



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-040 P&Z DATE 12/11/18 CC DATE 12/17/18 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

Pr2018-040

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 (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address Not Assigned

Subdivision Village Green Residence Addition

Lot

1

Block

A

General Location West Side of North T. L Townsend Drive between Justin Drive and Yellow Jacket

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD(17-62)

Current Use

Proposed Zoning

Proposed Use

Acreage 2.080

Lots [Current]

1

Lots [Proposed]

1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner 4TP Rockwall, LLC

Applicant

Contact Person Stephen A Lamastra, Manager

Contact Person

Address 2870 Peachtree Road

Address

Suite 290

City, State & Zip Atlanta, GA 30305

City, State & Zip

Phone

Phone

E-Mail steve.lamastra@4thtimepartners.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of 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 12th day of NOV., 20 18.

Owner's/Applicant's Signature

Signature

Notary Public in and for the State of Texas

My Commission Expires



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 11/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 11/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-040
Project Name: Lot 1, Block A, Village Green Residence Addition
Project Type: PLAT
Applicant Name: 4TP ROCKWALL, LLC
Owner Name: 4TP ROCKWALL, LLC
Project Description:



RECEIPT


Project Number: P2018-040
Job Address: 1192 S TL TOWNSEND DR
ROCKWALL, TX 75087

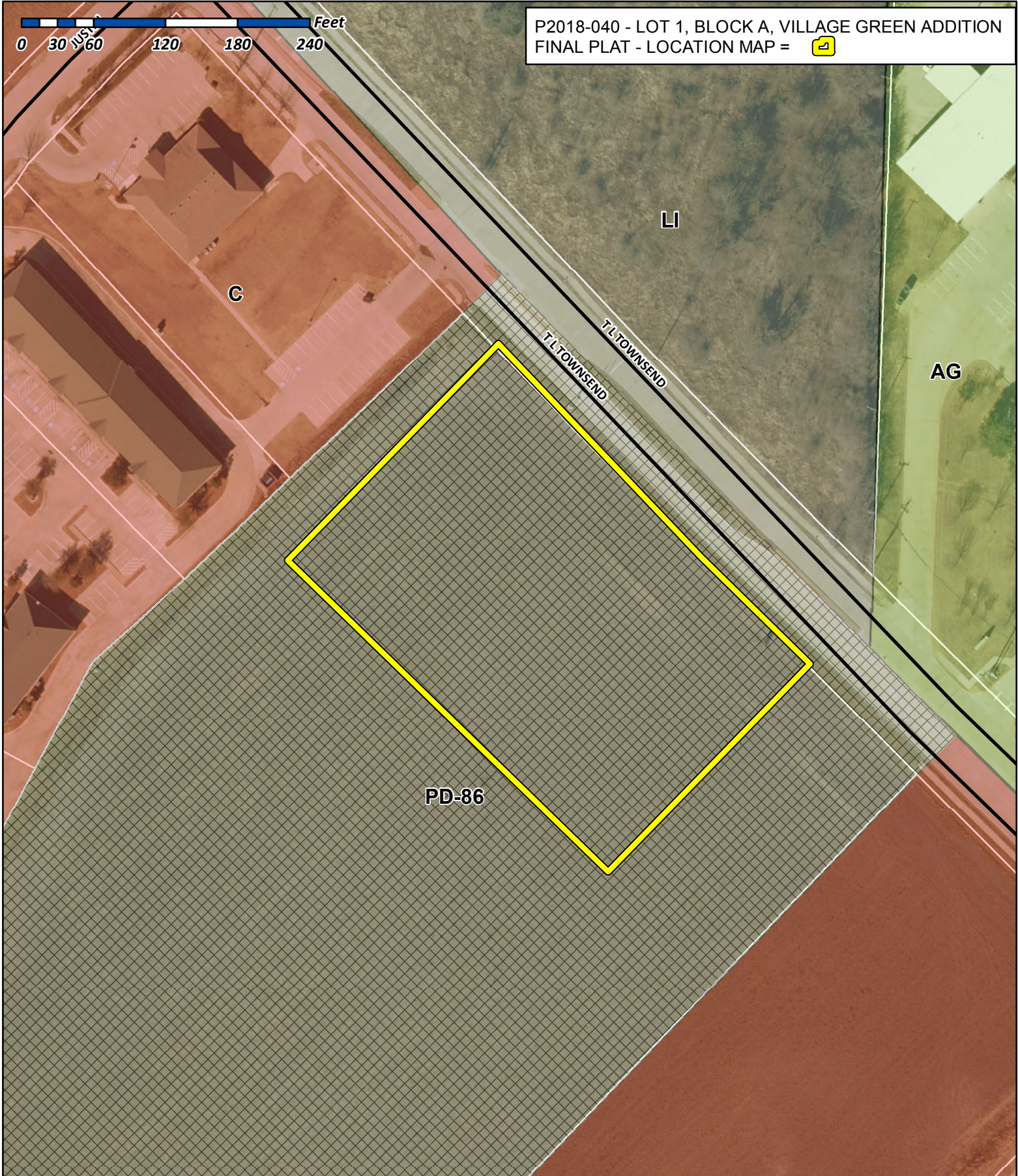
Receipt Number: B83044
Printed: 11/21/2018 11:04 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 341.60

Total Fees Paid: \$ 341.60
Date Paid: 11/21/2018 12:00:00AM
Paid By: 4TP ROCKWALL, LLC
Pay Method: CHECK 1026
Received By: LM



