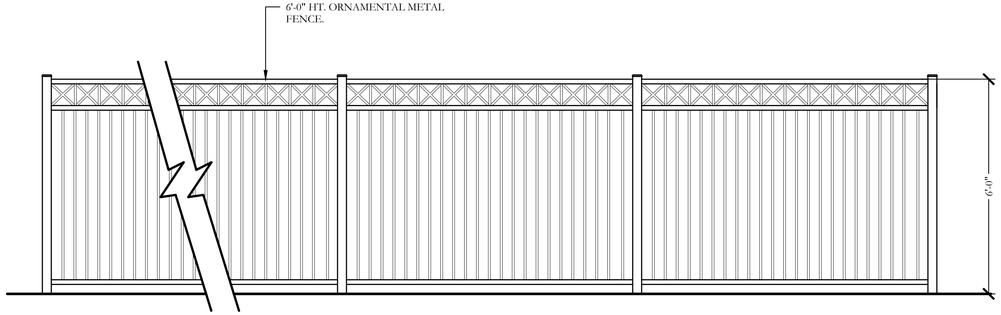


TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

SCALE: 1/2" = 1'-0"

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PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

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February 22, 2022

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LS11 of 11

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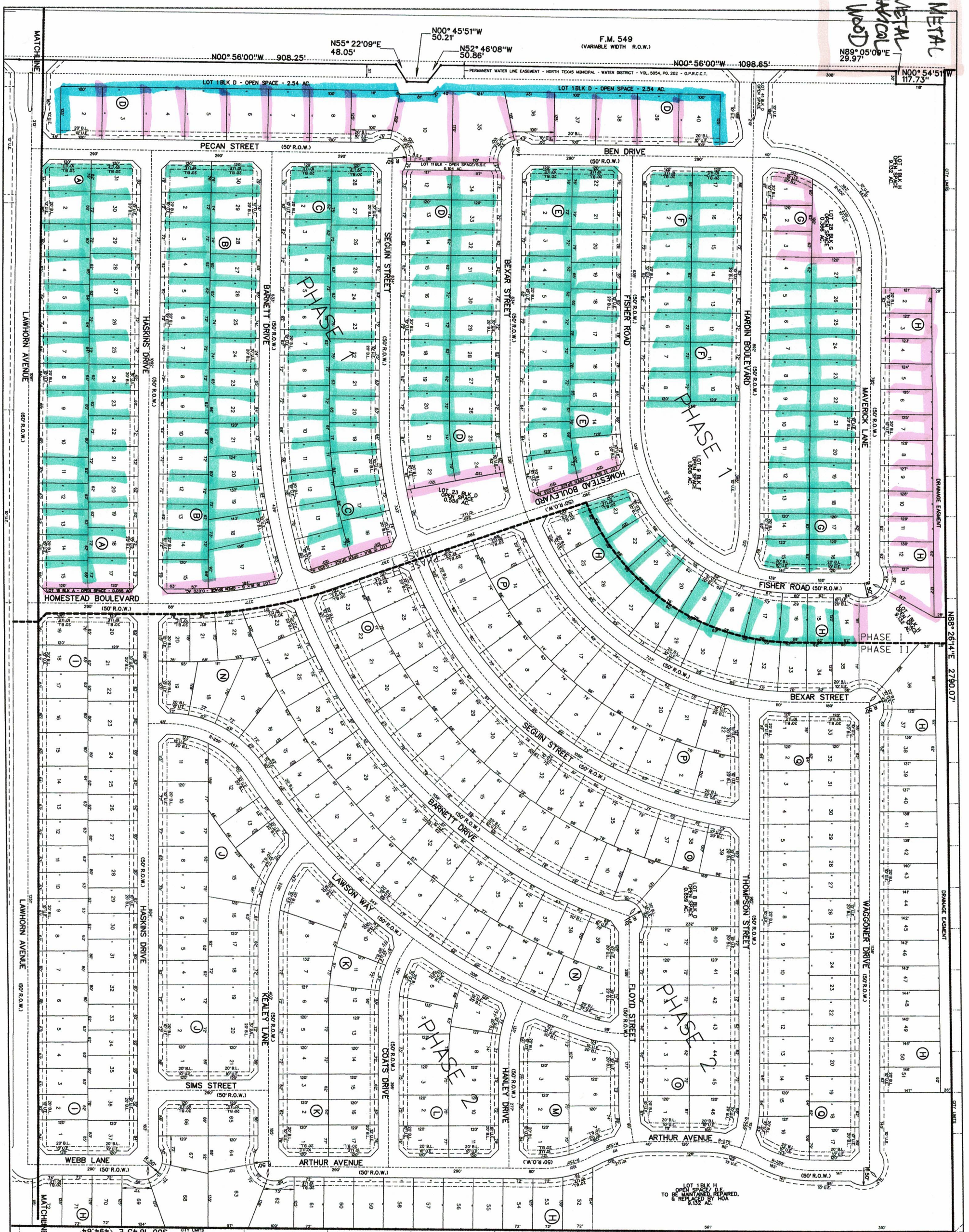
METAL
W/ MAGICAL WOOD



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

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

SCALE: 1" = 100'

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
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LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PKWY, STE. 460
PLANO, TEXAS
214-240-6004

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

MARCH 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-044

FENCE MAP ONLY - DRAWING NOT TO SCALE

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Planner*
DATE:	June 14, 2022
SUBJECT:	SP2022-027; *Site Plan for Phase 1 of the Homestead Subdivision*

The applicant, Meredith Joyce of Michael Joyce Properties, is requesting the approval of a site plan for Phase 1 of the Homestead Subdivision. The subject property is a 129.453-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) generally located at the northeast corner of the intersection of FM-549 and FM-1139. The Homestead Subdivision has been approved for a *Preliminary Plat* [*Case No. P2021-044*], and -- *in accordance with the submittal schedule contained in the Planned Development District* -- the applicant has submitted an application for a *Final Plat* [*Case No. P2022-025*] and *Site Plan*. As part of this site plan application the applicant has submitted a site plan, landscape plan, and hardscape plan.

The site plan indicates that 258 single-family residential lots and 12 open space lots will be provided in accordance with the requirements of Planned Development District 92 (PD-92). The landscape plan shows that three (3) canopy and four (4) accent trees will be provided per 100 linear feet of frontage along FM-548, and one (1) canopy tree will be provided per ten (10) linear feet along the northern property line. Staff should note that the tree mitigation balance identified in the approved *Treescape Plan* [*Case No. P2021-044*] has been accounted for in the landscape plan, and the mitigation balance has been satisfied. The hardscape plan details the entry monumentation signage, the location of all the five (5) foot required trails, and the fence type for each lot (*i.e. wrought iron fence, wood fence, and a wrought iron fence with masonry columns*) as required throughout the subdivision by the Planned Development District ordinance. The submitted site plan conforms to all the applicable technical requirements of Planned Development District 92 (PD-92) and the Unified Development Code (UDC), and -- *based on the case being in compliance* -- the case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *June 14, 2022* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID ~~12255~~ 115169; FM 549
SUBDIVISION	Homestead Phase 1 — LOT — BLOCK
GENERAL LOCATION	FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	129.453	LOTS [CURRENT]	1
		LOTS [PROPOSED]	271

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

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

☐ OWNER	SH Dev Klutts Rockwall, LLC	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2839.06, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

