



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION

Erwin Farms

LOT _____

BLOCK _____

GENERAL LOCATION

South of Country Club

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-104

CURRENT USE

SF

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

98.198

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

128

- ☐ **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

Erwin Farms SF, LTD.

☐ APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS

8214 Westchester Dr. Ste. 900

ADDRESS

200 W. Belmont, Ste. E

CITY, STATE & ZIP

Dallas, Tx 75202

CITY, STATE & ZIP

Allen, Texas 75013

PHONE

214-522-4945

PHONE

972-396-1200

E-MAIL

jarnold@skorburgcompany.com

E-MAIL

cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

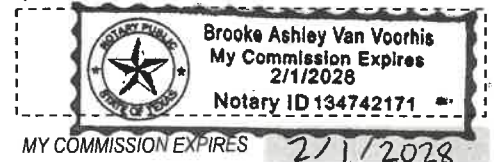
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,672.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS May DAY OF 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

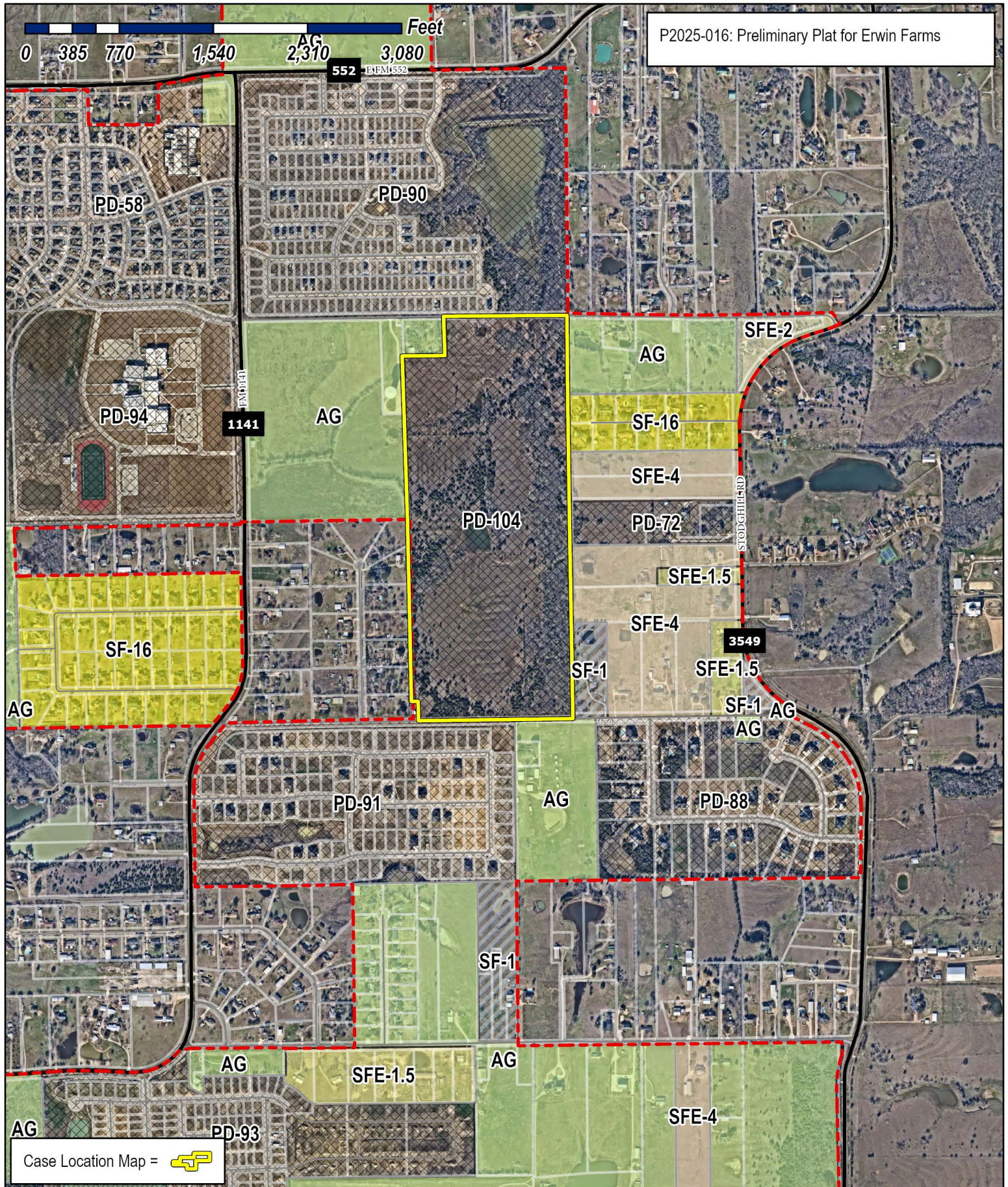
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 2/1/2028