P2018-040 - LOT 1, BLOCK A, VILLAGE GREEN ADDITION
FINAL PLAT - LOCATION MAP = 

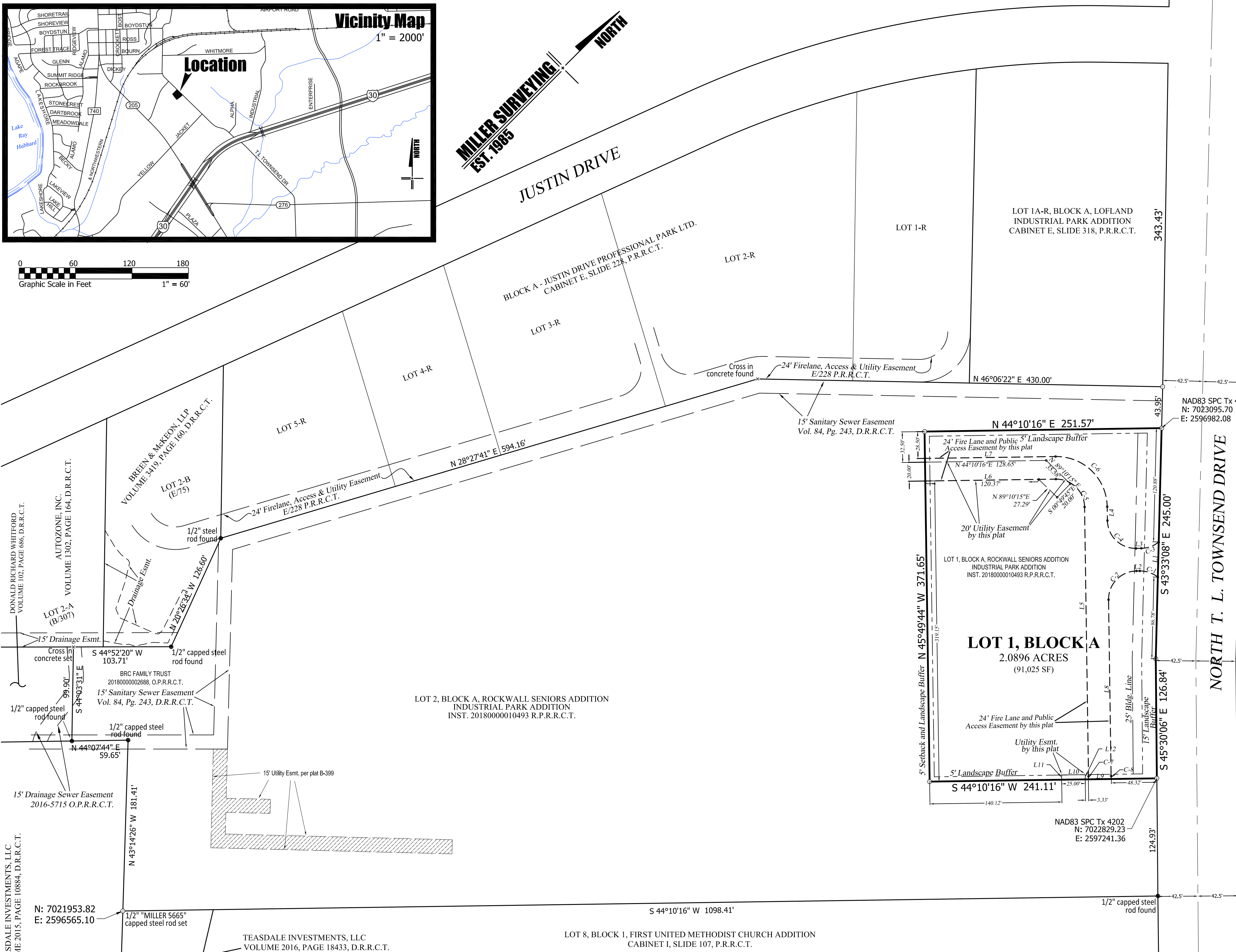
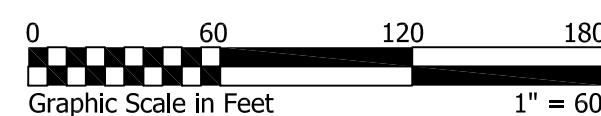
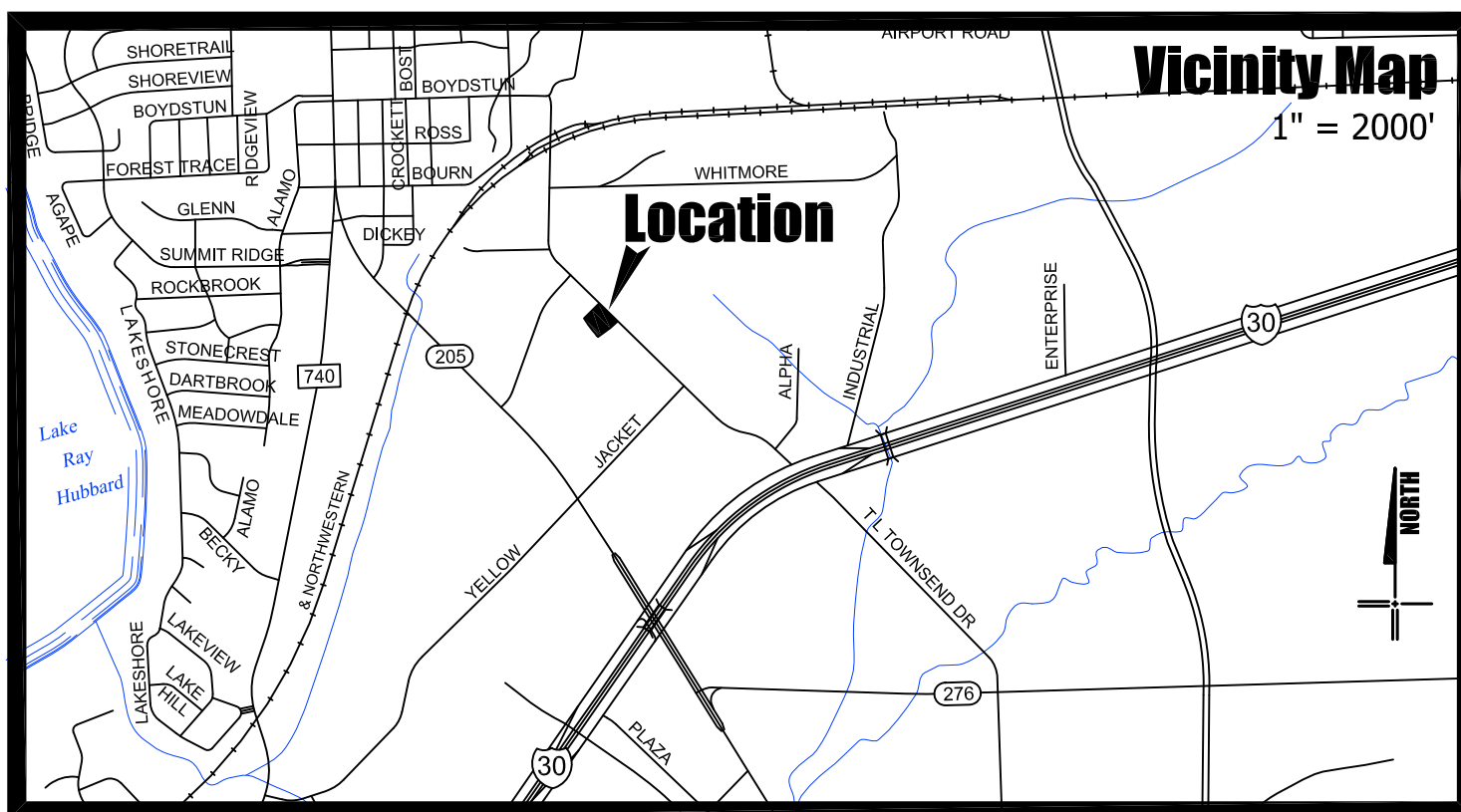


City of Rockwall

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

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





STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS 4TP Rockwall, LLC is the current sole owner of Lot 1, Block A, Rockwall Seniors Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records of Rockwall County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as **LOT 1, BLOCK A, VILLAGE GREEN RESIDENCE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

Property owner is responsible for all maintenance, repair and reconstruction of drainage and detention facilities.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Stephen M. LaMastra, Manager
 4TP Rockwall, LLC

STATE OF GEORGIA
 COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Stephen M. LaMastra, Manager of 4TP Rockwall, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Georgia
 My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Owner/Applicant:

4TP Rockwall, LLC
 2870 Peachtree Road
 Suite 290
 Atlanta, GA 30305
 Stephen M. LaMastra
 Manager

Engineer:

Burgess & Niple
 Joseph T. Reue, P.E.
 10701 Corporate Drive, Suite 118
 Stafford, Texas 77477
 281-980-7705 x6301
 Email: joseph.reue@burgessniple.com

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

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 _____ day of _____, 20____.

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.

WITNESS OUR HANDS, this _____ day of _____, 20____.

 Mayor, City of Rockwall _____
 City Secretary _____
 City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Jason B. Rawlings
 Texas Registered Professional Land Surveyor No. 5665

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Jason B. Rawlings, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires: _____



Commercial • Residential • Municipal
 430 Mid Cities Blvd. 817-577-1052
 Hurst, Texas 76054 TxLSF No. 10100400
 millersurvey.net

FINAL PLAT
 Being a replat
VILLAGE GREEN RESIDENCE ADDITION
LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas
 Being a replat of Lot 1, Block A, Rockwall Seniors Addition
 An addition to the City of Rockwall, Texas according to the plat thereof
 recorded as Instrument No. 2018000010493 of the Real Property Records
 Rockwall County, Texas

Being 2.0896 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
 Prepared October 2018

City Case No. _____

Job No. 17016 • Plot File 17016 Alders Plat

Line Table

LINE	BEARING	DISTANCE
L1	N 43°33'08" W	37.34'
L2	N 44°10'15" E	3.59'
L3	S 44°10'15" W	5.55'
L4	N 45°49'40" W	14.75'
L5	N 45°49'44" W	285.96'
L6	S 44°10'16" W	138.62'
L7	S 44°10'16" W	138.62'
L8	N 45°49'44" W	187.21'
L9	N 44°10'16" E	24.34'
L10	N 44°10'15" E	25.00'
L11	S 45°49'45" E	5.00'
L12	S 45°49'45" E	5.00'

Curve Table

Curve	Arc	Radius	Central Angle	Chord
C-1	20.68'	30.00'	39°29'44"	S 63°55'07" W 20.27'
C-2	47.12'	30.00'	90°00'00"	S 00°49'44" E 42.43'
C-3	20.06'	30.00'	38°18'51"	N 25°00'50" E 19.69'
C-4	47.12'	30.00'	90°00'00"	N 89°10'16" E 42.43'
C-5	47.12'	30.00'	90°00'00"	S 89°10'16" W 42.43'
C-6	84.82'	54.00'	90°00'00"	S 89°10'16" W 76.37'
C-7	3.20'	30.00'	6°06'12"	N 42°46'38" W 3.19'
C-8	3.20'	30.00'	6°06'16"	S 48°52'50" E 3.19'

MILLER

Surveying, Inc.