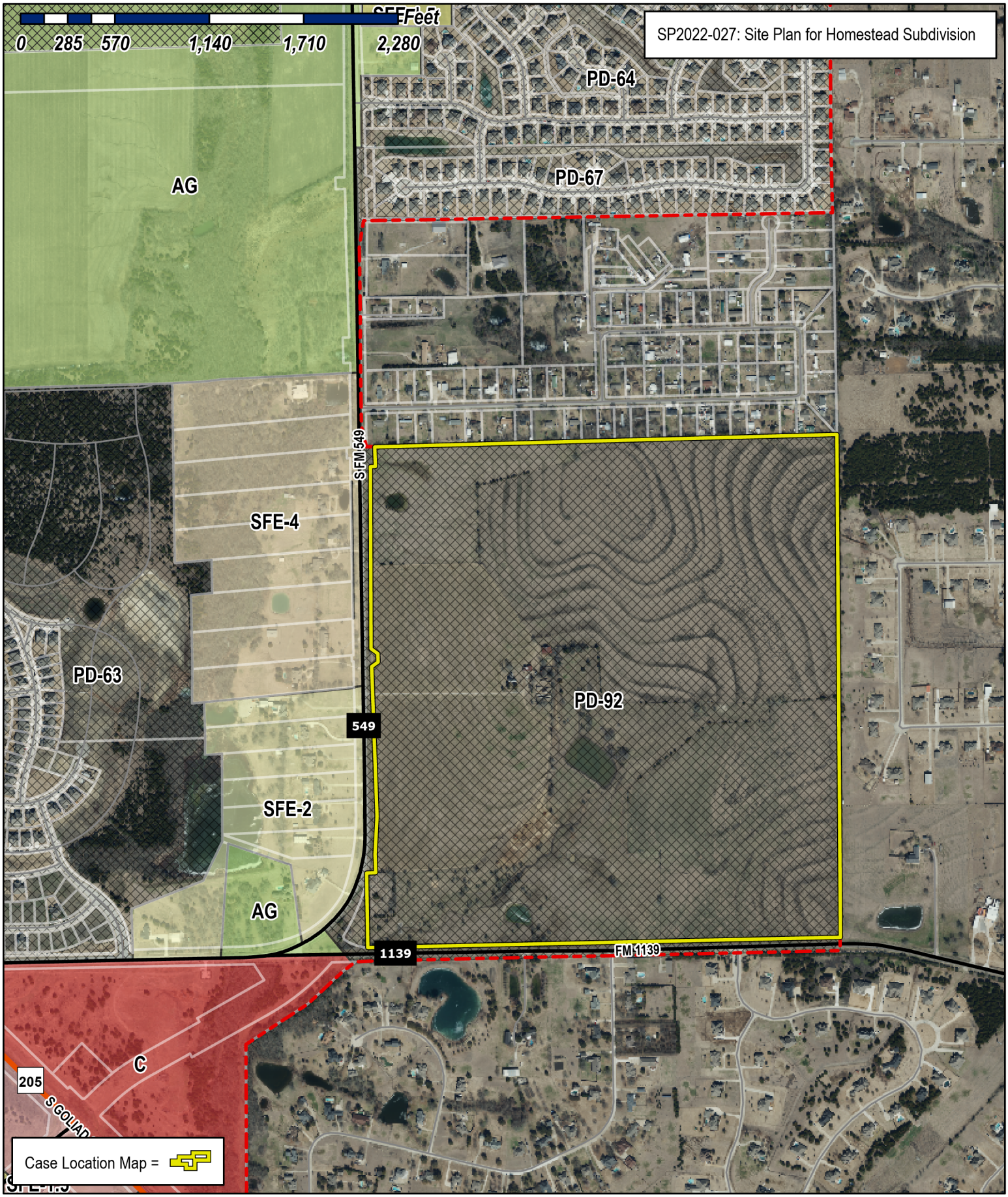
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KATHRYNE DENISE GARCIA
Notary ID #126528612
My Commission Expires
May 13, 2025

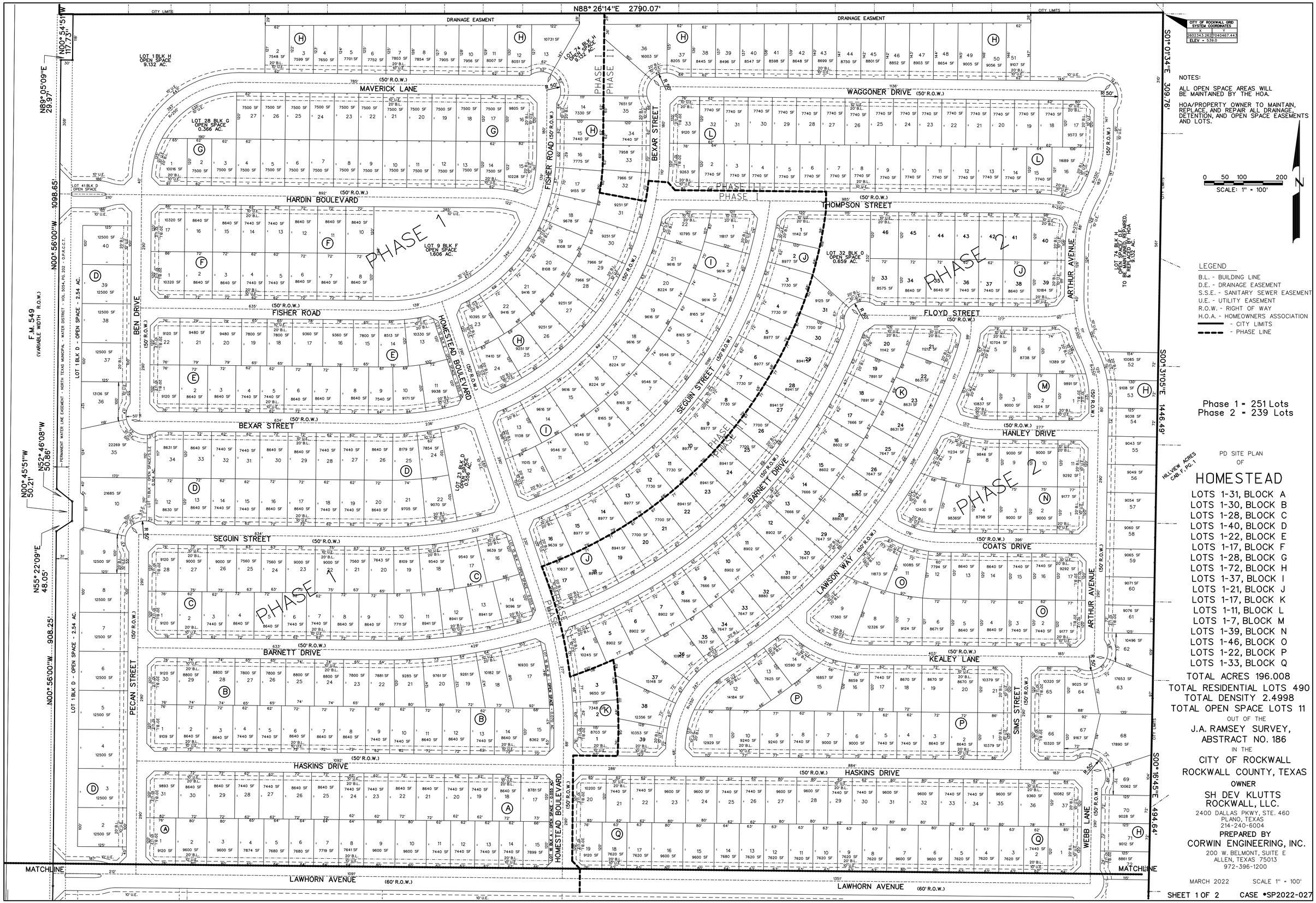
MY COMMISSION EXPIRES 5/13/25



City of Rockwall

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

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



CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

NOTES:

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HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

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D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
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\- CITY LIMITS
\- PHASE LINE

