



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-054

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 211 Jacob Crossing Rockwall TX

SUBDIVISION North Town Addition

LOT 7 BLOCK B

GENERAL LOCATION Jacob Crossing and Chadway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Vacant

PROPOSED ZONING SF-7

PROPOSED USE Residential

ACREAGE 0.1837

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Dana Moffatt

☐ APPLICANT

CONTACT PERSON Scott Clements

CONTACT PERSON

ADDRESS Po Box 609

ADDRESS

CITY, STATE & ZIP Royce City TX 75189

CITY, STATE & ZIP

PHONE 469 853 7952

PHONE

E-MAIL Scott@sclements-homes.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

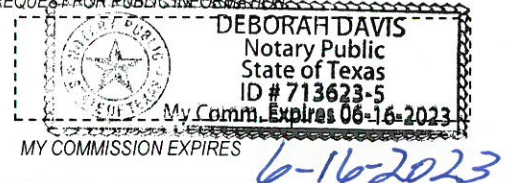
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

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

OWNER'S SIGNATURE

Dana Moffatt
Deborah Davis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Eric L. Davis Engineering, Inc.

Forney
P.O. Box 2637
Forney, TX 75126
Ph: (972) 564-0592

Houston
25132 Oakhurst Drive, Ste 110
Spring, TX 77386
(281) 863-9420

San Antonio
4710 Shavano Oaks Ste. 101
San Antonio, TX 78249
(210) 408-7091

web: www.eldengineering.com

email: ericdavis@eldengineering.com

November 8, 2022

S. Clements Homes
P.O. Box 609
Royse City, Texas 75189

Re: **Subdivision:** Rockwall County
211 Jacob Crossing
Rockwall, Texas
Lot N/A Block N/A
Plan Moffatt
ELD Job No: DIF22-1732

The foundation plans accompanied by this letter, as designated by Eric L. Davis Engineering, are authorized for use only upon the property described above.

Foundation design criteria was formulated based on modifications of recommendations as set forth in criteria for selection and design of slab-on-ground (BRAB REPORT), PTI design and construction of Post-Tension slabs on ground 2nd Edition, WRI-CRSI-96, ACI 318-99, the 2015 IRC, 2015 IBC, ACI 318, ASTM C94 and recognized engineering practices.

Rockwall County USDA Soil Survey Geotech Report No:

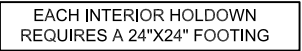
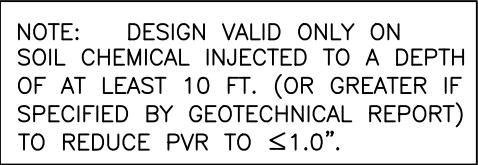
PI	Bearing Capacity (Qu)	PVR	EMC	EME	YMC	YME
55	1500	4.00				

NOTE: Accompanying "OWNER MOISTURE MAINTENANCE LETTER" is to be transmitted to owner, with owners receipt acknowledged to builder/contractor.








Mitchell Lenamond

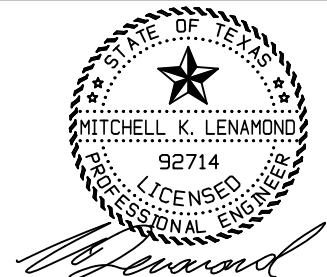
F-3987



HOLDOWN LOCATION IS APPROXIMATE. EACH INTERIOR HOLDOWN SHALL HAVE A SPREADFOOTING. VERIFY LOCATION SIZE WITH ARCHITECTURALS & SHEARWALL PLAN

SYMBOL	TYPE	NOMINAL DIA. THREADED ROD	"A"
	SIMPSON HTTS OR SIMPSON STHD10	5/8" N/A	6"
	SIMPSON STHD14	N/A	N/A
	SIMPSON HDQ8	7/8"	18"
	SIMPSON HDDQ11	1"	18"
	SIMPSON HDDQ14	1"	18"

1. IF USING STHD10 OR STHD14 HOLDOWNS, CONTRACTOR SHALL PLACE HOLDOWNS AT CONCRETE POUR STAGE.
2. SSW ANCHORING SHALL BE PLACED AT CONCRETE POUR STAGE.
3. SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL












THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MITCHELL K LENAMOND, P.E. 92714 ON
11/4/2022

NOTE:

1. SLAB THICKNESS $T = 4"$
2. BEAM DEPTH $H = 30"$
3. BEAM WIDTH $W = 10"$
4. SXX DENOTES SLAB STRAND
5. BSXX DENOTES BEAM STRAND

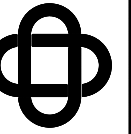
PLAN LEGEND

- | | | |
|----|---|---|
| 1. |  | DENOTES ONE STRAND TO BE STRESSED. |
| 2. |  | DENOTES TWO STRANDS TO BE STRESSED. |
| 3. |  | DENOTES THREE STRANDS TO BE STRESSED. |
| 4. |  | DENOTES FACTORY SEATED END. |
| 5. |  | DENOTES CONCRETE CHAIR. |
| 6. |  | DENOTES DIMENSION TO BE VERIFIED. |
| 7. |  | DENOTES DIFFERENCE IN FINISH FLOOR ELEVATIONS. |
| 8. |  | DENOTES 3-#4 BARS X 6'-8" TYPICAL INTERIOR CORNER 2'-0". |
| 9. |  | BARS SHALL BE 4'-0" X (LENGTH = TO CORNER DEPTH) WHERE NOTED ON PLAN. |

DRILLED PIERS

1. ALL DRILLED PIERS SHALL BE 12" IN DIAMETER WITH 2-#5 BARS VERTICAL.
2. PIERS SHALL BE PLACED TO A MINIMUM DEPTH OF 19'-0" (BELOW THE BEAM) INTO UNDISTURBED SOILS OR COMPACT FILL, UNLESS SOLID ROCK IS ENCOUNTERED. IF SHALE IS ENCOUNTERED AT A DEPTH OF 11'-0" OR LESS, PIERS MAY TERMINATE AFTER PENETRATING THE SHALE A MINIMUM OF 4'-0".
3. PIERS SHALL NOT BE STRUCTURALLY TIED TO FOUNDATION UNLESS NOTED OTHERWISE.

10/28/2022



ERIC L. DAVIS ENGINEERING, INC.
F-3987
401 Pinson Road
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

FOUNDATION PLAN
ENGINEERED FOR:

ENGINEERED FOR:

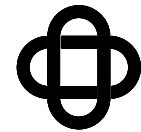
S. CLEMENT'S HOMES

BUILDER: S. CLEMENTS HOMES	
ADDITON: ROCKWALL COUNTY	ELD JOB NO: DIF22-1732
ADDRESS: 211 JACOB CROSSING	DRAWN BY: JSB
LOT: N/A BLOCK: N/A	CHECKED BY: MKL
CITY: ROCKWALL, TX	AREA: 2,764 SQFT

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

F-01

10/28/2022



ERIC L. DAVIS ENGINEERING, INC.
F-3987
401 Pinson Road
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@delengineering.com

FOUNDATION DETAILS
ENGINEERED FOR:

S. CLEMENTS HOMES

BUILDER: S. CLEMENTS HOMES	PLAN: MOFFATT
ADDITION: ROCKWALL COUNTY	ELD JOB NO: DIF22-1732
ADDRESS: 211 JACOB CROSSING	DRAWN BY: JSB
LOT: N/A	CHECKED BY: MKL
CITY: ROCKWALL, TX	AREA: 2,764 SQFT

SCALE: N.T.S.

F-02

GENERAL NOTES

- ALL TENDONS SHALL BE FABRICATED FROM 1/2" DIAMETER, 270 KSI LOW RELAXATION STRANDS IN ACCORDANCE WITH ASTM A416. TENDONS SHALL BE GREASED WITH A CORROSION INHIBITOR AND PROTECTED WITH A PLASTIC SHEATH.
- STRAND LENGTHS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER.
- CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94. TENDONS SHOULD BE STRESSED WITHIN 7 TO 10 DAYS AFTER CONCRETE PLACEMENT.
- WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE.
- ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615.
- WHERE REBAR IS USED FOR EXPOSED GRADE BEAMS OR TOP AND BOTTOM REINFORCING, PROVIDE MATCHING "L" BARS WITH EACH LEG EQUAL TO 40 BAR DIAMETERS OR GRATER.
- CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
- FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E., PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

SITE PREPARATION NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
- FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
- EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
- SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.
- SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION.

CONSTRUCTION NOTES

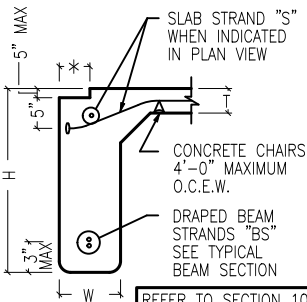
- SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 2-5% (1/4 - 5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
- FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
- BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE. AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN DESIGN BEAM WIDTH, "W", NOTED ON FOUNDATION PLAN.
- AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
- A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE. IF 2021 IRC, A LAYER OF 10 MIL (MINIMUM) POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED. (R506.2.3)
- TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4" MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
- CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
- SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE.
- WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
- IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
- PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
- SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
- WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITH 5' OF FOUNDATION EDGE.
- IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
- SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT. LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.

STRESSING NOTES

- EACH STRAND DURING STRESSING OPERATIONS SHALL BE INITIALLY STRESSED TO 33.0 KIPS AND SEATED AT 28.9 KIPS.
- #### LIMITATIONS
- A PRE-POUR INSPECTION IS REQUIRED BY THE ENGINEER OF RECORD. THE ENGINEER IS ALSO AVAILABLE FOR PLACEMENT AND TENDON STRESSING OPERATIONS.
 - THE ENGINEER WILL RELY ON INFORMATION CONTAINED IN THE PROJECT GEOTECHNICAL REPORT PROVIDED FOR THE SPECIFIC TRACT OF LAND PROPOSED STRUCTURE IS TO BE CONSTRUCTED, THE ENGINEER DOES NOT ASSUME OR TAKE ANY RESPONSIBILITY WHATSOEVER FOR THE ACCURACY OF SAID SOILS REPORT, OR ANY INFORMATION CONTAINED THEREIN WHICH THE ENGINEER MAY HAVE RELIED UPON TO DESIGN THE FOUNDATION FOR THE PROPOSED STRUCTURE. IF THE CLIENT PROVIDED GEOTECHNICAL REPORT DOES NOT FOLLOW GUIDELINES OF THE POST- TENSIONING INSTITUTE, THE ENGINEER MAY SUBSTITUTE USABLE DESIGN INFORMATION DERIVED FROM RAW SOILS DATA OBTAINED FROM SAID GEOTECHNICAL REPORT.
 - FOR FOUNDATION TO PERFORM AS DESIGNED, OWNER MUST ENSURE THAT SOIL MOISTURE CONTENT IS MAINTAINED AT A CONSTANT LEVEL SURROUNDING FOUNDATION AT ALL TIMES. DO NOT ALLOW SOIL TO DRY OUT TO A POINT WHERE SOIL CRACKS OR PULLS AWAY FROM FOUNDATION.
 - BUILDER ACKNOWLEDGES IMPORTANCE OF FOUNDATION MOISTURE MAINTENANCE AND TRANSMITS TO OWNER, WITH OWNER'S RECEIPT ACKNOWLEDGED.

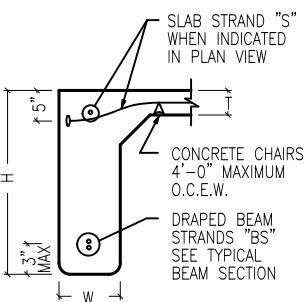
BEAM CABLE NOTE

- BEAM STRANDS (BS) SHALL BE TIED TOGETHER AS IF THEY ARE ONE STRAND. ANCHORS OF BEAM STRANDS (BS) SHALL BE PLACED SIDE BY SIDE DIRECTLY UNDERNEATH THE SLAB STRAND (S) .
- SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 5" CLEARANCE FROM THE LOWEST EDGE FROM THE TOP OF THE SLAB TO THE CENTER OF THE ANCHOR. SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 3" CLEARANCE.



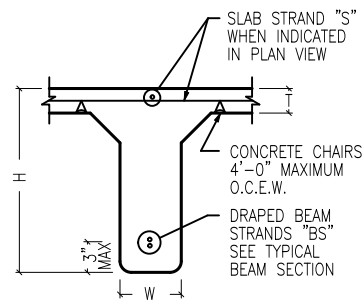
SECTION 1

NTS



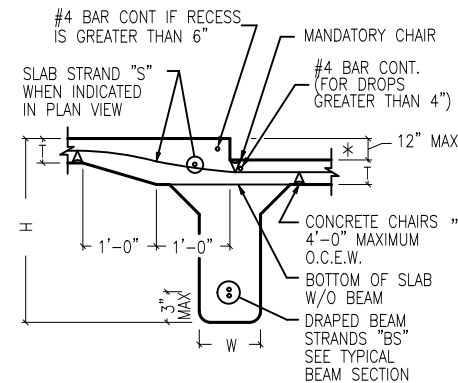
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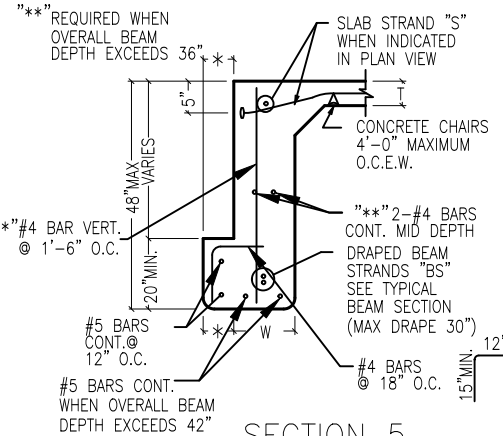
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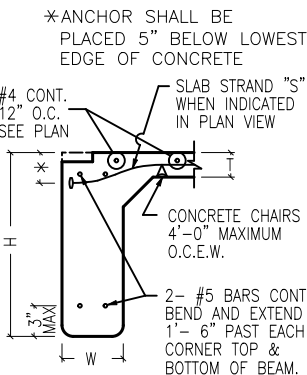
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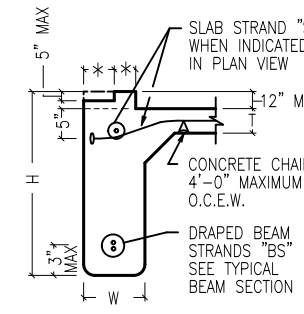
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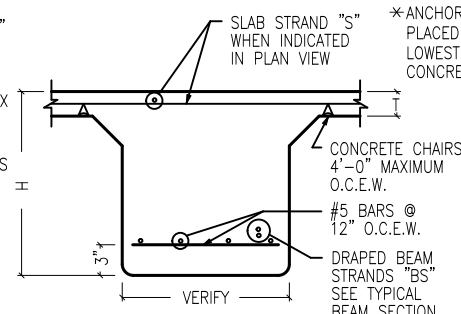
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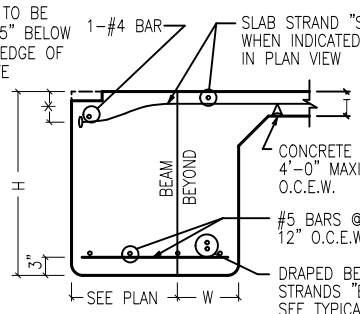
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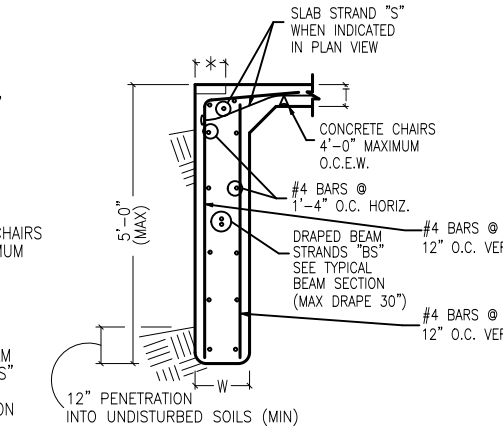
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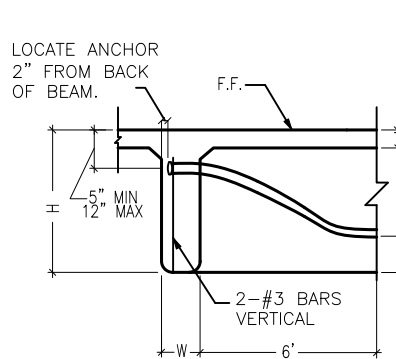
SECTION 9

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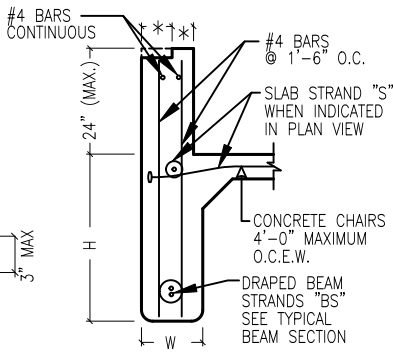
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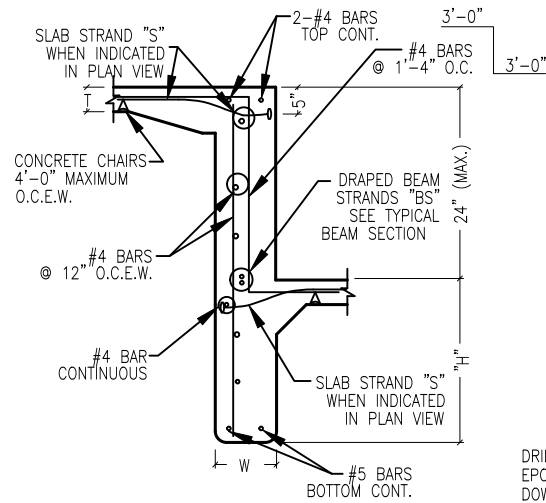
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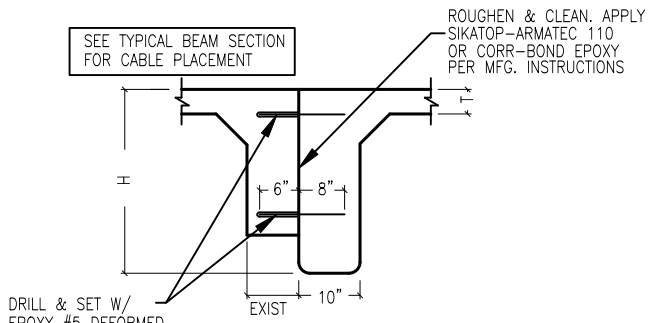
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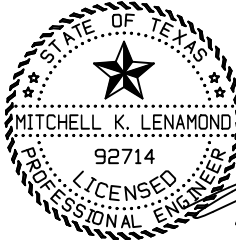
SECTION 13

NTS



SECTION 14

NTS

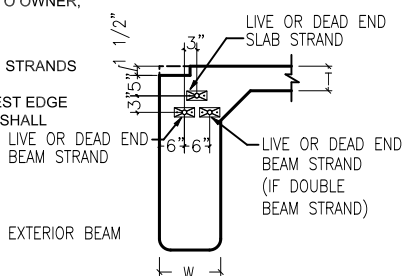


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 11/4/2022

GENERAL NOTES & TYPICAL SECTIONS
FOR POST-TENSIONED CABLE
FOUNDATIONS

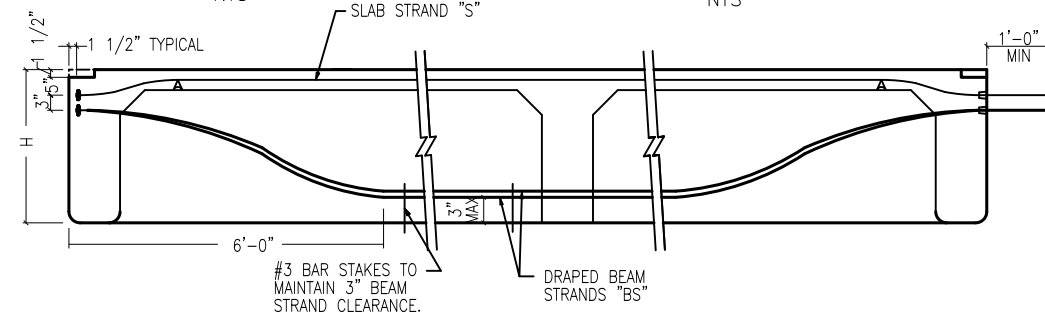
THIS POST-TENSION CABLE FOUNDATION DESIGN IS APPLICABLE TO THE SPECIFIC PROJECT AND LOCATION LISTED ON THIS SHEET. USE OF THIS DRAWING FOR OTHER PROJECTS AND/OR LOCATIONS IS PROHIBITED.

POST-TENSION CABLES ARE TO BE SUPPLIED BY A PTI CERTIFIED PLANT.



STRAND END LAY-OUT

NTS



TYPICAL BEAM SECTION

NTS

SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

FASTENING FOR ZIP SYSTEM R-SHEATHING TYPE 3			
MAXIMUM STUD SPACING	FASTENING TYPE	MINIMUM PENETRATION INTO FRAMING	MAXIMUM FASTENER SPACING
24"	0.131 - INCH SHANKS NAILS (8d NAILS)	1.5"	4 - PANEL EDGES 12 - INTERMEDIATES SUPPORTS

FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 3 - INTERMEDIATES SUPPORTS

NOTE:

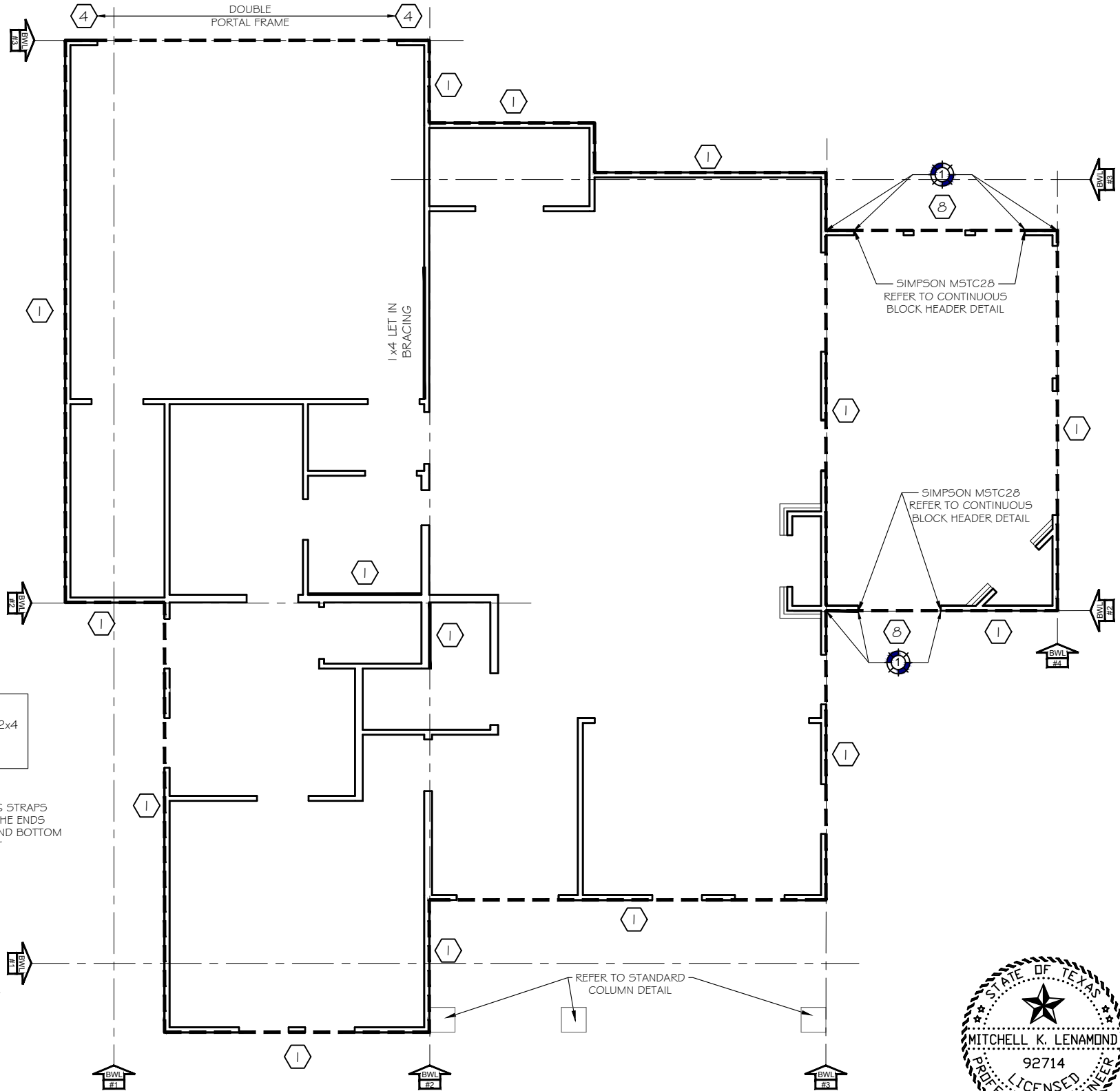
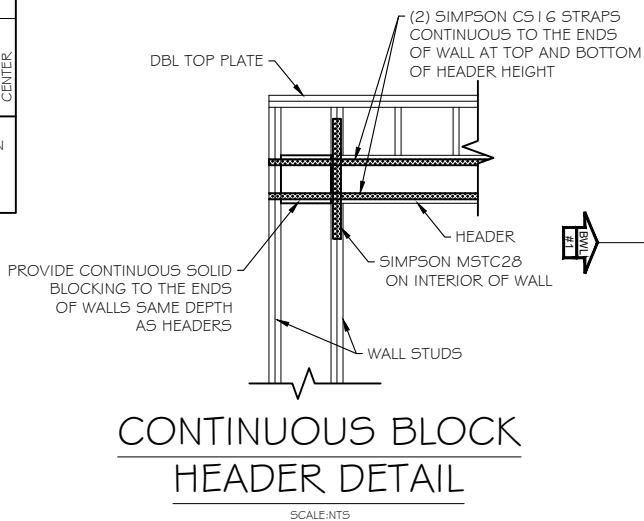
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 10'-0" TO 15'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C

2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH 2015 I.R.C.

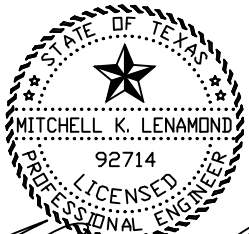
DESIGN BASED ON 115 MPH
ULTIMATE DESIGN WIND SPEED,
EXPOSURE B.
IF CONDITIONS VARY, CONTACT THIS OFFICE.

STUD HEIGHT SCHEDULE													
STUD SIZE	WALL HEIGHT												
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'	20'	STUDS ON CENTER
2x4	16"	16"	16"	NOTE C	NOTE C								
2x6				16"	16"	16"	16"	16"	12"	12"	(2) 16"	(2) 16"	
2x8									16"	16"	16"	16"	

A) 1 1/2 M.P.H. EXP. B
B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS,
C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)



FIRST FLOOR



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MITCHELL K LENAMOND, P.E. 92714 ON
11/4/2022

SCALE:

SHEAR WALL DETAILS
ENGINEERED FOR:

ENGINEERED FOR:
S. CLEMENTS HOMES

PLAN: MOFFATT

PLAN: MOFFATT
ELD JOB NO: DIF22-1732

BUILDER: S. CLEMENTS HOMES
ADDITION: ROCKWALL COUNTY






BUILDER: S. CLEMENTS HOMES
ADDITION: ROCKWALL COUNTY

BUILDER: S. CLEMENTS HOMES
ADDITION: ROCKWALL COUNTY

BUILDER: S. CLEMENTS HOMES
ADDITION: ROCKWALL COUNTY

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

SW-01

SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

FASTENING FOR ZIP SYSTEM R-SHEATHING TYPE 3			
MAXIMUM STUD SPACING	FASTENING TYPE	MINIMUM PENETRATION INTO FRAMING	MAXIMUM FASTENER SPACING
24"	O. 131 - INCH SHANKS NAILS (8d NAILS)	1.5"	4 - PANEL EDGES 12 - INTERMEDIATES SUPPORTS

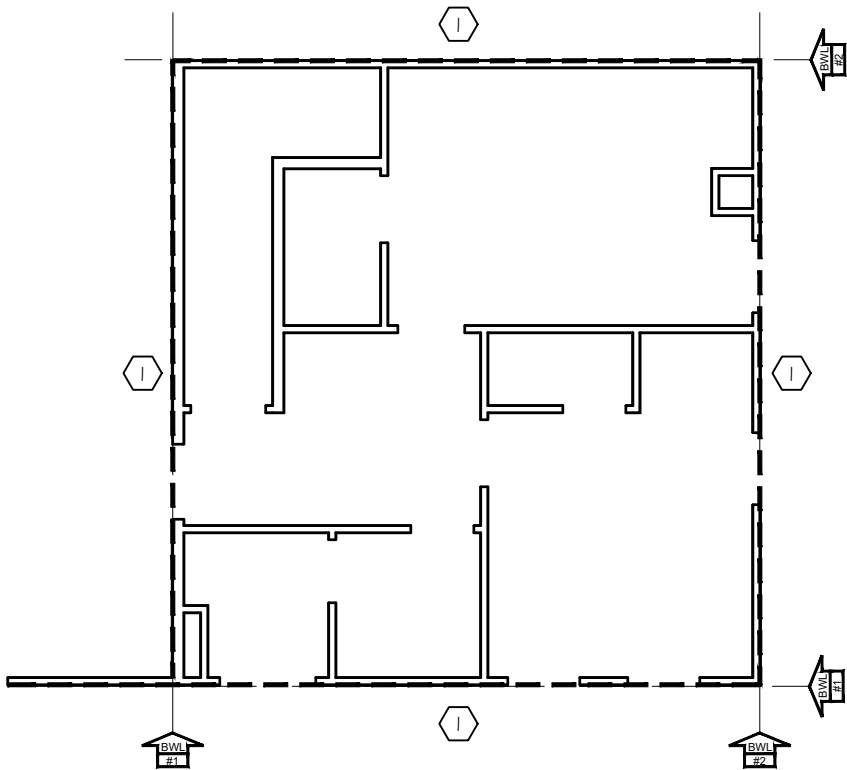
FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 3 - INTERMEDIATES SUPPORTS

NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 10'-0" TO 15'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH 2015 I.R.C.

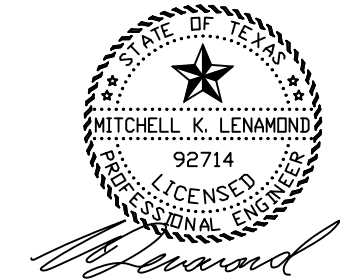
DESIGN BASED ON 115 MPH
ULTIMATE DESIGN WIND SPEED,
EXPOSURE B.
IF CONDITIONS VARY, CONTACT THIS OFFICE.

STUD HEIGHT SCHEDULE														
STUD SIZE	WALL HEIGHT													
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'	20'	STUDS ON CENTER	
2x4	16"	16"	16"	NOTE C	NOTE C									
2x6				16"	16"	16"	16"	16"	12"	12"	(2) 16"	(2) 16"		
2x8									16"	16"	16"	16"		

A) 115 M.P.H. EXP. B
B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.
C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)

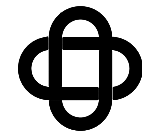


SECOND FLOOR



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON
11/4/2022

11/03/2022



ERIC L. DAVIS ENGINEERING, INC.
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401 Pinson Road
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail erldavis@eldengineering.com

SHEAR WALL DETAILS
ENGINEERED FOR

S. CLEMENTS HOMES

PLAN: MOFFAT

BUILDER: S. CLEMENTS HOMES
ADDITION: ROCKWALL COUNTY

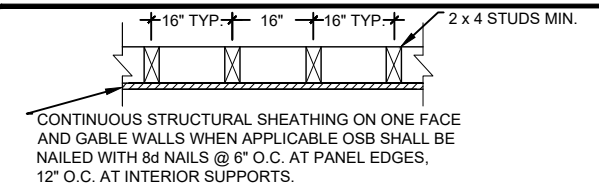
ELD JOB NO: DIF22-1732
DRAWN BY: AG

ADDRESS: 211 JACOB CROSSING
LOT: N/A BLOCK: N/A
CITY: ROCKWALL, TX

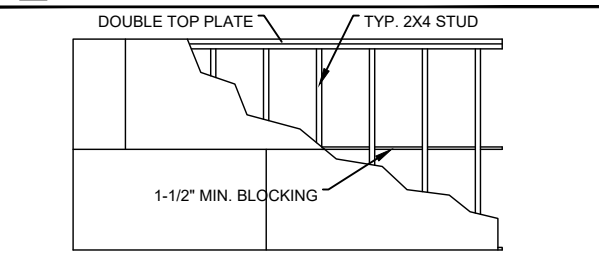
CHECKED BY: MKL

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

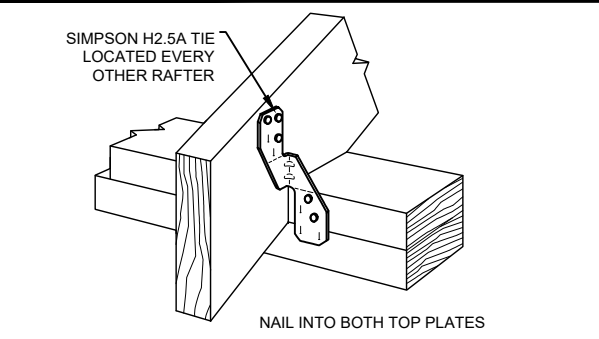
SW-02



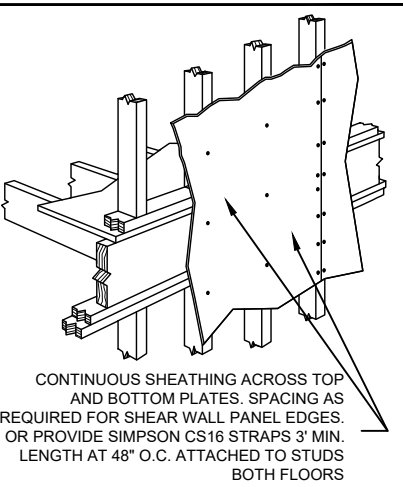
1 SECTION DETAIL
N.T.S.



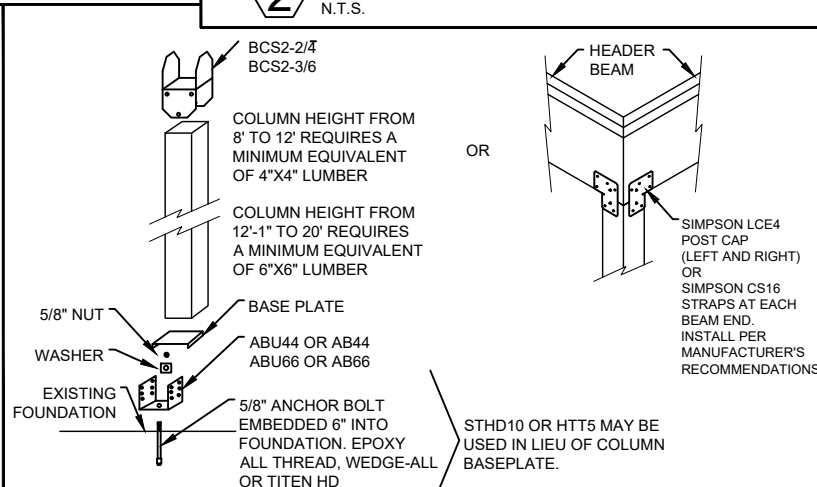
PANEL BLOCKING DETAIL
SCALE: NTS



RAFTER TO TOP PLATE DETAIL
SCALE: NTS



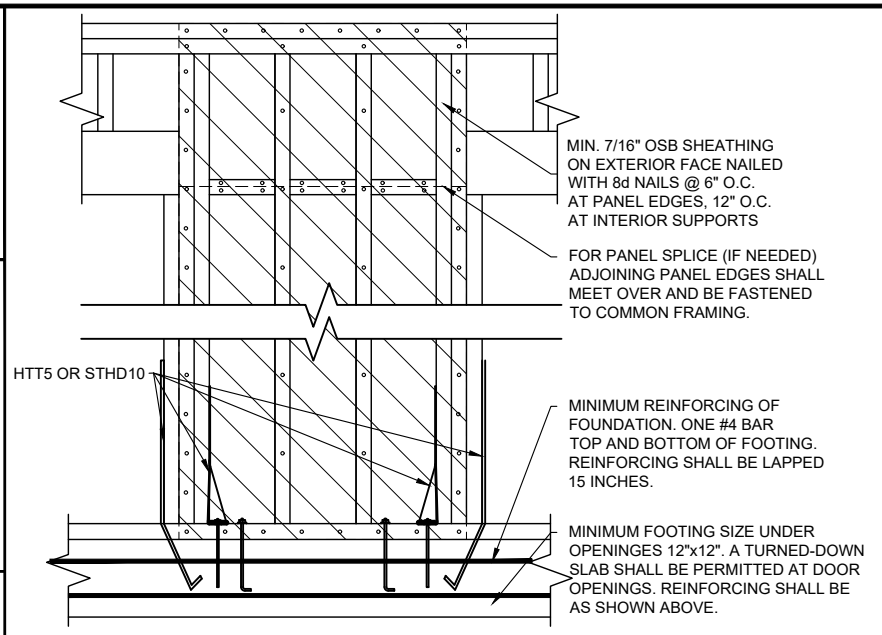
PANEL CONNECTION DETAIL
AT FIRST & SECOND FLOORS
SCALE: NTS



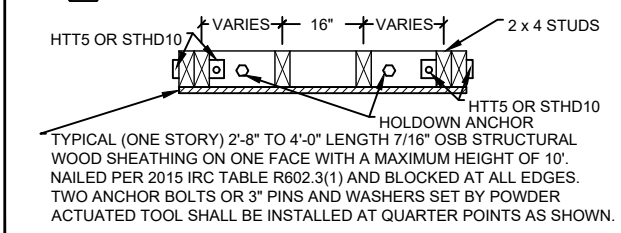
STANDARD COLUMN DETAIL
SCALE: NTS

TABLE R602.10.6.4					
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS) ^a V = 115 mph EXPOSURE B	RECOMMENDED OR APPROVED EQUAL SIMPSON STRAP MODEL No. ^b
2x4 No. 2 Grade	0	10	18	1000	(1) CS16
			9	1000	
			16	1025	
	1	10	18	1275	(2) CS16
			9	1000	
			16	2175	
	2	10	18	2500	(1) CS16 (2) CS16
			9	1500	
			16	3375	
	4	12	18	3975	MSTC52 w/44-16d SINKERS (2) CS16
			9	2750	
			12	3775	
2x6 Stud Grade	2	12	9	1000	(1) CS16 (2) CS16
			16	2150	
			18	2550	
	4	12	9	1750	(2) CS16
			16	2400	
			18	3800	

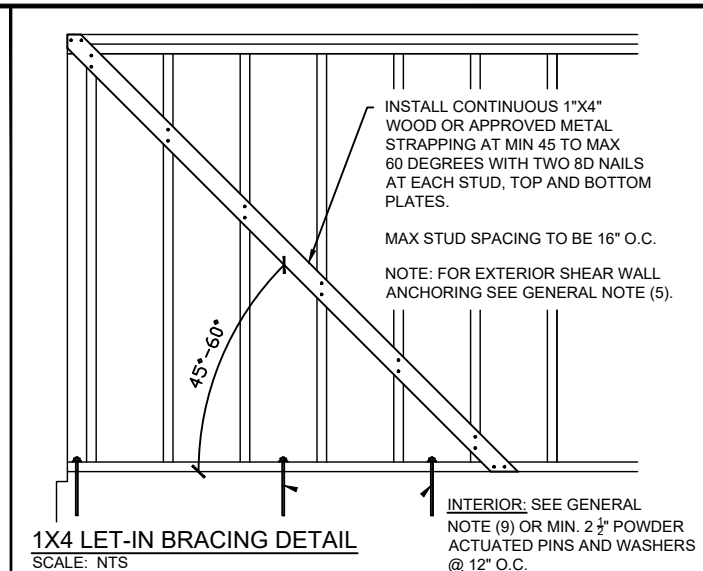
For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
b. STRAP MODEL MAY BE SUBSTITUTED w/ APPROVED EQUAL.



2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.



2 SECTION DETAIL (PLAN VIEW)
N.T.S.



1X4 LET-IN BRACING DETAIL
SCALE: NTS

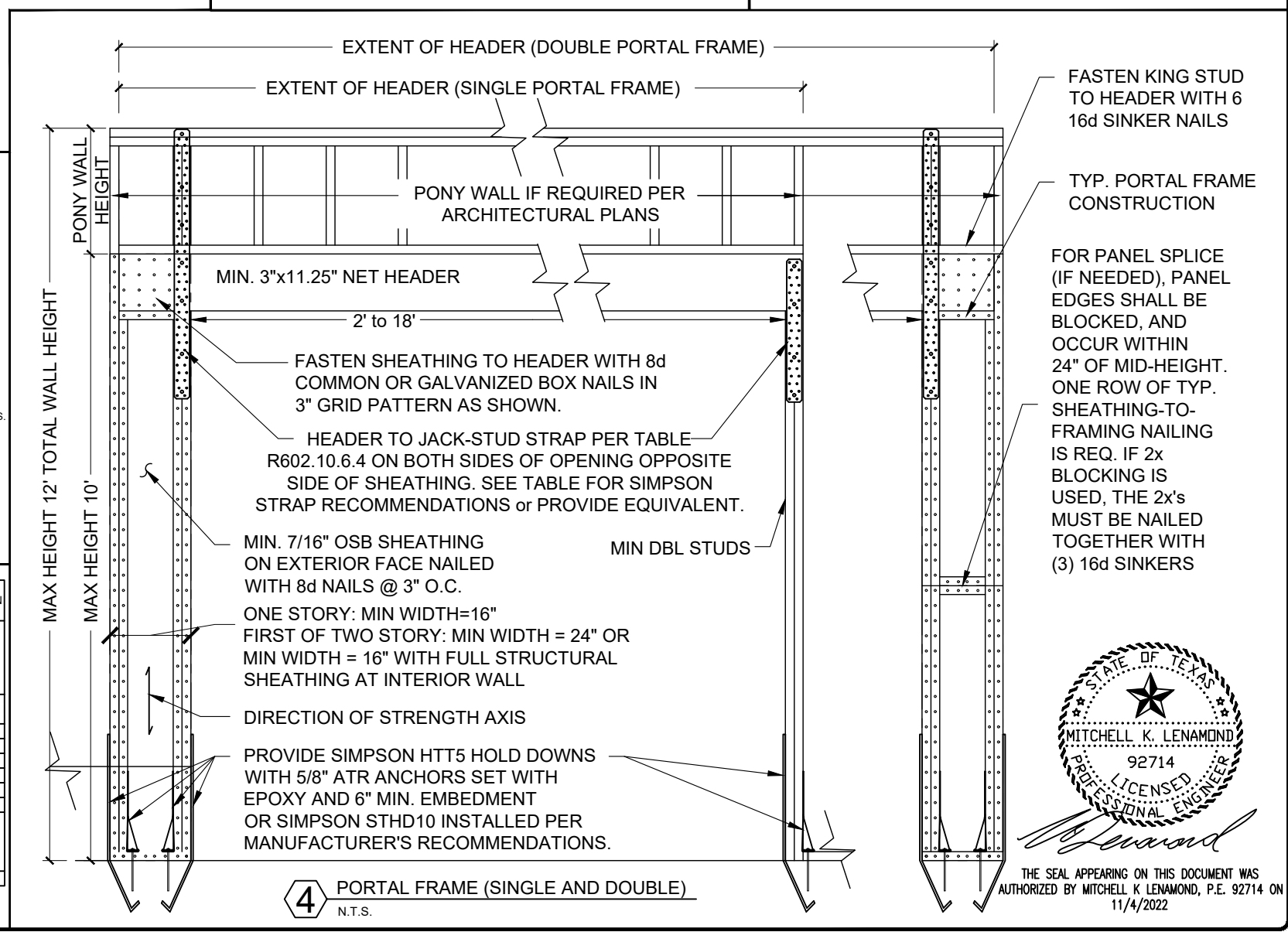
STRUCTURAL SHEATHING
IS CONSIDERED ONE OF THE FOLLOWING:

- MIN 7/16" OSB
- RED THERMOPLY
- BLUE THERMOPLY
- ZIP SYSTEM R-SHEATHING TYPE 3

- ### GENERAL NOTES
- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
 - ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
 - SHEARWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDDSILL THROUGH THE DOUBLE TOP PLATE.
 - BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
 - MUDDSILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDDSILL ANCHORS @ 6'-0" O.C..
 - WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
 - ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2015 IRC.
 - LET-IN BRACING MAY BE SUBSTITUTED WITH 4X8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR CS16 X-BRACING.
 - ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
 1. INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
 2. MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



4 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.

11/03/2022

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E-Mail erldavis@eldengineering.com

SHEAR WALL NOTES
ENGINEERED FOR

S. CLEMENTS HOMES

PLAN: MOFFATT	ELD JOB NO: DIF22-1732
BUILDER: S. CLEMENTS HOMES	DRAWN BY: AG
ADDITION: ROCKWALL COUNTY	CHECKED BY: MKL
ADDRESS: 211 JACOB CROSSING	LOT: N/A
	BLOCK: N/A
	CITY: ROCKWALL, TX

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

SW-03



ERIC L. DAVIS ENGINEERING, INC.

P.O. Box 2637 Ph: 972-564-0592
Forney, TX 75126 Fx: 972-564-6523
www.eldengineering.com F-3987 OK CA#5458

MEMO TO: **Owner**

SUBJECT: **Foundation Moisture Maintenance**

Performances of structures built on ground-supported-concrete-foundations depend not only on proper design and construction, but also on proper moisture maintenance performed by the occupant or owner of the property. Many foundations have experienced problems as a result of improper installation, maintenance, or alterations of the drainage system and landscaping. A properly designed and constructed foundation may still experience distress from soils which undergo volumetric changes caused by non-climatic moisture sources such as leaking pipes or irrigation.

Positive drainage is required for proper foundation moisture maintenance. The most commonly used technique for positive drainage is grading away from the foundation to promote rapid runoff and avoid ponding water near the foundation. Poor drainage and/or ponding water can cause a change in soil moisture content, resulting in swelling of supporting soils, thus causing foundation movement. Recommendation for positive drainage is minimum 5% ($\frac{5}{8}$ in/ft) for a minimum distance of 10 ft. from the edge of the foundation (or as allowed per Exception: IRC R401.3). Berming of landscape beds, while visually appealing, can create a damming effect between the berm and foundation that may prevent water from draining away. Special attention must be paid to these areas by providing additional precautions, such as area drains. Area drains must be checked periodically to insure they are functional.

It is important to note that consistent moisture content of supporting soils is the key to proper foundation performance. In areas where silty and/or sandy soil material is present, excessive water can cause soil to lose bearing capacity. In areas such as Dallas/Fort Worth, where expansive clays are present, excessive water will cause increased swelling of supporting soils, while insufficient moisture will cause shrinkage of supporting soils.

The following is a list of items to be considered when planning proper foundation maintenance:

1. Maintain positive drainage away from the foundation and install area drains (if applicable). Never allow water to pond near or against the foundation.
2. Replace and compact loose fill adjacent to the foundation with native soil; DO NOT use sand or a granular material.
3. Check gutters and downspouts to be sure they are clear and water is discharged minimum of 5' away from and downstream of the foundation.
4. Avoid seasonal drying around the perimeter of the foundation.
5. Existing vegetation near the foundation typically draws additional water from adjacent soils towards the foundation, causing added soil movement.

The objective of a proper maintenance program is to maintain as near constant moisture content as possible for soils around and under the foundation.

It is recommended that all property owners conduct a yearly survey of their foundation and perform any maintenance necessary to improve drainage and prevent ponding of water adjacent to these structures. This is especially important during the first ten (10) years after construction. This is usually when the most severe adjustment between the new foundation and supporting soil occurs. Following the above listed procedures should minimize detrimental foundation movement caused by expansive soils.

Mitchell K. Lenamond, P. E.



1/9/2014

Owner's Signature

MOFFATT RESIDENCE



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENT RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x4 U.N.O.
2. ALL INTERIOR WALLS SHALL BE 2x4 U.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
5. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O.
8. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table			
Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	FRONT AND REAR ELEVATIONS		
A-4	LEFT AND RIGHT ELEVATIONS		
A-5	FLOOR PLAN W/ DIMENSIONS		
A-6	DOOR AND WINDOW SCHEDULES		
A-7	ELECTRICAL PLAN		

PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: COVER SHEET

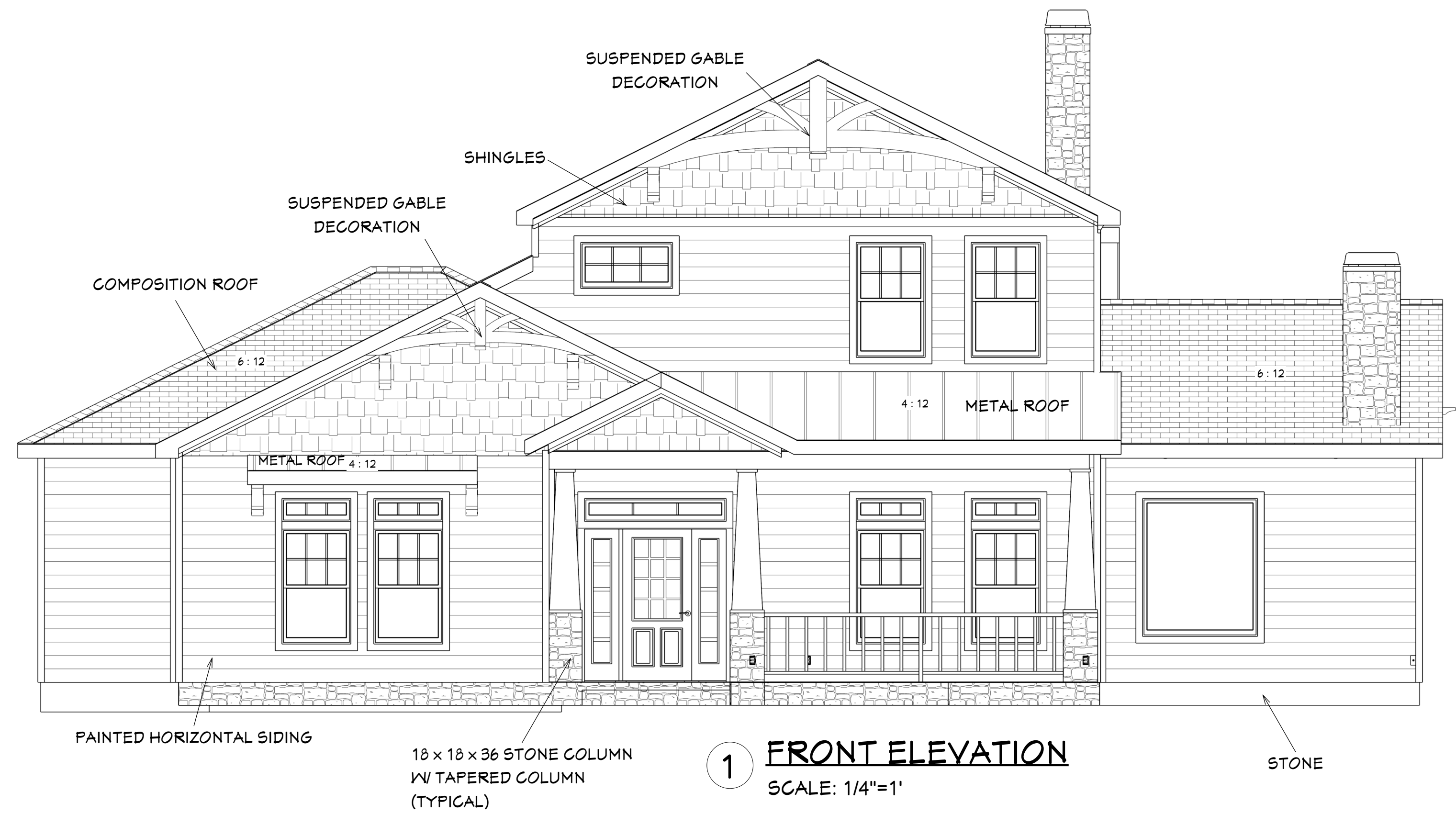
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

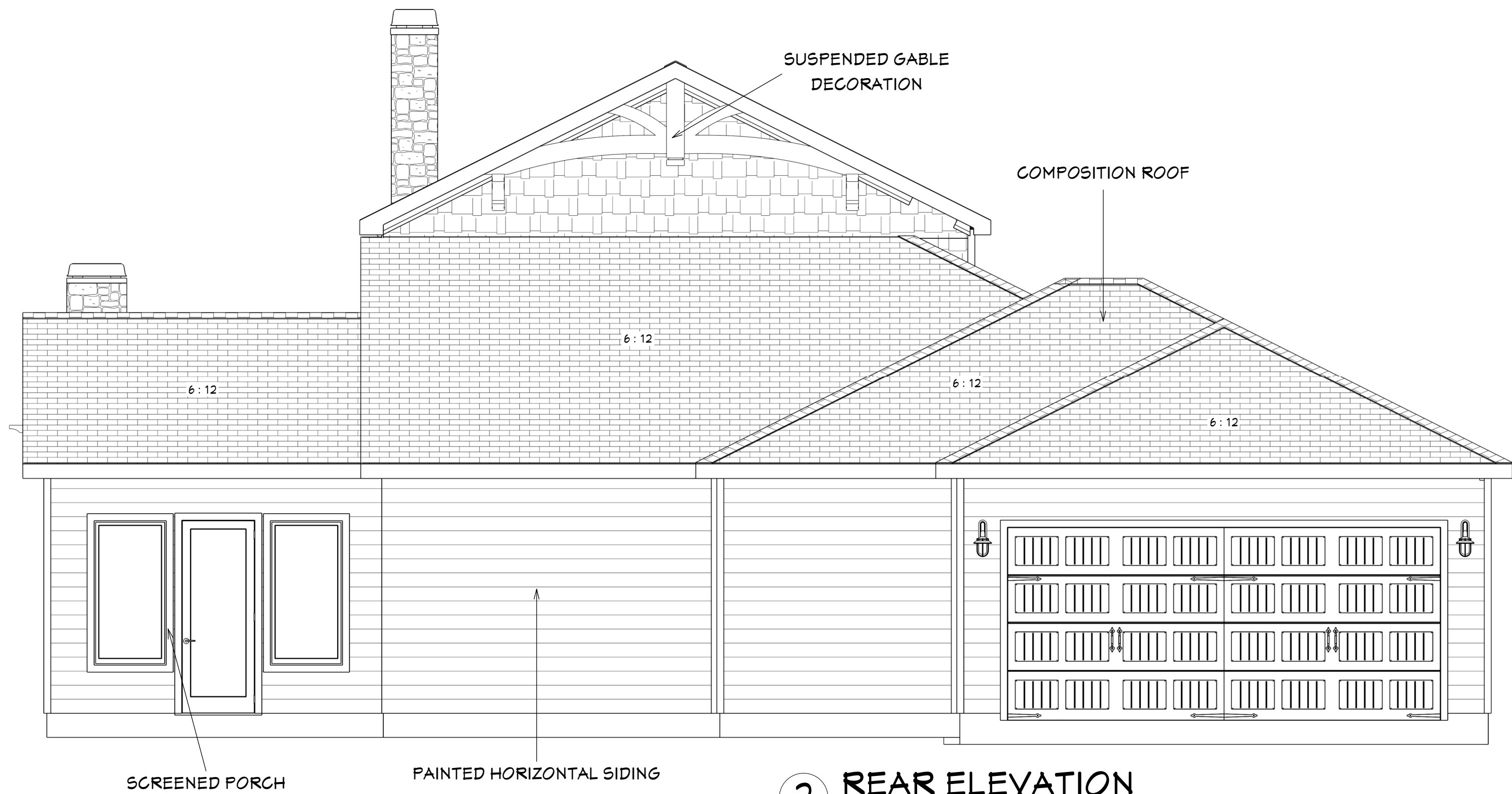
SHEET:

A-1



1 **FRONT ELEVATION**
SCALE: 1/4"=1'

NOTE:
BRICK PAVERS ON PORCH



2 **REAR ELEVATION**
SCALE: 1/4"=1'

PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: **FRONT AND REAR ELEVATIONS**

SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-3



Living Area
1715 sq ft



TITLE: FLOOR PLAN W/ DIMENSIONS

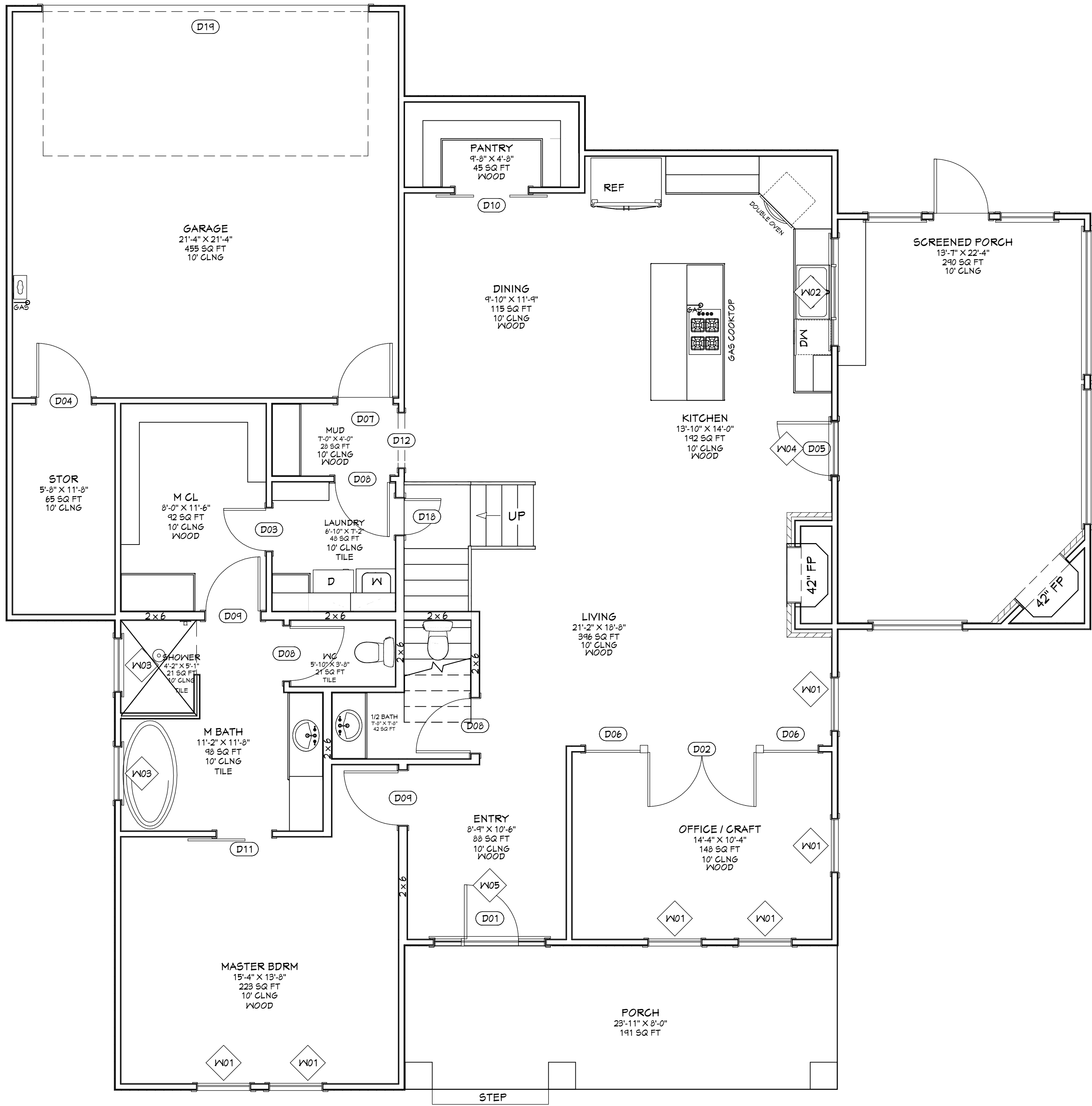
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE:
10/3/2022

