



**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. \_\_\_\_\_

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 **Not Assigned Yet**

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NEC Quail Run Road and 205**

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

CURRENT ZONING **PD 70**

CURRENT USE **Vacant**

PROPOSED ZONING **PD 70**

PROPOSED USE **Commercial**

ACREAGE **8.684**

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER **DuWest Realty**

APPLICANT **ClayMoore Engineering**

CONTACT PERSON **Bowen Hendrix**

CONTACT PERSON **Lynn Rowland**

ADDRESS **4403 North Central Expy  
Suite 200**

ADDRESS **1903 Central Dr.  
Suite 406**

CITY, STATE & ZIP **Dallas, Tx 75025**

CITY, STATE & ZIP **Bedford, Tx 76021**

PHONE **214-918-1804**

PHONE **817.281.0572**

E-MAIL **bowen@duwestrealty.com**

E-MAIL **Lynn Rowland**

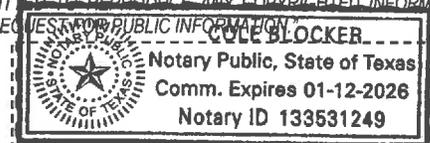
## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19<sup>th</sup> DAY OF January, 2024. 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 19<sup>th</sup> DAY OF JANUARY, 2024.

OWNER'S SIGNATURE [Signature]



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]

MY COMMISSION EXPIRES 1/12/2026

# GENERAL NOTES

1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.

Consultant:  
**ARCHITECT OF RECORD**



513 MAIN STREET, SUITE 300  
FORT WORTH, TEXAS 76102  
(817) 820-0433



CONSTRUCTION BULLETIN  
A - 11/29/2023

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CHIPOTLE MEXICAN GRILL, INC.  
PO BOX 182566  
COLUMBUS, OH 43218-2566  
TELEPHONE: 614 318-2400  
INTERNET: WWW.CHIPOTLE.COM