Phase 1 - 251 Lots
Phase 2 - 239 Lots

PD SITE PLAN
OF

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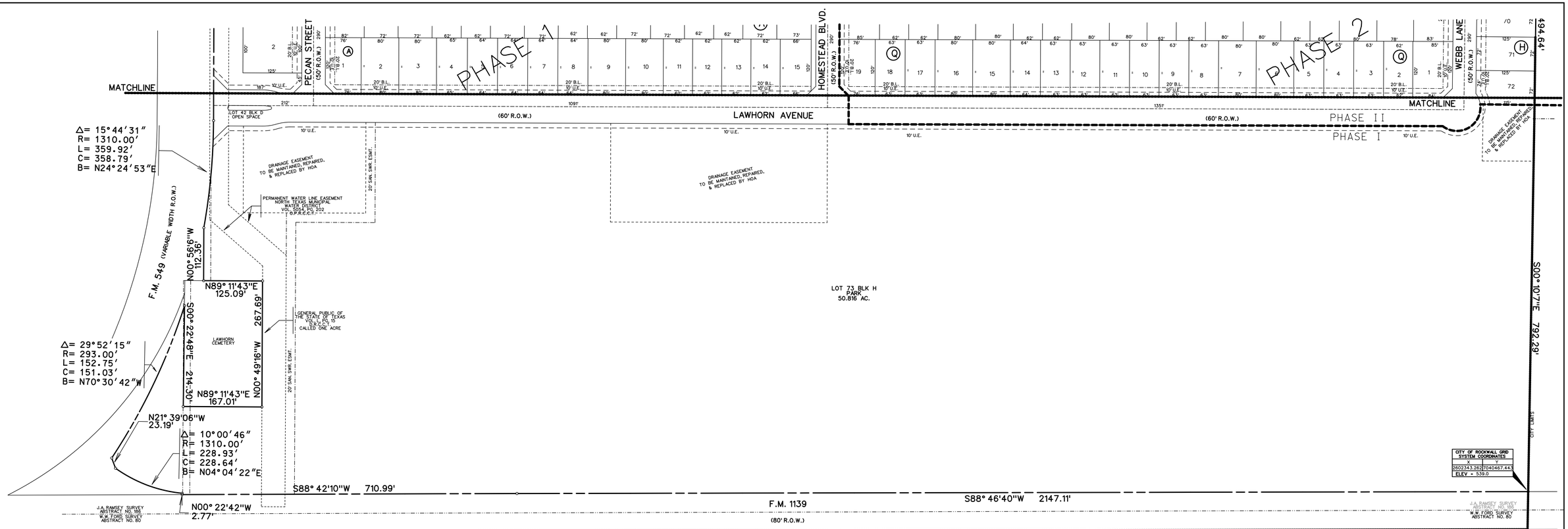
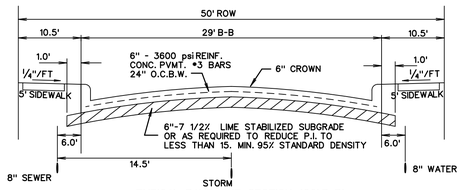
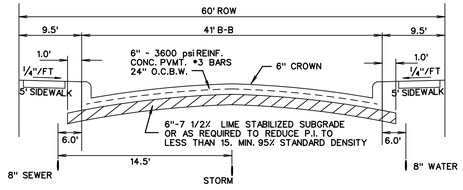
SHEET 1 OF 2 CASE #SP2022-027





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



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

Phase 1 = 251 Lots
Phase 2 = 239 Lots

Homestead

Block A		Block B		Block C		Block D	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	Block D		Block E	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	Block C		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		Block G		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	Block H		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

Denotes HOA Lots

Block J		Block L		Block N		Block O		Block P		Block Q	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941	1	11817	19	7740
2	8640	2	9000	22	9650	23	10837	2	9614	20	7740
3	8640	3	9000	23	10245	24	9639	3	9614	21	7740
4	7440	4	8798	24	8902	25	8977	4	8165	22	7740
5	7440	5	9836	25	8902	26	8977	5	8165	23	7740
6	9000	6	12400	26	8902	27	8977	6	9546	24	7740
7	900	7	11234	27	7666	28	7730	7	9546	25	7740
8	7440	8	9846	28	7666	29	7730	8	8165	26	7740
9	9240	9	9000	29	8902	30	8977	9	8165	27	7740
10	9240	10	9000	30	8902	31	8977	10	9546	28	7740
11	12929	11	9292	31	8902	32	7730	11	9546	29	7740
12	14184	Block M		32	7666	33	7730	12	11015	30	7740
13	7625	Lot	SF	33	7666	34	8977	13	11138	31	7740
14	10590	1	9891	34	8902	35	8977	14	9616	32	7740
15	16857	2	9024	35	8902	36	7730	15	9616	33	9120
16	8659	3	9000	36	7666	37	7730	16	8224		
17	7440	4	10837	37	7891	38	8977	17	8224		
18	8640	5	10704	38	7891	39	10226	18	9616		
19	8640	6	8738	39	11142	40	8640	19	9616		
20	8640	7	11389	Block O		41	8640	20	8224		
21	10379	Block N		Lot	SF	42	8640	21	9616		
Block K		Lot	SF	1	10184	43	7440	22	10795		
Lot	SF	1	11212	2	8640	44	7440	Block Q			
1	9177	2	8631	3	7440	45	8640	Lot	SF		
2	7440	3	8631	4	7440	46	10471	1	9263		
3	7440	4	8631	5	8640			2	7740		
4	8640	5	7647	6	8640			3	7740		
5	8640	6	7647	7	8575			4	7740		
6	8671	7	8880	8*	28685			5	7740		
7	9124	8	8880	9	9125			6	7740		
8	12326	9	7647	10	7700			7	7740		
9	17360	10	7647	11	8941			8	7740		
10	11873	11	8880	12	8941			9	7740		
11	10085	12	8880	13	8941			10	7740		
12	7794	13	7647	14	7700			11	7740		
13	8640	14	7647	15	7700			12	7740		
14	8640	15	7637	16	8941			13	7740		
15	7440	16	10962	17	8941			14	7740		
16	7440	17	15148	18	8941			15	7753		
17	9292	18	12356	19	7700			16	11689		
		19	10353	20	7700			17	9573		
		20	8703	21	8941			18	7740		

Denotes HOA Lots

Denotes HOA Lots

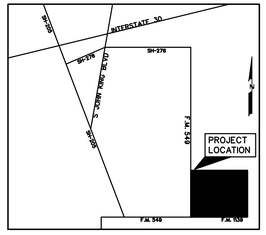
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2022.

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

Mayor, City of Rockwall City Secretary City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE SINGLE FAMILY DEVELOPMENT	