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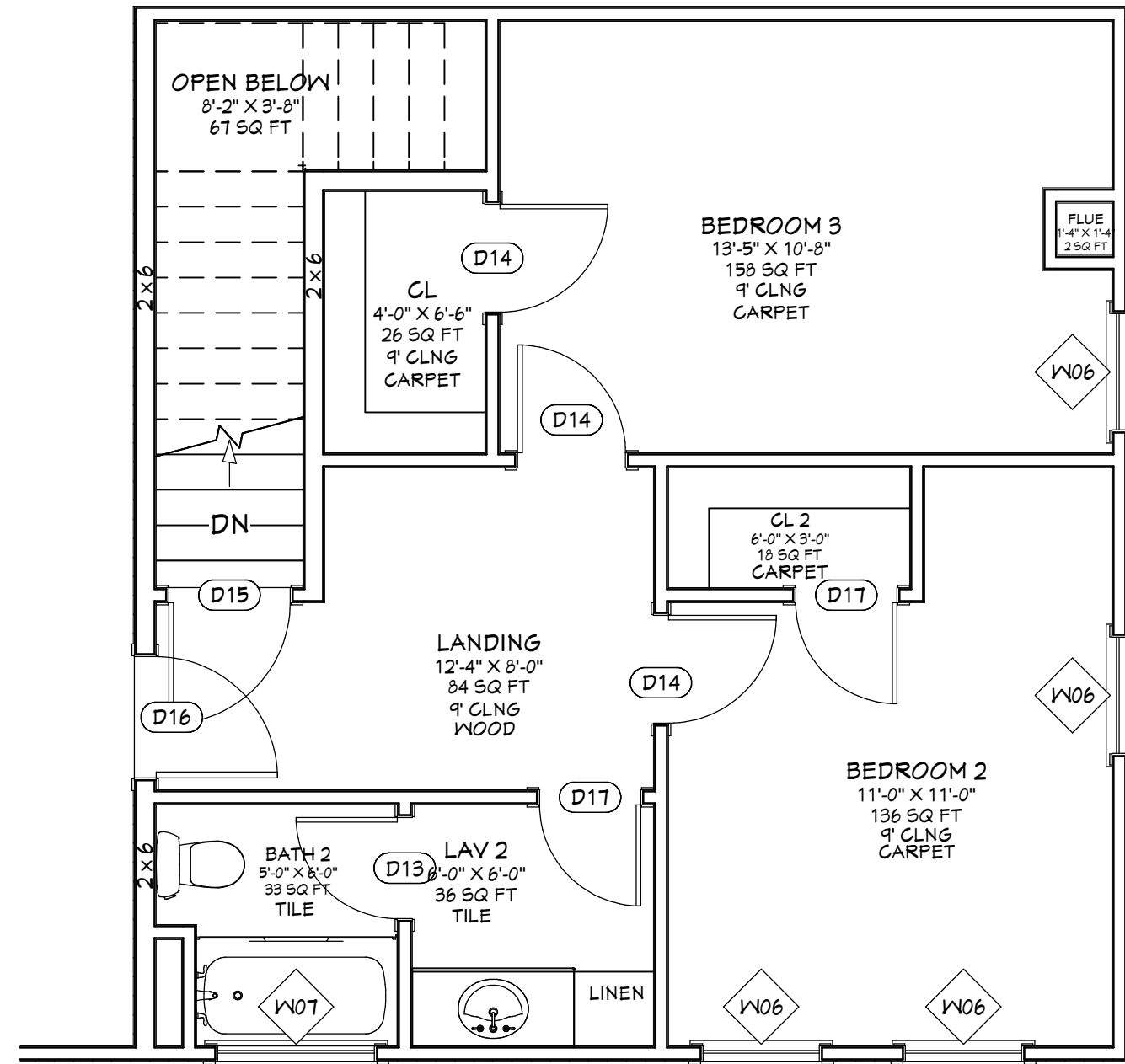
SHEET:

A-5



1 1ST FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
ENTRY	8'-9" X 10'-6"	88	WOOD
LIVING	21'-2" X 18'-8"	396	WOOD
KITCHEN	13'-10" X 14'-0"	192	WOOD
DINING	9'-10" X 11'-9"	115	WOOD
PANTRY	9'-8" X 4'-8"	45	WOOD
MUD	7'-0" X 4'-0"	28	WOOD
OFFICE / CRAFT	14'-4" X 10'-4"	148	WOOD
MASTER BDRM	15'-4" X 13'-8"	223	WOOD
M CL	8'-0" X 11'-6"	92	WOOD
LAUNDRY	6'-10" X 7'-2"	48	TILE
M BATH	11'-2" X 11'-8"	98	TILE
WIC	5'-10" X 3'-8"	21	TILE
1/2 BATH	7'-8" X 7'-8"	42	TILE
SHOWER	4'-2" X 5'-1"	21	TILE
PORCH	23'-11" X 8'-0"	191	LIGHT RED BRICK
GARAGE	21'-4" X 21'-4"	455	
SCREENED PORCH	13'-7" X 22'-4"	290	
STOR	5'-8" X 11'-8"	65	
TOTALS:		2558	



2 2ND FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BEDROOM 2	11'-0" X 11'-0"	136	CARPET
CL 2	6'-0" X 3'-0"	18	CARPET
BEDROOM 3	13'-5" X 10'-8"	158	CARPET
CL	4'-0" X 6'-6"	26	CARPET
LANDING	12'-4" X 8'-0"	84	WOOD
BATH 2	5'-0" X 6'-0"	33	TILE
LAV 2	6'-0" X 6'-0"	36	TILE
TOTALS:		491	

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	
D01	3068 UNIT W/ 1668 SIDELITES	1	1	6268	74 "	80 "	75"X81"	MULLED UNIT	
D02	2-3080	1	1	6080 L/R IN	72 "	96 "	74"X98 1/2"	DOUBLE HINGED-DOOR F01	
D03	2480	1	1	2480 R IN	28 "	96 "	30"X98 1/2"	HINGED-DOOR F10	
D04	3068	1	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR F10	
D05	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR L07	
D06	3080	2	1	3080	36 "	96 "	38"X98	FIXED-GLASS PANEL	
D07	3080	1	1	3080 R EX	36 "	96 "	38"X94"	EXT. HINGED-DOOR L07	
D08	3080	3	1	3080 L IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F10	
D09	3080	2	1	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F10	
D10	2-2080 BARN	1	1	4080 L/R	48 "	96 "	50"X98 1/2"	DOUBLE BARN-DOOR F10	
D11	3080 BARN	1	1	3080 L	36 "	96 "	38"X98 1/2"	BARN-DOOR F10	
D12	3080	1	1	3080	36 "	96 "	38"X98 1/2"	DOORWAY	
D13	2680	1	2	2680 R IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR F10	
D14	2880	3	2	2880 L IN	32 "	96 "	34"X98 1/2"	HINGED-DOOR F10	
D15	3080	1	2	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F06	
D16	3068	1	2	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR F11	
D17	2680	2	2	2680 L IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR F10	
D18	2030 CAT DOOR FROM LAUNDRY UNDER STAIRS	1	1	2030 L IN	24 "	36 "	26"X38 1/2"	HINGED-DOOR S01	
D19	18080	1	1	18080	216 "	96 "	218"X99"	GARAGE-BB - CLOSED	

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	3050 SH W/ 3010 FXD MU 8'-0" HH	6	1	3064	36 "	76 "	37"X71"	MULLED UNIT	2X6X40" (2)
W02	3060 SH 8'-0" HH	1	1	6040TS	72 "	48 "	73"X49"	TRIPLE SLIDING	2X6X76" (2)
W03	3020 FXD 8'-0" HH	2	1	3020FX	36 "	24 "	37"X25"	FIXED GLASS	2X6X40" (2)
W04	3010 FXD 8'-0" HH	1	1	3010FX	36 "	12 "	37"X13"	FIXED GLASS	2X6X40" (2)
W05	6012 FXD 8'-0" HH	1	1	6210FX	74 "	12 "	75"X13"	FIXED GLASS	2X6X78" (2)
W06	3050 SH 8'-0" HH	4	2	3050SH	36 "	60 "	37"X61"	SINGLE HUNG	2X6X40" (2)
W07	4020 FXD 8'-0" HH	1	2	4020FX	48 "	24 "	49"X25"	FIXED GLASS	2X6X52" (2)

PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
DOOR - WINDOW & FLOORING
SCHEDULES

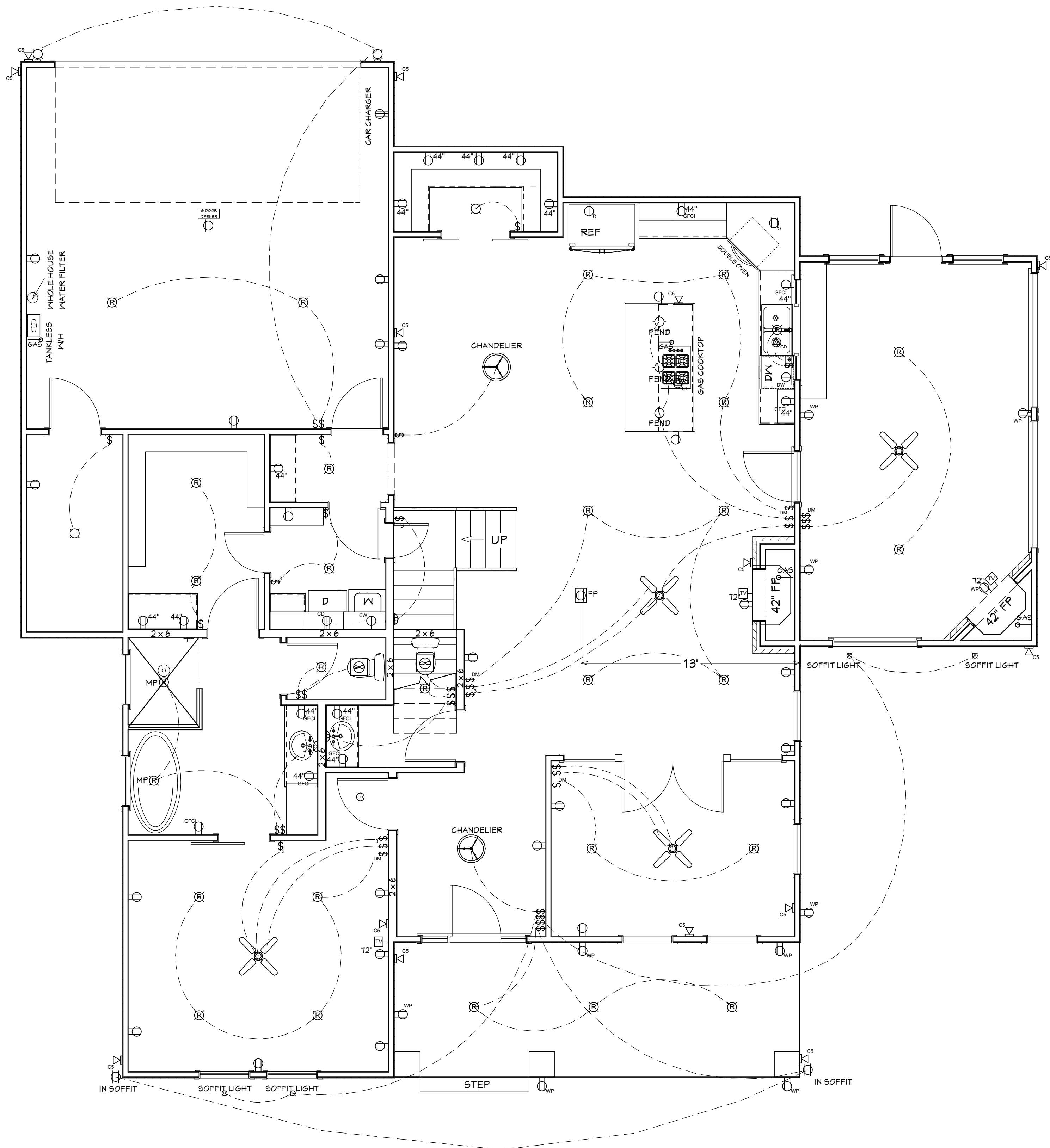
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9883
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

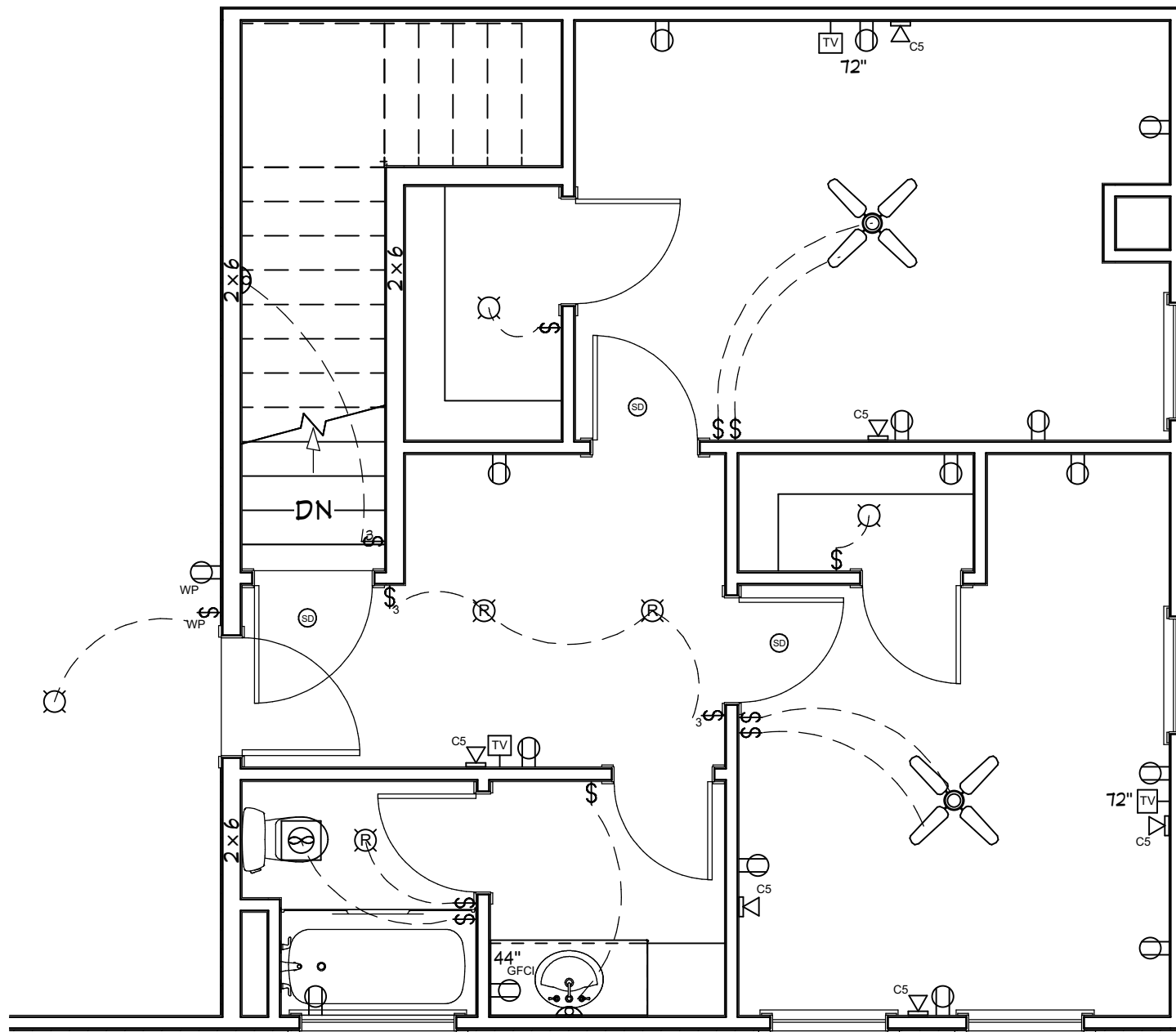
A-6



1 **FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

NOTES:
1. WIRE SOFFIT OUTLETS TO SWITCH IN ENTRY.
2. WIRE ALL SOFFIT LIGHTING TO SWITCH IN ENTRY.
3. VERIFY FLOOR PLUG LOCATION W/ OWNER.



2 **SECOND FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: ELECTRICAL PLAN

SHANNON NEWMOM MARK NEWMOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-7

Building Summary

Property

211 Jacob Crossing
Rockwall, TX

Weather: Dallas/Fort Worth Intl,
TX
Custom
211 Jacob Crossing Scott
Clements.blg

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

Builder

Scott Clements

HERS

Projected Rating
Rater ID: 190 4900

Property/Builder Information

Building Name	Custom
Owner's Name	
Property Address	211 Jacob Crossing
City, St, Zip	Rockwall, TX
Phone Number	
Builder's Name	Scott Clements
Phone Number	
Email Address	
Plan/Model Name	Custom
Community/Development Identifier/Other	

Organization Information

Organization Name	Eric L Davis Engineering
Address	401 Pinson
City, St, Zip	Forney, TX 75126
Phone Number	972-564-0592
Website	

Rating/RESNET Information

Provider ID	1998-113
Sample Set ID	0000
Registry ID	
Registry Date Registered	
Rater's Name	Rob Poole
Rater's ID	190 4900
Rater's Email	robp@eldengineering.com
Last Field Insp	
Rating Type	Projected Rating
Reason for Rating	New Home
Rating Number	
Rating Permit Date	09/08/2021

Building Summary

Property

211 Jacob Crossing
Rockwall, TX

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

HERS

Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX
Custom
211 Jacob Crossing Scott
Clements.blg

Builder

Scott Clements

General Building Information

Area of Conditioned. Space(sq ft)	2277
Volume of Conditioned. Space	23908
Year Built	2022
Housing Type	Single-family detached
Level Type(Apartments Only)	None
Floors on or Above-Grade	2
Number of Bedrooms	3
Foundation Type	Slab
Enclosed Crawl Space Type	N/A
Number of Stories Including Conditioned Basement	2
Thermal Boundary Location	REM Default

Slab Floor Information

Name	Library Entry	Area(sq ft)	Depth Below Grade(ft)	Full Perimeter(ft)	Exposed Perimeter(ft)	On-Grade Perimeter(ft)
slab on grade	Uninsulated*****	1715	0.0	164	164	164

Slab Floor Library List

Slab Floor: Uninsulated*****

Slab Covering	Carpet
Perimeter Insulation (R-Value)	0.0
Perimeter Insulation Depth (ft)	0.0
Under-Slab Insulation (R-Value)	0.0
Under-Slab Insulation Width (ft)	0.0
Slab Insulation Grade	1
Radiant Slab	No
Note	

Above-Grade Wall

Name	Library Entry	Location	Exterior Color	Area(sq ft)	Uo Value
Brick Wall	R-1 gr1 2x4-16 br***	Cond -> ambient	Light	2427.00	0.056
garage Wall	R13 gr1 2x4 dblgy**0*	Cond -> garage	Light	330.00	0.058

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Building Summary

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Rater ID: 190 4900

Above-Grade Wall Library List

Above-Grade Wall: R-1 gr1 2x4-16 br***

Information From Quick Fill Screen

Wall Construction Type	Std Frame w/Brick Veneer
Continuous Insulation (R-Value)	5.0
Frame Cavity Insulation (R-Value)	13.0
Frame Cavity Insulation Thickness (in)	3.5
Frame Cavity Insulation Grade	1
Stud Size (w x d, in)	1.5 x 3.5
Stud Spacing (in o.c.)	16.0
Framing Factor - (default)	0.2300
Gypsum Thickness (in)	0.5
Note	1/2 gyp 2x4 at 16o.c. R-13 grade I brick veneer

Above-Grade Wall: R13 gr1 2x4 dblgy**0*

Information From Quick Fill Screen

Wall Construction Type	Standard Wood Frame
Continuous Insulation (R-Value)	5.0
Frame Cavity Insulation (R-Value)	13.0
Frame Cavity Insulation Thickness (in)	3.5
Frame Cavity Insulation Grade	1
Stud Size (w x d, in)	1.5 x 3.5
Stud Spacing (in o.c.)	16.0
Framing Factor - (default)	0.2300
Gypsum Thickness (in)	0.5
Note	

Window Information

Name	Wall Assignment	Orient	U-Value	SHGC	Area (sqft)	Overhang			Interior		Adjacent	
						Depth (ft)	To Top (ft)	To Btm (ft)	Winter Shading	Summer Shading	Winter Shading	Summer Shading
front	AGWall 1	South	0.350	0.250	118.00	2.0	3.0	7.0	0.85	0.70	None	None
right	AGWall 1	East	0.350	0.250	66.00	2.0	3.0	7.0	0.85	0.70	None	None
left	AGWall 1	West	0.350	0.250	12.00	0.0	0.0	0.0	0.85	0.70	None	None
Front Door	AGWall 1	South	0.350	0.250	38.00	2.0	3.0	7.0	0.85	0.70	Complete	Complete

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Projected Rating
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Weather:Dallas/Fort Worth Intl,
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Builder
Scott Clements

Window Information

Name	Wall Assignment	Orient	U-Value	SHGC	Area (sqft)	Overhang			Interior		Adjacent	
						Depth (ft)	To Top (ft)	To Btm (ft)	Winter Shading	Summer Shading	Winter Shading	Summer Shading
Kitchen Room	AGWall 1	North	0.350	0.250	14.00	2.0	3.0	7.0	0.85	0.70	Complete	Complete

Door Information

Name	Library Entry	Wall Assignment	Opaque Area(sq ft)	Uo Value	R-Value of Opaque Area	Storm Door
front	1-3/4 solid core*****0*****	AGWall 1	10.0	0.341	2.0	No
Kitchen Room	1-3/4 solid core*****0*****	AGWall 1	10.0	0.341	2.0	No
garage	1-3/4 solid core*****0*****	AGWall 2	21.0	0.341	2.0	No

Roof Information

Name	Library Entry	Ceiling Area(sq ft)	Roof Area(sq ft)	Exterior Color	Radiant Barrier	Type	Uo Value	Cement or Clay Tiles	Roof Tile Ventilation
Ceiling	R-38 Foam	1715.00	2143.75	Light	No	Attic	0.025	No	No

Roof Library List

Ceiling: R-38 Foam

Information From Quick Fill Screen

Continous Insulation (R-Value)	25.0
Cavity Insulation (R-Value)	15.0
Cavity Insulation Thickness (in)	8.0
Cavity Insulation Grade	1
Gypsum Thickness (in)	0.500
Insulated Framing Size(w x h, in)	1.5 x 3.5
Insulated Framing Spacing (in o.c.)	24.0
Framing Factor - (default)	0.1100
Ceiling Type	Attic
Note	Vaulted Foam

Building Summary

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Rater ID: 190 4900

Mechanical Equipment

Number of Mechanical Systems	3
Heating SetPoint(F)	68.0
Heating Setback Thermostat	Present
Cooling SetPoint(F)	78.0
Cooling Setup Thermostat	Present
DHW SetPoint(F)	125.0

Heat: 96AFUE Gas Furn 36k

SystemType	Fuel-fired air distribution
Fuel Type	Natural gas
Rated Output Capacity (kBtuh)	36.0
Seasonal Equipment Efficiency	96.0 AFUE
Auxiliary Electric	242 Eae
Note	
Number Of Units	1
Location	Conditioned area
Performance Adjustment	100
Percent Load Served	100

Cool: 14SEER A/C 3 ton

System Type	Air conditioner
Fuel Type	Electric
Rated Output Capacity (kBtuh)	36.0
Seasonal Equipment Efficiency	14.0 SEER
Sensible Heat Fraction (SHF)	0.70
Note	
Number Of Units	1
Location	Conditioned area
Performance Adjustment	100
Percent Load Served	100

DHW: Demand-Gas*****

Water Heater Type	Instant water heater
-------------------	----------------------

Building Summary

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Rater ID:190 4900

Mechanical Equipment

Fuel Type	Natural gas
Energy Factor	0.93
Recovery Efficiency	0.00
Water Tank Size (gallons)	0
Extra Tank Insulation (R-Value)	0.0
Note	
Number Of Units	1
Location	Conditioned area
Performance Adjustment	100
Percent Load Served	100

DHW Efficiencies

All bath faucets & showers <= 2gpm	false
All DHW pipes fully insulated >= R-3	false
Recirculation type	None (standard system)
Farthest fixture to DHW heater	78
TOTAL Pipelength for longest DHW run	98
DWHR unit present?	false

DHW Diagnostics

dhwGpd	46.78
peRatio	1.12
dishwasherGpd	4.32
clothesWasherHotWaterGPD	3.89
EDef	1.02
ewaste	34.89
tmains	71.70
dwhrWhInletTempAdj	0.00
pumpConsKwh	0.00
pumpConsMmbtu	0.00

Building Summary

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Builder

Scott Clements

Duct Systems

Name

Conditioned Floor Area(sq ft) 2277.0
of Returns 3
Heating System 96AFUE Gas Furn 36k
Cooling System 14SEER A/C 3 ton
Supply Duct Surface Area(sq ft) 461.1
Return Duct Surface Area(sq ft) 426.9

Duct Leakage

Qualitative Assessment Not Applicable
Duct Leakage to Outside
 Supply+Return 1.00 CFM @ 25 Pascals
 Supply Only Not Applicable
 Return Only Not Applicable
Total Duct Leakage 1.00 CFM @ 25 Pascals
Duct Tightness Test Postconstruction Test
Test Exemptions
 IECC FALSE
 RESNET LtO FALSE
 ENERGY STAR LtO FALSE

Type	Location	Percent Location	R-Value
Supply	Conditioned space	100.0	8.0
Return	Conditioned space	100.0	8.0

Building Summary

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Rater ID: 190 4900

Infiltration and Mechanical Ventilation

Whole Dwelling Infiltration

Input Type	Blower door
Heating Season Infiltration Value	3.00 ACH @ 50 Pascals
Cooling Season Infiltration Value	3.00 ACH @ 50 Pascals
Shelter Class	4
Code Verification	Tested

Mechanical Ventilation for IAQ

Type	Balanced
Rate(cfm)	75
Adjusted Sensible Recovery Efficiency(%)	0.00
Adjusted Total Recovery Efficiency(%)	0.00
Hours per Day	24.0
Fan Power (watts)	48.00
ECM Fan Motor	false

Ventilation Strategy for Cooling

Cooling Season Ventilation	Natural Ventilation
----------------------------	---------------------

Good Air Exchange for Multi-Family

NA

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Rater ID: 190 4900

Lights and Appliances

Rating/RESNET audit

Ceiling Fan CFM / Watt	70.40
Refrigerator kWh/yr	775
Refrigerator Location	Conditioned
Range/Oven Fuel Type	Natural gas
Induction Range	No
Convection Oven	No

Dishwasher

Energy Factor	0.46
Dishwasher kWh/yr	0
Place Setting Capacity	12

Clothes Dryer

Fuel Type	Electric
Location	Conditioned
Moisture Sensing	Yes
CEF	2.62

Clothes Washer

Location	Conditioned
LER (kWh/yr)	704
IMEF	0.331
Capacity (CU.Ft)	2.874
Electricity Rate	0.08
Gas Rate	0.58
Annual Gas Cost	23.00

Qualifying Light Fixtures

Interior Lights %	100.0
Exterior Lights %	100.0
Garage Lights %	100.0
Interior LEDs %	0.0
Exterior LEDs %	0.0
Garage LEDs %	0.0

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Building Summary

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Projected Rating
Rater ID: 190 4900

Mandatory Requirements

IECC Requirements

Verified IECC 06	true
Verified IECC 09	true
Verified IECC 12	true
Verified IECC 15	true
Verified IECC 18	true
Verified NY-ECCC 2016	false
Verified IECC MI	false
Verified IECC NC 2018	false

EPA Requirements

Rater certifies that the home complies with the following
requirements for:

ENERGY STAR v3.0

Rater Design Review Checklist
Rater Field Checklist
HVAC Design Report
HVAC Commissioning Checklist (optional)

ENERGY STAR Version 3 Appliances

Amount

Refrigerators	0
Ceiling Fans	0
Exhaust Fans	0
Dishwashers	0

ENERGY STAR Multi-Family Checks

Clothes washer is in a category with no ENERGY STAR options.	NA
Clothes dryer is in a category with no ENERGY STAR options.	NA
Apt or Townhome uses 'Class AW' Windows.	NA

ENERGY STAR Version 3 Basements

Basement Wall Area 50% Below Grad:	false
Basement Floor Area	0.00
Slab Insulation Exemption:	false
Indoor airPlus Verification Checklist	true
EPA Field App ID	

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Building Summary

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Builder

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HERS

Projected Rating
Rater ID:190 4900

DOE Zero Energy Ready Home

Home Builder ID Number

Mandatory Requirements

Verified Fenestration	false
Verified Insulation	false
Verified Duct Location	false
Verified Appliance	false
Verified Lighting	false
Verified Fan Efficiency	false
Verified Water Efficiency	false
Verified EPA Indoor airPLUS	false
Verified Renewable Energy Ready Solar Electric	false

Optional Home Builder Commitments for Recognition

Certified under the EPA WaterSense for New Homes Program	No
Certified under the IBHS fortified for Safer Living Program	No
Followed the DOE Zero Energy Ready Home Quality Management Guidelines	No
The buyer of this home signed a waiver giving DOE Zero Energy Ready Home access to utility bill data for one year.	No

Active Solar

System Type	None
Collector Loop Type	None
Collector Type	None
Collector Orientation	None
Area(sq ft)	0.0
Tilt(degrees)	0.0
Volume(cu ft/gal)	0.0

Building Summary

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Organization

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972-564-0592
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Builder

Scott Clements

HERS

Projected Rating
Rater ID:190 4900

Notes

House faces South

ENERGY STAR v3.0 Home Report

Property
211 Jacob Crossing
Rockwall, TX

Organization
Eric L Davis Engineering
972-564-0592
Rob Poole

HERS
Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX
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211 Jacob Crossing Scott
Clements.blg

Builder
Scott Clements

Projected Rating: Based on Plans - Field Confirmation Required.
Normalized, Modified End-Use Loads (MMBtu/yr)

	ENERGY STAR	As Designed
Heating	20.0	13.0
Cooling	25.9	20.8
Water Heating	7.5	2.6
Lights and Appliances	24.1	24.3
Total	77.5	60.6

HERS Index of Reference Design Home	70	53	HERS Index w/o PV
HERS Index Target (SAF Adjusted)	69	53	HERS Index
Size Adjustment Factor	0.99		

HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

ENERGY STAR v3.0 Mandatory Requirements

X	Duct leakage at post construction better than or equal to ENERGY STAR v3/3.1 requirements.
X	Envelope insulation levels meet or exceed ENERGY STAR v3/3.1 requirements.
X	Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
X	Envelope insulation achieves RESNET Grade I installation, or Grade II with insulated sheathing.
X	Windows meet the 2009 IECC Requirements - Table 402.1.1.
X	Duct insulation meets the EPA minimum requirements of R-6.
X	Mechanical ventilation system is installed in the home.
X	ENERGY STAR Checklists fully verified and complete.



This home **MEETS** or **EXCEEDS** the energy efficiency requirements
for designation as an EPA ENERGY STAR Version 3 Certified Home.

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO2) - tons/yr	4.8
Sulfur Dioxide (SO2) - lbs/yr	10.3
Nitrogen Oxides (NOx) - lbs/yr	8.7

Energy Cost Savings

	\$/yr
Heating	19
Cooling	206
Water Heating	0
Lights & Appliances	132
Total	357

The energy savings and pollution prevented are calculated by comparing the Rated Home to the Reference Home as defined in the Mortgage Industry National Home Energy Rating Systems Standards as promulgated by the Residential Energy Services Network (RESNET). In accordance with these guidelines, building inputs affecting setpoints, infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads.

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ENERGY STAR v3.0 Home Verification Summary

Property

211 Jacob Crossing
Rockwall, TX

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

HERS

Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX

Custom

211 Jacob Crossing Scott
Clements.blg

Builder

Scott Clements

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information

Building Information	Rating
Conditioned Area (sq ft)	2277
Conditioned Volume (cubic ft)	23908
Insulated Shell Area (sq ft)	6187
Number of Bedrooms	3
Housing Type	Single-family detached
Foundation Type	Slab
HERS Index	53
HERS Index w/o PV	53
HERS Index Target (SAF Adjusted)	69
HERS Index of Reference Design Home	70
Size Adjustment Factor	0.99



This home MEETS or EXCEEDS the energy efficiency requirements
for designation as an EPA ENERGY STAR Version 3 Certified Home.

HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	R-38 Foam U=0.025	Window Type	Dbl/LoE/Arg - Vinyl*****0*****
Sealed Attic	None	Window	U-Value: 0.350, SHGC: 0.250
Vaulted Ceiling	None	Window/Wall Ratio	0.09
Above Grade Walls	R-1 gr1 2x4-16 br*** U=0.056	Infiltration Type	Blower door
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	1.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	1.00 CFM @ 25 Pascals
Slab Floors	Uninsulated***** U=0.365		

Mechanical Systems

Heating	Fuel-fired air distribution, 36.0 kBtuh, 96.0 AFUE.
Cooling	Air conditioner, 36.0 kBtuh, 14.0 SEER.
Water Heating	Instant water heater, Gas, 0.93 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Balanced: 75 cfm, 48.0 watts.

Lights and Appliances

Interior LED Lighting (%)	0.00	Clothes Dryer Fuel	Electric
Refrigerator (kWh/yr)	775.00	Clothes Dryer CEF	2.62
Dishwasher Energy Factor	0.46	Clothes Washer LER	704.00
Ceiling Fan (cfm/Watt)	70.40	Clothes Washer Capacity	2.87
Range/Oven Fuel	Natural gas		

Note: Where feature level varies in home, the dominant value is shown.

REM/Rate - Residential Energy Analysis and Rating Software v15.7.3

This information does not constitute any warranty of energy costs or savings.

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2015 IECC Building UA Compliance

Property

211 Jacob Crossing
Rockwall, TX

Weather: Dallas/Fort Worth Intl,
TX

Custom

211 Jacob Crossing Scott
Clements.blg

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

Builder

Scott Clements

HERS

Projected Rating
Rater ID: 190 4900

Elements**Insulation Levels**

2015 IECC	As Designed
Shell UA Check	
Ceilings:	51.4 42.7
Above-Grade Walls:	148.1 139.7
Windows and Doors:	101.2 100.8
Slab Floor:	59.9 59.9
Overall UA (Design must be equal or lower):	360.6 343.0

Mandatory Requirements

Shell UA Check	PASSES
Duct Insulation R-Value Check (per Section 403.3.1)	PASSES
Window U-Value and SHGC Check (per Section 402.5)	PASSES
Home Infiltration (Section 402.4.1.2)	PASSES
Duct Testing (Section 403.3.3)	PASSES
Mechanical Ventilation (Section 403.6)	PASSES
Mechanical Ventilation Fan Efficacy (Section 403.6.1)	PASSES
Mandatory Requirements Check Box (2015 IECC)	PASSES

This home **MEETS** the overall thermal performance requirements and verifications of the International Energy Conservation Code based on a climate zone of 3A. (Section 402, International Energy Conservation Code, 2015 edition.)

Name | Rob Poole
Organization | Eric L Davis Engineering

Signature | 
Date | 7 November 2022

2015 IECC Energy Cost Compliance

Property

211 Jacob Crossing
Rockwall, TX

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

HERS

Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX

Custom

211 Jacob Crossing Scott

Builder

Scott Clements

Annual Energy Cost

\$/yr

	2015 IECC	As Designed
Heating	7	9
Cooling	259	242
Water Heating	0	0
SubTotal - Used to Determine Compliance	265	250
Mechanical Ventilation Fan	17	34
Lights & Appliances (minus MechVent)	502	464
Photovoltaics	-0	-0
Service Charge	81	81
Total	865	829

Mandatory Requirements

Annual Energy Cost Check	PASSES
Duct Insulation R-Value Check (per Section 405.2)	PASSES
Window U-Value and SHGC Check (per Section 402.5)	PASSES
Home Infiltration (Section 402.4.1)	PASSES
Duct Testing (Section 403.3.3)	PASSES
Mechanical Ventilation (Section 403.6)	PASSES
Mechanical Ventilation Fan Efficacy (Section 403.6.1)	PASSES
Mandatory Requirements Check Box (2015 IECC)	PASSES

This home **MEETS** the annual energy cost requirements of Section 405 of the 2015 International Energy Conservation Code based on a climate zone of 3A. In fact, this home surpasses the requirements by 5.6%.

Name | Rob Poole
Organization | Eric L Davis Engineering

Signature | 
Date | 7 November 2022

In accordance with IECC, building inputs, such as setpoints, infiltration rates, and window shading may have been changed prior to calculating annual energy cost. Furthermore, the standard reference design HVAC system efficiencies are set equal to those in the design home as specified in the 2015 IECC. These standards are subject to change, and software updates should be obtained periodically to ensure the compliance calculations reflect current federal minimum standards.

RESNET Home Energy Rating Standard Disclosure

For home located at: 211 Jacob Crossing

City: Rockwall

State: TX

1. ☒ The Rater or Rater's employer is receiving a fee for providing the rating on this home.
2. ☐ In addition to the rating, the Rater or Rater's employer has also provided the following consulting services for this home.
- ☐ A. Mechanical system design
 - ☐ B. Moisture control or indoor air quality consulting
 - ☐ C. Performance testing and/or commissioning other than required for the rating itself
 - ☐ D. Training for sales or construction personnel
 - ☐ E. Other (specify below)

3. ☐ The Rater or Rater's employer is:
- ☐ A. The seller of this home or their agent
 - ☐ B. The mortgagor for some portion of the financial payments on this home
 - ☐ C. An employee, contractor or consultant of the electric and/or natural gas utility serving this home

4. ☐ The Rater or Rater's employer is a supplier or installer of products, which may include:

HVAC Systems

Thermal Insulation Systems

Air sealing of envelope or duct systems

Windows or window shading systems

Energy efficient appliances

Construction (builder, developer, construction contractor, etc.)

Other (specify below):

Installed in this home by: OR is in the business of:

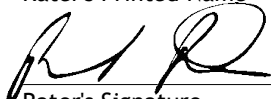
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<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
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<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer

5. ☐ This home has been verified under the provisions of Chapter 6, Section 603 'Technical Requirements for Sampling' of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET).

I attest that the above information is true and correct to the best of my knowledge. As a Rater or Rating Provider I abide by the rating quality control provisions of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). The national rating quality control provisions of the rating standard are contained in Chapter One 4.C.8. of the standard and are posted at http://resnet.us/standards/RESNET_Mortgage_Industry_National_HERS_Standards.pdf. The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

Rob Poole

Rater's Printed Name



Rater's Signature

190 4900

Certification #

November 07, 2022

Date

RESNET Form 0300-2

REM/Rate - Residential Energy Analysis and Rating Software v15.7.3

This information does not constitute any warranty of energy costs or savings.

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Eric L. Davis Engineering, Inc.

P.O. Box 2637

Forney, TX 75126

Ph: 972.564.0592 / Fx: 972.564.6523

web: www.eldengineering.com email: ericdavis@eldengineering.com

Houston

25132 Oakhurst Drive Ste. 110

Spring, TX 77386

281.863.9420

San Antonio

4710 Shavano Oaks Ste. 101

San Antonio, TX 78249

210.408.7091

Customer:

S. Clements Homes

P.O. Box 609

Royse City Texas 75189

Date: 11/08/2022

Invoice Number: 777426

Builder: S. Clements Homes

Rockwall County

Lot Number: N/A

Block Number: N/A

211 Jacob Crossing

Rockwall Texas

Plan number: Moffatt -

Project: DIF22-1732

Note: Your prompt payment is appreciated.

Product	Quantity	Unit	Rate	Total
SF-Energy Star Certification plus 2 Inspections	1.00	Each	\$850.00	\$850.00
SF-Pier Design	1.00	Each	\$100.00	\$100.00
SF-Post Tension Foundation Design	2764.00	Sq. Ft.	\$425.00	\$425.00
SF-Shear Wall Design	1.00	Each	\$425.00	\$425.00
			Total Due	\$1800.00

Thank you for your business

ARC NOTIFICATION:

If paying by check, please be aware that if you do not have sufficient funds in your account, a returned check fee of \$35.00 will be billed to you. For your convenience we also accept AMEX, Visa and Mastercard as payment. If you have any questions, contact ELD accounting at accounting@eldengineering.com or 972-564-0592 Ext: 8005.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-054

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 211 Jacob Crossing Rockwall TX

SUBDIVISION North Town Addition

LOT 7 BLOCK B

GENERAL LOCATION Jacob Crossing and Chadway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Vacant

PROPOSED ZONING SF-7

PROPOSED USE Residential

ACREAGE 0.1837

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Dana Moffatt

☐ APPLICANT

CONTACT PERSON Scott Clements

CONTACT PERSON

ADDRESS Po Box 609

ADDRESS

CITY, STATE & ZIP Royce City TX 75189

CITY, STATE & ZIP

PHONE 469 853 7952

PHONE

E-MAIL Scott@sclements-homes.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

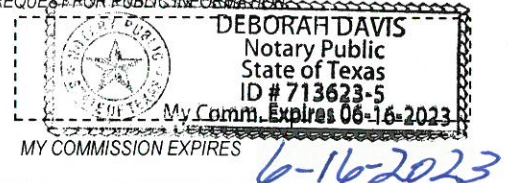
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

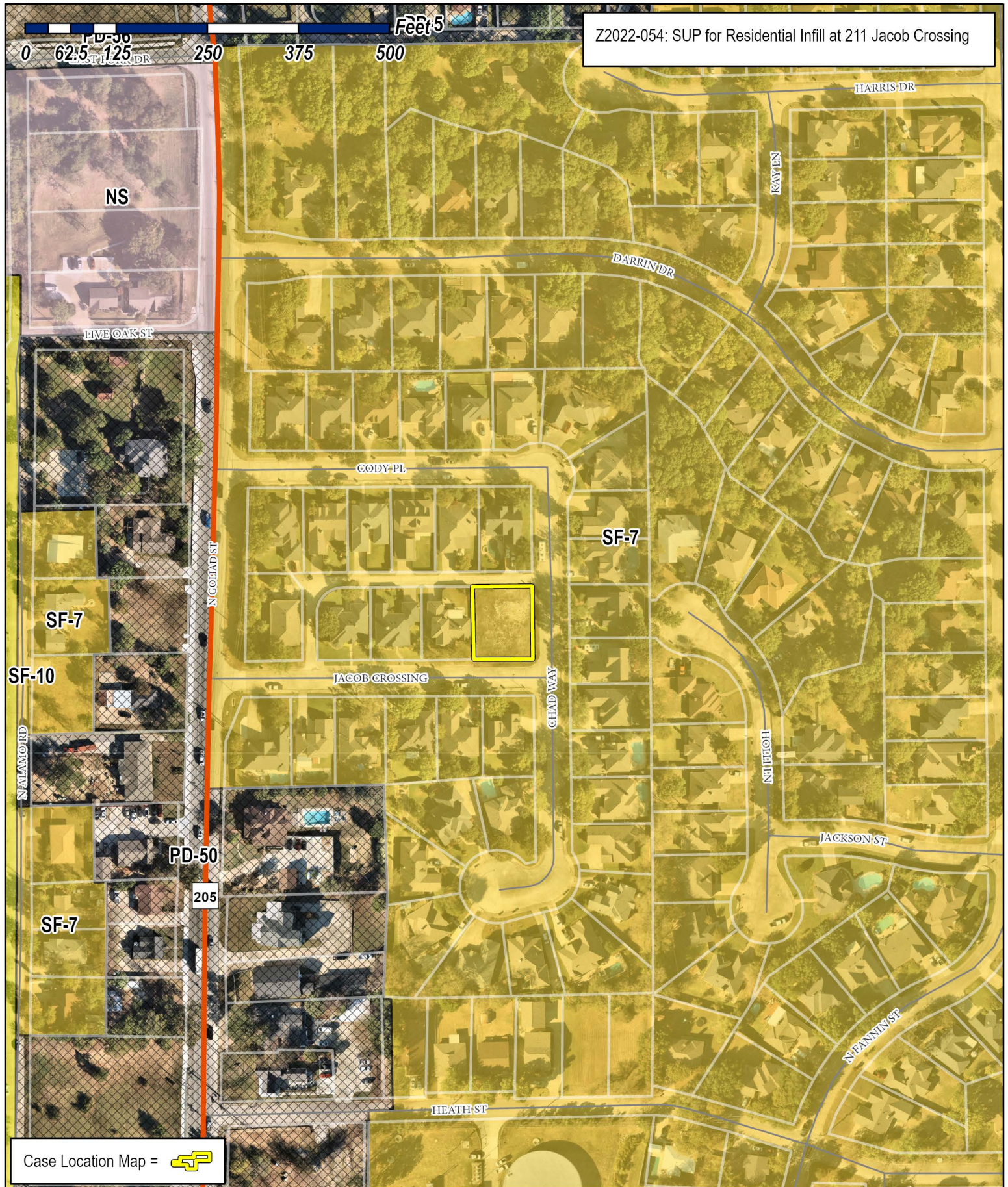
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Nov, 2022

OWNER'S SIGNATURE


Dana Moffatt
Deborah Davis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-054: SUP for Residential Infill at 211 Jacob Crossing

Case Location Map = 



City of Rockwall

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

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

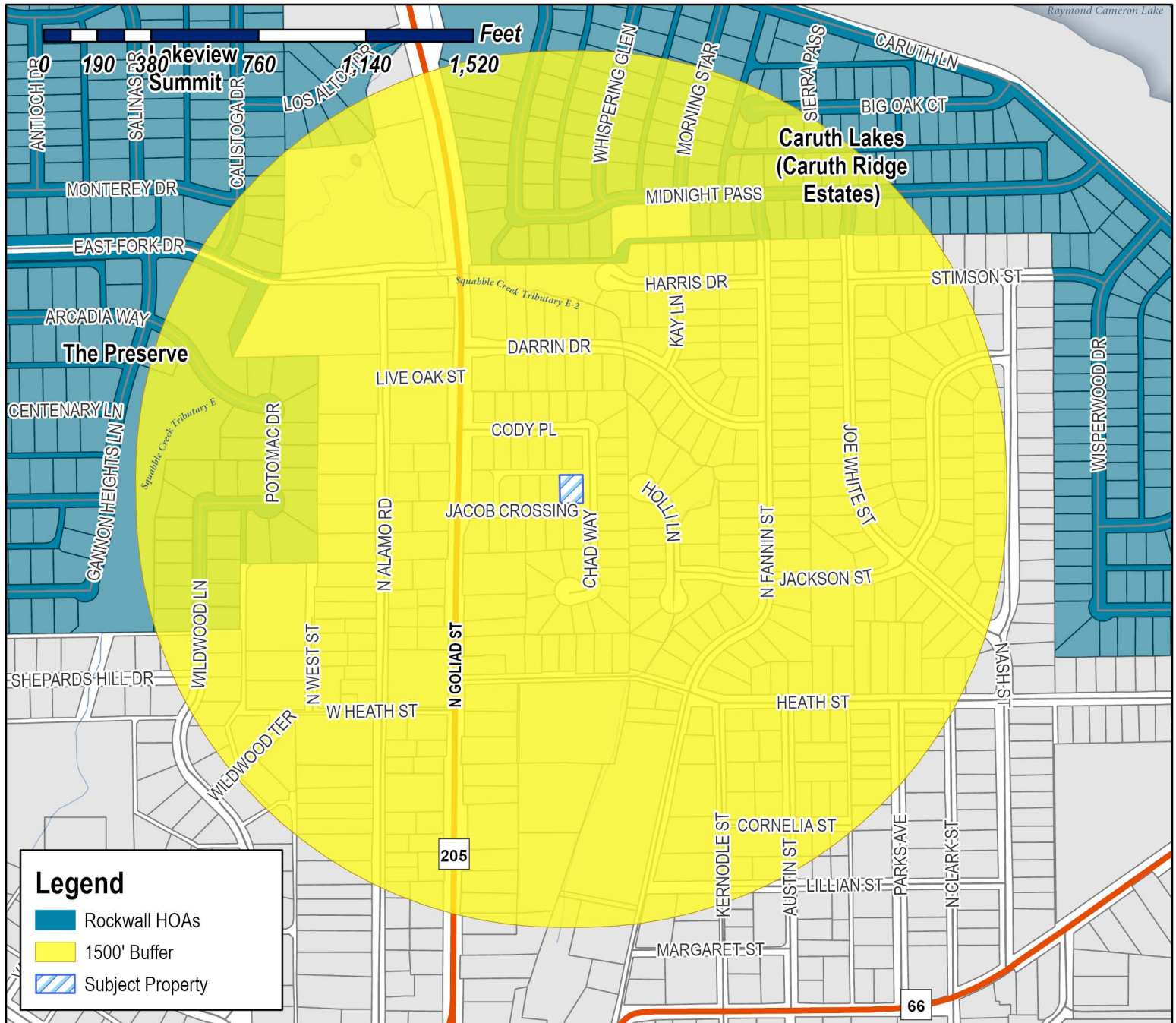
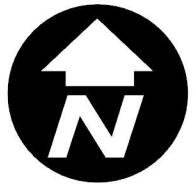




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Rockwall, Texas 75087
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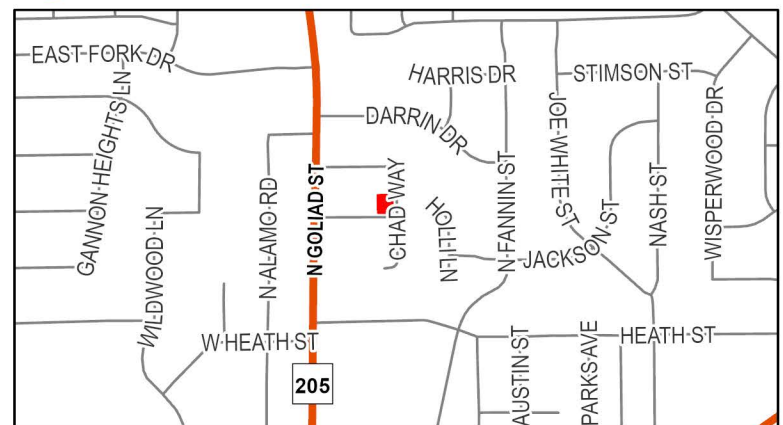
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Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing

Date Saved: 11/15/2022

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

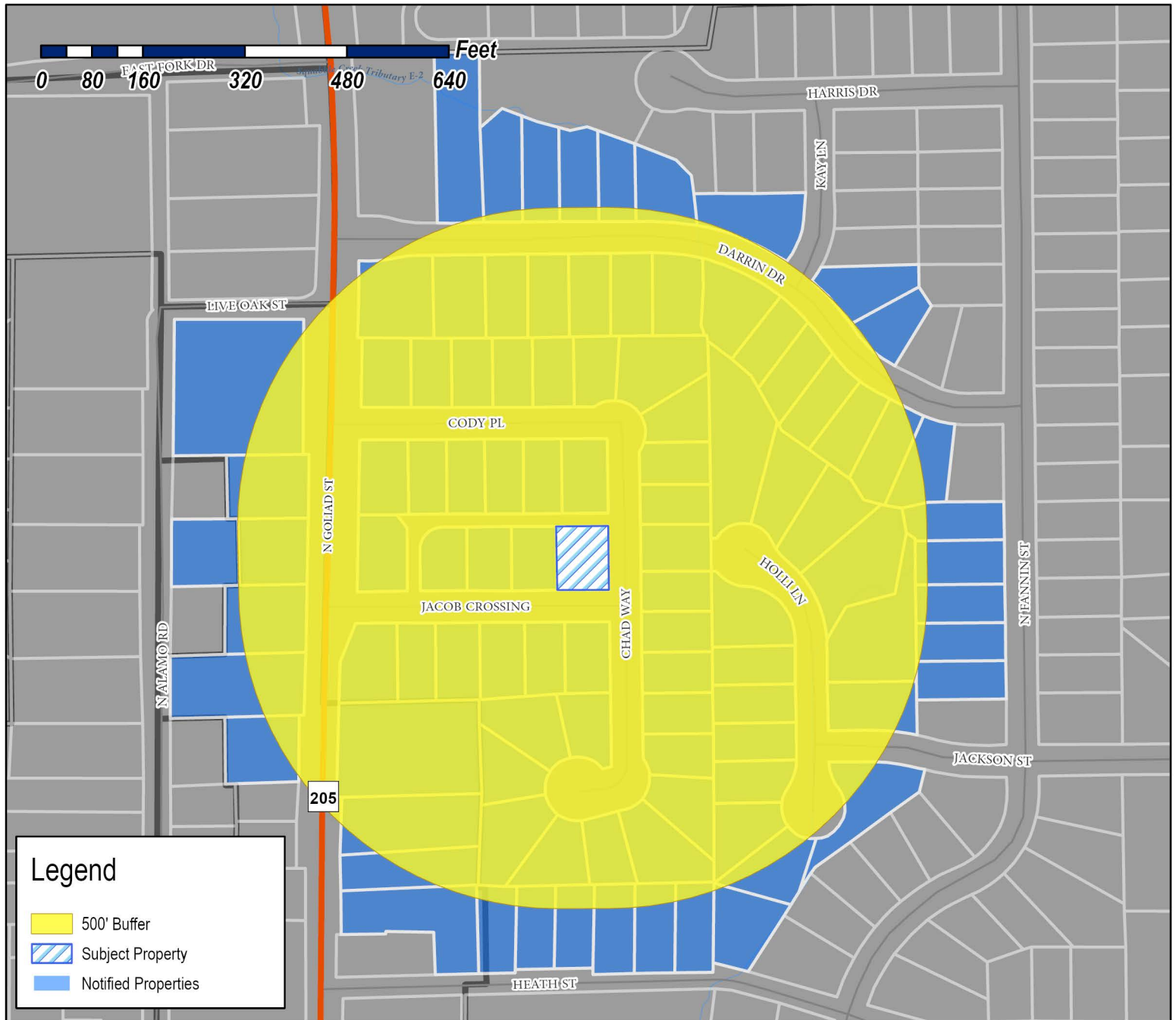




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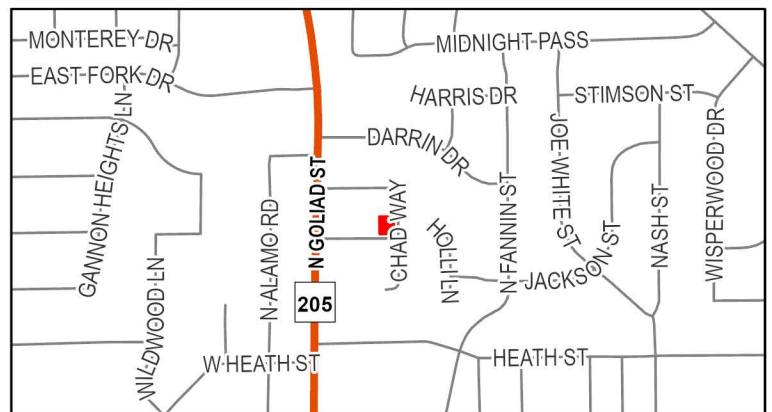
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Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing

Date Saved: 11/15/2022

For Questions on this Case Call: (972) 771-7746



SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
1001 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
1005 HOLLI LN
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

EICHER STEVEN & CHRISTINE
1006 HOLLI LN
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
1007 N FANNIN ST
ROCKWALL, TX 75087

GUILLEN FAITH ERIN ELISABETH & BRANDON
HUNTER
1008 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
1011 N FANNIN ST
ROCKWALL, TX 75087

DIXON CHARLES S AND STEPHANIE
1025 KAY LN
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

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

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

LOZANO MANUEL A
1388 S FM 740
HEATH, TX 75126

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

DOOLEY RHONDA N
19801 E 86TH ST N
OWASSO, OK 74055

BOWEN JAMES A
199 DARRIN DR
ROCKWALL, TX 75087

NJK ENTERPRISES LLC
199 JACOB CROSSING
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

TURNER KYLE RADEY
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
2054 BRUCE RD
MARTIN, GA 30557

SIENTY RYAN FAIN
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
207 DARRIN DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
208 JACOB CROSSING
ROCKWALL, TX 75087

HARTMEIER MICHAEL J & DEANNA K
208 DARRIN DR
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

210 CODY PL
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
DARBY ZOLMAN
210 DARRIN DRIVE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

SOON OI LING
212 DARRIN DR
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

RATH OSCAR
213 DARRIN DR
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
214 DARRIN DR
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

HENDERSON REBECCA J
216 DARRIN DR
ROCKWALL, TX 75087

SMITH ERICA
217 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

COURVILLE MICHAEL AND FRANCES REPPOND
218 DARRIN DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HART MICHAEL JOSEPH
220 DARRIN DR
ROCKWALL, TX 75087

EVERETT KENNETH N & CARYL W
222 DARRIN DR
ROCKWALL, TX 75087

SOON OI LING
2221 ALL SAINTS LN
PLANO, TX 75025

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
3021 RIDGE RD SUITE A BOX 93
ROCKWALL, TX 75032

NJK ENTERPRISES LLC
31 ORLEANS CIRCUIT
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

MOFFATT DANA MICHELLE
4756 SECRET COVE LANE
HEATH, TX 75032

BAF 3 LLC
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

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536 LOMA VISTA
HEATH, TX 75032

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

WOMEN IN NEED INC
904 N GOLIAD ST
ROCKWALL, TX 75087

LOZANO MANUEL A
906 N GOLIAD
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

WEST MICHAEL
912 N GOLIAD
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
915 N GOLIAD
ROCKWALL, TX 75087

917 PROPERTIES LLC
917 N GOLIAD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
919 N GOLIAD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY AND JENNIFER LEE
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

TAYLOR TERRY K AND STACEY B
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

BAF 3 LLC
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

, 75087



Eric L. Davis Engineering, Inc.

Forney
P.O. Box 2637
Forney, TX 75126
Ph: (972) 564-0592

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25132 Oakhurst Drive, Ste 110
Spring, TX 77386
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San Antonio
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San Antonio, TX 78249
(210) 408-7091

web: www.eldengineering.com

email: ericdavis@eldengineering.com

November 8, 2022

S. Clements Homes
P.O. Box 609
Royse City, Texas 75189

Re: **Subdivision:** Rockwall County
211 Jacob Crossing
Rockwall, Texas
Lot N/A Block N/A
Plan Moffatt
ELD Job No: DIF22-1732

The foundation plans accompanied by this letter, as designated by Eric L. Davis Engineering, are authorized for use only upon the property described above.

Foundation design criteria was formulated based on modifications of recommendations as set forth in criteria for selection and design of slab-on-ground (BRAB REPORT), PTI design and construction of Post-Tension slabs on ground 2nd Edition, WRI-CRSI-96, ACI 318-99, the 2015 IRC, 2015 IBC, ACI 318, ASTM C94 and recognized engineering practices.

Rockwall County USDA Soil Survey Geotech Report No:

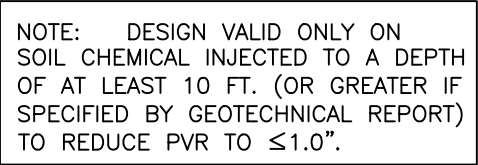
PI	Bearing Capacity (Qu)	PVR	EMC	EME	YMC	YME
55	1500	4.00				

NOTE: Accompanying "OWNER MOISTURE MAINTENANCE LETTER" is to be transmitted to owner, with owners receipt acknowledged to builder/contractor.