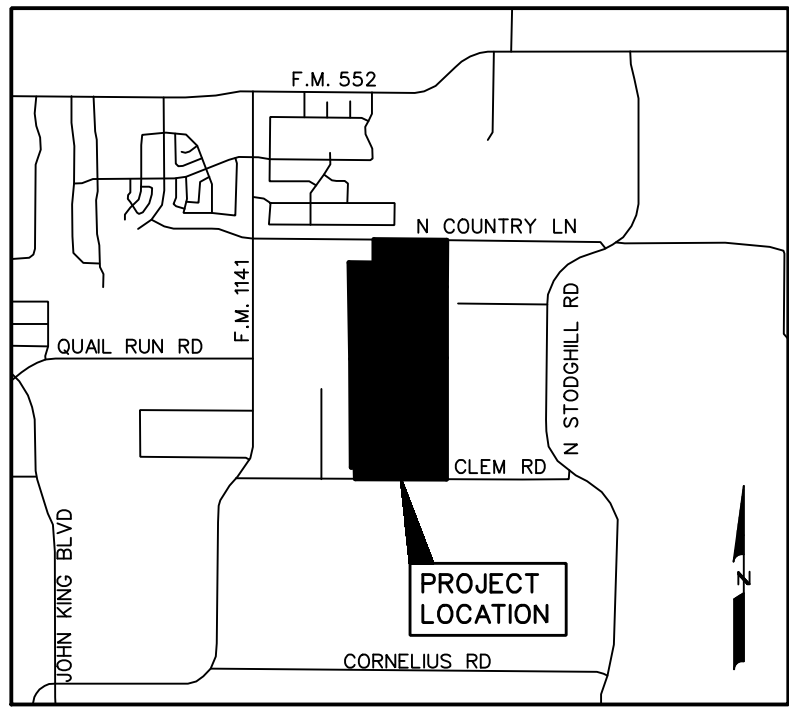
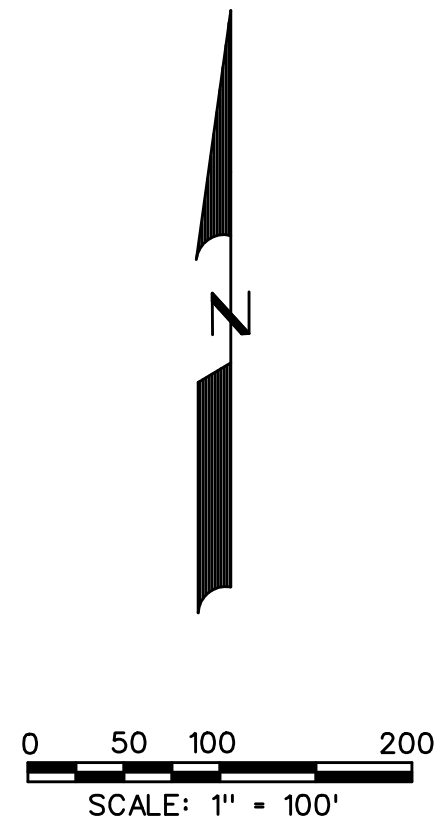
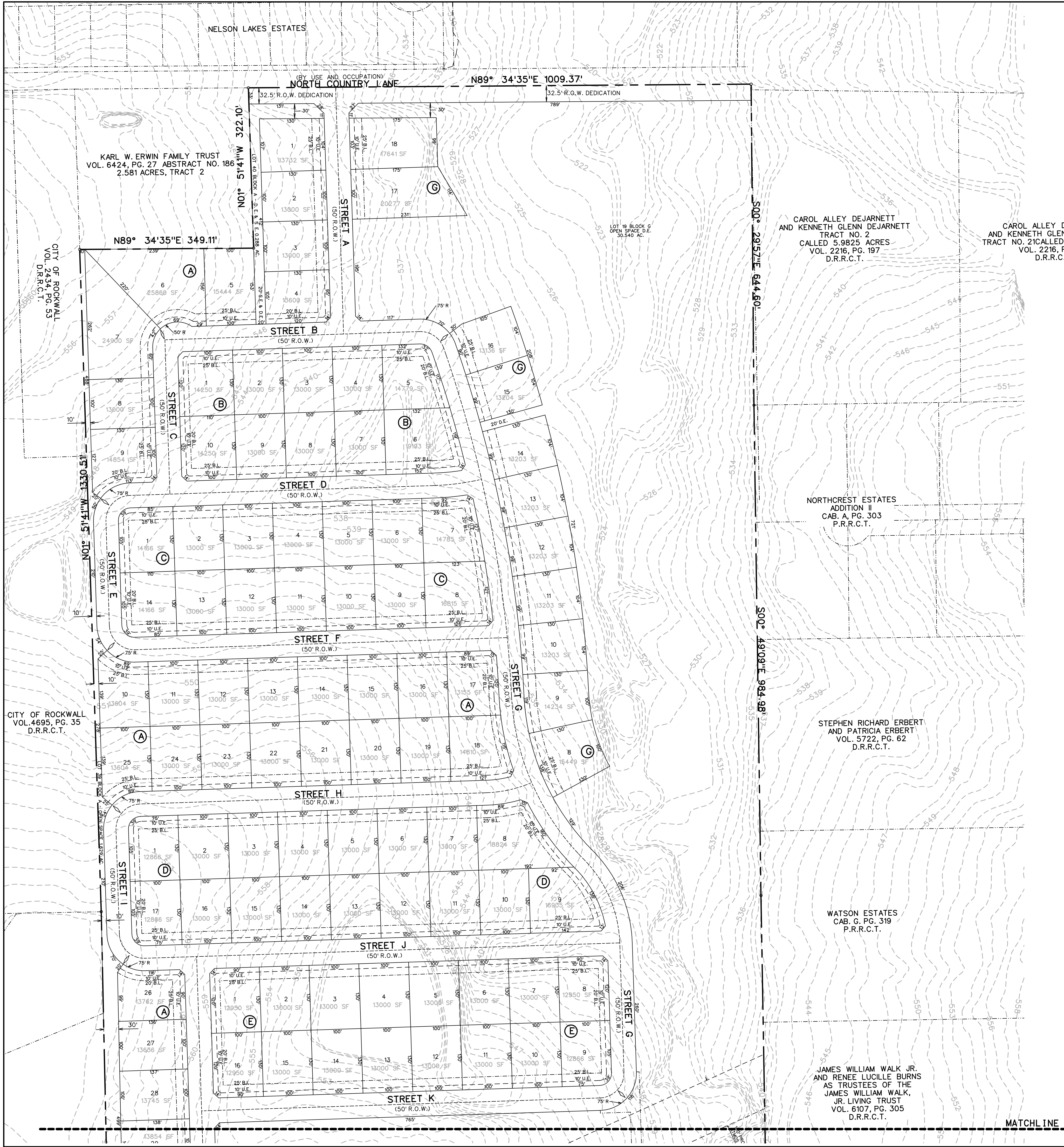