STORE NO.: 4631  
ROCKWALL NORTH  
3000 N. GOLIAD ST  
ROCKWALL, TX 75087

Issue Record:  
05/16/2023 PERMIT SET

Revisions:  
1 08/30/23 REVISION 01  
A 11/29/23 CONSTRUCTION BULLETIN A

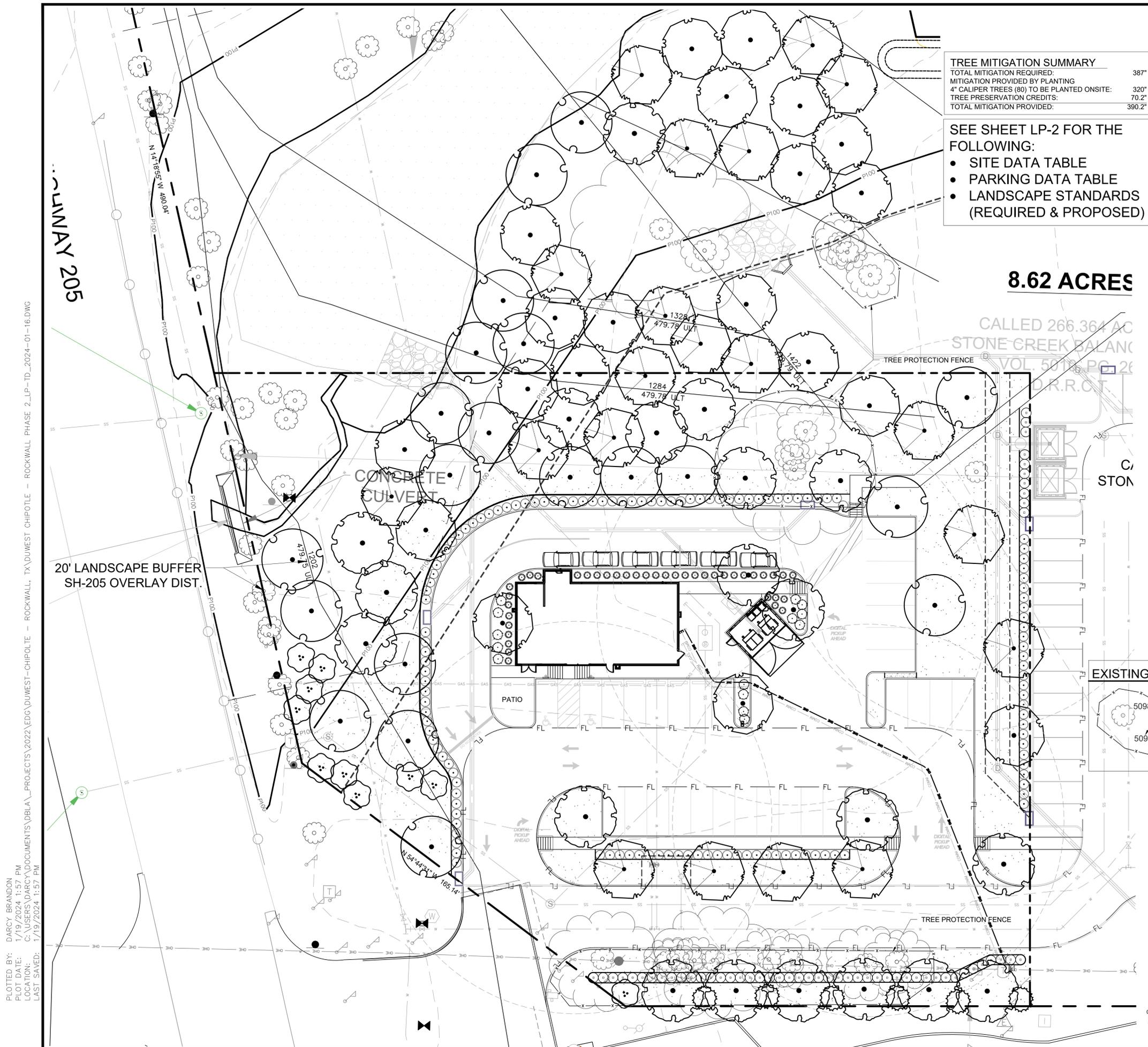
Drawn: S. CLARK  
Checked: T. GRANDROF

Project No.  
CMG4631

Contents:  
EXTERIOR ELEVATIONS

A301





**TREE MITIGATION SUMMARY**  
 TOTAL MITIGATION REQUIRED: 387'  
 MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (80) TO BE PLANTED ONSITE: 320'  
 TREE PRESERVATION CREDITS: 70.2'  
 TOTAL MITIGATION PROVIDED: 390.2'

**SEE SHEET LP-2 FOR THE FOLLOWING:**

- SITE DATA TABLE
- PARKING DATA TABLE
- LANDSCAPE STANDARDS (REQUIRED & PROPOSED)

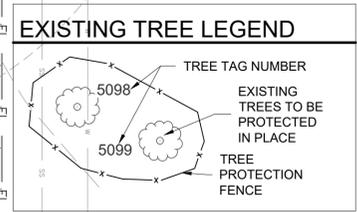
**8.62 ACRES**

PLANT SCHEDULE				
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	20	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL.	16'-18" HT
	20	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14'-16" HT
	20	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14'-16" HT
	20	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16'-18" HT
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	10	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8' -10' HT
	6	ILEX VOMITORIA YAUPOH HOLLY	2" CAL MIN	8' -10' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	40	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	
	130	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL	
	14	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
	58	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	
	15,150 SF	CYNODON 'TIF-TUF' BERMUDA GRASS	SOD	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

**MULCHES**  
 AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**ROOT BARRIERS**  
 THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



**DUWEST ROCKWALL, TX**

**LEGAL DESCRIPTION AND OR ADDRESS:**  
 STONE CREEK BALANCE LTD  
 ABSTRACT, NO 131  
 8.684 AC (378,275 SF)

**OWNER:**  
 DUWEST REALTY, LLC  
 4403 N.CENTRAL EXWAY SUITE #200  
 DALLAS, TX 75025  
 CONTACT: BOWEN HENDRIX  
 PH: 214.918.1804

**APPLICANT:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 CONTACT: DREW DONOSKY  
 PH: 817.281.0572

**CASE NUMBER:**  
 Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

1903 CENTRAL DR. SUITE #406  
 BEDFORD, TX 76021  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT  
 DARC Y BRANDON  
 3423  
 STATE OF TEXAS