Commercial • Residential • Municipal

430 Mid Cities Blvd. • Hurst, Texas 76054 • 817-577-1052

millersurvey.net

TX PLS Firm No. 10100400

Boundary Surveying
Topographic Surveying
Subdivision Platting
Commercial Land Title Surveys
Construction Staking
Expert Witness

CLOSURE REPORT FOR VILLAGE GREEN RESIDENCE ADDITION

Deed Report
10:41:51 2018

Wed Nov 14

Deed Name: Village

Starting Coordinates: Northing 7023095.70, Easting 2596982.08

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent
Description						
S 43°33'08" E	245.00	LINE				
S 45°30'06" E	126.84	LINE				
S 44°10'16" W	241.11	LINE				
N 45°49'44" W	371.65	LINE				
N 44°10'16" E	251.57	LINE				

Ending Coordinates: Northing 7023095.70, Easting 2596982.07

Area: 91024.76 S.F., 2.0896 Acres

Total Perimeter Distance> 1236.18

Closure Error Distance> 0.0062 Error Bearing> N 17°35'40" W

Closure Precision> 1 in 199737.2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/27/2018

APPLICANT: Stephen A. Lamastra; *on behalf of 4TP Rockwall, LLC*

AGENDA ITEM: **P2018-040**; *Lot 1, Block A, Village Green Addition*

SUMMARY:

Consider a request by Stephen A. Lamastra on behalf of 4TP Rockwall, LLC for the approval of a final plat for Lot 1, Block A, Village Green Residence Addition, being a 2.0896-acre parcel of land identified as Lot 1, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 2.0896-acre parcel of land [*i.e. Lot 1, Block A, Rockwall Seniors Addition*] to create *Lot 1, Block A, Village Green Residence Addition* and establish the necessary firelane, public access, and utility easements for the purpose of constructing a 30-unit memory care facility. As a note, the development will be constructed simultaneously with a 144-unit multi-family apartment complex [*i.e. Alders at Rockwall Addition*] on the adjacent parcel of land [*i.e. Lot 2, Block A, Alders at Rockwall Addition*].
- On December 4, 2017, the City Council approved Planned Development District 86 (PD-86) [*i.e. Case No. 2017-0051; Ordinance No. 17-62*], to allow a senior independent living facility and a 30-unit memory care facility on the *subject property*.
- On June 12, 2108, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-013*] for a 30-unit memory care facility on the 2.0896-acre tract.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *final plat* for *Lot 1, Block A, Village Green Addition* staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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.

City of Rockwall Project Plan Review History



Project Number P2018-040	Owner 4TP ROCKWALL, LLC	Applied 11/16/2018 LM
Project Name Lot 1, Block A, Village Green Residence	Applicant 4TP ROCKWALL, LLC	Approved
Type PLAT PLAT		Closed
Subtype FINAL		Expired
Status Staff Review		Status

Site Address	City, State Zip	Zoning
1192 S TL TOWNSEND DR	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
JUSTIN DRIVE PROFESSIONAL PARK	8	NULL	8	0255-0000-0008-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/16/2018	11/23/2018	11/19/2018	3	APPROVED	
ENGINEERING	Sarah Hager	11/16/2018	11/23/2018	11/21/2018	5	COMMENTS	
(11/21/2018 8:49 AM SH) Note 7 should be updated to say, "Property owner is responsible for all maintenance, repair, and reconstruction of drainage and detention facilities in easements."							
FIRE	Ariana Hargrove	11/16/2018	11/23/2018	11/21/2018	5	APPROVED	
GIS	Lance Singleton	11/16/2018	11/23/2018	11/20/2018	4	APPROVED	See comments
(11/20/2018 4:37 PM LS) Address assignemtn will be: 1192 S TL TOWNSEND DR, ROCKWALL, TX 75087							
PLANNING	David Gonzales	11/16/2018	11/23/2018	11/17/2018	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Consider a request by Stephen A. Lamastra on behalf of 4TP Rockwall, LLC for the approval of a final plat for Lot 1, Block A, Village Green Residence Addition, being a 2.0896-acre parcel of land identified as Lot 1, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.19.2018

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 4, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:

1. The final plat shall conform to all standards and requirements of Planned Development No 86 (PD-86) District, the Unified Development Code (UDC), and the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.
2. Provide a label indicating "Case No. P2018-040" on the lower right corner on all pages of the revised final plat submittal.
3. Must provide a metes and bounds description and owners statement (see plat language provided in planning developemt packet.) Increase font size for legibility.
4. Enlarge signature block for signatures of Mayor, City Secretary, City Engineer, and Planning Commission.
5. Use a ligher gray scale for remainder tract.
5. Provide a point of beginning (i.e. POB) on plat.
6. Correct Title Block - Remove "Being a replat" from under the Final Plat label.
7. Notary Certificate not necessary when stamped by surveyor.

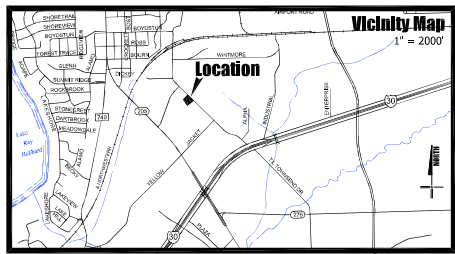
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved by staff prior to plat submittal on mylar for filing purposes. **

Staff recommends that a representative be present for the meetings as listed below, even if they are on consent. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