PD SITE PLAN
OF
HOMESTEAD

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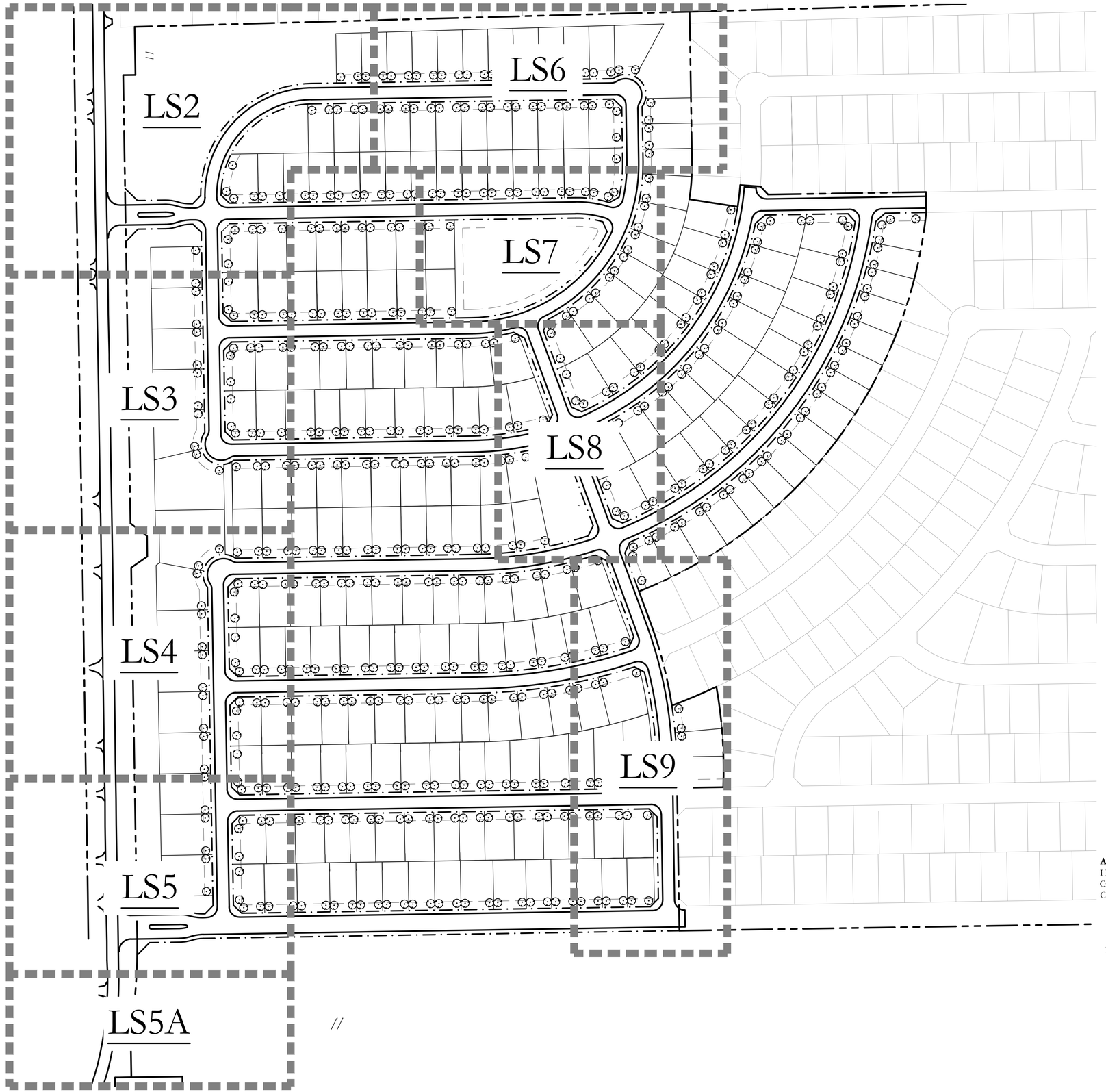
972-396-1200

MARCH 2022 SCALE 1" = 100'



APPROVED:
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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NORTH

120 60 0 120

SCALE 1" = 120'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 07, 2022

SCALE:
VARIES
One Inch

JVC No SHA012

LS1 of 11

CITY PROJECT NO. SP2022-027

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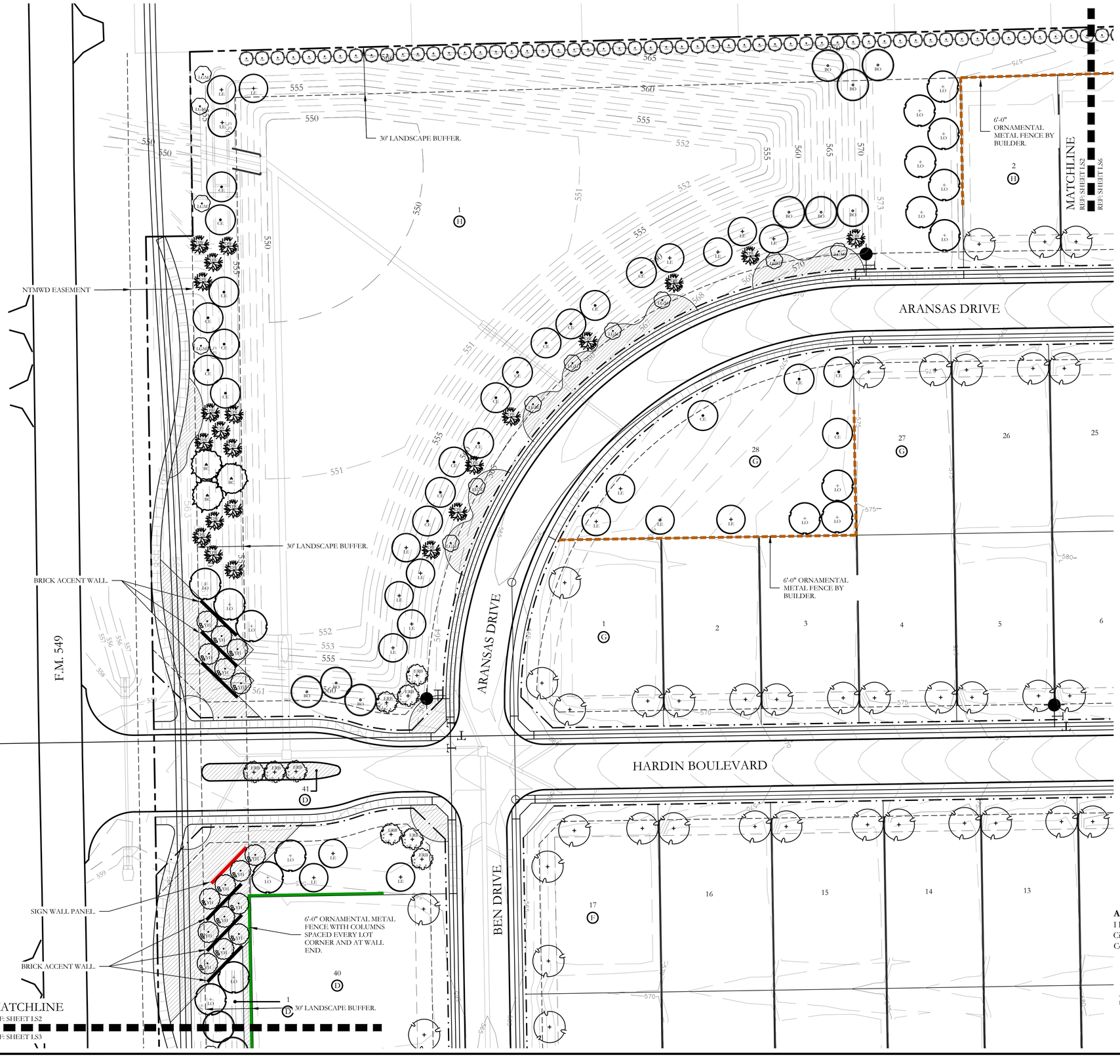

SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE WITH COLUMNS. BY BUILDER.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT		4" CALIPER	
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANDENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 07, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

LS2 of 11

CITY PROJECT NO. SP2022-027

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NORTH

30 15 0 30

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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 07, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

LS3 of 11

CITY PROJECT NO. SP2022-027

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Director of Planning and Zoning

NORTH

SCALE 1" = 30'

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 07, 2022

SCALE:
VARIES
One Inch

JVC No SHA012

LS4 of 11

CITY PROJECT NO. SP2022-027

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SCREENING LEGEND

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NORTH

30 15 0 30
SCALE 1" = 30'

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 07, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