City of Rockwall

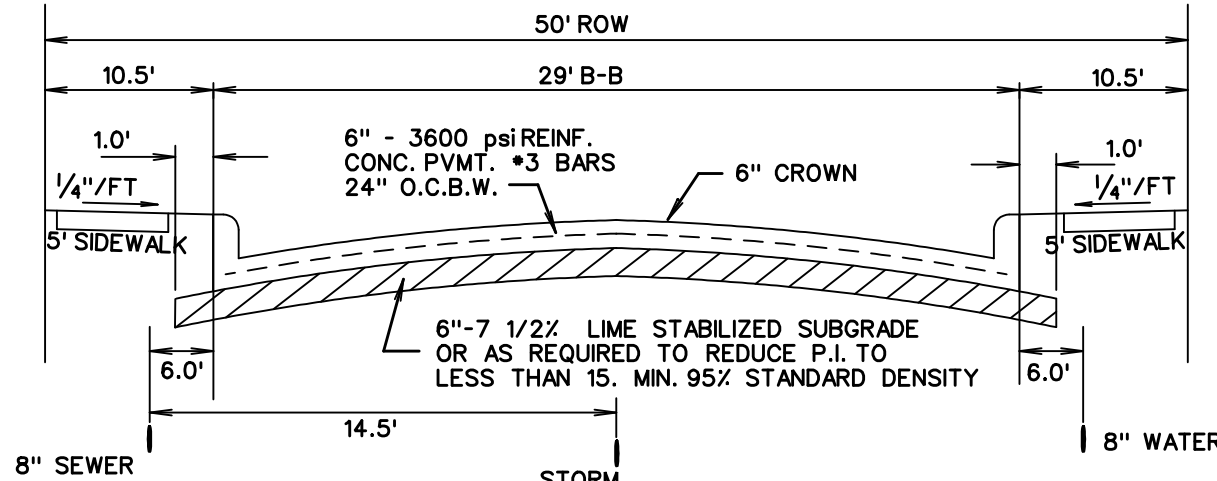
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





LOCATION MAP
N.T.S.