*** Scheduled Meeting Dates to Attend ***

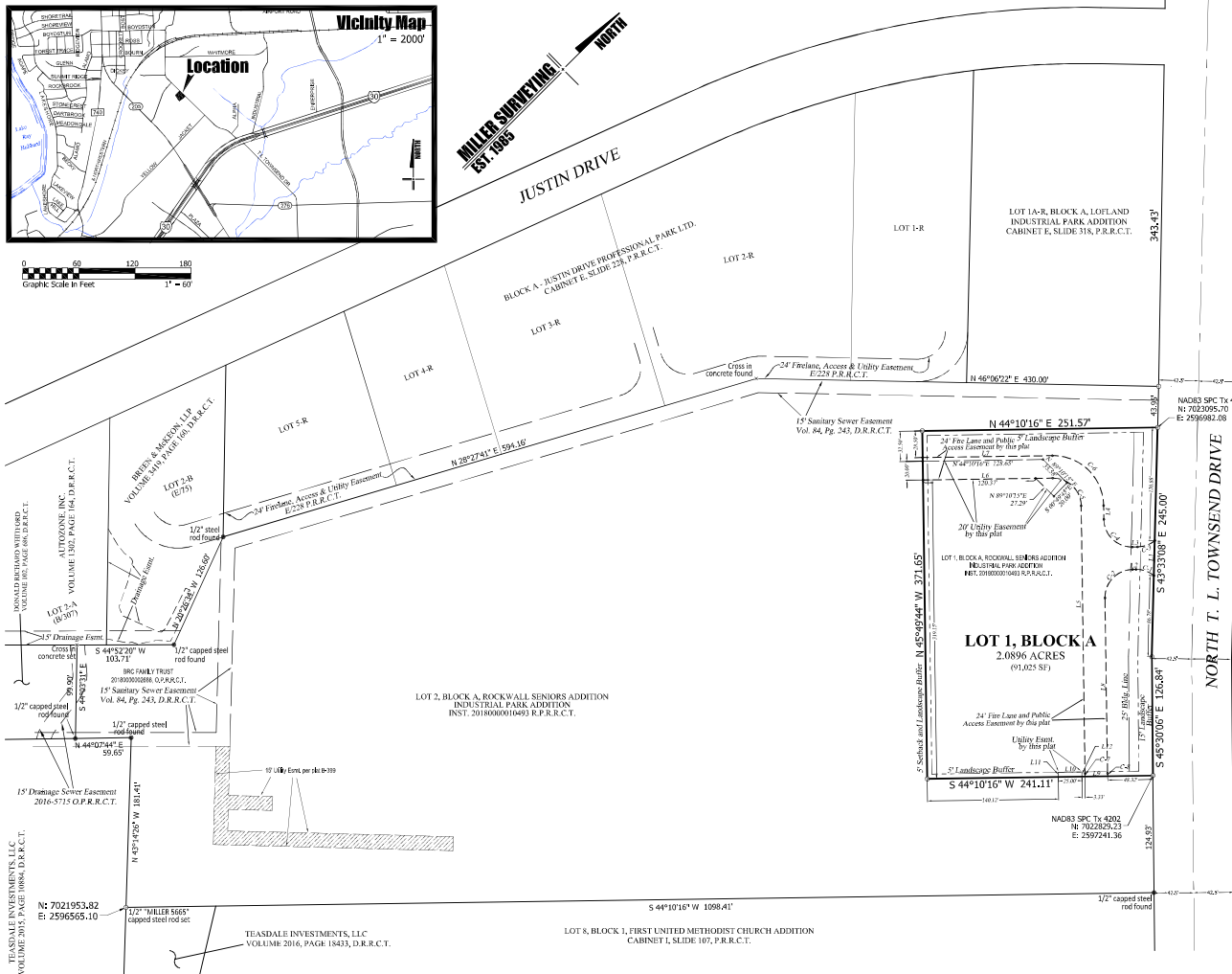
Planning - Action/Consent Agenda: November 27, 2018 (6:00p.m.) [Consent Agenda].

City Council - Action/Consent : December 3, 2018 (6:00 p.m.) [Consent Agenda].



MILLER SURVEYING
EST. 1985

0 60 120 180
Graphic Scale in Feet
1" = 60'



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS 4TP Rockwall, LLC is the current sole owner of Lot 1, Block A, Rockwall Seniors Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records of Rockwall County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as **LOT 1, BLOCK A, VILLAGE GREEN RESIDENCE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, watercourses, drains, coverings and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby receive the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, repairing, maintaining, and other adding to or removing all or part of their respective system without the necessity of at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the streets or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, consigned on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements unless such improvements are evidenced by work done, or until the developer and/or owner files a corporate security bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

Property owner is responsible for all maintenance, repair and reconstruction of drainage and detention facilities. **In easements**
I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Stephen M. LaMastra, Manager
4TP Rockwall, LLC
STATE OF GEORGIA
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Stephen M. LaMastra, Manager of 4TP Rockwall, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Notary Public in and for the State of Georgia
My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Owner/Applicant:
4TP Rockwall, LLC
2870 Peachtree Road
Suite 290
Atlanta, GA 30305
Stephen M. LaMastra
Manager

Engineer:
Burgess & Niple
Joseph T. Reuse, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph_reuse@burgessniple.com

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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 _____ day of _____, 20____.

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 date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 20____.

Mayor: City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Jason B. Rawlings, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission Expires: _____



Line Table

LINE	BEARING	DISTANCE
L1	N 44°07'04" E	59.65
L2	N 44°07'04" E	59.65
L3	N 44°07'04" E	59.65
L4	N 44°07'04" E	59.65
L5	N 44°07'04" E	59.65
L6	N 44°07'04" E	59.65
L7	N 44°07'04" E	59.65
L8	N 44°07'04" E	59.65
L9	N 44°07'04" E	59.65
L10	N 44°07'04" E	59.65
L11	N 44°07'04" E	59.65
L12	N 44°07'04" E	59.65

Curve Table

Curve	Arc	Radius	Central Angle	Chord
C-1	20.68	30.00	39°59'44"	5.6345007
C-2	42.12	30.00	79°59'44"	11.2690014
C-3	63.56	30.00	119°59'44"	16.9035021
C-4	85.00	30.00	159°59'44"	22.5380028
C-5	106.44	30.00	199°59'44"	28.1725035
C-6	127.88	30.00	239°59'44"	33.8070042
C-7	149.32	30.00	279°59'44"	39.4415049
C-8	170.76	30.00	319°59'44"	45.0760056

MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TXLSF No. 10100400
millersurvey.net

FINAL PLAT
Being a replat
VILLAGE GREEN RESIDENCE ADDITION
LOT 1, BLOCK A
An addition to the City of Rockwall, Rockwall County, Texas
Being a replat of Lot 1, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records of Rockwall County, Texas
Being 2.0896 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared October 2018

CLOSURE REPORT FOR VILLAGE GREEN RESIDENCE ADDITION

Deed Report
10:41:51 2018

Wed Nov 14

Deed Name: Village
Starting Coordinates: Northing 7023095.70, Easting 2596982.08


Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent
S 43°33'08"	E 245.00	LINE				
S 45°30'06"	E 126.84	LINE				
S 44°10'16"	W 241.11	LINE				
N 45°49'44"	W 371.65	LINE				
N 44°10'16"	E 251.57	LINE				

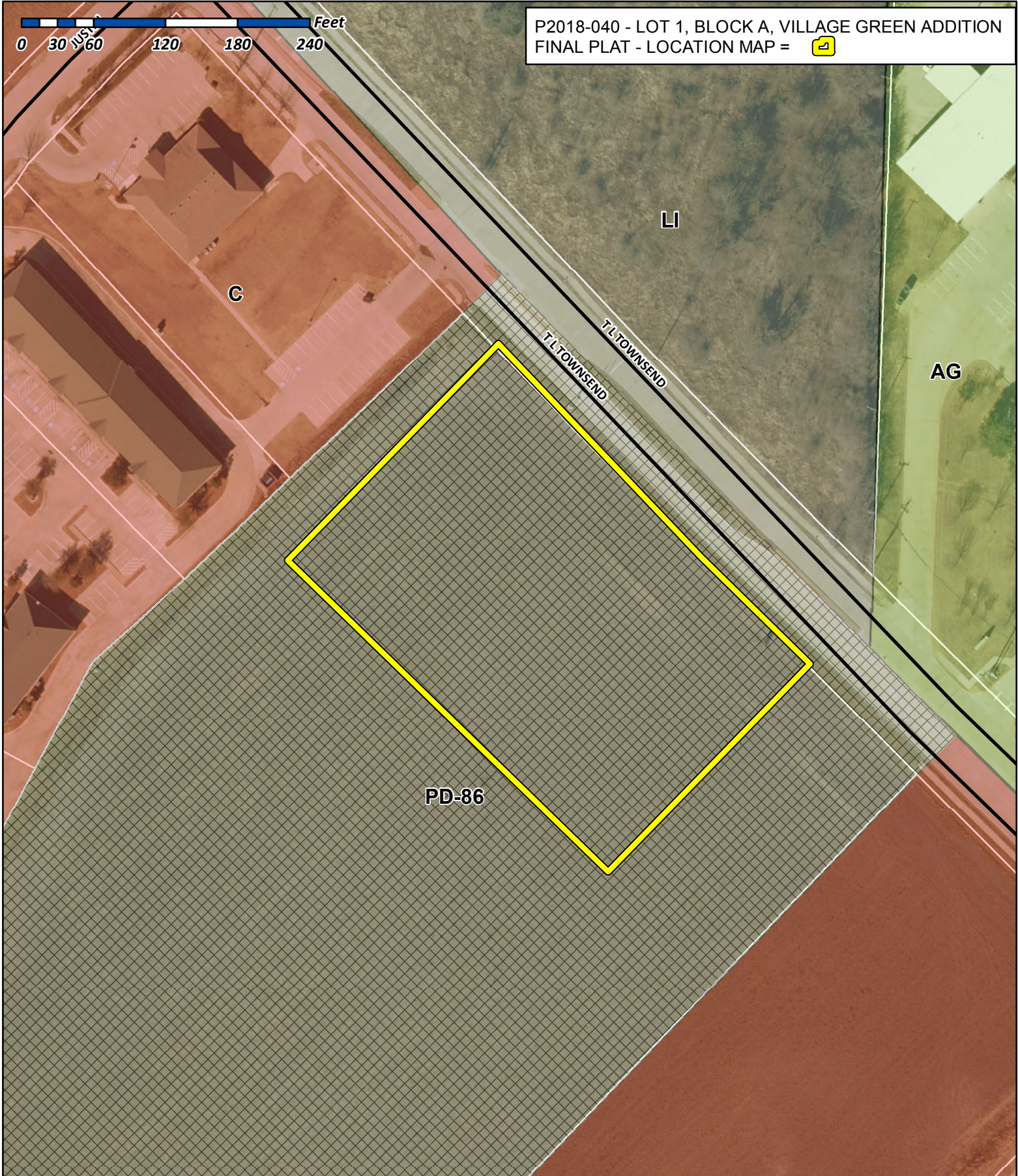
Ending Coordinates: Northing 7023095.70, Easting 2596982.07