01/19/2024

**DUWEST ROCKWALL  
 SH 205 & QUAIL RUN RD  
 ROCKWALL, TX**

**EVERGREEN DESIGN GROUP**

(800) 680-6630  
 15455 Dallas Pkwy., Ste 600  
 Addison, TX 75001  
 www.EvergreenDesignGroup.com

**LANDSCAPE PLANTING PLAN**

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 1/19/2024

SHEET

**LP-1**

File No. 2022-002  
 CASE # SP2022-042

PLOTTED BY: DARC Y BRANDON  
 PLOT DATE: 1/19/2024 1:57 PM  
 LOCATION: C:\USERS\DARC Y\DOCUMENTS\DBLA\_PROJECTS\2022\EDG\DUWEST-CHIPOLTE - ROCKWALL, TX\DUWEST-CHIPOLTE - ROCKWALL PHASE 2\_LP-TD\_2024-01-16.DWG  
 LAST SAVED: 1/19/2024 1:57 PM

**QUAIL RUN 205**

Scale 1" = 20'

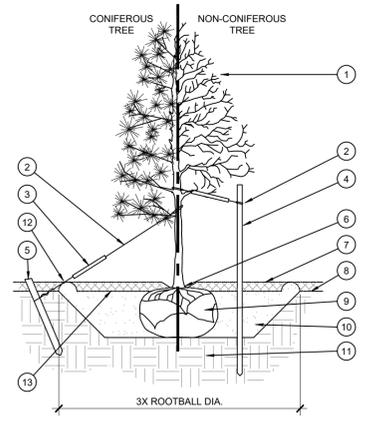
PLOTTED BY: DARC Y BRANDON  
 PLOT DATE: 1/19/2024 2:00 PM  
 LOCATION: C:\USERS\DARC Y\DOCUMENTS\DBLA\\_PROJECTS\2022\EDG\DUWEST-CHIPOLTE - ROCKWALL, TX\DUWEST-CHIPOLTE - ROCKWALL, TX - 16.DWG  
 LAST SAVED: 1/19/2024 1:57 PM



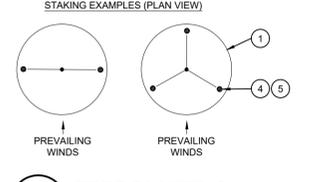
01/19/2024  
**DUWEST ROCKWALL  
 SH 205 & QUAIL RUN RD  
 ROCKWALL, TX**

PARKING DATA TABLE	
PARKING REQUIRED	
DRIVE-THRU RESTAURANT (2,325 SF) 1 SPACE / 100 SF	24 SPACES
PATIO PARKING (22 SEATS)	6 SPACES
<b>TOTAL</b>	<b>30 SPACES</b>
PARKING PROVIDED	
STANDARD PARKING	28 SPACES
ADA PARKING	2 SPACES
<b>TOTAL</b>	<b>30 SPACES</b>

SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC / 378,275 SF	8.684 AC / 378,275 SF	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development)	PD-70 (Planned Development) GR (General Retail Dist.)	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/DRIVE-THRU RESTAURANT	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BLDG. B - 12,228 SF BLDG. C - 10,247 SF	24,800 SF
PATIO AREA	332 SF	1,373 SF	333.37 SF
LOT COVERAGE	0.06%	5.9%	6.51%
FLOOR AREA RATIO	0.00:1	0.06:1	0.06:1
BUILDING HEIGHT	1-STORY	1-STORY	1-STORY
IMPERVIOUS AREA	39,526 SF (10%)	122,404 SF (32.4%)	161,930 SF (42.8%)
OPEN SPACE	7.78 AC (90%)	5.87 AC (67.6%)	4.97AC (57.2%)

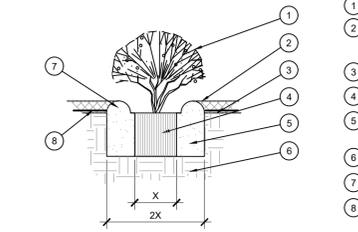


- TREE CANOPY.
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.