Mitchell Lenamond

F-3987



HOLDOWN LOCATION IS APPROXIMATE. EACH INTERIOR HOLDOWN SHALL HAVE A SPREADFOOTING. VERIFY LOCATION SIZE WITH ARCHITECTURALS & SHEARWALL PLAN

SYMBOL	TYPE	NOMINAL DIA. THREADED ROD	"A"
	SIMPSON HTT5 OR SIMPSON STHD10	5/8" N/A	6"
	SIMPSON STHD14	N/A	N/A
	SIMPSON HDQ8	7/8"	18"
	SIMPSON HHQ11	1"	18"
	SIMPSON HHQ14	1"	18"

- | |
|--|
| 1. IF USING STHD10 OR STHD14 HOLDDOWNS,
CONTRACTOR SHALL PLACE HOLDDOWNS AT
CONCRETE POUR STAGE.
2. SSW ANCHORING SHALL BE PLACED AT CONCRETE
POUT STAGE.
3. SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH
APPROVED EQUAL |
|--|












THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MITCHELL K LENAMOND, P.E. 92714 ON
11/4/2022

NOTE:

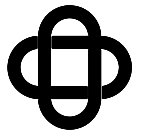
1. SLAB THICKNESS $T = 4"$
2. BEAM DEPTH $H = 30"$
3. BEAM WIDTH $W = 10"$
4. SXX DENOTES SLAB STRAND
5. BSXX DENOTES BEAM STRAND

PLAN LEGEND

- | | | |
|----|---|---|
| 1. |  | DENOTES ONE STRAND TO BE STRESSED. |
| 2. |  | DENOTES TWO STRANDS TO BE STRESSED. |
| 3. |  | DENOTES THREE STRANDS TO BE STRESSED. |
| 4. |  | DENOTES FACTORY SEATED END. |
| 5. |  | DENOTES CONCRETE CHAIR. |
| 6. |  | DENOTES DIMENSION TO BE VERIFIED. |
| 7. |  | DENOTES DIFFERENCE IN FINISH FLOOR ELEVATIONS. |
| 8. |  | DENOTES 3-#4 BARS X 6'-8" TYPICAL INTERIOR CORNER 2'-0". |
| 9. |  | BARS SHALL BE 4'-0" X (LENGTH = TO CORNER DEPTH) WHERE NOTED ON PLAN. |

DRILLED PIERS

1. ALL DRILLED PIERS SHALL BE 12" IN DIAMETER WITH 2-#5 BARS VERTICAL.
2. PIERS SHALL BE PLACED TO A MINIMUM DEPTH OF 19'-0" (BELOW THE BEAM) INTO UNDISTURBED SOILS OR COMPACT FILL, UNLESS SOLID ROCK IS ENCOUNTERED. IF SHALE IS ENCOUNTERED AT A DEPTH OF 11'-0" OR LESS, PIERS MAY TERMINATE AFTER PENETRATING THE SHALE A MINIMUM OF 4'-0".
3. PIERS SHALL NOT BE STRUCTURALLY TIED TO FOUNDATION UNLESS NOTED OTHERWISE.



ERIC L. DAVIS ENGINEERING, INC.
F-3987
401 Pinson Road
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail erlcdavis@eldengineering.com

ENGINEERED FOR:
FOUNDATION PLAN

ENGINEERED FOR.

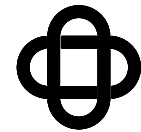
S. CLEMENIS HOMES

BUILDER: S. CLEMENTS HOMES	PLAN: MOFFATT
ADDITION: ROCKWALL COUNTY	ELD JOB NO: DIF22-1732
ADDRESS: 211 JACOB CROSSING	DRAWN BY: JSB
LOT: N/A	CHECKED BY: MKL
BLOCK: N/A	AREA: 2,764 SQFT
CITY: ROCKWALL, TX	

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

F-01

10/28/2022



ERIC L. DAVIS ENGINEERING, INC.
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Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@delengineering.com

FOUNDATION DETAILS
ENGINEERED FOR:

S. CLEMENTS HOMES

BUILDER: S. CLEMENTS HOMES	PLAN: MOFFATT
ADDITION: ROCKWALL COUNTY	ELD JOB NO: DIF22-1732
ADDRESS: 211 JACOB CROSSING	DRAWN BY: JSB
LOT: N/A	CHECKED BY: MKL
CITY: ROCKWALL, TX	AREA: 2,764 SQFT

SCALE: N.T.S.

F-02

GENERAL NOTES

- ALL TENDONS SHALL BE FABRICATED FROM 1/2" DIAMETER, 270 KSI LOW RELAXATION STRANDS IN ACCORDANCE WITH ASTM A416. TENDONS SHALL BE GREASED WITH A CORROSION INHIBITOR AND PROTECTED WITH A PLASTIC SHEATH.
- STRAND LENGTHS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER.
- CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94. TENDONS SHOULD BE STRESSED WITHIN 7 TO 10 DAYS AFTER CONCRETE PLACEMENT.
- WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE.
- ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615.
- WHERE REBAR IS USED FOR EXPOSED GRADE BEAMS OR TOP AND BOTTOM REINFORCING, PROVIDE MATCHING "L" BARS WITH EACH LEG EQUAL TO 40 BAR DIAMETERS OR GRATER.
- CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
- FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E., PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

SITE PREPARATION NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
- FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
- EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
- SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.
- SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION.

CONSTRUCTION NOTES

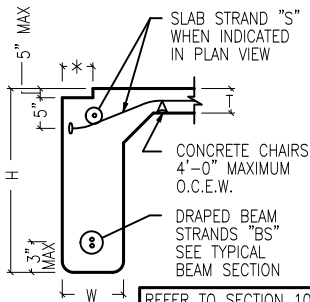
- SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 2-5% (1/4 - 5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
- FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
- BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE. AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN DESIGN BEAM WIDTH, "W", NOTED ON FOUNDATION PLAN.
- AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
- A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE. IF 2021 IRC, A LAYER OF 10 MIL (MINIMUM) POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED. (R506.2.3)
- TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4" MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
- CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
- SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE.
- WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
- IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
- PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
- SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
- WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITH 5' OF FOUNDATION EDGE.
- IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
- SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT. LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.

STRESSING NOTES

- EACH STRAND DURING STRESSING OPERATIONS SHALL BE INITIALLY STRESSED TO 33.0 KIPS AND SEATED AT 28.9 KIPS.
- #### LIMITATIONS
- A PRE-POUR INSPECTION IS REQUIRED BY THE ENGINEER OF RECORD. THE ENGINEER IS ALSO AVAILABLE FOR PLACEMENT AND TENDON STRESSING OPERATIONS.
 - THE ENGINEER WILL RELY ON INFORMATION CONTAINED IN THE PROJECT GEOTECHNICAL REPORT PROVIDED FOR THE SPECIFIC TRACT OF LAND PROPOSED STRUCTURE IS TO BE CONSTRUCTED, THE ENGINEER DOES NOT ASSUME OR TAKE ANY RESPONSIBILITY WHATSOEVER FOR THE ACCURACY OF SAID SOILS REPORT, OR ANY INFORMATION CONTAINED THEREIN WHICH THE ENGINEER MAY HAVE RELIED UPON TO DESIGN THE FOUNDATION FOR THE PROPOSED STRUCTURE. IF THE CLIENT PROVIDED GEOTECHNICAL REPORT DOES NOT FOLLOW GUIDELINES OF THE POST- TENSIONING INSTITUTE, THE ENGINEER MAY SUBSTITUTE USABLE DESIGN INFORMATION DERIVED FROM RAW SOILS DATA OBTAINED FROM SAID GEOTECHNICAL REPORT.
 - FOR FOUNDATION TO PERFORM AS DESIGNED, OWNER MUST ENSURE THAT SOIL MOISTURE CONTENT IS MAINTAINED AT A CONSTANT LEVEL SURROUNDING FOUNDATION AT ALL TIMES. DO NOT ALLOW SOIL TO DRY OUT TO A POINT WHERE SOIL CRACKS OR PULLS AWAY FROM FOUNDATION.
 - BUILDER ACKNOWLEDGES IMPORTANCE OF FOUNDATION MOISTURE MAINTENANCE AND TRANSMITS TO OWNER, WITH OWNER'S RECEIPT ACKNOWLEDGED.

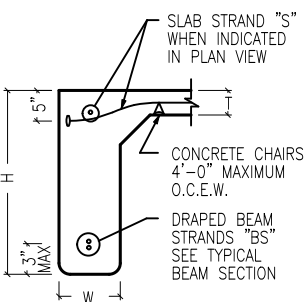
BEAM CABLE NOTE

- BEAM STRANDS (BS) SHALL BE TIED TOGETHER AS IF THEY ARE ONE STRAND. ANCHORS OF BEAM STRANDS (BS) SHALL BE PLACED SIDE BY SIDE DIRECTLY UNDERNEATH THE SLAB STRAND (S) .
- SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 5" CLEARANCE FROM THE LOWEST EDGE FROM THE TOP OF THE SLAB TO THE CENTER OF THE ANCHOR. SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 3" CLEARANCE.



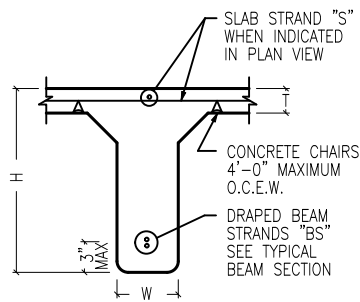
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NTS



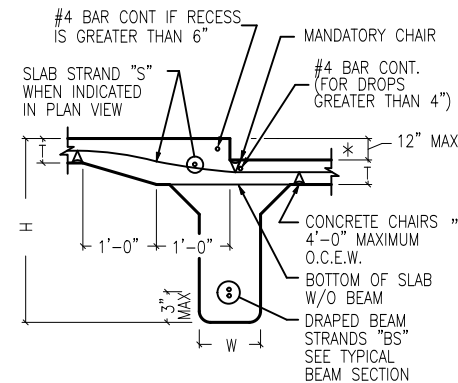
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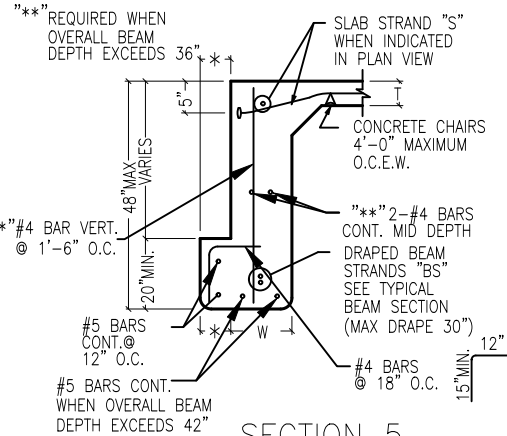
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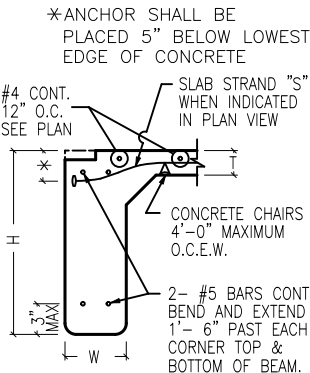
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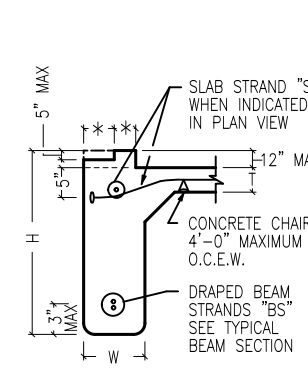
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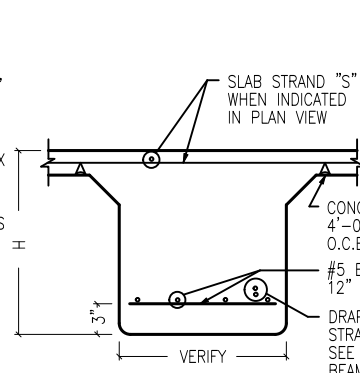
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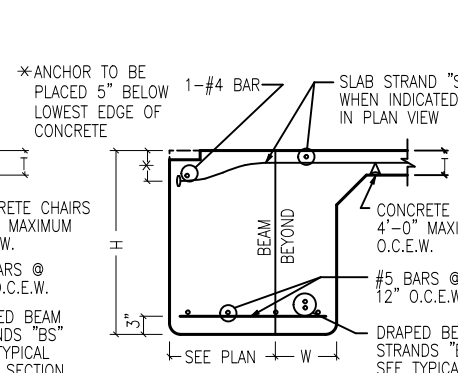
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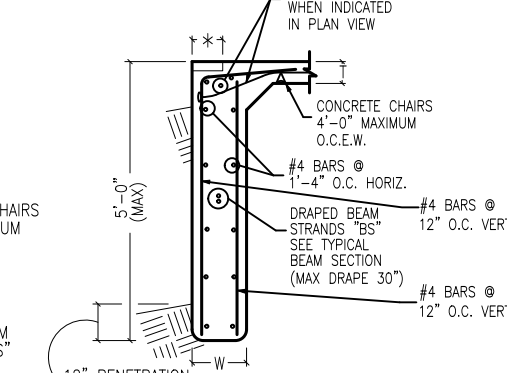
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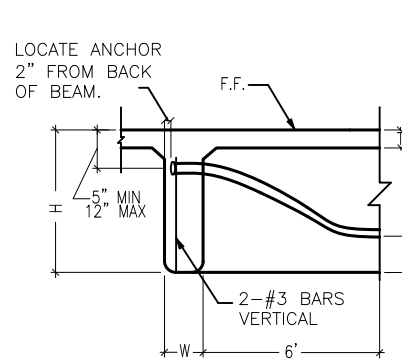
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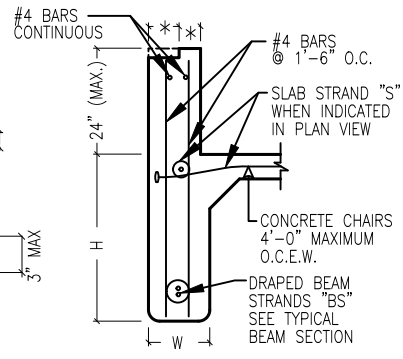
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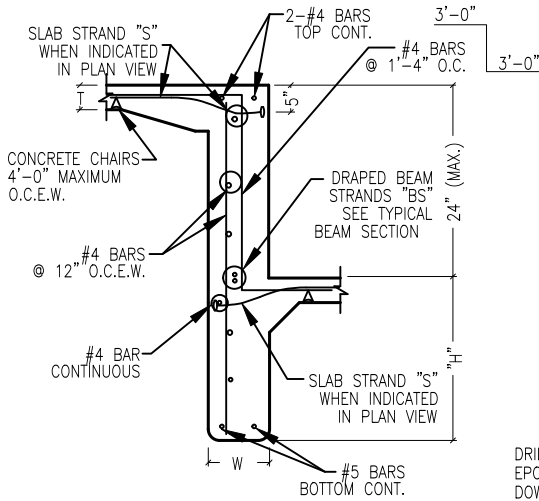
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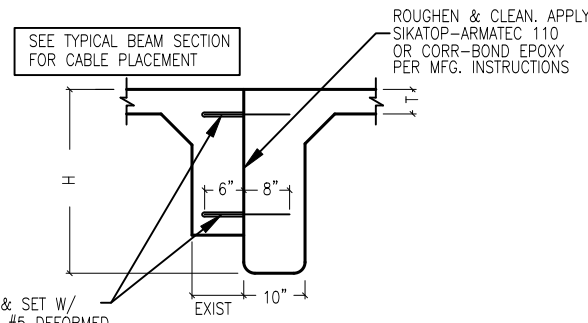
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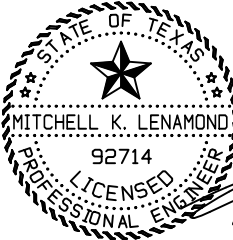
SECTION 13

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SECTION 14

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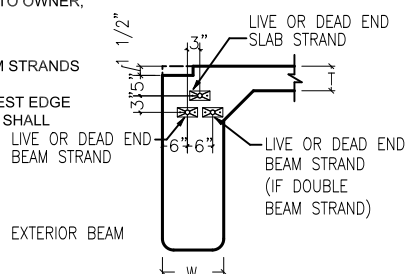


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 11/4/2022

GENERAL NOTES & TYPICAL SECTIONS
FOR POST-TENSIONED CABLE
FOUNDATIONS

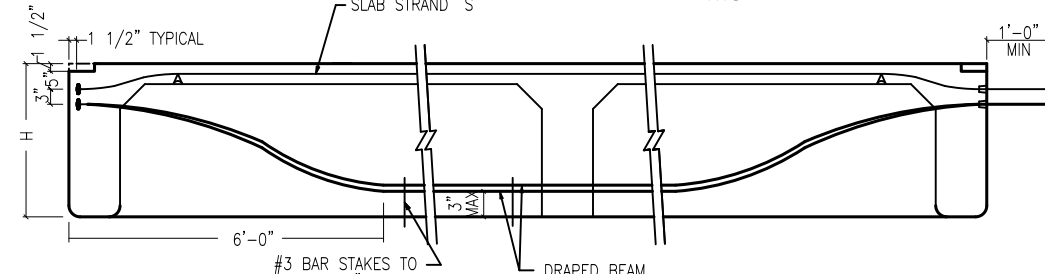
THIS POST-TENSION CABLE FOUNDATION DESIGN IS APPLICABLE TO THE SPECIFIC PROJECT AND LOCATION LISTED ON THIS SHEET. USE OF THIS DRAWING FOR OTHER PROJECTS AND/OR LOCATIONS IS PROHIBITED.

POST-TENSION CABLES ARE TO BE SUPPLIED BY A PTI CERTIFIED PLANT.








STRAND END LAY-OUT

NTS



TYPICAL BEAM SECTION

NTS

SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

FASTENING FOR ZIP SYSTEM R-SHEATHING TYPE 3			
MAXIMUM STUD SPACING	FASTENING TYPE	MINIMUM PENETRATION INTO FRAMING	MAXIMUM FASTENER SPACING
24"	O. 131 - INCH SHANKS NAILS (8d NAILS)	1.5"	4 - PANEL EDGES 12 - INTERMEDIATES SUPPORTS

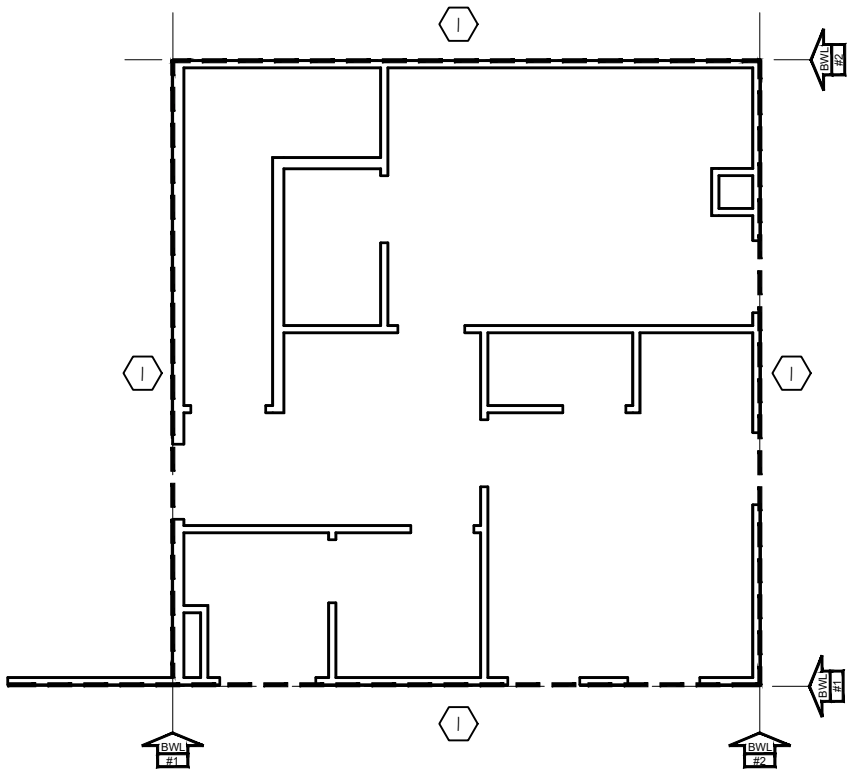
FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 3 - INTERMEDIATES SUPPORTS

NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 10'-0" TO 15'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH 2015 I.R.C.

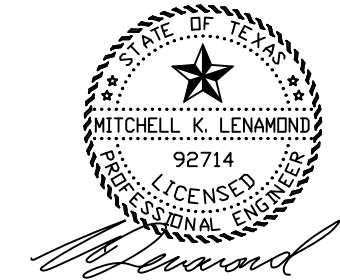
DESIGN BASED ON 115 MPH
ULTIMATE DESIGN WIND SPEED,
EXPOSURE B.
IF CONDITIONS VARY, CONTACT THIS OFFICE.

STUD HEIGHT SCHEDULE													
STUD SIZE	WALL HEIGHT												
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'	20'	
2x4	16"	16"	16"	NOTE C	NOTE C								
2x6				16"	16"	16"	16"	16"	12"	12"	(2) 16"	(2) 16"	
2x8									16"	16"	16"	16"	STUDS ON CENTER

A) 115 M.P.H. EXP. B
B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.
C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)

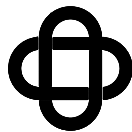


SECOND FLOOR



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON
11/4/2022

11/03/2022



ERIC L. DAVIS ENGINEERING, INC.
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972/564-0592 Fax 972/564-6523
E-Mail erldavis@eldengineering.com

SHEAR WALL DETAILS
ENGINEERED FOR

S. CLEMENTS HOMES

PLAN: MOFFAT

BUILDER: S. CLEMENTS HOMES
ADDITION: ROCKWALL COUNTY

ELD JOB NO: DIF22-1732

ADDRESS: 211 JACOB CROSSING
LOT: N/A BLOCK: N/A

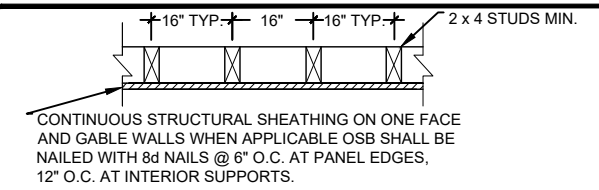
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CHECKED BY: MKL

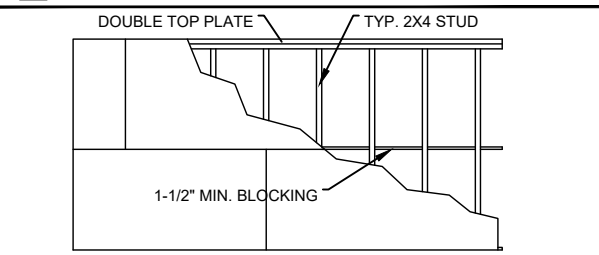
CITY: ROCKWALL, TX

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

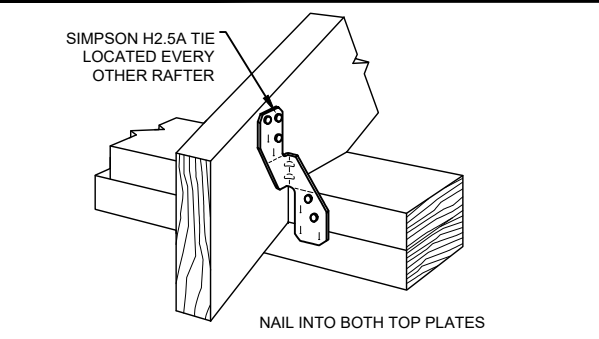
SW-02



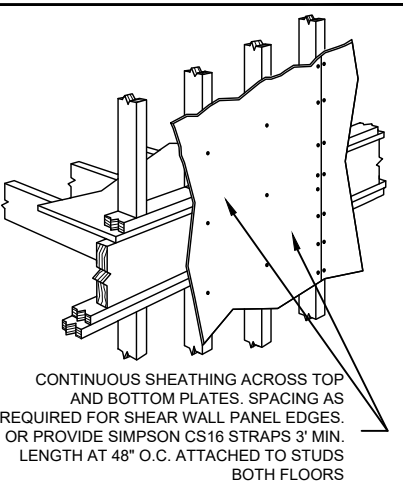
1 SECTION DETAIL
N.T.S.



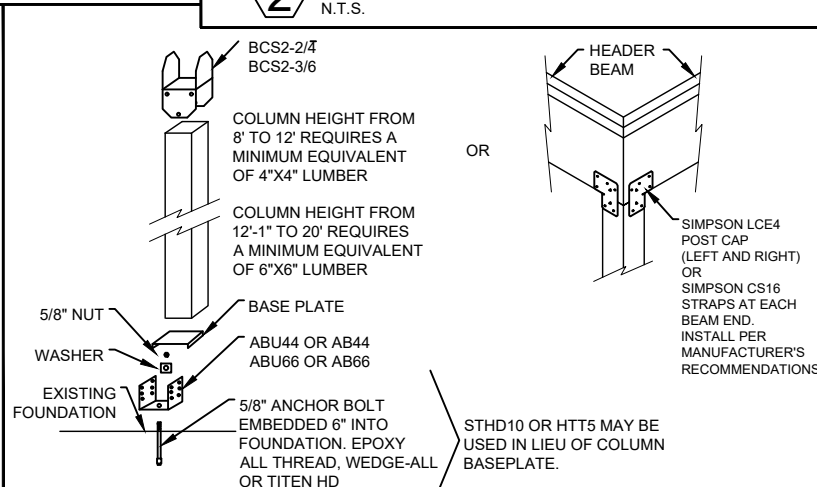
PANEL BLOCKING DETAIL
SCALE: NTS



RAFTER TO TOP PLATE DETAIL
SCALE: NTS



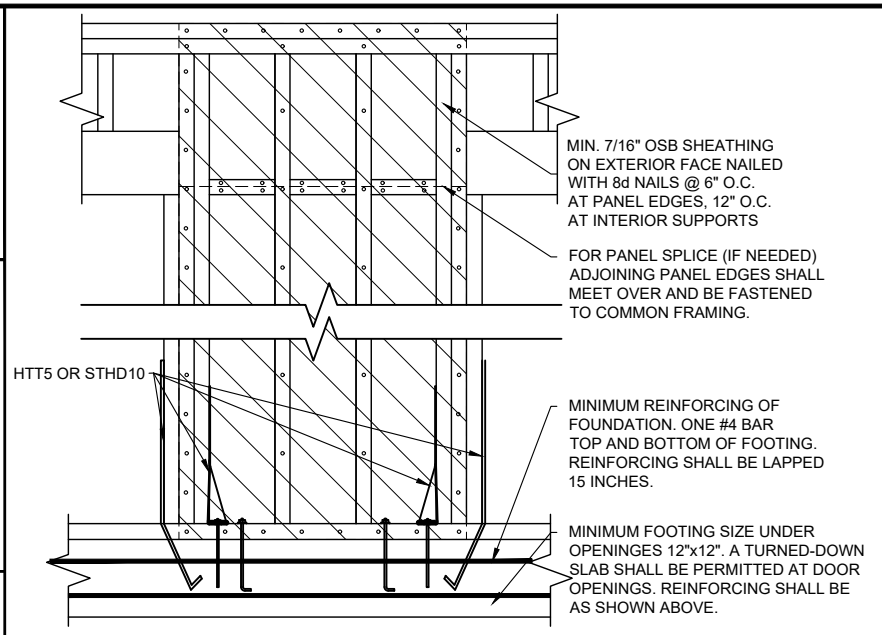
PANEL CONNECTION DETAIL AT FIRST & SECOND FLOORS
SCALE: NTS



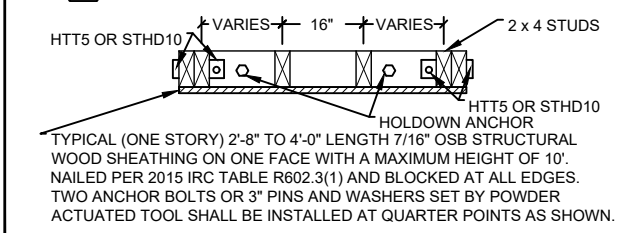
STANDARD COLUMN DETAIL
SCALE: NTS

TABLE R602.10.6.4					
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS) ^a V = 115 mph EXPOSURE B	RECOMMENDED OR APPROVED EQUAL SIMPSON STRAP MODEL No. ^b
2x4 No. 2 Grade	0	10	18	1000	(1) CS16
			9	1000	
			16	1025	
	1	10	18	1275	(2) CS16
			9	1000	
			16	2175	
	2	10	18	2500	(1) CS16 (2) CS16
			9	1500	
			16	3375	
	4	12	18	3975	MSTC52 w/44-16d SINKERS (2) CS16
			9	2750	
			12	3775	
2x6 Stud Grade	2	12	9	1000	(1) CS16 (2) CS16
			16	2150	
			18	2550	
	4	12	9	1750	(2) CS16
			16	2400	
			18	3800	

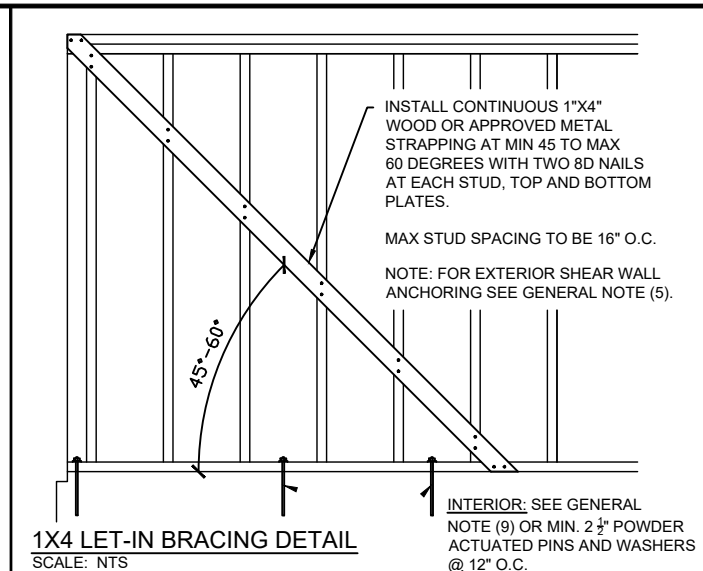
For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
b. STRAP MODEL MAY BE SUBSTITUTED w/ APPROVED EQUAL.



2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.

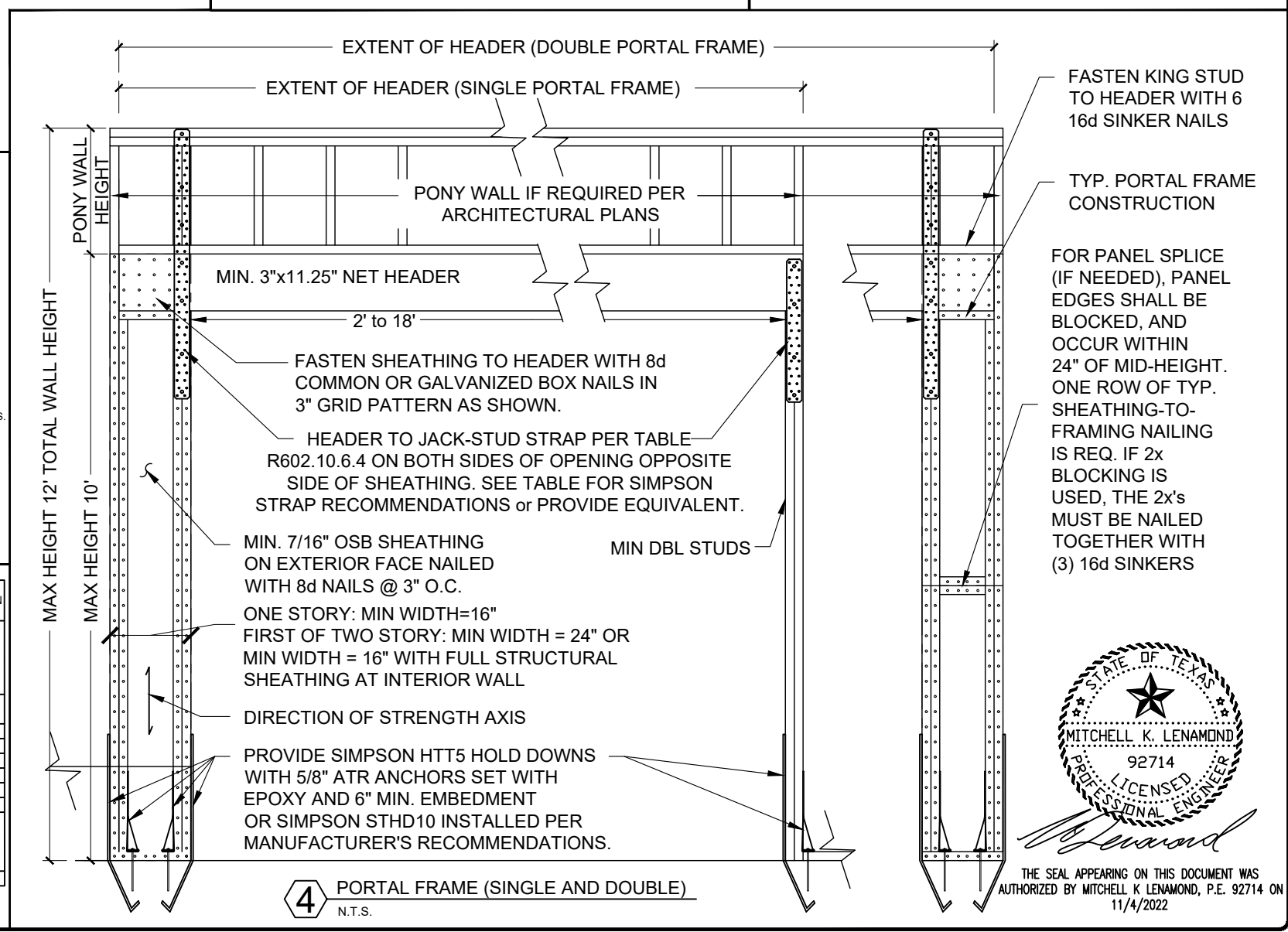


2 SECTION DETAIL (PLAN VIEW)
N.T.S.



STRUCTURAL SHEATHING
IS CONSIDERED ONE OF THE FOLLOWING:

- MIN 7/16" OSB
- RED THERMOPLY
- BLUE THERMOPLY
- ZIP SYSTEM R-SHEATHING TYPE 3



4 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.

GENERAL NOTES

1. REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
2. ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
3. SHEARWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDDSILL THROUGH THE DOUBLE TOP PLATE.
4. BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTTS/STD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
5. MUDDSILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDDSILL ANCHORS @ 6'-0" O.C..
6. WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
7. ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2015 IRC.
8. LET-IN BRACING MAY BE SUBSTITUTED WITH 4X8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR CS16 X-BRACING.
9. ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
- 9.1. INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
- 9.2. MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 11/4/2022

11/03/2022

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E-Mail erfdavis@eldengineering.com

SHEAR WALL NOTES
ENGINEERED FOR

S. CLEMENTS HOMES

PLAN: MOFFATT	ELD JOB NO: DIF22-1732
BUILDER: S. CLEMENTS HOMES	DRAWN BY: AG
ADDITION: ROCKWALL COUNTY	CHECKED BY: MKL
ADDRESS: 211 JACOB CROSSING	LOT: N/A
	BLOCK: N/A
	CITY: ROCKWALL, TX

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

SW-03



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www.eldengineering.com F-3987 OK CA#5458

MEMO TO: **Owner**

SUBJECT: **Foundation Moisture Maintenance**

Performances of structures built on ground-supported-concrete-foundations depend not only on proper design and construction, but also on proper moisture maintenance performed by the occupant or owner of the property. Many foundations have experienced problems as a result of improper installation, maintenance, or alterations of the drainage system and landscaping. A properly designed and constructed foundation may still experience distress from soils which undergo volumetric changes caused by non-climatic moisture sources such as leaking pipes or irrigation.

Positive drainage is required for proper foundation moisture maintenance. The most commonly used technique for positive drainage is grading away from the foundation to promote rapid runoff and avoid ponding water near the foundation. Poor drainage and/or ponding water can cause a change in soil moisture content, resulting in swelling of supporting soils, thus causing foundation movement. Recommendation for positive drainage is minimum 5% ($\frac{5}{8}$ in/ft) for a minimum distance of 10 ft. from the edge of the foundation (or as allowed per Exception: IRC R401.3). Berming of landscape beds, while visually appealing, can create a damming effect between the berm and foundation that may prevent water from draining away. Special attention must be paid to these areas by providing additional precautions, such as area drains. Area drains must be checked periodically to insure they are functional.

It is important to note that consistent moisture content of supporting soils is the key to proper foundation performance. In areas where silty and/or sandy soil material is present, excessive water can cause soil to lose bearing capacity. In areas such as Dallas/Fort Worth, where expansive clays are present, excessive water will cause increased swelling of supporting soils, while insufficient moisture will cause shrinkage of supporting soils.

The following is a list of items to be considered when planning proper foundation maintenance:

1. Maintain positive drainage away from the foundation and install area drains (if applicable). Never allow water to pond near or against the foundation.
2. Replace and compact loose fill adjacent to the foundation with native soil; DO NOT use sand or a granular material.
3. Check gutters and downspouts to be sure they are clear and water is discharged minimum of 5' away from and downstream of the foundation.
4. Avoid seasonal drying around the perimeter of the foundation.
5. Existing vegetation near the foundation typically draws additional water from adjacent soils towards the foundation, causing added soil movement.

The objective of a proper maintenance program is to maintain as near constant moisture content as possible for soils around and under the foundation.

It is recommended that all property owners conduct a yearly survey of their foundation and perform any maintenance necessary to improve drainage and prevent ponding of water adjacent to these structures. This is especially important during the first ten (10) years after construction. This is usually when the most severe adjustment between the new foundation and supporting soil occurs. Following the above listed procedures should minimize detrimental foundation movement caused by expansive soils.

Mitchell K. Lenamond, P. E.



1/9/2014

Owner's Signature

MOFFATT RESIDENCE



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

- THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
- DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
- CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
- CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
- ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
- CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
- CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
- DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
- SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
- CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

CONTRACTOR NOTES:

- ALL EXTERIOR WALLS SHALL BE 2x4 U.N.O.
- ALL INTERIOR WALLS SHALL BE 2x4 U.N.O.
- ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table			
Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	FRONT AND REAR ELEVATIONS		
A-4	LEFT AND RIGHT ELEVATIONS		
A-5	FLOOR PLAN W/ DIMENSIONS		
A-6	DOOR AND WINDOW SCHEDULES		
A-7	ELECTRICAL PLAN		

PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: COVER SHEET

SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-1

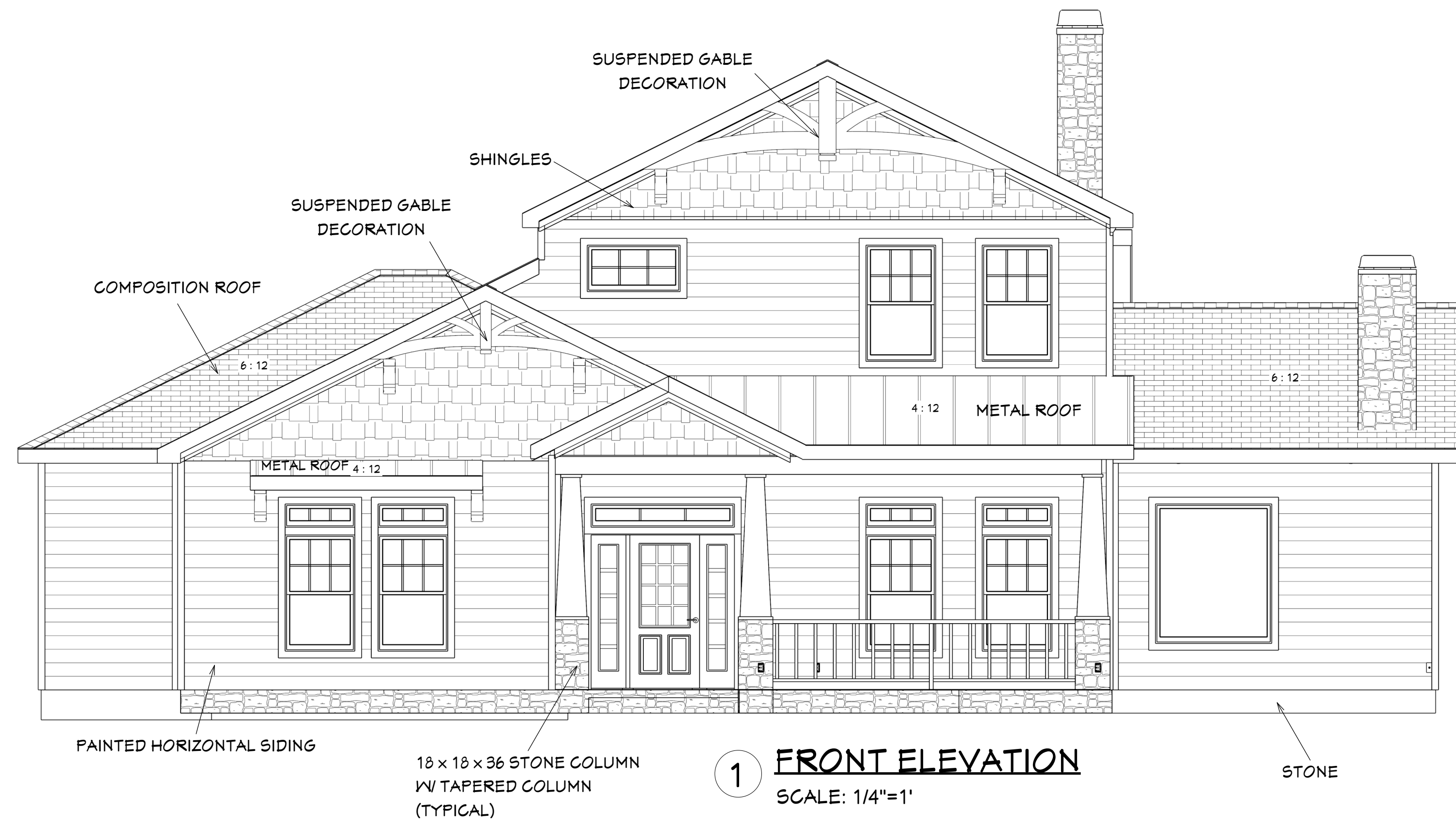


1. TOPOGRAPHICAL INFORMATION SUPPLIED BY A THIRD PARTY.
CADAZIGN IS NOT RESPONSIBLE FOR ANY TOPOGRAPHICAL
OR SURVEY INFORMATION. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED.
MEASUREMENTS ARE APPROXIMATE AND ARE FOR LAYOUT PURPOSES ONLY.
2. OWNER AND BUILDER ARE RESPONSIBLE FOR VERIFYING ALL PROPERTY
SETBACKS, RESTRICTIONS, AND ELEVATION MEASUREMENTS.
3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING
WALLS AND STRUCTURAL STEM WALLS

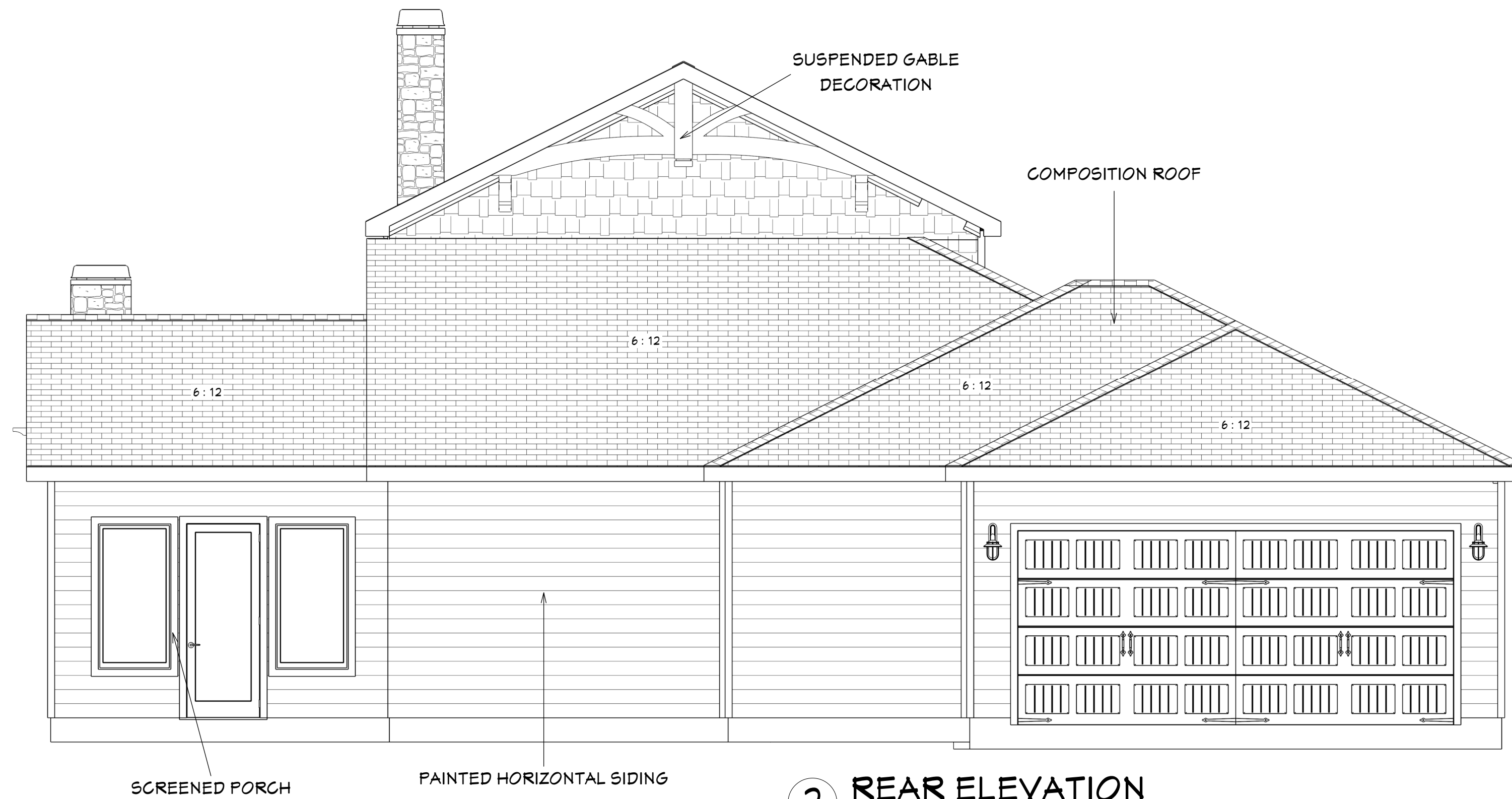


1. APPROXIMATE S.F. COMPOSITION ROOF 3295 S.F.
2. APPROXIMATE S.F. METAL ROOF 182 S.F.

A-2



NOTE:
BRICK PAVERS ON PORCH



PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
FRONT AND REAR ELEVATIONS

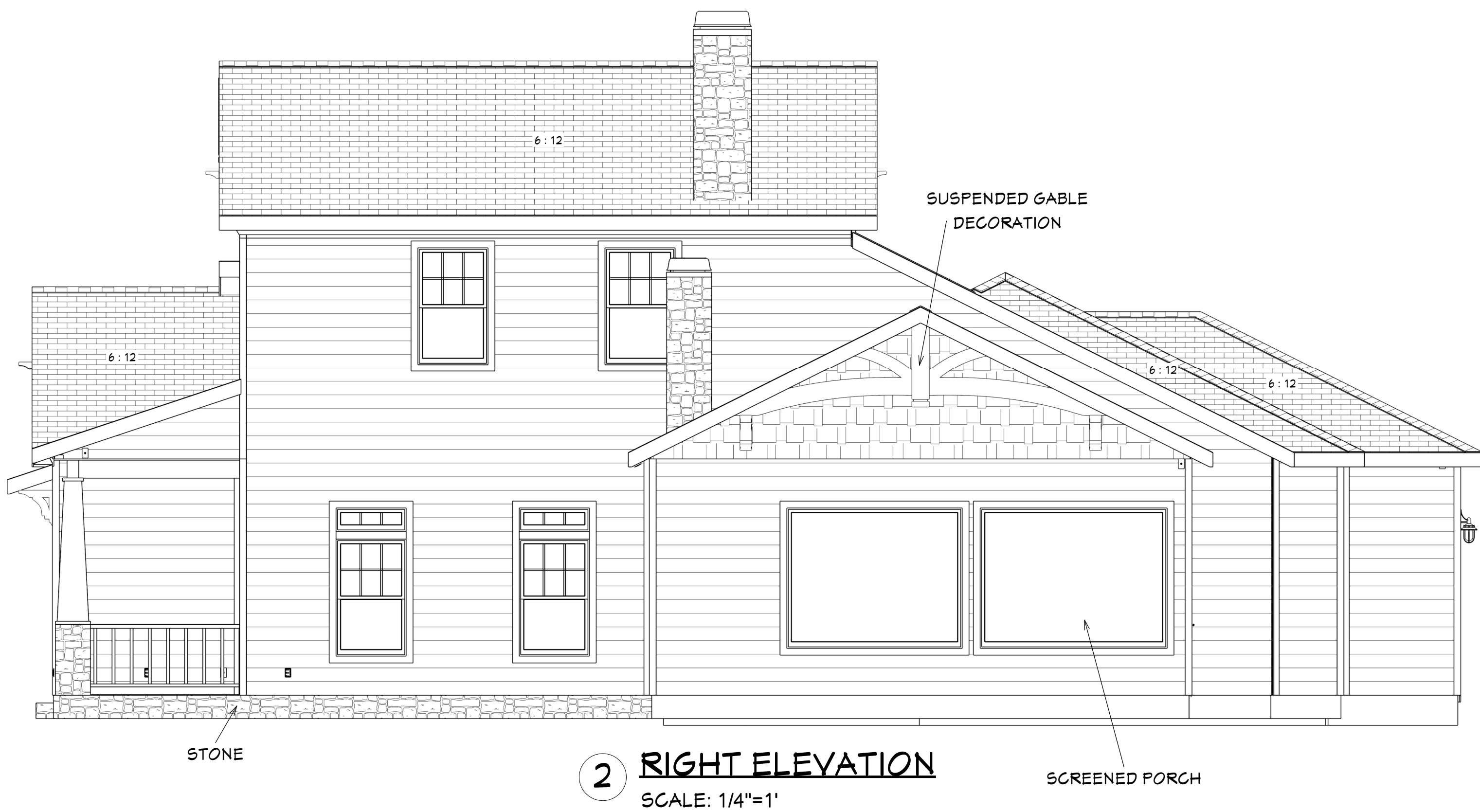
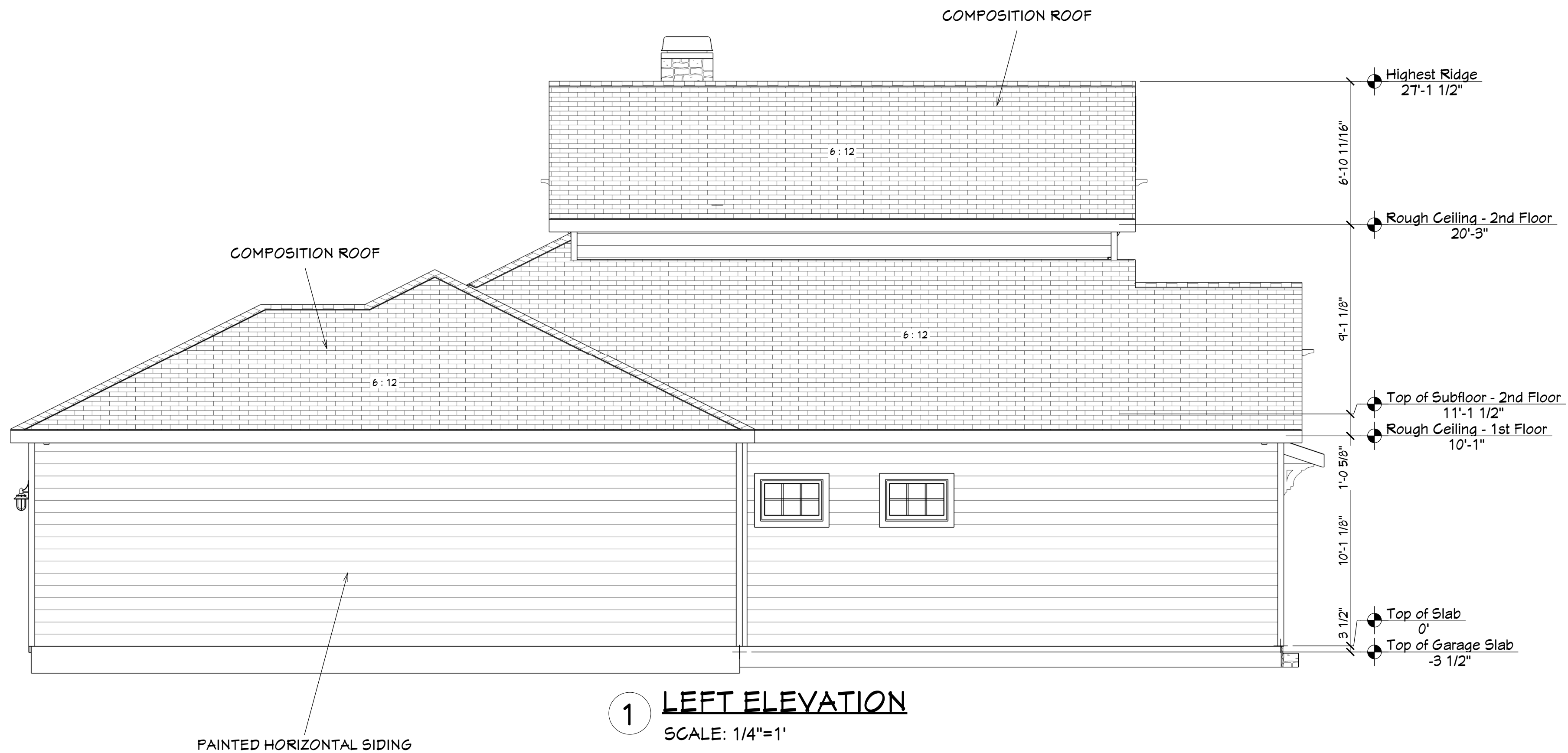
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-3



PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
LEFT AND RIGHT ELEVATIONS

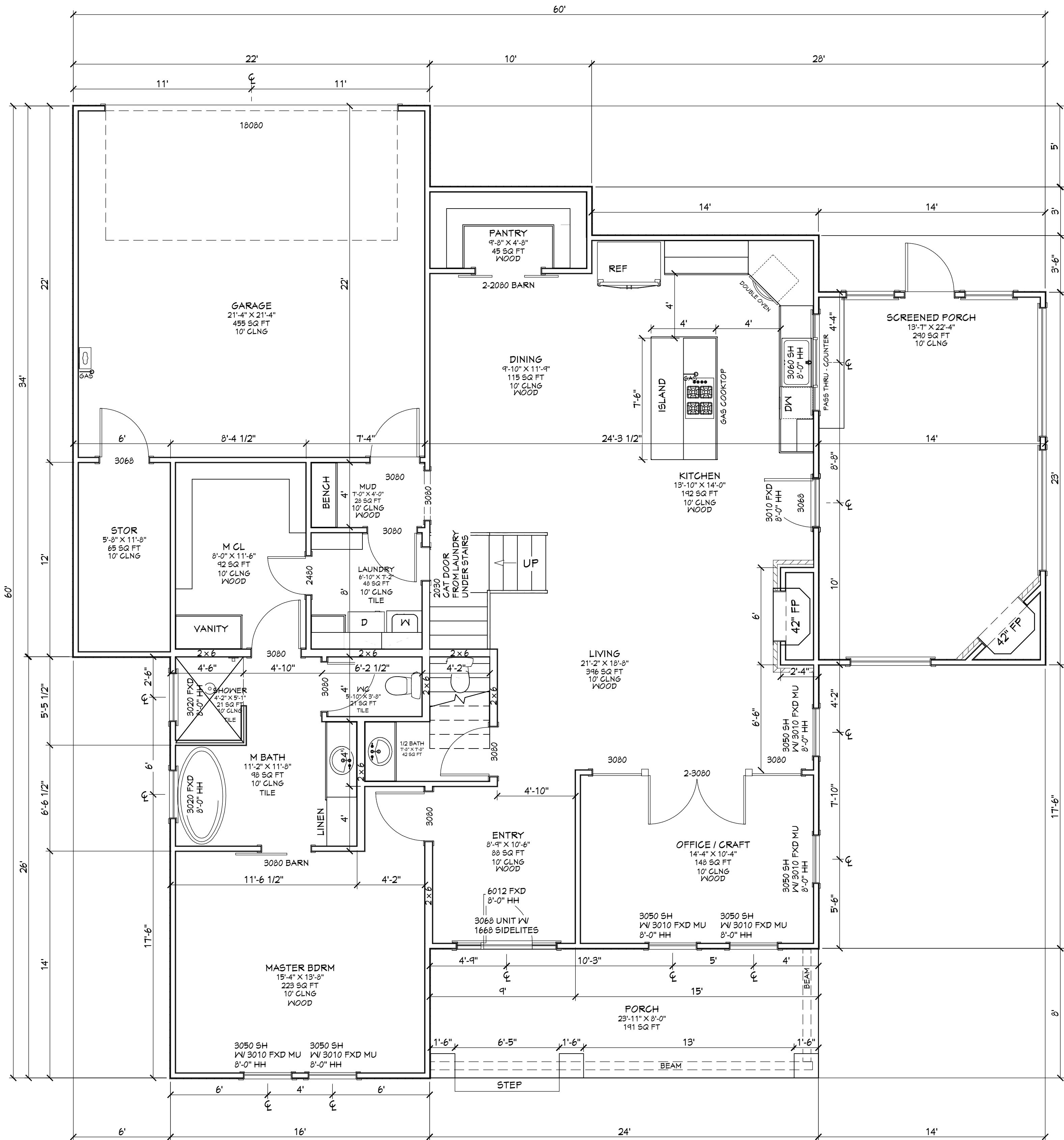
SHANNON NEWSON MARK NEWSON
DRAWN BY:
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE:
10/3/2022

SCALE:
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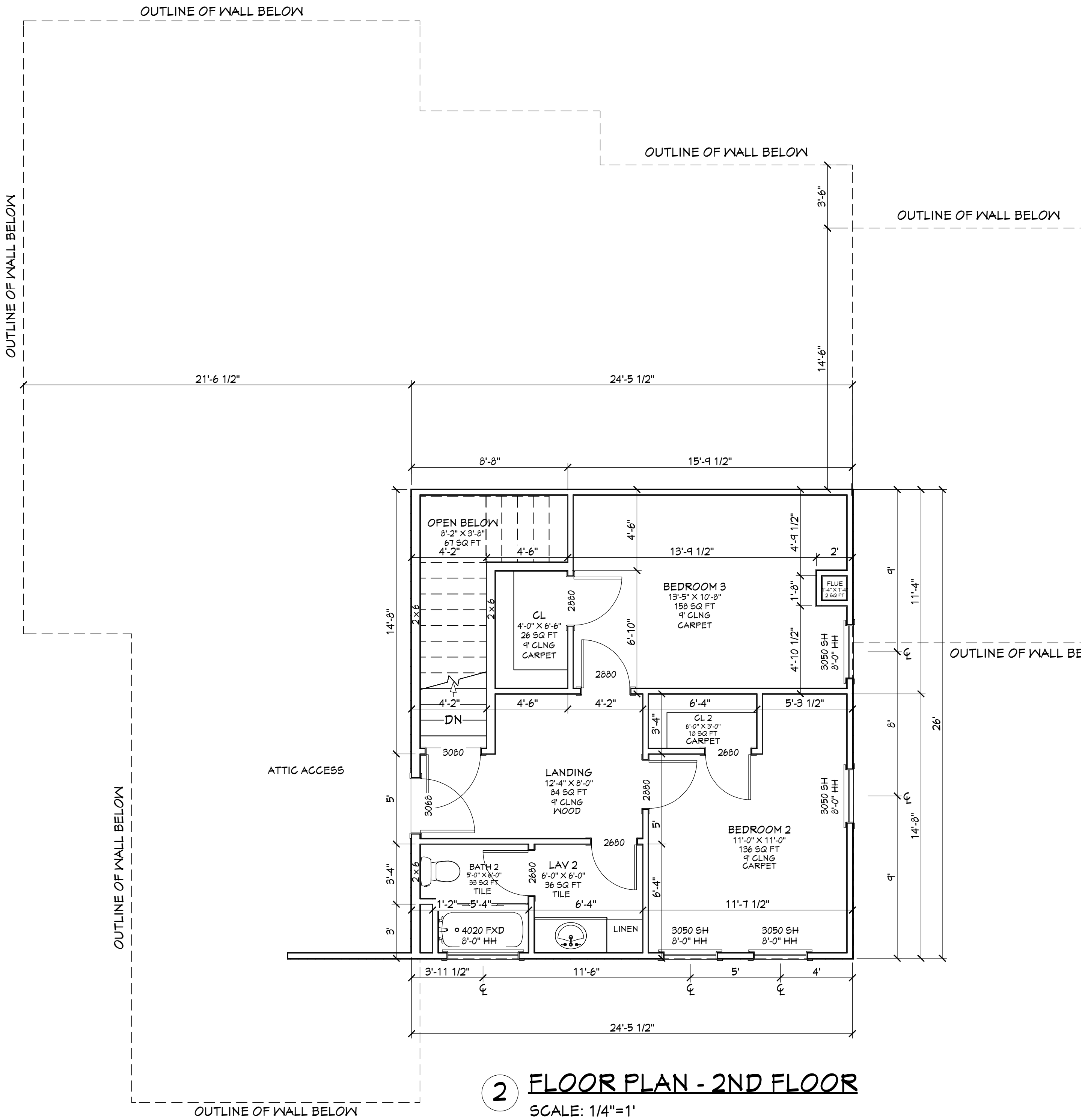
SHEET:

A-4



AREAS	
FIRST FLOOR LIVING	1715 SQ. FT.
SECOND FLOOR LIVING	562 SQ. FT.
TOTAL LIVING AREA	2277 SQ. FT.
GARAGE / STOR.	550 SQ. FT.
COVERED PORCH	192 SQ. FT.
SCREENED PATIO	322 SQ. FT.
TOTAL SQ FT	3341 SQ. FT.