Area: 91024.76 S.F., 2.0896 Acres
Total Perimeter Distance> 1236.18
Closure Error Distance> 0.0062 Error Bearing> N 17°35'40" W
Closure Precision> 1 in 199737.2





P2018-040 - LOT 1, BLOCK A, VILLAGE GREEN ADDITION
FINAL PLAT - LOCATION MAP = 

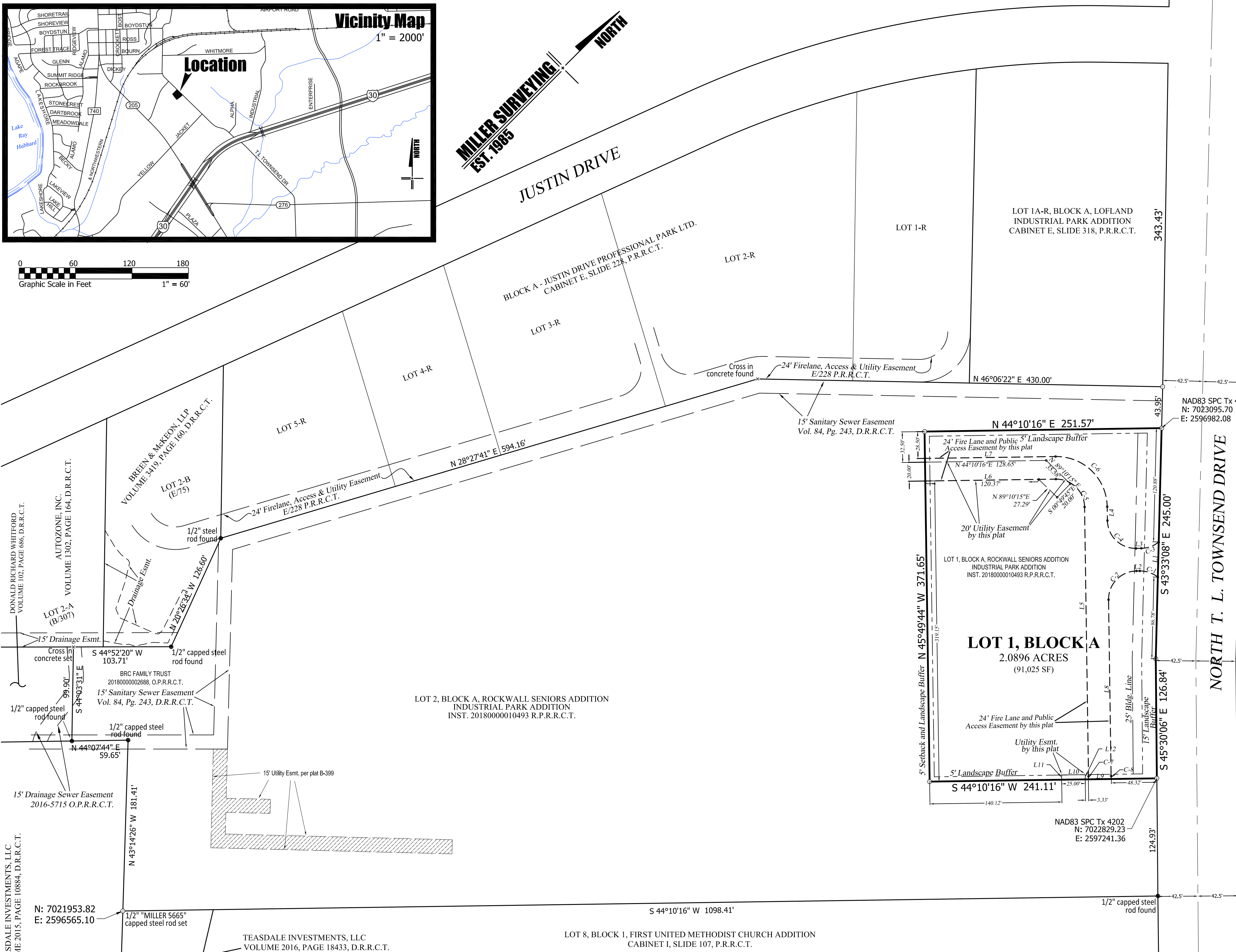
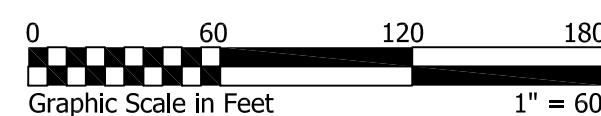
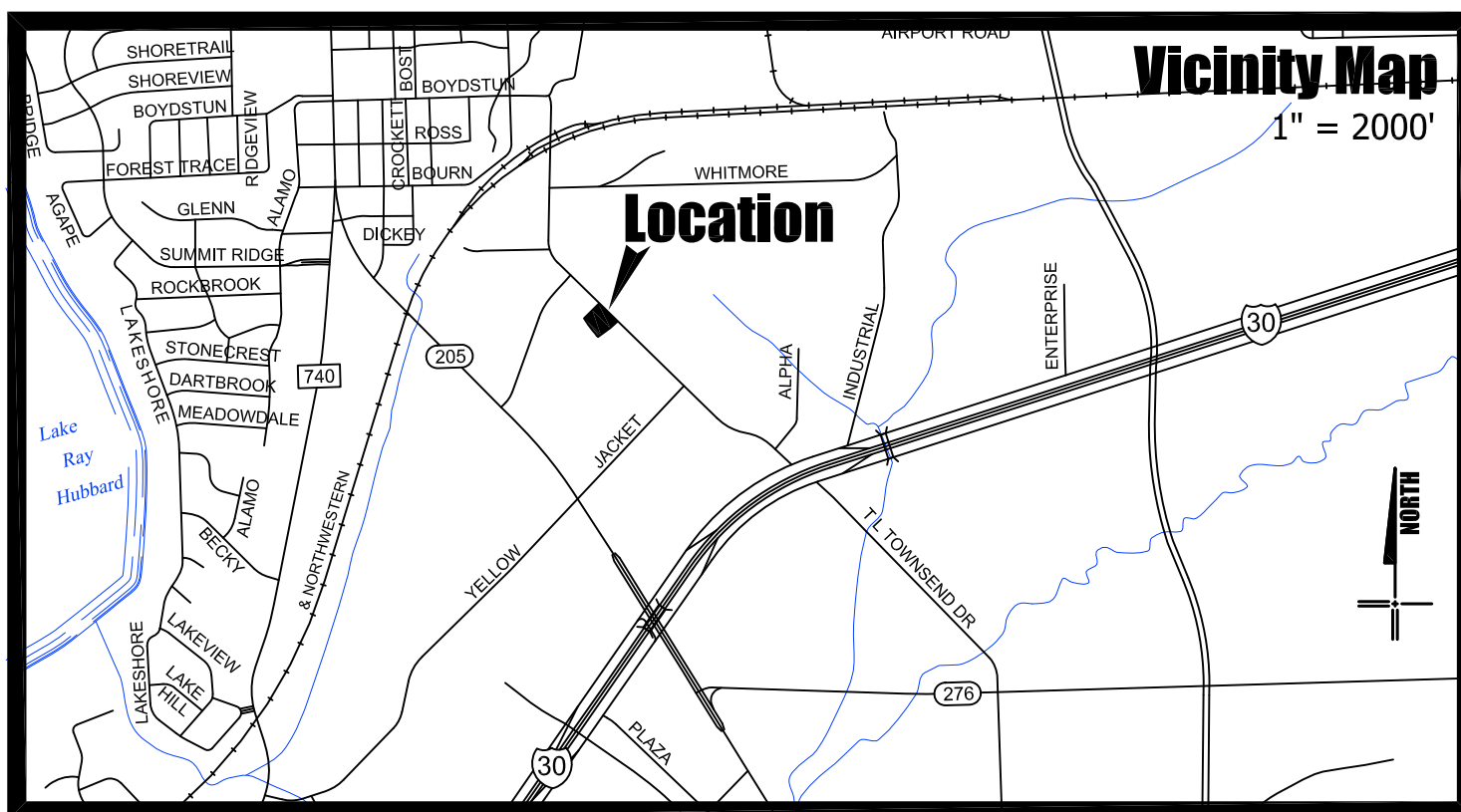