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

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

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

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

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

PRELIMINARY PLAT
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G

TOTAL ACRES 98.198
TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 6

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

KARL DANIEL ERWIN
6946 SPERRY STREET
DALLAS, TEXAS 75214

DEVELOPER

SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

TOTAL ACRES 98.198

TOTAL RESIDENTIAL LOTS 122

DENSITY 1.52

ZONING PD

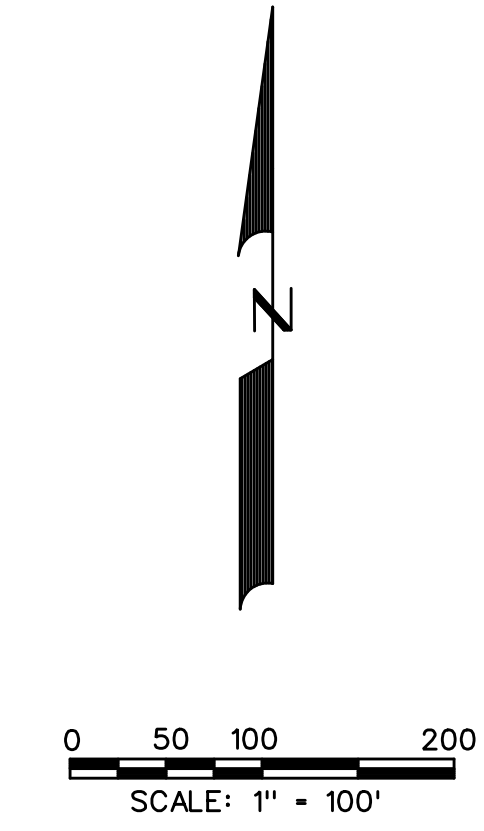
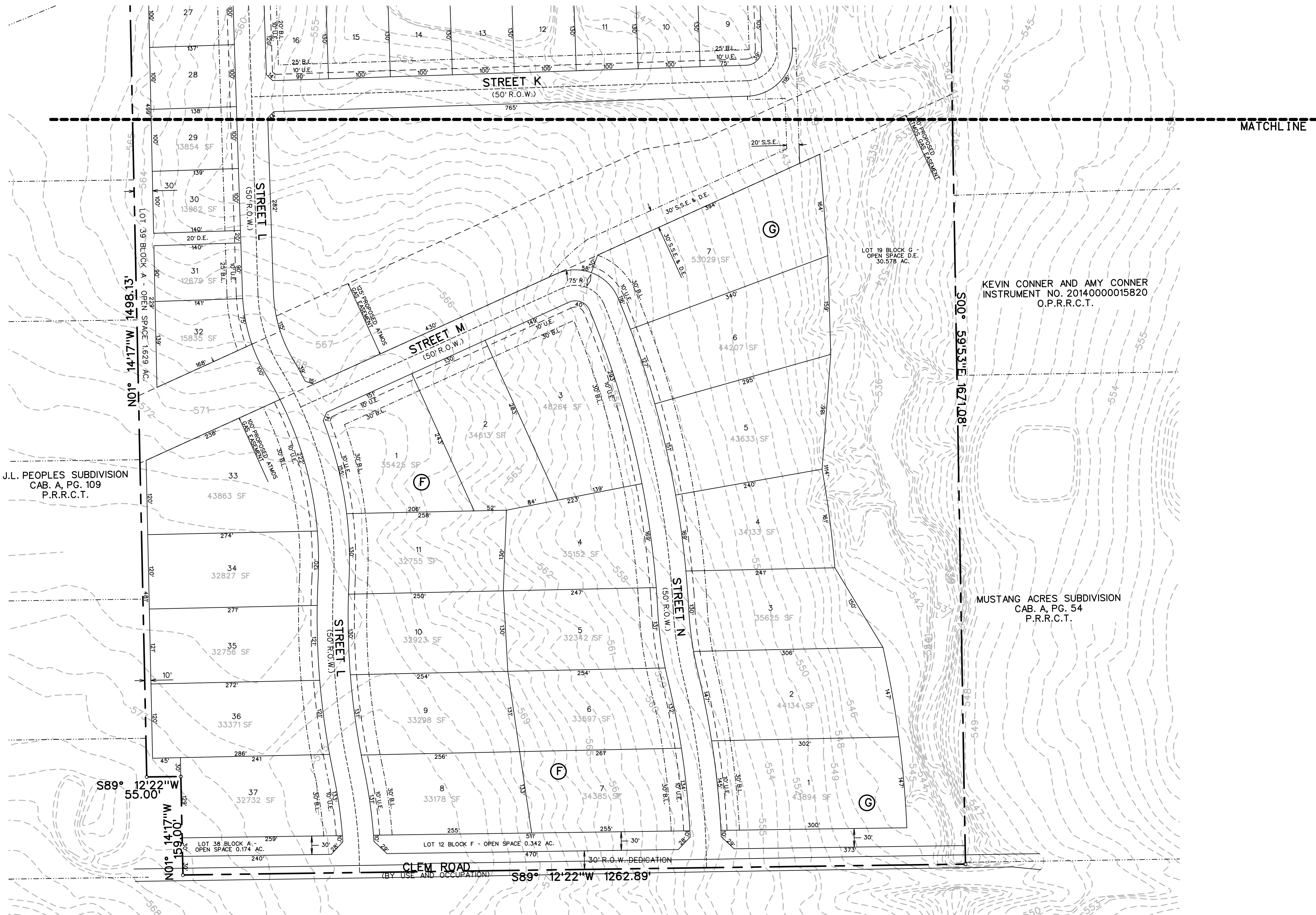
TOTAL OPEN SPACE ACRES 33.02

LAND USE SINGLE FAMILY DEVELOPMENT

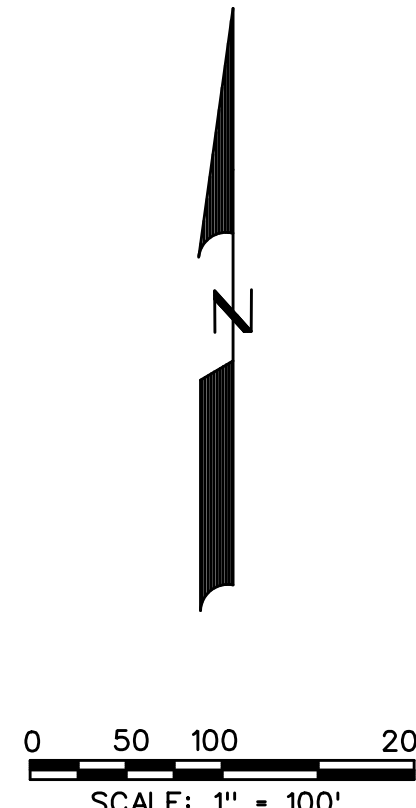
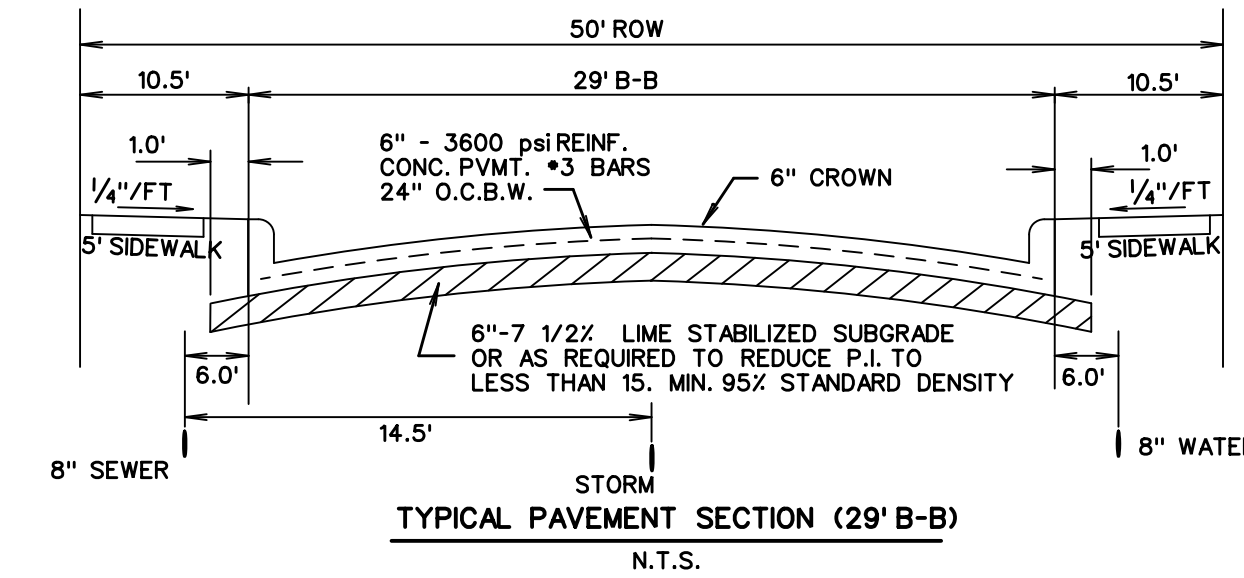
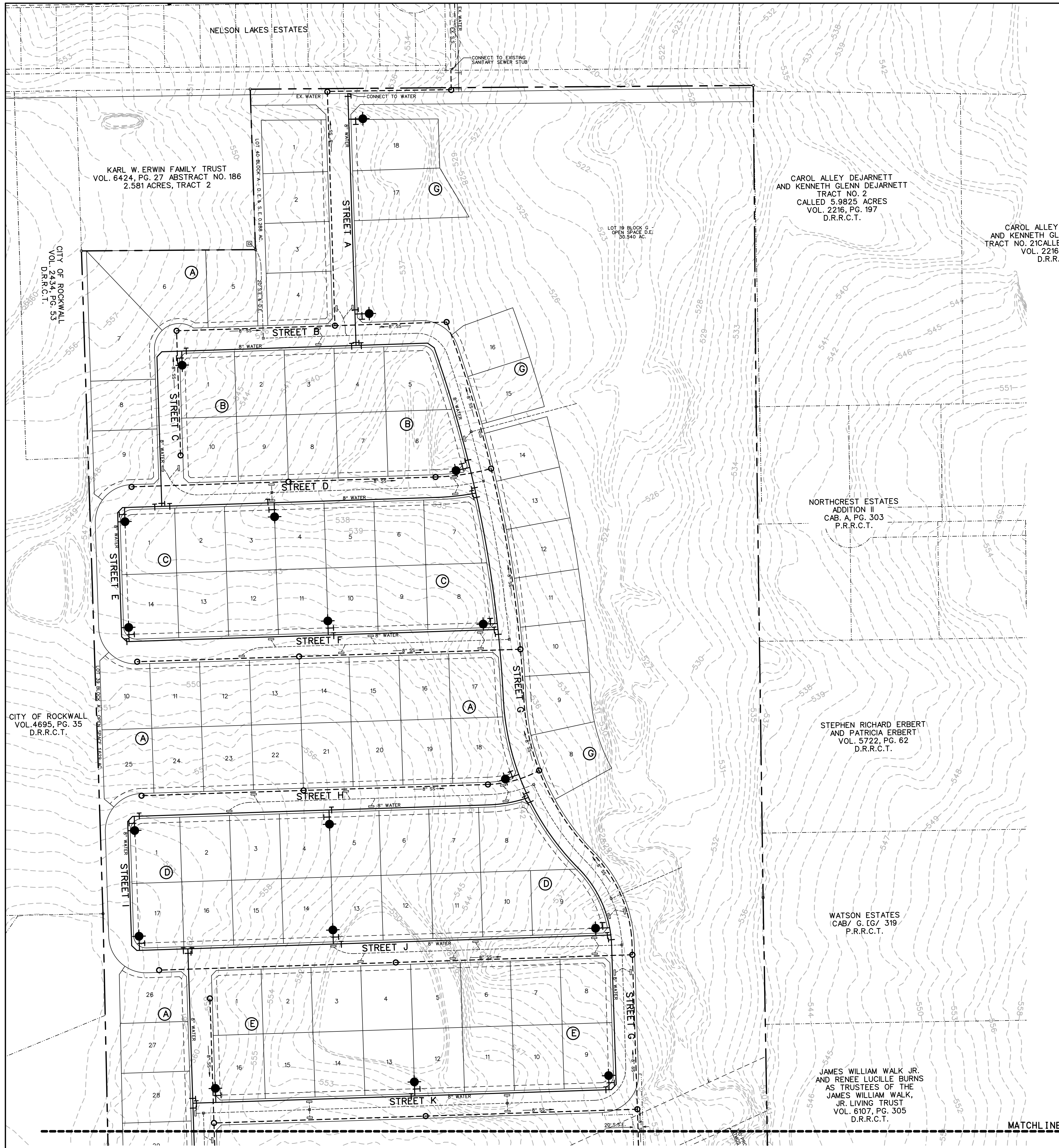
MAY 2025