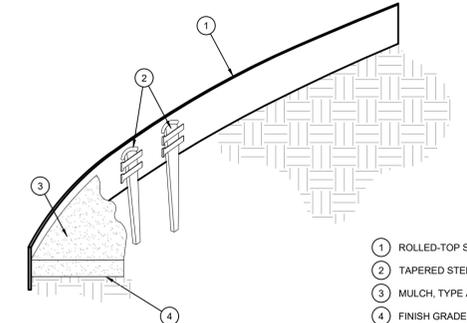
- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
  - FOR 8&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
  - REMOVE ALL NURSERY STAKES AFTER PLANTING.
  - FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

**A TREE PLANTING**  
SCALE: NOT TO SCALE



- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH. TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.
- WEED FABRIC UNDER MULCH.

**B SHRUB AND PERENNIAL PLANTING**  
SCALE: NTS



- ROLLED-TOP STEEL EDGING PER PLANS.
- TAPERED STEEL STAKES.
- MULCH. TYPE AND DEPTH PER PLANS.
- FINISH GRADE.

- NOTES:
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

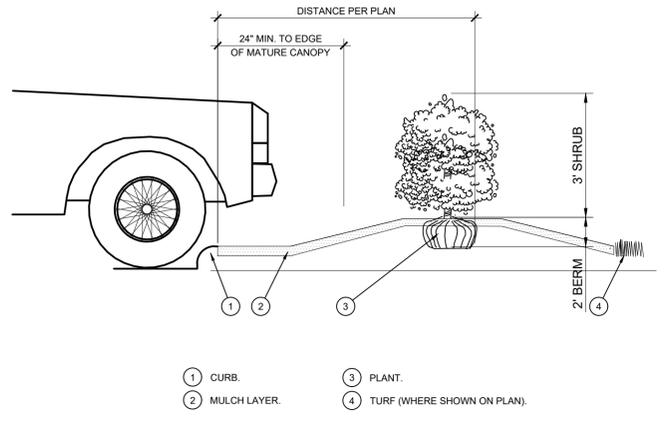
**D STEEL EDGING**  
SCALE: NOT TO SCALE

**GENERAL GRADING AND PLANTING NOTES**

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

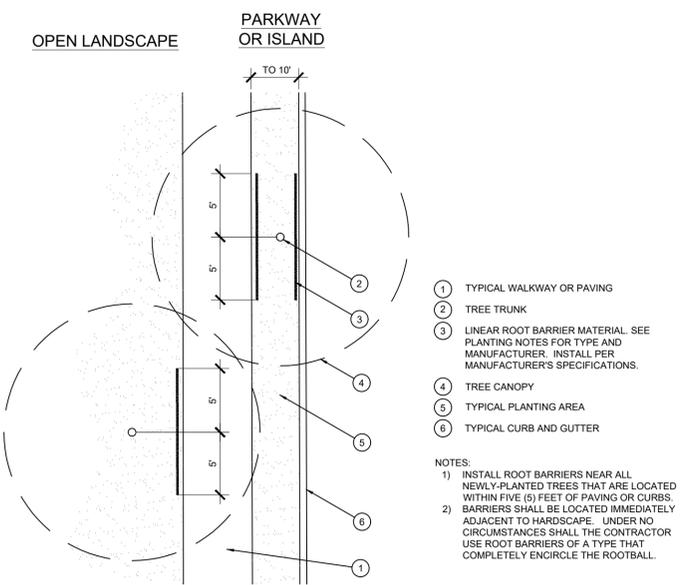
**IRRIGATION CONCEPT**

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)



- CURB.
- MULCH LAYER.
- PLANT.
- TURF (WHERE SHOWN ON PLAN).

**D PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE



- TYPICAL WALKWAY OR PAVING
- TREE TRUNK
- LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- TREE CANOPY
- TYPICAL PLANTING AREA
- TYPICAL CURB AND GUTTER

- NOTES:
- INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**F ROOT BARRIER - PLAN VIEW**  
SCALE: NOT TO SCALE

**LANDSCAPE STANDARDS**

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	20' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
ST. HWY 205 OVERLAY DISTRICT: ±246' STREET FRONTAGE	20' WIDE BUFFER REQ. W/ 2 CANOPY + 4 ACCENT TREES PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING: PROVIDED 20' BUFFER:	5 CANOPY TREES, 10 ACCENT TREES, BERM W/ SHRUBS 1 EXIST. CANOPY TREES + 4 NEW CANOPY TREES; 10 ACCENT TREES W/ BERM AND SHRUBS
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS PROVIDED
SCREENING PROVIDED: SCREENING FROM RESIDENTIAL:	N/A
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT TOTAL SITE AREA (CHIPOLTE ONLY): LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	±73,063 SF 14,613 SF (20%) ± 27,515 (38%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE. 14,613 x 50% = 7,306.5 SF
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	14,825 SF (115.6%)
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA. ±31,120 SF 31,120 x 5% = ±1,556 ±2,217 SF (9%) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING AREA: REQ. PARKING AREA LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING:	

**DUWEST ROCKWALL, TX**

**LEGAL DESCRIPTION AND OR ADDRESS:**

**STONE CREEK BALANCE LTD  
ABSTRACT. NO 131  
8.684 AC (378,275 SF)**

**OWNER:**

DuWest Realty, LLC  
4403 N. CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

**APPLICANT:**

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

**CASE NUMBER**

Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



**LANDSCAPE  
 PLANTING  
 DETAILS & NOTES**

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	1/19/2024
SHEET	
<b>LP-2</b>	
File No.	2022-002
CASE # SP2022-042	

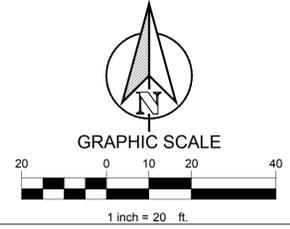
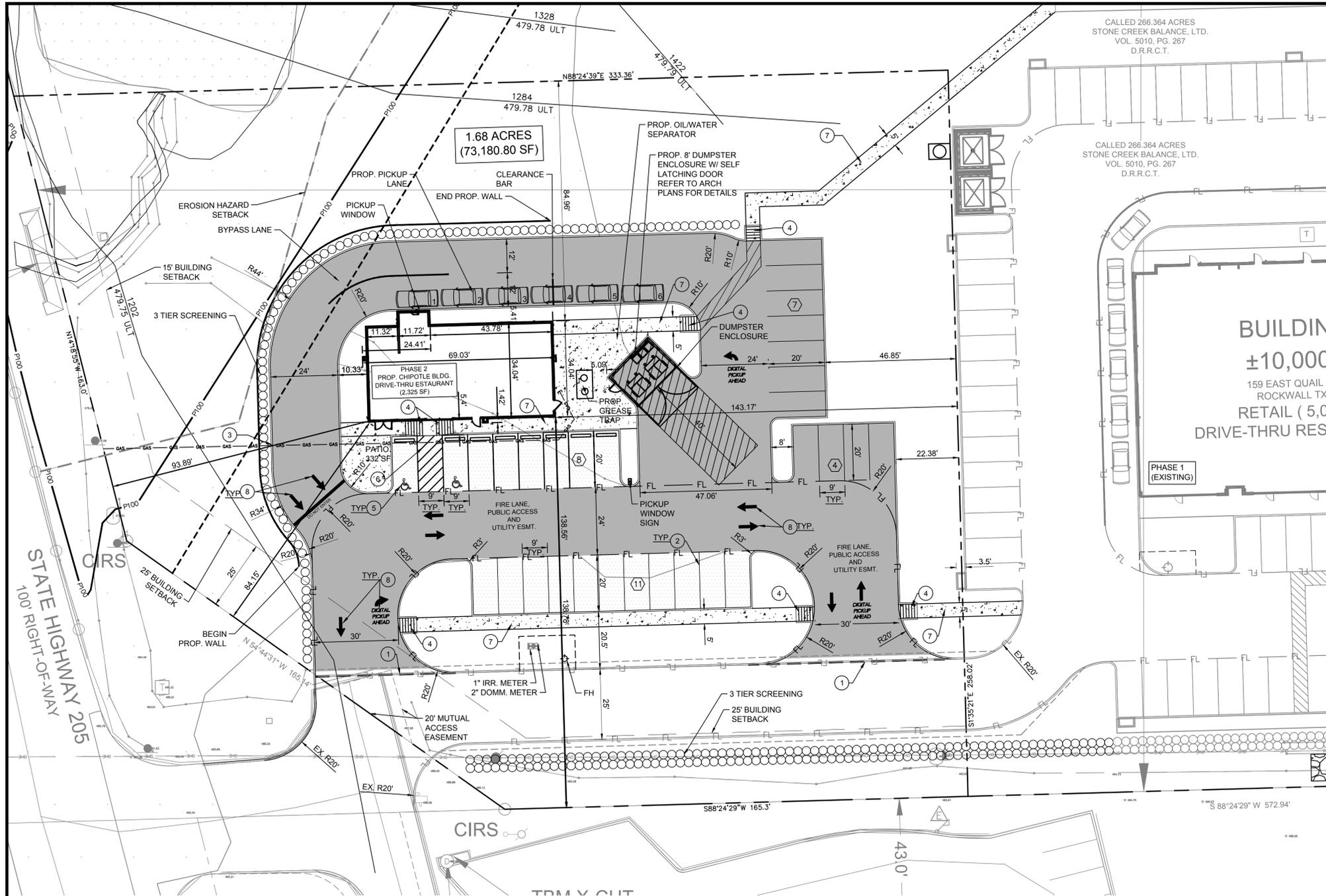








PLOTTED BY: MAX LANTANO  
 PLOT DATE: 1/18/2024 11:05 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\SP-1 SP-1 SITE PLAN.DWG  
 LAST SAVED: 1/18/2024 11:17 PM



**CONSTRUCTION SCHEDULE**

[Pattern]	PROPOSED 5" LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
[Pattern]	PROPOSED 6" LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	PROPOSED 5" LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
[Line]	PROPERTY LINE
[Line]	PROPOSED CONCRETE CURB AND GUTTER
[Line]	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
[Line]	PROPOSED SAWCUT
[Symbol]	PARKING COUNT

**CONSTRUCTION SCHEDULE**

①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK
⑧	PROP. ARROW PAVEMENT STRIPING

<b>DUWEST ROCKWALL, TX</b>	
LEGAL DESCRIPTION AND OR ADDRESS: STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF)	
OWNER: DUWEST REALTY, LLC 4403 N. CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	
APPLICANT: CLAYMOORE ENGINEERING, INC 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
CASE NUMBER SP2022-042	
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.	
WITNESS OUR HANDS THIS _____ DAY OF _____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	DIRECTOR OF PLANNING AND ZONING

PARKING DATA TABLE			
PARKING REQ.			
DRIVE-THRU RESTAURANT (2,325 SF) / 100 SF	24 SPACES		
PATIO PARKING (22 SEATS) / 1 PARKING PER 4 SEATS	6 SPACES		
<b>TOTAL</b>	<b>30 SPACES</b>		
PARKING PROVIDED			
STANDARD PARKING	28 SPACES		
ADA PARKING	2 SPACES		
<b>TOTAL</b>	<b>30 SPACES (2 ADA)</b>		

SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B- 12,228 SF BUILDING C- 10,247 SF	24,800 SF
PATIO AREA	332 SF	1,373 SF	333.37 SF
LOT COVERAGE	0.61 %	5.9 %	6.51 %
FLOOR TO AREA RATIO	0.00 : 1	0.06 : 1	0.06 : 1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	39,526 SF (10%)	122,404 SF (32.4%)	161,930 SF (42.8%)
OPEN SPACE	7.78 AC ( 90%)	5.87 AC (67.6%)	4.97 AC (57.2 %)

- NOTES:**
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
  - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
  - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
  - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
  - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
  - DUMPSTER ENCLOSURE TO BE 8' IN HEIGHT WITH SELF LATCHING GATE. MATERIALS TO MATCH BUILDING.

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTH EAST PROPERTY CORNER ALONG QUAIL RD.

TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTH WEST PROPERTY CORNER ALONG QUAIL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTH EAST PROPERTY CORNER ALONG QUAIL RD.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENGINEERING.COM

**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction purposes.

**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS  
DREW DONOSKY  
P.E. No. 12565, Date: 1/18/2024

**DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087**

**CITY SITE PLAN**

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 1/18/2024

SHEET  
**SP-1**



April 10, 2024

TO: Lynn Rowland  
ClayMoore Engineering  
1903 Central Drive, Suite 406  
Bedford, TX 76021

CC: Bowen Hendrix  
DuWest Realty  
4403 North Central Expressway, Suite 200  
Dallas, TX 75025

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

SUBJECT: SP2024-002; *Amended Site Plan for Chipotle*

Bobby:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 8, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Director of Planning and Zoning

On February 8, 2024, the Director of Planning and Zoning approved the amended site plan.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger version of the same signature.

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