City of Rockwall

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

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





STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS 4TP Rockwall, LLC is the current sole owner of Lot 1, Block A, Rockwall Seniors Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records of Rockwall County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as **LOT 1, BLOCK A, VILLAGE GREEN RESIDENCE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

Property owner is responsible for all maintenance, repair and reconstruction of drainage and detention facilities.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Stephen M. LaMastra, Manager
 4TP Rockwall, LLC

STATE OF GEORGIA
 COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Stephen M. LaMastra, Manager of 4TP Rockwall, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Georgia
 My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Owner/Applicant:

4TP Rockwall, LLC
 2870 Peachtree Road
 Suite 290
 Atlanta, GA 30305
 Stephen M. LaMastra
 Manager

Engineer:

Burgess & Niple
 Joseph T. Reue, P.E.
 10701 Corporate Drive, Suite 118
 Stafford, Texas 77477
 281-980-7705 x6301
 Email: joseph.reue@burgessniple.com

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

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 _____ day of _____, 20____.

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.

WITNESS OUR HANDS, this _____ day of _____, 20____.

 Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Jason B. Rawlings
 Texas Registered Professional Land Surveyor No. 5665

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Jason B. Rawlings, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires: _____

○ = 1/2" MILLER 5665" capped steel rod set



Commercial • Residential • Municipal
 430 Mid Cities Blvd. 817-577-1052
 Hurst, Texas 76054 TxLSF No. 10100400
 millersurvey.net

FINAL PLAT
 Being a replat
VILLAGE GREEN RESIDENCE ADDITION
LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas
 Being a replat of Lot 1, Block A, Rockwall Seniors Addition
 An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records Rockwall County, Texas

Being 2.0896 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
 Prepared October 2018

City Case No. _____

Job No. 17016 • Plot File 17016 Alders Plat

Line Table

LINE	BEARING	DISTANCE
L1	N 43°33'08" W	37.34'
L2	N 44°10'15" E	3.59'
L3	S 44°10'15" W	5.55'
L4	N 45°49'40" W	14.75'
L5	N 45°49'44" W	285.96'
L6	S 44°10'16" W	138.62'
L7	S 44°10'16" W	138.62'
L8	N 45°49'44" W	187.21'
L9	N 44°10'16" E	24.34'
L10	N 44°10'15" E	25.00'
L11	S 45°49'45" E	5.00'
L12	S 45°49'45" E	5.00'

Curve Table

Curve	Arc	Radius	Central Angle	Chord
C-1	20.68'	30.00'	39°29'44"	S 63°55'07" W 20.27'
C-2	47.12'	30.00'	90°00'00"	S 00°49'44" E 42.43'
C-3	20.06'	30.00'	38°18'51"	N 25°00'50" E 19.69'
C-4	47.12'	30.00'	90°00'00"	N 89°10'16" E 42.43'
C-5	47.12'	30.00'	90°00'00"	S 89°10'16" W 42.43'
C-6	84.82'	54.00'	90°00'00"	S 89°10'16" W 76.37'
C-7	3.20'	30.00'	6°06'12"	N 42°46'38" W 3.19'
C-8	3.20'	30.00'	6°06'16"	S 48°52'50" E 3.19'

MILLER

Surveying, Inc.

Commercial • Residential • Municipal

430 Mid Cities Blvd. • Hurst, Texas 76054 • 817-577-1052

millersurvey.net

TX PLS Firm No. 10100400

Boundary Surveying
Topographic Surveying
Subdivision Platting
Commercial Land Title Surveys
Construction Staking
Expert Witness

CLOSURE REPORT FOR VILLAGE GREEN RESIDENCE ADDITION

Deed Report
10:41:51 2018

Wed Nov 14

Deed Name: Village

Starting Coordinates: Northing 7023095.70, Easting 2596982.08

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent
Description						
S 43°33'08" E	245.00	LINE				
S 45°30'06" E	126.84	LINE				
S 44°10'16" W	241.11	LINE				
N 45°49'44" W	371.65	LINE				
N 44°10'16" E	251.57	LINE				

Ending Coordinates: Northing 7023095.70, Easting 2596982.07

Area: 91024.76 S.F., 2.0896 Acres

Total Perimeter Distance> 1236.18

Closure Error Distance> 0.0062 Error Bearing> N 17°35'40" W

Closure Precision> 1 in 199737.2



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 12/03/2018

APPLICANT: Stephen A. Lamastra; *on behalf of 4TP Rockwall, LLC*

AGENDA ITEM: **P2018-040**; *Lot 1, Block A, Village Green Addition*

SUMMARY:

Consider a request by Stephen A. Lamastra on behalf of 4TP Rockwall, LLC for the approval of a final plat for Lot 1, Block A, Village Green Residence Addition, being a 2.0896-acre parcel of land identified as Lot 1, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 2.0896-acre parcel of land [*i.e. Lot 1, Block A, Rockwall Seniors Addition*] to create *Lot 1, Block A, Village Green Residence Addition* and establish the necessary firelane, public access, and utility easements for the purpose of constructing a 28-unit memory care facility. As a note, the development will be constructed simultaneously with a 144-unit multi-family apartment complex [*i.e. Alders at Rockwall Addition*] on the adjacent parcel of land [*i.e. Lot 2, Block A, Alders at Rockwall Addition*].
- On December 4, 2017, the City Council approved Planned Development District 86 (PD-86) [*i.e. Case No. 2017-0051; Ordinance No. 17-62*], to allow a senior independent living facility and a 28-unit memory care facility on the *subject property*.
- On June 12, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-013*] for a 28-unit memory care facility on the 2.0896-acre tract.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:


If the Planning and Zoning Commission chooses to recommend approval of the *final plat* for *Lot 1, Block A, Village Green Addition* staff would recommend the following conditions:

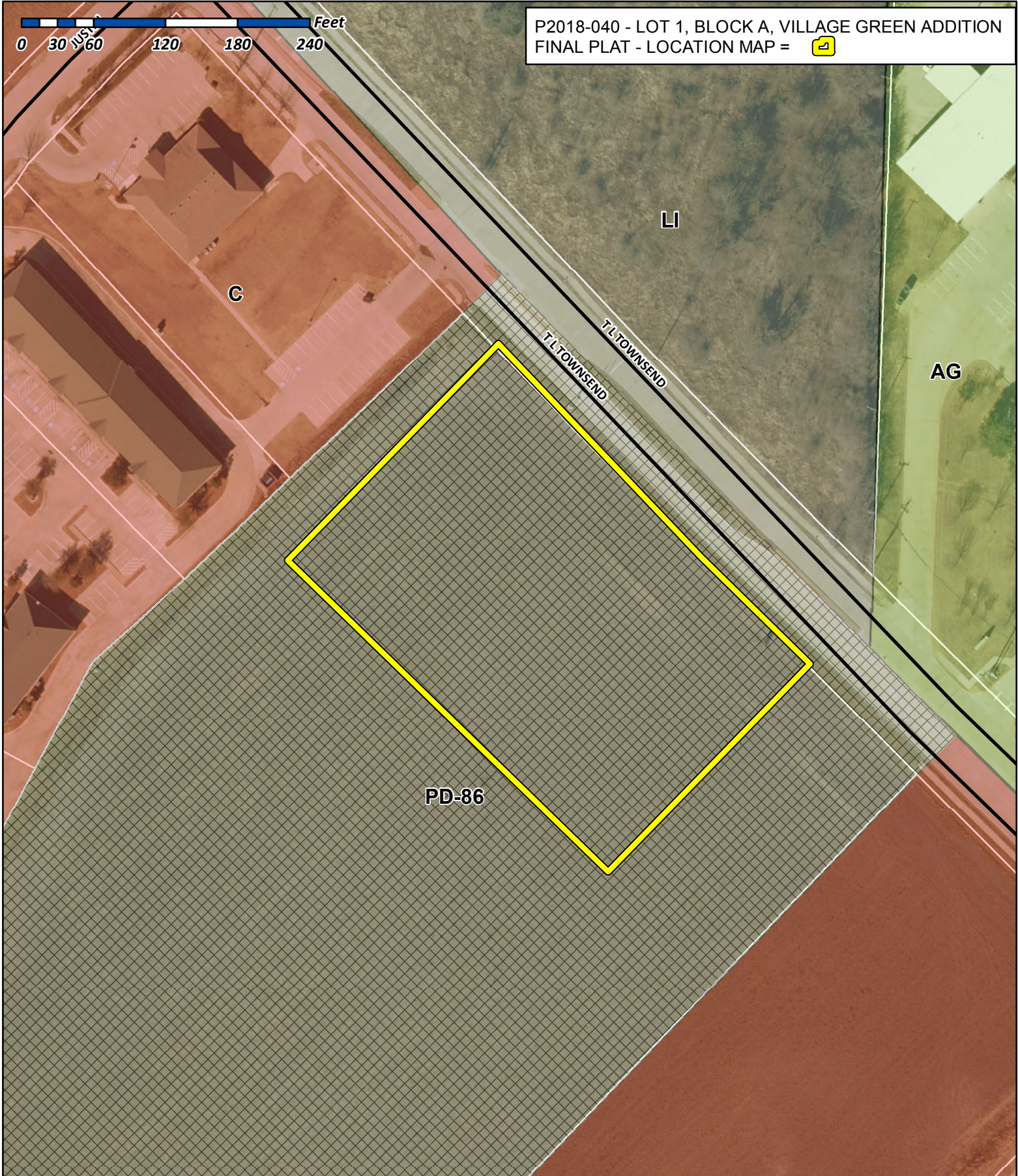
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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 RECOMMENDATION:

On November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 6 to 0, with Commissioner Logan absent.



P2018-040 - LOT 1, BLOCK A, VILLAGE GREEN ADDITION
FINAL PLAT - LOCATION MAP = 

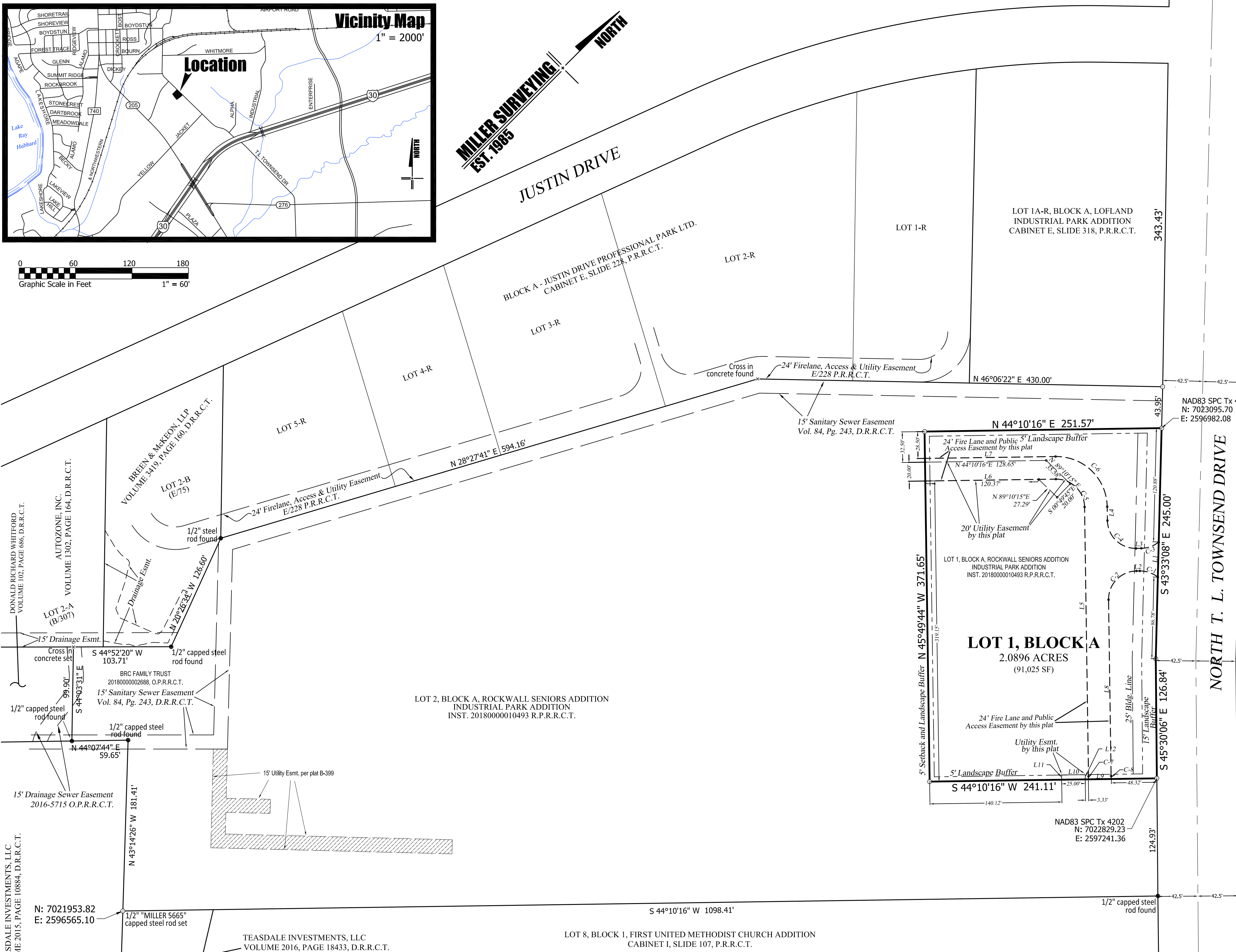
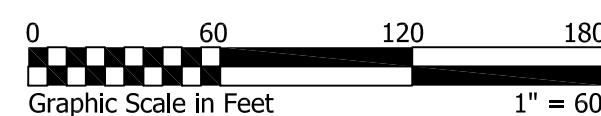
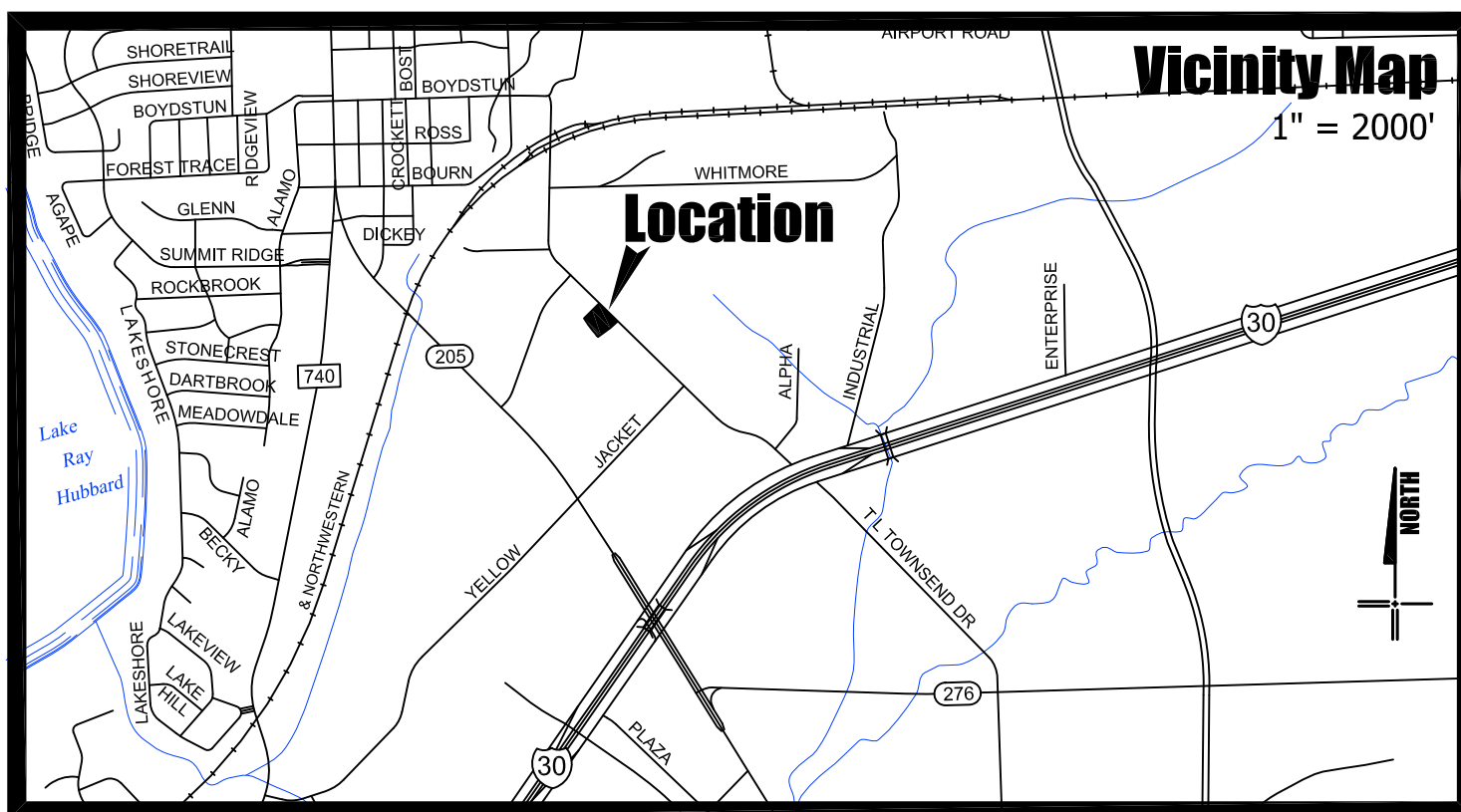