Living Area
1715 sq ft



PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
FLOOR PLAN W/ DIMENSIONS

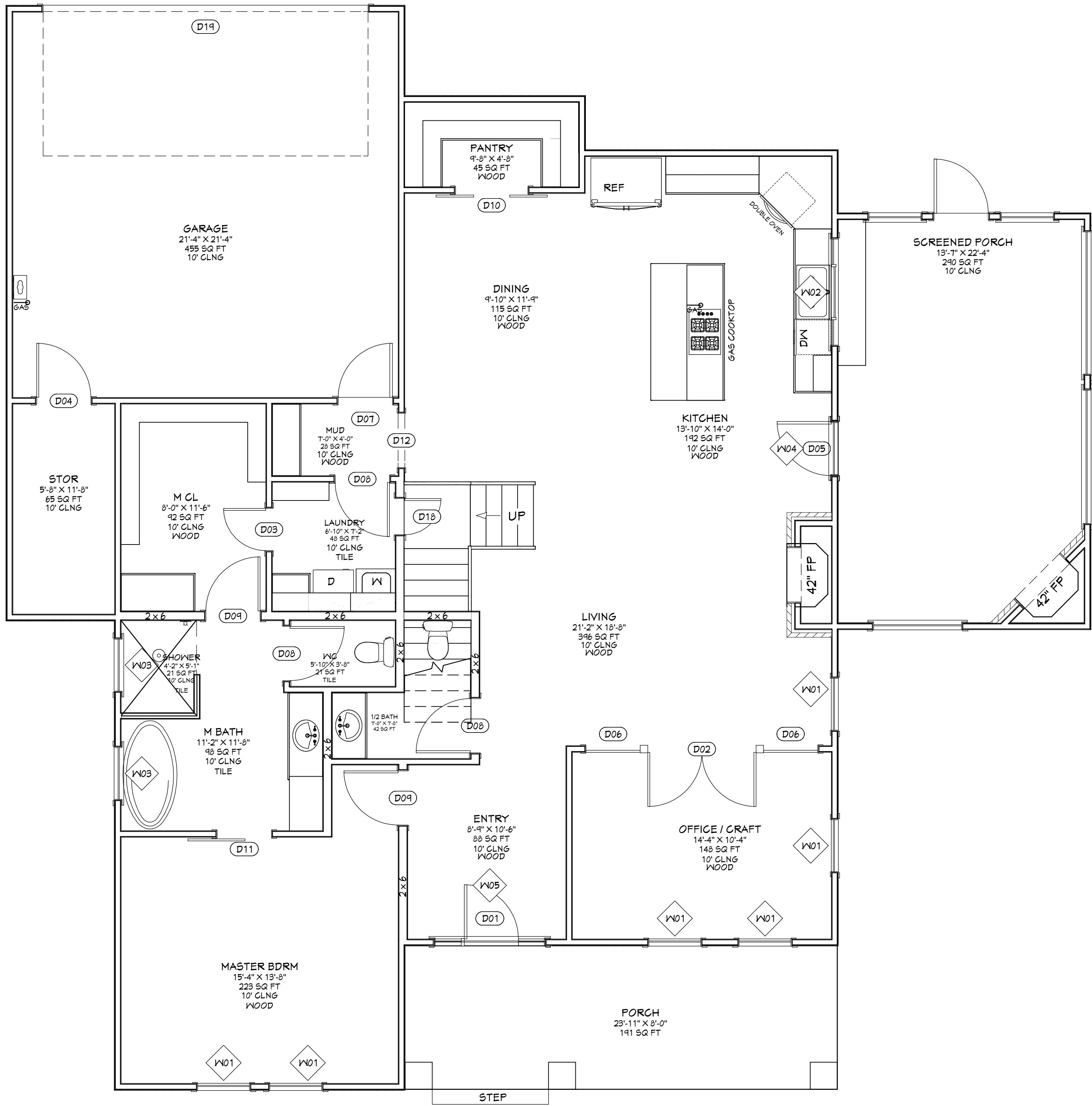
SHANNON NENSON
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ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

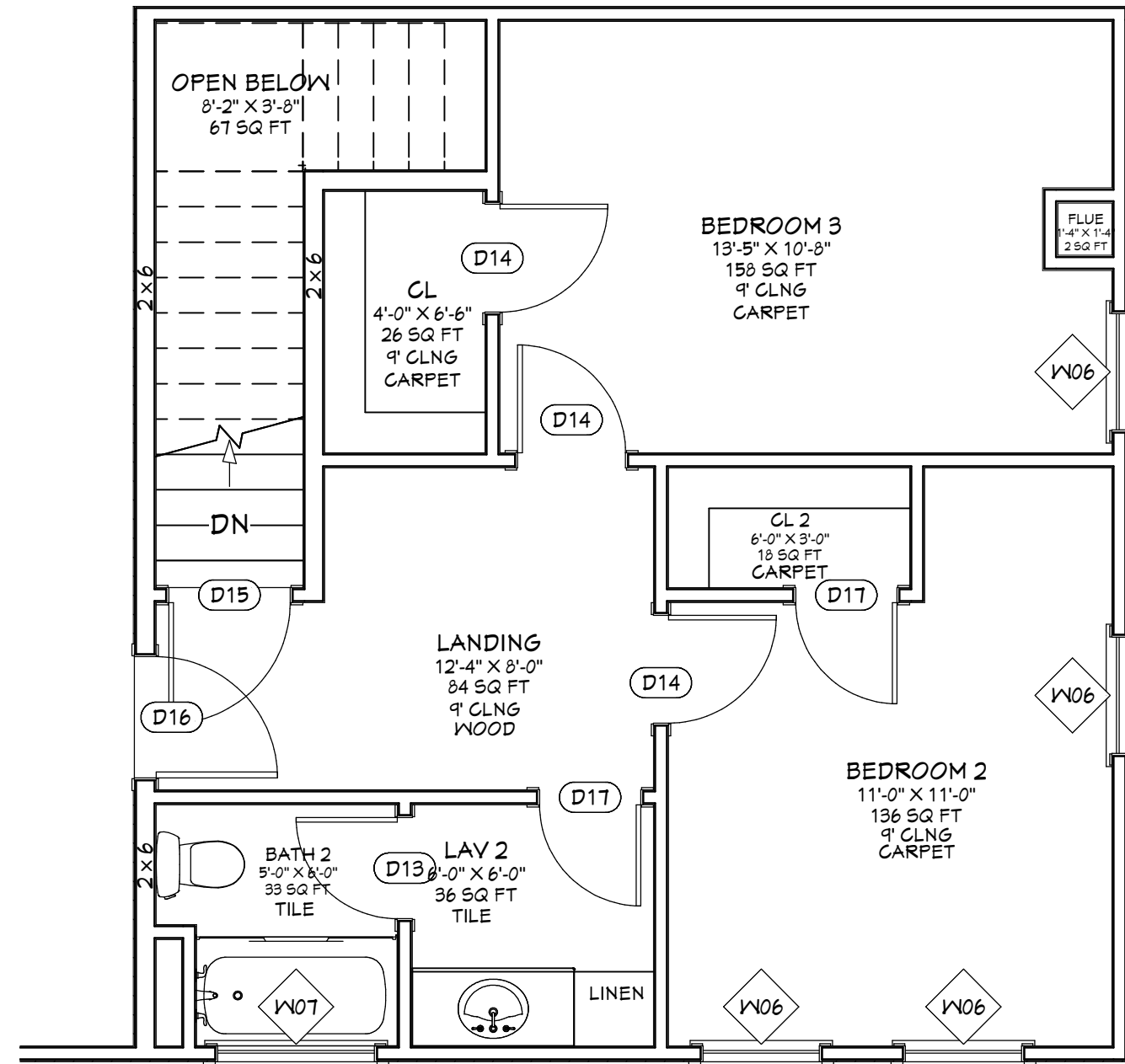
SHEET:

A-5



1 1ST FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
ENTRY	8'-9" X 10'-6"	88	WOOD
LIVING	21'-2" X 18'-8"	396	WOOD
KITCHEN	13'-10" X 14'-0"	192	WOOD
DINING	9'-10" X 11'-9"	115	WOOD
PANTRY	9'-8" X 4'-8"	45	WOOD
MUD	7'-0" X 4'-0"	28	WOOD
OFFICE / CRAFT	14'-4" X 10'-4"	148	WOOD
MASTER BDRM	15'-4" X 13'-8"	223	WOOD
M CL	8'-0" X 11'-6"	92	WOOD
LAUNDRY	6'-10" X 7'-2"	48	TILE
M BATH	11'-2" X 11'-8"	98	TILE
W/C	5'-10" X 3'-8"	21	TILE
1/2 BATH	7'-8" X 7'-8"	42	TILE
SHOWER	4'-2" X 5'-1"	21	TILE
PORCH	23'-11" X 8'-0"	191	LIGHT RED BRICK
GARAGE	21'-4" X 21'-4"	455	
SCREENED PORCH	13'-7" X 22'-4"	290	
STOR	5'-8" X 11'-8"	65	
TOTALS:	5'-8" X 11'-8"	2558	



2 2ND FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BEDROOM 2	11'-0" X 11'-0"	136	CARPET
CL 2	6'-0" X 3'-0"	18	CARPET
BEDROOM 3	13'-5" X 10'-8"	158	CARPET
CL	4'-0" X 6'-6"	26	CARPET
LANDING	12'-4" X 8'-0"	84	WOOD
BATH 2	5'-0" X 6'-0"	33	TILE
LAV 2	6'-0" X 6'-0"	36	TILE
TOTALS:		491	

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	
D01	3068 UNIT W/ 1668 SIDELITES	1	1	6268	74 "	80 "	75"X81"	MULLED UNIT	
D02	2-3080	1	1	6080 L/R IN	72 "	96 "	74"X98 1/2"	DOUBLE HINGED-DOOR F01	
D03	2480	1	1	2480 R IN	28 "	96 "	30"X98 1/2"	HINGED-DOOR F10	
D04	3068	1	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR F10	
D05	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR L07	
D06	3080	2	1	3080	36 "	96 "	38"X98	FIXED-GLASS PANEL	
D07	3080	1	1	3080 R EX	36 "	96 "	38"X94"	EXT. HINGED-DOOR L07	
D08	3080	3	1	3080 L IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F10	
D09	3080	2	1	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F10	
D10	2-2080 BARN	1	1	4080 L/R	48 "	96 "	50"X98 1/2"	DOUBLE BARN-DOOR F10	
D11	3080 BARN	1	1	3080 L	36 "	96 "	38"X98 1/2"	BARN-DOOR F10	
D12	3080	1	1	3080	36 "	96 "	38"X98 1/2"	DOORWAY	
D13	2680	1	2	2680 R IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR F10	
D14	2880	3	2	2880 L IN	32 "	96 "	34"X98 1/2"	HINGED-DOOR F10	
D15	3080	1	2	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F06	
D16	3068	1	2	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR F11	
D17	2680	2	2	2680 L IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR F10	
D18	2030 CAT DOOR FROM LAUNDRY UNDER STAIRS	1	1	2030 L IN	24 "	36 "	26"X38 1/2"	HINGED-DOOR S01	
D19	18080	1	1	18080	216 "	96 "	218"X99"	GARAGE-BB - CLOSED	

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	3050 SH W/ 3010 FXD MU 8'-0" HH	6	1	3064	36 "	76 "	37"X71"	MULLED UNIT	2X6X40" (2)
W02	3060 SH 8'-0" HH	1	1	6040TS	72 "	48 "	73"X49"	TRIPLE SLIDING	2X6X76" (2)
W03	3020 FXD 8'-0" HH	2	1	3020FX	36 "	24 "	37"X25"	FIXED GLASS	2X6X40" (2)
W04	3010 FXD 8'-0" HH	1	1	3010FX	36 "	12 "	37"X13"	FIXED GLASS	2X6X40" (2)
W05	6012 FXD 8'-0" HH	1	1	6210FX	74 "	12 "	75"X13"	FIXED GLASS	2X6X78" (2)
W06	3050 SH 8'-0" HH	4	2	3050SH	36 "	60 "	37"X61"	SINGLE HUNG	2X6X40" (2)
W07	4020 FXD 8'-0" HH	1	2	4020FX	48 "	24 "	49"X25"	FIXED GLASS	2X6X52" (2)

PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
DOOR - WINDOW & FLOORING
SCHEDULES

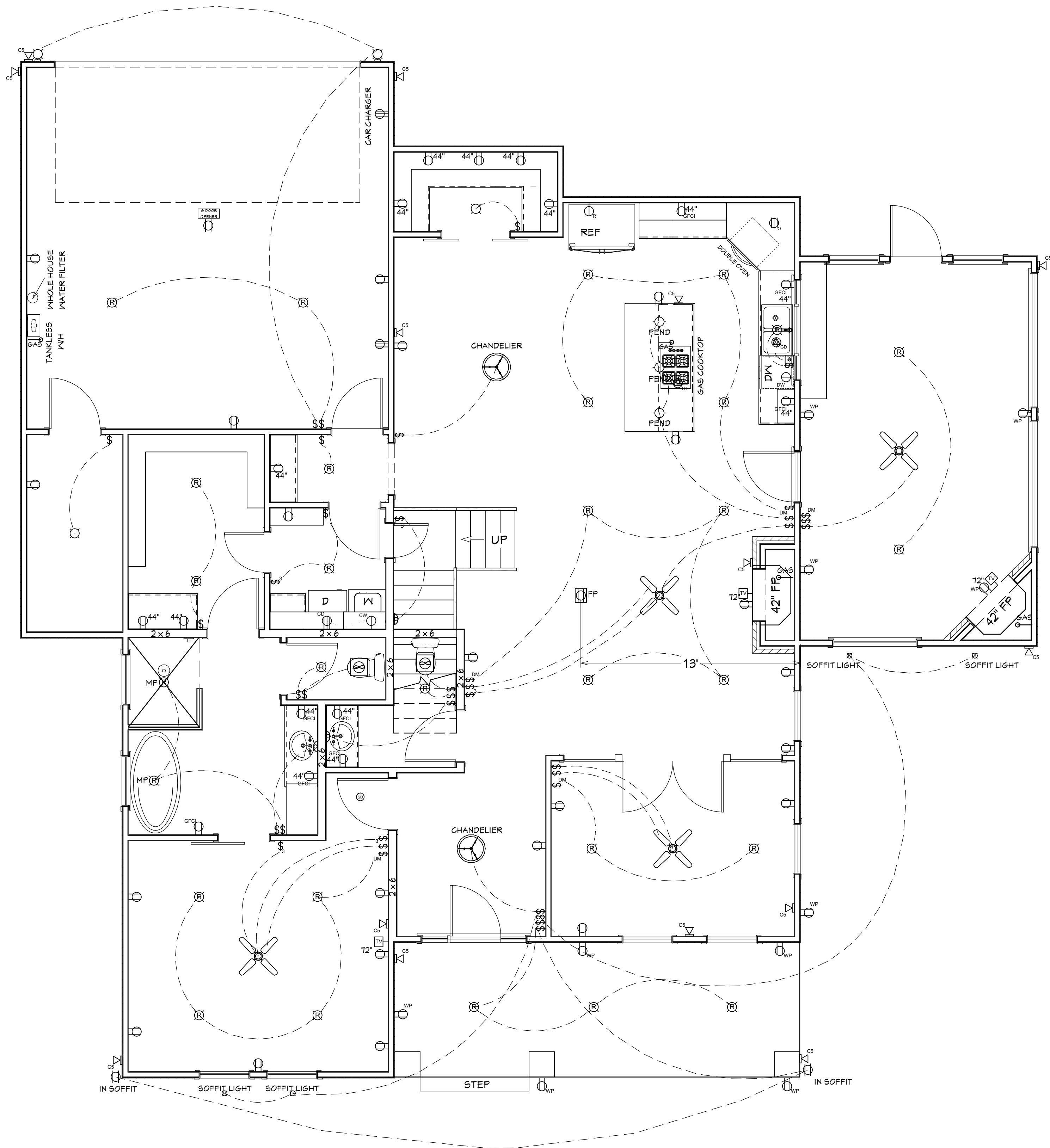
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9883
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

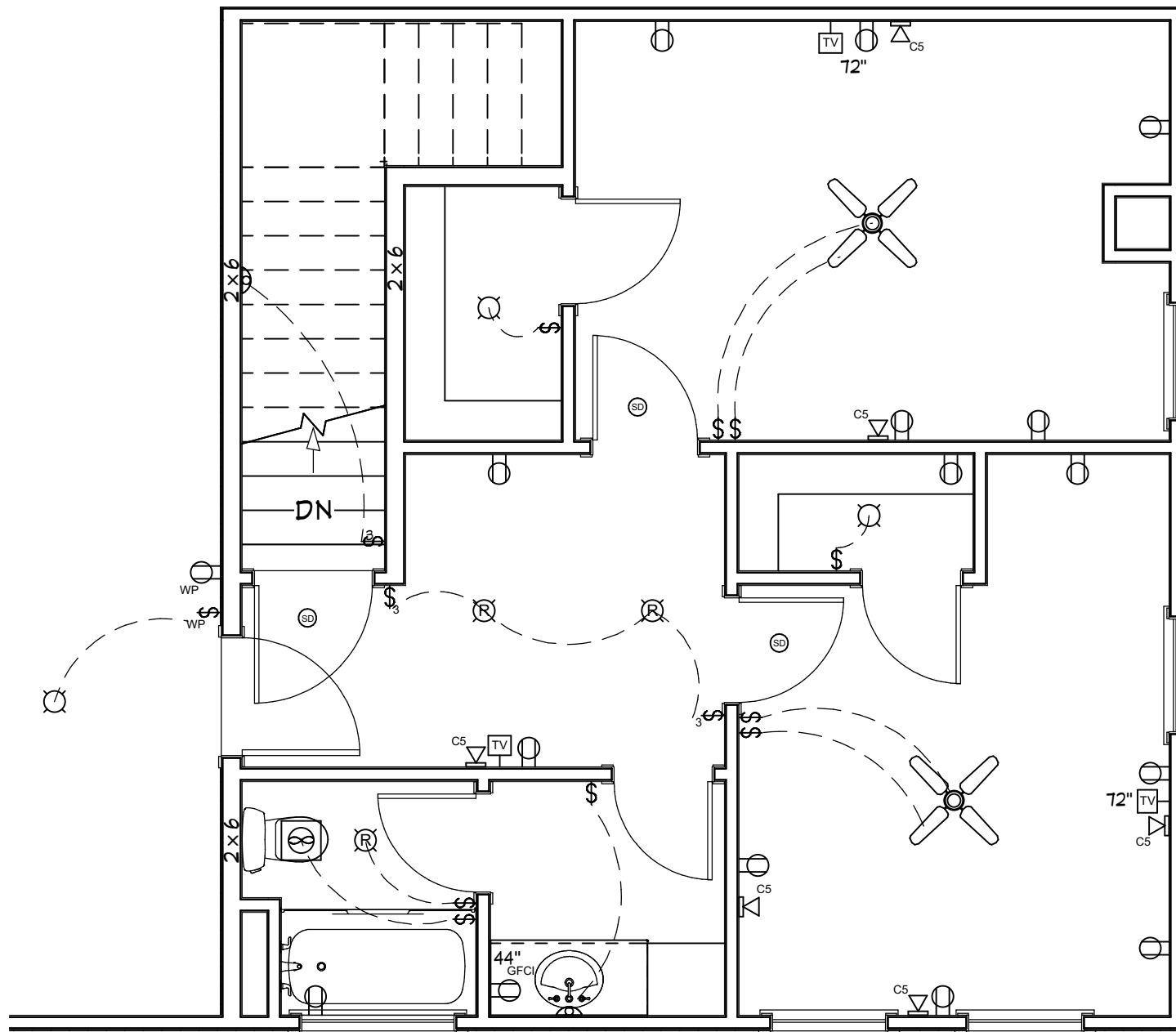
A-6



1 **FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

NOTES:
1. WIRE SOFFIT OUTLETS TO SWITCH IN ENTRY.
2. WIRE ALL SOFFIT LIGHTING TO SWITCH IN ENTRY.
3. VERIFY FLOOR PLUG LOCATION W/ OWNER.



2 **SECOND FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: ELECTRICAL PLAN

SHANNON NEWMOM MARK NEWMOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-7

Building Summary

Property

211 Jacob Crossing
Rockwall, TX

Weather: Dallas/Fort Worth Intl,
TX
Custom
211 Jacob Crossing Scott
Clements.blg

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

Builder

Scott Clements

HERS

Projected Rating
Rater ID: 190 4900

Property/Builder Information

Building Name	Custom
Owner's Name	
Property Address	211 Jacob Crossing
City, St, Zip	Rockwall, TX
Phone Number	
Builder's Name	Scott Clements
Phone Number	
Email Address	
Plan/Model Name	Custom
Community/Development Identifier/Other	

Organization Information

Organization Name	Eric L Davis Engineering
Address	401 Pinson
City, St, Zip	Forney, TX 75126
Phone Number	972-564-0592
Website	

Rating/RESNET Information

Provider ID	1998-113
Sample Set ID	0000
Registry ID	
Registry Date Registered	
Rater's Name	Rob Poole
Rater's ID	190 4900
Rater's Email	robp@eldengineering.com
Last Field Insp	
Rating Type	Projected Rating
Reason for Rating	New Home
Rating Number	
Rating Permit Date	09/08/2021

Building Summary

Property

211 Jacob Crossing
Rockwall, TX

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

HERS

Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX
Custom
211 Jacob Crossing Scott
Clements.blg

Builder

Scott Clements

General Building Information

Area of Conditioned. Space(sq ft)	2277
Volume of Conditioned. Space	23908
Year Built	2022
Housing Type	Single-family detached
Level Type(Apartments Only)	None
Floors on or Above-Grade	2
Number of Bedrooms	3
Foundation Type	Slab
Enclosed Crawl Space Type	N/A
Number of Stories Including Conditioned Basement	2
Thermal Boundary Location	REM Default

Slab Floor Information

Name	Library Entry	Area(sq ft)	Depth Below Grade(ft)	Full Perimeter(ft)	Exposed Perimeter(ft)	On-Grade Perimeter(ft)
slab on grade	Uninsulated*****	1715	0.0	164	164	164

Slab Floor Library List

Slab Floor: Uninsulated*****

Slab Covering	Carpet
Perimeter Insulation (R-Value)	0.0
Perimeter Insulation Depth (ft)	0.0
Under-Slab Insulation (R-Value)	0.0
Under-Slab Insulation Width (ft)	0.0
Slab Insulation Grade	1
Radiant Slab	No
Note	

Above-Grade Wall

Name	Library Entry	Location	Exterior Color	Area(sq ft)	Uo Value
Brick Wall	R-1 gr1 2x4-16 br***	Cond -> ambient	Light	2427.00	0.056
garage Wall	R13 gr1 2x4 dblgy**0*	Cond -> garage	Light	330.00	0.058

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Building Summary

Property

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Weather: Dallas/Fort Worth Intl,
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Builder

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HERS

Projected Rating
Rater ID: 190 4900

Above-Grade Wall Library List

Above-Grade Wall: R-1 gr1 2x4-16 br***

Information From Quick Fill Screen

Wall Construction Type	Std Frame w/Brick Veneer
Continuous Insulation (R-Value)	5.0
Frame Cavity Insulation (R-Value)	13.0
Frame Cavity Insulation Thickness (in)	3.5
Frame Cavity Insulation Grade	1
Stud Size (w x d, in)	1.5 x 3.5
Stud Spacing (in o.c.)	16.0
Framing Factor - (default)	0.2300
Gypsum Thickness (in)	0.5
Note	1/2 gyp 2x4 at 16o.c. R-13 grade I brick veneer

Above-Grade Wall: R13 gr1 2x4 dblgy**0*

Information From Quick Fill Screen

Wall Construction Type	Standard Wood Frame
Continuous Insulation (R-Value)	5.0
Frame Cavity Insulation (R-Value)	13.0
Frame Cavity Insulation Thickness (in)	3.5
Frame Cavity Insulation Grade	1
Stud Size (w x d, in)	1.5 x 3.5
Stud Spacing (in o.c.)	16.0
Framing Factor - (default)	0.2300
Gypsum Thickness (in)	0.5
Note	

Window Information

Name	Wall Assignment	Orient	U-Value	SHGC	Area (sqft)	Overhang			Interior		Adjacent	
						Depth (ft)	To Top (ft)	To Btm (ft)	Winter Shading	Summer Shading	Winter Shading	Summer Shading
front	AGWall 1	South	0.350	0.250	118.00	2.0	3.0	7.0	0.85	0.70	None	None
right	AGWall 1	East	0.350	0.250	66.00	2.0	3.0	7.0	0.85	0.70	None	None
left	AGWall 1	West	0.350	0.250	12.00	0.0	0.0	0.0	0.85	0.70	None	None
Front Door	AGWall 1	South	0.350	0.250	38.00	2.0	3.0	7.0	0.85	0.70	Complete	Complete

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Building Summary

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Organization
Eric L Davis Engineering
972-564-0592
Rob Poole

HERS
Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX
Custom
211 Jacob Crossing Scott
Clements.blg

Builder
Scott Clements

Window Information

Name	Wall Assignment	Orient	U-Value	SHGC	Area (sqft)	Overhang			Interior		Adjacent	
						Depth (ft)	To Top (ft)	To Btm (ft)	Winter Shading	Summer Shading	Winter Shading	Summer Shading
Kitchen Room	AGWall 1	North	0.350	0.250	14.00	2.0	3.0	7.0	0.85	0.70	Complete	Complete

Door Information

Name	Library Entry	Wall Assignment	Opaque Area(sq ft)	Uo Value	R-Value of Opaque Area	Storm Door
front	1-3/4 solid core*****0*****	AGWall 1	10.0	0.341	2.0	No
Kitchen Room	1-3/4 solid core*****0*****	AGWall 1	10.0	0.341	2.0	No
garage	1-3/4 solid core*****0*****	AGWall 2	21.0	0.341	2.0	No

Roof Information

Name	Library Entry	Ceiling Area(sq ft)	Roof Area(sq ft)	Exterior Color	Radiant Barrier	Type	Uo Value	Cement or Clay Tiles	Roof Tile Ventilation
Ceiling	R-38 Foam	1715.00	2143.75	Light	No	Attic	0.025	No	No

Roof Library List

Ceiling: R-38 Foam

Information From Quick Fill Screen

Continous Insulation (R-Value)	25.0
Cavity Insulation (R-Value)	15.0
Cavity Insulation Thickness (in)	8.0
Cavity Insulation Grade	1
Gypsum Thickness (in)	0.500
Insulated Framing Size(w x h, in)	1.5 x 3.5
Insulated Framing Spacing (in o.c.)	24.0
Framing Factor - (default)	0.1100
Ceiling Type	Attic
Note	Vaulted Foam

Building Summary

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HERS

Projected Rating
Rater ID: 190 4900

Mechanical Equipment

Number of Mechanical Systems	3
Heating SetPoint(F)	68.0
Heating Setback Thermostat	Present
Cooling SetPoint(F)	78.0
Cooling Setup Thermostat	Present
DHW SetPoint(F)	125.0

Heat: 96AFUE Gas Furn 36k

SystemType	Fuel-fired air distribution
Fuel Type	Natural gas
Rated Output Capacity (kBtuh)	36.0
Seasonal Equipment Efficiency	96.0 AFUE
Auxiliary Electric	242 Eae
Note	
Number Of Units	1
Location	Conditioned area
Performance Adjustment	100
Percent Load Served	100

Cool: 14SEER A/C 3 ton

System Type	Air conditioner
Fuel Type	Electric
Rated Output Capacity (kBtuh)	36.0
Seasonal Equipment Efficiency	14.0 SEER
Sensible Heat Fraction (SHF)	0.70
Note	
Number Of Units	1
Location	Conditioned area
Performance Adjustment	100
Percent Load Served	100

DHW: Demand-Gas*****

Water Heater Type	Instant water heater
-------------------	----------------------

Building Summary

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Projected Rating
Rater ID:190 4900

Mechanical Equipment

Fuel Type	Natural gas
Energy Factor	0.93
Recovery Efficiency	0.00
Water Tank Size (gallons)	0
Extra Tank Insulation (R-Value)	0.0
Note	
Number Of Units	1
Location	Conditioned area
Performance Adjustment	100
Percent Load Served	100

DHW Efficiencies

All bath faucets & showers <= 2gpm	false
All DHW pipes fully insulated >= R-3	false
Recirculation type	None (standard system)
Farthest fixture to DHW heater	78
TOTAL Pipelength for longest DHW run	98
DWHR unit present?	false

DHW Diagnostics

dhwGpd	46.78
peRatio	1.12
dishwasherGpd	4.32
clothesWasherHotWaterGPD	3.89
EDef	1.02
ewaste	34.89
tmains	71.70
dwHrWhInletTempAdj	0.00
pumpConsKwh	0.00
pumpConsMmbtu	0.00

Building Summary

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Projected Rating
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211 Jacob Crossing Scott
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Builder

Scott Clements

Duct Systems

Name

Conditioned Floor Area(sq ft) 2277.0
of Returns 3
Heating System 96AFUE Gas Furn 36k
Cooling System 14SEER A/C 3 ton
Supply Duct Surface Area(sq ft) 461.1
Return Duct Surface Area(sq ft) 426.9

Duct Leakage

Qualitative Assessment Not Applicable
Duct Leakage to Outside
 Supply+Return 1.00 CFM @ 25 Pascals
 Supply Only Not Applicable
 Return Only Not Applicable
Total Duct Leakage 1.00 CFM @ 25 Pascals
Duct Tightness Test Postconstruction Test
Test Exemptions
 IECC FALSE
 RESNET LtO FALSE
 ENERGY STAR LtO FALSE

Type	Location	Percent Location	R-Value
Supply	Conditioned space	100.0	8.0
Return	Conditioned space	100.0	8.0

Building Summary

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Projected Rating
Rater ID: 190 4900

Infiltration and Mechanical Ventilation

Whole Dwelling Infiltration

Input Type	Blower door
Heating Season Infiltration Value	3.00 ACH @ 50 Pascals
Cooling Season Infiltration Value	3.00 ACH @ 50 Pascals
Shelter Class	4
Code Verification	Tested

Mechanical Ventilation for IAQ

Type	Balanced
Rate(cfm)	75
Adjusted Sensible Recovery Efficiency(%)	0.00
Adjusted Total Recovery Efficiency(%)	0.00
Hours per Day	24.0
Fan Power (watts)	48.00
ECM Fan Motor	false

Ventilation Strategy for Cooling

Cooling Season Ventilation	Natural Ventilation
----------------------------	---------------------

Good Air Exchange for Multi-Family	NA
------------------------------------	----

Building Summary

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Projected Rating
Rater ID: 190 4900

Lights and Appliances

Rating/RESNET audit

Ceiling Fan CFM / Watt	70.40
Refrigerator kWh/yr	775
Refrigerator Location	Conditioned
Range/Oven Fuel Type	Natural gas
Induction Range	No
Convection Oven	No

Dishwasher

Energy Factor	0.46
Dishwasher kWh/yr	0
Place Setting Capacity	12

Clothes Dryer

Fuel Type	Electric
Location	Conditioned
Moisture Sensing	Yes
CEF	2.62

Clothes Washer

Location	Conditioned
LER (kWh/yr)	704
IMEF	0.331
Capacity (CU.Ft)	2.874
Electricity Rate	0.08
Gas Rate	0.58
Annual Gas Cost	23.00

Qualifying Light Fixtures

Interior Lights %	100.0
Exterior Lights %	100.0
Garage Lights %	100.0
Interior LEDs %	0.0
Exterior LEDs %	0.0
Garage LEDs %	0.0

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Building Summary

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Rockwall, TX

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Organization

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Rob Poole

Builder

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HERS

Projected Rating
Rater ID:190 4900

Mandatory Requirements

IECC Requirements

Verified IECC 06	true
Verified IECC 09	true
Verified IECC 12	true
Verified IECC 15	true
Verified IECC 18	true
Verified NY-ECCC 2016	false
Verified IECC MI	false
Verified IECC NC 2018	false

EPA Requirements

Rater certifies that the home complies with the following
requirements for:

ENERGY STAR v3.0

Rater Design Review Checklist
Rater Field Checklist
HVAC Design Report
HVAC Commissioning Checklist (optional)

ENERGY STAR Version 3 Appliances

Amount

Refrigerators	0
Ceiling Fans	0
Exhaust Fans	0
Dishwashers	0

ENERGY STAR Multi-Family Checks

Clothes washer is in a category with no ENERGY STAR options.	NA
Clothes dryer is in a category with no ENERGY STAR options.	NA
Apt or Townhome uses 'Class AW' Windows.	NA

ENERGY STAR Version 3 Basements

Basement Wall Area 50% Below Grad:	false
Basement Floor Area	0.00
Slab Insulation Exemption:	false
Indoor airPlus Verification Checklist	true
EPA Field App ID	

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Building Summary

Property

211 Jacob Crossing
Rockwall, TX

Weather:Dallas/Fort Worth Intl,
TX
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Builder

Scott Clements

HERS

Projected Rating
Rater ID:190 4900

DOE Zero Energy Ready Home

Home Builder ID Number

Mandatory Requirements

Verified Fenestration	false
Verified Insulation	false
Verified Duct Location	false
Verified Appliance	false
Verified Lighting	false
Verified Fan Efficiency	false
Verified Water Efficiency	false
Verified EPA Indoor airPLUS	false
Verified Renewable Energy Ready Solar Electric	false

Optional Home Builder Commitments for Recognition

Certified under the EPA WaterSense for New Homes Program	No
Certified under the IBHS fortified for Safer Living Program	No
Followed the DOE Zero Energy Ready Home Quality Management Guidelines	No
The buyer of this home signed a waiver giving DOE Zero Energy Ready Home access to utility bill data for one year.	No

Active Solar

System Type	None
Collector Loop Type	None
Collector Type	None
Collector Orientation	None
Area(sq ft)	0.0
Tilt(degrees)	0.0
Volume(cu ft/gal)	0.0

Building Summary

Property

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Rockwall, TX

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Custom
211 Jacob Crossing Scott
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Organization

Eric L Davis Engineering
972-564-0592
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Builder

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HERS

Projected Rating
Rater ID:190 4900

Notes

House faces South

ENERGY STAR v3.0 Home Report

Property
211 Jacob Crossing
Rockwall, TX

Organization
Eric L Davis Engineering
972-564-0592
Rob Poole

HERS
Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX
Custom
211 Jacob Crossing Scott
Clements.blg

Builder
Scott Clements

Projected Rating: Based on Plans - Field Confirmation Required.
Normalized, Modified End-Use Loads (MMBtu/yr)

	ENERGY STAR	As Designed
Heating	20.0	13.0
Cooling	25.9	20.8
Water Heating	7.5	2.6
Lights and Appliances	24.1	24.3
Total	77.5	60.6

HERS Index of Reference Design Home	70	53	HERS Index w/o PV
HERS Index Target (SAF Adjusted)	69	53	HERS Index
Size Adjustment Factor	0.99		

HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

ENERGY STAR v3.0 Mandatory Requirements

X	Duct leakage at post construction better than or equal to ENERGY STAR v3/3.1 requirements.
X	Envelope insulation levels meet or exceed ENERGY STAR v3/3.1 requirements.
X	Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
X	Envelope insulation achieves RESNET Grade I installation, or Grade II with insulated sheathing.
X	Windows meet the 2009 IECC Requirements - Table 402.1.1.
X	Duct insulation meets the EPA minimum requirements of R-6.
X	Mechanical ventilation system is installed in the home.
X	ENERGY STAR Checklists fully verified and complete.



This home **MEETS** or **EXCEEDS** the energy efficiency requirements
for designation as an EPA ENERGY STAR Version 3 Certified Home.

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO2) - tons/yr	4.8
Sulfur Dioxide (SO2) - lbs/yr	10.3
Nitrogen Oxides (NOx) - lbs/yr	8.7

Energy Cost Savings

	\$/yr
Heating	19
Cooling	206
Water Heating	0
Lights & Appliances	132
Total	357

The energy savings and pollution prevented are calculated by comparing the Rated Home to the Reference Home as defined in the Mortgage Industry National Home Energy Rating Systems Standards as promulgated by the Residential Energy Services Network (RESNET). In accordance with these guidelines, building inputs affecting setpoints, infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads.

REM/Rate - Residential Energy Analysis and Rating Software v15.7.3

This information does not constitute any warranty of energy costs or savings.

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ENERGY STAR v3.0 Home Verification Summary

Property

211 Jacob Crossing
Rockwall, TX

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

HERS

Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX

Custom

211 Jacob Crossing Scott
Clements.blg

Builder

Scott Clements

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information

Conditioned Area (sq ft)	2277	HERS Index	53
Conditioned Volume (cubic ft)	23908	HERS Index w/o PV	53
Insulated Shell Area (sq ft)	6187	HERS Index Target (SAF Adjusted)	69
Number of Bedrooms	3	HERS Index of Reference Design Home	70
Housing Type	Single-family detached	Size Adjustment Factor	0.99
Foundation Type	Slab		



This home MEETS or EXCEEDS the energy efficiency requirements
for designation as an EPA ENERGY STAR Version 3 Certified Home.

HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	R-38 Foam U=0.025	Window Type	Dbl/LoE/Arg - Vinyl*****0*****
Sealed Attic	None	Window	U-Value: 0.350, SHGC: 0.250
Vaulted Ceiling	None	Window/Wall Ratio	0.09
Above Grade Walls	R-1 gr1 2x4-16 br*** U=0.056	Infiltration Type	Blower door
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	1.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	1.00 CFM @ 25 Pascals
Slab Floors	Uninsulated***** U=0.365		

Mechanical Systems

Heating	Fuel-fired air distribution, 36.0 kBtuh, 96.0 AFUE.
Cooling	Air conditioner, 36.0 kBtuh, 14.0 SEER.
Water Heating	Instant water heater, Gas, 0.93 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Balanced: 75 cfm, 48.0 watts.

Lights and Appliances

Interior LED Lighting (%)	0.00	Clothes Dryer Fuel	Electric
Refrigerator (kWh/yr)	775.00	Clothes Dryer CEF	2.62
Dishwasher Energy Factor	0.46	Clothes Washer LER	704.00
Ceiling Fan (cfm/Watt)	70.40	Clothes Washer Capacity	2.87
Range/Oven Fuel	Natural gas		

Note: Where feature level varies in home, the dominant value is shown.

REM/Rate - Residential Energy Analysis and Rating Software v15.7.3

This information does not constitute any warranty of energy costs or savings.

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2015 IECC Energy Cost Compliance

Property

211 Jacob Crossing
Rockwall, TX

Organization

Eric L Davis Engineering
972-564-0592
Rob Poole

HERS

Projected Rating
Rater ID:190 4900

Weather:Dallas/Fort Worth Intl,
TX

Custom

211 Jacob Crossing Scott

Builder

Scott Clements

Annual Energy Cost

\$/yr

	2015 IECC	As Designed
Heating	7	9
Cooling	259	242
Water Heating	0	0
SubTotal - Used to Determine Compliance	265	250
Mechanical Ventilation Fan	17	34
Lights & Appliances (minus MechVent)	502	464
Photovoltaics	-0	-0
Service Charge	81	81
Total	865	829

Mandatory Requirements

Annual Energy Cost Check	PASSES
Duct Insulation R-Value Check (per Section 405.2)	PASSES
Window U-Value and SHGC Check (per Section 402.5)	PASSES
Home Infiltration (Section 402.4.1)	PASSES
Duct Testing (Section 403.3.3)	PASSES
Mechanical Ventilation (Section 403.6)	PASSES
Mechanical Ventilation Fan Efficacy (Section 403.6.1)	PASSES
Mandatory Requirements Check Box (2015 IECC)	PASSES

This home **MEETS** the annual energy cost requirements of Section 405 of the 2015 International Energy Conservation Code based on a climate zone of 3A. In fact, this home surpasses the requirements by 5.6%.

Name | Rob Poole
Organization | Eric L Davis Engineering

Signature | 
Date | 7 November 2022

In accordance with IECC, building inputs, such as setpoints, infiltration rates, and window shading may have been changed prior to calculating annual energy cost. Furthermore, the standard reference design HVAC system efficiencies are set equal to those in the design home as specified in the 2015 IECC. These standards are subject to change, and software updates should be obtained periodically to ensure the compliance calculations reflect current federal minimum standards.

RESNET Home Energy Rating Standard Disclosure

For home located at: 211 Jacob Crossing

City: Rockwall

State: TX

1. ☒ The Rater or Rater's employer is receiving a fee for providing the rating on this home.
2. ☐ In addition to the rating, the Rater or Rater's employer has also provided the following consulting services for this home.
- ☐ A. Mechanical system design
 - ☐ B. Moisture control or indoor air quality consulting
 - ☐ C. Performance testing and/or commissioning other than required for the rating itself
 - ☐ D. Training for sales or construction personnel
 - ☐ E. Other (specify below)

3. ☐ The Rater or Rater's employer is:
- ☐ A. The seller of this home or their agent
 - ☐ B. The mortgagor for some portion of the financial payments on this home
 - ☐ C. An employee, contractor or consultant of the electric and/or natural gas utility serving this home

4. ☐ The Rater or Rater's employer is a supplier or installer of products, which may include:

HVAC Systems

Thermal Insulation Systems

Air sealing of envelope or duct systems

Windows or window shading systems

Energy efficient appliances

Construction (builder, developer, construction contractor, etc.)

Other (specify below):

Installed in this home by: OR is in the business of:

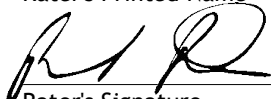
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<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
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<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer
<input type="checkbox"/> Rater	<input type="checkbox"/> Employer	<input type="checkbox"/> Rater	<input type="checkbox"/> Employer

5. ☐ This home has been verified under the provisions of Chapter 6, Section 603 'Technical Requirements for Sampling' of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET).

I attest that the above information is true and correct to the best of my knowledge. As a Rater or Rating Provider I abide by the rating quality control provisions of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). The national rating quality control provisions of the rating standard are contained in Chapter One 4.C.8. of the standard and are posted at http://resnet.us/standards/RESNET_Mortgage_Industry_National_HERS_Standards.pdf. The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

Rob Poole

Rater's Printed Name



Rater's Signature

190 4900

Certification #

November 07, 2022

Date

RESNET Form 0300-2

REM/Rate - Residential Energy Analysis and Rating Software v15.7.3

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PROJECT COMMENTS



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

DATE: 11/21/2022

PROJECT NUMBER: Z2022-054
PROJECT NAME: SUP for Residential Infill at 211 Jacob Crossing
SITE ADDRESS/LOCATIONS: 211 JACOB CROSSING

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	11/16/2022	Needs Review

11/16/2022: Z2022-054; Specific Use Permit (SUP) for Residential Infill for 211 Jacobs Crossing
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, and addressed as 211 Jacob Crossing.

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

M.3 For reference, include the case number (Z2022-054) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the North Towne Addition, which is 97.56% developed, consists of 41 residential lots (one [1] of which is vacant), and has been in existence since June 16, 1998.

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

M.6 According to Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the side-yard setback is six (6) feet. Please revise the Residential Plot Plan to indicate conformance to the required building setback.

M.9 According to Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the front-yard setback is twenty (20) feet. Please revise the setback along Chadway on the Residential Plot Plan to indicate conformance to the required building setback.

M.7 Please review the attached Draft Ordinance prior to the November 29, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 6, 2022.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 6, 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 December 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 29, 2022.

I.9 The projected City Council meeting dates for this case will be December 19, 2022 (1st Reading) and January 2, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/21/2022	Needs Review

11/21/2022: SF-7 Zoning requires a 6' side setback and a 20' side setback adjacent to a street. Plot plan submitted indicates a 5' side setback and 15' side setback adjacent to the street, this will require a submittal with approval from the Board of Adjustments.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-054

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 211 Jacob Crossing Rockwall TX

SUBDIVISION North Town Addition

LOT 7

BLOCK B

GENERAL LOCATION Jacob Crossing and Chadway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Vacant

PROPOSED ZONING SF-7

PROPOSED USE Residential

ACREAGE 0.1837

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Dana Moffatt

☐ APPLICANT

CONTACT PERSON Scott Clements

CONTACT PERSON

ADDRESS Po Box 609

ADDRESS

CITY, STATE & ZIP Royce City TX 75189

CITY, STATE & ZIP

PHONE 469 853 7952

PHONE

E-MAIL Scott@sclements-homes.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

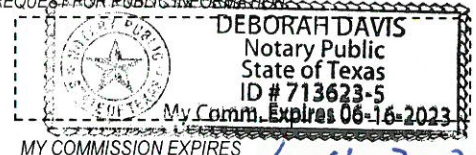
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

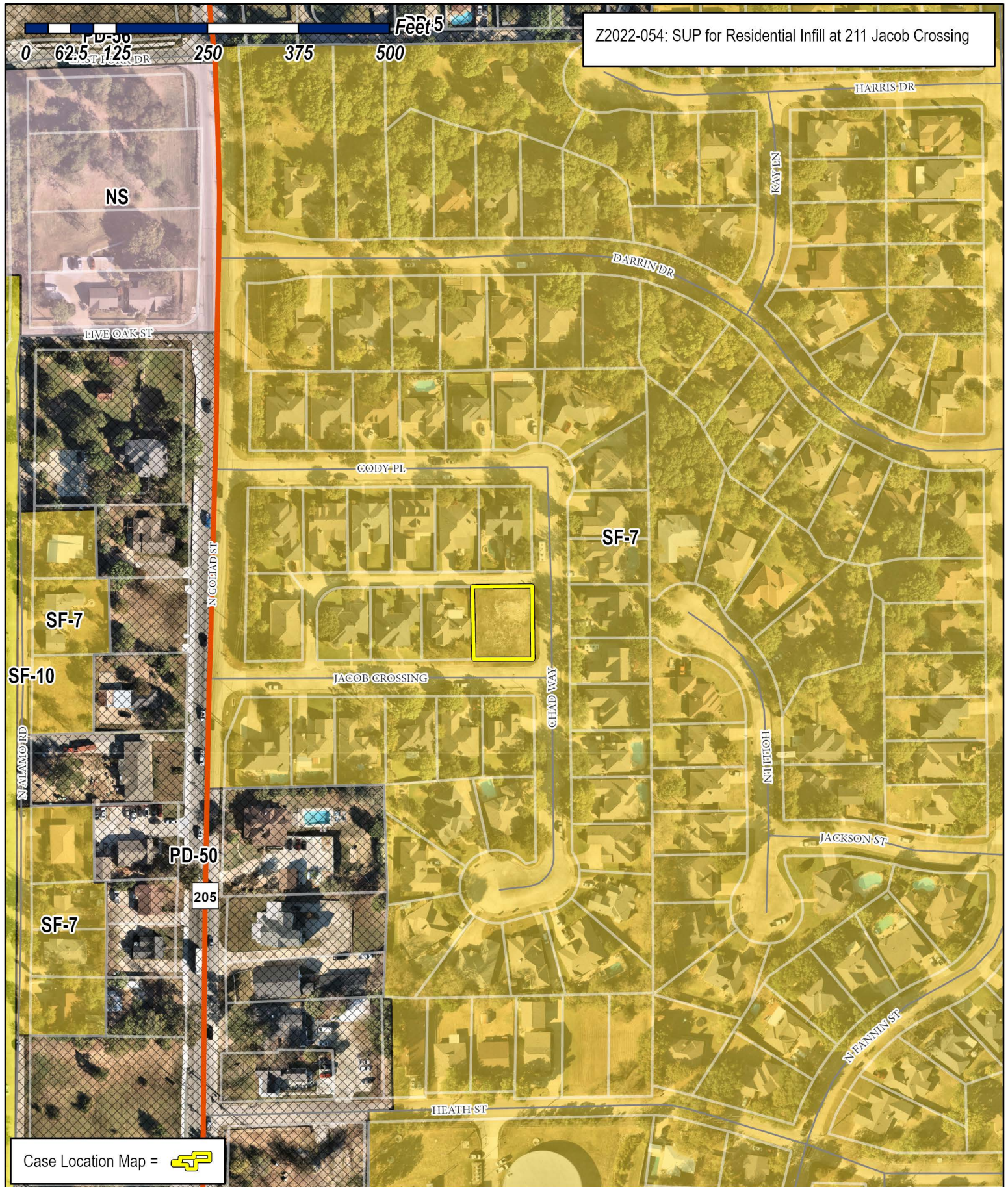
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Nov, 2022

OWNER'S SIGNATURE

Dana Moffatt
Deborah Davis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-054: SUP for Residential Infill at 211 Jacob Crossing

Case Location Map = 



City of Rockwall

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

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

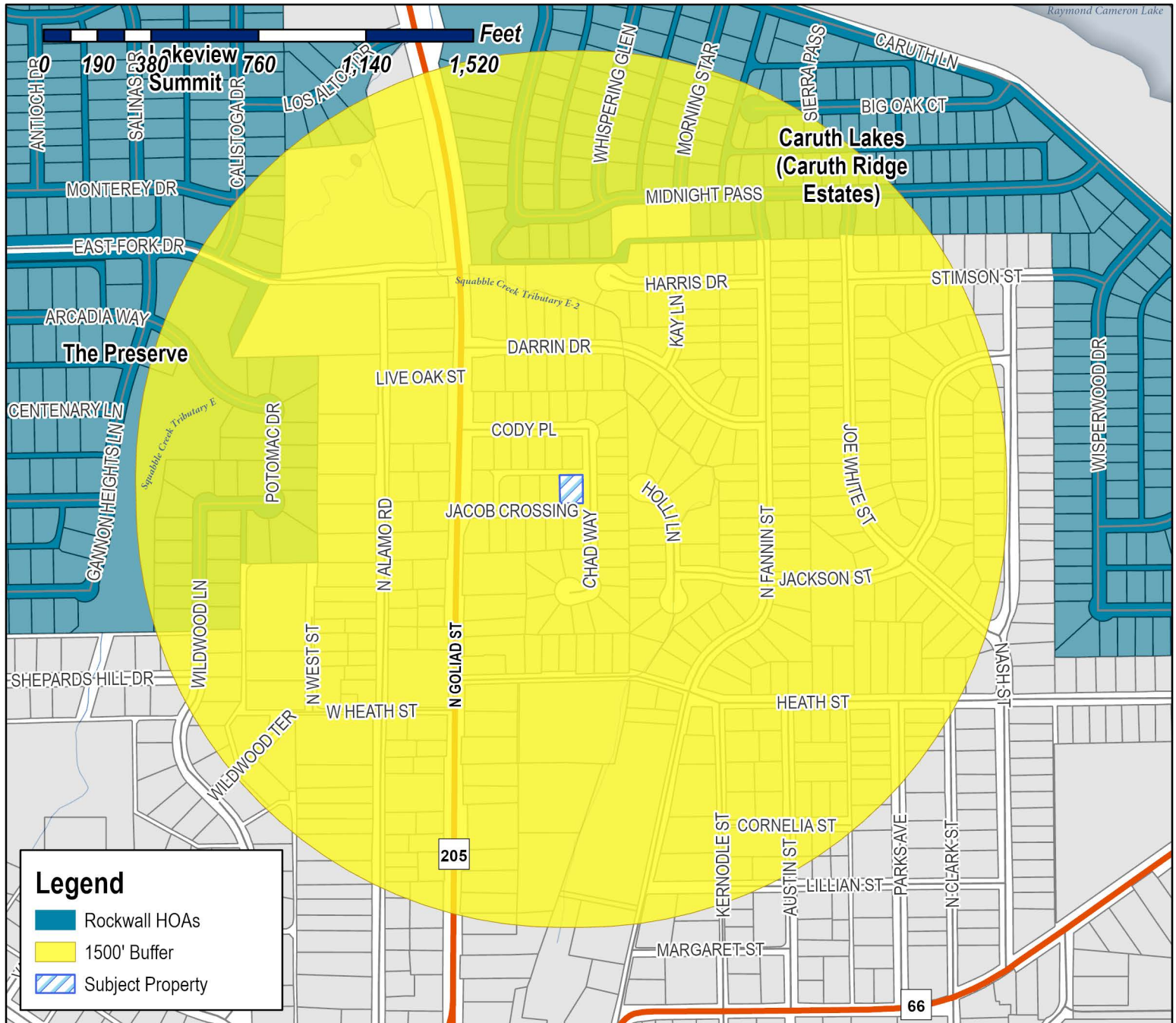




City of Rockwall

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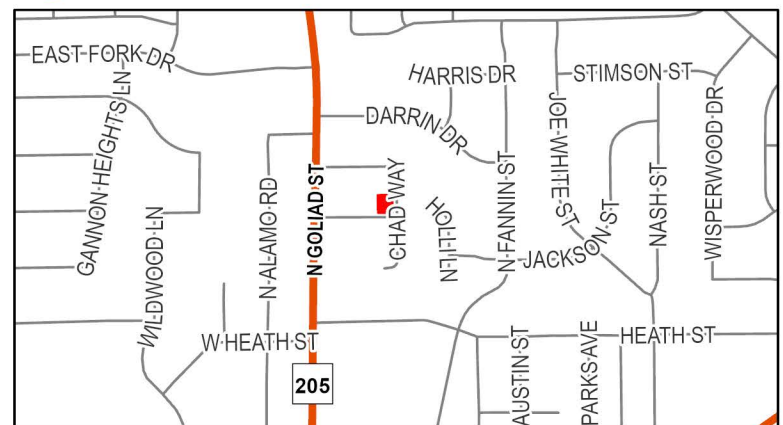
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Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing

Date Saved: 11/15/2022

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



SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
1001 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
1005 HOLLI LN
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

EICHER STEVEN & CHRISTINE
1006 HOLLI LN
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
1007 N FANNIN ST
ROCKWALL, TX 75087

GUILLEN FAITH ERIN ELISABETH & BRANDON
HUNTER
1008 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
1011 N FANNIN ST
ROCKWALL, TX 75087

DIXON CHARLES S AND STEPHANIE
1025 KAY LN
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

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

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

LOZANO MANUEL A
1388 S FM 740
HEATH, TX 75126

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

DOOLEY RHONDA N
19801 E 86TH ST N
OWASSO, OK 74055

BOWEN JAMES A
199 DARRIN DR
ROCKWALL, TX 75087

NJK ENTERPRISES LLC
199 JACOB CROSSING
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

TURNER KYLE RADEY
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
2054 BRUCE RD
MARTIN, GA 30557

SIENTY RYAN FAIN
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
207 DARRIN DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
208 JACOB CROSSING
ROCKWALL, TX 75087

HARTMEIER MICHAEL J & DEANNA K
208 DARRIN DR
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

210 CODY PL
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
DARBY ZOLMAN
210 DARRIN DRIVE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

SOON OI LING
212 DARRIN DR
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

RATH OSCAR
213 DARRIN DR
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
214 DARRIN DR
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

HENDERSON REBECCA J
216 DARRIN DR
ROCKWALL, TX 75087

SMITH ERICA
217 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

COURVILLE MICHAEL AND FRANCES REPPOND
218 DARRIN DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HART MICHAEL JOSEPH
220 DARRIN DR
ROCKWALL, TX 75087

EVERETT KENNETH N & CARYL W
222 DARRIN DR
ROCKWALL, TX 75087

SOON OI LING
2221 ALL SAINTS LN
PLANO, TX 75025

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
3021 RIDGE RD SUITE A BOX 93
ROCKWALL, TX 75032

NJK ENTERPRISES LLC
31 ORLEANS CIRCUIT
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

MOFFATT DANA MICHELLE
4756 SECRET COVE LANE
HEATH, TX 75032

BAF 3 LLC
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

WOMEN IN NEED INC
904 N GOLIAD ST
ROCKWALL, TX 75087

LOZANO MANUEL A
906 N GOLIAD
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

WEST MICHAEL
912 N GOLIAD
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
915 N GOLIAD
ROCKWALL, TX 75087

917 PROPERTIES LLC
917 N GOLIAD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
919 N GOLIAD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY AND JENNIFER LEE
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

TAYLOR TERRY K AND STACEY B
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

BAF 3 LLC
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

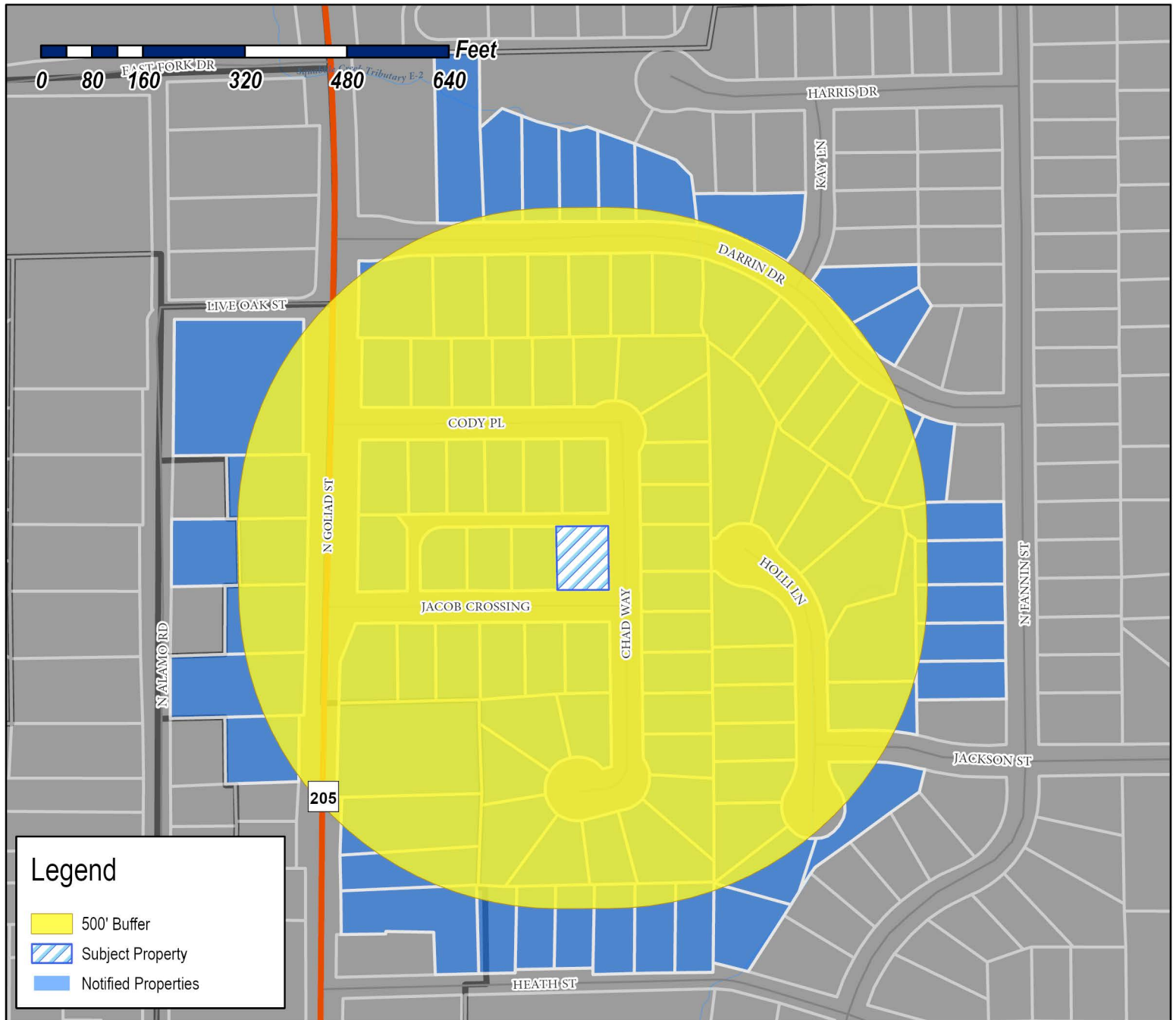
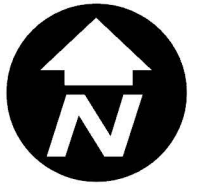
, 75087