LS5 of 11

CITY PROJECT NO. SP2022-027

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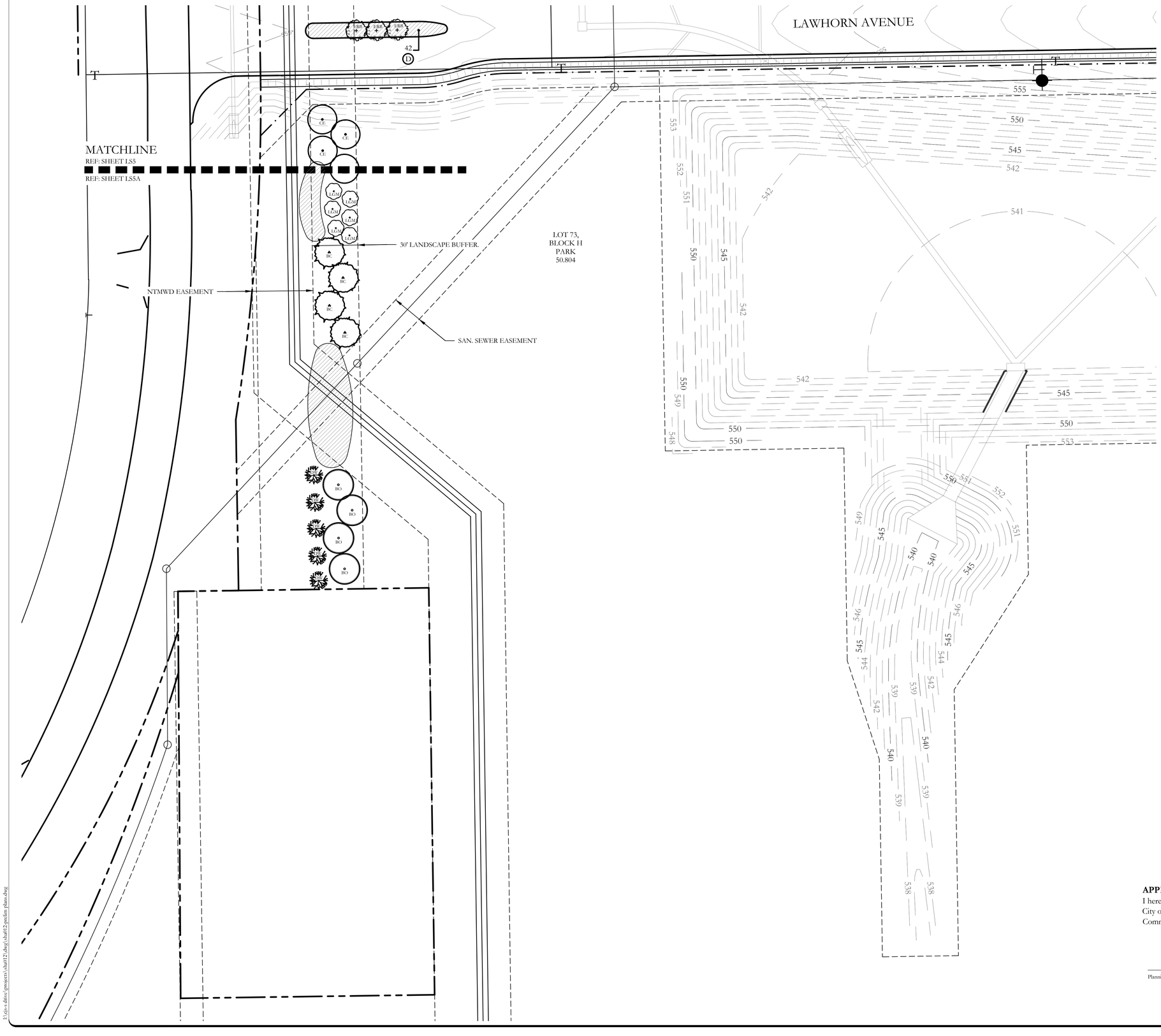

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PRELIMINARY LANDSCAPE PLANS

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2833
STATE OF TEXAS

June 07, 2022

SCALE:
VARIES
One Inch

JVC No. SHA012

LS5A of 11

CITY PROJECT NO. SP2022-027

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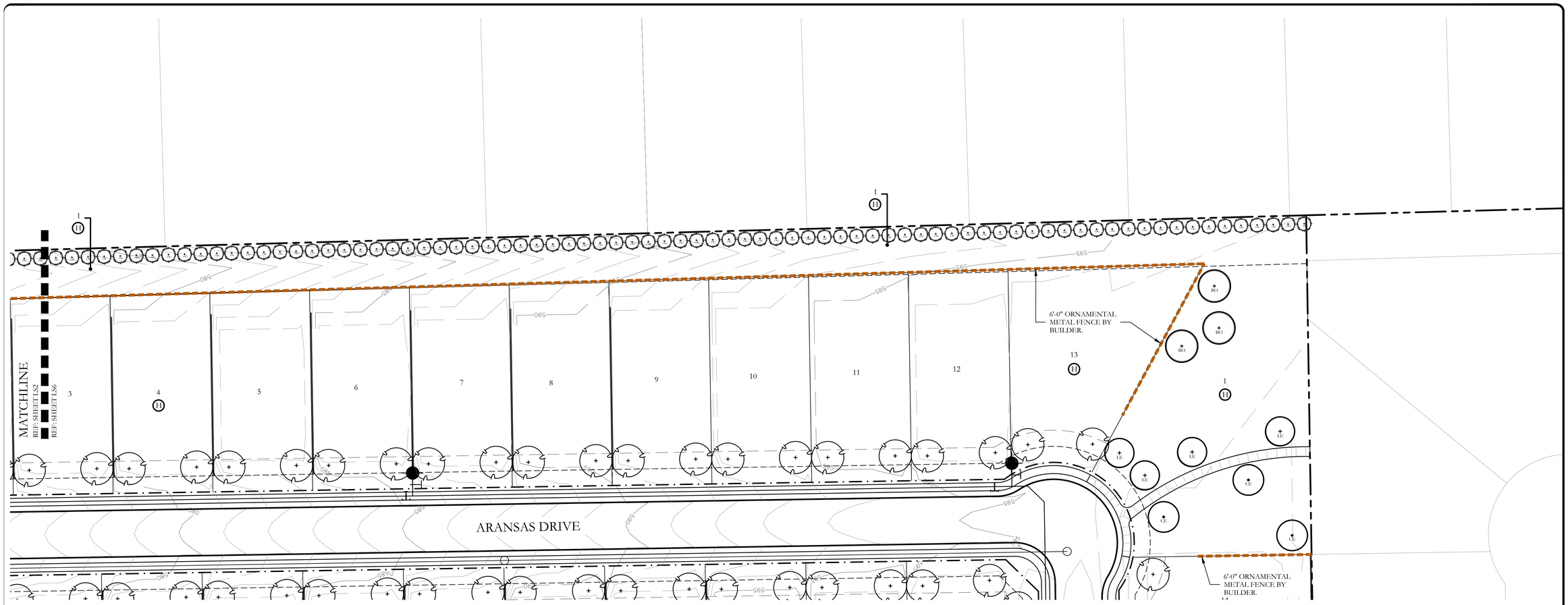

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- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

APPROVED:
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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 07, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

LS6 of 11

CITY PROJECT NO. SP2022-027

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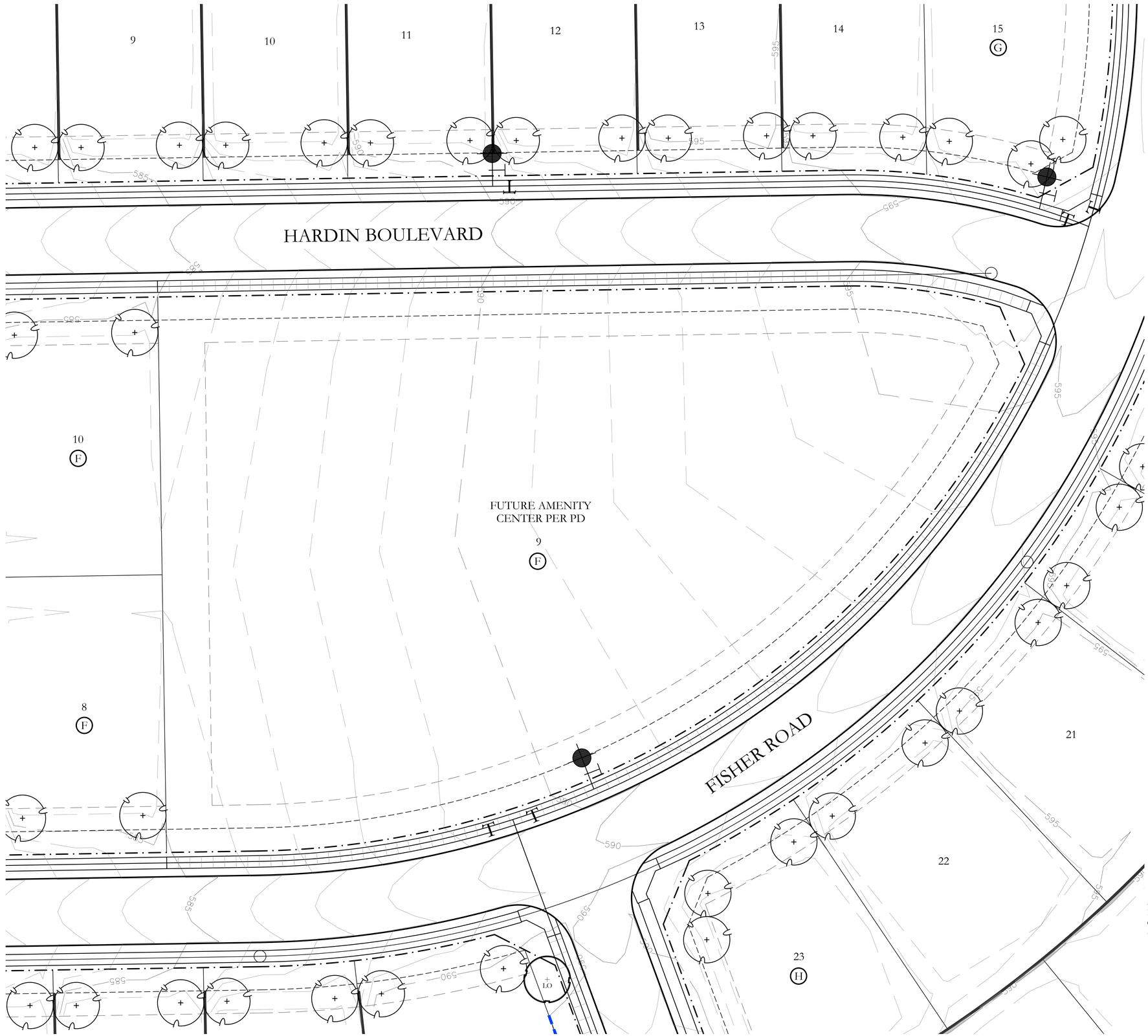

SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE WITH COLUMNS. BY BUILDER.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT		4" CALIPER	
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BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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LGM	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANDENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NORTH

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

CODY L. JOHNSON
REGISTERED LANDSCAPE ARCHITECT
2833
STATE OF TEXAS
June 07, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

LS7 of 11

CITY PROJECT NO. SP2022-027

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SCREENING LEGEND

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- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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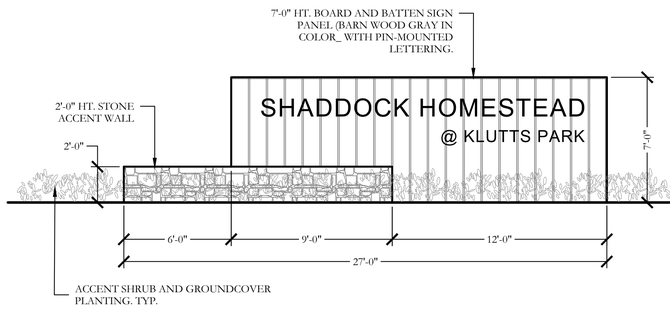

TRAIL HEAD SIGN
ELEVATION

SCALE: 1/4" = 1'-0"

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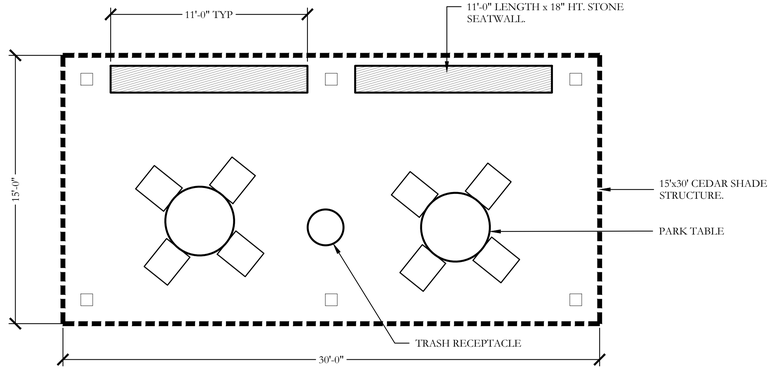
Director of Planning and Zoning



TRAIL HEAD REST STATION
PLAN

SCALE: 1/4" = 1'-0"

30 15 0 30

SCALE 1" = 30'

NORTH

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 07, 2022

SCALE:
VARIES
One Inch

JVC No SHA012

LS8 of 11

CITY PROJECT NO. SP2022-027

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SCREENING LEGEND

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Director of Planning and Zoning

NORTH

30 15 0 30
SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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HOMESTEAD
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 07, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

LS9 of 11

CITY PROJECT NO. SP2022-027

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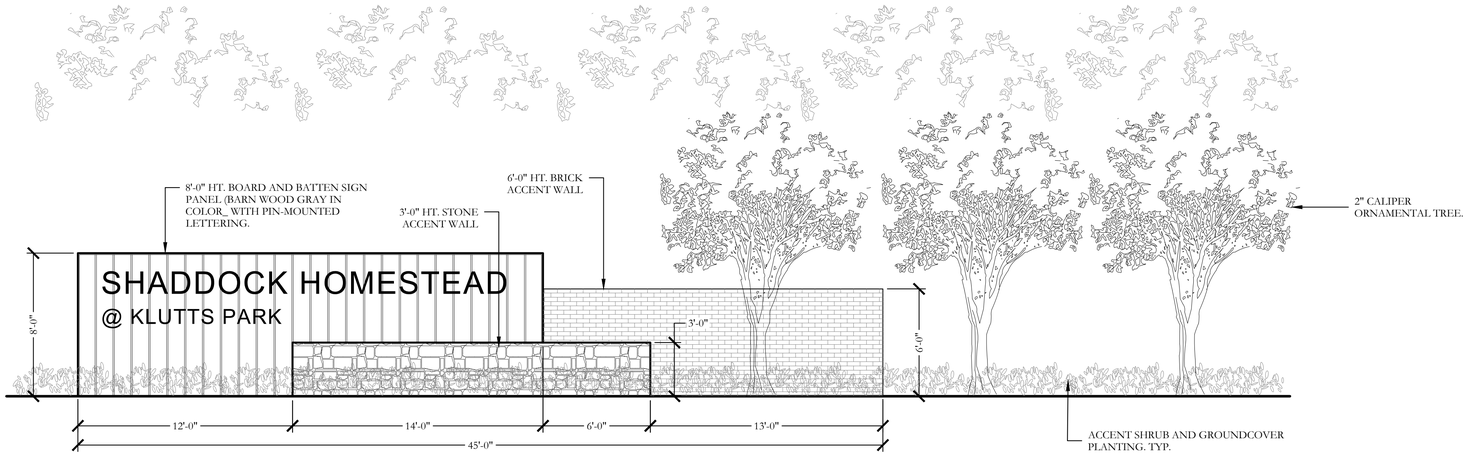
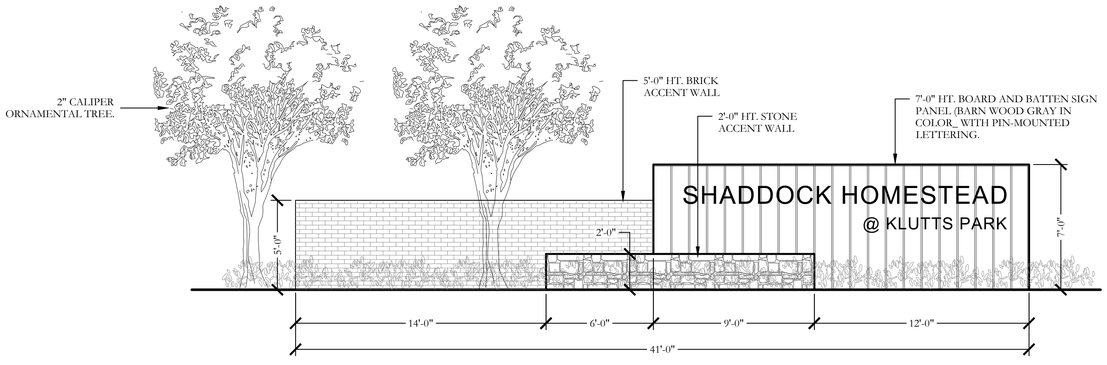


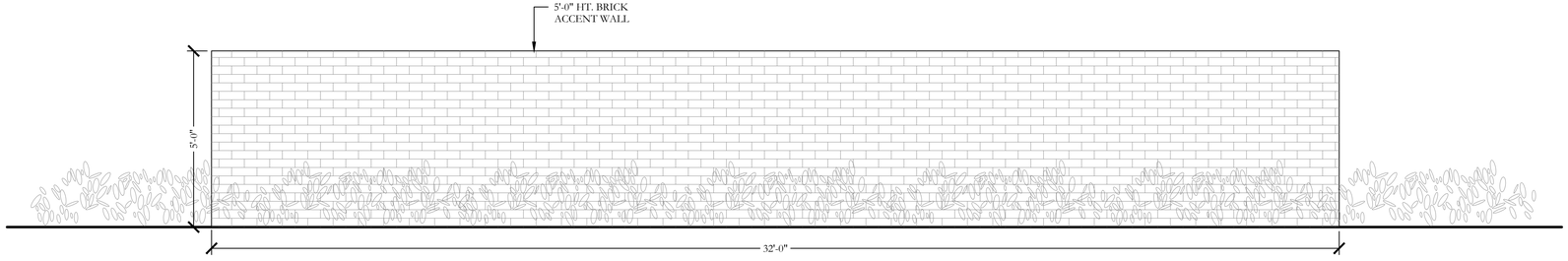
MAIN ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGN
ELEVATION

SCALE: 1/4" = 1'-0"



BRICK ACCENT WALL
ELEVATION

SCALE: 1/2" = 1'-0"

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 07, 2022

SCALE:
VARIES
One Inch
JVC No SHA012

LS10 of 11

CITY PROJECT NO. SP2022-027

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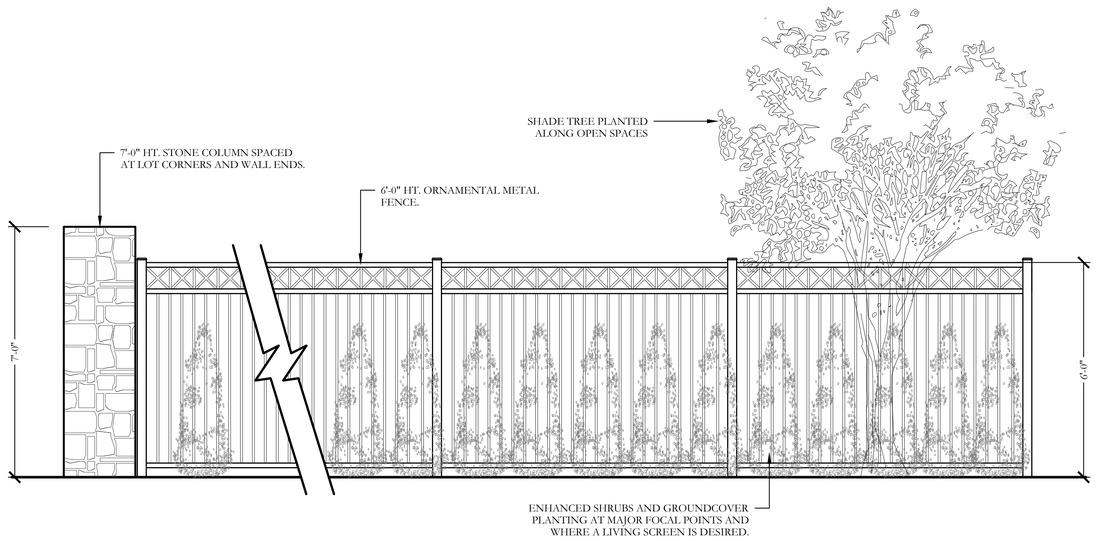
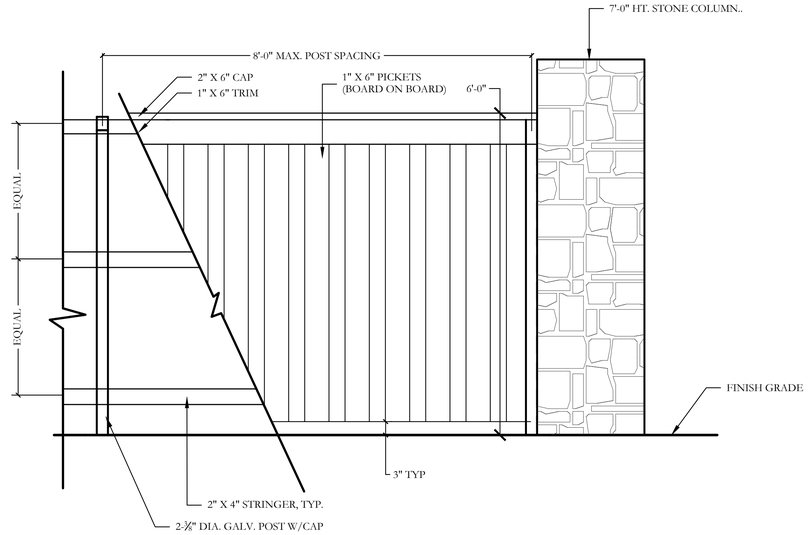


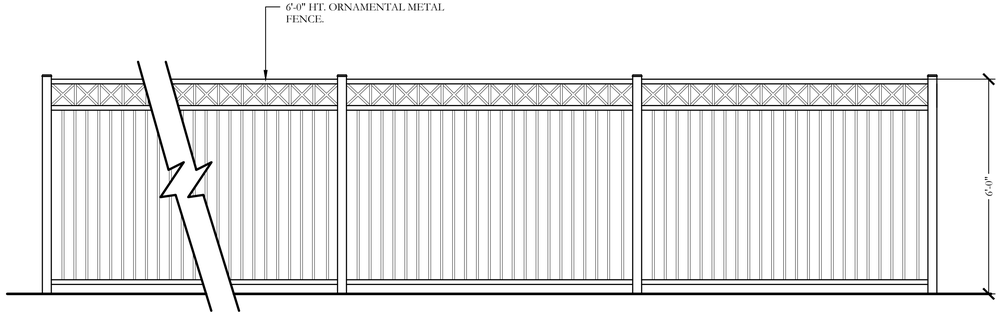
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"



PARTIAL 6'-0" HT. WOOD FENCE AND STONE COLUMN
ELEVATION

SCALE: 3/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

SCALE: 1/2" = 1'-0"

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HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 07, 2022

SCALE:
VARIES
One Inch

JVC No SHA012

LS11 of 11

CITY PROJECT NO. SP2022-027

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METAL

METAL W/ MASONRY COLS

BOARD ON BOARD

B ON B W/ MAS. COLS

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
HOMESTEAD PHASE I

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-42, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 & 73, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K

BEING 129.485 ACRES OR 5,640,366.6 SF
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2807530.367	7012611.969

ELEV = 555.50

POINT OF BEGINNING

N00° 54'51"W 1327.73'

N88° 26'14"E 1360.23'

CITY LIMITS

S00° 54'58"E 366.10'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N00° 45'51"W 50.21'

N52° 46'08"W 50.86'

S20° 07'18"E 85.80'

N89° 05'02"E 386.80'

S00° 54'58"E 50.00'

Δ= 09° 51' 55"
R= 545.00'
L= 93.84'
C= 93.72'
B= S04° 00' 59"W

Δ= 62° 22' 28"
R= 1125.00'
L= 1224.72'
C= 1165.13'
B= S37° 09' 47"W

ARANSAS DRIVE (50' R.O.W.)
HARDIN BOULEVARD (50' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEXAR STREET (50' R.O.W.)
SEGUIN STREET (50' R.O.W.)
THOMPSON STREET (50' R.O.W.)
BEN DRIVE (50' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEXAR STREET (50' R.O.W.)
HOMESTEAD BOULEVARD
SEGUIN STREET (50' R.O.W.)
F.M. 549 (VARIABLE R.O.W.)

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASEMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

LOT 28 BLOCK G
OPEN SPACE
0.366 AC.

LOT 41 BLK D
OPEN SPACE
0.021 AC.

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

LOT 1 BLOCK D
OPEN SPACE - 2.515 AC.

LOT 11 BLK D - OPEN SPACE - 0.103 AC.

LOT 23 BLK D
OPEN SPACE
0.548 AC.

TOMAS JIMENEZ
DOC. NO. 20170000021846
O.P.R.R.C.T.

ANDRADE MARTIN
VOL. 2873, PG. 82
D.R.R.C.T.

WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 5054, PG. 202

MATCHLINE
SHEET 2 OF 6

MATCHLINE
SHEET 2 OF 6

LOCATION MAP
N.T.S.

INTERSTATE 30
SH-276
S. JOHN KING BLVD
F.M. 549
F.M. 1139
PROJECT LOCATION

CORWIN JOB #21048

CASE NO. P2022-025

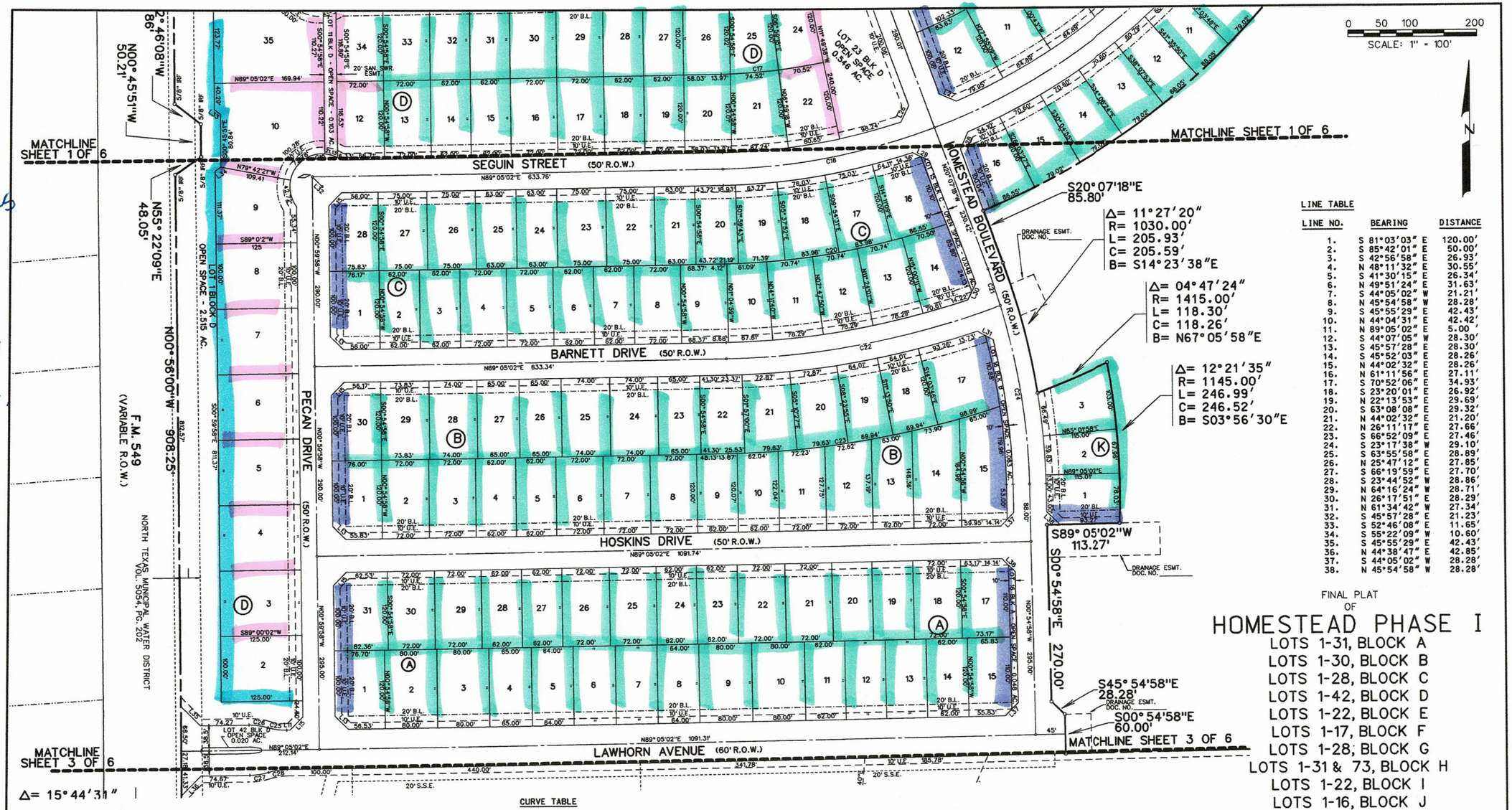
SHEET 1 OF 6

METAL

METAL W/ MASONRY COLS

BOARD ON BOARD

B ON B W/ MAS. COLS



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81°03'03" E	120.00'
2.	S 85°42'01" E	50.00'
3.	S 42°56'58" E	26.93'
4.	N 48°11'32" E	30.55'
5.	S 41°30'15" E	26.34'
6.	N 49°51'24" E	31.63'
7.	S 44°05'02" W	21.21'
8.	N 45°54'58" W	28.28'
9.	S 45°55'29" E	42.43'
10.	N 44°04'31" E	42.42'
11.	N 89°05'02" E	5.00'
12.	S 44°07'05" W	28.30'
13.	S 45°57'28" E	28.30'
14.	S 45°52'03" E	28.26'
15.	N 44°02'32" E	28.26'
16.	N 61°11'56" E	27.11'
17.	S 70°52'06" E	34.93'
18.	S 23°20'01" E	26.92'
19.	N 22°13'53" E	29.69'
20.	S 63°08'08" E	29.32'
21.	N 44°02'32" E	21.20'
22.	N 26°11'17" E	27.66'
23.	S 66°52'09" E	27.46'
24.	S 23°17'38" W	29.10'
25.	S 63°55'58" E	28.89'
26.	N 25°47'12" E	27.85'
27.	S 66°19'59" E	27.70'
28.	S 23°44'52" W	28.86'
29.	N 64°16'24" W	28.71'
30.	N 26°17'51" E	28.29'
31.	N 61°34'42" W	27.34'
32.	S 45°57'28" E	21.23'
33.	S 52°46'08" E	11.65'
34.	S 55°22'09" W	10.60'
35.	S 45°55'29" W	42.43'
36.	N 44°38'47" E	42.85'
37.	S 44°05'02" W	28.28'
38.	N 45°54'58" W	28.28'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

NOTES

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement.
   S.S.E. - Sanitary Sewer Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
HOMESTEAD PHASE I

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-42, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 & 73, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3, BLOCK K

BEING 129.485 ACRES OR 5,640,366.6 SF
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-025 SHEET 2 OF 6

Lee, Henry

From: Lee, Henry
Sent: Friday, May 27, 2022 4:33 PM
To: 'Meredith Joyce'
Subject: Staff Comments SP2022-027
Attachments: Project Comments (05.27.2022).pdf

Good Afternoon,

Attached are the staff comments for your Site Plan case, SP2022-027. Make note of the meeting dates and let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

June 15, 2022

TO: Meredith Joyce
Michael Joyce Properties
767 Justin Road
Rockwall, TX 75087

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

SUBJECT: SP2022-027; *Site Plan for Homestead Phase 1*

Meredith Joyce**:**

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on June 14, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission
On June 14, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 4-0, with Commissioners Womble, Thomas, and Conway absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

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