SCALE 1" = 100'

CORWIN JOB #25024



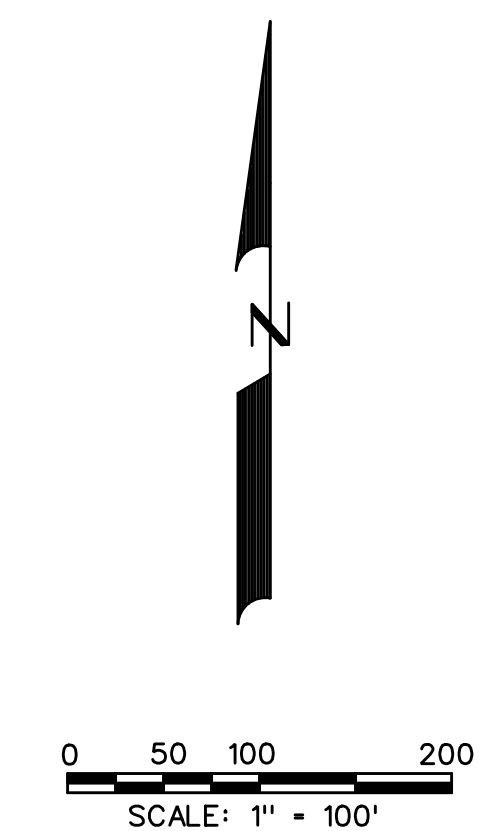
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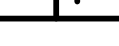
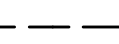
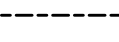
- LEGEND**
- PROP. WATER LINE
 - PROP. FIRE HYDRANT AND VALVE
 - PROP. GATE VALVE
 - PROP. FLUSH VALVE
 - EXIST. WATER LINE
 - EXIST. FIRE HYDRANT AND VALVE
 - PROP. SANITARY SEWER
 - PROP. MANHOLE
 - PROP. CLEANOUT
 - EXIST. SANITARY SEWER
 - EXIST. MANHOLE
 - PROP. STORM SEWER
 - PROP. CURB INLETS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

PRELIMINARY
WATER & SEWER PLAN
OF
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MAY 2025 SCALE 1" = 100'



LEGEND

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	PROP. FIRE HYDRANT AND VALVE
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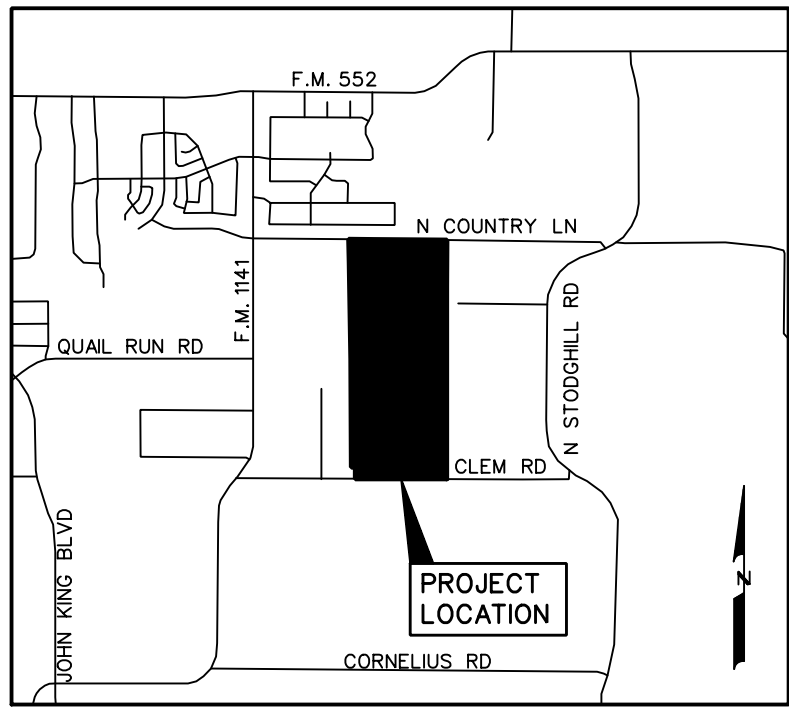
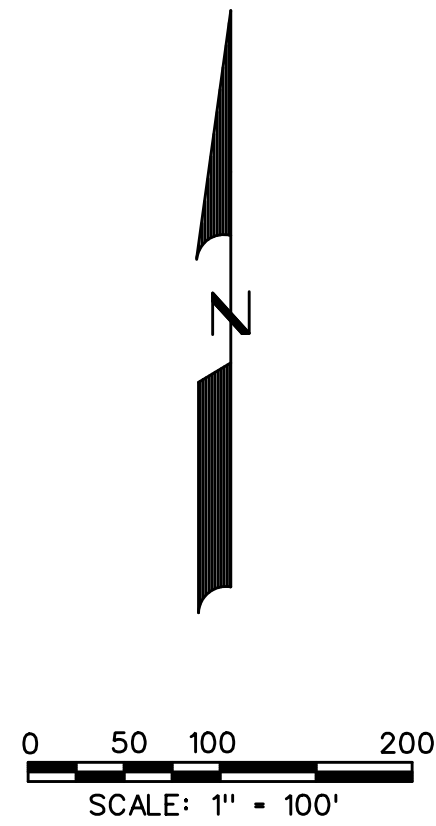
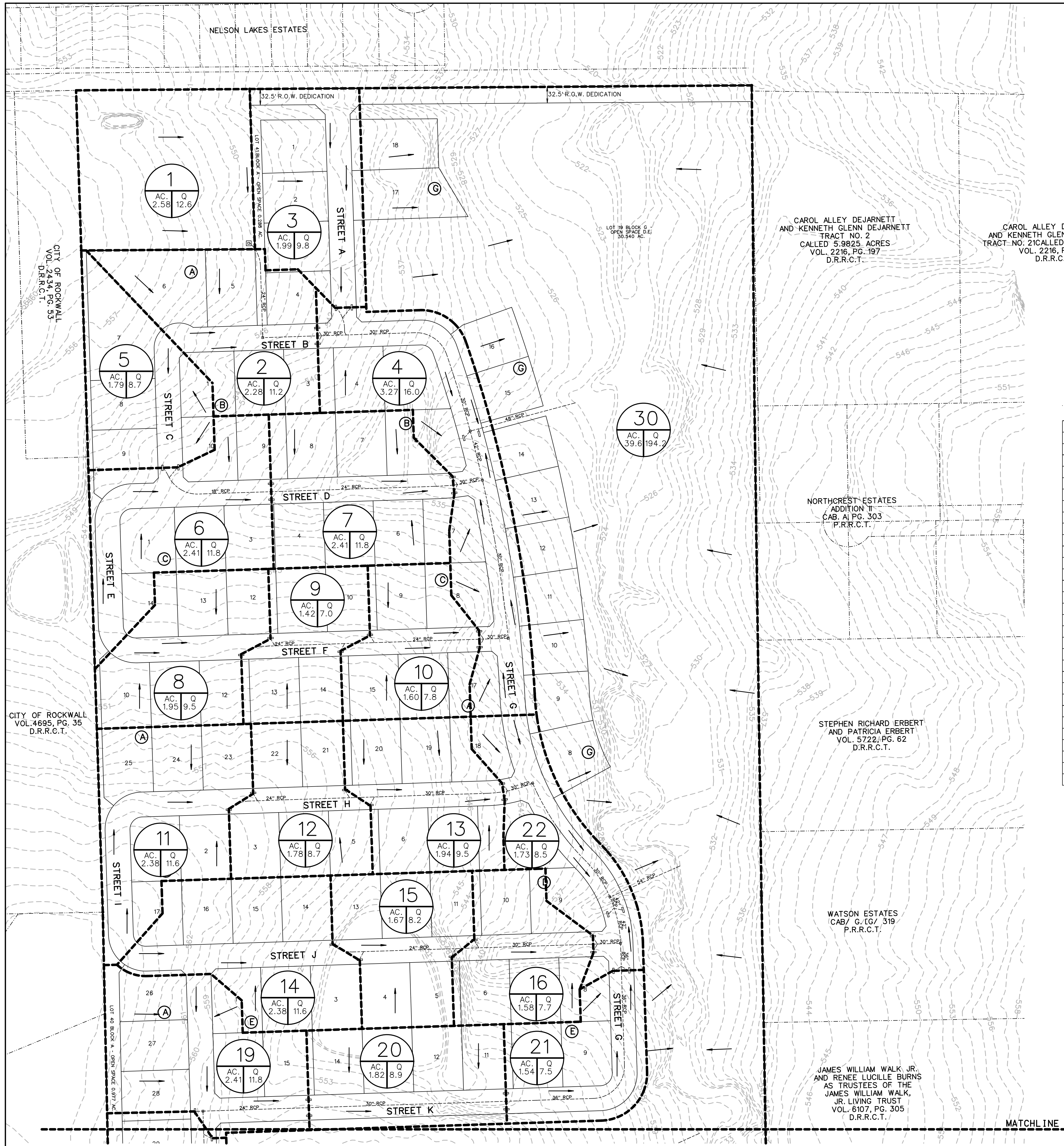
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LOCATION MAP
N.T.S.

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO.

RUNOFF COMPUTATIONS

#	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	112413	2.58	0.50	1.29	10	9.80	12.6
2	99288	2.28	0.50	1.14	10	9.80	11.2
3	86796	1.99	0.50	1.00	10	9.80	9.8
4	142501	3.27	0.50	1.64	10	9.80	16.0
5	77763	1.79	0.50	0.89	10	9.80	8.7
6	105136	2.41	0.50	1.21	10	9.80	11.8
7	105110	2.41	0.50	1.21	10	9.80	11.8
8	84812	1.95	0.50	0.97	10	9.80	9.5
9	62000	1.42	0.50	0.71	10	9.80	7.0
10	69689	1.60	0.50	0.80	10	9.80	7.8
11	103484	2.38	0.50	1.19	10	9.80	11.6
12	77500	1.78	0.50	0.89	10	9.80	8.7
13	84396	1.94	0.50	0.97	10	9.80	9.5
14	103562	2.38	0.50	1.19	10	9.80	11.6
15	72869	1.67	0.50	0.84	10	9.80	8.2
16	68871	1.58	0.50	0.79	10	9.80	7.7
17	92953	2.13	0.50	1.07	10	9.80	10.5
18	57489	1.32	0.50	0.66	10	9.80	6.5
19	105165	2.41	0.50	1.21	10	9.80	11.8
20	79400	1.82	0.50	0.91	10	9.80	8.9
21	66881	1.54	0.50	0.77	10	9.80	7.5
22	75436	1.73	0.50	0.87	10	9.80	8.5
23	104628	2.40	0.50	1.20	10	9.80	11.8
24	105015	2.41	0.50	1.21	10	9.80	11.8
25	92870	2.13	0.50	1.07	10	9.80	10.4
26	82254	1.89	0.50	0.94	10	9.80	9.3
27	98371	2.26	0.50	1.13	10	9.80	11.1
28	103029	2.37	0.50	1.18	10	9.80	11.6
29	157367	3.61	0.50	1.81	10	9.80	17.7
30	1726266	39.63	0.50	19.81	10	9.80	194.2

PRELIMINARY DRAINAGE AREA MAP
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
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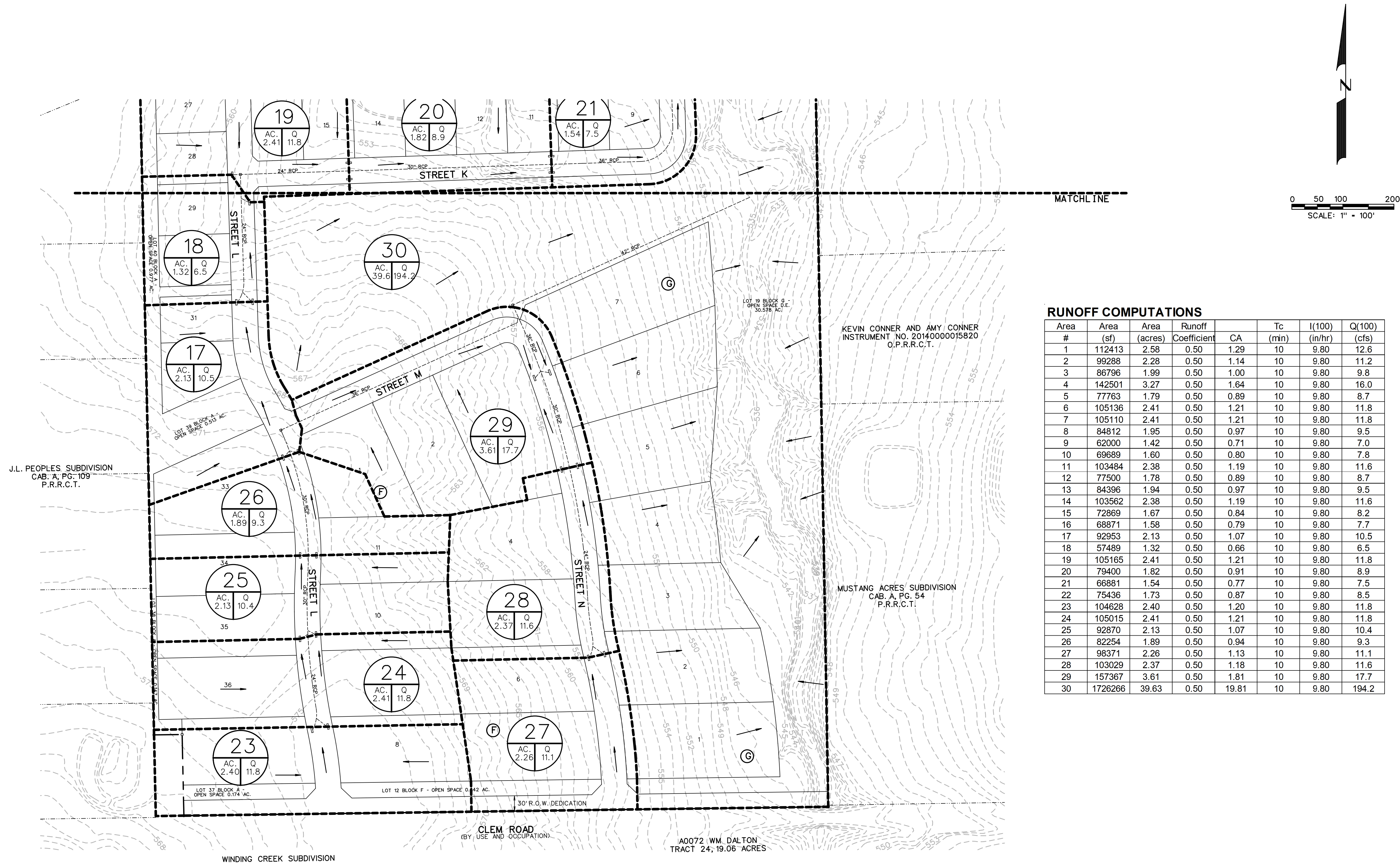
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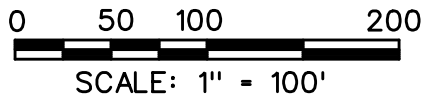
MAY 2025

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- PROP. CURB INLETS
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