City of Rockwall

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

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

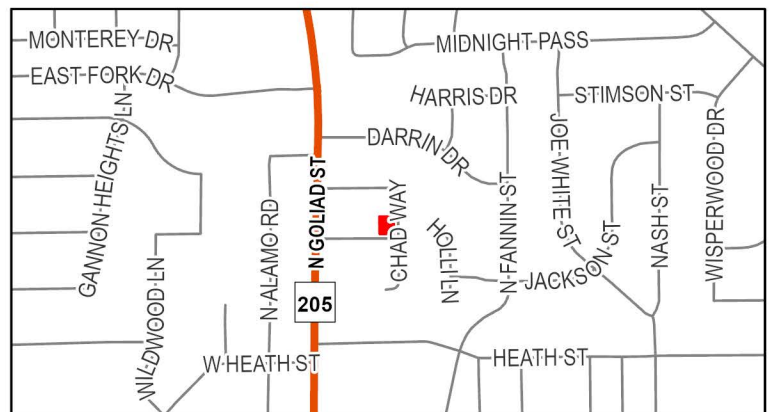


Legend

- 500' Buffer
- Subject Property
- Notified Properties

Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing

Date Saved: 11/15/2022
For Questions on this Case Call: (972) 771-7746



PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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

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

Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 19, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



1. TOPOGRAPHICAL INFORMATION SUPPLIED BY A THIRD PARTY.
CADAZIGN IS NOT RESPONSIBLE FOR ANY TOPOGRAPHICAL
OR SURVEY INFORMATION. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED.
MEASUREMENTS ARE APPROXIMATE AND ARE FOR LAYOUT PURPOSES ONLY.
2. OWNER AND BUILDER ARE RESPONSIBLE FOR VERIFYING ALL PROPERTY
SETBACKS, RESTRICTIONS, AND ELEVATION MEASUREMENTS.
3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING
WALLS AND STRUCTURAL STEM WALLS



1. APPROXIMATE S.F. COMPOSITION ROOF 3295 S.F.
2. APPROXIMATE S.F. METAL ROOF 182 S.F.

A-2

MOFFATT RESIDENCE



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

- THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
- DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
- CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
- CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
- ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
- CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
- CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
- DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
- SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
- CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENT RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

CONTRACTOR NOTES:

- ALL EXTERIOR WALLS SHALL BE 2x4 U.N.O.
- ALL INTERIOR WALLS SHALL BE 2x4 U.N.O.
- ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table			
Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	FRONT AND REAR ELEVATIONS		
A-4	LEFT AND RIGHT ELEVATIONS		
A-5	FLOOR PLAN W/ DIMENSIONS		
A-6	DOOR AND WINDOW SCHEDULES		
A-7	ELECTRICAL PLAN		

PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: COVER SHEET

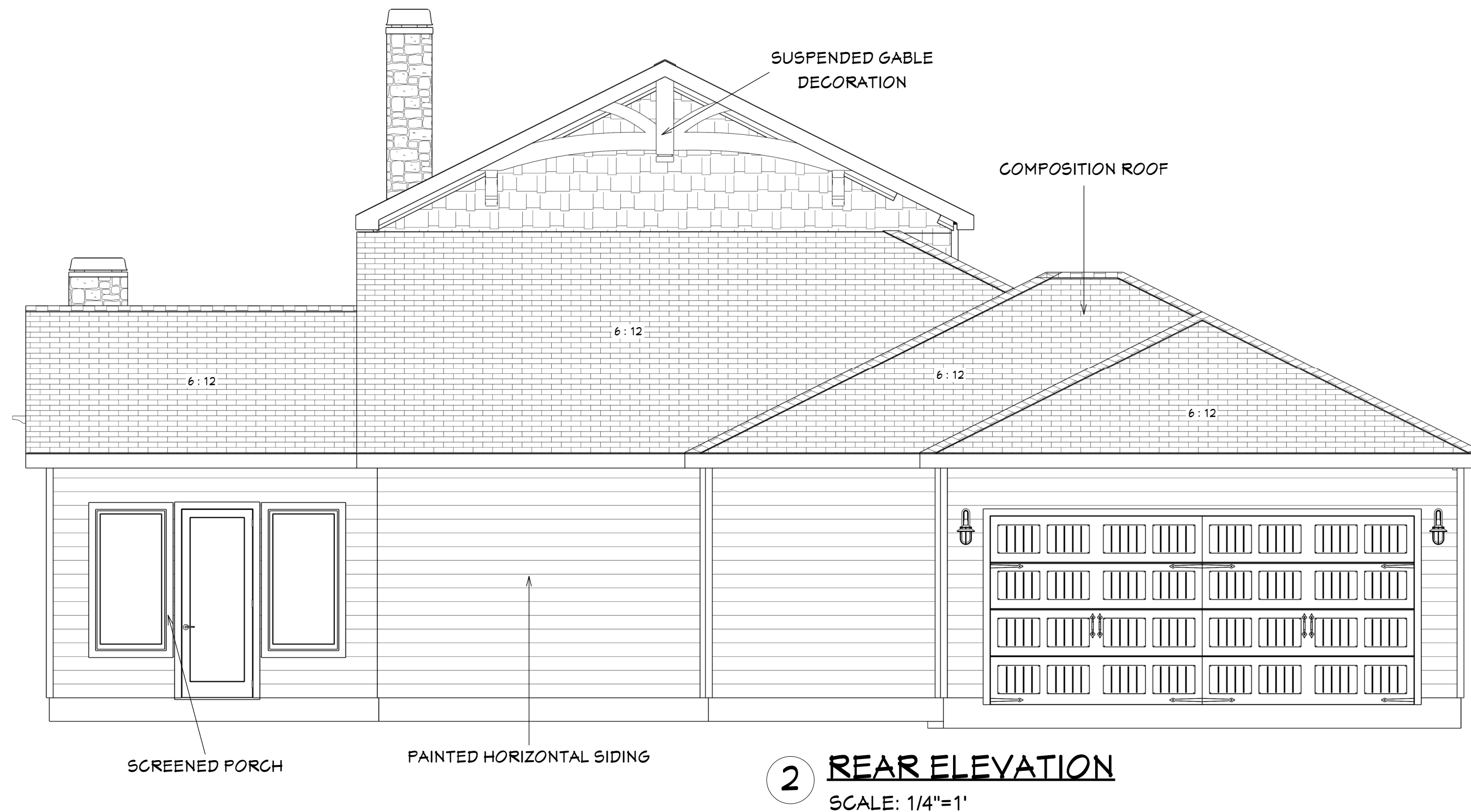
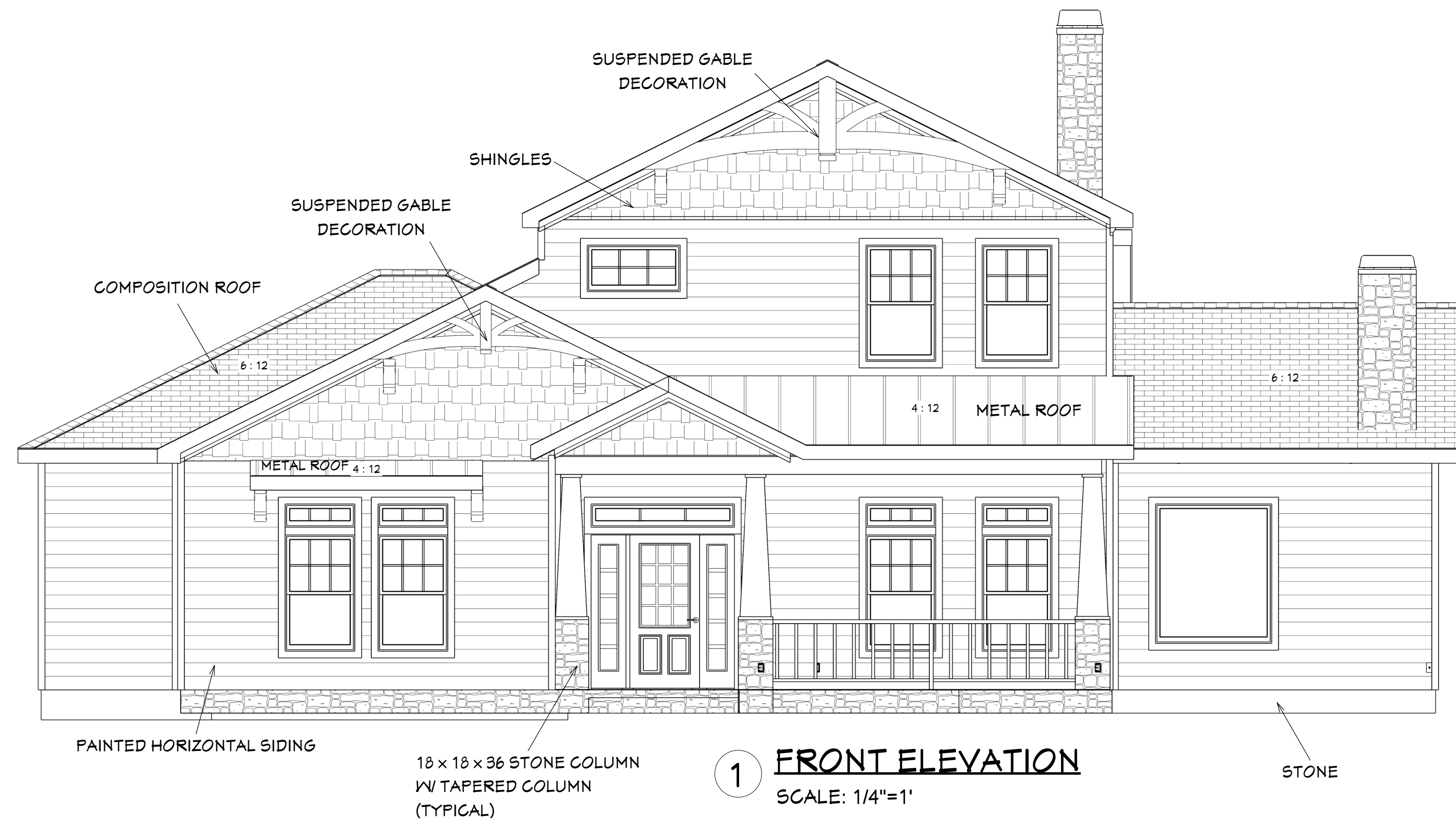
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-1



PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
FRONT AND REAR ELEVATIONS

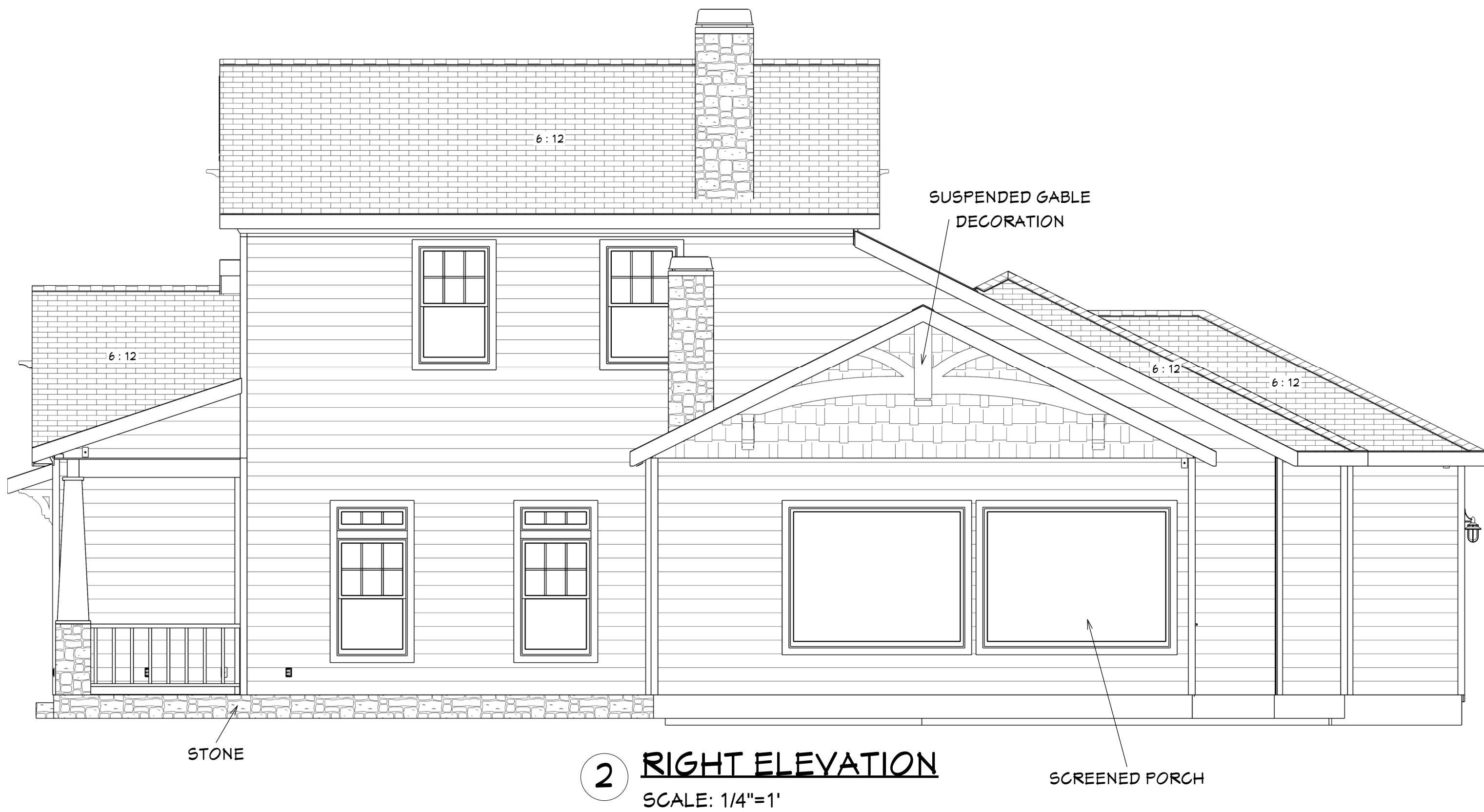
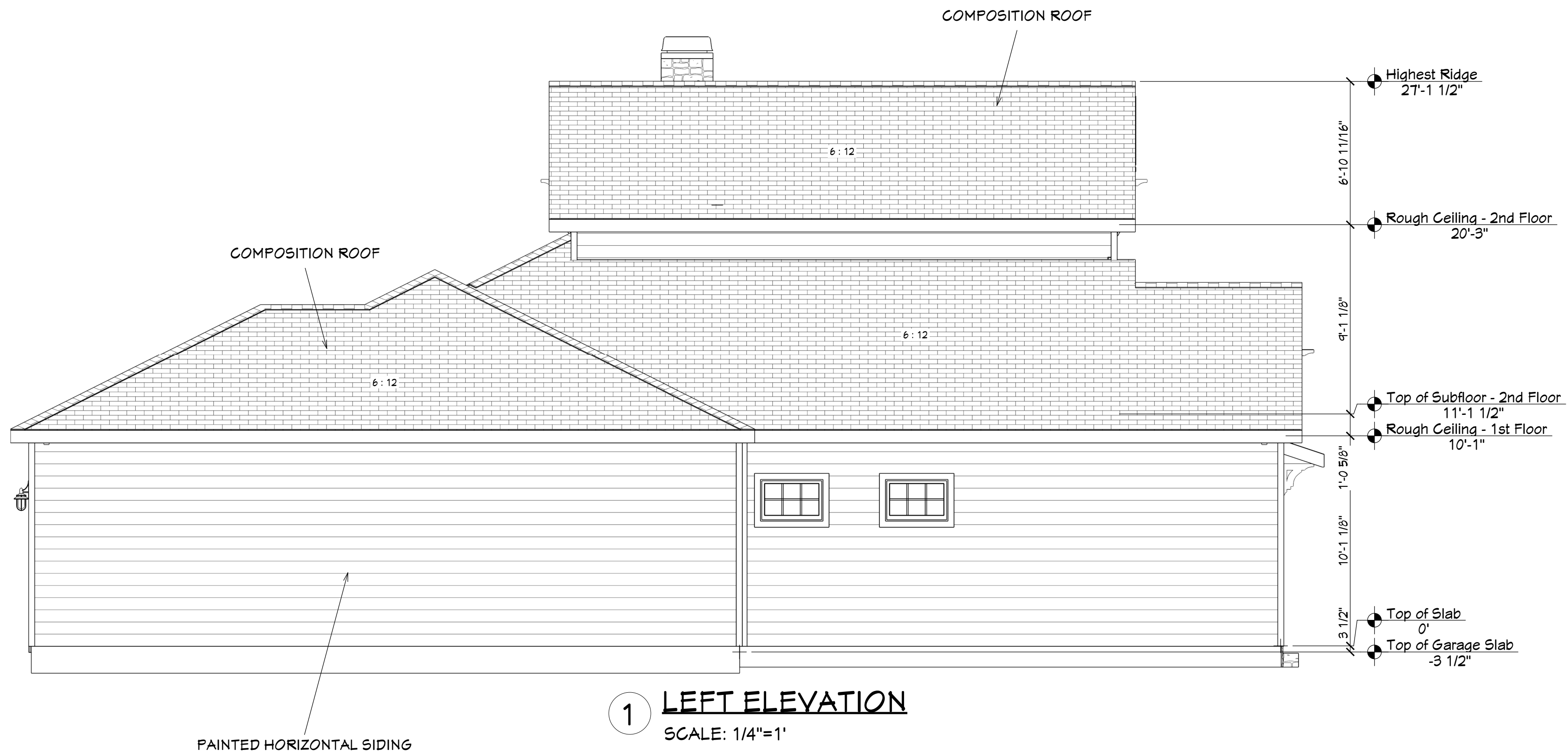
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-3



PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
LEFT AND RIGHT ELEVATIONS

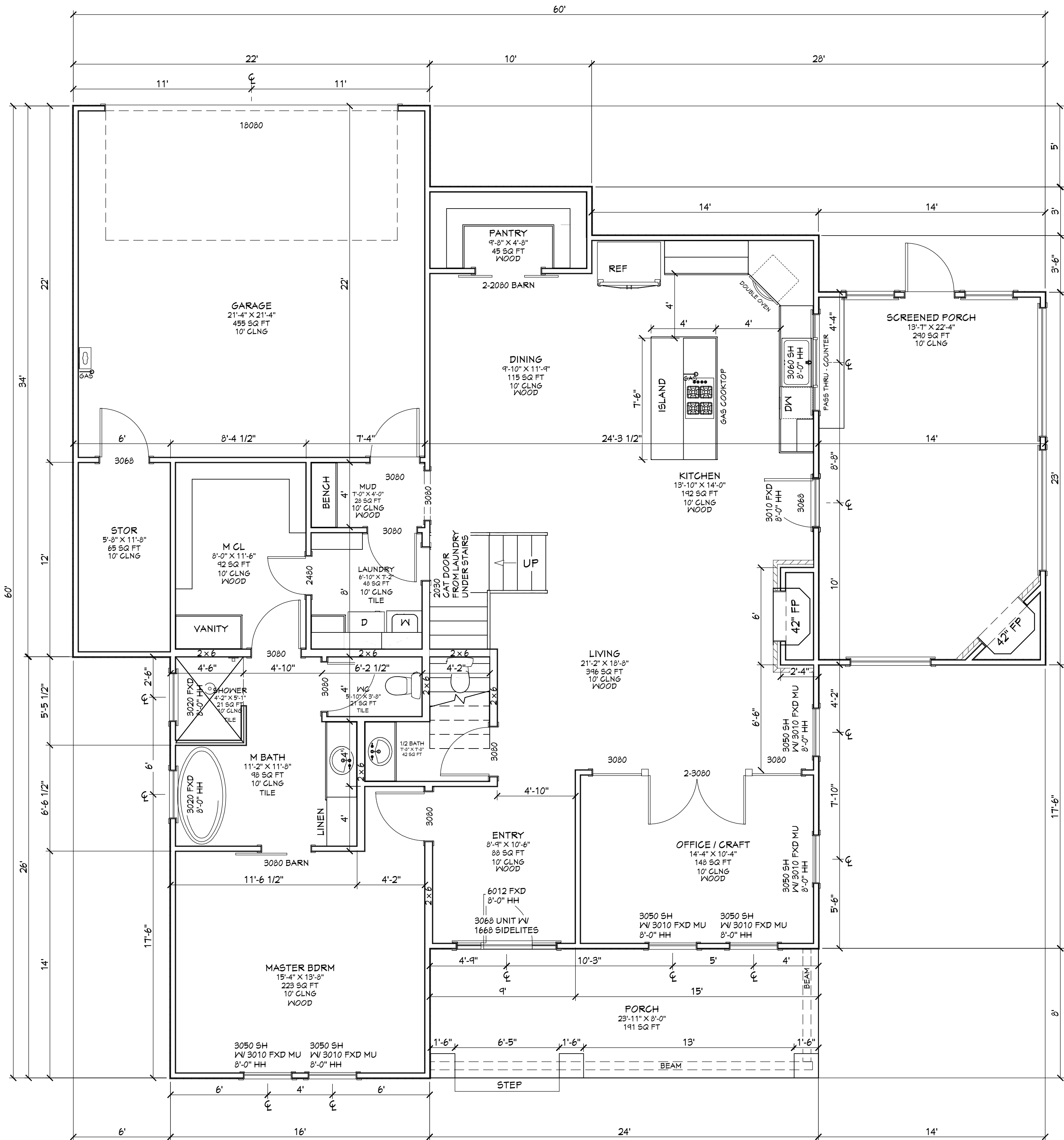
SHANNON NEWSON MARK NEWSON
DRAWN BY:
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

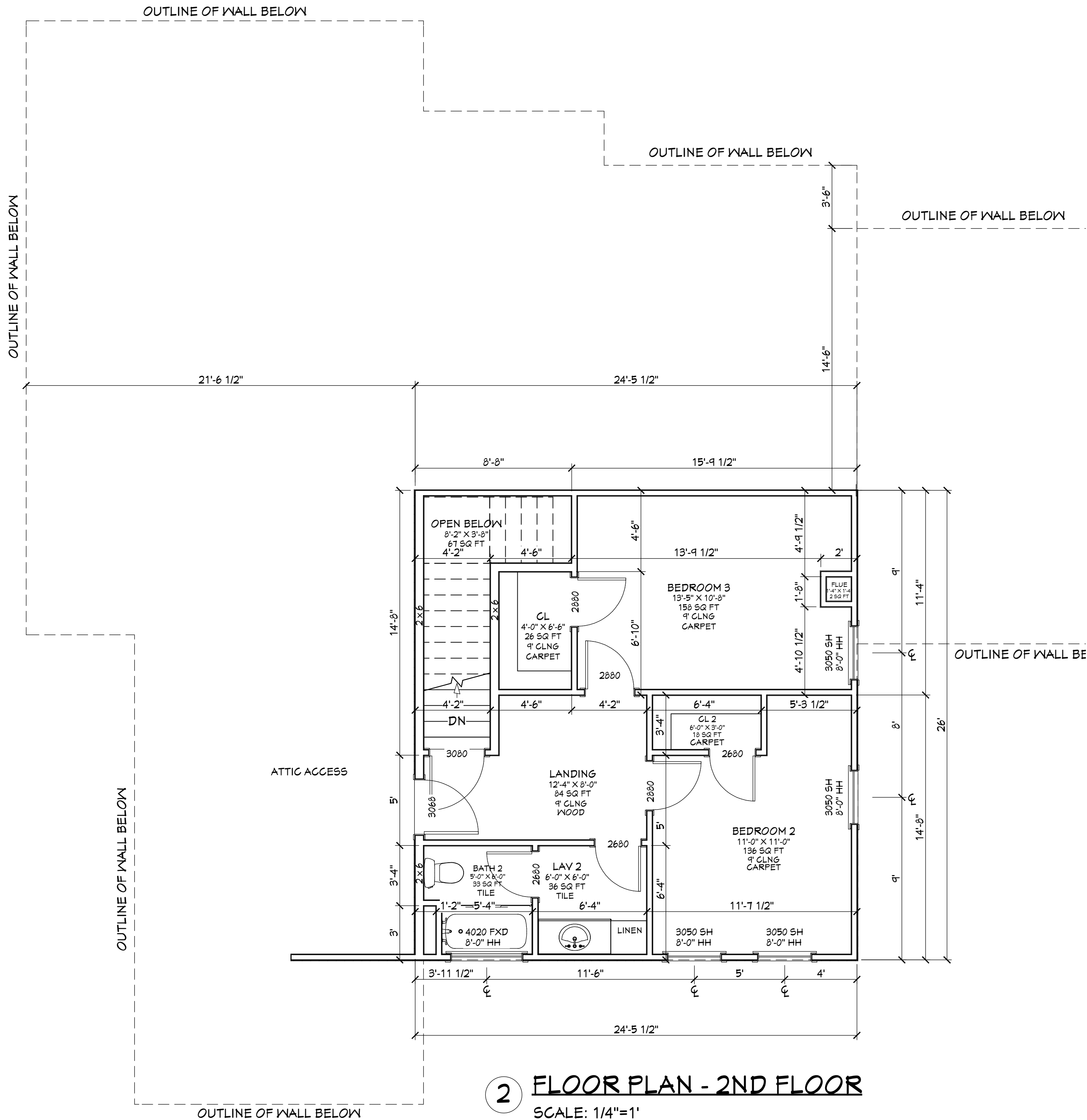
A-4



1 FLOOR PLAN - 1ST FLOOR
SCALE: 1/4"=1'

AREAS	
FIRST FLOOR LIVING	1715 SQ. FT.
SECOND FLOOR LIVING	562 SQ. FT.
TOTAL LIVING AREA	2277 SQ. FT.
GARAGE / STOR.	550 SQ. FT.
COVERED PORCH	192 SQ. FT.
SCREENED PATIO	322 SQ. FT.
TOTAL SQ FT	3341 SQ. FT.

Living Area
1715 sq ft



2 FLOOR PLAN - 2ND FLOOR
SCALE: 1/4"=1'

PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
FLOOR PLAN W/ DIMENSIONS

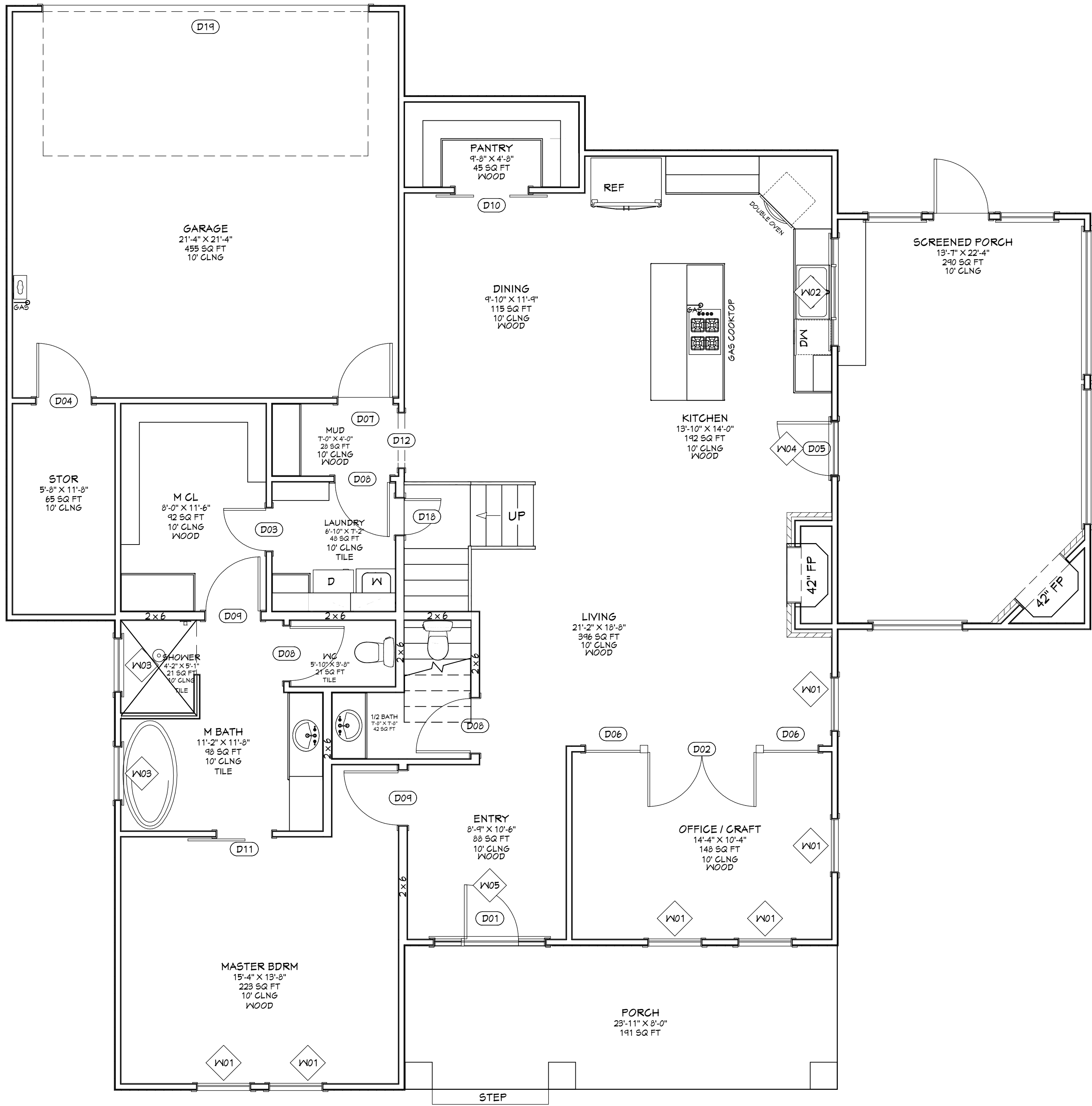
SHANNON NENSON
MARK NENSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

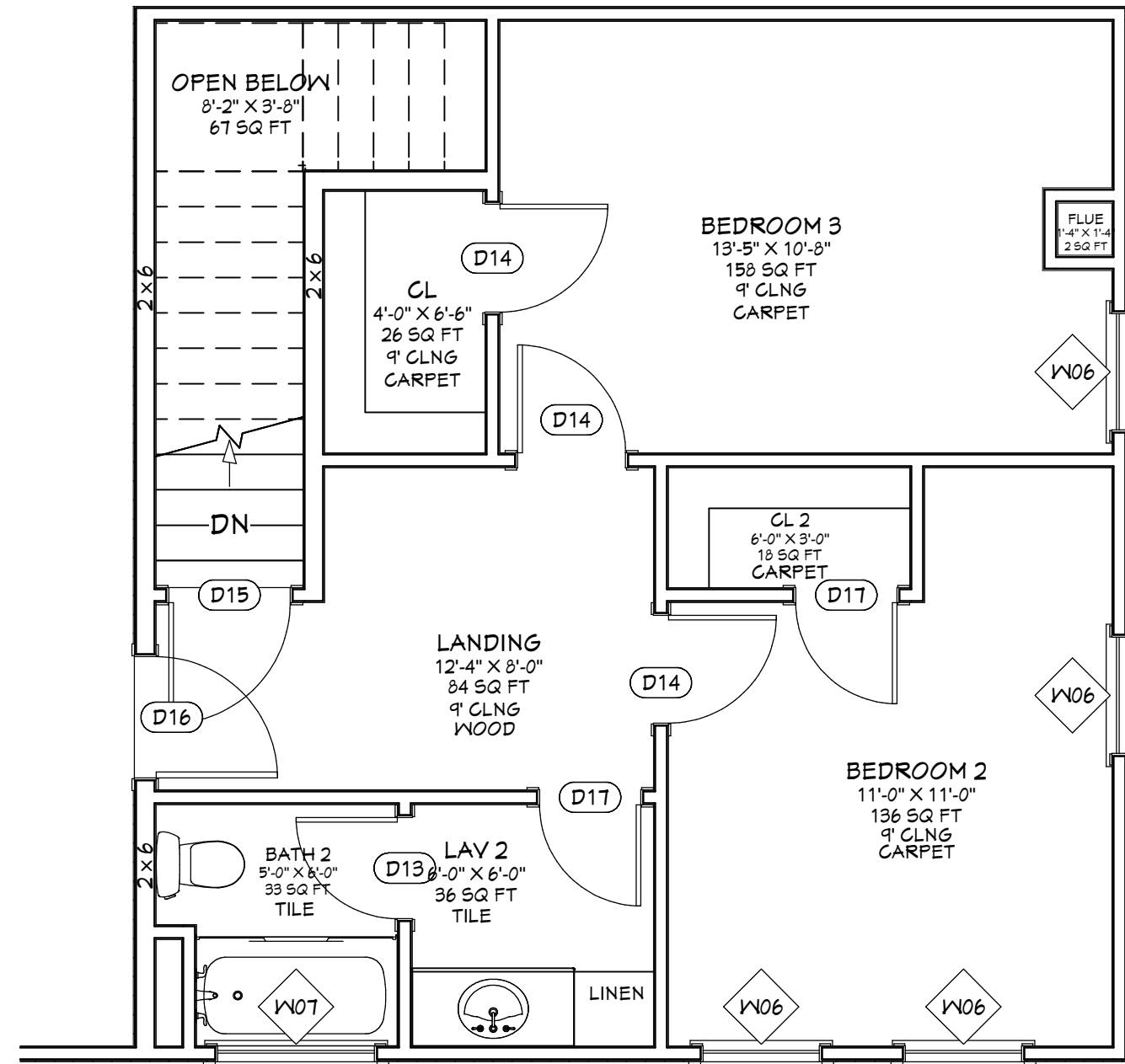
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A-5



1 1ST FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
ENTRY	8'-9" X 10'-6"	88	WOOD
LIVING	21'-2" X 18'-8"	396	WOOD
KITCHEN	13'-10" X 14'-0"	192	WOOD
DINING	9'-10" X 11'-9"	115	WOOD
PANTRY	9'-8" X 4'-8"	45	WOOD
MUD	7'-0" X 4'-0"	28	WOOD
OFFICE / CRAFT	14'-4" X 10'-4"	148	WOOD
MASTER BDRM	15'-4" X 13'-8"	223	WOOD
M CL	8'-0" X 11'-6"	92	WOOD
LAUNDRY	6'-10" X 7'-2"	48	TILE
M BATH	11'-2" X 11'-8"	98	TILE
WIC	5'-10" X 3'-8"	21	TILE
1/2 BATH	7'-8" X 7'-8"	42	TILE
SHOWER	4'-2" X 5'-1"	21	TILE
PORCH	23'-11" X 8'-0"	191	LIGHT RED BRICK
GARAGE	21'-4" X 21'-4"	455	
SCREENED PORCH	13'-7" X 22'-4"	290	
STOR	5'-8" X 11'-8"	65	
TOTALS:		2558	



2 2ND FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BEDROOM 2	11'-0" X 11'-0"	136	CARPET
CL 2	6'-0" X 3'-0"	18	CARPET
BEDROOM 3	13'-5" X 10'-8"	158	CARPET
CL	4'-0" X 6'-6"	26	CARPET
LANDING	12'-4" X 8'-0"	84	WOOD
BATH 2	5'-0" X 6'-0"	33	TILE
LAV 2	6'-0" X 6'-0"	36	TILE
TOTALS:		491	

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	
D01	3068 UNIT W/ 1668 SIDELITES	1	1	6268	74 "	80 "	75"X81"	MULLED UNIT	
D02	2-3080	1	1	6080 L/R IN	72 "	96 "	74"X98 1/2"	DOUBLE HINGED-DOOR F01	
D03	2480	1	1	2480 R IN	28 "	96 "	30"X98 1/2"	HINGED-DOOR P10	
D04	3068	1	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P10	
D05	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR L07	
D06	3080	2	1	3080	36 "	96 "	38"X98	FIXED-GLASS PANEL	
D07	3080	1	1	3080 R EX	36 "	96 "	38"X94"	EXT. HINGED-DOOR L07	
D08	3080	3	1	3080 L IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR P10	
D09	3080	2	1	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR P10	
D10	2-2080 BARN	1	1	4080 L/R	48 "	96 "	50"X98 1/2"	DOUBLE BARN-DOOR P10	
D11	3080 BARN	1	1	3080 L	36 "	96 "	38"X98 1/2"	BARN-DOOR P10	
D12	3080	1	1	3080	36 "	96 "	38"X98 1/2"	DOORWAY	
D13	2680	1	2	2680 R IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR P10	
D14	2880	3	2	2880 L IN	32 "	96 "	34"X98 1/2"	HINGED-DOOR P10	
D15	3080	1	2	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F06	
D16	3068	1	2	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR P11	
D17	2680	2	2	2680 L IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR P10	
D18	2030 CAT DOOR FROM LAUNDRY UNDER STAIRS	1	1	2030 L IN	24 "	36 "	26"X38 1/2"	HINGED-DOOR S01	
D19	18080	1	1	18080	216 "	96 "	218"X99"	GARAGE-BB - CLOSED	

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	3050 SH W/ 3010 FXD MU 8'-0" HH	6	1	3064	36 "	76 "	37"X71"	MULLED UNIT	2X6X40" (2)
W02	3060 SH 8'-0" HH	1	1	6040TS	72 "	48 "	73"X49"	TRIPLE SLIDING	2X6X76" (2)
W03	3020 FXD 8'-0" HH	2	1	3020FX	36 "	24 "	37"X25"	FIXED GLASS	2X6X40" (2)
W04	3010 FXD 8'-0" HH	1	1	3010FX	36 "	12 "	37"X13"	FIXED GLASS	2X6X40" (2)
W05	6012 FXD 8'-0" HH	1	1	6210FX	74 "	12 "	75"X13"	FIXED GLASS	2X6X78" (2)
W06	3050 SH 8'-0" HH	4	2	3050SH	36 "	60 "	37"X61"	SINGLE HUNG	2X6X40" (2)
W07	4020 FXD 8'-0" HH	1	2	4020FX	48 "	24 "	49"X25"	FIXED GLASS	2X6X52" (2)

PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
DOOR - WINDOW & FLOORING
SCHEDULES

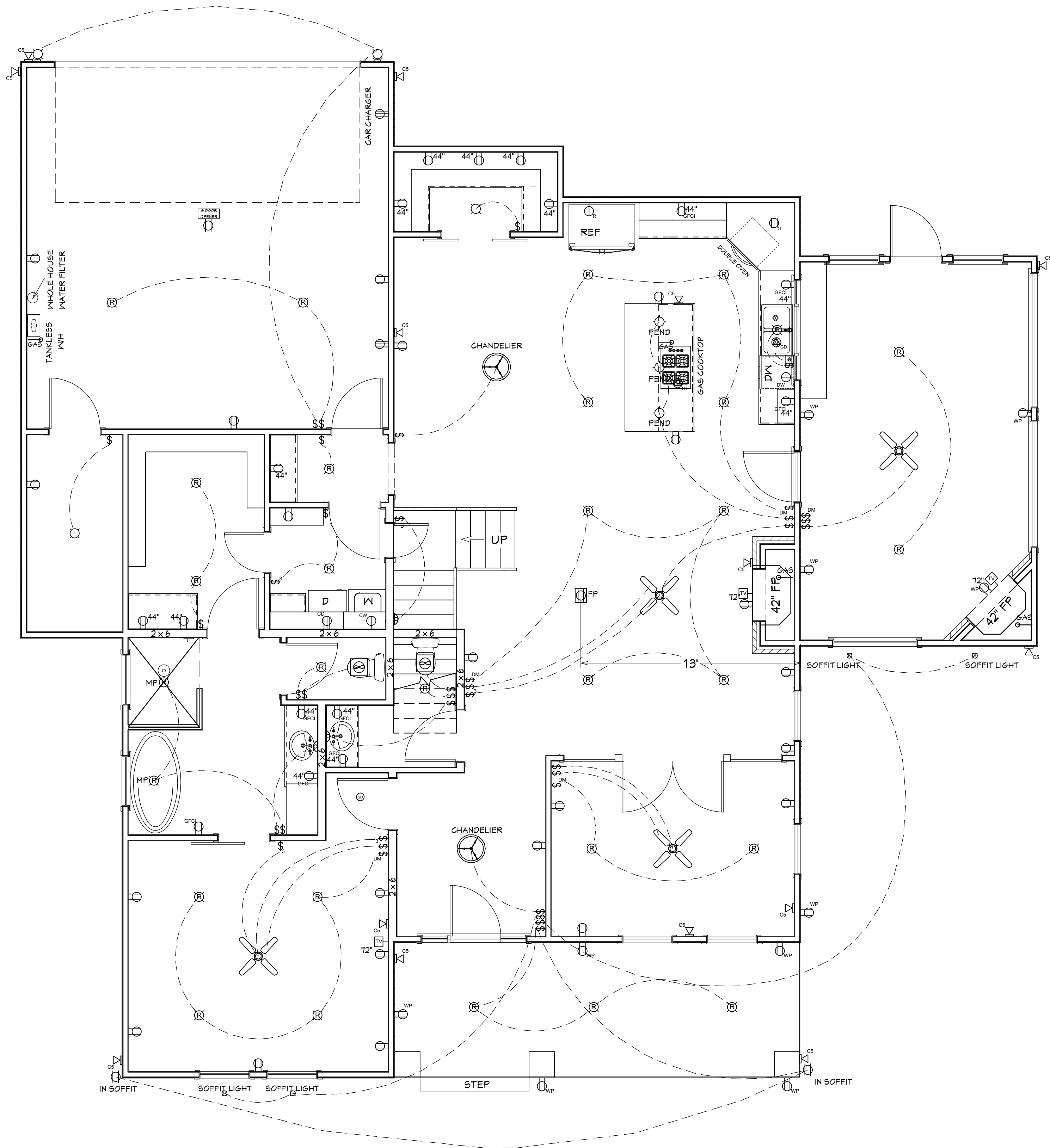
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

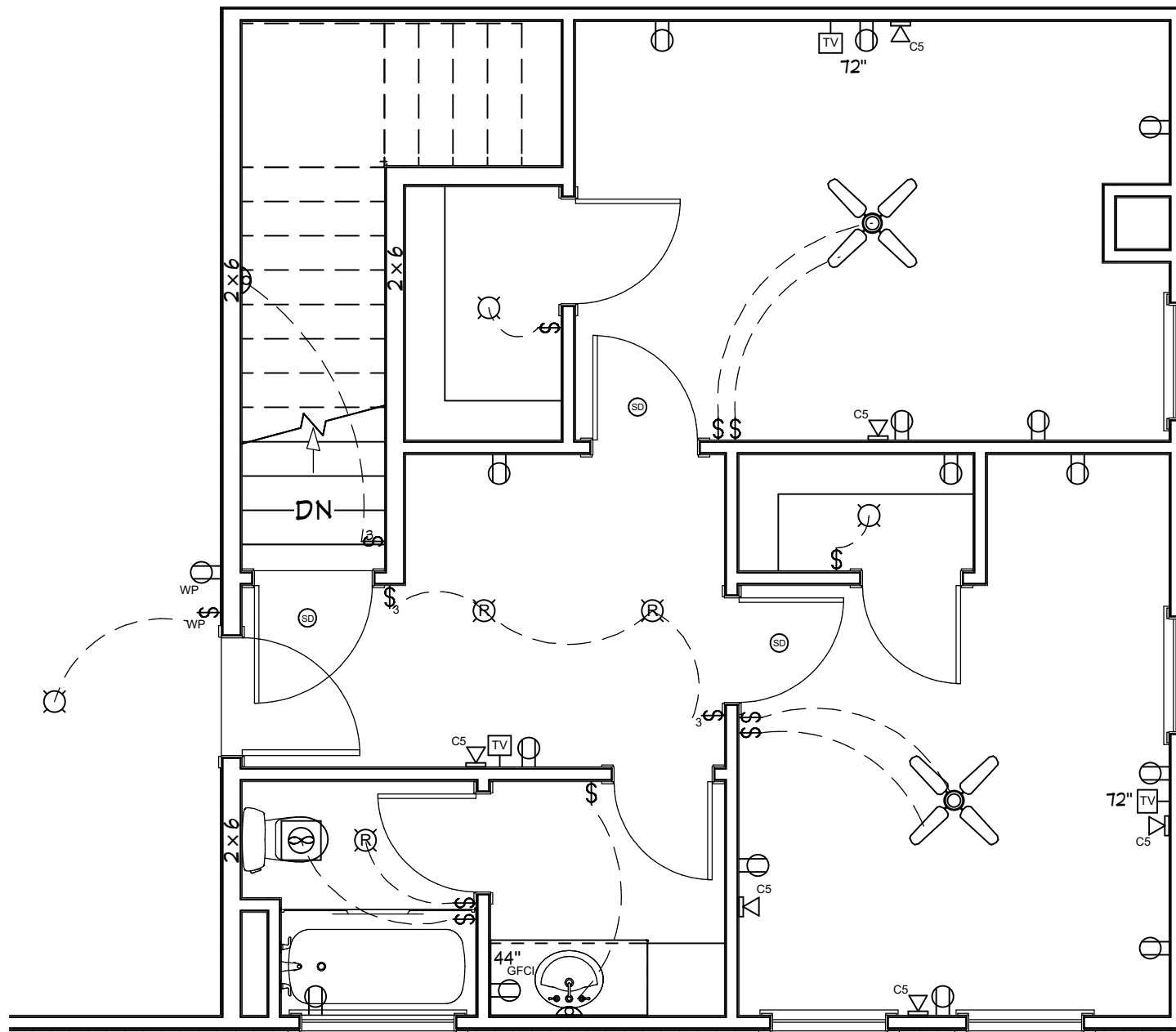
A-6



1 **FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

NOTES:
1. WIRE SOFFIT OUTLETS TO SWITCH IN ENTRY.
2. WIRE ALL SOFFIT LIGHTING TO SWITCH IN ENTRY.
3. VERIFY FLOOR PLUG LOCATION W/ OWNER.



2 **SECOND FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: ELECTRICAL PLAN

SHANNON NEWMOM MARK NEWMOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-7

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1837-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK B, NORTH TOWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Scott Clements on behalf of Dana Moffatt for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The construction of a single-family home on the *Subject Property* shall conform to all the building setbacks as required in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- 4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF JANUARY, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 19, 2022

2nd Reading: January 2, 2023

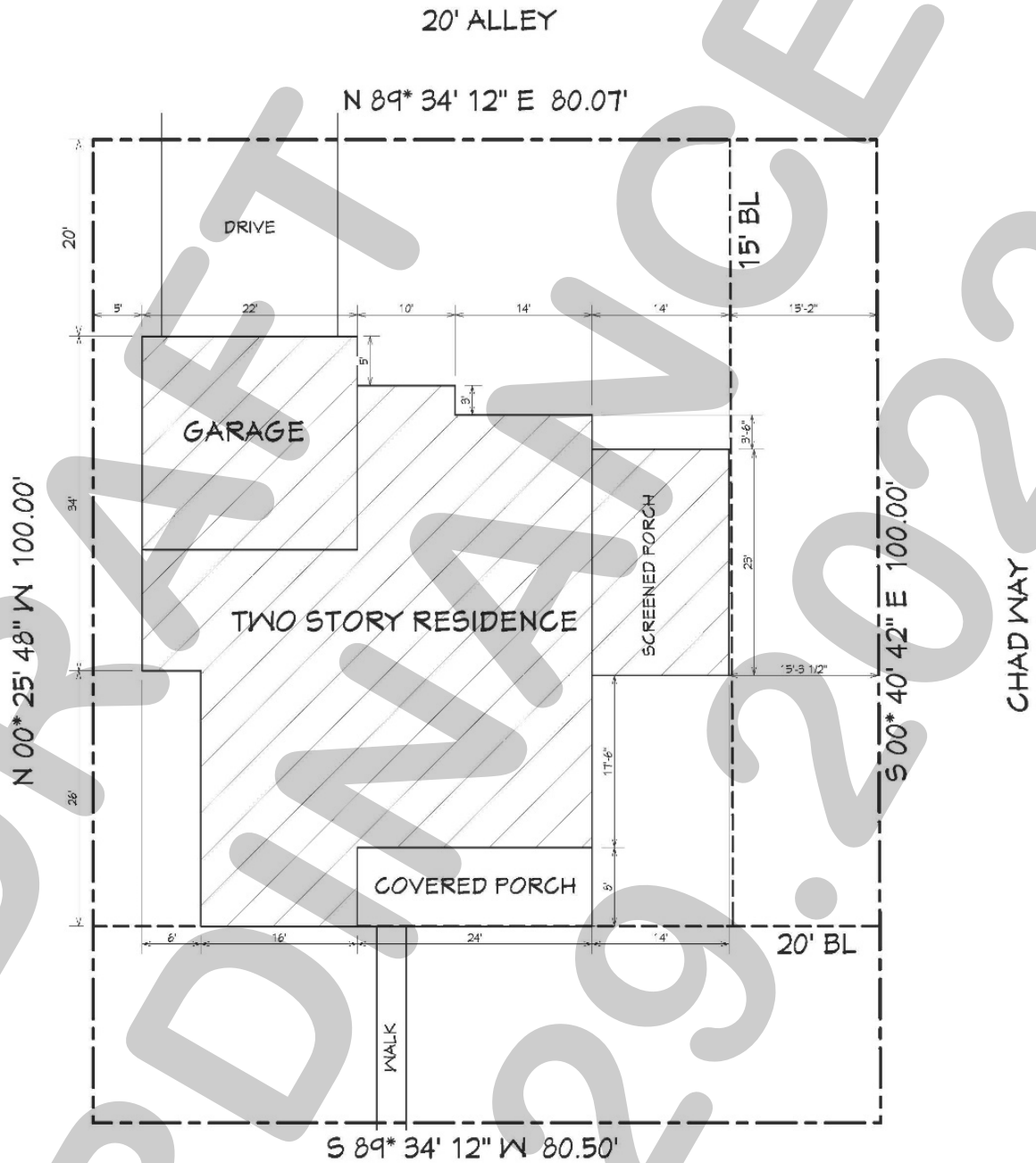
Exhibit 'A':
Legal Description

Address: 211 Jacobs Crossing

Legal Description: Lot 7, Block B, North Town Addition



Exhibit 'B':
Residential Plot Plan



JACOB CROSSING



1

SITE PLAN

SCALE: 1"=10'

Exhibit 'C':
Building Elevations

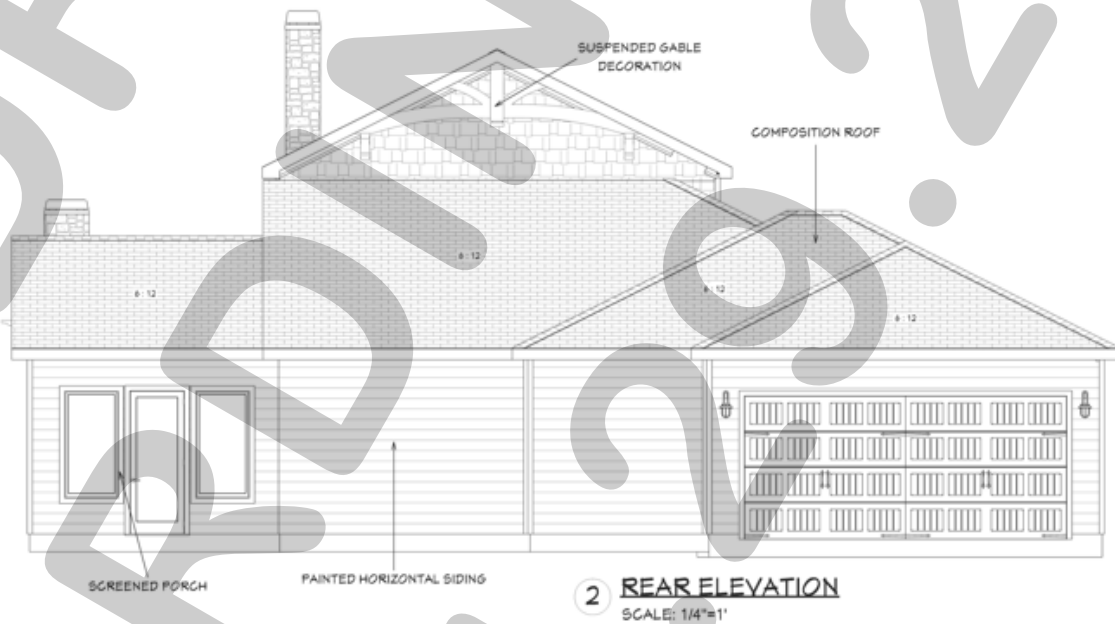
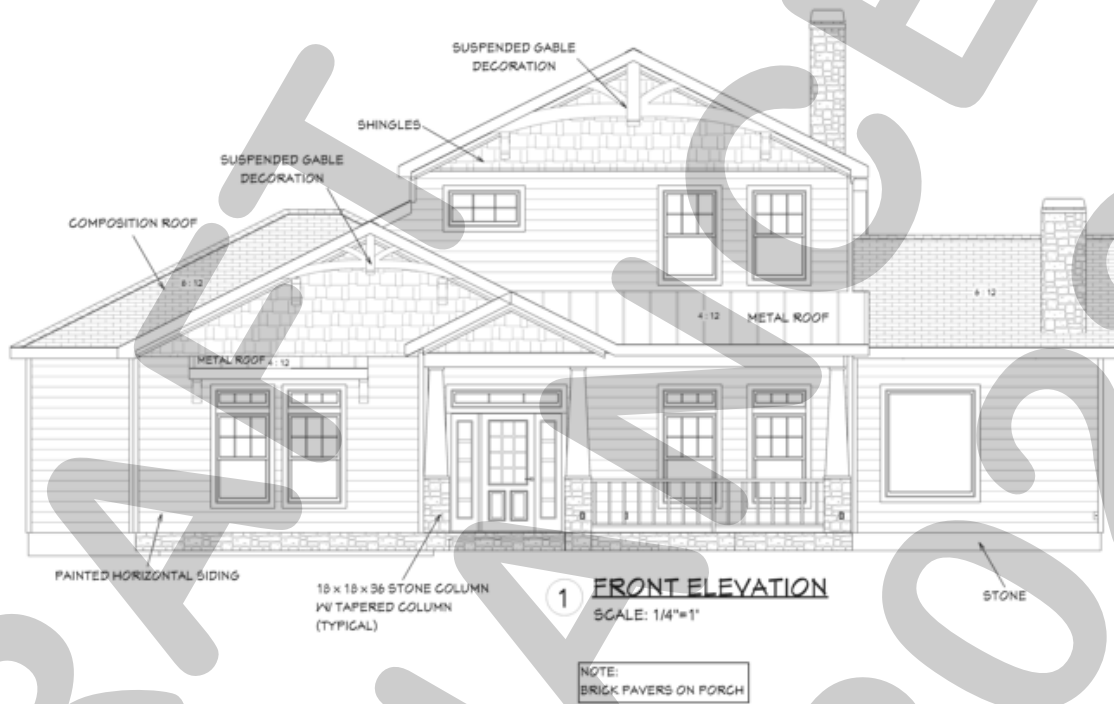
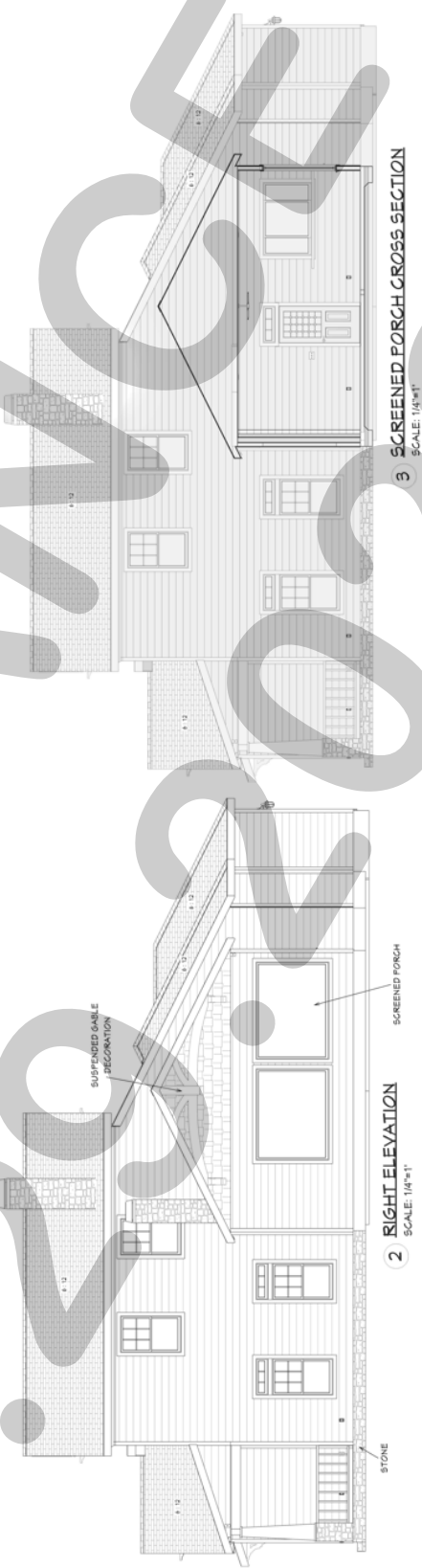
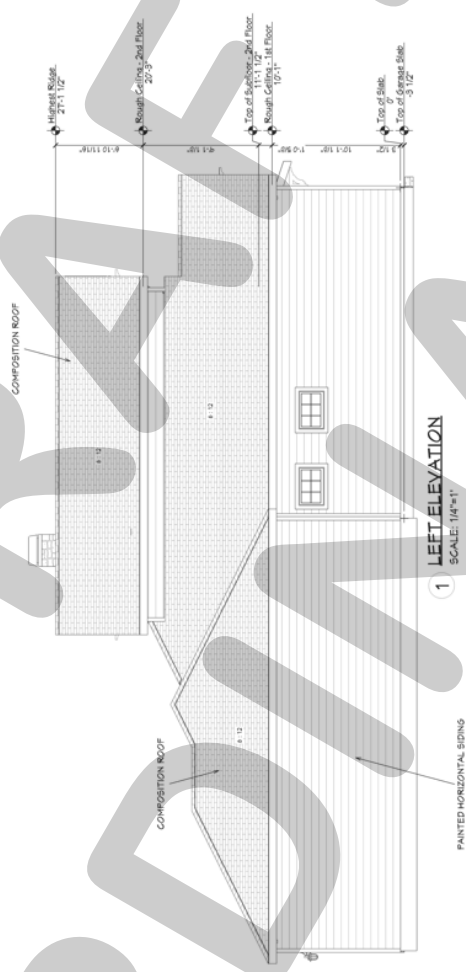


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: December 13, 2022

APPLICANT: Dana Moffatt

CASE NUMBER: Z2022-054; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 211 Jacob Crossing*

SUMMARY

Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's Historic Zoning Maps, the subject property was rezoned from an Agricultural (AG) District to a Single-Family 3 (SF-3) District sometime between the time the subject property was annexed and January 3, 1972. This zoning designation was changed between January 4, 1972 and May 15, 1983 from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District based on the May 16, 1983 Zoning Map. On June 16, 1998 a final plat for the North Towne Addition was filed with Rockwall County. This subdivision plat established the subject property as Lot 7, Block B, North Towne Addition. No other changes have been made to the subject property since annexation.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill In or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 211 Jacob Crossing. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the remaining lots in the North Towne Addition. North of this is Phase 1 of the Harris Heights Subdivision, which was established on February 1, 1970, is zoned Single-Family 7 (SF-7) District, and consists of 58 residential lots. Beyond this is Phase 3 of the Harris Heights Subdivision, which was established on February 11, 1985, is zoned Single-Family 7 (SF-7) District, and consists of 26 residential lots. Beyond this is Phase 1 of the Caruth Lakes Subdivision, which was established on June 10, 1994, is zoned Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses, and consists of 34 residential lots.

South: Directly south of the subject property are the remaining lots in the North Towne Addition, followed by a 0.1915-acre lot (*i.e. Lot 2, Mclean/Moore Addition*) zoned Single-Family 7 (SF-7) District that is developed with a single-family home. Beyond this is E. Health Street, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.20-acre lot (*i.e. Lot C, Block 124, B.F. Boydston*) that zoned Single Family 7 (SF-7) District. Developed on this property is the *Heath Street Water Pump Station*.

East: Directly east of the subject property are the remaining lots in the North Towne Addition, followed by Phase 2 of the Harris Heights Subdivision. This subdivision was established on February 11, 1985, is zoned Single-Family 7 (SF-7) District, and consists of 15 residential lots. Beyond this is Phase 1 of the Harris Heights Subdivision, which was established on February 1, 1970, is zoned Single-Family 7 (SF-7) District, and consists of 58 residential lots. Beyond that is Wade Subdivision, which was established in 1954, is zoned Single-Family 7 (SF-7) District, and consists of 105 residential lots.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is classified as a M4U-M (*i.e. modified major collector, four [4] lane, undivided highway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.257-acre vacant lot (*i.e. Lot 2, Block A, Rakich Addition*), zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, and addressed as 919 N Goliad Street. Beyond this is a 0.252-acre lot, zoned Single-Family 7 (SF-7) District, and developed with a single-family home. Beyond that is N Alamo Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the North Towne Addition Subdivision, which has been in existence since 1998, consists of 41 residential lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District.

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Jacob Crossing, Cody Place, and Chad Way compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Jacob Crossing, Cody Place, and Chad Way	Proposed Housing
Building Height	One (1) & Two (2) Story.	Two (2) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Jacob Crossing
Year Built	1998-2003	N/A
Building SF on Property	1,667 SF – 2,177 SF	3,341 SF
Building Architecture	Traditional Brick Suburban Residential	Craftsman
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback along Jacob Crossing and the 15-foot front yard setback along Chad Way established within the North Towne Addition Subdivision Plat	15-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	10-Feet
Building Materials	Combination of Brick and Siding	Stone and Siding
Paint and Color	Pink, Red, White	White

Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front with the orientations being 'J' or traditional swing entry.	The garage will be situated on the rear elevation and be accessed by the alley.

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Jacob Crossing, Cody Place, and Chad Way as well as the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On November 17, 2022, staff mailed 129 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes and the Preserve Homeowner's Associations (HOAs), which are the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-054

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 211 Jacob Crossing Rockwall TX

SUBDIVISION North Town Addition

LOT 7 BLOCK B

GENERAL LOCATION Jacob Crossing and Chadway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Vacant

PROPOSED ZONING SF-7

PROPOSED USE Residential

ACREAGE 0.1837

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Dana Moffatt

☐ APPLICANT

CONTACT PERSON Scott Clements

CONTACT PERSON

ADDRESS Po Box 609

ADDRESS

CITY, STATE & ZIP Royce City TX 75189

CITY, STATE & ZIP

PHONE 469 853 7952

PHONE

E-MAIL Scott@sclements-homes.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

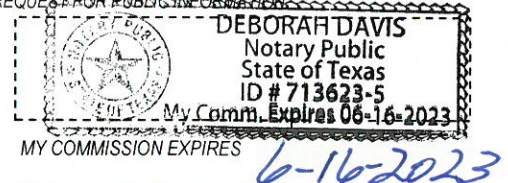
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

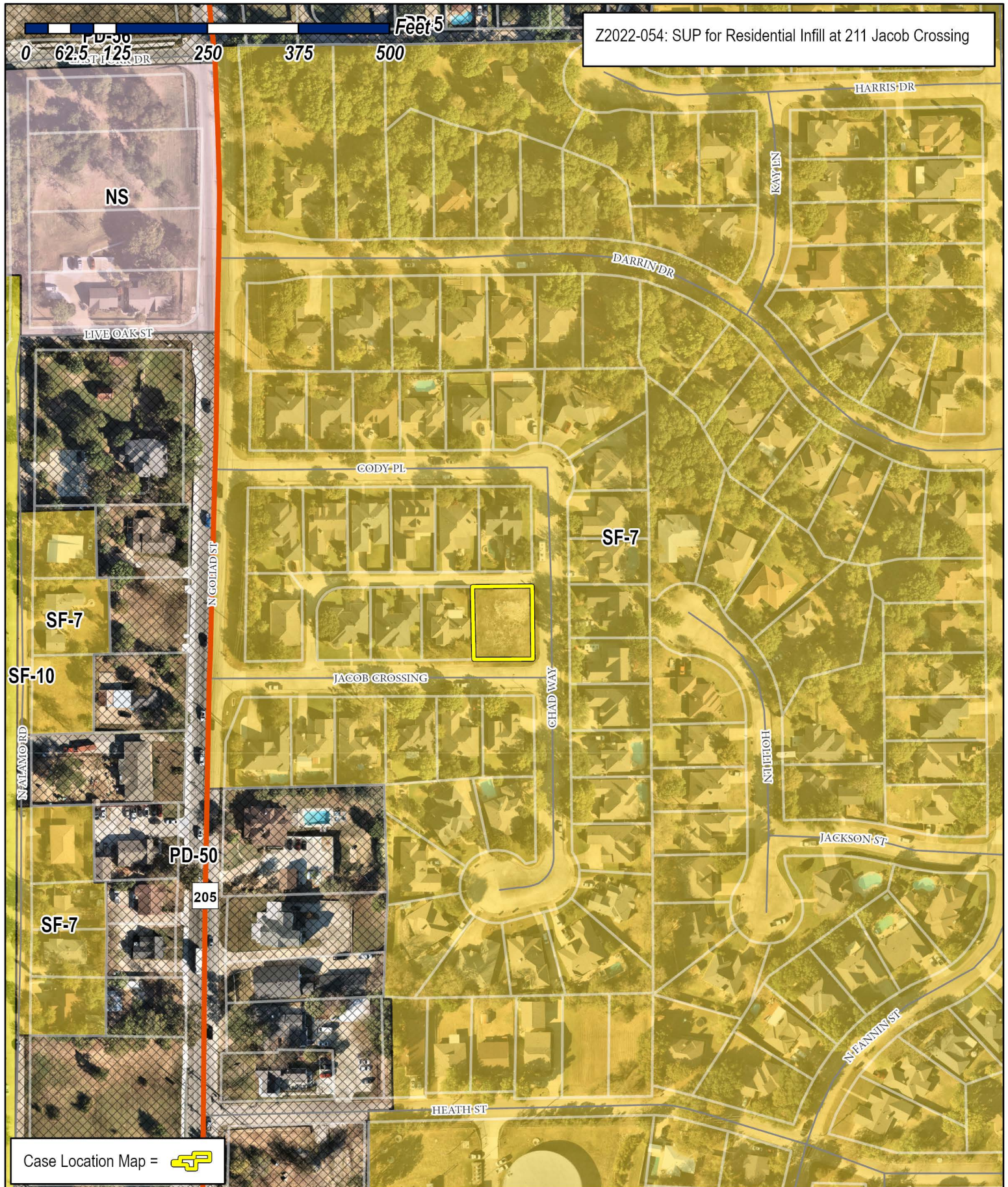
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Nov, 2022

OWNER'S SIGNATURE

Dana Moffatt
Deborah Davis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-054: SUP for Residential Infill at 211 Jacob Crossing

Case Location Map = 



City of Rockwall

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

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

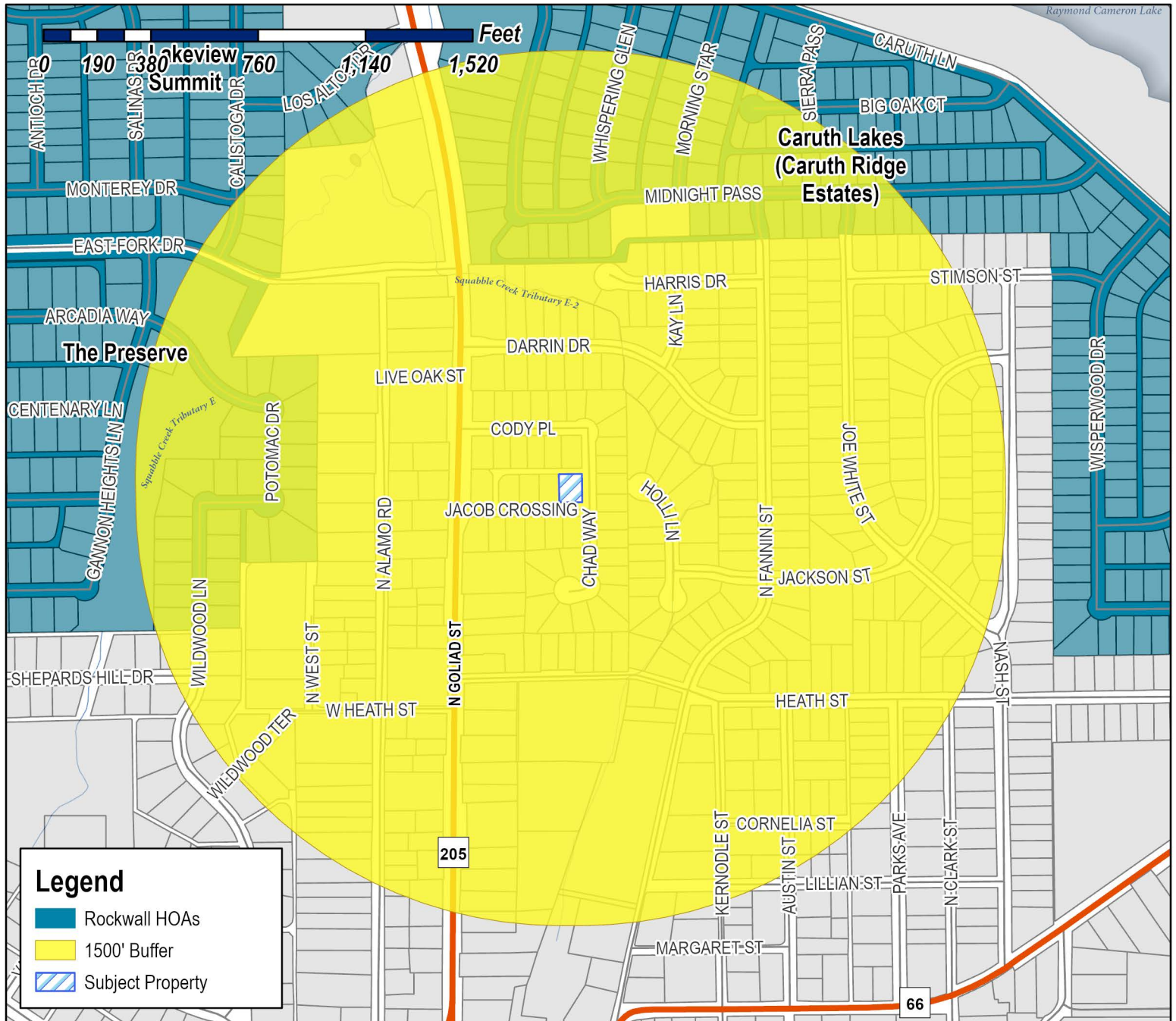




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Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing

Date Saved: 11/15/2022

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



Ross, Bethany

From: Guevara, Angelica
Sent: Friday, November 18, 2022 8:49 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Chapin, Sarah
Subject: Neighborhood Notification Program [Z2022-054]
Attachments: HOA Map (11.14.2022).pdf; Public Notice Z2022-054.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *November 18, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 19, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-054: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

Thank you,

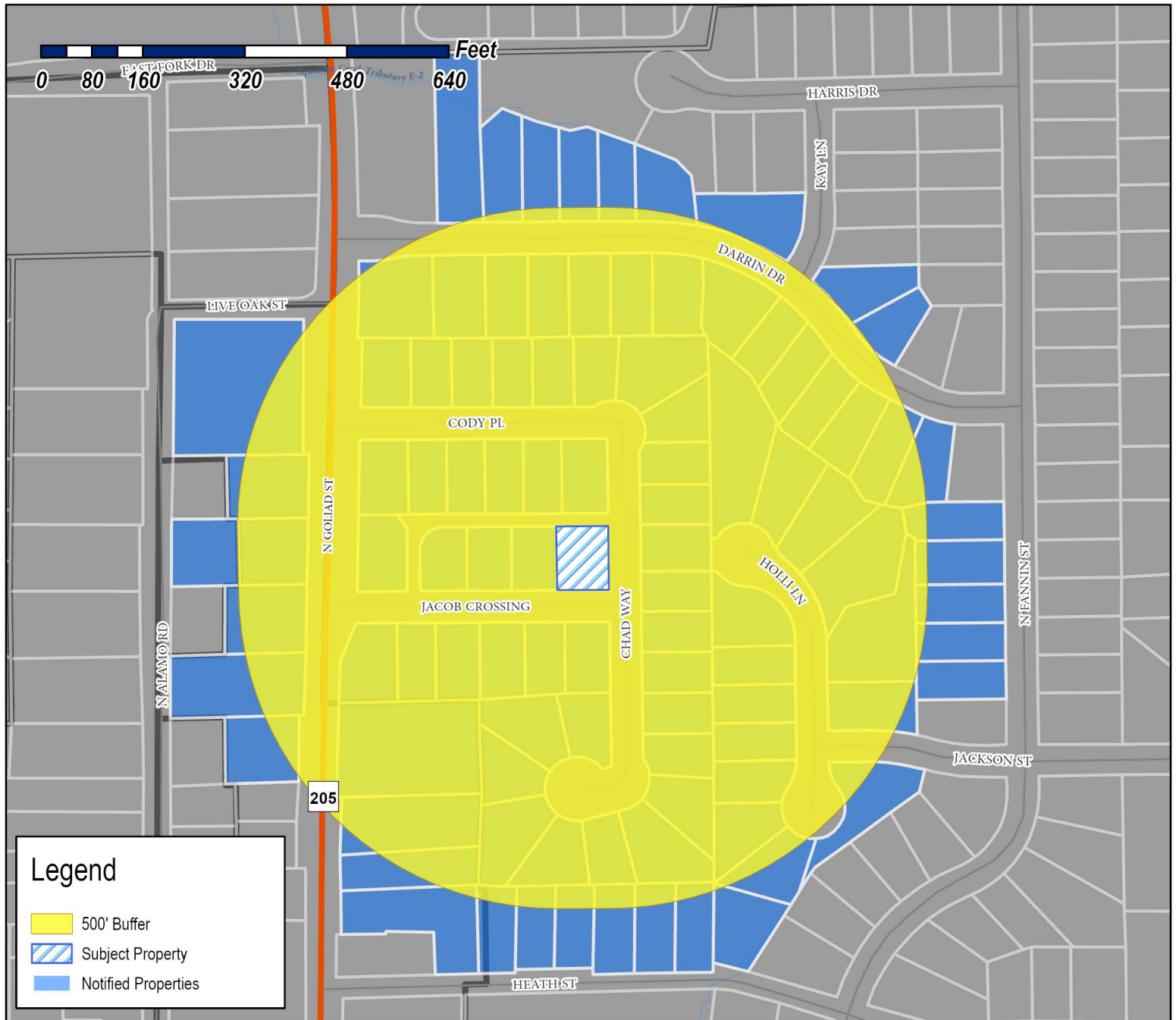
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

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Legend

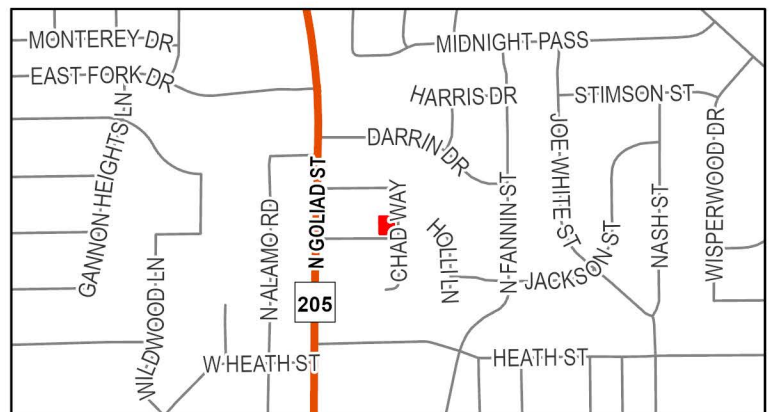
500' Buffer

Subject Property

Notified Properties

Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing

Date Saved: 11/15/2022
For Questions on this Case Call: (972) 771-7746



SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
1001 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
1005 HOLLI LN
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

EICHER STEVEN & CHRISTINE
1006 HOLLI LN
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
1007 N FANNIN ST
ROCKWALL, TX 75087

GUILLEN FAITH ERIN ELISABETH & BRANDON
HUNTER
1008 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
1011 N FANNIN ST
ROCKWALL, TX 75087

DIXON CHARLES S AND STEPHANIE
1025 KAY LN
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

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

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

LOZANO MANUEL A
1388 S FM 740
HEATH, TX 75126

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

DOOLEY RHONDA N
19801 E 86TH ST N
OWASSO, OK 74055

BOWEN JAMES A
199 DARRIN DR
ROCKWALL, TX 75087

NJK ENTERPRISES LLC
199 JACOB CROSSING
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

TURNER KYLE RADEY
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
2054 BRUCE RD
MARTIN, GA 30557

SIENTY RYAN FAIN
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
207 DARRIN DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
208 JACOB CROSSING
ROCKWALL, TX 75087

HARTMEIER MICHAEL J & DEANNA K
208 DARRIN DR
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

210 CODY PL
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
DARBY ZOLMAN
210 DARRIN DRIVE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

SOON OI LING
212 DARRIN DR
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

RATH OSCAR
213 DARRIN DR
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
214 DARRIN DR
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

HENDERSON REBECCA J
216 DARRIN DR
ROCKWALL, TX 75087

SMITH ERICA
217 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

COURVILLE MICHAEL AND FRANCES REPPOND
218 DARRIN DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HART MICHAEL JOSEPH
220 DARRIN DR
ROCKWALL, TX 75087

EVERETT KENNETH N & CARYL W
222 DARRIN DR
ROCKWALL, TX 75087

SOON OI LING
2221 ALL SAINTS LN
PLANO, TX 75025

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
3021 RIDGE RD SUITE A BOX 93
ROCKWALL, TX 75032

NJK ENTERPRISES LLC
31 ORLEANS CIRCUIT
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

MOFFATT DANA MICHELLE
4756 SECRET COVE LANE
HEATH, TX 75032

BAF 3 LLC
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

WOMEN IN NEED INC
904 N GOLIAD ST
ROCKWALL, TX 75087

LOZANO MANUEL A
906 N GOLIAD
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

WEST MICHAEL
912 N GOLIAD
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
915 N GOLIAD
ROCKWALL, TX 75087

917 PROPERTIES LLC
917 N GOLIAD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
919 N GOLIAD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY AND JENNIFER LEE
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

TAYLOR TERRY K AND STACEY B
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

BAF 3 LLC
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

, 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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

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

Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 19, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Charles W Siebert Jr and Jane M. Siebert

Address:

199 Jacob Crossing Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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PLEASE RETURN THE BELOW FORM

Case No. Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name: Kyle R. Turner

Address: 200 Jacob King Rockwall, TX 75087 (Property Owner)

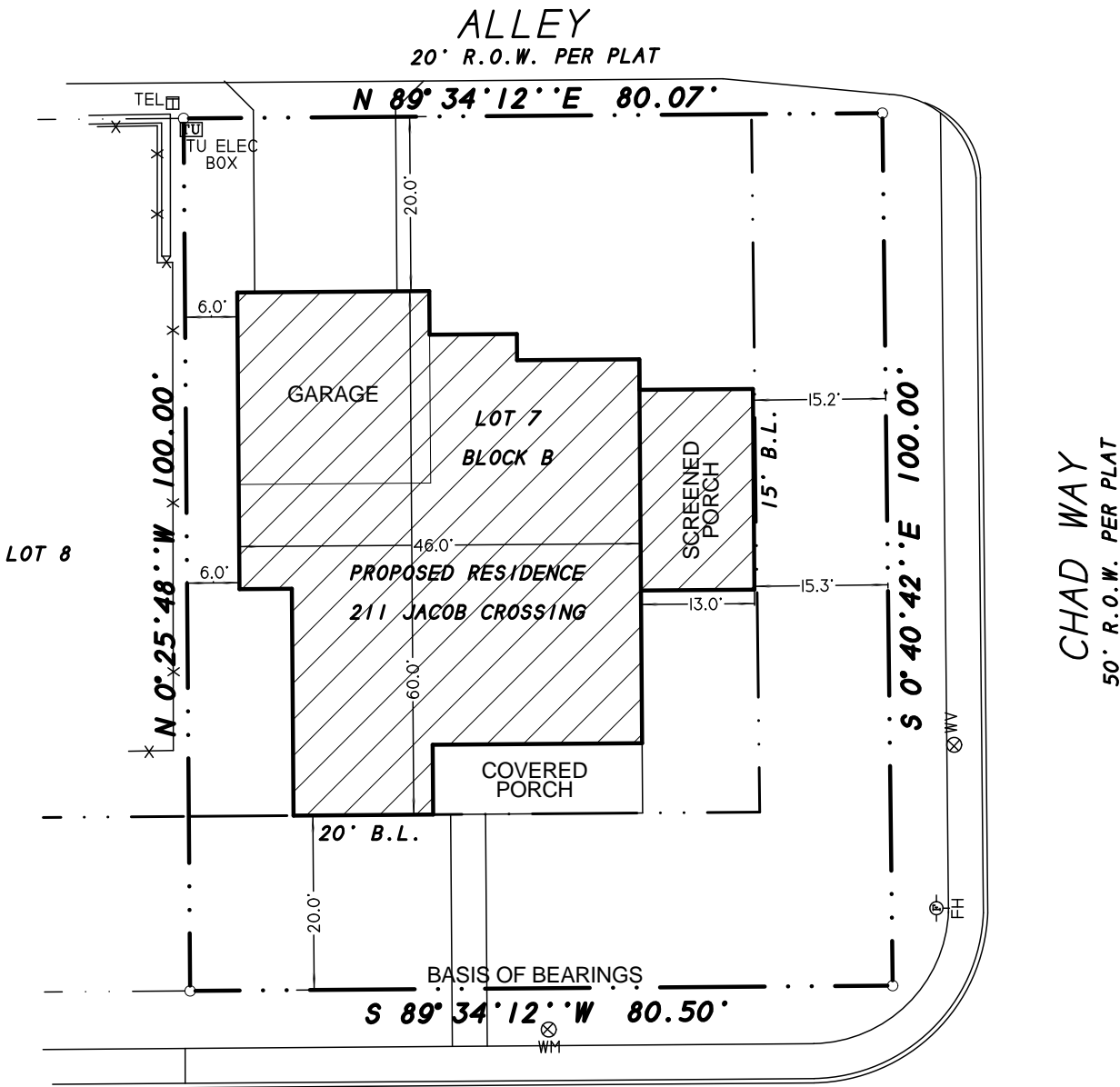
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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SURVEY ACCEPTED BY:

DATE

DATE



JACOB CROSSING
50' R.O.W. PER PLAT



DESCRIPTION

Lot 7, Block B, NORTH TOWNE ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide D, Envelope 105, Plat Records, Rockwall County, Texas, as amended by Certificate of Correction recorded in Volume 1417, Page 242, Real Estate Records, Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for S. CLEMENTS HOMES at 211 JACOB CROSSING, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of November, 2022.

Harold D. Fetty III, R.P.L.S. No. 5034



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

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

SURVEY DATE NOVEMBER 15, 2022
SCALE 1" = 20' FILE # 20220208-SP
CLIENT CLEMENTS GF # NONE

MOFFATT RESIDENCE



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

- THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
- DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
- CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
- CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
- ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
- CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
- CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
- DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
- SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
- CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENT RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

CONTRACTOR NOTES:

- ALL EXTERIOR WALLS SHALL BE 2x4 U.N.O.
- ALL INTERIOR WALLS SHALL BE 2x4 U.N.O.
- ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table			
Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	FRONT AND REAR ELEVATIONS		
A-4	LEFT AND RIGHT ELEVATIONS		
A-5	FLOOR PLAN W/ DIMENSIONS		
A-6	DOOR AND WINDOW SCHEDULES		
A-7	ELECTRICAL PLAN		

PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: COVER SHEET

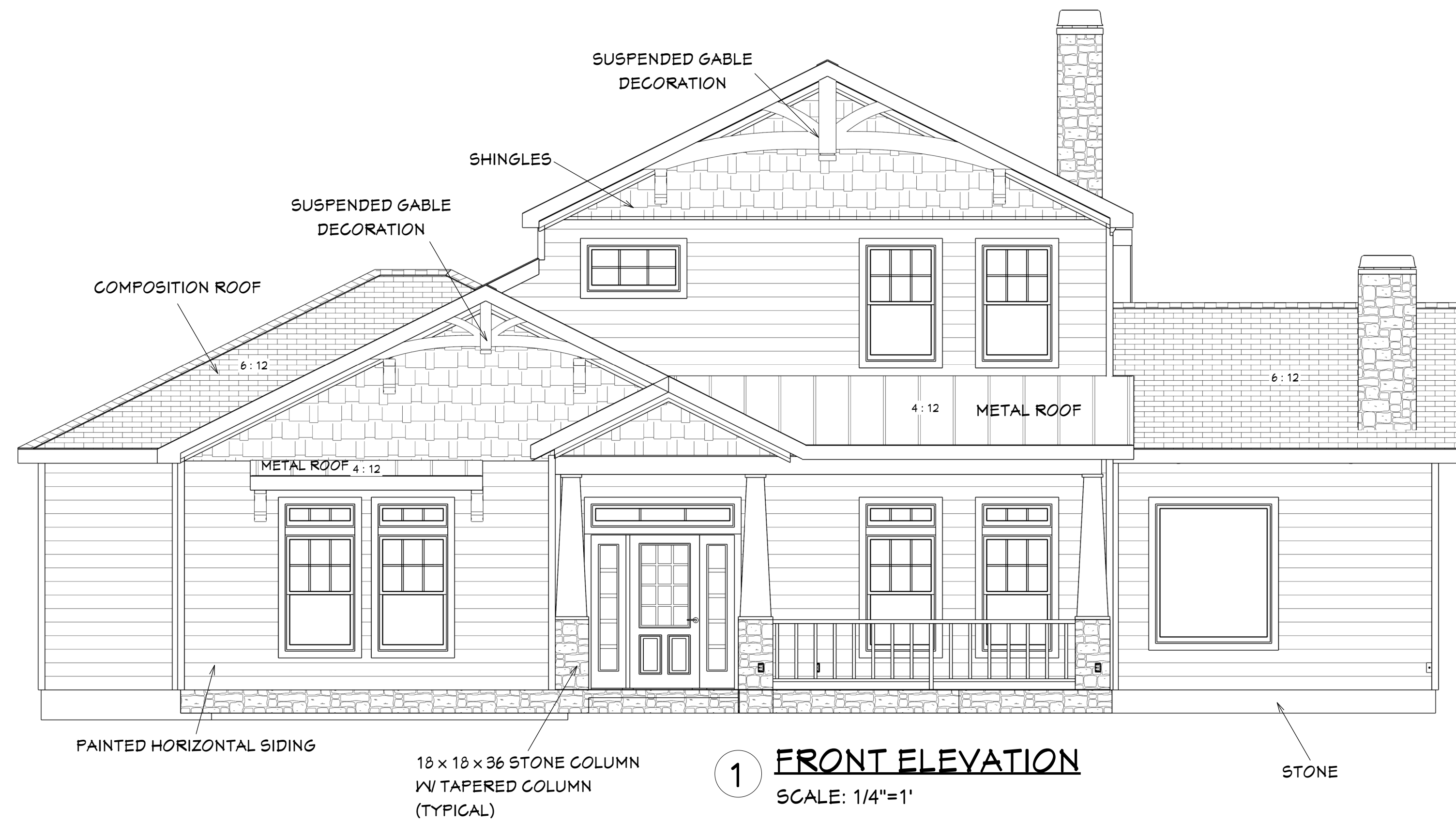
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

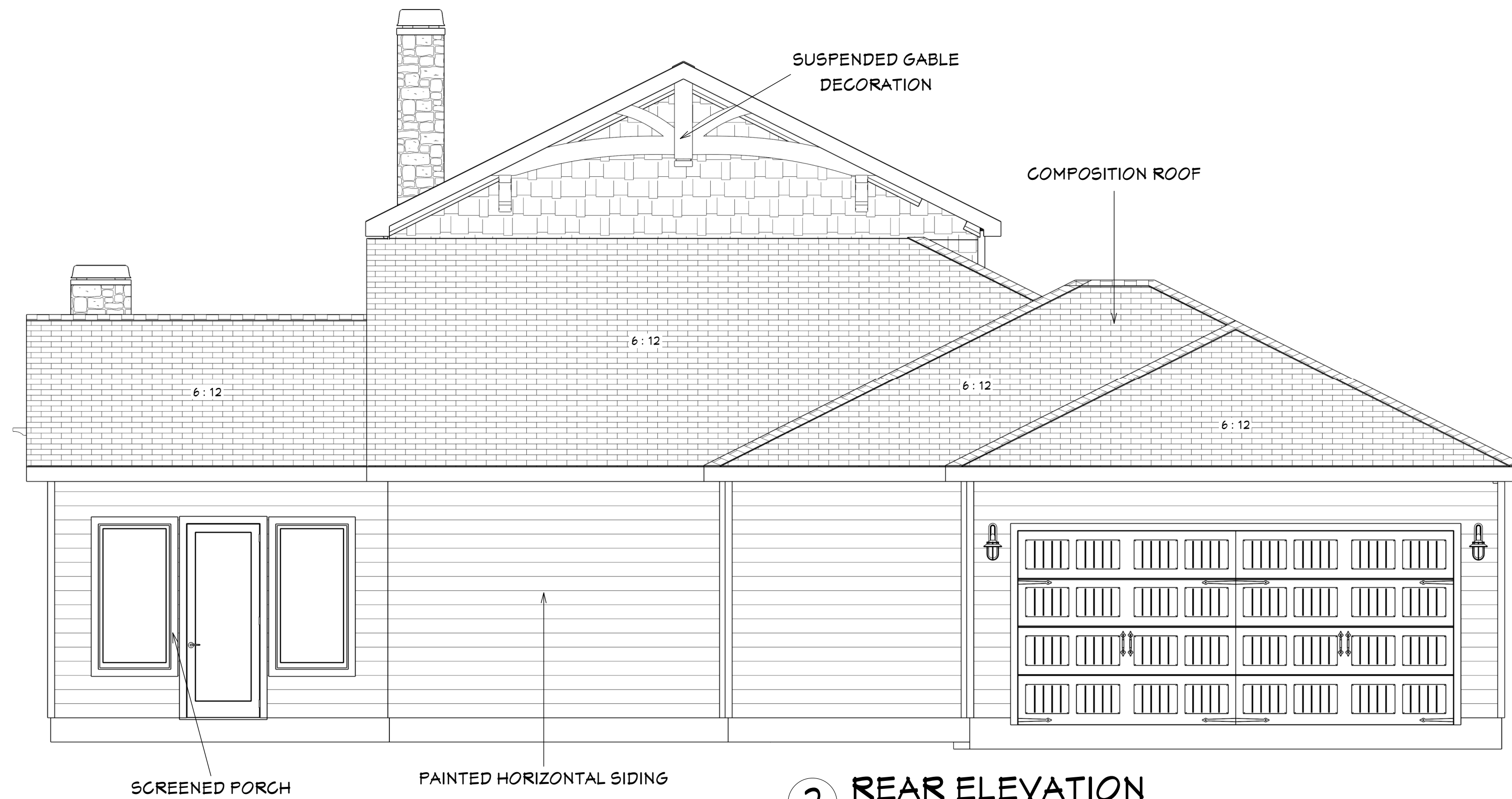
SCALE:
AS SHOWN

SHEET:

A-1



NOTE:
BRICK PAVERS ON PORCH



PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
FRONT AND REAR ELEVATIONS

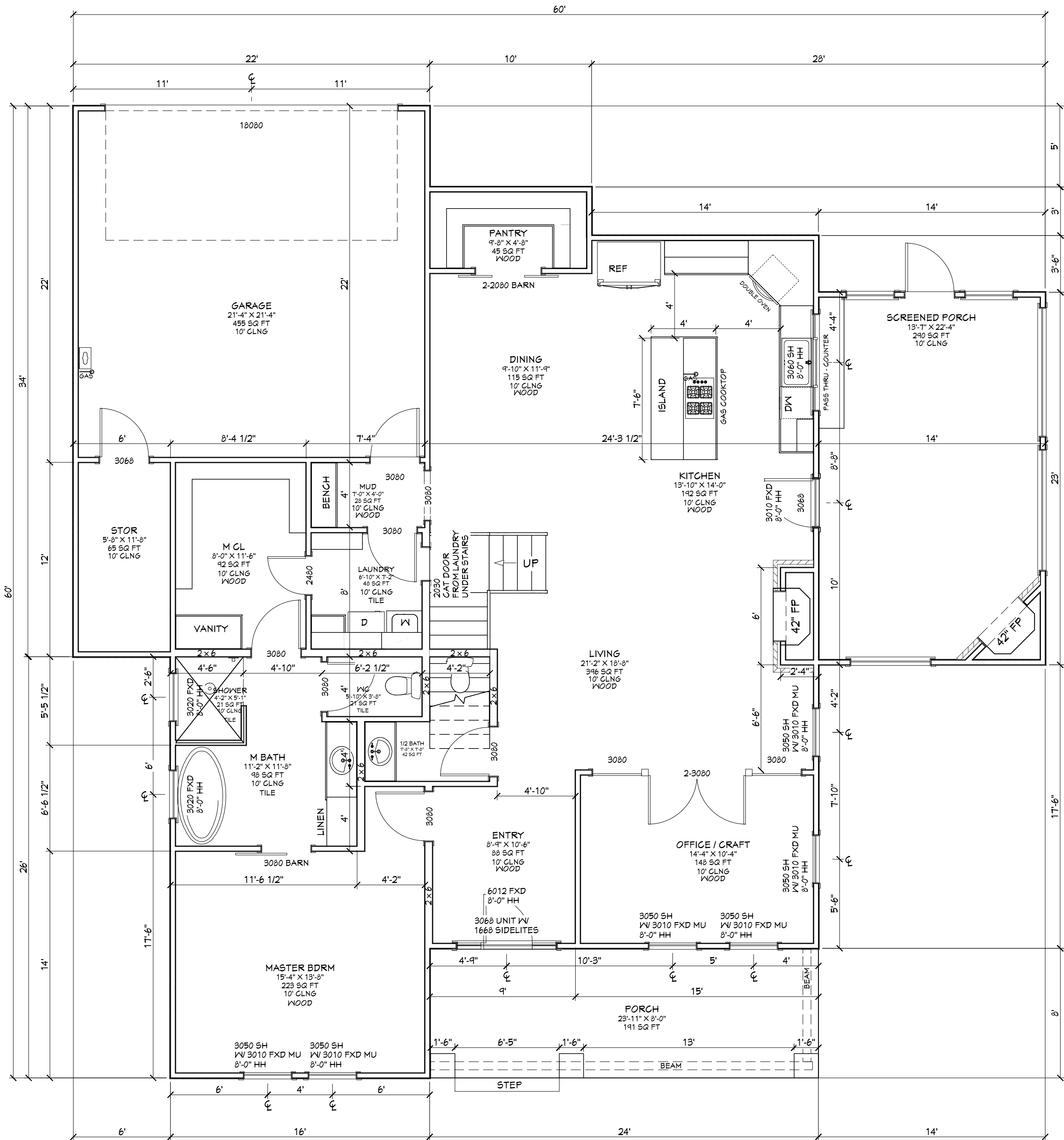
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

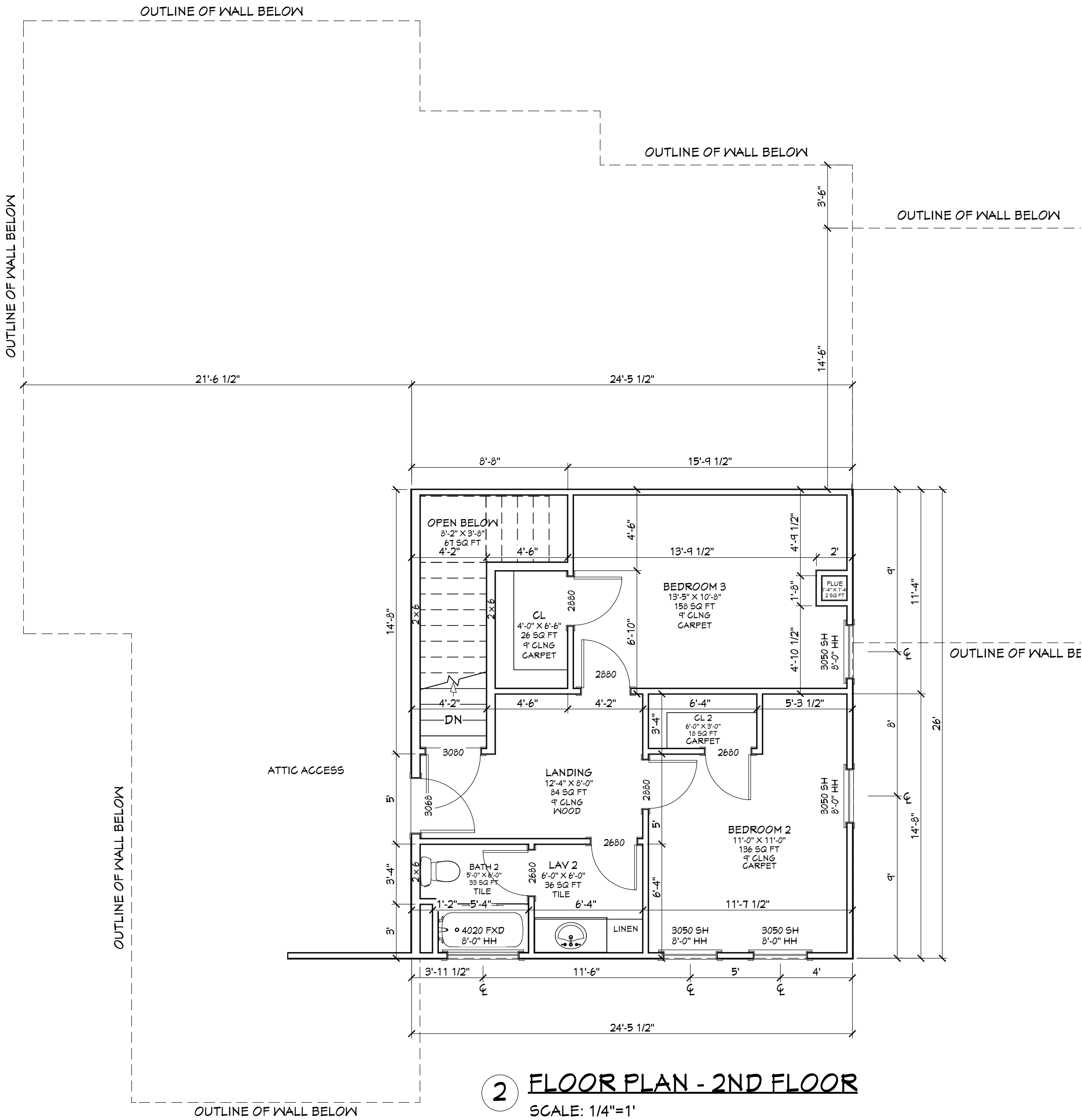
SHEET:

A-3



AREAS	
FIRST FLOOR LIVING	1715 SQ. FT.
SECOND FLOOR LIVING	562 SQ. FT.
TOTAL LIVING AREA	2277 SQ. FT.
GARAGE / STOR.	550 SQ. FT.
COVERED PORCH	192 SQ. FT.
SCREENED PATIO	322 SQ. FT.
TOTAL SQ FT	3341 SQ. FT.

Living Area
1715 sq ft



PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
FLOOR PLAN W/ DIMENSIONS

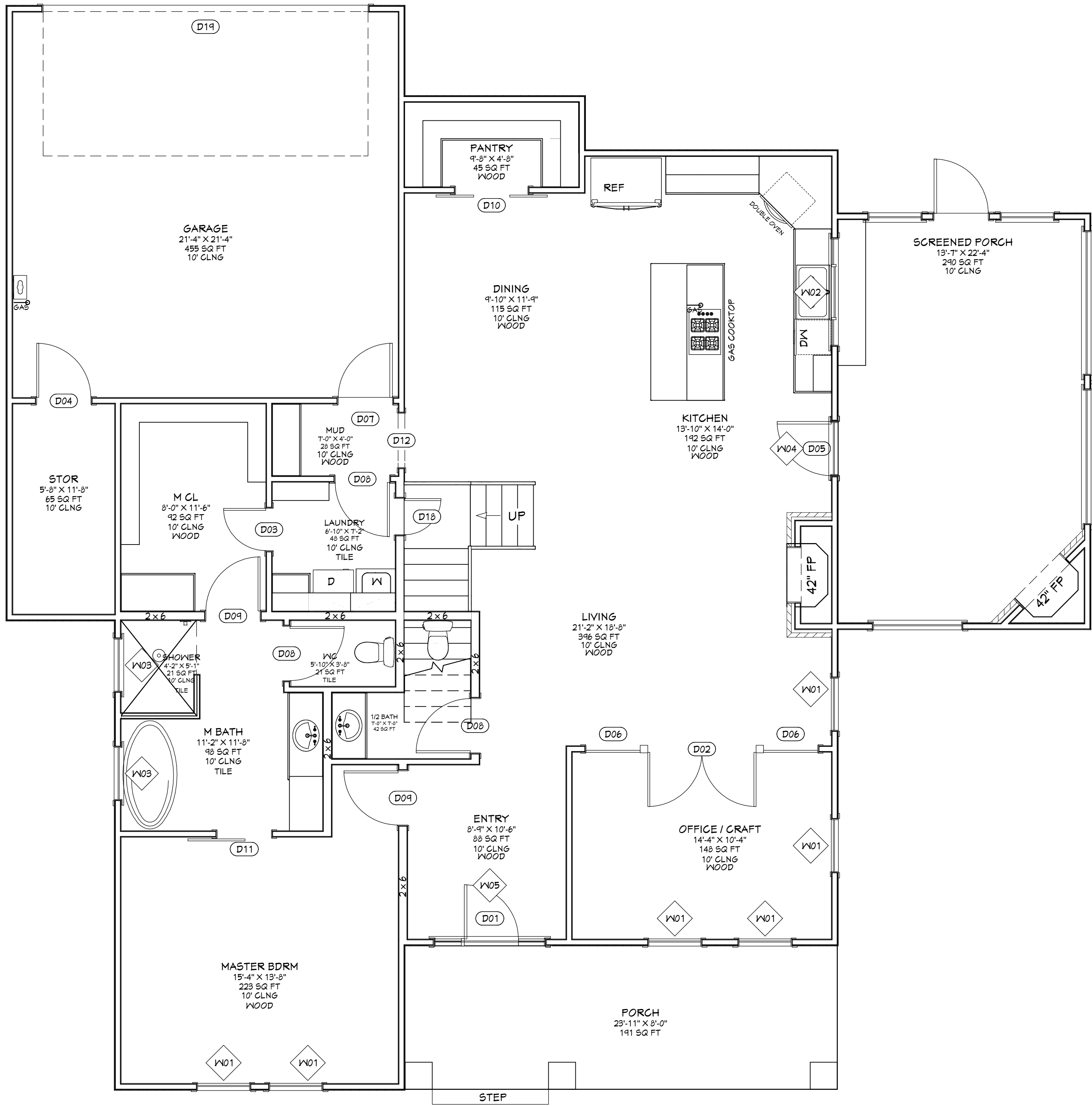
SHANNON NENSON
MARK NENSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

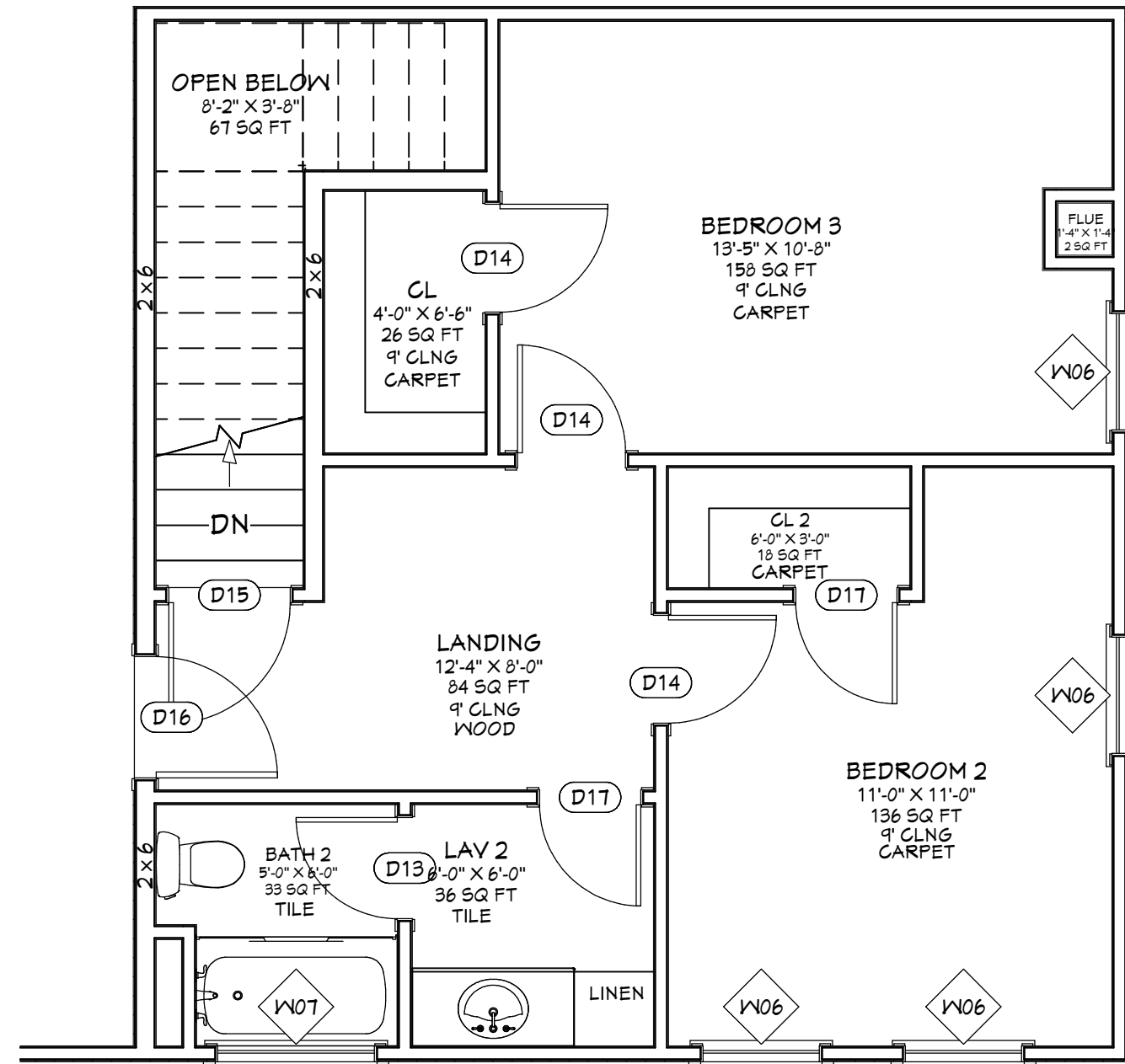
SHEET:

A-5



1 1ST FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
ENTRY	8'-9" X 10'-6"	88	WOOD
LIVING	21'-2" X 18'-8"	396	WOOD
KITCHEN	13'-10" X 14'-0"	192	WOOD
DINING	9'-10" X 11'-9"	115	WOOD
PANTRY	9'-8" X 4'-8"	45	WOOD
MUD	7'-0" X 4'-0"	28	WOOD
OFFICE / CRAFT	14'-4" X 10'-4"	148	WOOD
MASTER BDRM	15'-4" X 13'-8"	223	WOOD
M CL	8'-0" X 11'-6"	92	WOOD
LAUNDRY	6'-10" X 7'-2"	48	TILE
M BATH	11'-2" X 11'-8"	98	TILE
WIC	5'-10" X 3'-8"	21	TILE
1/2 BATH	7'-8" X 7'-8"	42	TILE
SHOWER	4'-2" X 5'-1"	21	TILE
PORCH	23'-11" X 8'-0"	191	LIGHT RED BRICK
GARAGE	21'-4" X 21'-4"	455	
SCREENED PORCH	13'-7" X 22'-4"	290	
STOR	5'-8" X 11'-8"	65	
TOTALS:		2558	



2 2ND FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BEDROOM 2	11'-0" X 11'-0"	136	CARPET
CL 2	6'-0" X 3'-0"	18	CARPET
BEDROOM 3	13'-5" X 10'-8"	158	CARPET
CL	4'-0" X 6'-6"	26	CARPET
LANDING	12'-4" X 8'-0"	84	WOOD
BATH 2	5'-0" X 6'-0"	33	TILE
LAV 2	6'-0" X 6'-0"	36	TILE
TOTALS:		491	

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	
D01	3068 UNIT W/ 1668 SIDELITES	1	1	6268	74 "	80 "	75"X81"	MULLED UNIT	
D02	2-3080	1	1	6080 L/R IN	72 "	96 "	74"X98 1/2"	DOUBLE HINGED-DOOR F01	
D03	2480	1	1	2480 R IN	28 "	96 "	30"X98 1/2"	HINGED-DOOR P10	
D04	3068	1	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P10	
D05	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR L07	
D06	3080	2	1	3080	36 "	96 "	38"X98	FIXED-GLASS PANEL	
D07	3080	1	1	3080 R EX	36 "	96 "	38"X94"	EXT. HINGED-DOOR L07	
D08	3080	3	1	3080 L IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR P10	
D09	3080	2	1	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR P10	
D10	2-2080 BARN	1	1	4080 L/R	48 "	96 "	50"X98 1/2"	DOUBLE BARN-DOOR P10	
D11	3080 BARN	1	1	3080 L	36 "	96 "	38"X98 1/2"	BARN-DOOR P10	
D12	3080	1	1	3080	36 "	96 "	38"X98 1/2"	DOORWAY	
D13	2680	1	2	2680 R IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR P10	
D14	2880	3	2	2880 L IN	32 "	96 "	34"X98 1/2"	HINGED-DOOR P10	
D15	3080	1	2	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F06	
D16	3068	1	2	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR P11	
D17	2680	2	2	2680 L IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR P10	
D18	2030 CAT DOOR FROM LAUNDRY UNDER STAIRS	1	1	2030 L IN	24 "	36 "	26"X38 1/2"	HINGED-DOOR S01	
D19	18080	1	1	18080	216 "	96 "	218"X99"	GARAGE-BB - CLOSED	

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	3050 SH W/ 3010 FXD MU 8'-0" HH	6	1	3064	36 "	76 "	37"X71"	MULLED UNIT	2X6X40" (2)
W02	3060 SH 8'-0" HH	1	1	6040TS	72 "	48 "	73"X49"	TRIPLE SLIDING	2X6X76" (2)
W03	3020 FXD 8'-0" HH	2	1	3020FX	36 "	24 "	37"X25"	FIXED GLASS	2X6X40" (2)
W04	3010 FXD 8'-0" HH	1	1	3010FX	36 "	12 "	37"X13"	FIXED GLASS	2X6X40" (2)
W05	6012 FXD 8'-0" HH	1	1	6210FX	74 "	12 "	75"X13"	FIXED GLASS	2X6X78" (2)
W06	3050 SH 8'-0" HH	4	2	3050SH	36 "	60 "	37"X61"	SINGLE HUNG	2X6X40" (2)
W07	4020 FXD 8'-0" HH	1	2	4020FX	48 "	24 "	49"X25"	FIXED GLASS	2X6X52" (2)

PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
DOOR - WINDOW & FLOORING
SCHEDULES

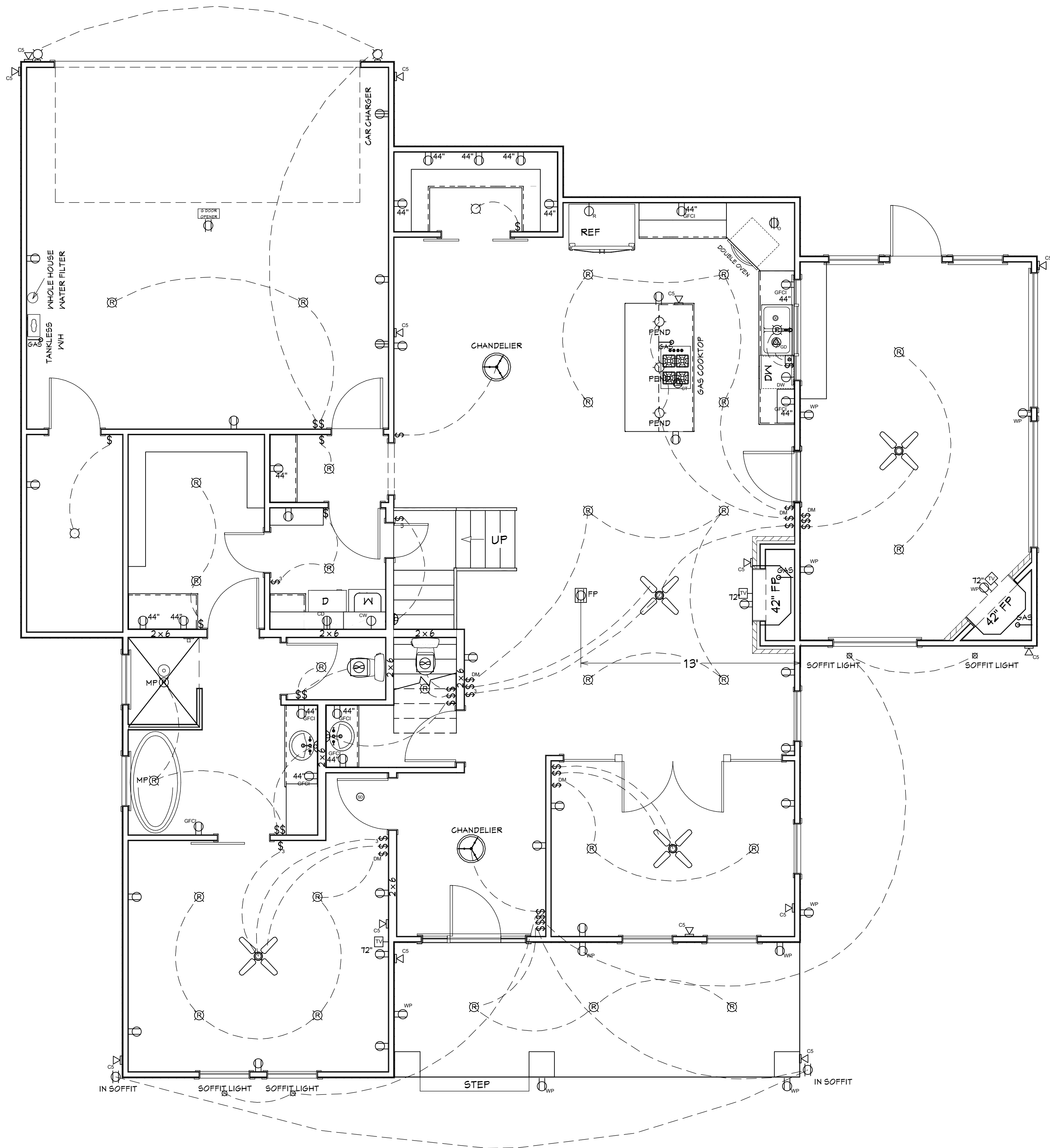
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9883
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

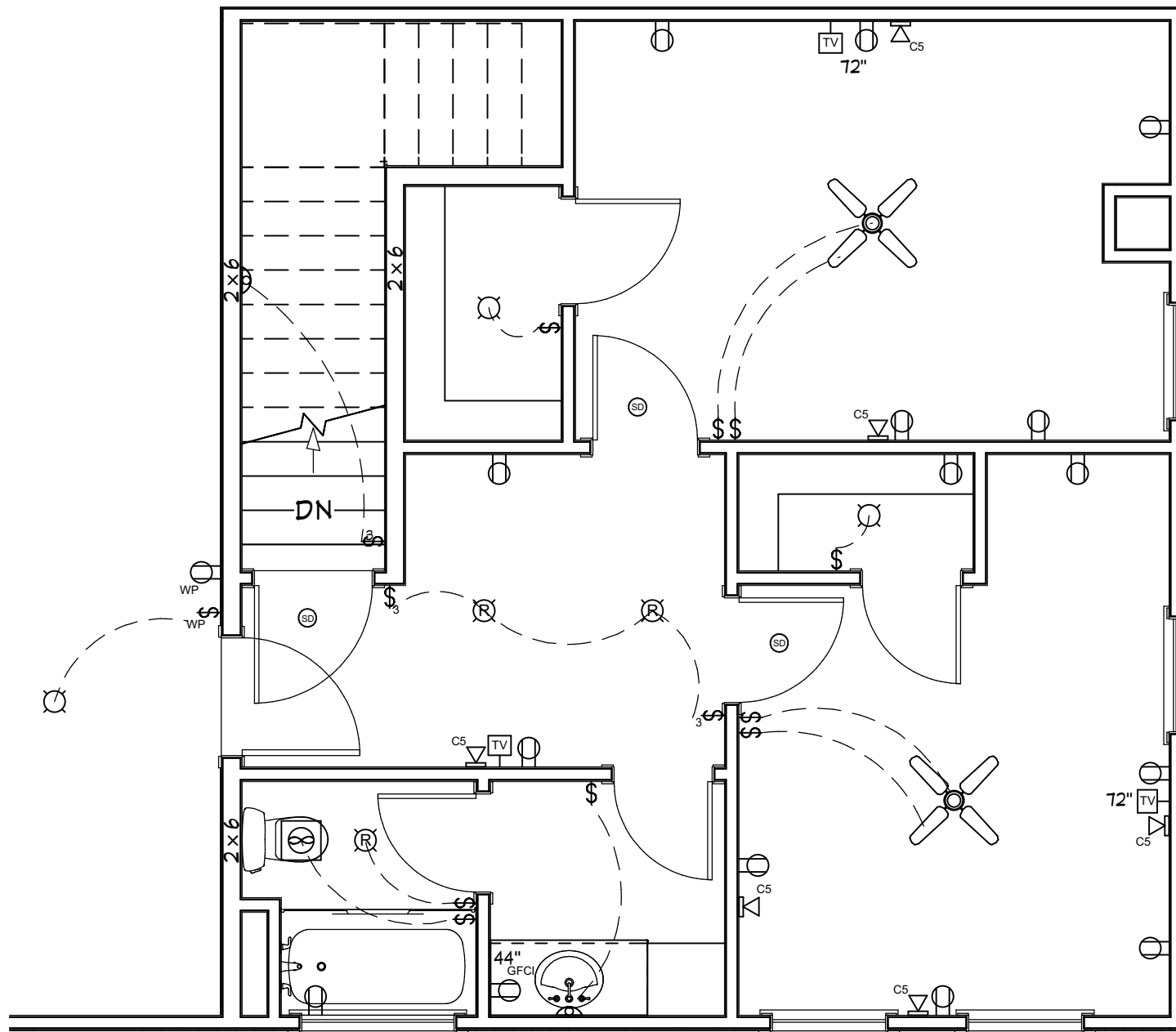
A-6



1 **FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

NOTES:
1. WIRE SOFFIT OUTLETS TO SWITCH IN ENTRY.
2. WIRE ALL SOFFIT LIGHTING TO SWITCH IN ENTRY.
3. VERIFY FLOOR PLUG LOCATION W/ OWNER.



2 **SECOND FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: ELECTRICAL PLAN

SHANNON NEWMOM MARK NEWMOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-7



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
192 Jacob Crossing	Single-Family Home	1999	2077	N/A	Brick
193 Jacob Crossing	Single-Family Home	2002	1941	N/A	Brick
196 Jacob Crossing	Single-Family Home	1998	1728	N/A	Brick
199 Jacob Crossing	Single-Family Home	1998	1667	N/A	Brick
200 Jacob Crossing	Single-Family Home	1998	1700	N/A	Brick
203 Jacob Crossing	Single-Family Home	2000	1874	N/A	Brick
204 Jacob Crossing	Single-Family Home	1999	1944	N/A	Brick
207 Jacob Crossing	Single-Family Home	1999	2117	N/A	Brick
208 Jacob Crossing	Single-Family Home	2000	1895	N/A	Brick
212 Jacob Crossing	Single-Family Home	1999	1892.5	N/A	Brick and Siding
194 Cody Place	Single-Family Home	2002	1939	80	Brick and Siding
198 Cody Place	Single-Family Home	2000	1674	N/A	Brick and Siding
202 Cody Place	Single-Family Home	1999	1916.5	N/A	Brick
206 Cody Place	Single-Family Home	2000	2038	N/A	Brick and Siding
210 Cody Place	Single-Family Home	2003	1904	N/A	Brick
214 Cody Place	Single-Family Home	1999	2070	N/A	Brick and Siding
215 Cody Place	Single-Family Home	2000	1869	N/A	Brick
219 Cody Place	Single-Family Home	2003	2051	N/A	Brick
974 Chad Way	Single-Family Home	2000	1760	N/A	Brick
978 Chad Way	Single-Family Home	2000	1835	N/A	Brick and Stone
982 Chad Way	Single-Family Home	1999	1941	N/A	Brick
986 Chad Way	Single-Family Home	1998	1817	N/A	Brick
990 Chad Way	Single-Family Home	2001	1673	N/A	Stone, Siding, and Brick
994 Chad Way	Single-Family Home	2000	1853	120	Brick and Stone
AVERAGES:		2000	1882	100	Brick



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

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192 Jacob Crossing



193 Jacob Crossing



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

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196 Jacob Crossing



199 Jacob Crossing



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

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200 Jacob Crossing



203 Jacob Crossing



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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204 Jacob Crossing



207 Jacob Crossing



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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208 Jacob Crossing



212 Jacob Crossing



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



194 Cody Place



198 Cody Place



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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202 Cody Place



206 Cody Place



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

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210 Cody Place



214 Cody Place



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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215 Cody Place



219 Cody Place



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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974 Chad Way



978 Chad Way



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

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982 Chad Way



986 Chad Way



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



990 Chad Way



994 Chad Way

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1837-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK B, NORTH TOWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Scott Clements on behalf of Dana Moffatt for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF JANUARY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 19, 2022

2nd Reading: January 2, 2023

Exhibit 'A':
Legal Description

Address: 211 Jacobs Crossing

Legal Description: Lot 7, Block B, North Town Addition



SITE PLAN

ALLEY
20' R.O.W. PER PLAT
N 89°34'12"E 80.07'

CHAD WAY
50' R.O.W. PER PLAT

JACOB CROSSING
50' R.O.W. PER PLAT

LOT 7, BLOCK B
PROPOSED RESIDENCE
211 JACOB CROSSING

Garage
SCREENED PORCH
COVERED PORCH

LOT 8

DESCRIPTION

Lot 7, Block B, NORTH-TOMINE ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slice D, Envelope 106, Plat Records, Rockwall County, Texas, as amended by Certificate of Correction recorded in Volumes 1417, Page 242, Real Estate Records, Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48307C0030 L dated Sept. 28, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034"

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for S. CLEVELYN'S HOMES at 211 JACOB CROSSING, ROCKWALL, TEXAS, and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of November, 2022.

SYMBOL LEGEND

PROPOSED RESIDENCE
SCREENED PORCH
COVERED PORCH
GARAGE
ELECTRIC BOX
TIE LINE
FLOOD PLAIN
100-YEAR FLOOD PLAIN
50-YEAR FLOOD PLAIN
20-YEAR FLOOD PLAIN
10-YEAR FLOOD PLAIN
5-YEAR FLOOD PLAIN
1-YEAR FLOOD PLAIN
100-YEAR FLOOD PLAIN
50-YEAR FLOOD PLAIN
20-YEAR FLOOD PLAIN
10-YEAR FLOOD PLAIN
5-YEAR FLOOD PLAIN
1-YEAR FLOOD PLAIN

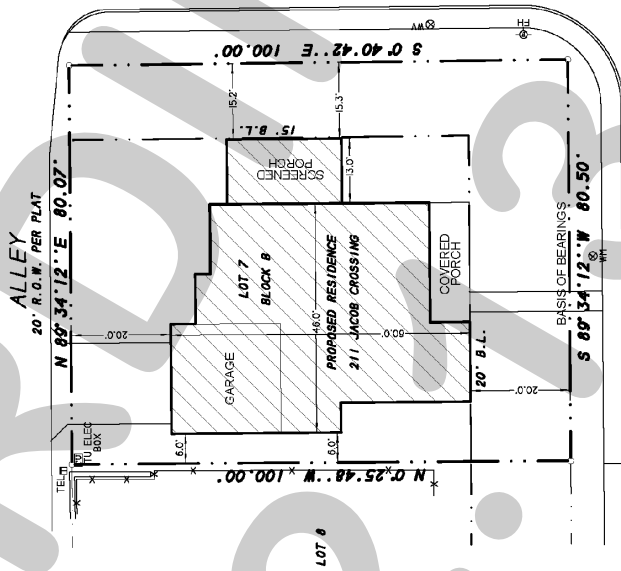
SURVEY DATE NOVEMBER 13, 2022
SCALE 1"=40'
CURT. SHEETS 01 OF 01

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



































































































SITE PLAN

CHAD WAY
50' R.O.W. PER PLAT



JACOB CROSSING
50' R.O.W. PER PLAT

SYMBOL LEGEND

	TELEVISION		RADIO		REFRIGERATOR		WASHING MACHINE		DRYER		STOVE
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR
	CUPBOARD		SINK		WASHING MACHINE		DRYER		STOVE		REFRIGERATOR

SURVEY DATE NOVEMBER 15, 2022
SCALE 1" = 20' FILE # 20220208-SP
CLIENT CLEMENTS GF # NONE
HONE tracy@hdftey.com

Harold W. Fetty III, R.P.L.S. No. 5034

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-

PHONE tracy@hdfetty.com

City of Rockwall, Texas

Exhibit 'C':
Building Elevations

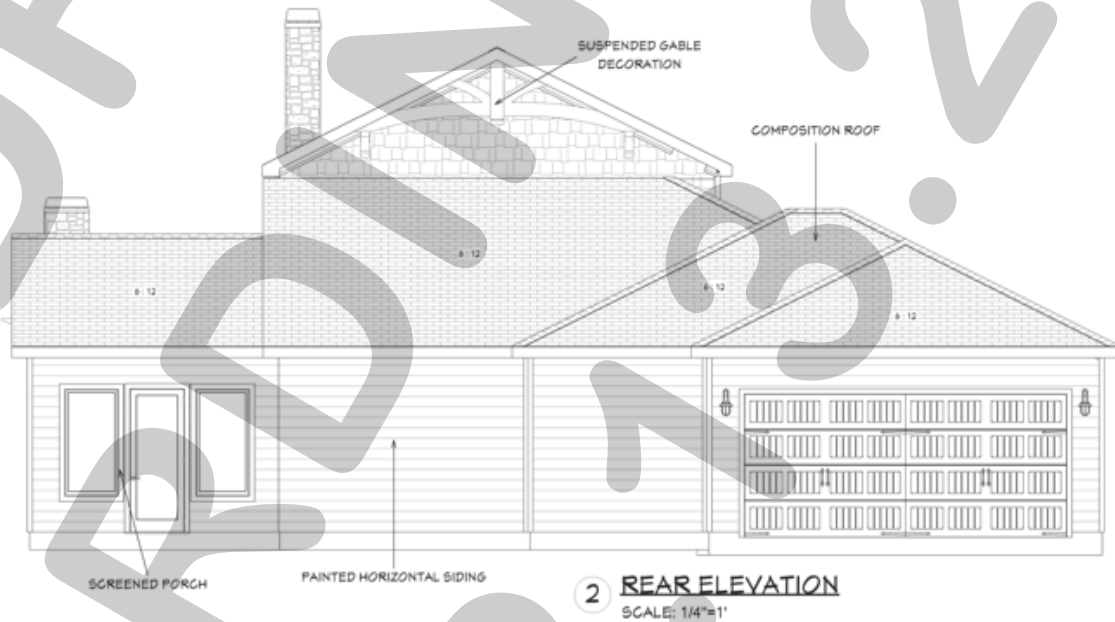
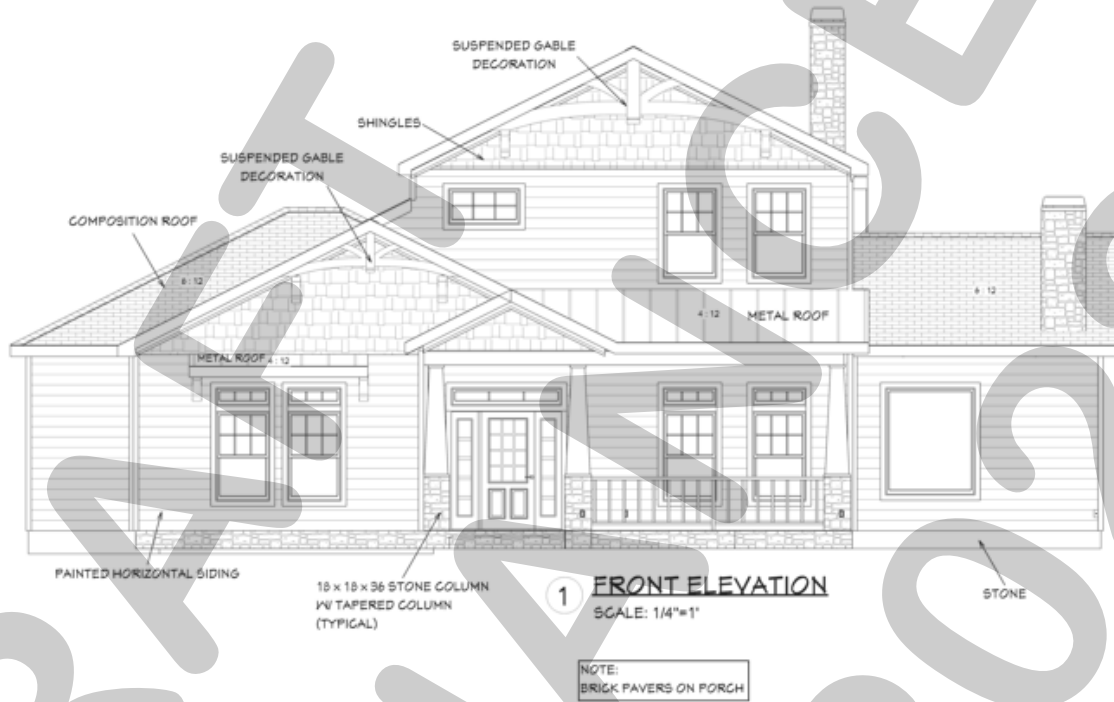
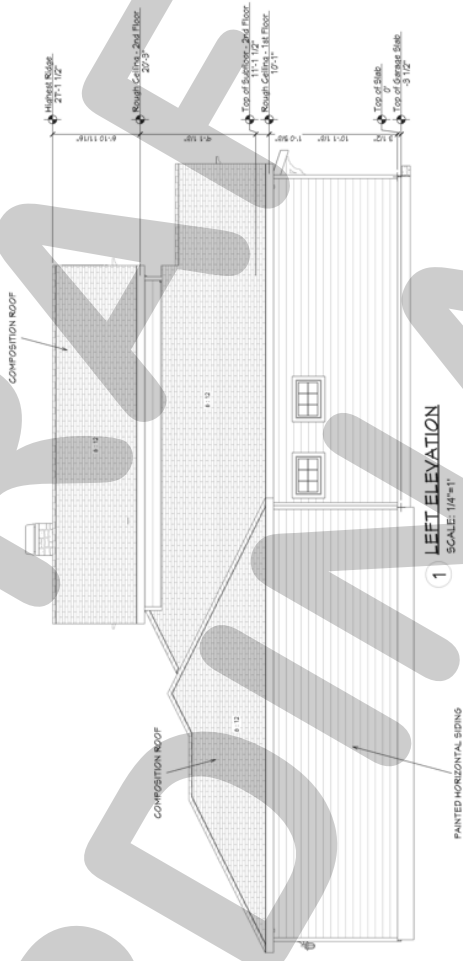
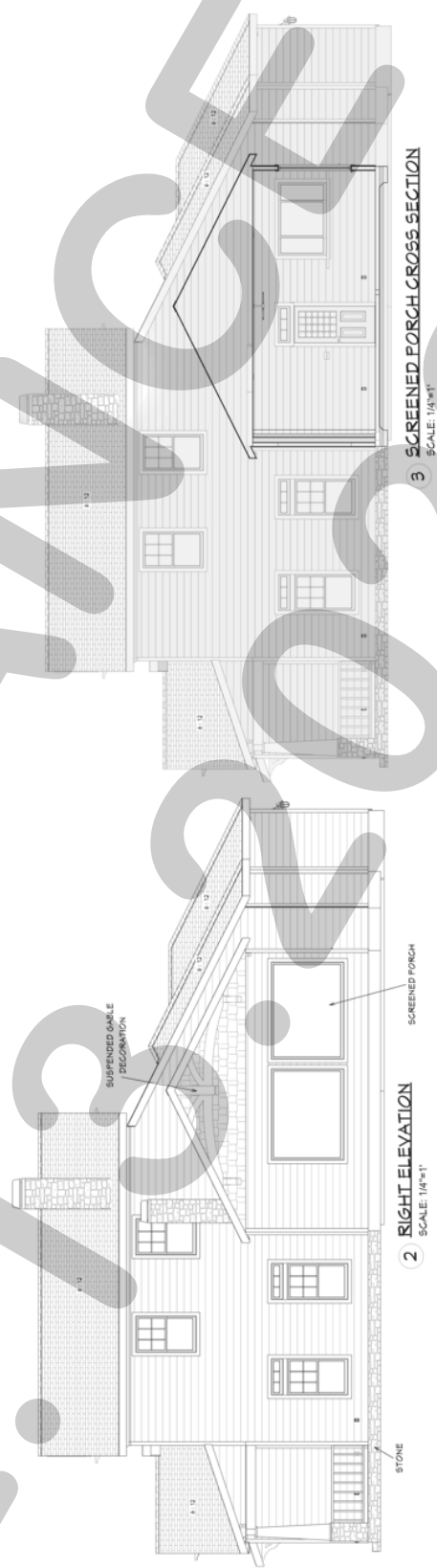


Exhibit 'C':
Building Elevations



1 LEFT ELEVATION
SCALE: 1/4"=1'



2 RIGHT ELEVATION
SCALE: 1/4"=1'

3 SCREENED PORCH CROSS SECTION
SCALE: 1/4"=1'



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: City Council

DATE: December 19, 2022

APPLICANT: Dana Moffatt

CASE NUMBER: Z2022-054; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 211 Jacob Crossing*

SUMMARY

Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's Historic Zoning Maps, the subject property was rezoned from an Agricultural (AG) District to a Single-Family 3 (SF-3) District sometime between the time the subject property was annexed and January 3, 1972. This zoning designation was changed between January 4, 1972 and May 15, 1983 from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District based on the May 16, 1983 Zoning Map. On June 16, 1998 a final plat for the North Towne Addition was filed with Rockwall County. This subdivision plat established the subject property as Lot 7, Block B, North Towne Addition. No other changes have been made to the subject property since annexation.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill In or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 211 Jacob Crossing. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the remaining lots in the North Towne Addition. North of this is Phase 1 of the Harris Heights Subdivision, which was established on February 1, 1970, is zoned Single-Family 7 (SF-7) District, and consists of 58 residential lots. Beyond this is Phase 3 of the Harris Heights Subdivision, which was established on February 11, 1985, is zoned Single-Family 7 (SF-7) District, and consists of 26 residential lots. Beyond this is Phase 1 of the Caruth Lakes Subdivision, which was established on June 10, 1994, is zoned Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses, and consists of 34 residential lots.

South: Directly south of the subject property are the remaining lots in the North Towne Addition, followed by a 0.1915-acre lot (*i.e. Lot 2, Mclean/Moore Addition*) zoned Single-Family 7 (SF-7) District that is developed with a single-family home. Beyond this is E. Health Street, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.20-acre lot (*i.e. Lot C, Block 124, B.F. Boydston*) that zoned Single Family 7 (SF-7) District. Developed on this property is the *Heath Street Water Pump Station*.

East: Directly east of the subject property are the remaining lots in the North Towne Addition, followed by Phase 2 of the Harris Heights Subdivision. This subdivision was established on February 11, 1985, is zoned Single-Family 7 (SF-7) District, and consists of 15 residential lots. Beyond this is Phase 1 of the Harris Heights Subdivision, which was established on February 1, 1970, is zoned Single-Family 7 (SF-7) District, and consists of 58 residential lots. Beyond that is Wade Subdivision, which was established in 1954, is zoned Single-Family 7 (SF-7) District, and consists of 105 residential lots.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is classified as a M4U-M (*i.e. modified major collector, four [4] lane, undivided highway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.257-acre vacant lot (*i.e. Lot 2, Block A, Rakich Addition*), zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, and addressed as 919 N Goliad Street. Beyond this is a 0.252-acre lot, zoned Single-Family 7 (SF-7) District, and developed with a single-family home. Beyond that is N Alamo Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the North Towne Addition Subdivision, which has been in existence since 1998, consists of 41 residential lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District.

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Jacob Crossing, Cody Place, and Chad Way compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Jacob Crossing, Cody Place, and Chad Way	Proposed Housing
Building Height	One (1) & Two (2) Story.	Two (2) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Jacob Crossing
Year Built	1998-2003	N/A
Building SF on Property	1,667 SF – 2,177 SF	3,341 SF
Building Architecture	Traditional Brick Suburban Residential	Craftsman
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback along Jacob Crossing and the 15-foot front yard setback along Chad Way established within the North Towne Addition Subdivision Plat.	15-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	10-Feet
Building Materials	Combination of Brick and Siding	Stone and Siding
Paint and Color	Pink, Red, White	White

Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front with the orientations being 'J' or traditional swing entry.	The garage will be situated on the rear elevation and be accessed by the alley.

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Jacob Crossing, Cody Place, and Chad Way as well as the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On November 17, 2022, staff mailed 129 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes and the Preserve Homeowner's Associations (HOAs), which are the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 December 13, 2022, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-054

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 211 Jacob Crossing Rockwall TX

SUBDIVISION North Town Addition

LOT 7

BLOCK B

GENERAL LOCATION Jacob Crossing and Chadway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Vacant

PROPOSED ZONING SF-7

PROPOSED USE Residential

ACREAGE 0.1837

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Dana Moffatt

☐ APPLICANT

CONTACT PERSON Scott Clements

CONTACT PERSON

ADDRESS Po Box 609

ADDRESS

CITY, STATE & ZIP Royce City TX 75189

CITY, STATE & ZIP

PHONE 469 853 7952

PHONE

E-MAIL Scott@sclements-homes.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

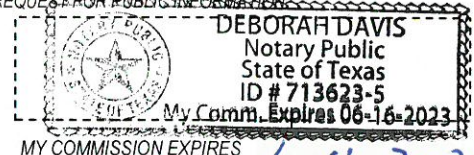
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

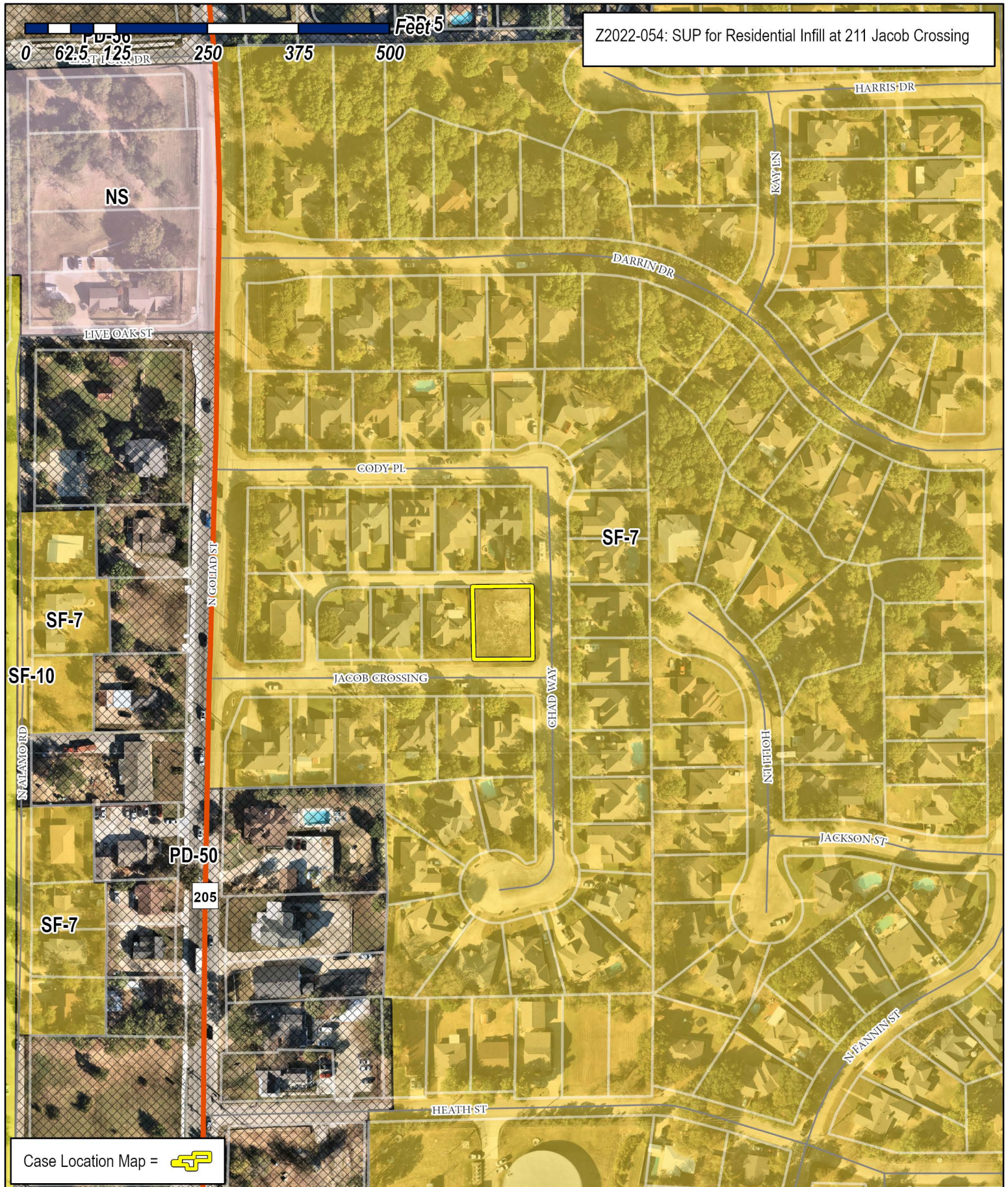
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Nov, 2022

OWNER'S SIGNATURE

Dana Moffatt
Deborah Davis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-054: SUP for Residential Infill at 211 Jacob Crossing

Case Location Map = 



City of Rockwall

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

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

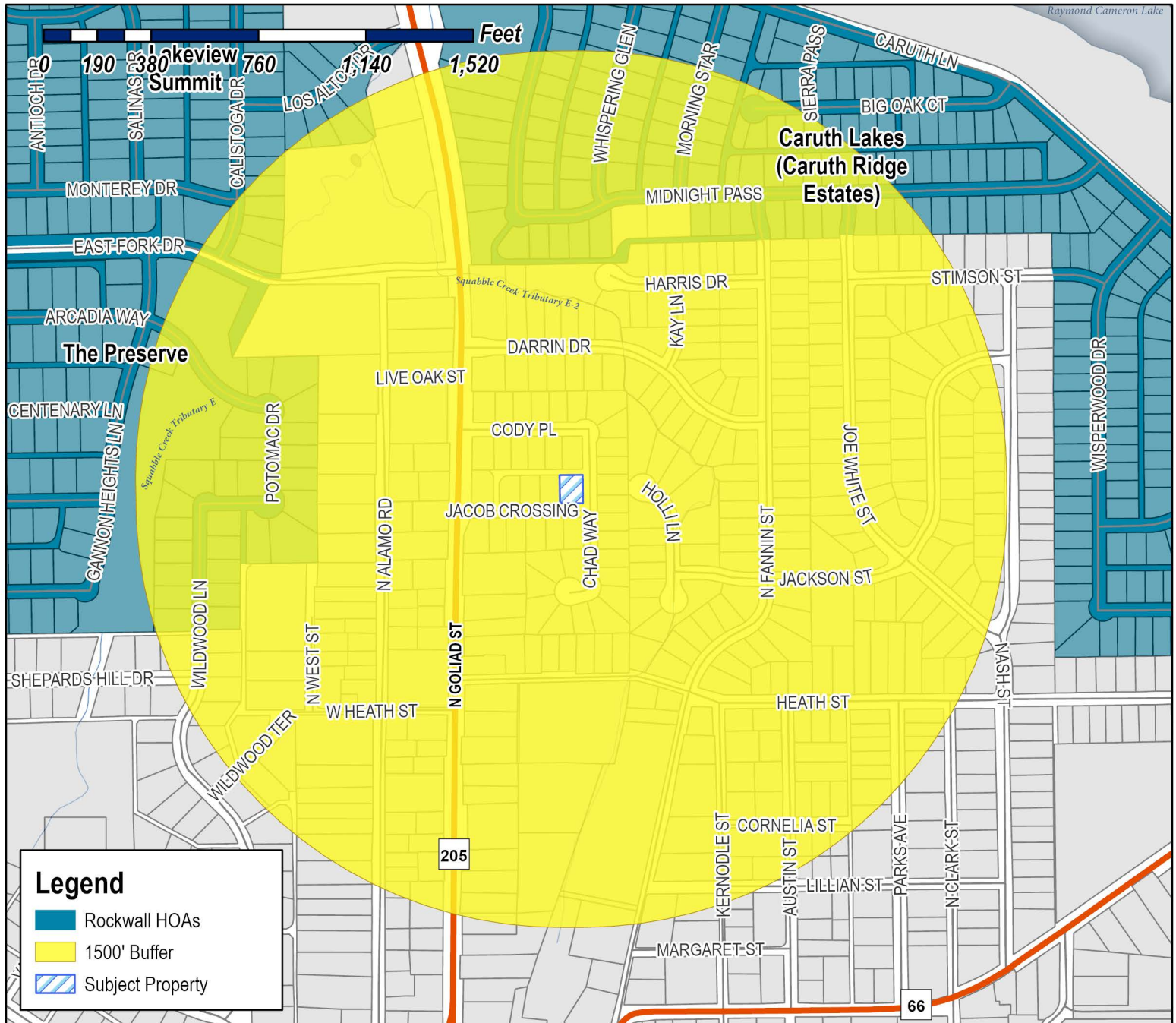




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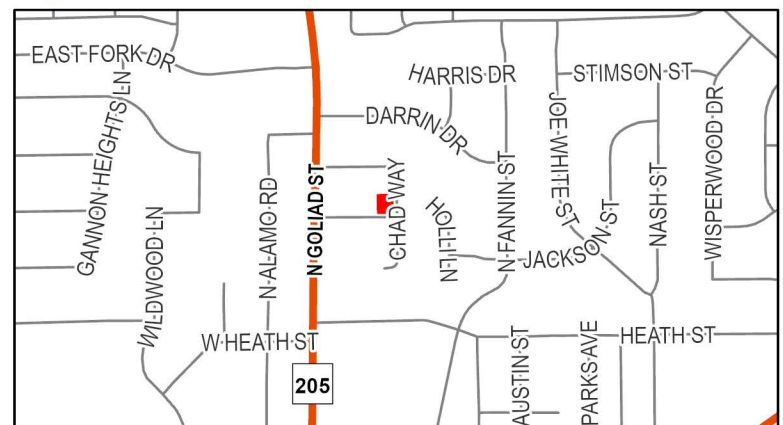
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Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing

Date Saved: 11/15/2022

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



Ross, Bethany

From: Guevara, Angelica
Sent: Friday, November 18, 2022 8:49 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Chapin, Sarah
Subject: Neighborhood Notification Program [Z2022-054]
Attachments: HOA Map (11.14.2022).pdf; Public Notice Z2022-054.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on November 18, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, December 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 19, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-054: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

Thank you,

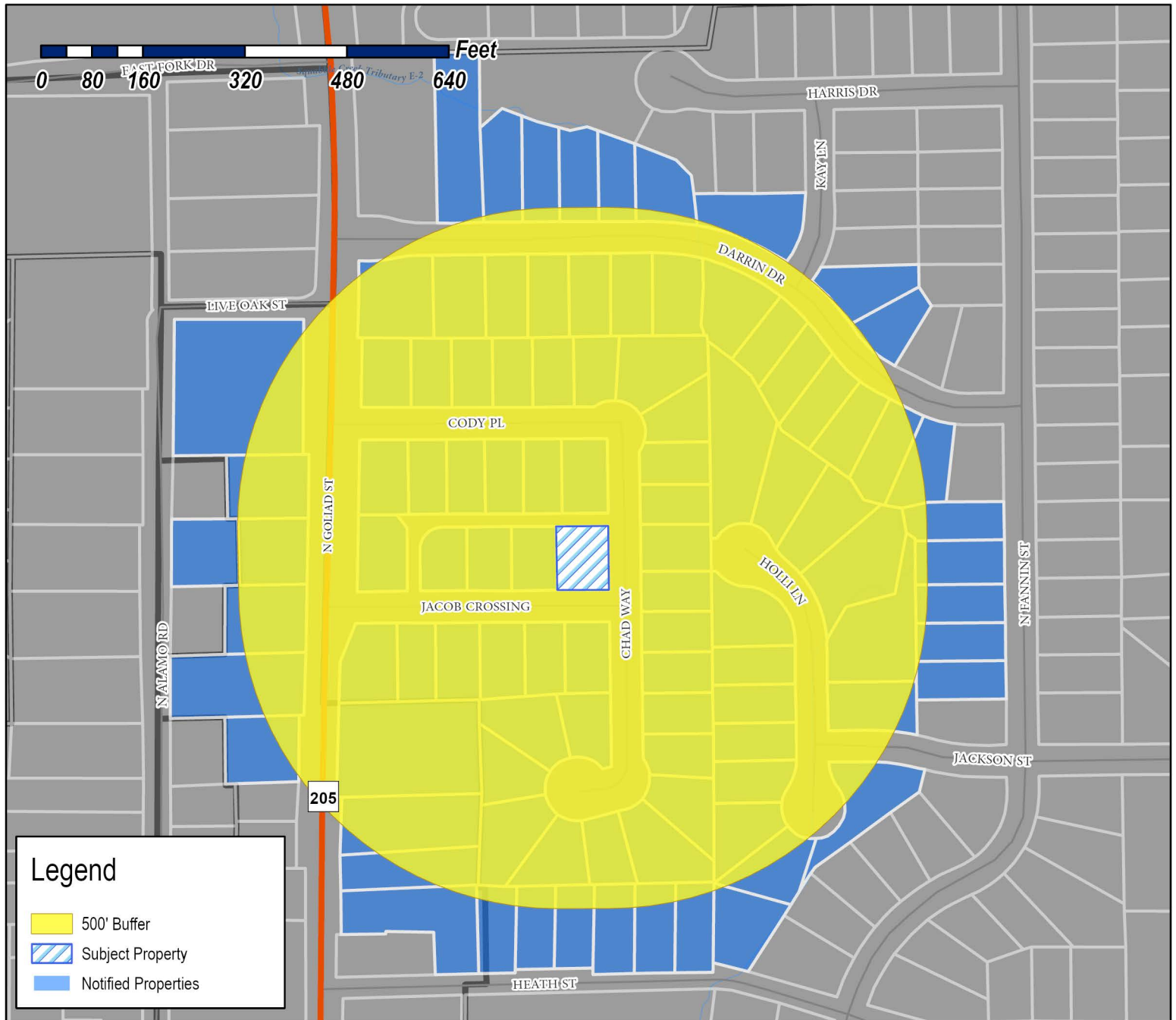
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

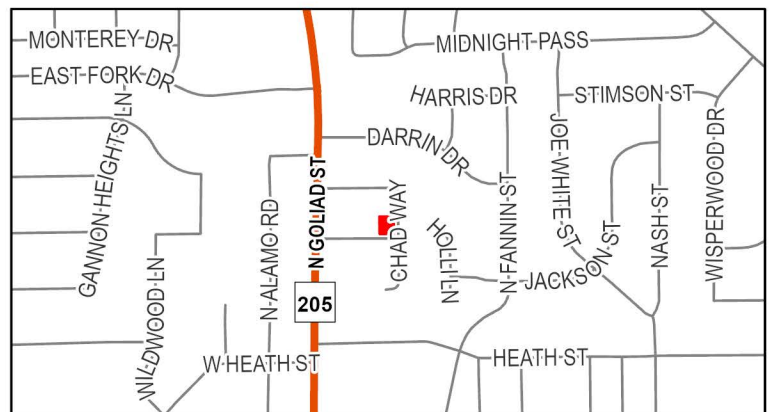
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Case Number: Z2022-054
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 211 Jacob Crossing

Date Saved: 11/15/2022

For Questions on this Case Call: (972) 771-7746



SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
1001 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
1005 HOLLI LN
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

EICHER STEVEN & CHRISTINE
1006 HOLLI LN
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
1007 N FANNIN ST
ROCKWALL, TX 75087

GUILLEN FAITH ERIN ELISABETH & BRANDON
HUNTER
1008 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
1011 N FANNIN ST
ROCKWALL, TX 75087

DIXON CHARLES S AND STEPHANIE
1025 KAY LN
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

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

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

LOZANO MANUEL A
1388 S FM 740
HEATH, TX 75126

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

DOOLEY RHONDA N
19801 E 86TH ST N
OWASSO, OK 74055

BOWEN JAMES A
199 DARRIN DR
ROCKWALL, TX 75087

NJK ENTERPRISES LLC
199 JACOB CROSSING
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

TURNER KYLE RADEY
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON
2054 BRUCE RD
MARTIN, GA 30557

SIENTY RYAN FAIN
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
207 DARRIN DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
208 JACOB CROSSING
ROCKWALL, TX 75087

HARTMEIER MICHAEL J & DEANNA K
208 DARRIN DR
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

210 CODY PL
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
DARBY ZOLMAN
210 DARRIN DRIVE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

SOON OI LING
212 DARRIN DR
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

RATH OSCAR
213 DARRIN DR
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
214 DARRIN DR
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

HENDERSON REBECCA J
216 DARRIN DR
ROCKWALL, TX 75087

SMITH ERICA
217 DARRIN DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

COURVILLE MICHAEL AND FRANCES REPPOND
218 DARRIN DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HART MICHAEL JOSEPH
220 DARRIN DR
ROCKWALL, TX 75087

EVERETT KENNETH N & CARYL W
222 DARRIN DR
ROCKWALL, TX 75087

SOON OI LING
2221 ALL SAINTS LN
PLANO, TX 75025

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
3021 RIDGE RD SUITE A BOX 93
ROCKWALL, TX 75032

NJK ENTERPRISES LLC
31 ORLEANS CIRCUIT
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

MOFFATT DANA MICHELLE
4756 SECRET COVE LANE
HEATH, TX 75032

BAF 3 LLC
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

WOMEN IN NEED INC
904 N GOLIAD ST
ROCKWALL, TX 75087

LOZANO MANUEL A
906 N GOLIAD
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

WEST MICHAEL
912 N GOLIAD
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
915 N GOLIAD
ROCKWALL, TX 75087

917 PROPERTIES LLC
917 N GOLIAD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
919 N GOLIAD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY AND JENNIFER LEE
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

TAYLOR TERRY K AND STACEY B
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

BAF 3 LLC
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

, 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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

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

Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 19, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Charles W Siebert Jr and Jane M. Siebert

Address:

199 Jacob Crossing Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PLANNING AND ZONING DEPARTMENT
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EMAIL: PLANNING@ROCKWALL.COM

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Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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PLEASE RETURN THE BELOW FORM

Case No. Z2022-054: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name: Kyle R. Turner

Address: 200 Jacob King Rockwall, TX 75087 (Property Owner)

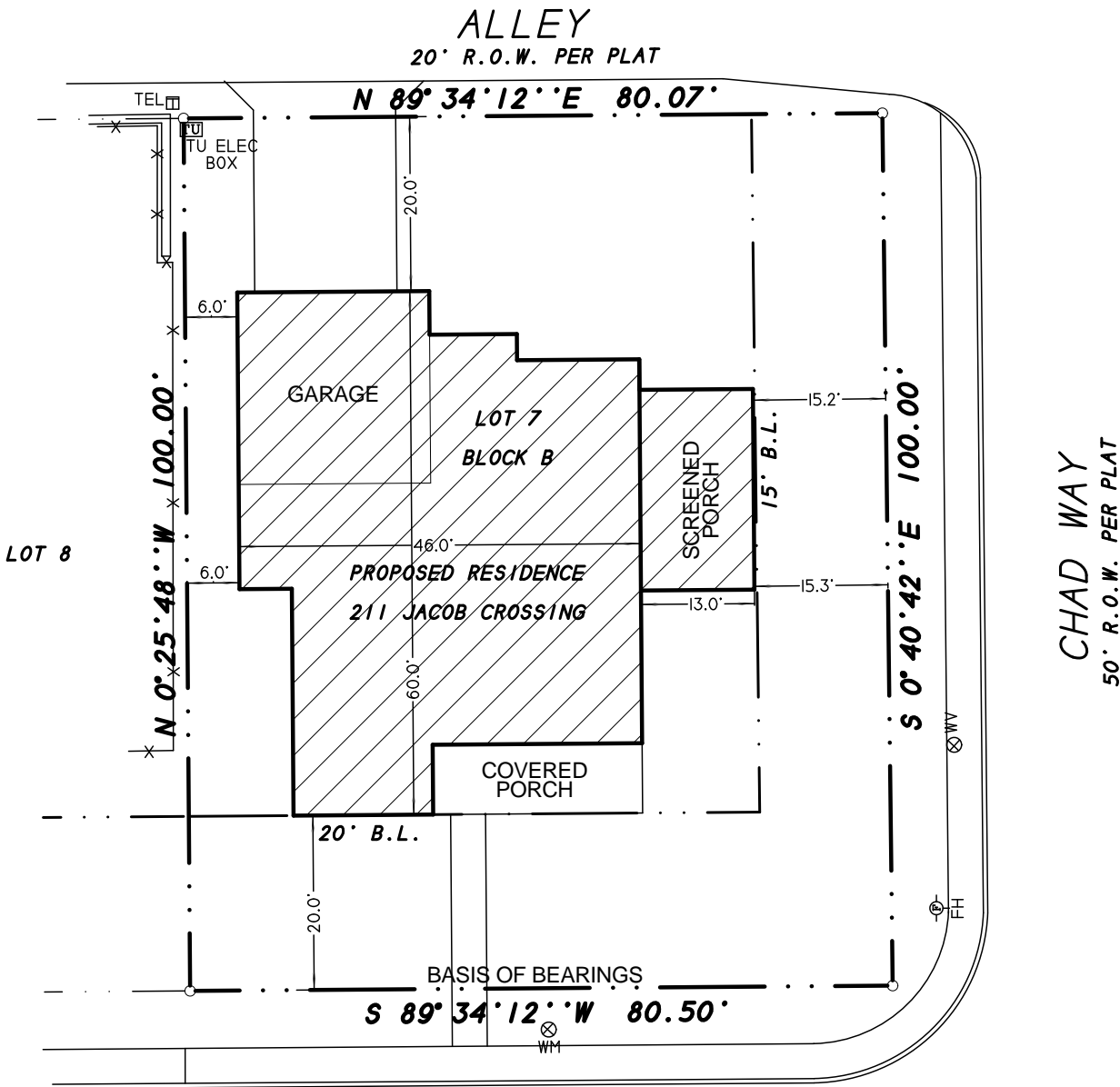
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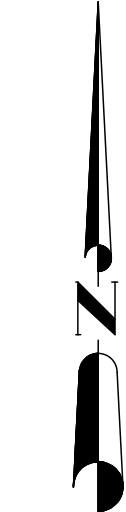
SURVEY ACCEPTED BY:

DATE

DATE



JACOB CROSSING
50' R.O.W. PER PLAT



SITE PLAN

DESCRIPTION

Lot 7, Block B, NORTH TOWNE ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide D, Envelope 105, Plat Records, Rockwall County, Texas, as amended by Certificate of Correction recorded in Volume 1417, Page 242, Real Estate Records, Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for S. CLEMENTS HOMES at 211 JACOB CROSSING, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of November, 2022.

Harold D. Fetty III, R.P.L.S. No. 5034



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

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

SURVEY DATE NOVEMBER 15, 2022
SCALE 1" = 20' FILE # 20220208-SP
CLIENT CLEMENTS GF # NONE

MOFFATT RESIDENCE



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

- THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
- DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
- CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
- CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
- ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
- CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
- CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
- DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
- SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
- CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENT RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

CONTRACTOR NOTES:

- ALL EXTERIOR WALLS SHALL BE 2x4 U.N.O.
- ALL INTERIOR WALLS SHALL BE 2x4 U.N.O.
- ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table			
Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	FRONT AND REAR ELEVATIONS		
A-4	LEFT AND RIGHT ELEVATIONS		
A-5	FLOOR PLAN W/ DIMENSIONS		
A-6	DOOR AND WINDOW SCHEDULES		
A-7	ELECTRICAL PLAN		

PLANS FOR:

MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: COVER SHEET

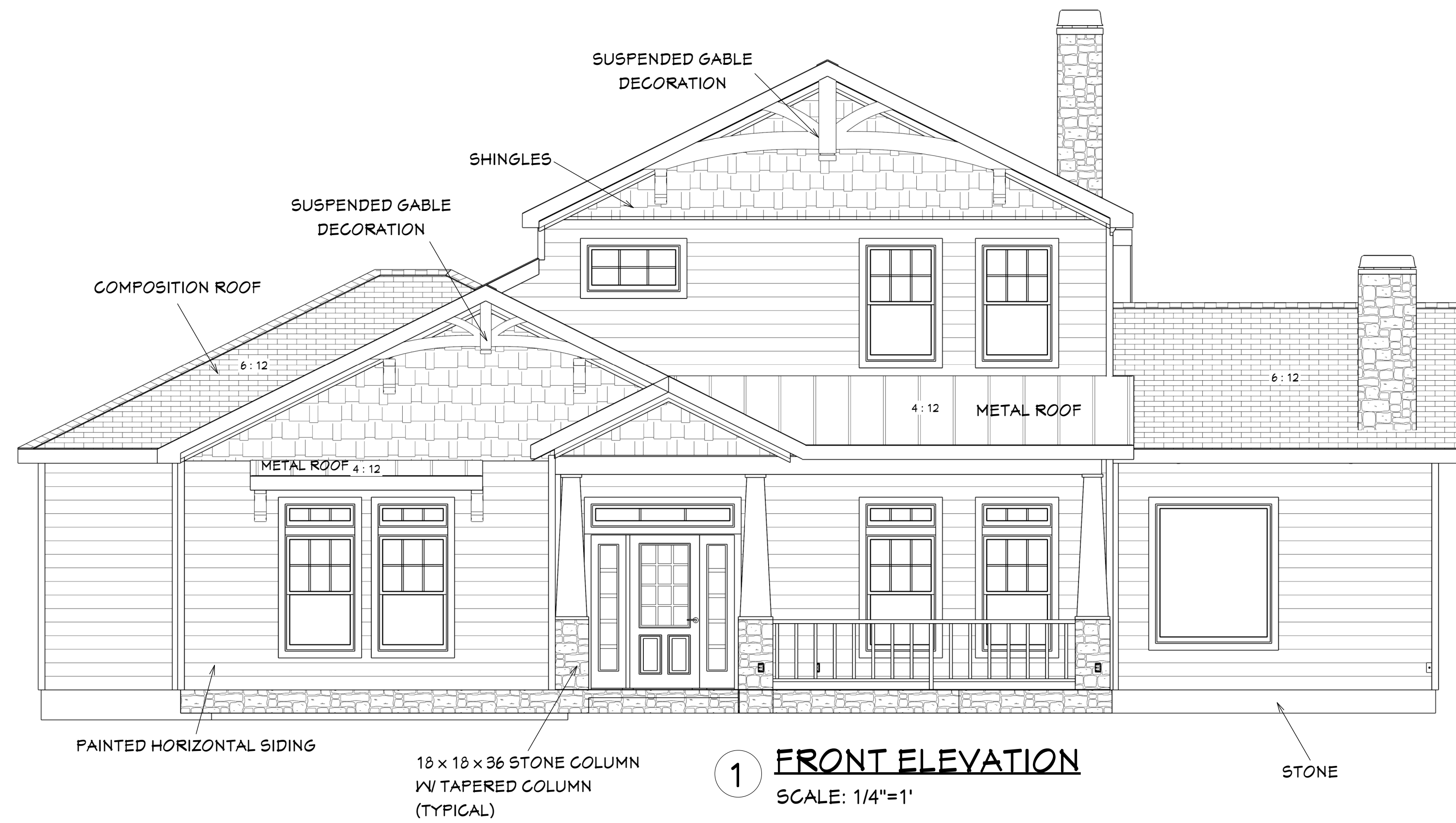
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

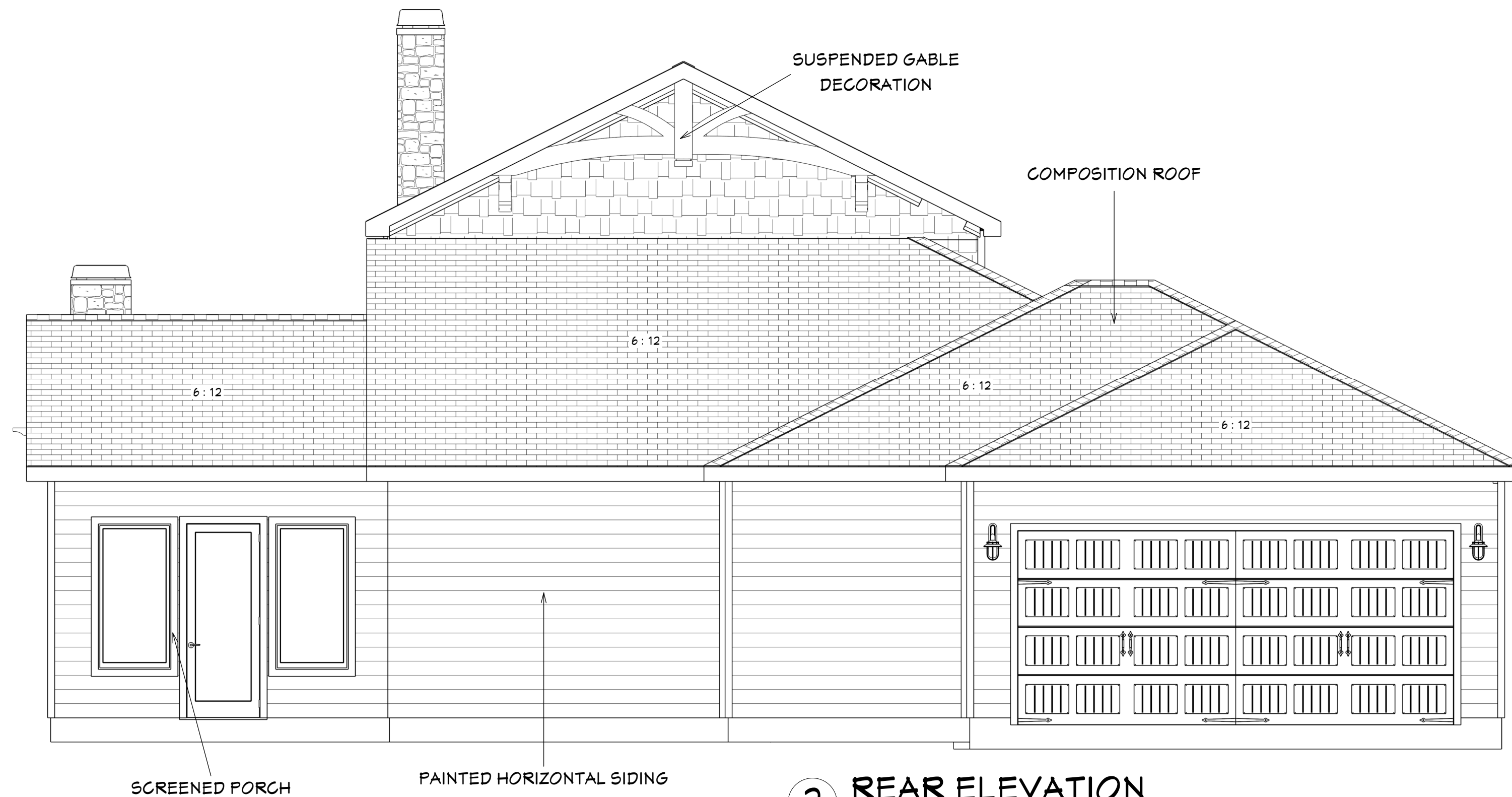
SHEET:

A-1



1 **FRONT ELEVATION**
SCALE: 1/4"=1'

NOTE:
BRICK PAVERS ON PORCH



2 **REAR ELEVATION**
SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: FRONT AND REAR ELEVATIONS

SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

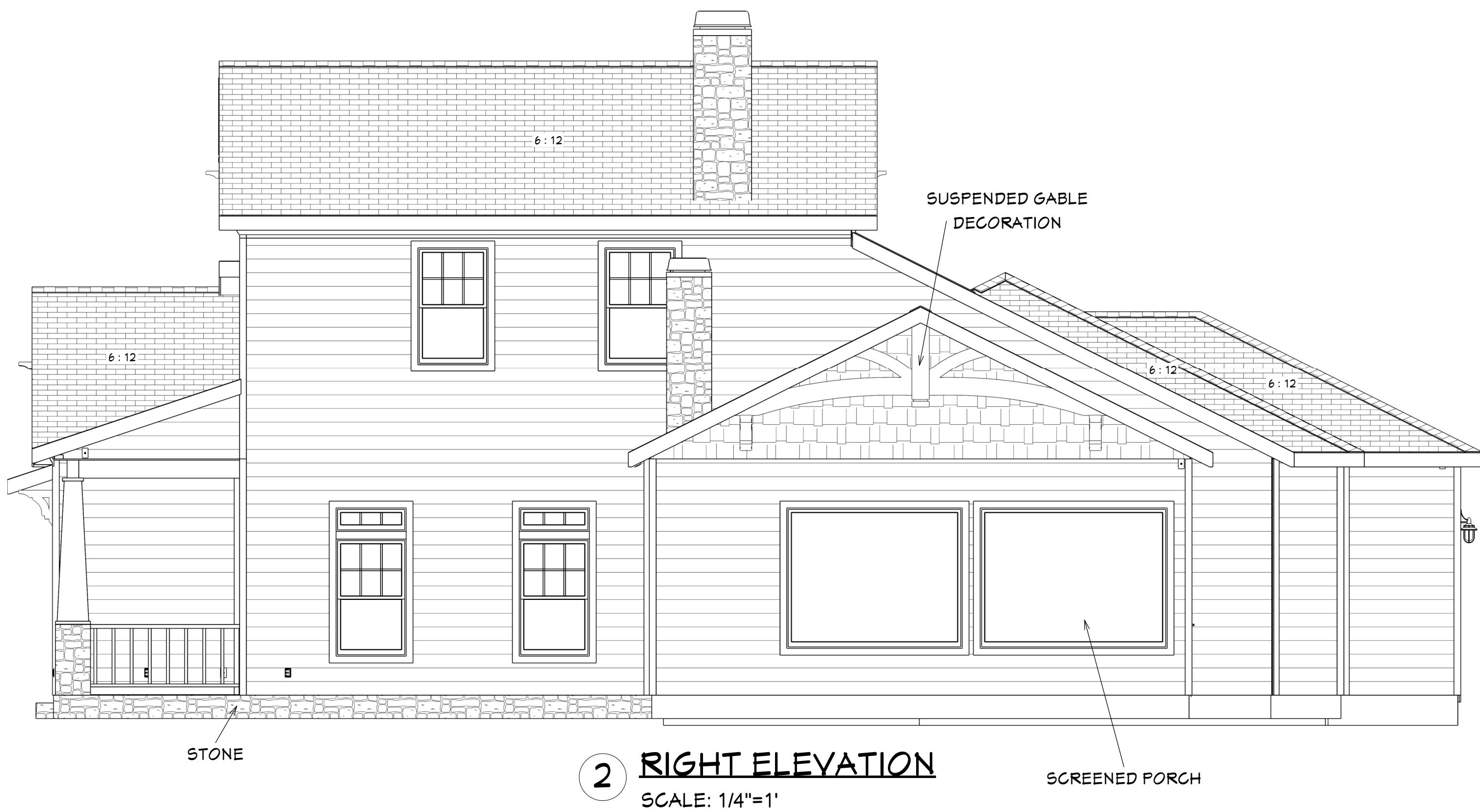
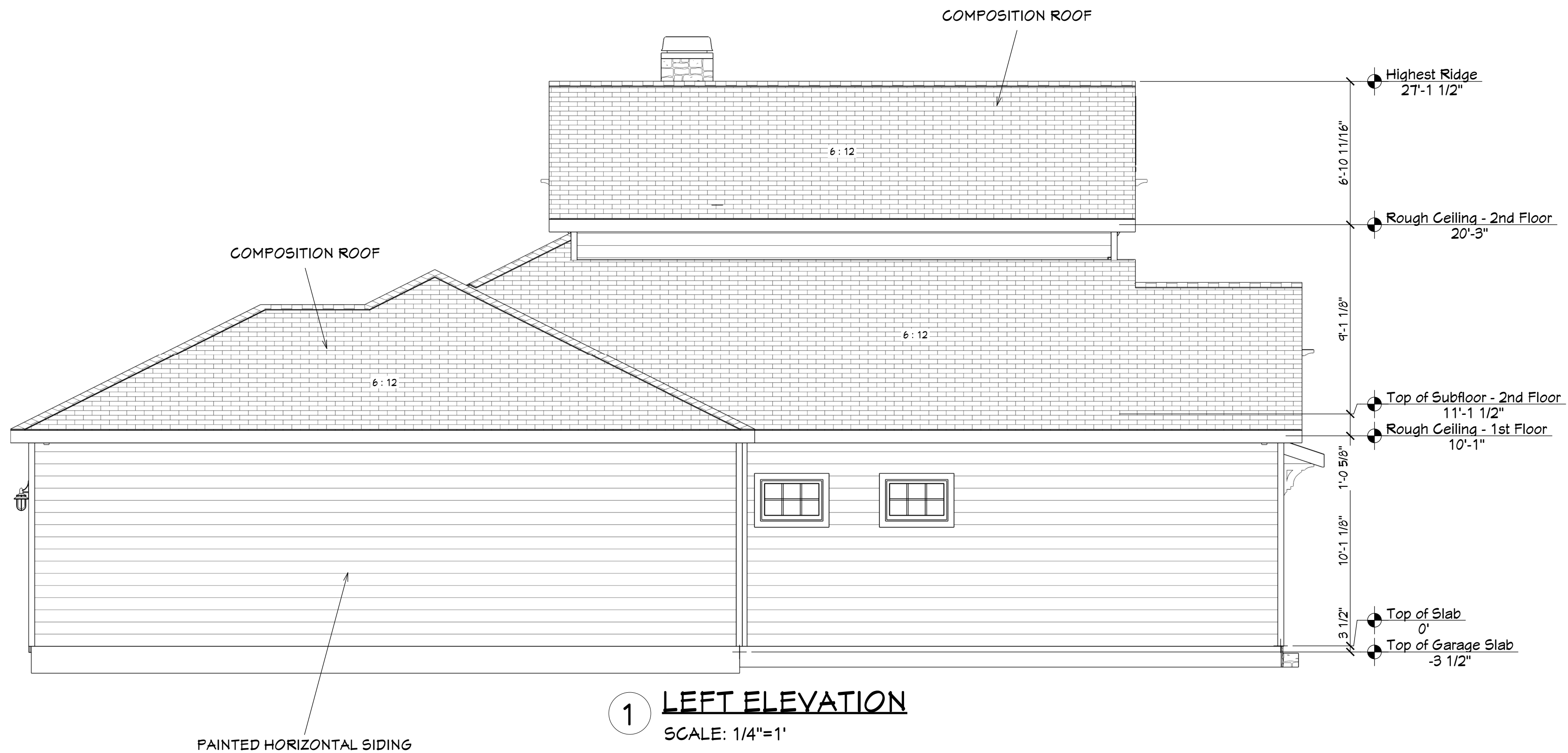
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-3



PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
LEFT AND RIGHT ELEVATIONS

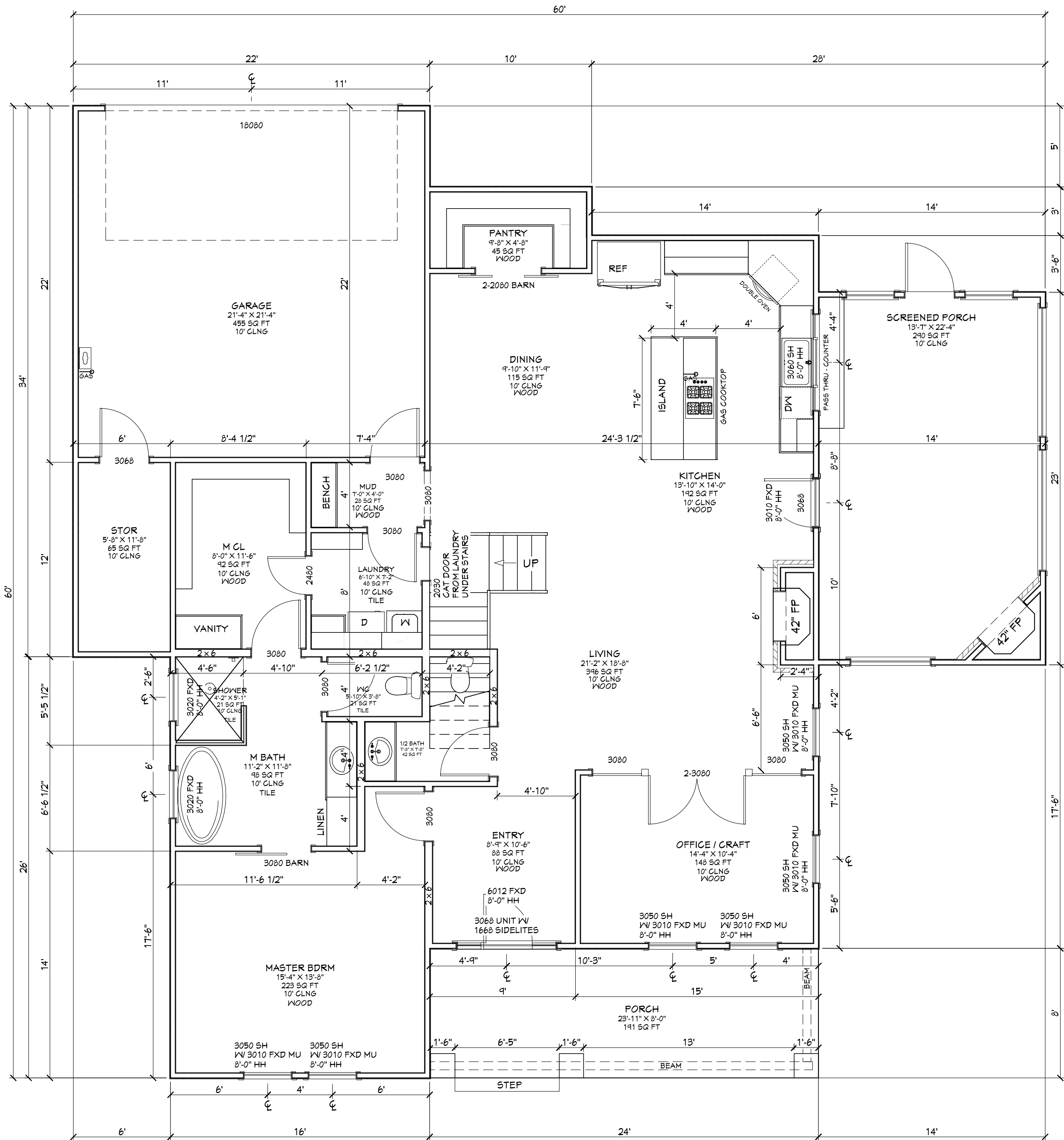
SHANNON NEWSON MARK NEWSON
DRAWN BY:
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE:
10/3/2022

SCALE:
AS SHOWN

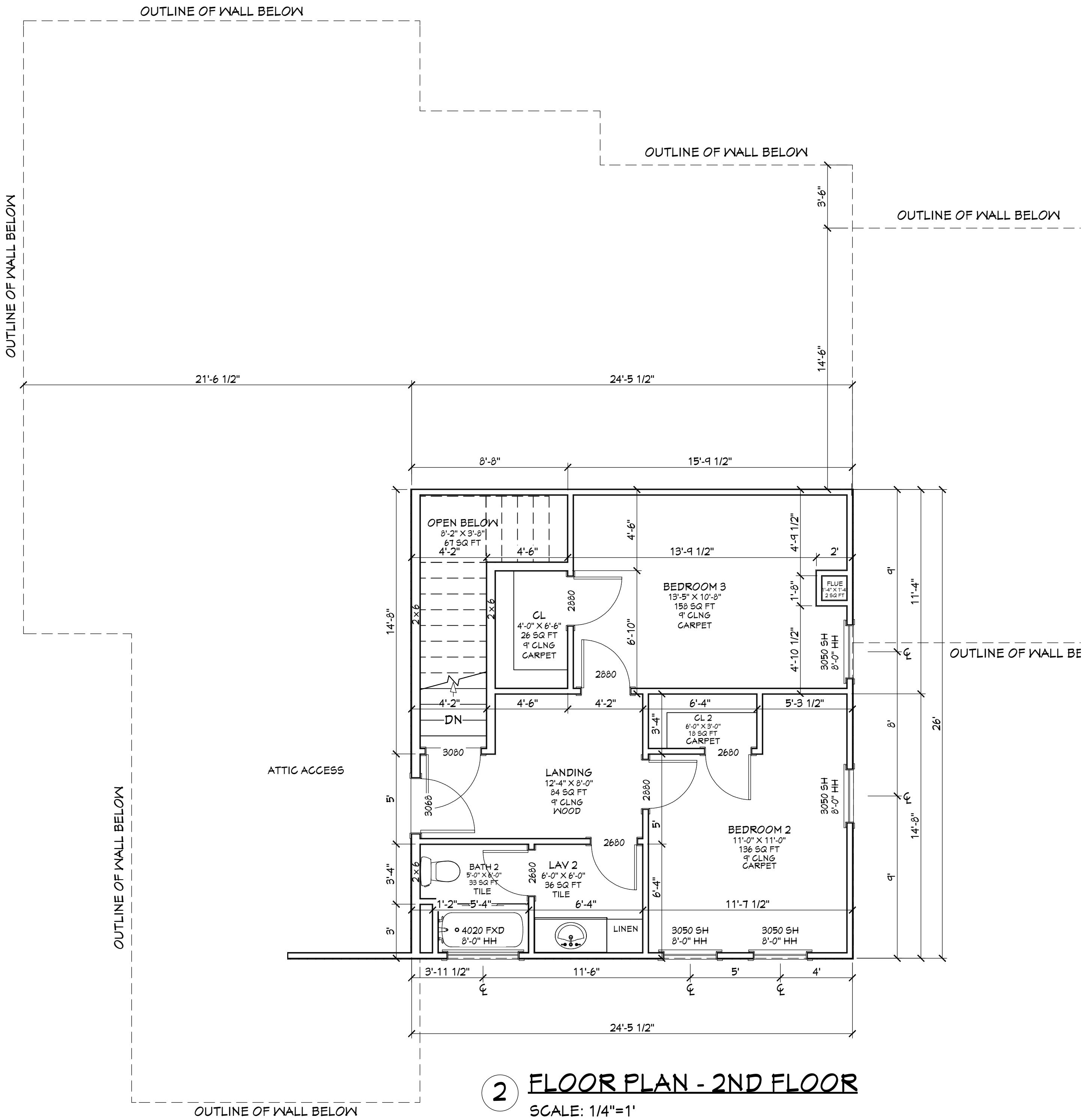
SHEET:

A-4



AREAS	
FIRST FLOOR LIVING	1715 SQ. FT.
SECOND FLOOR LIVING	562 SQ. FT.
TOTAL LIVING AREA	2277 SQ. FT.
GARAGE / STOR.	550 SQ. FT.
COVERED PORCH	192 SQ. FT.
SCREENED PATIO	322 SQ. FT.
TOTAL SQ FT	3341 SQ. FT.

Living Area
1715 sq ft



PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
FLOOR PLAN W/ DIMENSIONS

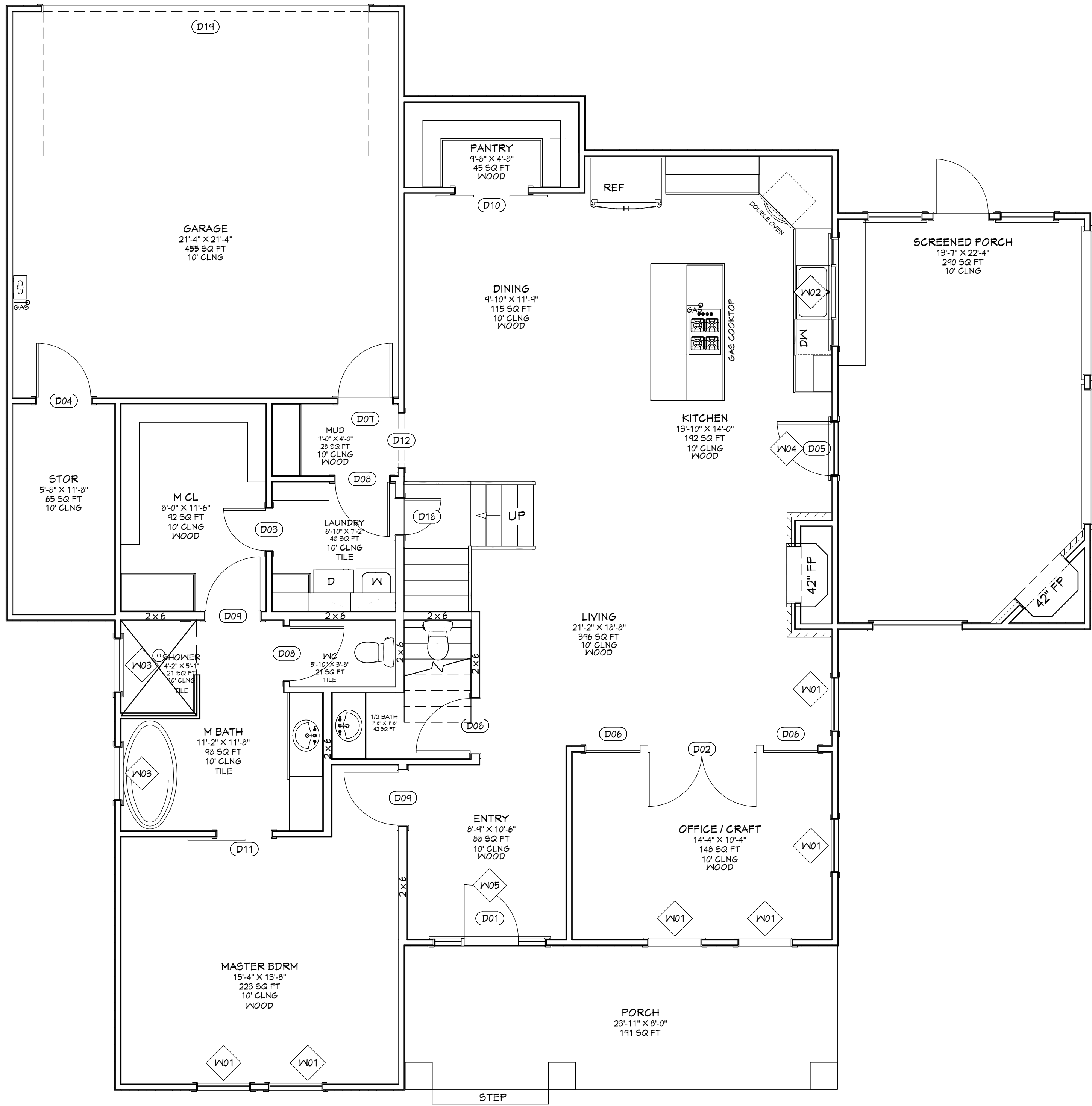
SHANNON NENSON
MARK NENSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

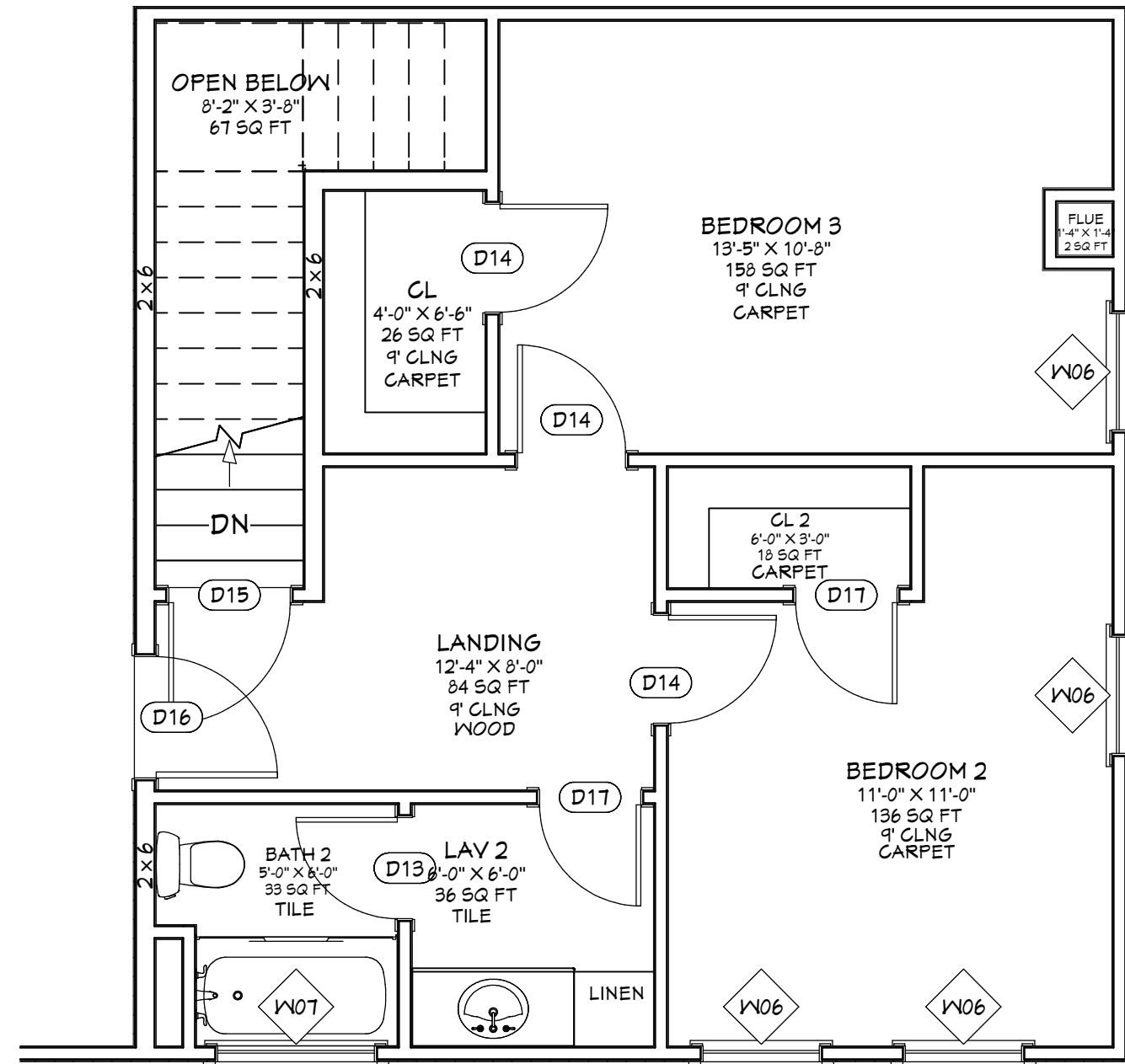
SHEET:

A-5



1 1ST FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
ENTRY	8'-9" X 10'-6"	88	WOOD
LIVING	21'-2" X 18'-8"	396	WOOD
KITCHEN	13'-10" X 14'-0"	192	WOOD
DINING	9'-10" X 11'-9"	115	WOOD
PANTRY	9'-8" X 4'-8"	45	WOOD
MUD	7'-0" X 4'-0"	28	WOOD
OFFICE / CRAFT	14'-4" X 10'-4"	148	WOOD
MASTER BDRM	15'-4" X 13'-8"	223	WOOD
M CL	8'-0" X 11'-6"	92	WOOD
LAUNDRY	6'-10" X 7'-2"	48	TILE
M BATH	11'-2" X 11'-8"	98	TILE
W/C	5'-10" X 3'-8"	21	TILE
1/2 BATH	7'-8" X 7'-8"	42	TILE
SHOWER	4'-2" X 5'-1"	21	TILE
PORCH	23'-11" X 8'-0"	191	LIGHT RED BRICK
GARAGE	21'-4" X 21'-4"	455	
SCREENED PORCH	13'-7" X 22'-4"	290	
STOR	5'-8" X 11'-8"	65	
TOTALS:		2558	



2 2ND FLOOR DOOR - WINDOW & FLOOR SCHEDULES
SCALE: 1/4"=1'

ROOM FINISH SCHEDULE			
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BEDROOM 2	11'-0" X 11'-0"	136	CARPET
CL 2	6'-0" X 3'-0"	18	CARPET
BEDROOM 3	13'-5" X 10'-8"	158	CARPET
CL	4'-0" X 6'-6"	26	CARPET
LANDING	12'-4" X 8'-0"	84	WOOD
BATH 2	5'-0" X 6'-0"	33	TILE
LAV 2	6'-0" X 6'-0"	36	TILE
TOTALS:		491	

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	
D01	3068 UNIT W/ 1668 SIDELITES	1	1	6268	74 "	80 "	75"X81"	MULLED UNIT	
D02	2-3080	1	1	6080 L/R IN	72 "	96 "	74"X98 1/2"	DOUBLE HINGED-DOOR F01	
D03	2480	1	1	2480 R IN	28 "	96 "	30"X98 1/2"	HINGED-DOOR P10	
D04	3068	1	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P10	
D05	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR L07	
D06	3080	2	1	3080	36 "	96 "	38"X98	FIXED-GLASS PANEL	
D07	3080	1	1	3080 R EX	36 "	96 "	38"X94"	EXT. HINGED-DOOR L07	
D08	3080	3	1	3080 L IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR P10	
D09	3080	2	1	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR P10	
D10	2-2080 BARN	1	1	4080 L/R	48 "	96 "	50"X98 1/2"	DOUBLE BARN-DOOR P10	
D11	3080 BARN	1	1	3080 L	36 "	96 "	38"X98 1/2"	BARN-DOOR P10	
D12	3080	1	1	3080	36 "	96 "	38"X98 1/2"	DOORWAY	
D13	2680	1	2	2680 R IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR P10	
D14	2880	3	2	2880 L IN	32 "	96 "	34"X98 1/2"	HINGED-DOOR P10	
D15	3080	1	2	3080 R IN	36 "	96 "	38"X98 1/2"	HINGED-DOOR F06	
D16	3068	1	2	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR P11	
D17	2680	2	2	2680 L IN	30 "	96 "	32"X98 1/2"	HINGED-DOOR P10	
D18	2030 CAT DOOR FROM LAUNDRY UNDER STAIRS	1	1	2030 L IN	24 "	36 "	26"X38 1/2"	HINGED-DOOR S01	
D19	18080	1	1	18080	216 "	96 "	218"X99"	GARAGE-BB - CLOSED	

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	3050 SH W/ 3010 FXD MU 8'-0" HH	6	1	3064	36 "	76 "	37"X71"	MULLED UNIT	2X6X40" (2)
W02	3060 SH 8'-0" HH	1	1	6040TS	72 "	48 "	73"X49"	TRIPLE SLIDING	2X6X76" (2)
W03	3020 FXD 8'-0" HH	2	1	3020FX	36 "	24 "	37"X25"	FIXED GLASS	2X6X40" (2)
W04	3010 FXD 8'-0" HH	1	1	3010FX	36 "	12 "	37"X13"	FIXED GLASS	2X6X40" (2)
W05	6012 FXD 8'-0" HH	1	1	6210FX	74 "	12 "	75"X13"	FIXED GLASS	2X6X78" (2)
W06	3050 SH 8'-0" HH	4	2	3050SH	36 "	60 "	37"X61"	SINGLE HUNG	2X6X40" (2)
W07	4020 FXD 8'-0" HH	1	2	4020FX	48 "	24 "	49"X25"	FIXED GLASS	2X6X52" (2)

PLANS FOR:
MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE:
DOOR - WINDOW & FLOORING
SCHEDULES

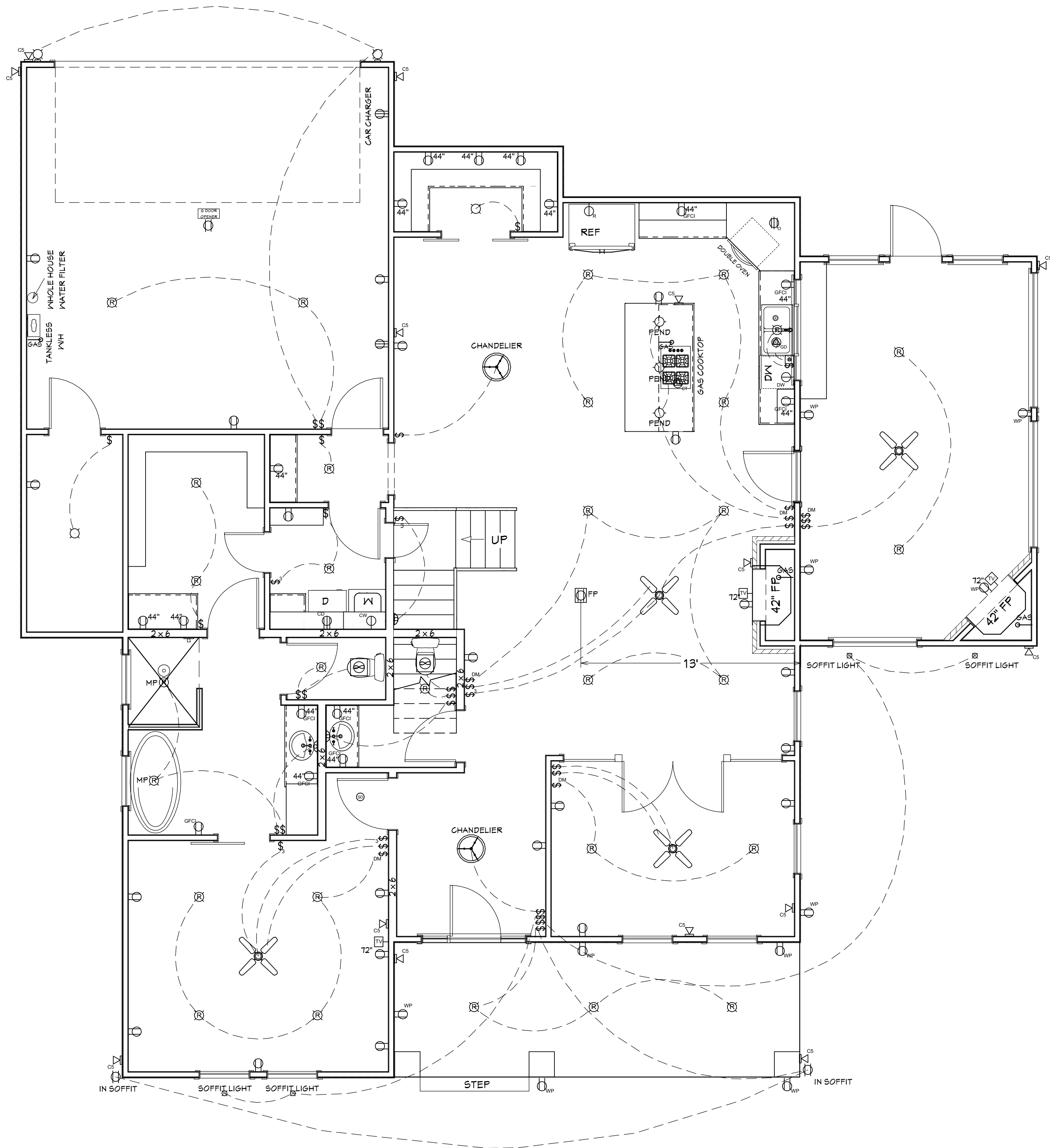
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9883
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

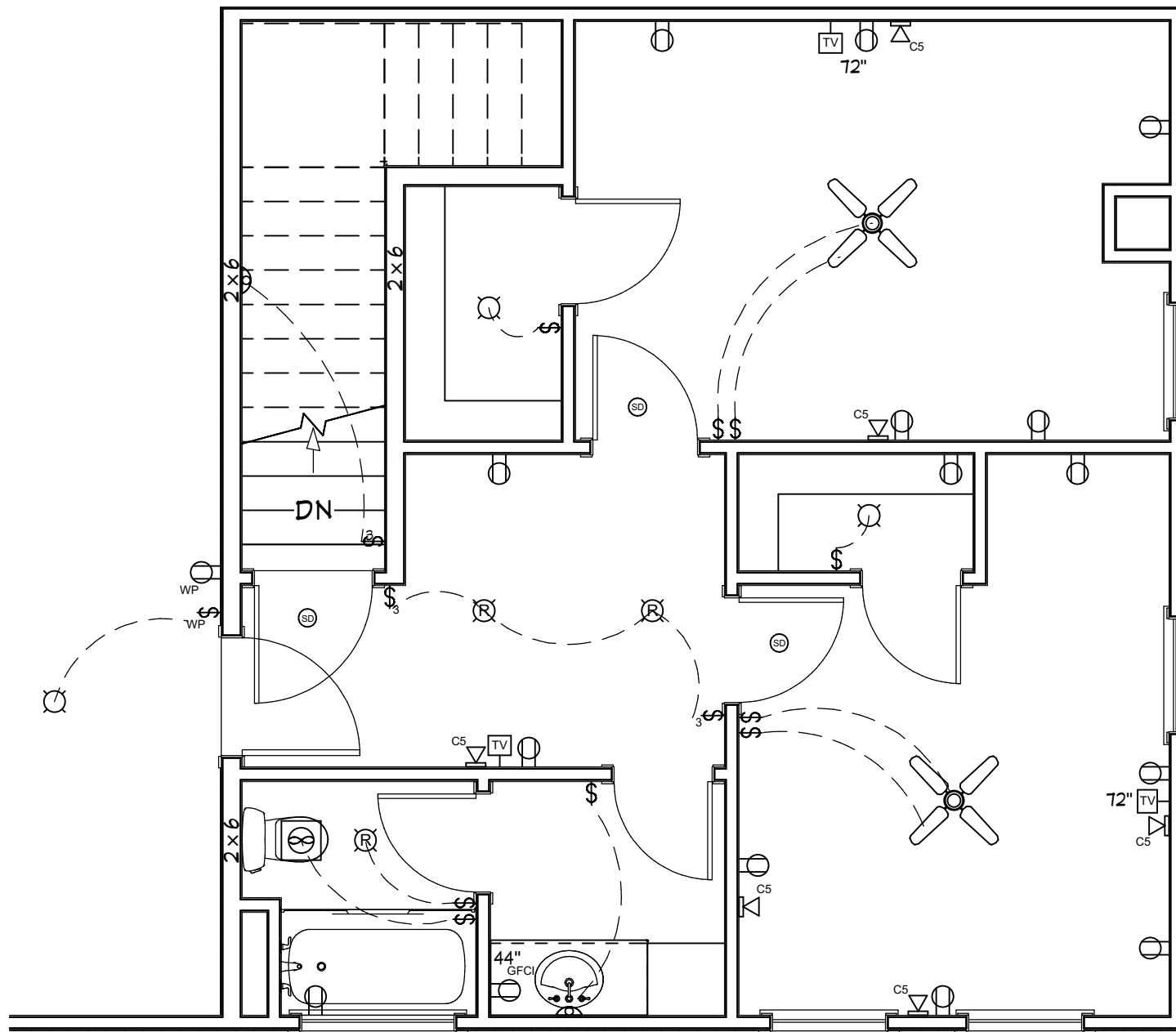
A-6



1 **FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

NOTES:
1. WIRE SOFFIT OUTLETS TO SWITCH IN ENTRY.
2. WIRE ALL SOFFIT LIGHTING TO SWITCH IN ENTRY.
3. VERIFY FLOOR PLUG LOCATION W/ OWNER.



2 **SECOND FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'

PLANS FOR: MOFFATT RESIDENCE
DANA MOFFATT
211 JACOB CROSSING
ROCKWALL, TEXAS 75087

TITLE: ELECTRICAL PLAN

SHANNON NEWMOM MARK NEWMOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
10/3/2022

SCALE:
AS SHOWN

SHEET:

A-7



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-054

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
192 Jacob Crossing	Single-Family Home	1999	2077	N/A	Brick
193 Jacob Crossing	Single-Family Home	2002	1941	N/A	Brick
196 Jacob Crossing	Single-Family Home	1998	1728	N/A	Brick
199 Jacob Crossing	Single-Family Home	1998	1667	N/A	Brick
200 Jacob Crossing	Single-Family Home	1998	1700	N/A	Brick
203 Jacob Crossing	Single-Family Home	2000	1874	N/A	Brick
204 Jacob Crossing	Single-Family Home	1999	1944	N/A	Brick
207 Jacob Crossing	Single-Family Home	1999	2117	N/A	Brick
208 Jacob Crossing	Single-Family Home	2000	1895	N/A	Brick
212 Jacob Crossing	Single-Family Home	1999	1892.5	N/A	Brick and Siding
194 Cody Place	Single-Family Home	2002	1939	80	Brick and Siding
198 Cody Place	Single-Family Home	2000	1674	N/A	Brick and Siding
202 Cody Place	Single-Family Home	1999	1916.5	N/A	Brick
206 Cody Place	Single-Family Home	2000	2038	N/A	Brick and Siding
210 Cody Place	Single-Family Home	2003	1904	N/A	Brick
214 Cody Place	Single-Family Home	1999	2070	N/A	Brick and Siding
215 Cody Place	Single-Family Home	2000	1869	N/A	Brick
219 Cody Place	Single-Family Home	2003	2051	N/A	Brick
974 Chad Way	Single-Family Home	2000	1760	N/A	Brick
978 Chad Way	Single-Family Home	2000	1835	N/A	Brick and Stone
982 Chad Way	Single-Family Home	1999	1941	N/A	Brick
986 Chad Way	Single-Family Home	1998	1817	N/A	Brick
990 Chad Way	Single-Family Home	2001	1673	N/A	Stone, Siding, and Brick
994 Chad Way	Single-Family Home	2000	1853	120	Brick and Stone
AVERAGES:		2000	1882	100	Brick



CITY OF ROCKWALL

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192 Jacob Crossing



193 Jacob Crossing



CITY OF ROCKWALL

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196 Jacob Crossing



199 Jacob Crossing



CITY OF ROCKWALL

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200 Jacob Crossing



203 Jacob Crossing



CITY OF ROCKWALL

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204 Jacob Crossing



207 Jacob Crossing



CITY OF ROCKWALL

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208 Jacob Crossing



212 Jacob Crossing



CITY OF ROCKWALL

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194 Cody Place



198 Cody Place



CITY OF ROCKWALL

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202 Cody Place



206 Cody Place



CITY OF ROCKWALL

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210 Cody Place



214 Cody Place



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215 Cody Place



219 Cody Place



CITY OF ROCKWALL

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974 Chad Way



978 Chad Way



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982 Chad Way



986 Chad Way



CITY OF ROCKWALL

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990 Chad Way



994 Chad Way

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1837-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK B, NORTH TOWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Scott Clements on behalf of Dana Moffatt for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3rd DAY OF JANUARY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 19, 2022

2nd Reading: January 3, 2023

Exhibit 'A':
Legal Description

Address: 211 Jacobs Crossing

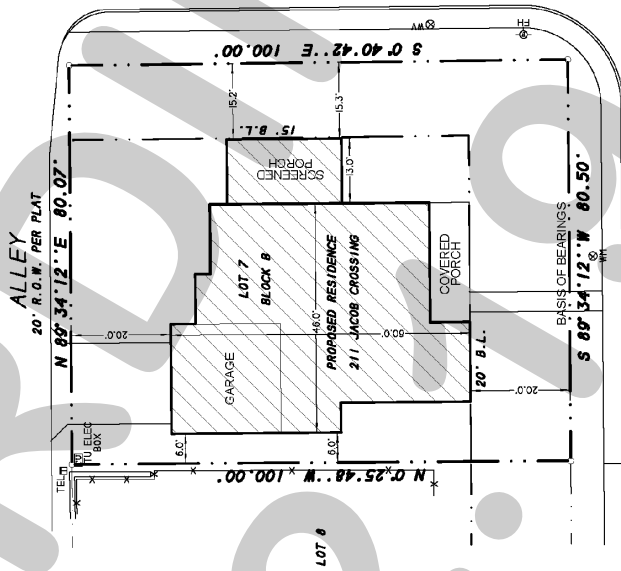
Legal Description: Lot 7, Block B, North Town Addition



[illegible]

SITE PLAN

CHAD WAY
50' R.O.W. PER PLAT



LOT 8

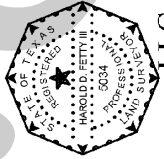
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397CD030 L, dated Sept. 28, 2006, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain;
- 2) BEARING SOURCE, RECORDED PLAT.
- 3) ALL 1/2" I.R.S ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034".

STUDY/EXAM'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, Harold D. Feltz, III, Registered Professional Land Surveyor No. 70834, do hereby certify that the above parcel of property surveyed for SCLC TRS PLOT 21A, CROSSING OF ROCKWELL AND COLUMBIA RIVERS, PLOTS 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 21AA, 21AB, 21AC, 21AD, 21AE, 21AF, 21AG, 21AH, 21AI, 21AJ, 21AK, 21AL, 21AM, 21AN, 21AO, 21AP, 21AQ, 21AR, 21AS, 21AT, 21AU, 21AV, 21AW, 21AX, 21AY, 21AZ, 21BA, 21BB, 21BC, 21BD, 21BE, 21BF, 21BG, 21BH, 21BI, 21BJ, 21BK, 21BL, 21BM, 21BN, 21BO, 21BP, 21BQ, 21BR, 21BS, 21BT, 21BU, 21BV, 21BW, 21BX, 21BY, 21BZ, 21CA, 21CB, 21CC, 21CD, 21CE, 21CF, 21CG, 21CH, 21CI, 21CJ, 21CK, 21CL, 21CM, 21CN, 21CO, 21CP, 21CQ, 21CR, 21CS, 21CT, 21CU, 21CV, 21CW, 21CX, 21CY, 21CZ, 21DA, 21DB, 21DC, 21DD, 21DE, 21DF, 21DG, 21DH, 21DI, 21DJ, 21DK, 21DL, 21DM, 21DN, 21DO, 21DP, 21DQ, 21DR, 21DS, 21DT, 21DU, 21DV, 21DW, 21DX, 21DY, 21DZ, 21EA, 21EB, 21EC, 21ED, 21EE, 21EF, 21EG, 21EH, 21EI, 21EJ, 21EK, 21EL, 21EM, 21EN, 21EO, 21EP, 21EQ, 21ER, 21ES, 21ET, 21EU, 21EV, 21EW, 21EX, 21EY, 21EZ, 21FA, 21FB, 21FC, 21FD, 21FE, 21FF, 21FG, 21FH, 21FI, 21FJ, 21FK, 21FL, 21FM, 21FN, 21FO, 21FP, 21FQ, 21FR, 21FS, 21FT, 21FU, 21FV, 21FW, 21FX, 21FY, 21FZ, 21GA, 21GB, 21GC, 21GD, 21GE, 21GF, 21GG, 21GH, 21GI, 21GJ, 21GK, 21GL, 21GM, 21GN, 21GO, 21GP, 21GQ, 21GR, 21GS, 21GT, 21GU, 21GV, 21GW, 21GX, 21GY, 21GZ, 21HA, 21HB, 21HC, 21HD, 21HE, 21HF, 21HG, 21HH, 21HI, 21HJ, 21HK, 21HL, 21HM, 21HN, 21HO, 21HP, 21HQ, 21HR, 21HS, 21HT, 21HU, 21HV, 21HW, 21HX, 21HY, 21HZ, 21IA, 21IB, 21IC, 21ID, 21IE, 21IF, 21IG, 21IH, 21II, 21IJ, 21IK, 21IL, 21IM, 21IN, 21IO, 21IP, 21IQ, 21IR, 21IS, 21IT, 21IU, 21IV, 21IW, 21IX, 21IY, 21IZ, 21JA, 21JB, 21JC, 21JD, 21JE, 21JF, 21JG, 21JH, 21JI, 21JJ, 21JK, 21JL, 21JM, 21JN, 21JO, 21JP, 21JQ, 21JR, 21JS, 21JT, 21JU, 21JV, 21JW, 21JX, 21JY, 21JZ, 21KA, 21KB, 21KC, 21KD, 21KE, 21KF, 21KG, 21KH, 21KI, 21KJ, 21KK, 21KL, 21KM, 21KN, 21KO, 21KP, 21KQ, 21KR, 21KS, 21KT, 21KU, 21KV, 21KW, 21KX, 21KY, 21KZ, 21LA, 21LB, 21LC, 21LD, 21LE, 21LF, 21LG, 21LH, 21LI, 21LJ, 21LK, 21LL, 21LM, 21LN, 21LO, 21LP, 21LQ, 21LR, 21LS, 21LT, 21LU, 21LV, 21LW, 21LX, 21LY, 21LZ, 21MA, 21MB, 21MC, 21MD, 21ME, 21MF, 21MG, 21MH, 21MI, 21MJ, 21MK, 21ML, 21MN, 21MO, 21MP, 21MQ, 21MR, 21MS, 21MT, 21MU, 21MV, 21MW, 21MX, 21MY, 21MZ, 21NA, 21NB, 21NC, 21ND, 21NE, 21NF, 21NG, 21NH, 21NI, 21NJ, 21NK, 21NL, 21NM, 21NN, 21NO, 21NP, 21NQ, 21NR, 21NS, 21NT, 21NU, 21NV, 21NW, 21NX, 21NY, 21NZ, 21OA, 21OB, 21OC, 21OD, 21OE, 21OF, 21OG, 21OH, 21OI, 21OJ, 21OK, 21OL, 21OM, 21ON, 21OO, 21OP, 21OQ, 21OR, 21OS, 21OT, 21OU, 21OV, 21OW, 21OX, 21OY, 21OZ, 21PA, 21PB, 21PC, 21PD, 21PE, 21PF, 21PG, 21PH, 21PI, 21PJ, 21PK, 21PL, 21PM, 21PN, 21PO, 21PP, 21PQ, 21PR, 21PS, 21PT, 21PU, 21PV, 21PW, 21PX, 21PY, 21PZ, 21QA, 21QB, 21QC, 21QD, 21QE, 21QF, 21QG, 21QH, 21QI, 21QJ, 21QK, 21QL, 21QM, 21QN, 21QO, 21QP, 21QQ, 21QR, 21QS, 21QT, 21QU, 21QV, 21QW, 21QX, 21QY, 21QZ, 21RA, 21RB, 21RC, 21RD, 21RE, 21RF, 21RG, 21RH, 21RI, 21RJ, 21RK, 21RL, 21RM, 21RN, 21RO, 21RP, 21RQ, 21RR, 21RS, 21RT, 21RU, 21RV, 21RW, 21RX, 21RY, 21RZ, 21SA, 21SB, 21SC, 21SD, 21SE, 21SF, 21SG, 21SH, 21SI, 21SJ, 21SK, 21SL, 21SM, 21SN, 21SO, 21SP, 21SQ, 21SR, 21SS, 21ST, 21SU, 21SV, 21SW, 21SX, 21SY, 21SZ, 21TA, 21TB, 21TC, 21TD, 21TE, 21TF, 21TG, 21TH, 21TI, 21TJ, 21TK, 21TL, 21TM, 21TN, 21TO, 21TP, 21TQ, 21TR, 21TS, 21TT, 21TU, 21TV, 21TW, 21TX, 21TY, 21TZ, 21UA, 21UB, 21UC, 21UD, 21UE, 21UF, 21UG, 21UH, 21UI, 21UJ, 21UK, 21UL, 21UM, 21UN, 21UO, 21UP, 21UQ, 21UR, 21US, 21UT, 21UU, 21UV, 21UW, 21UX, 21UY, 21UZ, 21VA, 21VB, 21VC, 21VD, 21VE, 21VF, 21VG, 21VH, 21VI, 21VJ, 21VK, 21VL, 21VM, 21VN, 21VO, 21VP, 21VQ, 21VR, 21VS, 21VT, 21VU, 21VV, 21VW, 21VX, 21VY, 21VZ, 21WA, 21WB, 21WC, 21WD, 21WE, 21WF, 21WG, 21WH, 21WI, 21WJ, 21WK, 21WL, 21WM, 21WN, 21WO, 21WP, 21WQ, 21WR, 21WS, 21WT, 21WU, 21WV, 21WW, 21WX, 21WY, 21WZ, 21XA, 21XB, 21XC, 21XD, 21XE, 21XF, 21XG, 21XH, 21XI, 21XJ, 21XK, 21XL, 21XM, 21XN, 21XO, 21XP, 21XQ, 21XR, 21XS, 21XT, 21XU, 21XV, 21XW, 21XX, 21XY, 21XZ, 21YA, 21YB, 21YC, 21YD, 21YE, 21YF, 21YG, 21YH, 21YI, 21YJ, 21YK, 21YL, 21YM, 21YN, 21YO, 21YP, 21YQ, 21YR, 21YS, 21YT, 21YU, 21YV, 21YW, 21YX, 21YY, 21YZ, 21ZA, 21ZB, 21ZC, 21ZD, 21ZE, 21ZF, 21ZG, 21ZH, 21ZI, 21ZJ, 21ZK, 21ZL, 21ZM, 21ZN, 21ZO, 21ZP, 21ZQ, 21ZR, 21ZS, 21ZT, 21ZU, 21ZV, 21ZW, 21ZX, 21ZY, 21ZZ, 21AA, 21AB, 21AC, 21AD, 21AE, 21AF, 21AG, 21AH, 21AI, 21AJ, 21AK, 21AL, 21AM, 21AN, 21AO, 21AP, 21AQ, 21AR, 21AS, 21AT, 21AU, 21AV, 21AW, 21AX, 21AY, 21AZ, 21BA, 21BB, 21BC, 21BD, 21BE, 21BF, 21BG, 21BH, 21BI, 21BJ, 21BK, 21BL, 21BM, 21BN, 21BO, 21BP, 21BQ, 21BR, 21BS, 21BT, 21BU, 21BV, 21BW, 21BX, 21BY, 21BZ, 21CA, 21CB, 21CC, 21CD, 21CE, 21CF, 21CG, 21CH, 21CI, 21CJ, 21CK, 21CL, 21CM, 21CN, 21CO, 21CP, 21CQ, 21CR, 21CS, 21CT, 21CU, 21CV, 21CW, 21CX, 21CY, 21CZ,



Harold W. Felt, III, R.P.L.S. No. 5034

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracv@hdfetty.com

[illegible]

SURVEY DATE NOVEMBER 15, 2022
SCALE 1" = 20' FILE # 20220208-SP
CLIENT CLEMENTS GF # NONE
PHONE tracy@hdfetty.com

Exhibit 'C':
Building Elevations

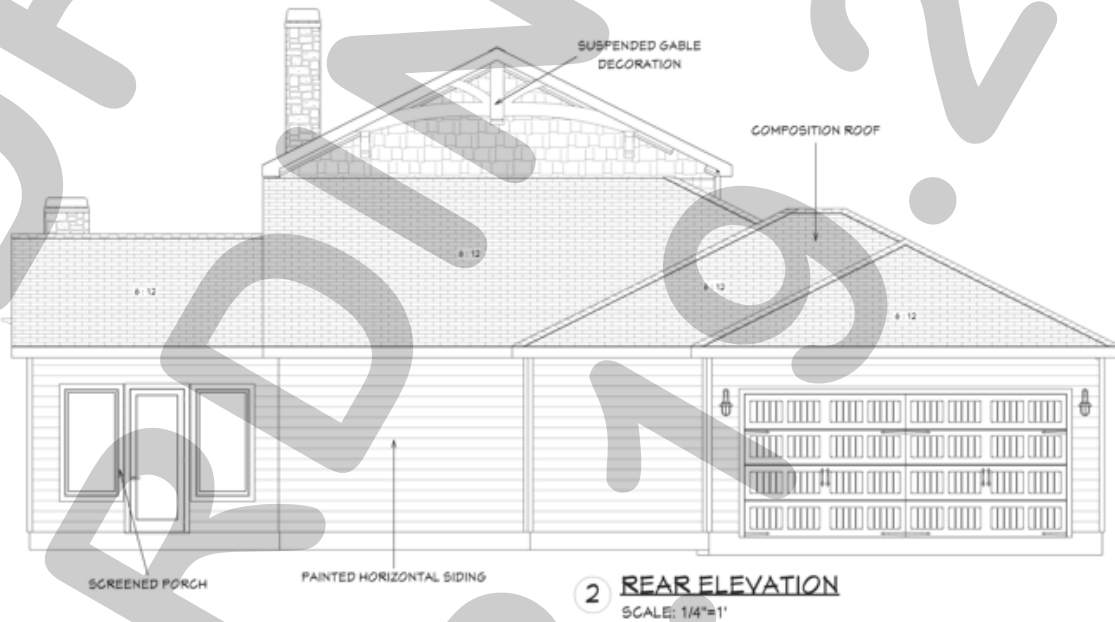
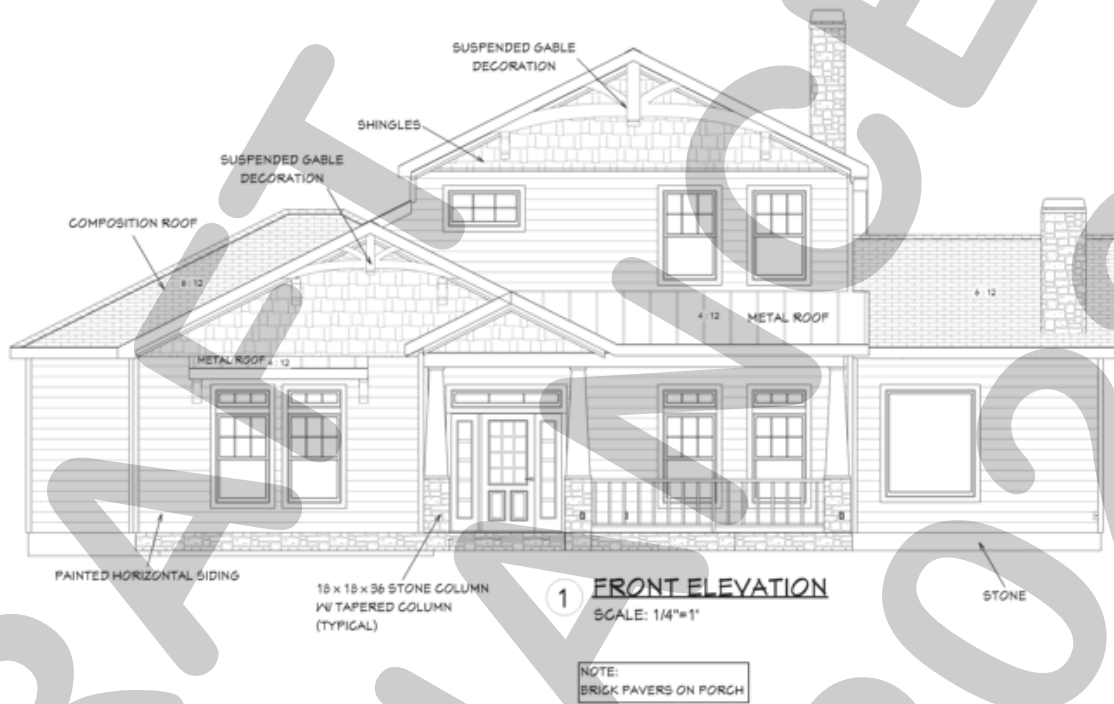
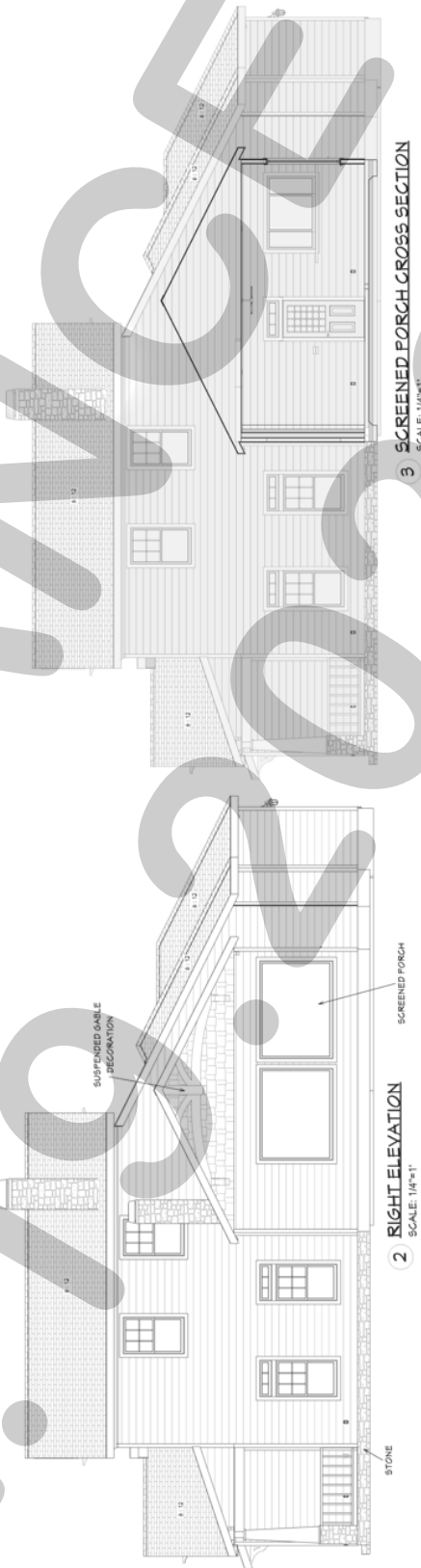
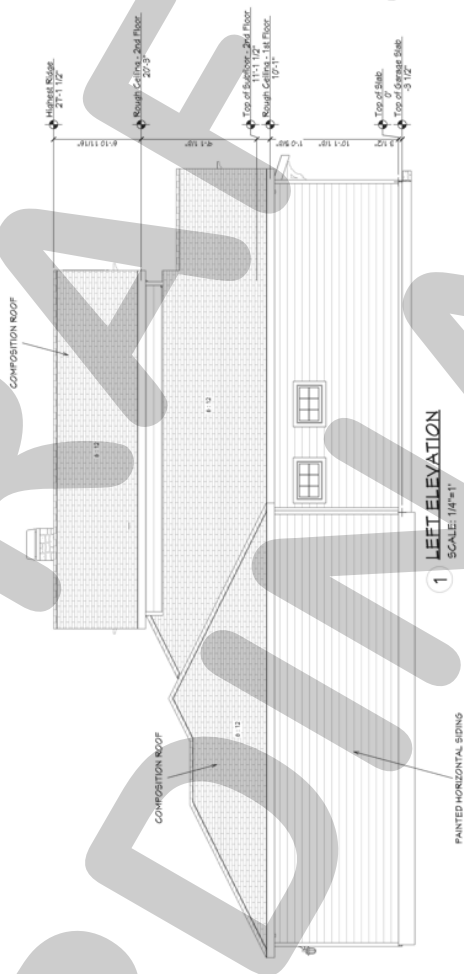


Exhibit 'C':
Building Elevations



3 SCREENED PORCH CROSS SECTION
SCALE: 1/4"=1"



January 6, 2023

TO: Scott Clements
PO Box 609
Royse City, Texas 75189

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

SUBJECT: Z2022-054; *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision*

To whom it may concern:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on January 3, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the Subject Property shall generally conform to the *Residential Plot Plan* as depicted in Exhibit 'B' of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in Exhibit 'C' of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 December 13, 2022, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit by a vote of 7-0.

City Council

On December 19, 2022, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On January 3, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Lewis abstaining.

Included with this letter is a copy of Ordinance No.23-02, S-291, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6488.

Sincerely,

Bethany Ross, *Planner*
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-02

SPECIFIC USE PERMIT NO. S-291

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1837-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK B, NORTH TOWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Scott Clements on behalf of Dana Moffatt for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3rd DAY OF JANUARY, 2023.

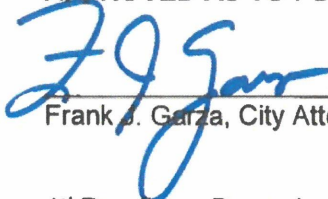

Kevin Fowler, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: December 19, 2022

2nd Reading: January 3, 2023

Exhibit 'A':
Legal Description

Address: 211 Jacobs Crossing

Legal Description: Lot 7, Block B, North Town Addition

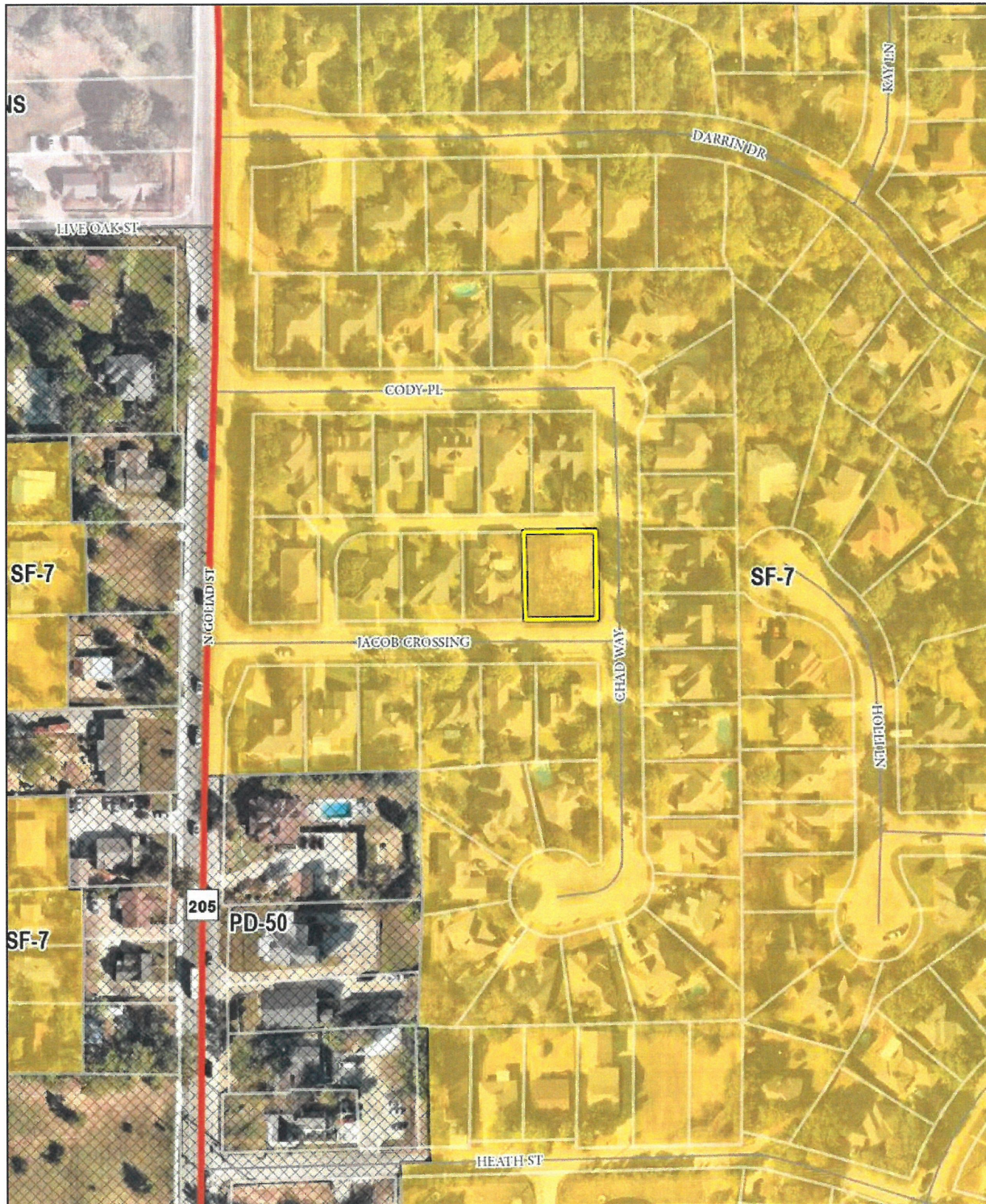


Exhibit 'B':
Residential Plot Plan

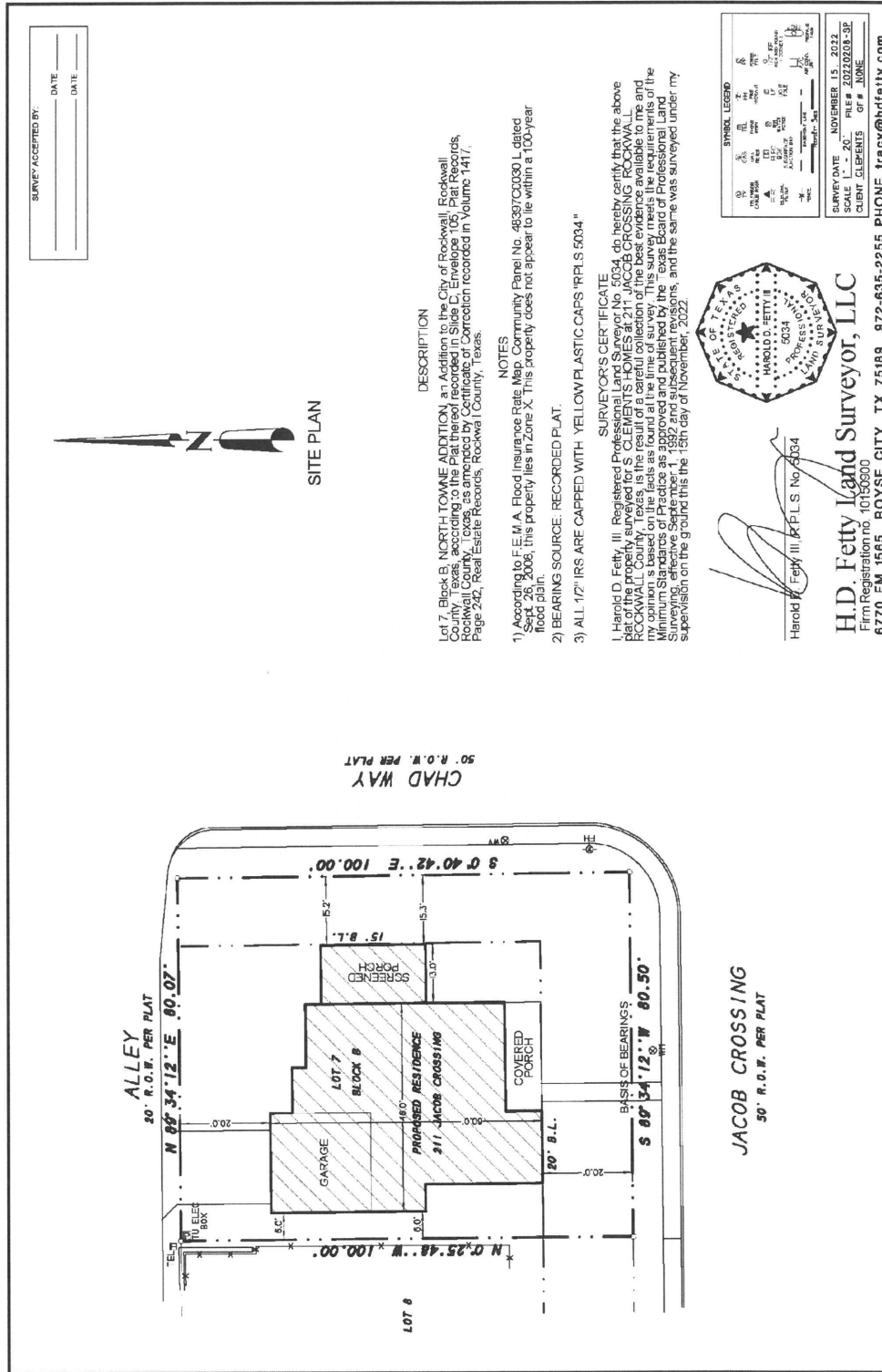
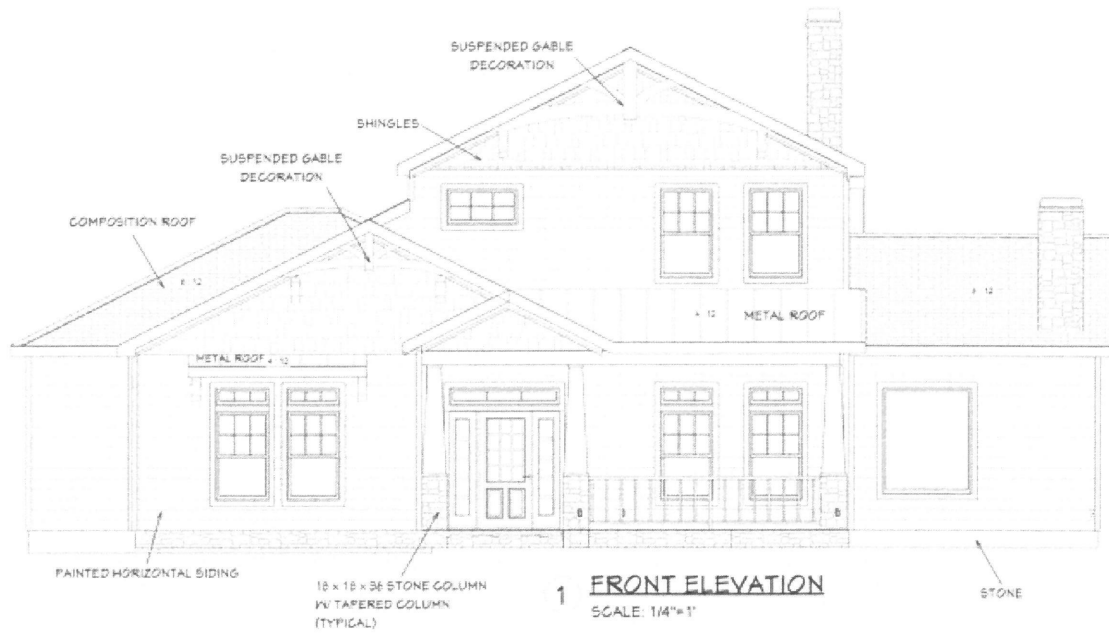


Exhibit 'C':
Building Elevations



NOTE
BRICK FAYERS ON PORCH

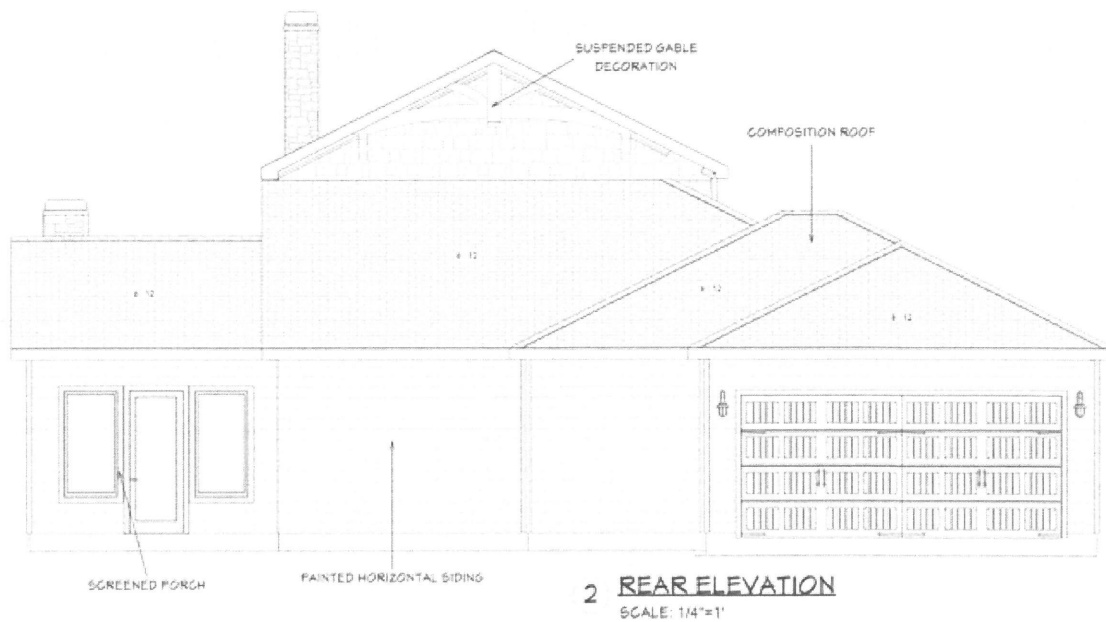


Exhibit 'C':
Building Elevations