City of Rockwall

Planning & Zoning Department
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(W): www.rockwall.com

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STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS 4TP Rockwall, LLC is the current sole owner of Lot 1, Block A, Rockwall Seniors Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records of Rockwall County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as **LOT 1, BLOCK A, VILLAGE GREEN RESIDENCE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

Property owner is responsible for all maintenance, repair and reconstruction of drainage and detention facilities.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Stephen M. LaMastra, Manager
 4TP Rockwall, LLC

STATE OF GEORGIA
 COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Stephen M. LaMastra, Manager of 4TP Rockwall, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Georgia
 My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

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 Stafford, Texas 77477
 281-980-7705 x6301
 Email: joseph.reue@burgessniple.com

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

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 _____ day of _____, 20____.

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.

WITNESS OUR HANDS, this _____ day of _____, 20____.

 Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Jason B. Rawlings
 Texas Registered Professional Land Surveyor No. 5665

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Jason B. Rawlings, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires: _____



Commercial • Residential • Municipal
 430 Mid Cities Blvd. 817-577-1052
 Hurst, Texas 76054 TxLSF No. 10100400
 millersurvey.net

FINAL PLAT
 Being a replat
VILLAGE GREEN RESIDENCE ADDITION
LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas
 Being a replat of Lot 1, Block A, Rockwall Seniors Addition
 An addition to the City of Rockwall, Texas according to the plat thereof
 recorded as Instrument No. 2018000010493 of the Real Property Records
 Rockwall County, Texas

Being 2.0896 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
 Prepared October 2018

City Case No. _____

Job No. 17016 • Plot File 17016 Alders Plat

Line Table

LINE	BEARING	DISTANCE
L1	N 43°33'08" W	37.34'
L2	N 44°10'15" E	3.59'
L3	S 44°10'15" W	5.55'
L4	N 45°49'40" W	14.75'
L5	N 45°49'44" W	285.96'
L6	S 44°10'16" W	138.62'
L7	S 44°10'16" W	138.62'
L8	N 45°49'44" W	187.21'
L9	N 44°10'16" E	24.34'
L10	N 44°10'15" E	25.00'
L11	S 45°49'45" E	5.00'
L12	S 45°49'45" E	5.00'

Curve Table

Curve	Arc	Radius	Central Angle	Chord
C-1	20.68'	30.00'	39°29'44"	S 63°55'07" W 20.27'
C-2	47.12'	30.00'	90°00'00"	S 00°49'44" E 42.43'
C-3	20.06'	30.00'	38°18'51"	N 25°00'50" E 19.69'
C-4	47.12'	30.00'	90°00'00"	N 89°10'16" E 42.43'
C-5	47.12'	30.00'	90°00'00"	S 89°10'16" W 42.43'
C-6	84.82'	54.00'	90°00'00"	S 89°10'16" W 76.37'
C-7	3.20'	30.00'	6°06'12"	N 42°46'38" W 3.19'
C-8	3.20'	30.00'	6°06'16"	S 48°52'50" E 3.19'

MILLER

Surveying, Inc.

Commercial • Residential • Municipal

430 Mid Cities Blvd. • Hurst, Texas 76054 • 817-577-1052

millersurvey.net

TX PLS Firm No. 10100400

Boundary Surveying
Topographic Surveying
Subdivision Platting
Commercial Land Title Surveys
Construction Staking
Expert Witness

CLOSURE REPORT FOR VILLAGE GREEN RESIDENCE ADDITION

Deed Report
10:41:51 2018

Wed Nov 14

Deed Name: Village

Starting Coordinates: Northing 7023095.70, Easting 2596982.08

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent
Description						
S 43°33'08" E	245.00	LINE				
S 45°30'06" E	126.84	LINE				
S 44°10'16" W	241.11	LINE				
N 45°49'44" W	371.65	LINE				
N 44°10'16" E	251.57	LINE				

Ending Coordinates: Northing 7023095.70, Easting 2596982.07

Area: 91024.76 S.F., 2.0896 Acres

Total Perimeter Distance> 1236.18

Closure Error Distance> 0.0062 Error Bearing> N 17°35'40" W

Closure Precision> 1 in 199737.2





December 10, 2018

ATTN: STEPHEN LAMA STRA
4TP ROCKWALL, LLC
2870 PEACHTREE ROAD, SUITE 290
ATLANTA, GA 30305

RE: FINAL PLAT (P2018-040), Village Green Residence

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 12/03/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the final plat for Lot 1, Block A, Village Green Addition staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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 RECOMMENDATION:

On November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 6 to 0, with Commissioner Logan absent.

CITY COUNCIL:

On December 3, 2018, the City Council's motion to approve the final plat with staff conditions passed by a vote of 7 to 0.


Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) set of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**



For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX