



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P0019-017 P&Z DATE 4/30/19 CC DATE _____ 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 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"/> RECEIPT
<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. P2019-017

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 East of Dowell Road and 2700' south of Hwy. 276

Subdivision Emerson Farms

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 138.756

Lots [Current]

Lots [Proposed]

107

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 Harlan Properties, Inc.

Applicant Corwin Engineering, Inc.

Contact Person Suresh Shridharani

Contact Person Chase Finch

Address 2404 Texas Drive, Ste. 103

Address 200 W. Belmont, Ste. E

City, State & Zip Irving, Texas 75062

City, State & Zip Allen, Texas 75013

Phone 972-659-0655 ext. 110

Phone 469-879-9157

E-Mail sureshns@aol.com

E-Mail cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI [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 \$ 2281.34, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 19. 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."

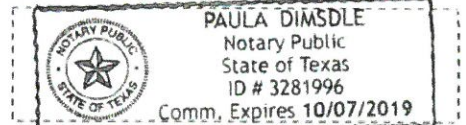
Given under my hand and seal of office on this the 9th day of April, 20 19.

Owner's/Applicant's Signature

[Signature], President

Notary Public in and for the State of Texas

[Signature]



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: 4/12/2019

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, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/30/2019 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: P2019-017
Project Name: Emerson Farms
Project Type: PLAT
Applicant Name: CORWIN ENGINEERING, INC.
Owner Name: SORRELLS, ROBERT
Project Description:



RECEIPT

Project Number: P2019-017
Job Address: HWY276
ROCKWALL, TX 75189

Receipt Number: B84910

Printed: 4/18/2019 9:28 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 2,281.34

Total Fees Paid:

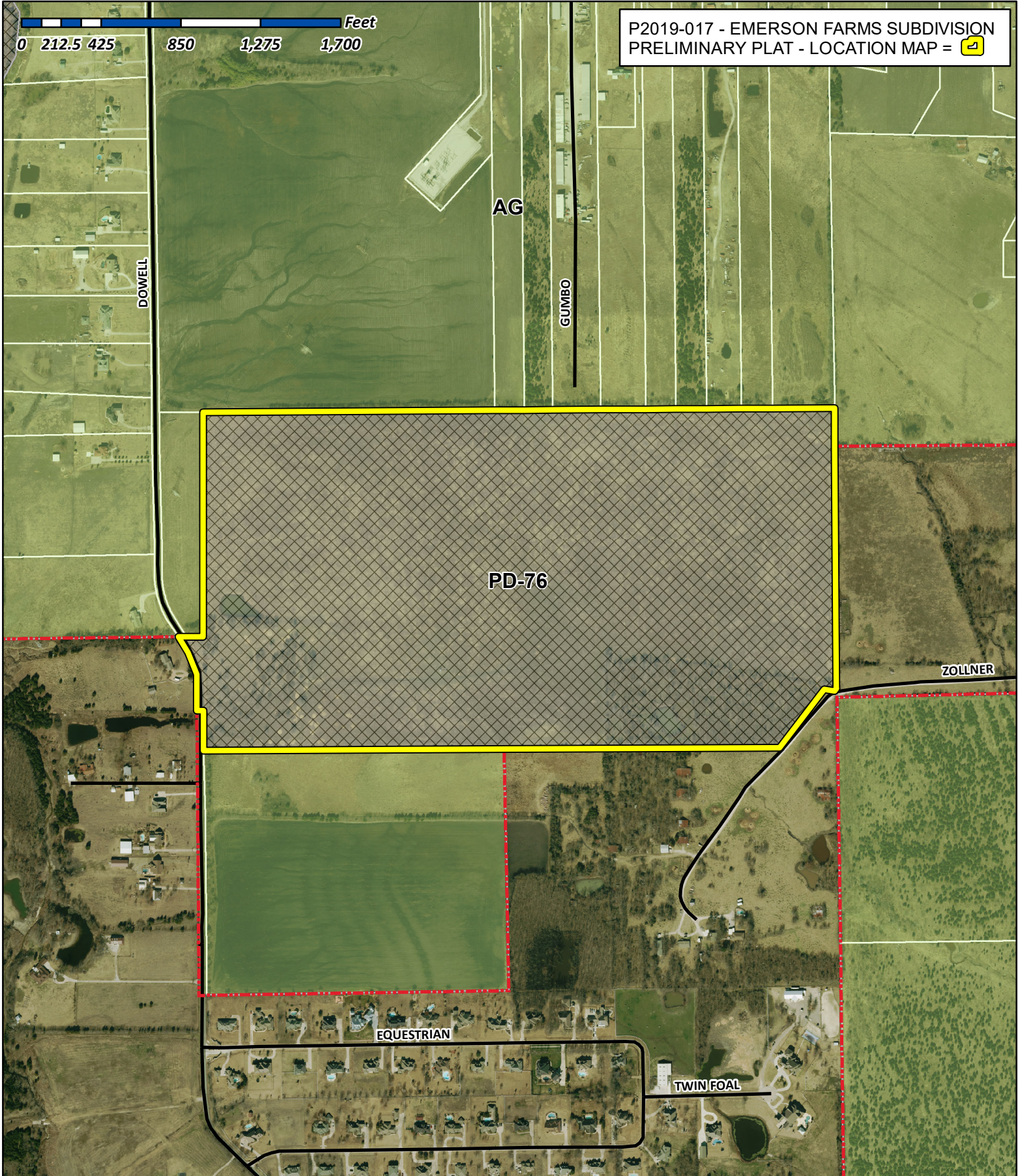
\$ 2,281.34

Date Paid: 4/18/2019 12:00:00AM

Paid By: CORWIN ENGINEERING, INC.

Pay Method: CHECK 17795

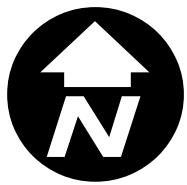
Received By: LM



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.



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 _____, 2019.

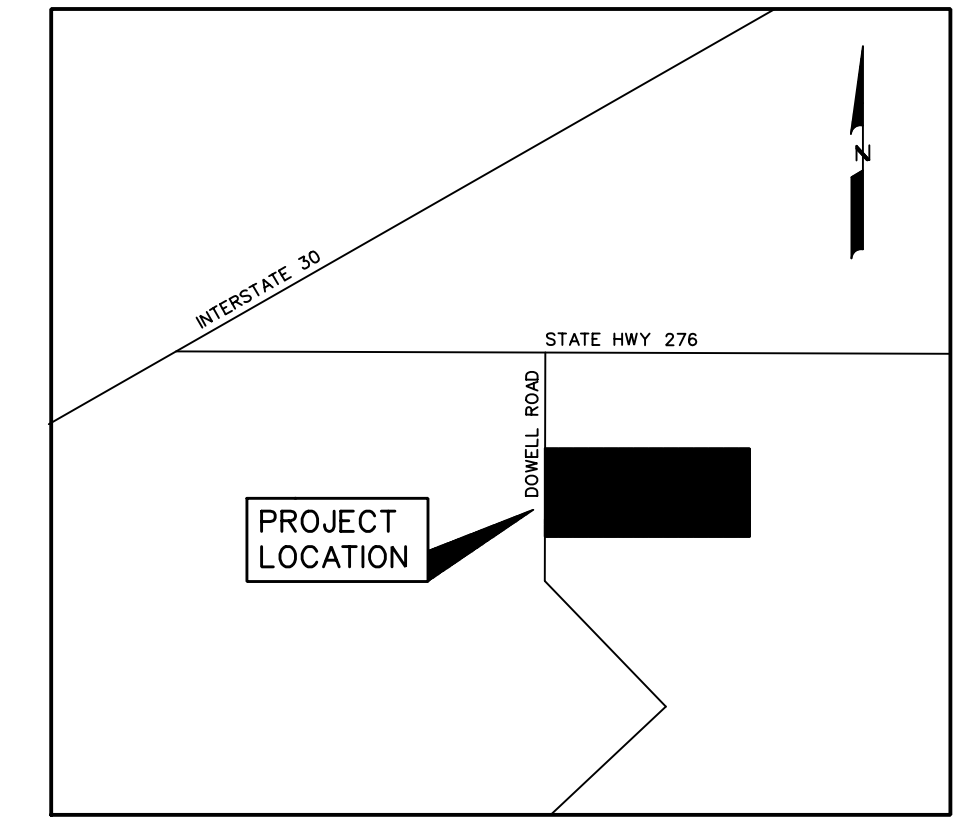
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

LEGEND
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION

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

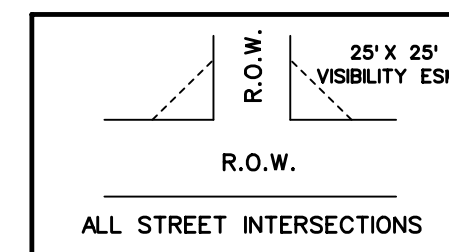
SCALE: 1" = 200'



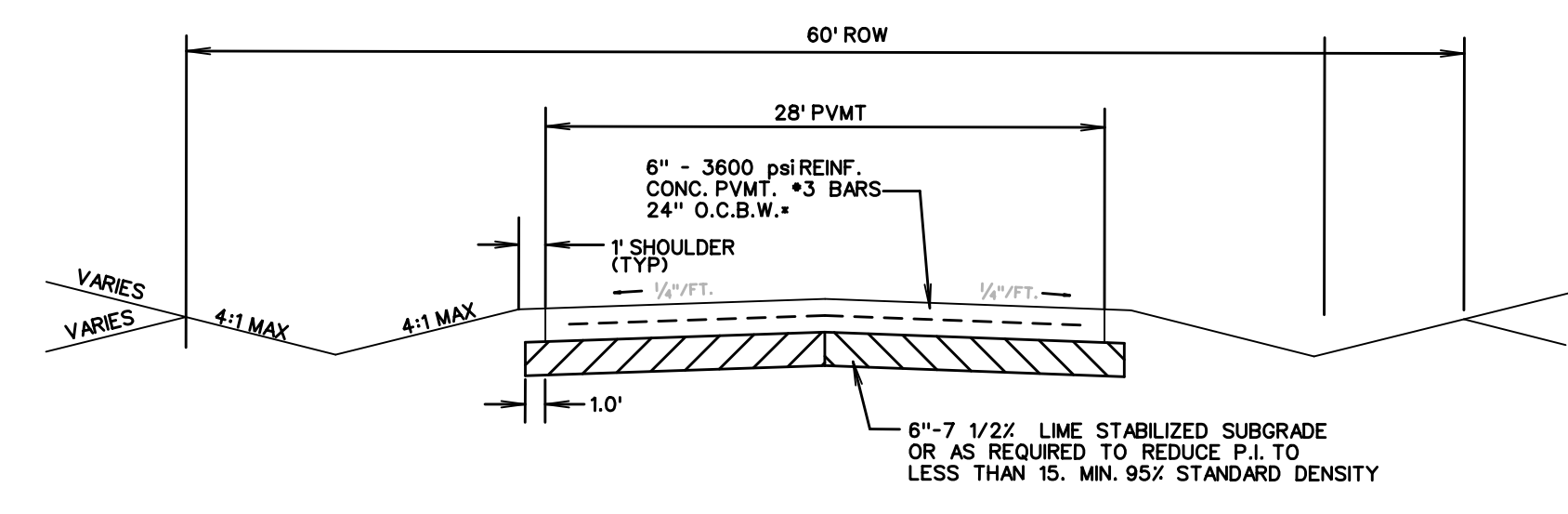
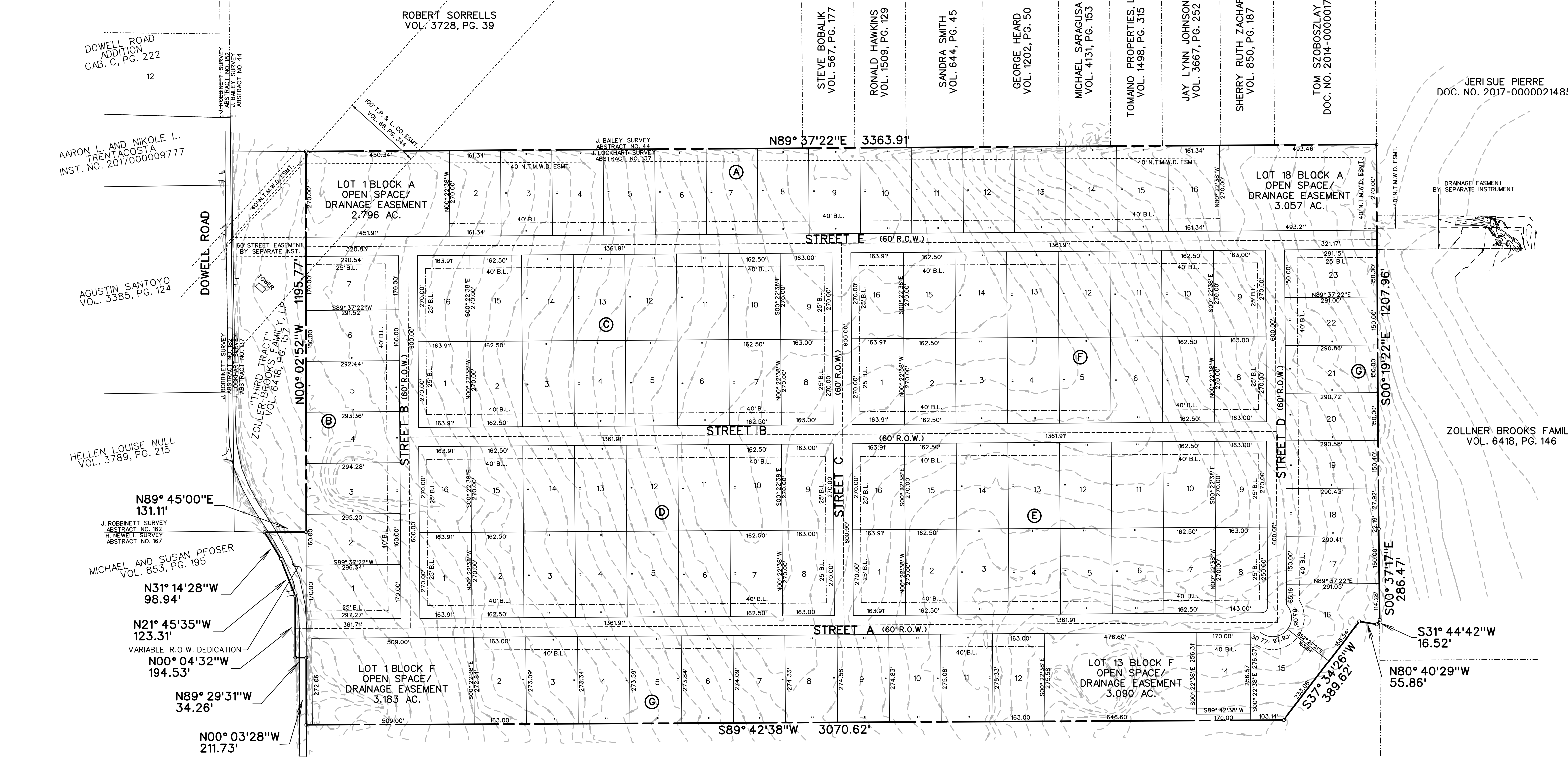
LOCATION MAP
N.T.S.

Emerson Farms											
Block A			Block C			Block E			Block G		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652				
2	43561	2	43875	2	43875	2	44476				
3	43561	3	43875	3	43875	3	44512				
4	43561	4	43875	4	43875	4	44549				
5	43561	5	43875	5	43875	5	44585				
6	43561	6	43875	6	43875	6	44622				
7	43561	7	43875	7	43875	7	44658				
8	43561	8	44010	8	43875	8	44694				
9	43561	9	44010	9	44010	9	44731				
10	43561	10	43875	10	43875	10	44767				
11	43561	11	43875	11	43875	11	44803				
12	43561	12	43875	12	43875	12	44839				
13	43561	13	43875	13	43875	13	44875				
14	43561	14	43875	14	43875	14	44911				
15	43561	15	43875	15	43875	15	44947				
16	43561	16	44255	16	44255	16	44983				
17*	133196										
Block D			Block F			Block H					
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	50456	3	43875	3	43875	22	43639				
2	47329	4	43875	4	43875	23	43661				
3	47158	5	43875	5	43875						
4	47011	6	43875	6	43875						
5	46863	7	43875	7	43875						
6	46716	8	44010	8	44010						
7	49475	9	44010	9	44010						
		10	43875	10	43875						
		11	43875	11	43875						
		12	43875	12	43875						
		13	43875	13	43875						
		14	43875	14	43875						
		15	43875	15	43875						
		16	44255	16	44255						

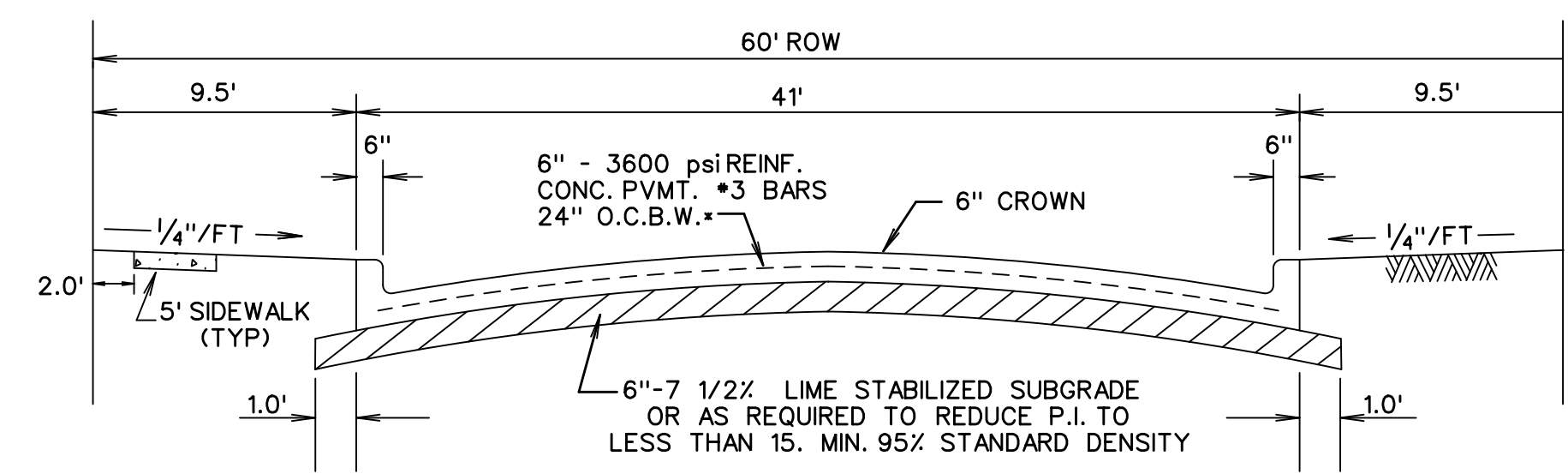
* Denotes Open Space Lot



VISIBILITY EASEMENT DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

TOTAL ACRES 138.756
 TOTAL RESIDENTIAL LOTS 107
 RESIDENTIAL DENSITY 1.29

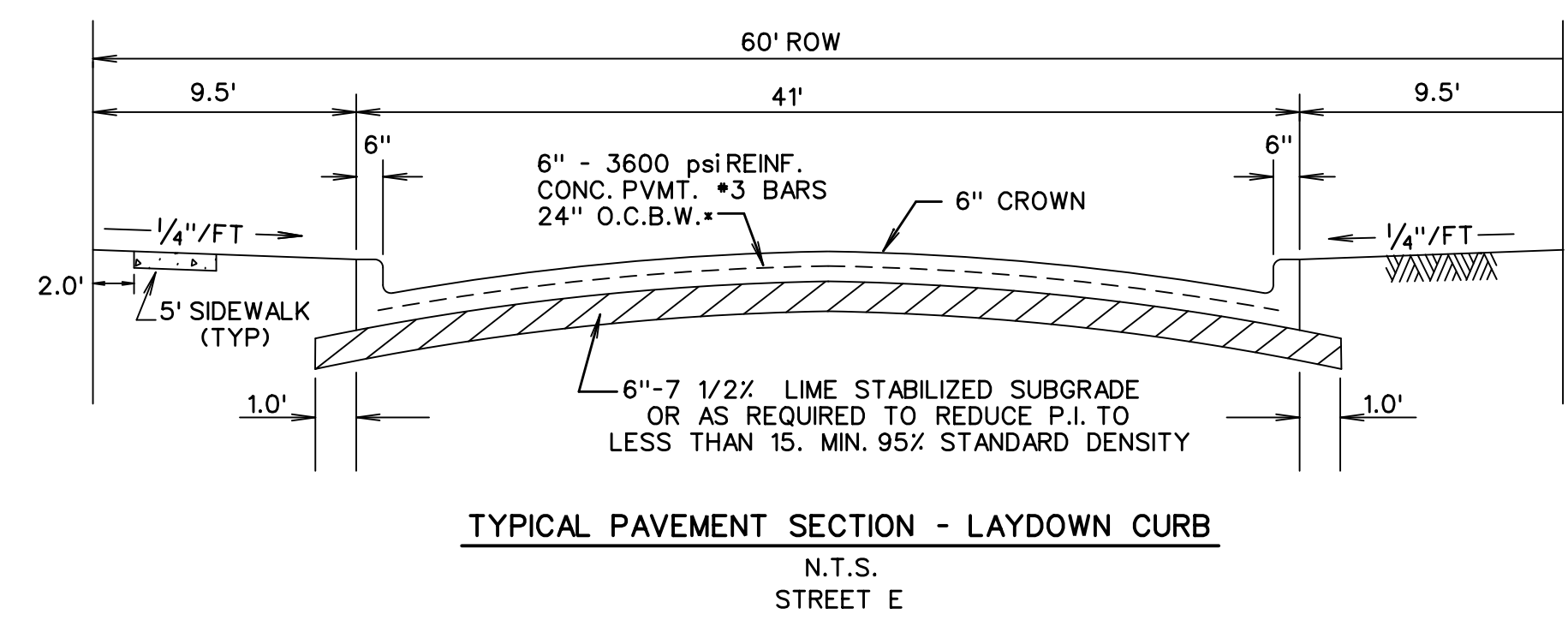
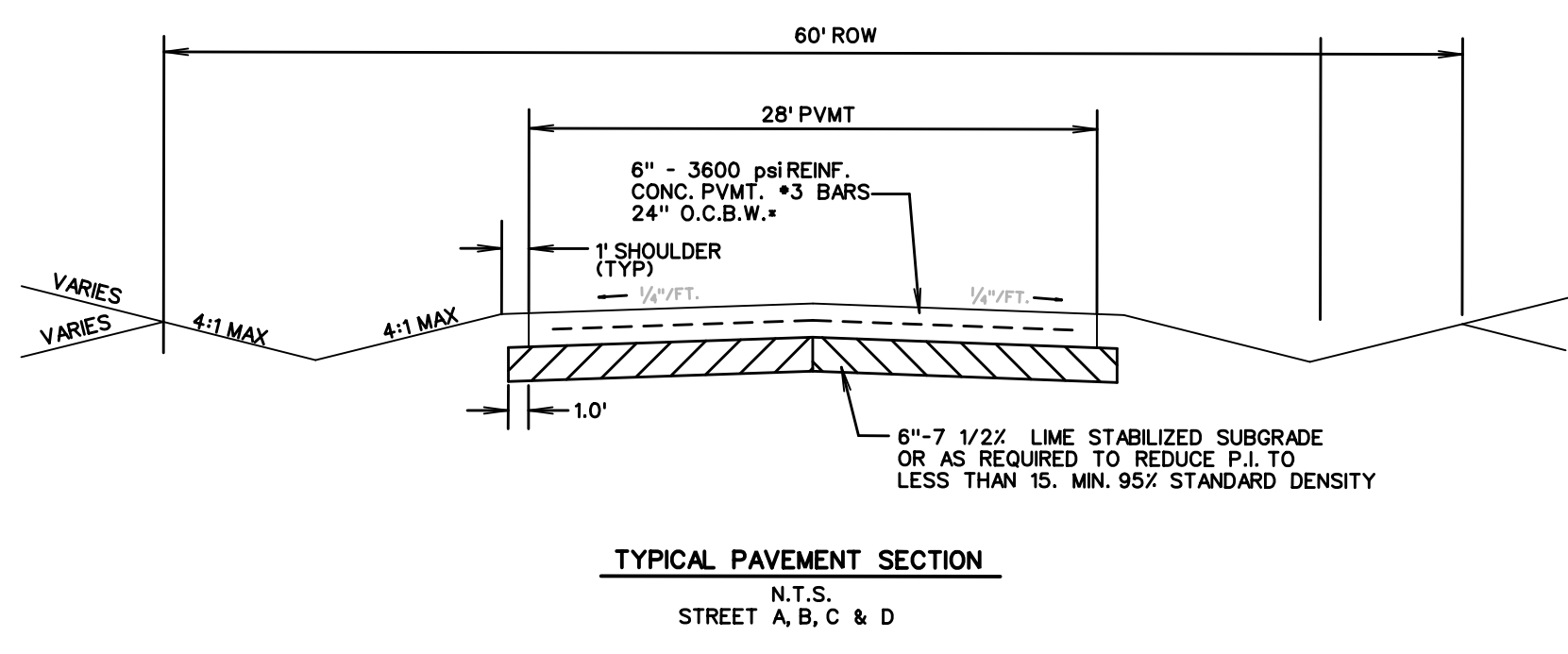
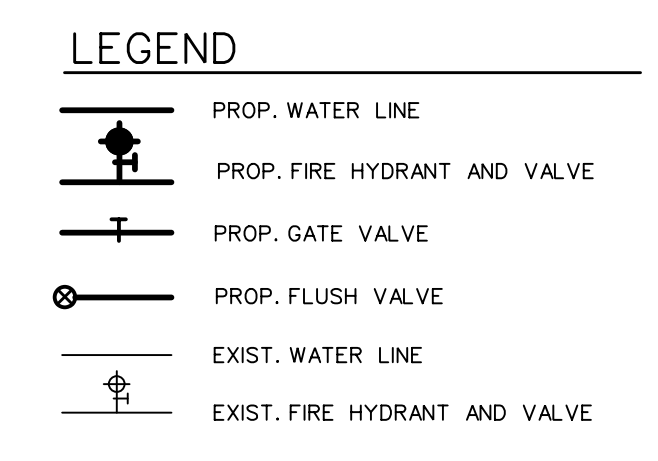
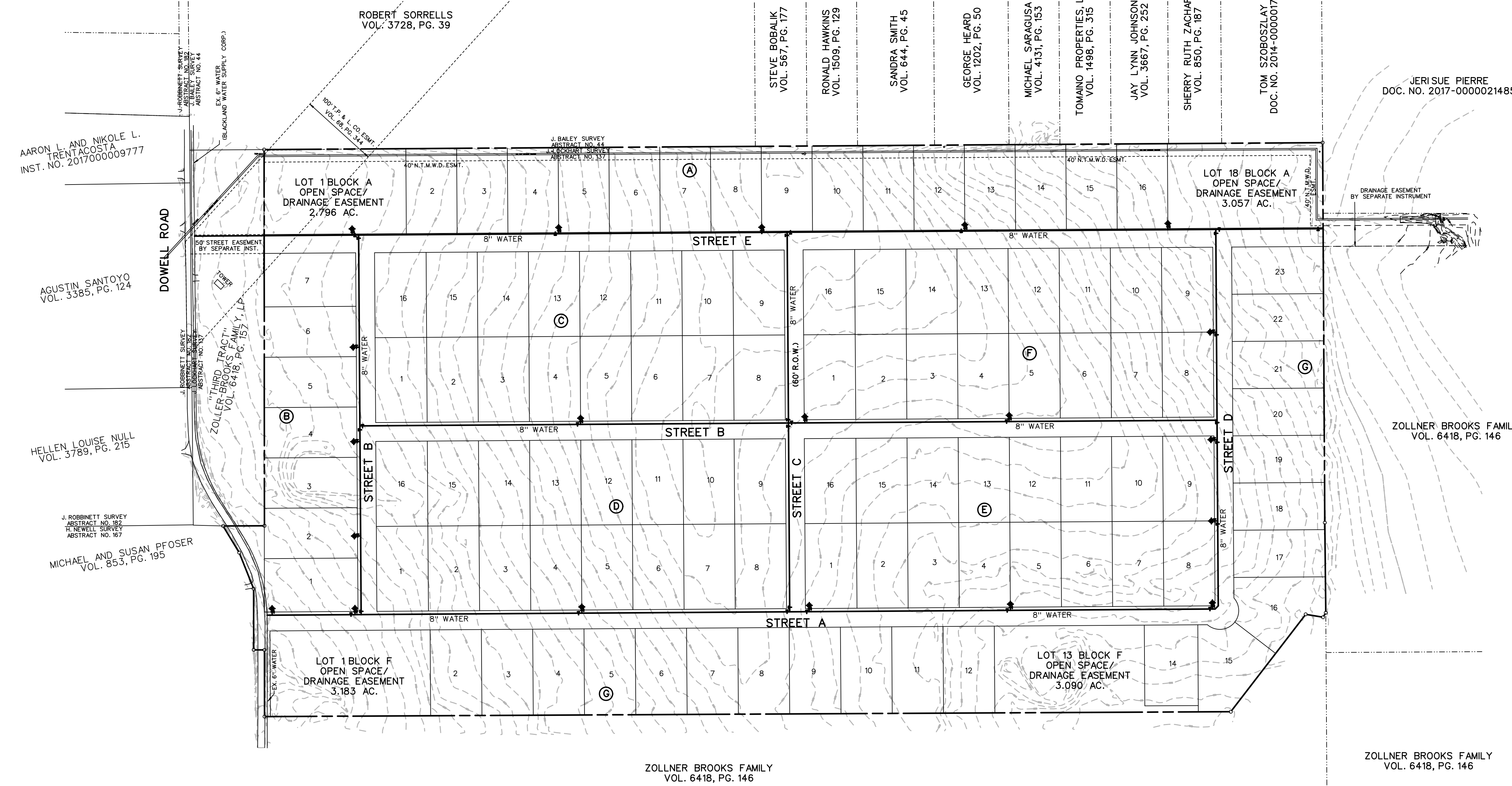
PRELIMINARY PLAT
OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

CASE #P2019-XXX

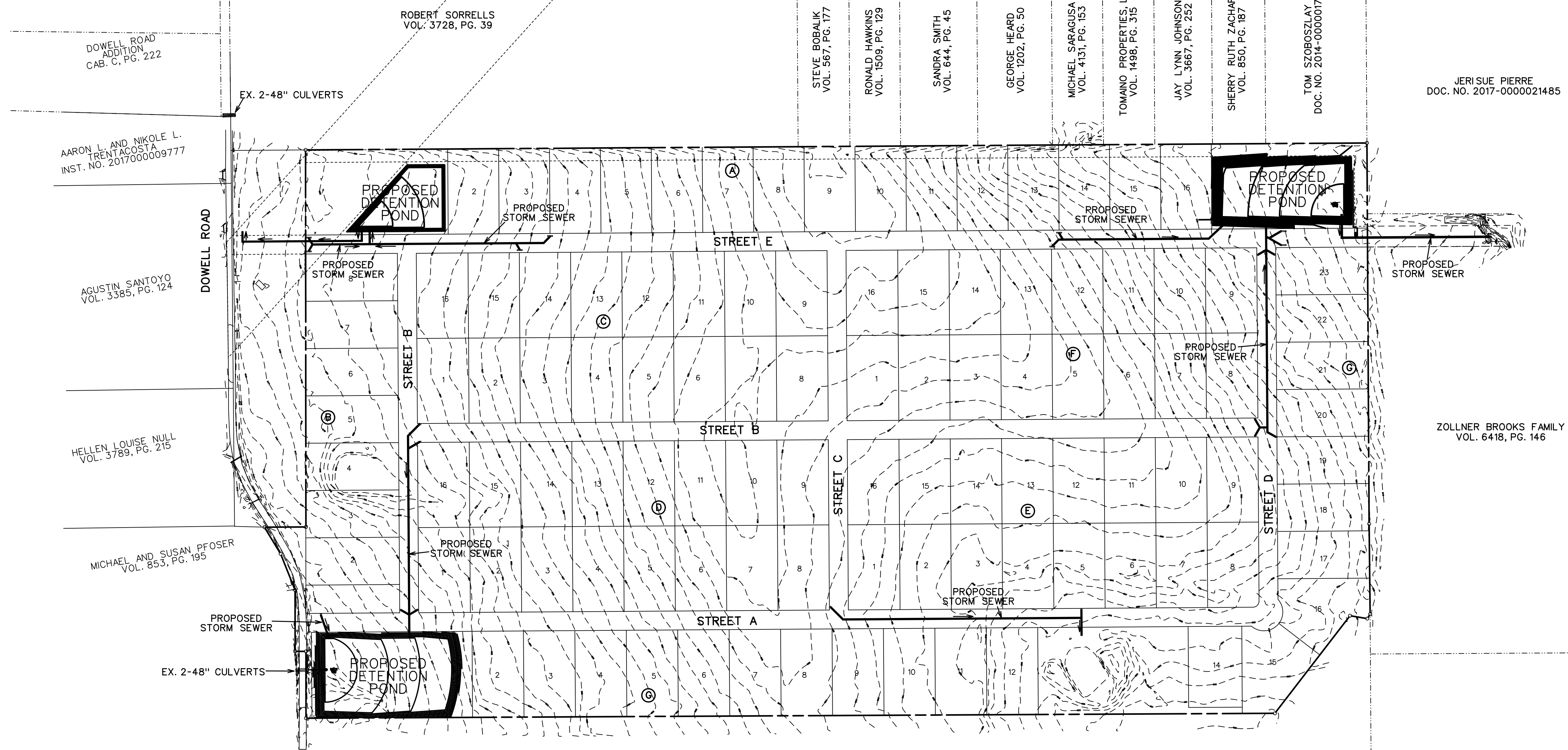
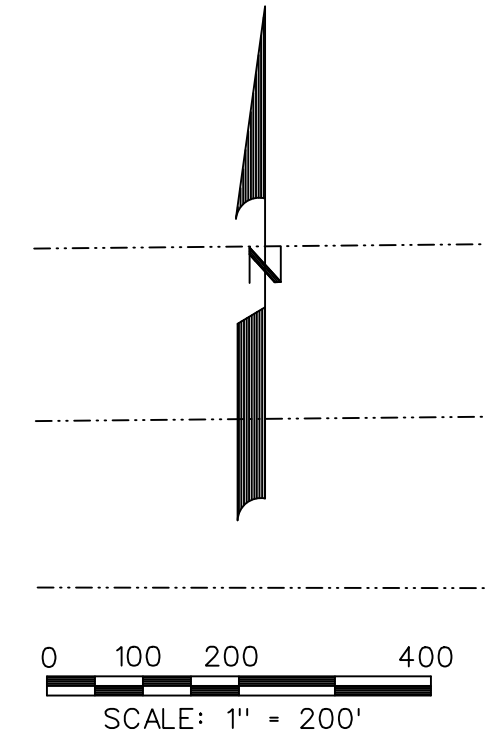


0 100 200 400
SCALE: 1" = 200'



NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF
EMERSON FARMS
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
APRIL 2019 SCALE 1" = 200'
CASE #P2019-XXX



LEGEND

	PROP. STORM SEWER
	PROP. CURB INLETS

PRELIMINARY DRAINAGE PLAN
 OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
 J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 MARCH 2019 SCALE 1" = 200'
 CASE #P2019-XXX

City of Rockwall Project Plan Review History



Project Number P2019-017	Owner SORRELLS, ROBERT	Applied 4/12/2019	LM
Project Name Emerson Farms Subdivision	Applicant CORWIN ENGINEERING, INC.	Approved	
Type PLAT		Closed	
Subtype PRELIMINARY		Expired	
Status Staff Review		Status	
 Site Address HWY276		City, State Zip ROCKWALL, TX 75189	
		Zoning	
Subdivision ROCKWALL EAST SUBSTATION ADDITION	Tract 1	Block	Lot No 1
			Parcel No 0034-0000-0001-00-OR
			General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	(4/18/2019 11:51 AM SH) - 4% Engineering inspection fees. - Must meet all City Standards of Design and Construction. - Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls. - Detention is required. Manning's C-value is per zoning type. - 4:1 max slope for grading. - Need Geotech report and Waters of the US study. - Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%. - Must loop water line one site. - Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract. - There needs to be a cul-de-sac at the end of Street E. - All ditches to be maintained, repaired, and reconstructed by property owner. - 60' dedicated ROW not an easement for the connection of Street E to Dowell Rd.
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	COMMENTS	see comment (4/22/2019 4:33 PM AA) Ability to provide the Needed Fire Flow shall be submitted to the Fire Marshal for further review.
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	See comments (4/18/2019 8:28 AM LS) 1. Please submit proposed list of street names for review. Addressing standards can be found at: http://www.rockwall.com/pz/GIS/AddressingStandards.pdf 2. Please submit CAD .dwg file of road centerlines and lot lines so addressing can begin. 3. By final plat, please tie down two corners to SPC Texas N Central 4202 and provide closure report.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13 COMMENTS	Comments
<p>P2019-017 Emerson Farms</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2019-017) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please note per the PD Ordinance, a PD Site plan showing site/hardscape/landscape/and treescape plans has to be submitted before or with the preliminary plat.</p> <p>M.5 Please note that the streets do not match the original approved streets. This is important in this case because the PD granted certain exceptions to specific streets.</p> <p>M.6 Please note that the lot and block designations do not match the original. This is important in this case because the PD granted certain exceptions to specific lots.</p> <p>M.7 Please note that the street sections do not appear to match the originally approved street sections.</p> <p>M.8 Please provide a hatch for the ROW dedication. It is difficult to determine exactly what is being dedicated. Additionally, this seems to look different than a typical ROW dedication. As shown, the plat shows that area being part of the subdivision. It appears that the property line between Lot 1, Block F and Lot 2, Block B is missing.</p> <p>M.9 Please indicate the city limits.</p> <p>Please note that the open space area adjacent to Dowell Road is much smaller than originally approved. Was this originally a park?</p> <p>M.10 Please note that open spaces indicated within the subdivision do not match the chart. For instance, Block F has two open spaces; however there is no asterisk on the chart. Additionally Lot 18, Block A is indicated as Lot 17 on the chart.</p> <p>M.11 Please provide flood elevations.</p> <p>M.12 Please provide street name in lieu of "Street A" and so forth</p> <p>M.13 Please label all drainage easements as "Drainage and Detention Easement" since you show those areas being detention easements.</p> <p>M.14 Please note that the acreage on the PD shows 138.79 and the acreage on the preliminary plat shows 138.756.</p> <p>I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019. The Park Board Meeting for this case is May 7, 2019. The City Council Meeting is May 20, 2019.</p> <p>M.16 A representative is required to attend all meetings.</p>						

Reviewed for preliminary approval:

Planning & Zoning Commission Chairman _____ Date _____

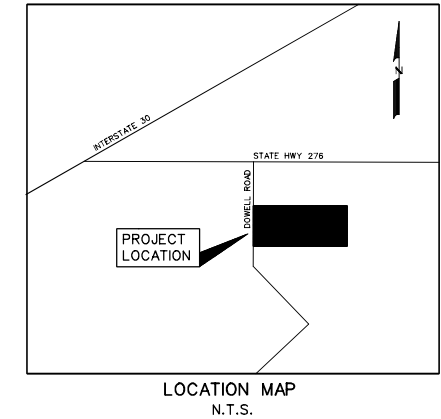
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on _____ of _____, 2019.

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.

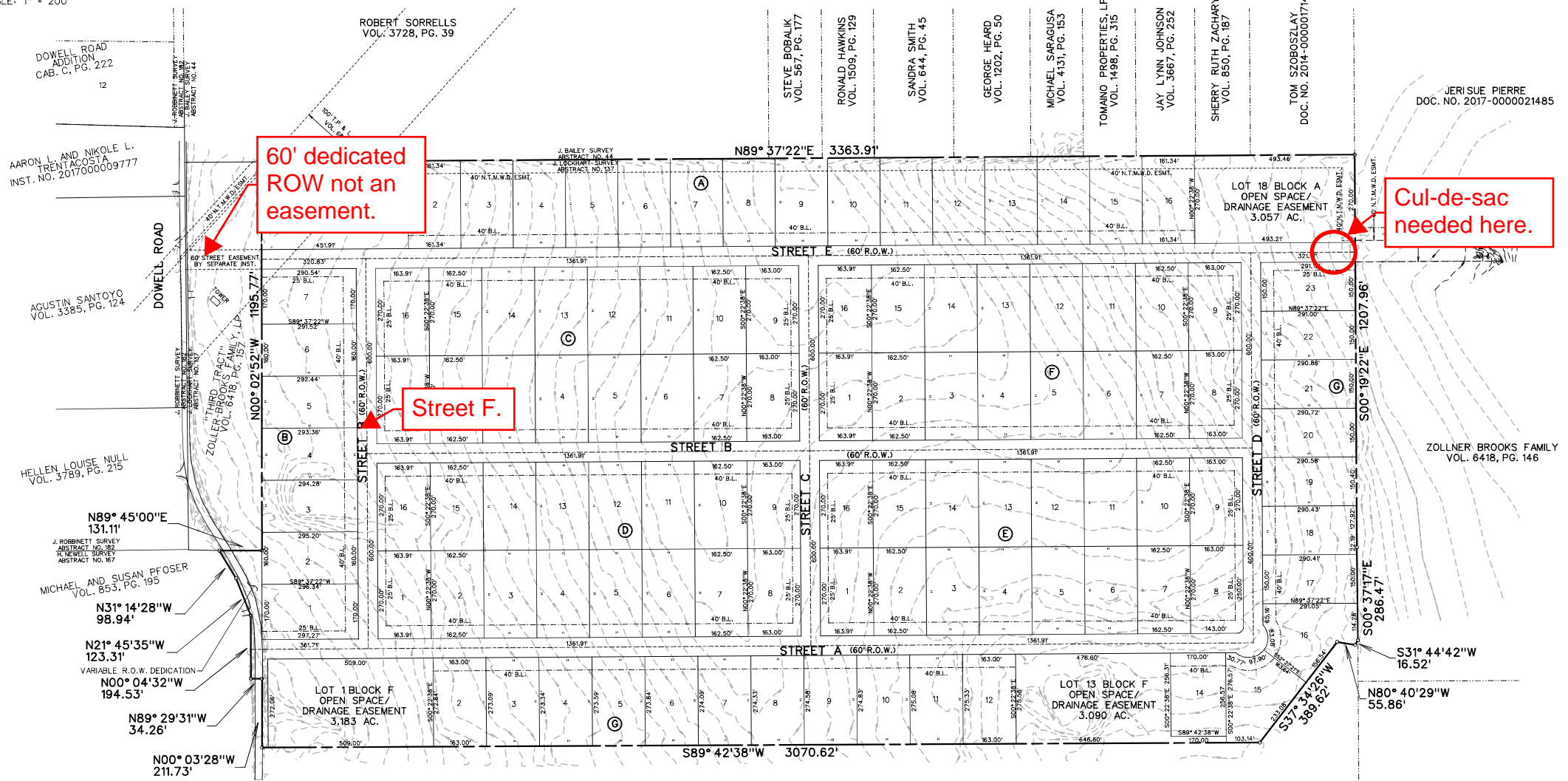
Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

LEGEND
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:
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0 100 200 400
SCALE: 1" = 200'

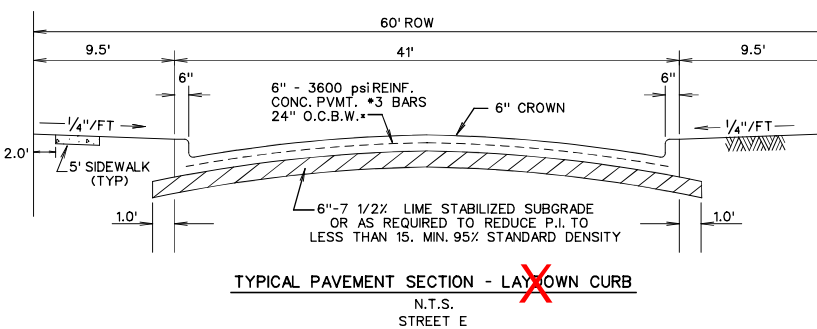
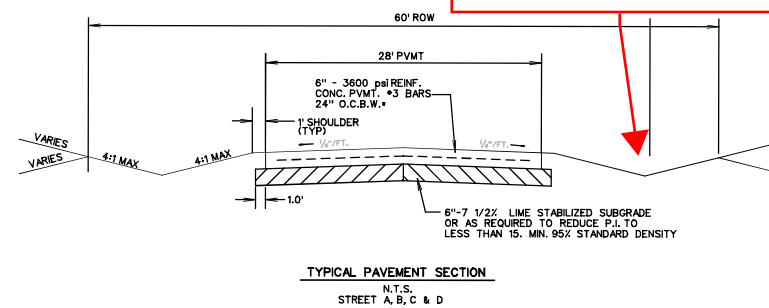


60' dedicated ROW not an easement.

Cul-de-sac needed here.

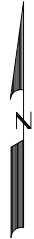
All ditches to be maintained, repaired, and reconstructed by property owner.

- 4% Engineering inspection fees.
- Must meet all City Standards of Design and Construction.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls.
- Detention is required. Manning's C-value is per zoning type.
- 4:1 max slope for grading.
- Need Geotech report and Waters of the US study.
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TOTAL ACRES	138.756
TOTAL RESIDENTIAL LOTS	107
RESIDENTIAL DENSITY	1.29

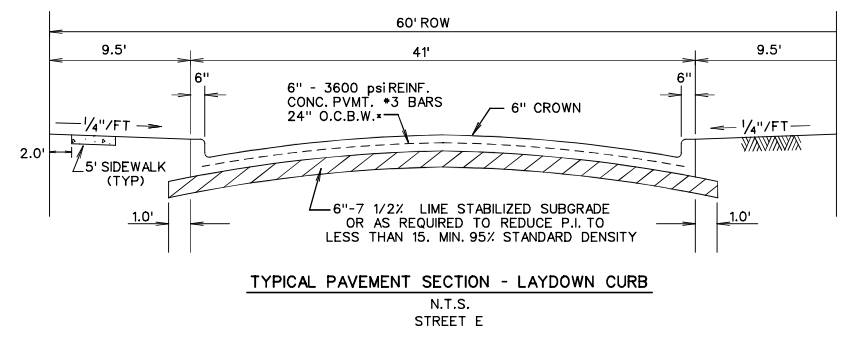
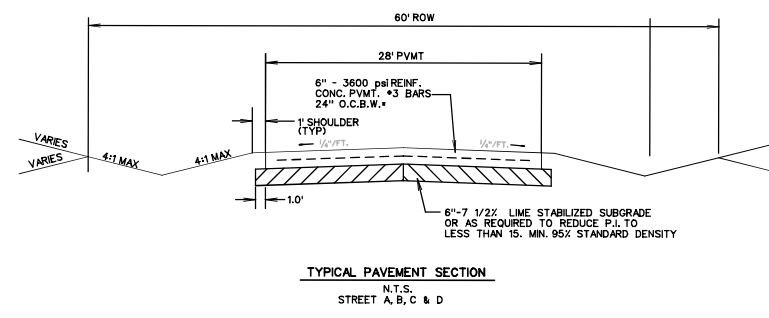
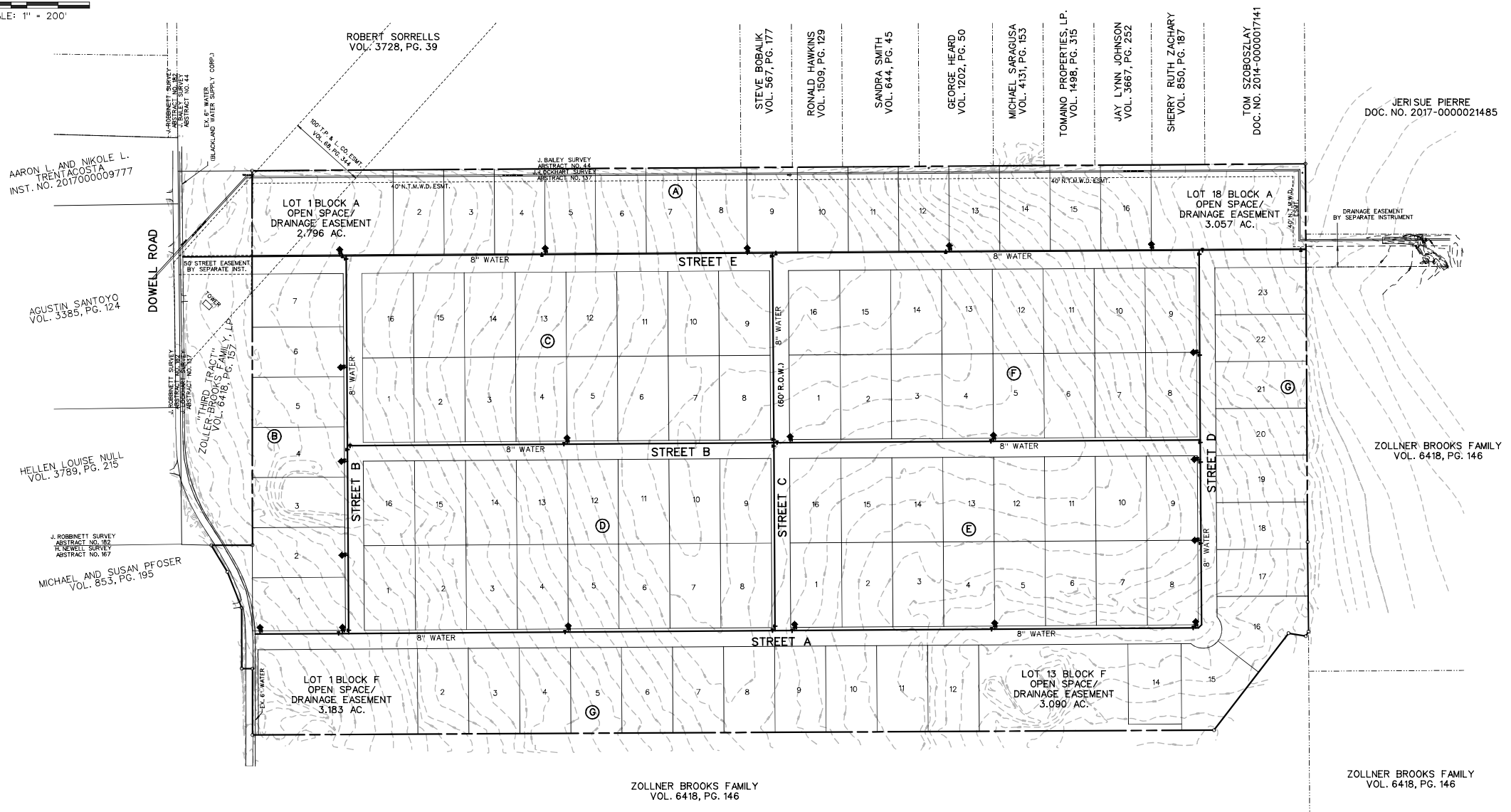
PRELIMINARY PLAT OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
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 IN THE
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 PREPARED BY
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 200 W. BELMONT, SUITE E
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 972-396-1200
 OWNER
 HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 MARCH 2019 SCALE 1" = 200'
 CASE #P2019-XXX



0 100 200 400
SCALE: 1" = 200'

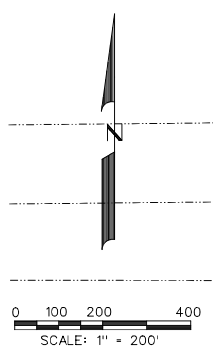
LEGEND

	PROP. WATER LINE
	PROP. FIRE HYDRANT AND VALVE
	PROP. GATE VALVE
	PROP. FLUSH VALVE
	EXIST. WATER LINE
	EXIST. FIRE HYDRANT AND VALVE



- NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
 2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF
EMERSON FARMS
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
APRIL 2019 SCALE 1" = 200'
CASE #P2019-XXX



DOWELL ROAD ADDITION
CAB. C. PG. 222

AARON L. AND NIKOLE L. TRENTACOSTA
INST. NO. 2017000091777

AGUSTIN SANTOYO
VOL. 3385, PG. 124

HELLEN LOUISE NULL
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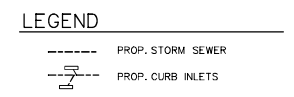
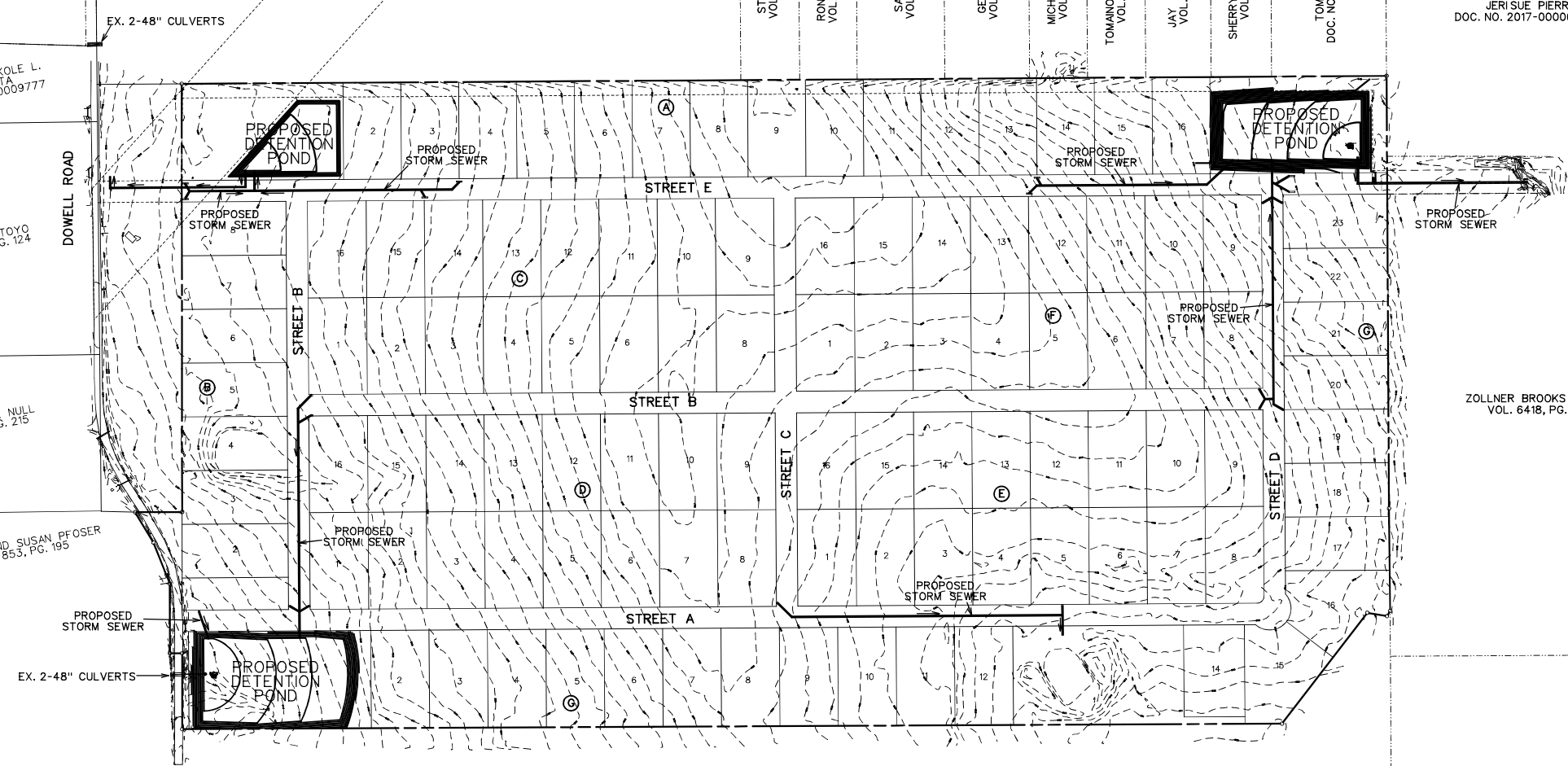
SHERRY RUTH ZACHARY
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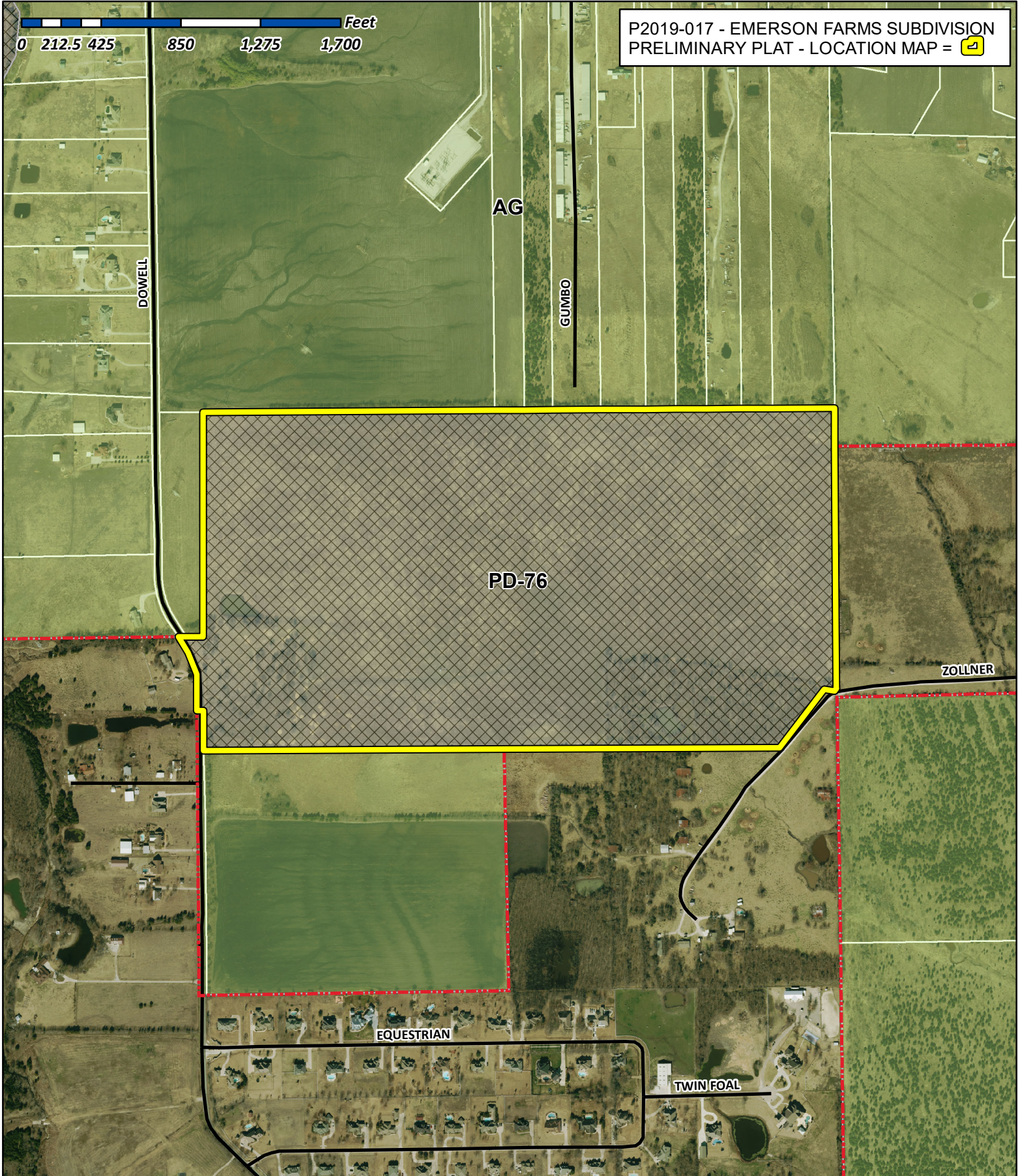
JERI SUE PIERRE
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ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

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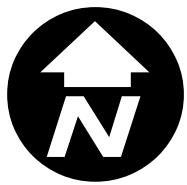
PRELIMINARY DRAINAGE PLAN
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City of Rockwall

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

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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 _____, 2019.

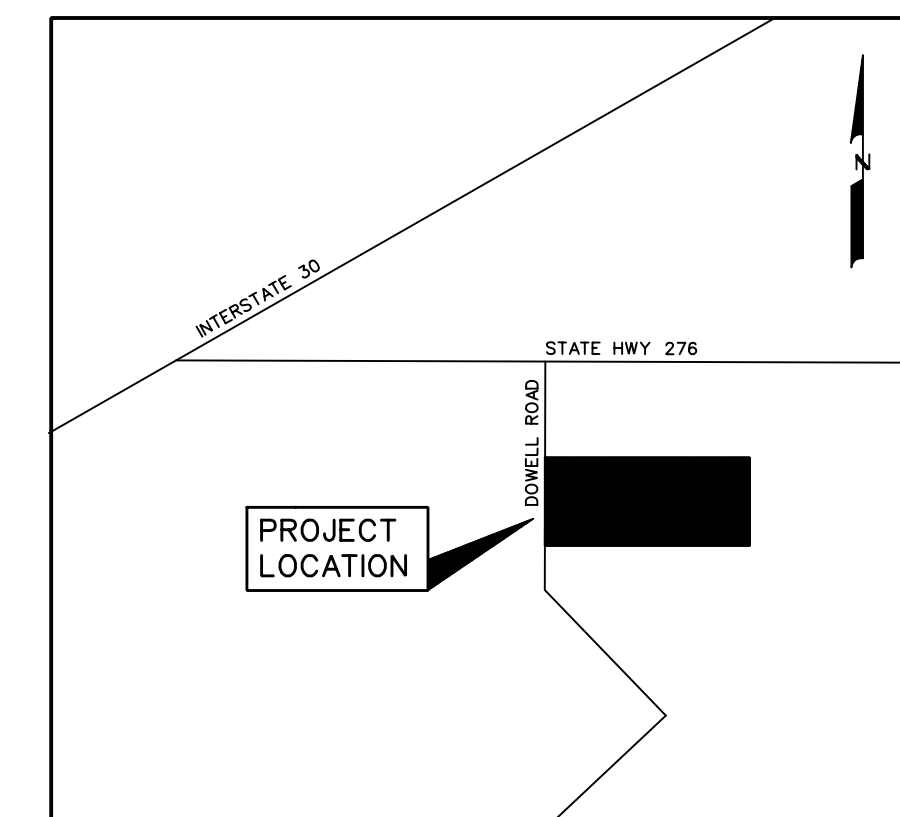
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Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

LEGEND
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

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

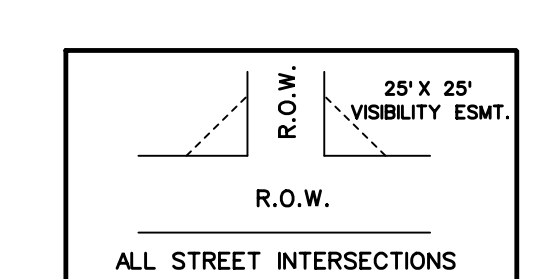
SCALE: 1" = 200'



LOCATION MAP N.T.S.

Table with columns for Block A, Block C, Block E, and Block G, listing Lot and SF for each.

* Denotes Open Space Lot



VISIBILITY EASEMENT DETAIL N.T.S.

PRELIMINARY PLAT OF EMERSON FARMS

107 LOTS, BEING 138.756 ACRES SITUATED IN THE J. LOCKHART SURVEY, ABSTRACT NO. 167

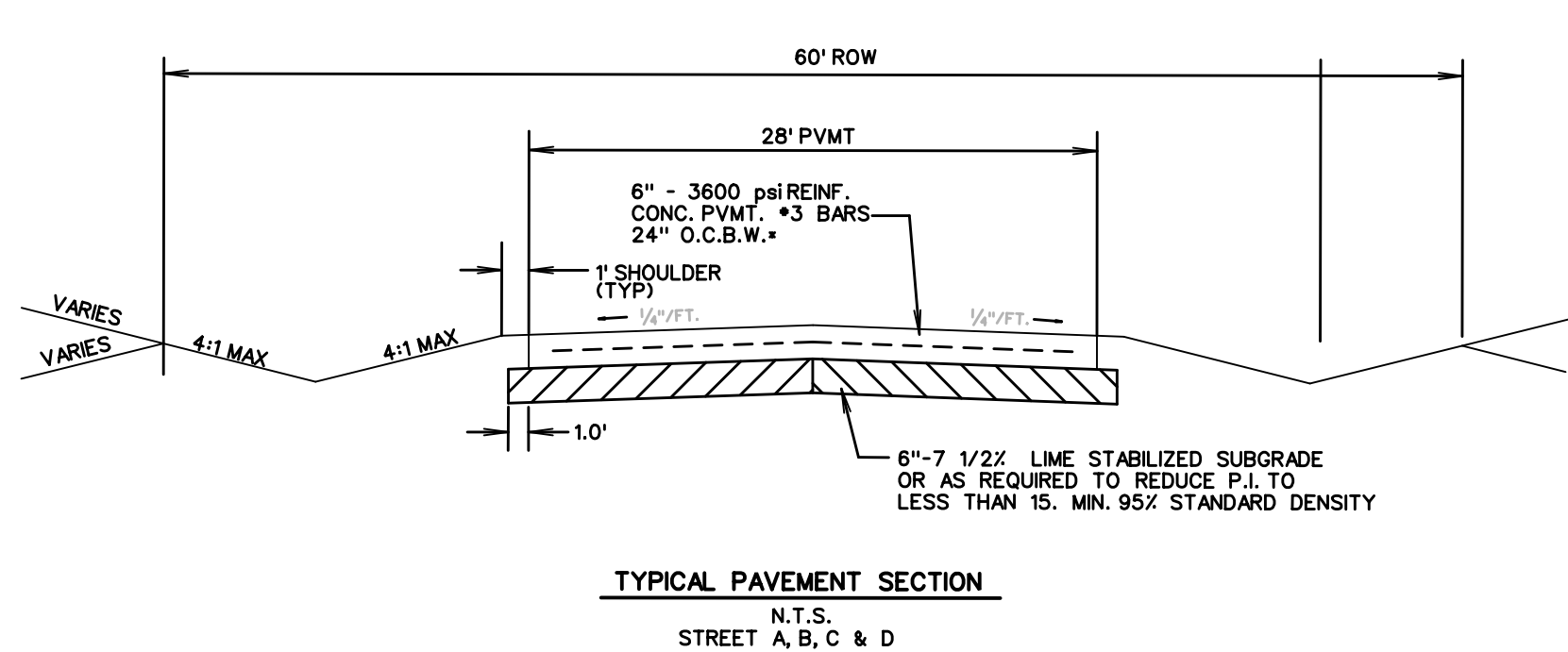
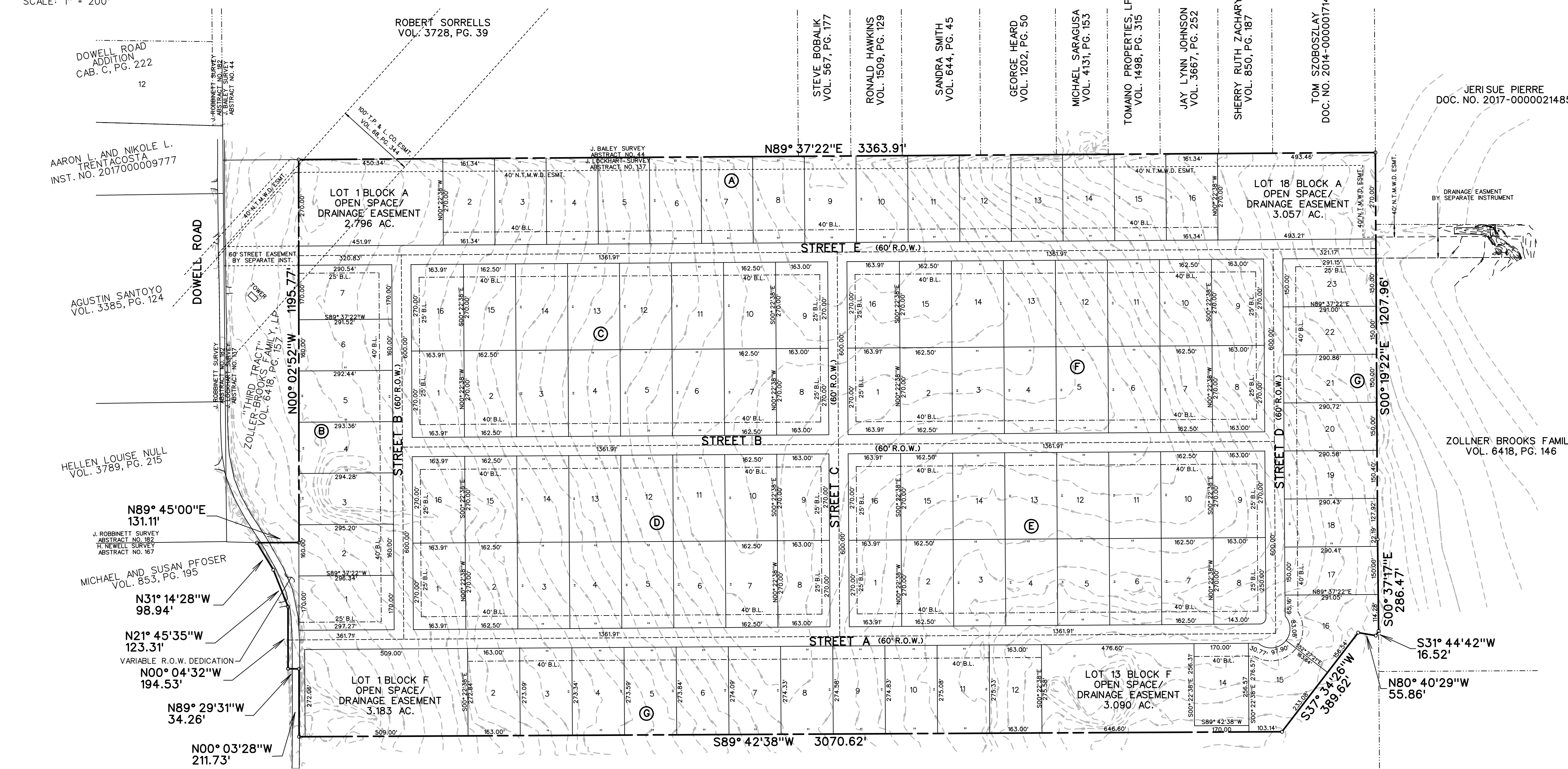
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

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

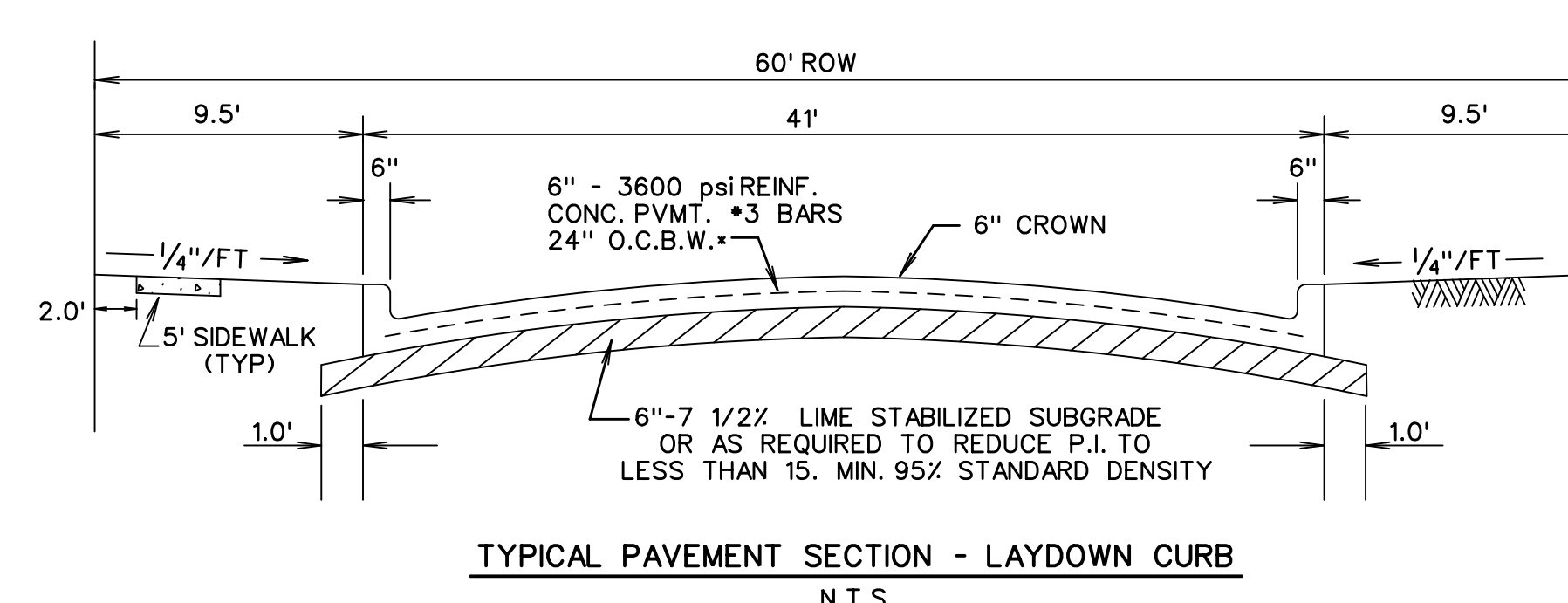
OWNER HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE, SUITE 103 IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

CASE #P2019-XXX



TYPICAL PAVEMENT SECTION N.T.S. STREET A, B, C & D

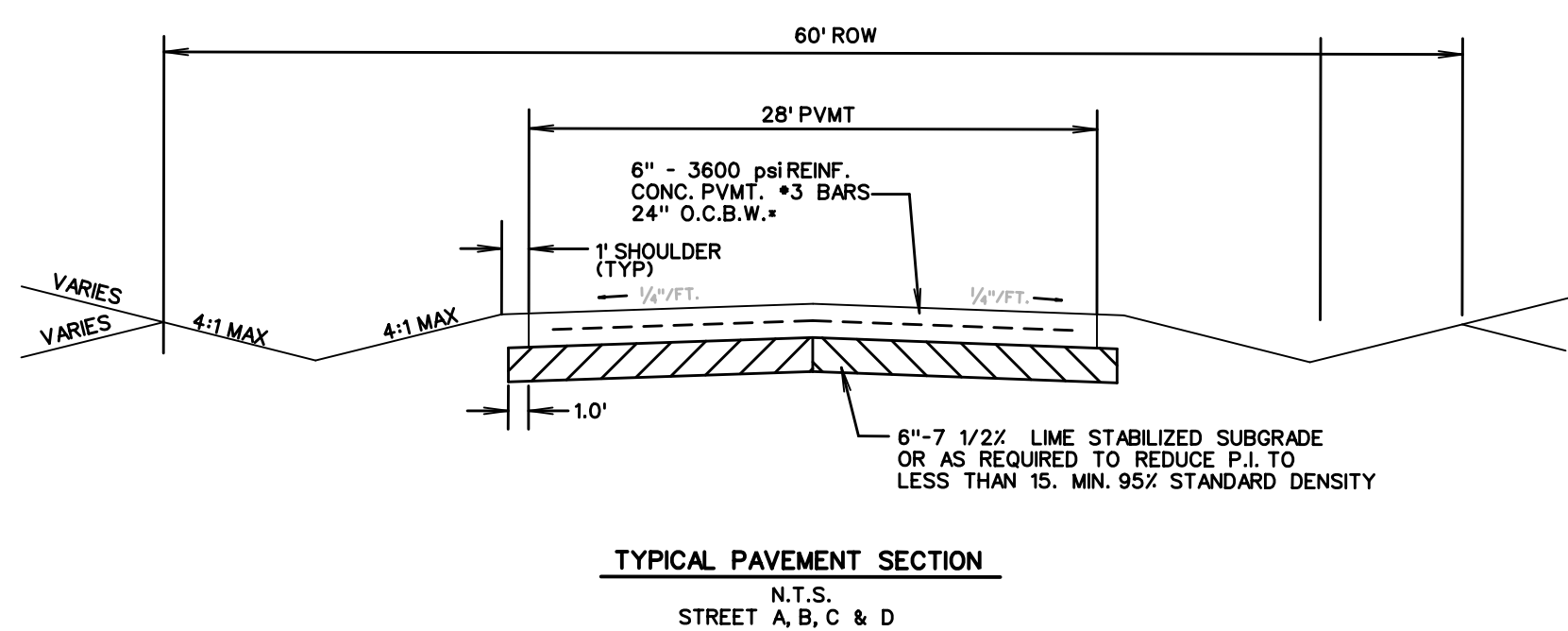
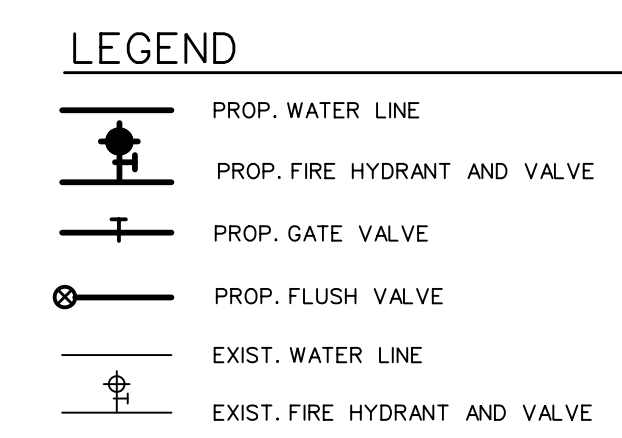
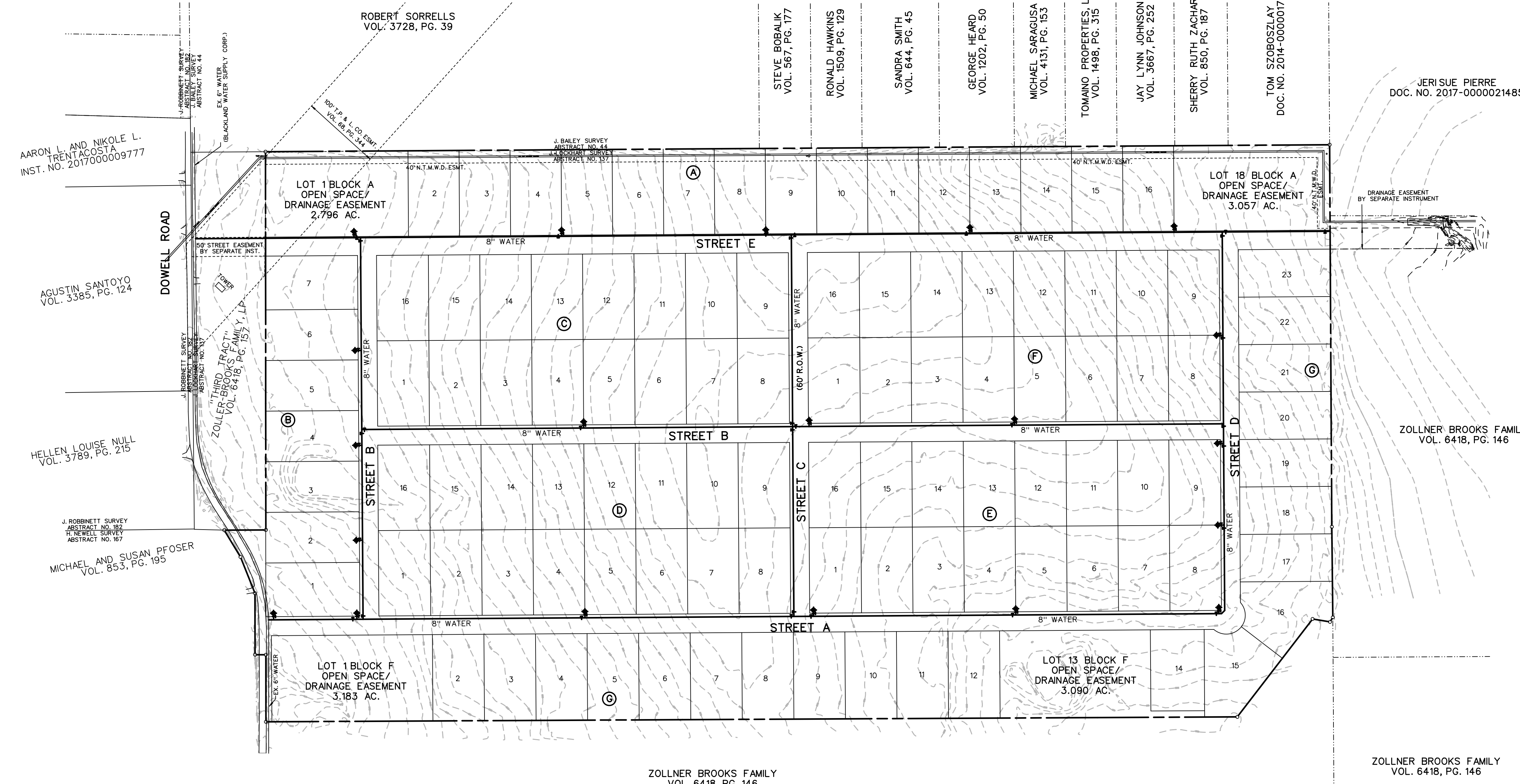


TYPICAL PAVEMENT SECTION - LAYDOWN CURB N.T.S. STREET E

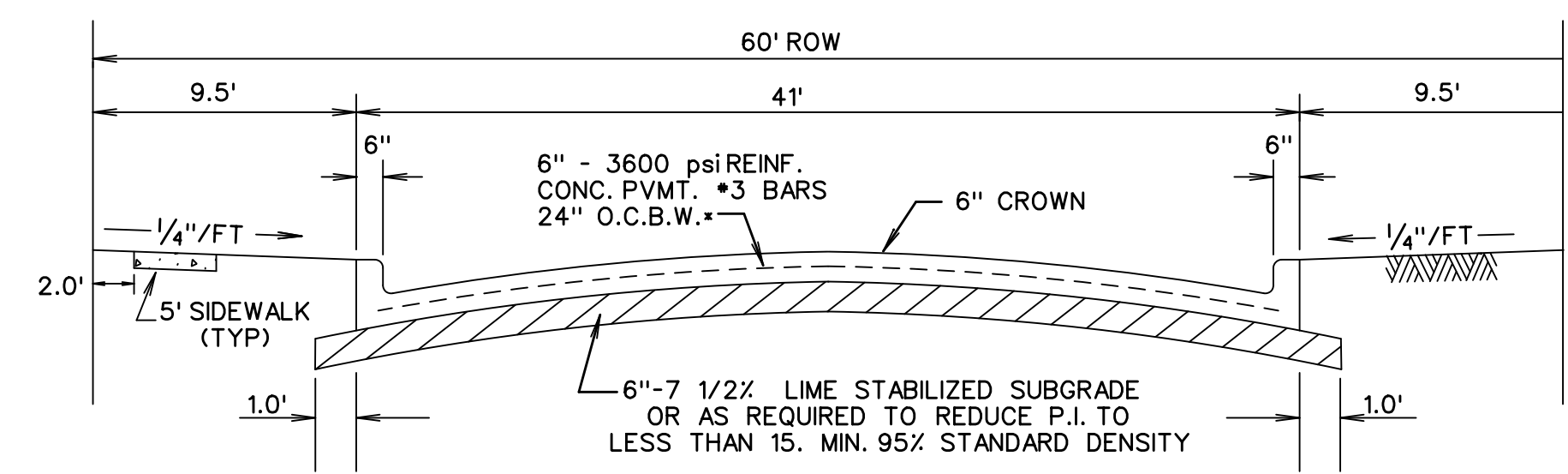
TOTAL ACRES 138.756
TOTAL RESIDENTIAL LOTS 107
RESIDENTIAL DENSITY 1.29



0 100 200 400
SCALE: 1" = 200'



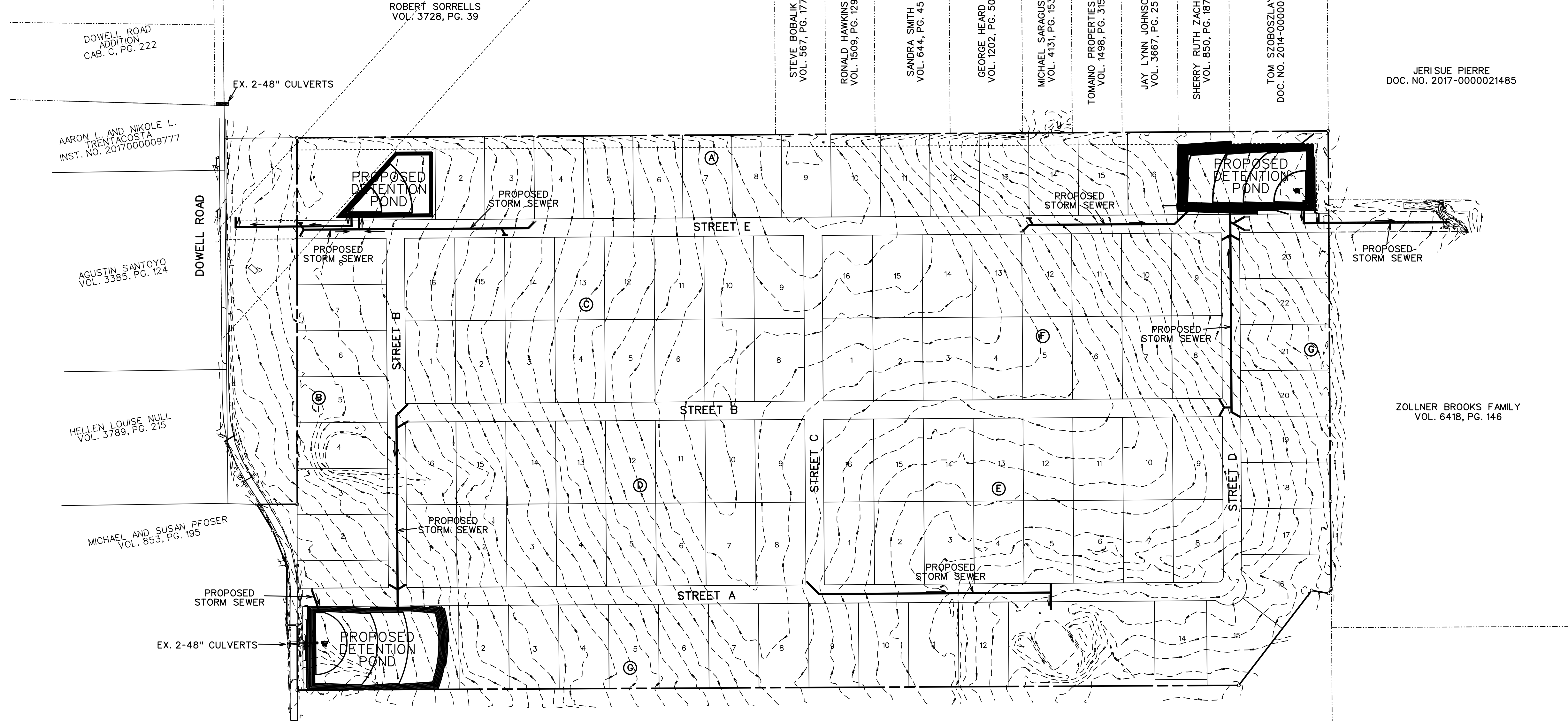
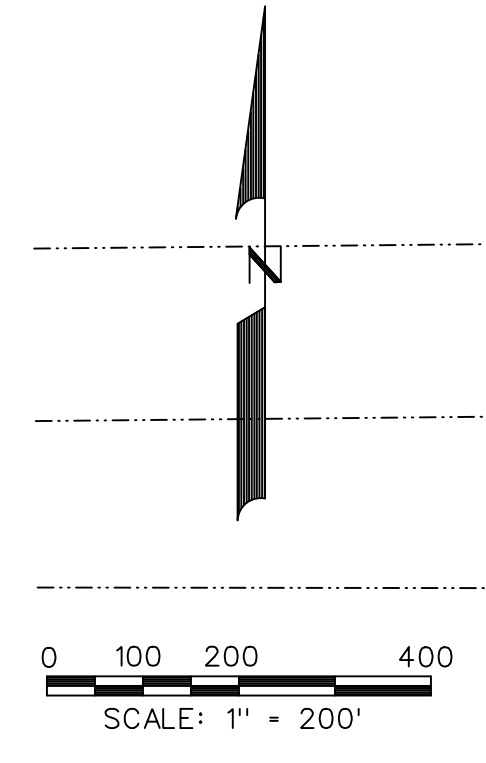
TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
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LEGEND

	PROP. STORM SEWER
	PROP. CURB INLETS

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: September 10, 2019

APPLICANT: Suresh Shridharani; *Harlan Properties, Inc.*

CASE NUMBER: P2019-017; *Preliminary Plat for Emerson Farms*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to *preliminary plat* Emerson Farms for the purpose of laying out 107 lots on a 138.756-acre tract of land. The applicant has also submitted preliminary water, sanitary sewer, and drainage plans establishing that the developer can provide adequate utilities to serve the proposed single-family residential subdivision.
- On November 3, 2014, the City Council approved *Ordinance No. 14-50*, establishing the development standards for Planned Development District 76 (PD-76) [*i.e. the Emerson Farms Subdivision*]. The single-family residential subdivision will be composed of 107 single-family homes on 138.756-acres of land. A summary of the density and dimensional requirements is as follows:

Table 1: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback ⁽²⁾	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	25'
Minimum Area/Dwelling Unit (SF) ⁽⁵⁾	2,600 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

¹: The minimum lot width shall be measured at the Front Yard Building Setback.

²: The location of the Front Yard Building Setback as measured from the front property line.

³: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.

⁴: As measured from the rear yard property line.

⁵: The minimum area/dwelling unit only includes air conditioned square space.

- ☑ On September 5, 2019, the Parks and Recreation Board was unable to reach a quorum. Due to this, the Parks and Recreation Board will review this request at time of final plat to determine cash in lieu of land and pro-rata equipment fees.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for preliminary plats 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 *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the preliminary plat for *Emmerson Farms*, staff would propose the following conditions of approval:

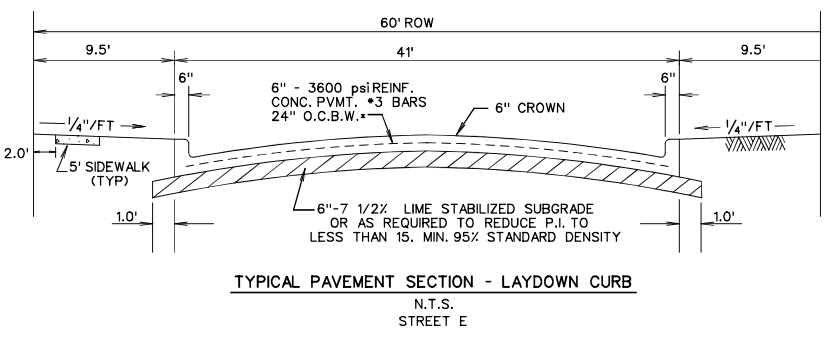
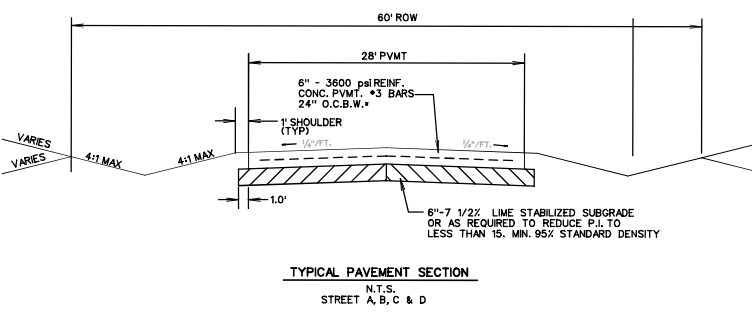
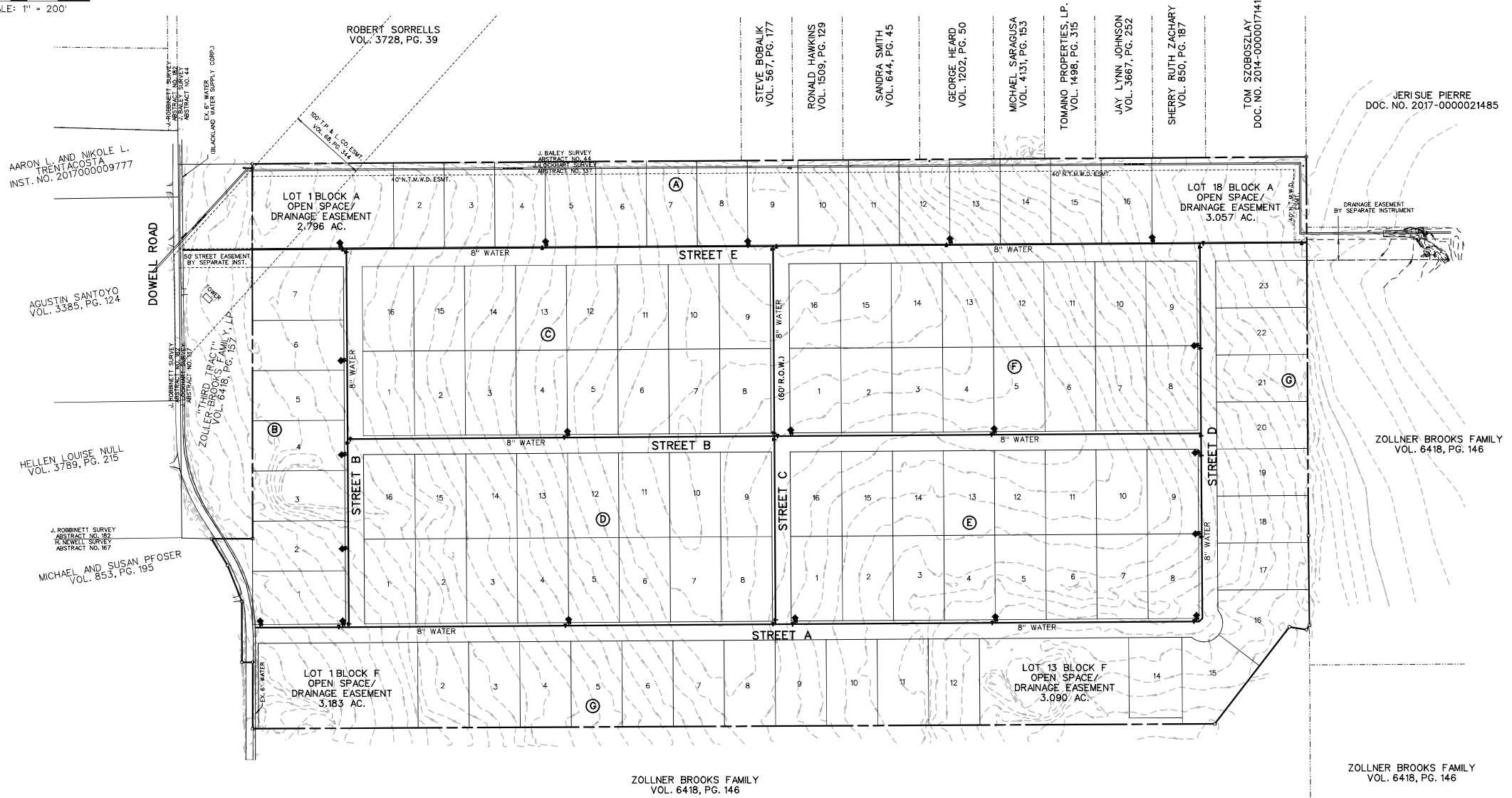
- (1) The *preliminary* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



0 100 200 400
SCALE: 1" = 200'

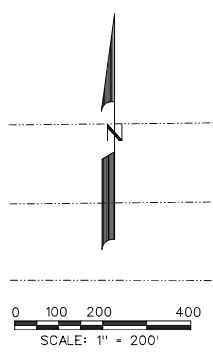
LEGEND

	PROP. WATER LINE
	PROP. FIRE HYDRANT AND VALVE
	PROP. GATE VALVE
	PROP. FLUSH VALVE
	EXIST. WATER LINE
	EXIST. FIRE HYDRANT AND VALVE



- NOTES:
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DOWELL ROAD ADDITION
CAB. C. PG. 222

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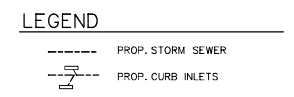
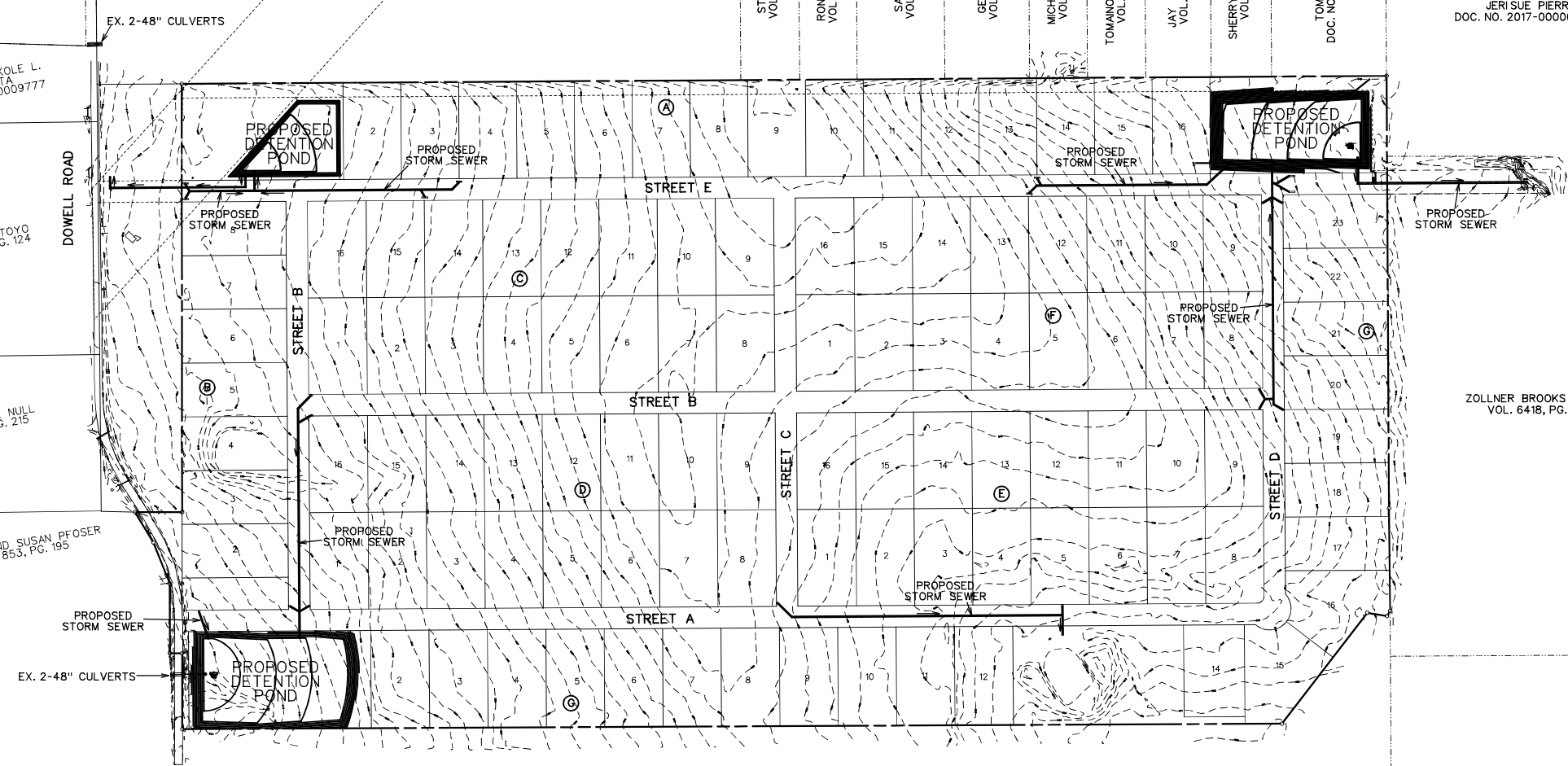
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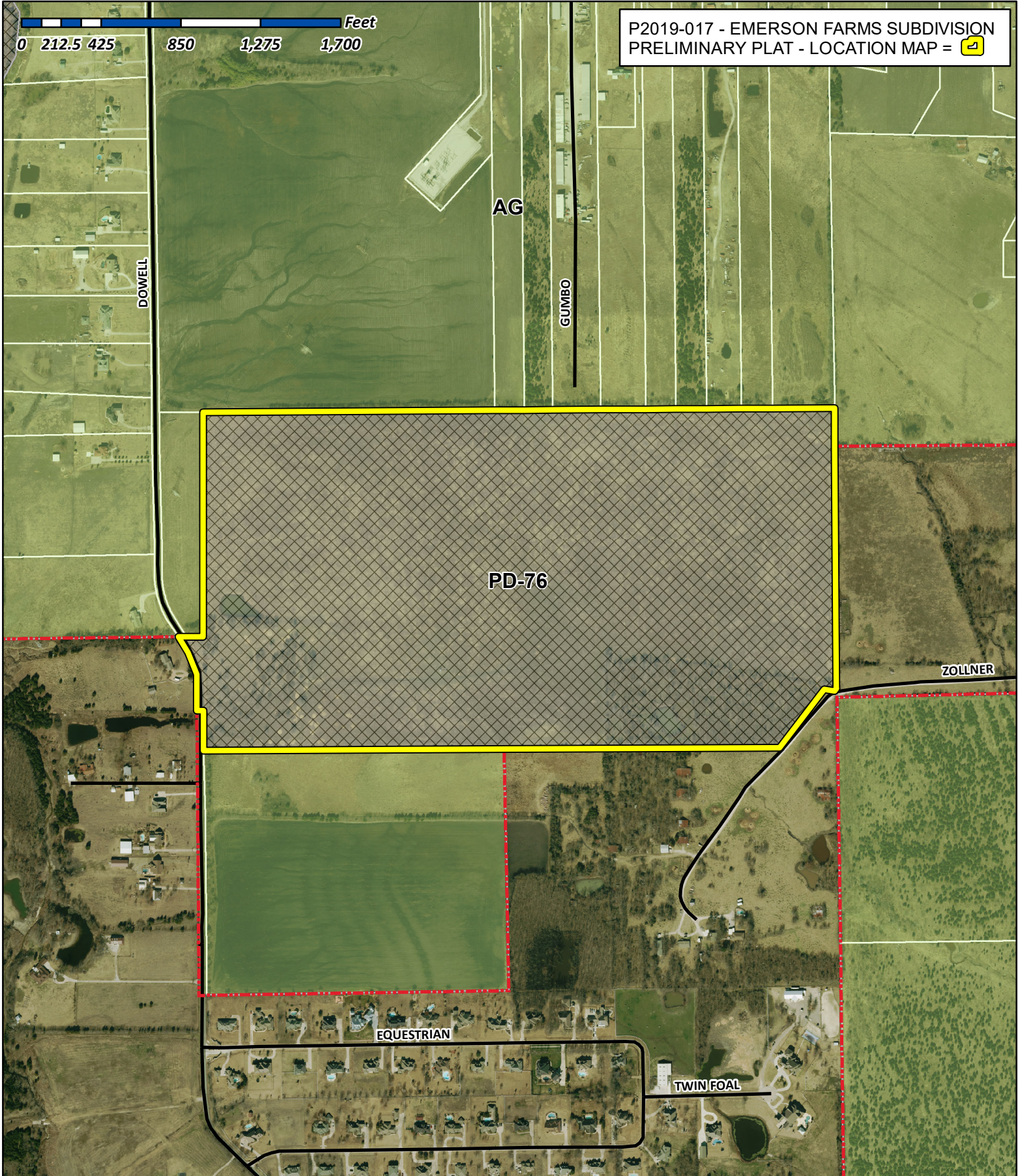
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ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

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P2019-017 - EMERSON FARMS SUBDIVISION
 PRELIMINARY PLAT - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
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Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

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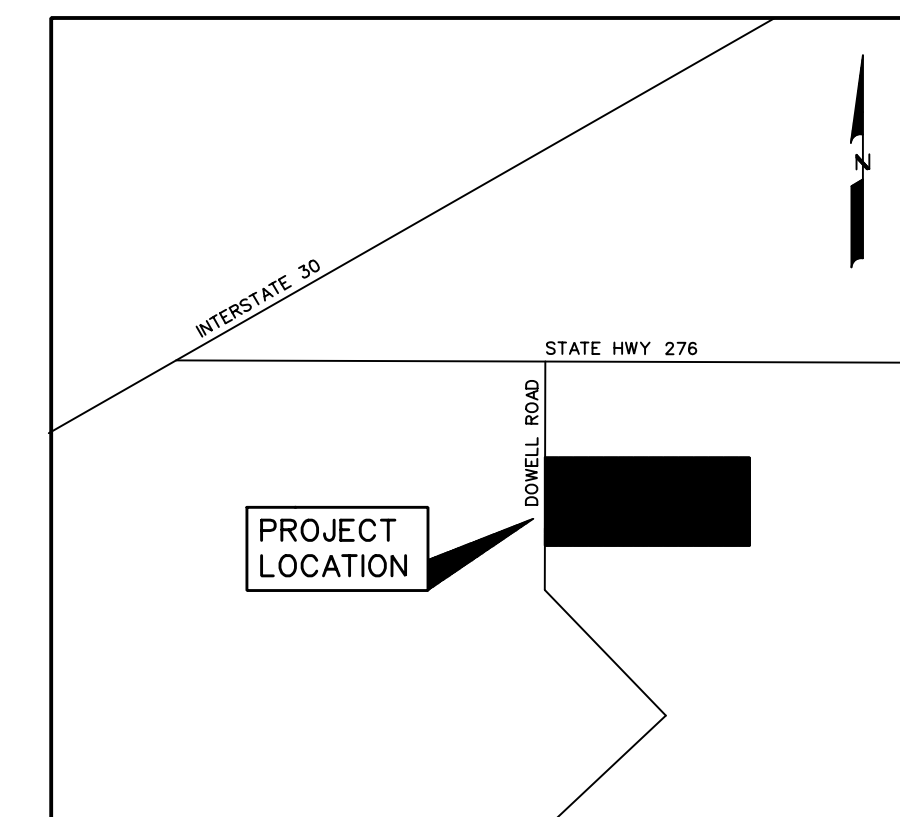
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Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

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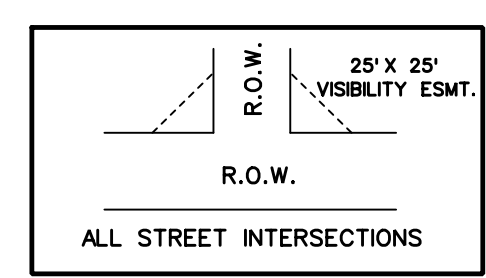
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NO FLOOD PLAIN EXISTS ON SITE PER FEMA FLOOD RATE MAP PANEL NO. 48397C0045 L DATED SEPT. 26, 2008.

SCALE: 1" = 200'



LOCATION MAP N.T.S.

Table with columns for Block A, Block C, Block E, Block G, Block B, and Block D, listing lot numbers and square footages.



VISIBILITY EASEMENT DETAIL N.T.S.

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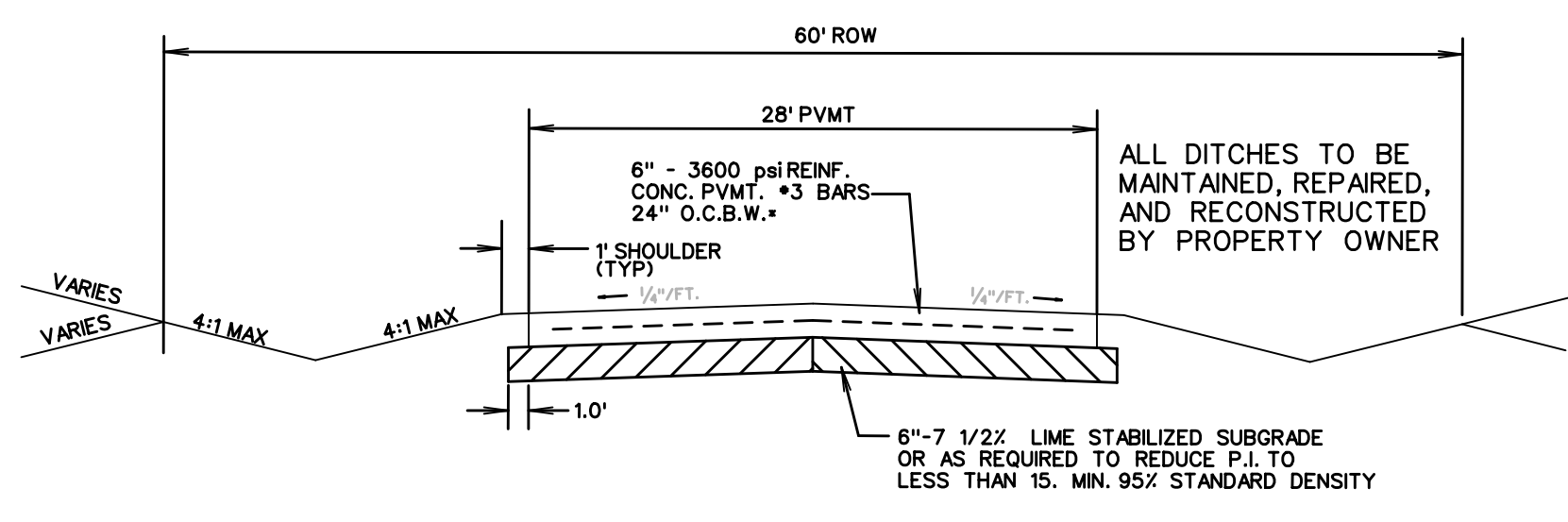
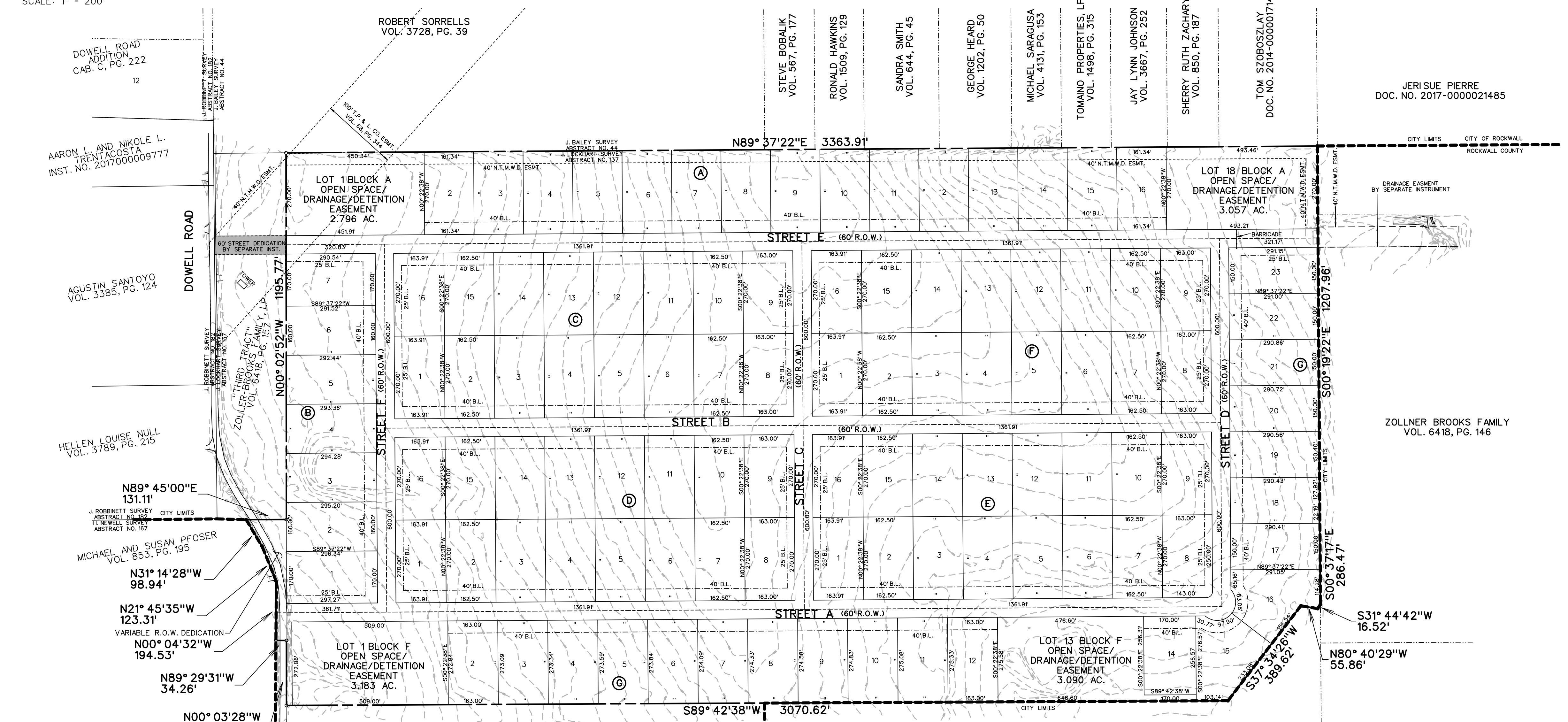
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

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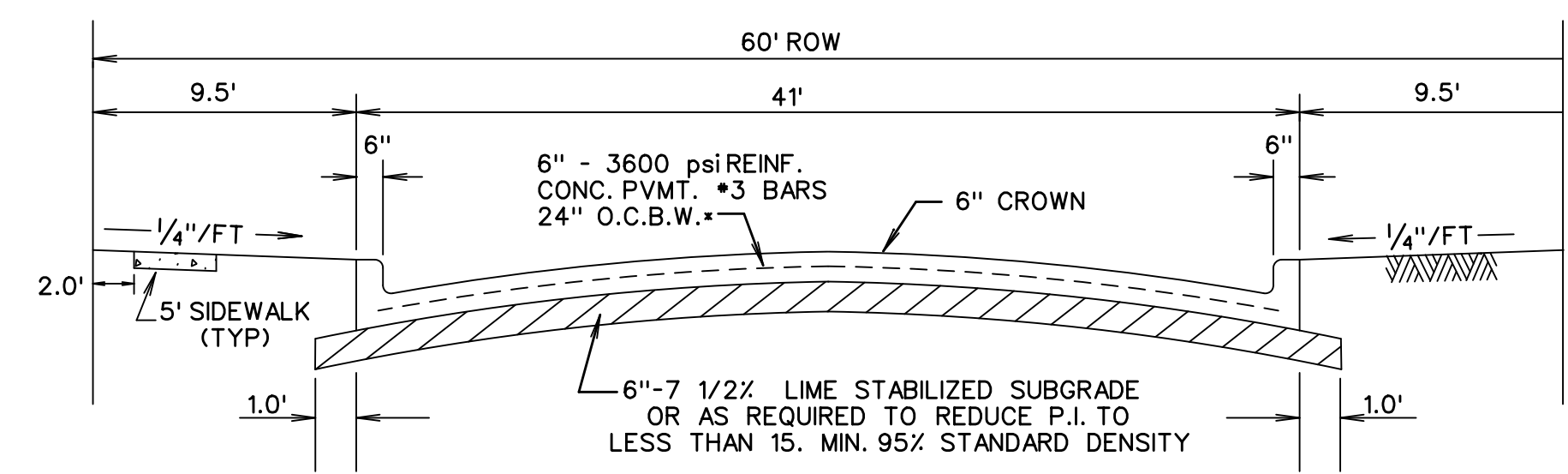
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TYPICAL PAVEMENT SECTION N.T.S. STREET A, B, C & D

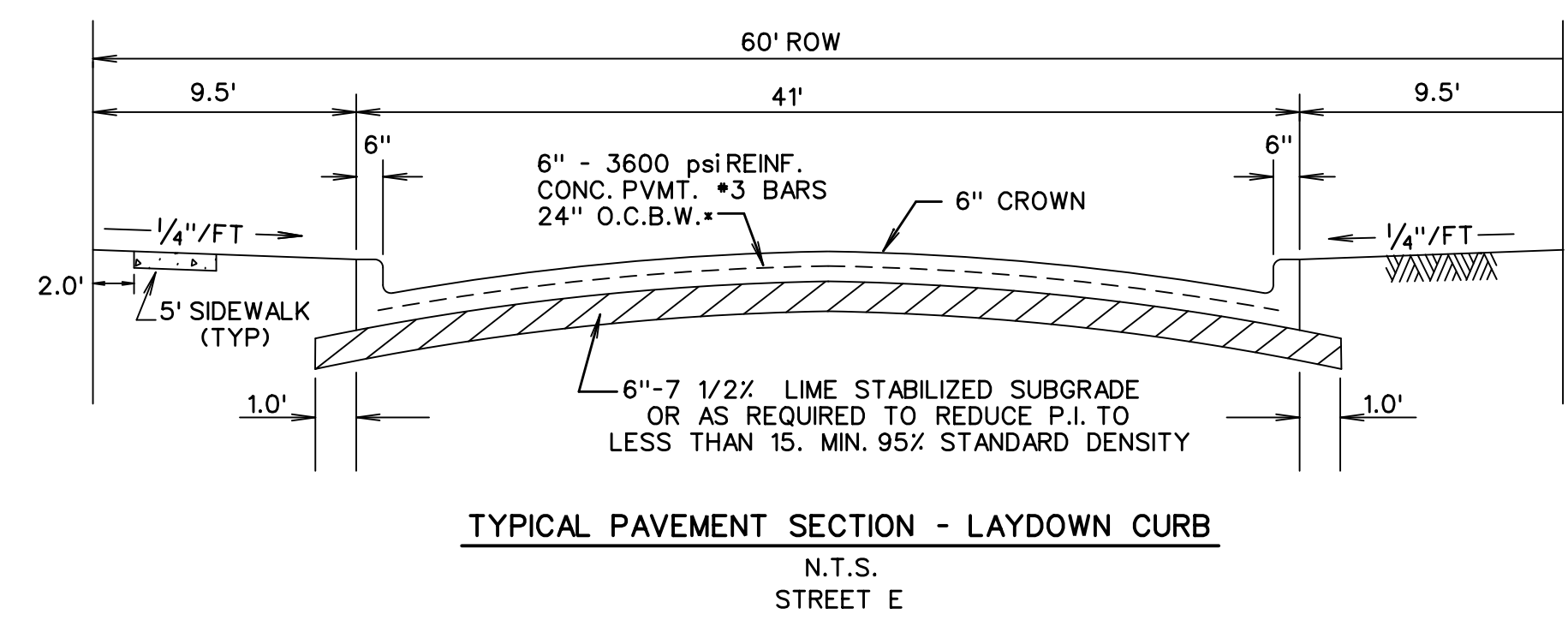
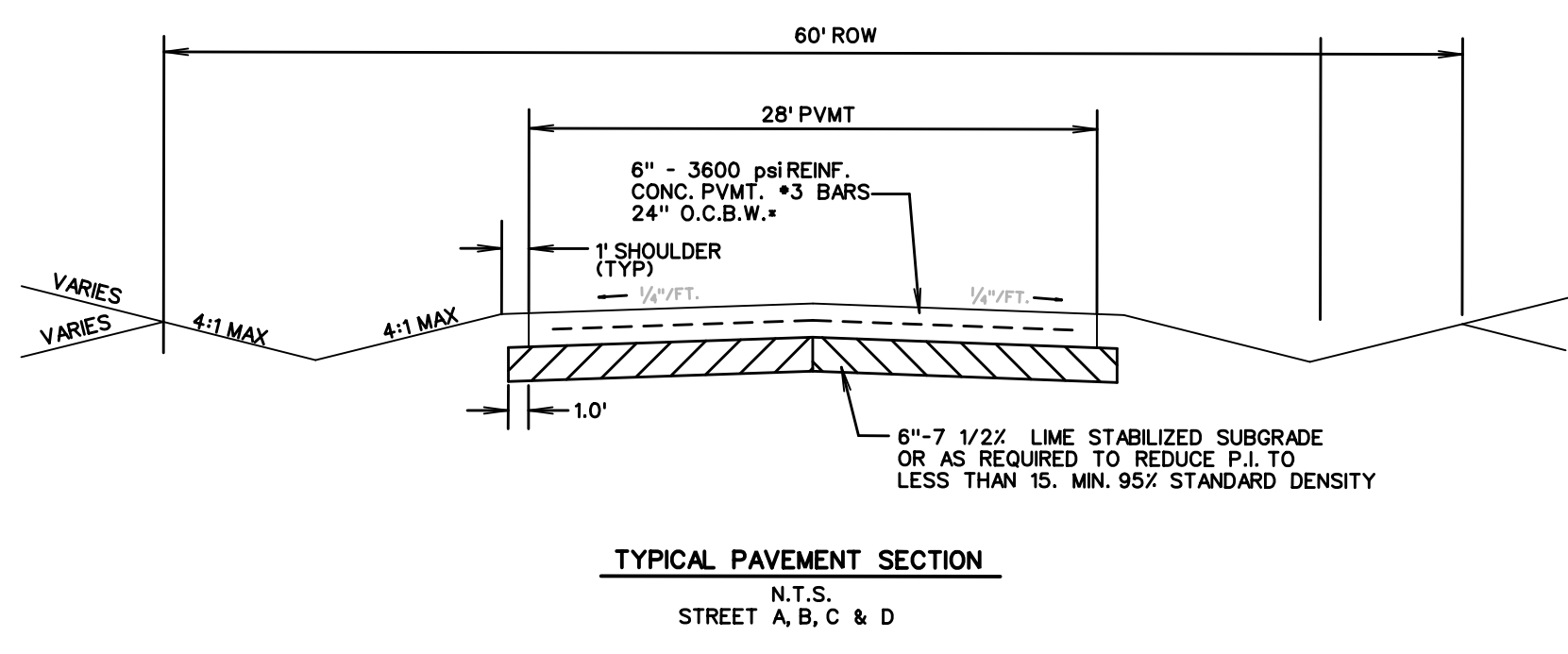
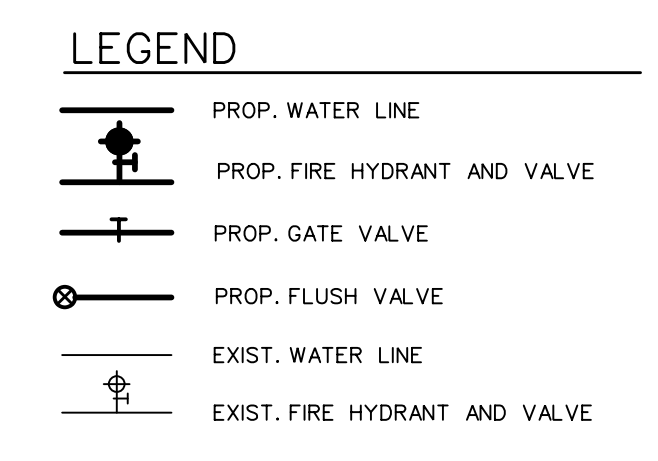
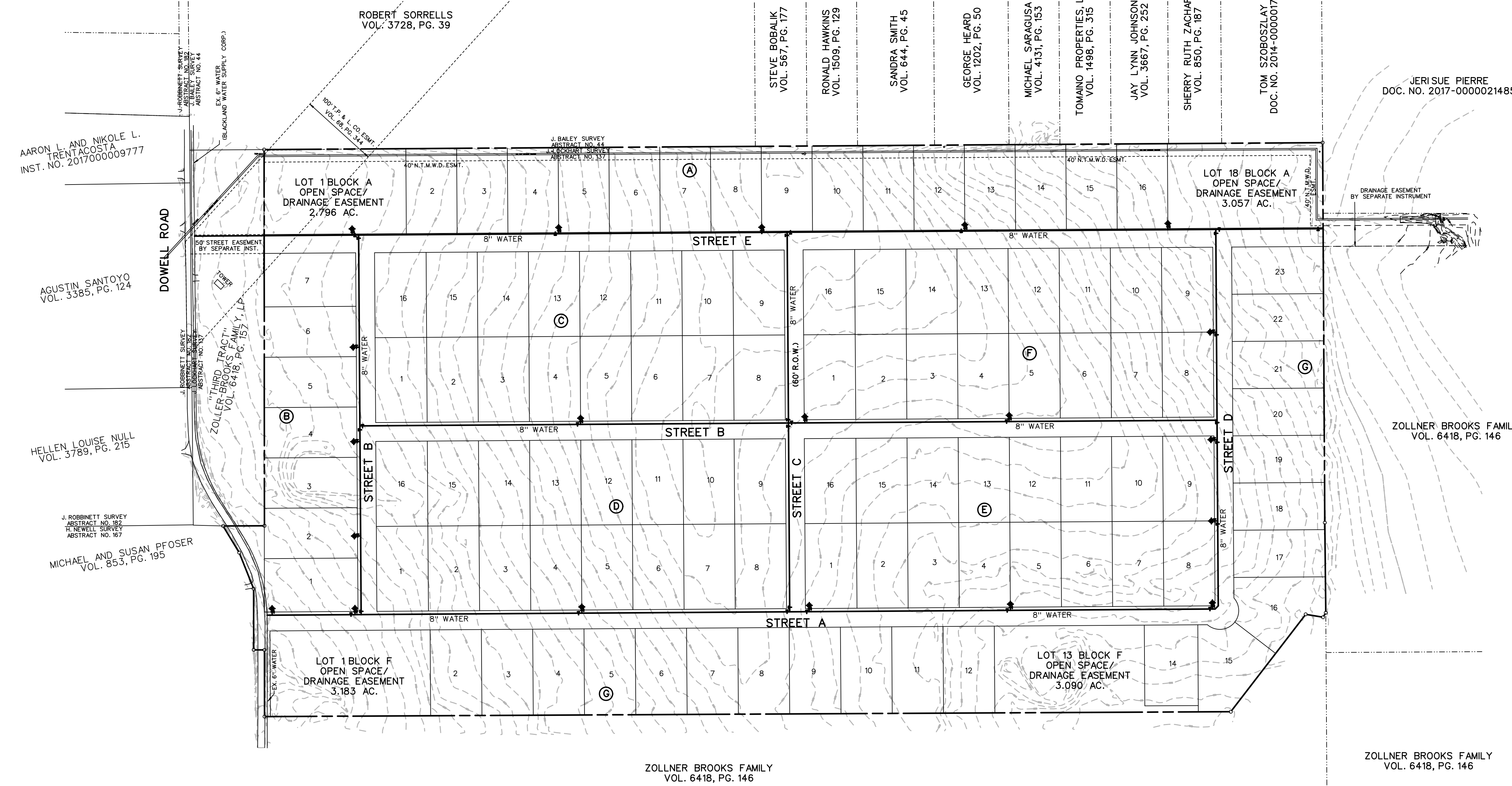


TYPICAL PAVEMENT SECTION N.T.S. STREET E

TOTAL ACRES 138.756
TOTAL RESIDENTIAL LOTS 107
RESIDENTIAL DENSITY 1.29

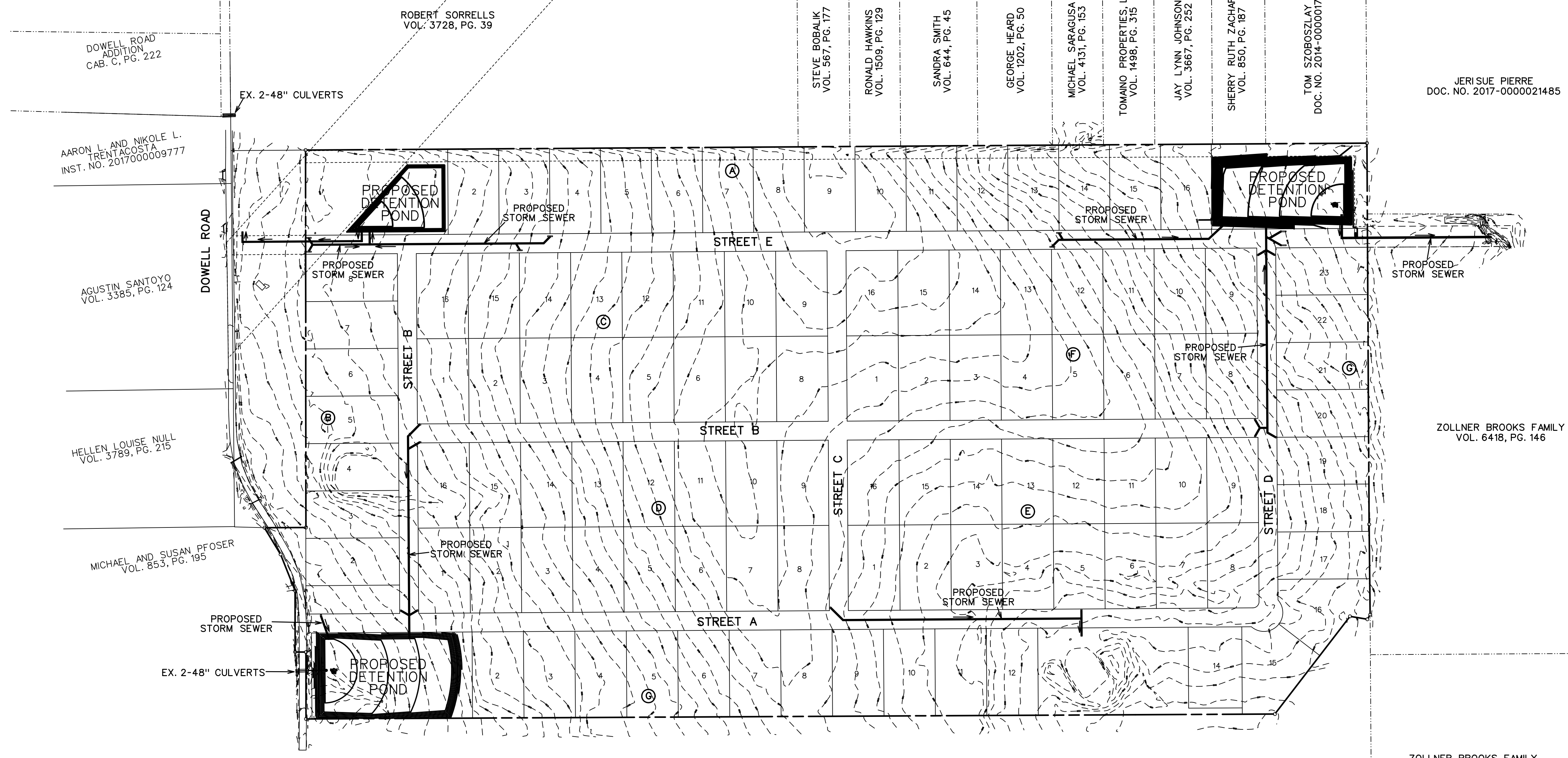
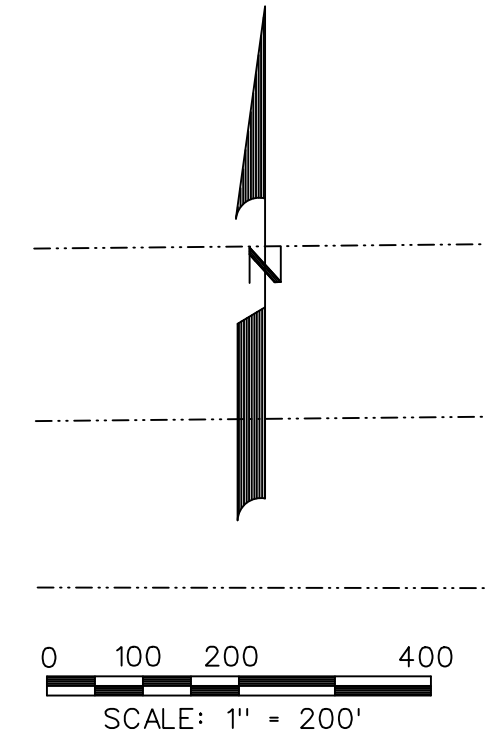


0 100 200 400
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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: September 16, 2019

APPLICANT: Suresh Shridharani; *Harlan Properties, Inc.*

CASE NUMBER: P2019-017; *Preliminary Plat for Emerson Farms*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to *preliminary plat* Emerson Farms for the purpose of laying out 107 lots on a 138.756-acre tract of land. The applicant has also submitted preliminary water, sanitary sewer, and drainage plans establishing that the developer can provide adequate utilities to serve the proposed single-family residential subdivision.
- On November 3, 2014, the City Council approved *Ordinance No. 14-50*, establishing the development standards for Planned Development District 76 (PD-76) [*i.e. the Emerson Farms Subdivision*]. The single-family residential subdivision will be composed of 107 single-family homes on 138.756-acres of land. A summary of the density and dimensional requirements is as follows:

Table 1: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback ⁽²⁾	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	25'
Minimum Area/Dwelling Unit (SF) ⁽⁵⁾	2,600 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

^{1:} The minimum lot width shall be measured at the Front Yard Building Setback.

^{2:} The location of the Front Yard Building Setback as measured from the front property line.

^{3:} The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.

^{4:} As measured from the rear yard property line.

^{5:} The minimum area/dwelling unit only includes air conditioned square space.

- ☑ On September 5, 2019, the Parks and Recreation Board was unable to reach a quorum. Due to this, the Parks and Recreation Board will review this request at time of final plat to determine cash in lieu of land and pro-rata equipment fees.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for final plats as stipulated by 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 *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the preliminary plat for *Emmerson Farms*, staff would propose the following conditions of approval:

- (1) The *preliminary* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

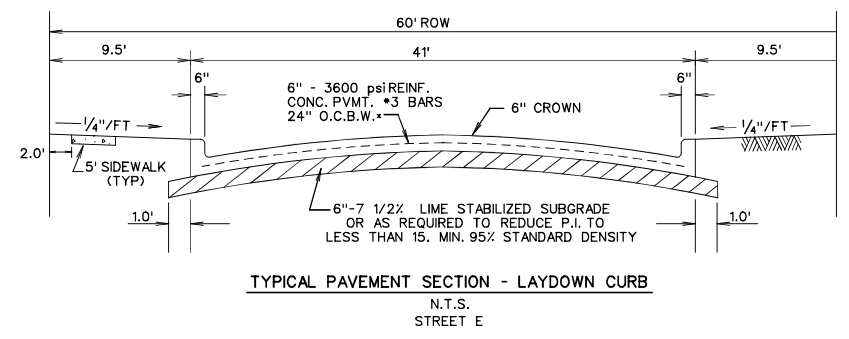
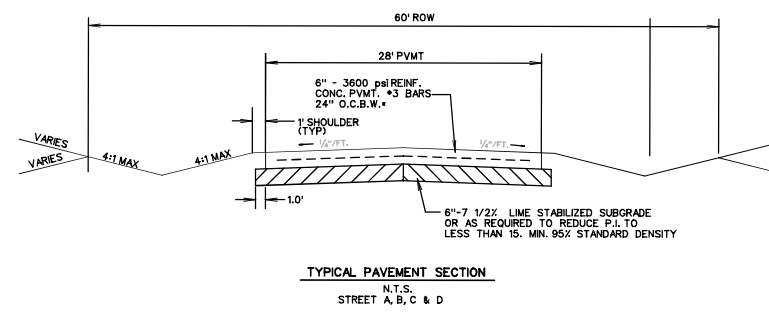
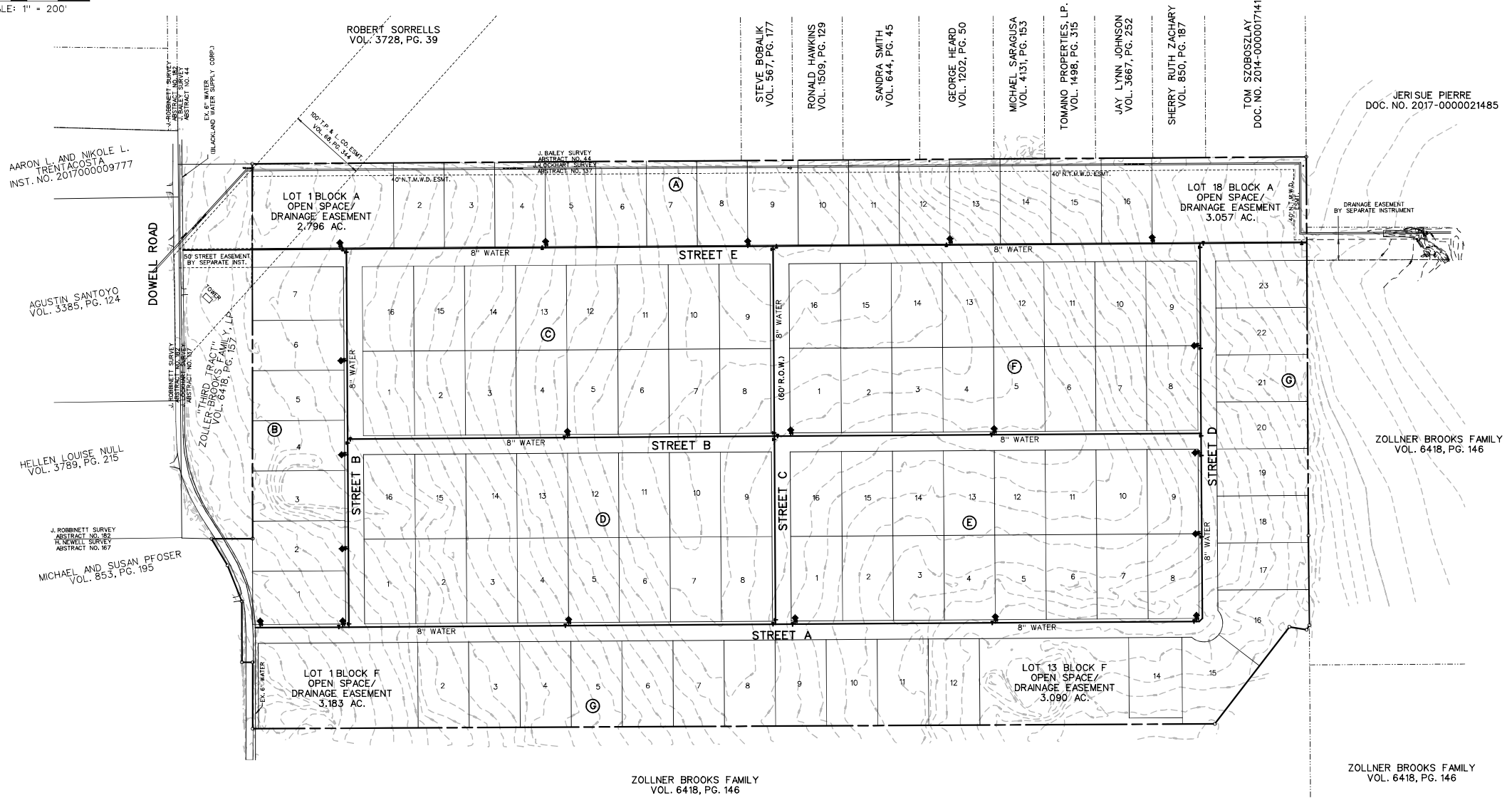
On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff's conditions of approval passed by a vote of 6-0 with Commissioner Moeller absent.



0 100 200 400
SCALE: 1" = 200'

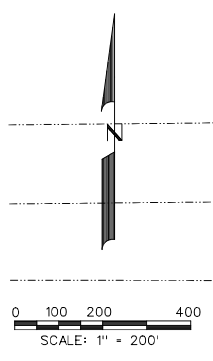
LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE



- NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
 2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF
EMERSON FARMS
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
APRIL 2019 SCALE 1" = 200'
CASE #P2019-XXX



DOWELL ROAD ADDITION
CAB. C. PG. 222

AARON L. AND NIKOLE L. TRENTACOSTA
INST. NO. 2017000091777

AGUSTIN SANTOYO
VOL. 3385, PG. 124

HELLEN LOUISE NULL
VOL. 3789, PG. 215

MICHAEL AND SUSAN PFOSE
VOL. 853, PG. 195

ROBERT SORRELLS
VOL. 3728, PG. 39

STEVE BOBALIK
VOL. 567, PG. 177

RONALD HAWKINS
VOL. 1509, PG. 129

SANDRA SMITH
VOL. 644, PG. 45

GEORGE HEARD
VOL. 1202, PG. 50

MICHAEL SARAGUSA
VOL. 4131, PG. 153

TOMANO PROPERTIES, LP.
VOL. 1498, PG. 315

JAY LYNN JOHNSON
VOL. 3667, PG. 252

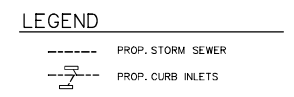
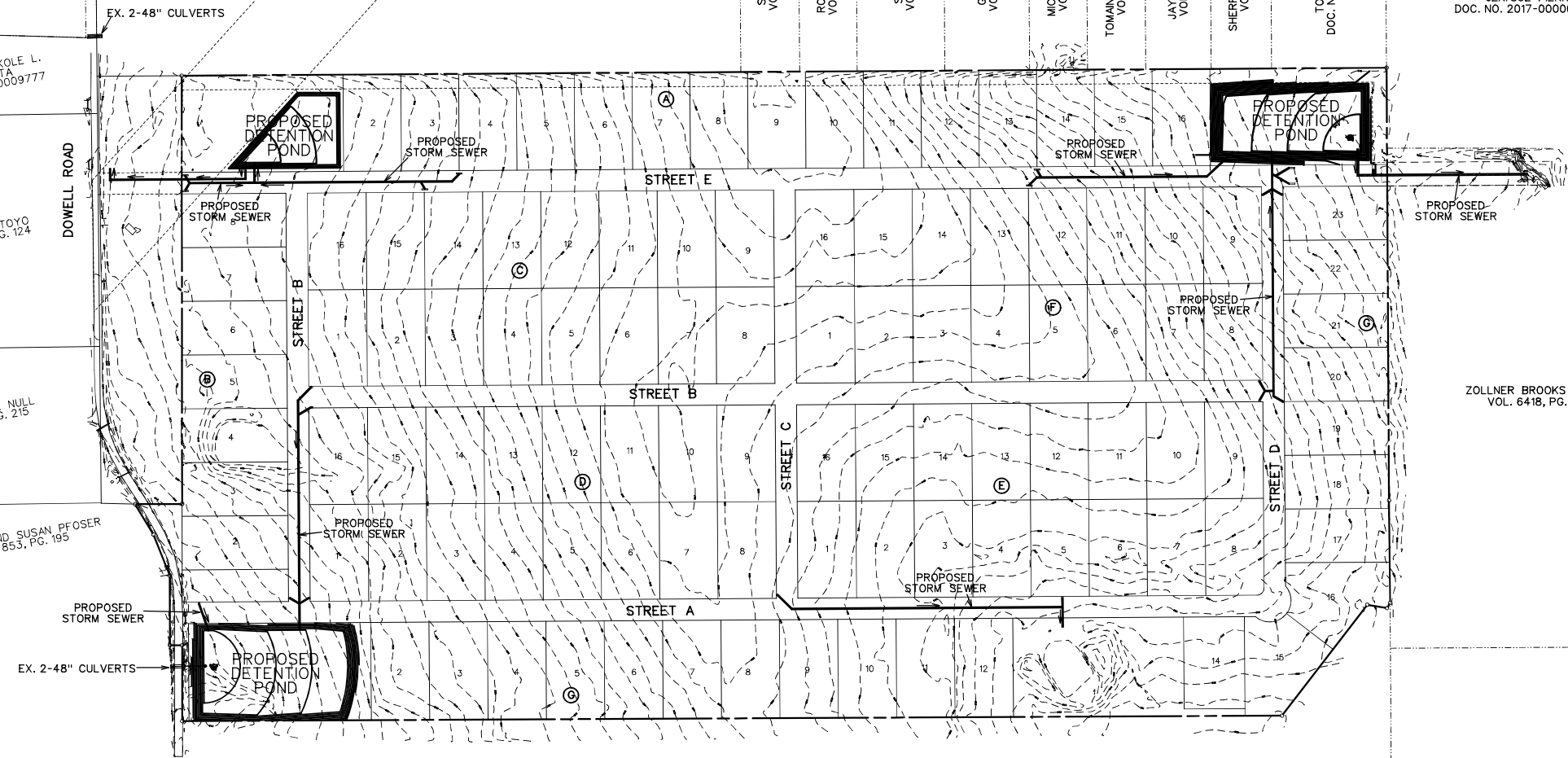
SHERY RUTH ZACHARY
VOL. 850, PG. 187

TOM SZOBOSZLAY
DOC. NO. 2014-000007141

JERI SUE PIERRE
DOC. NO. 2017-000021485


ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

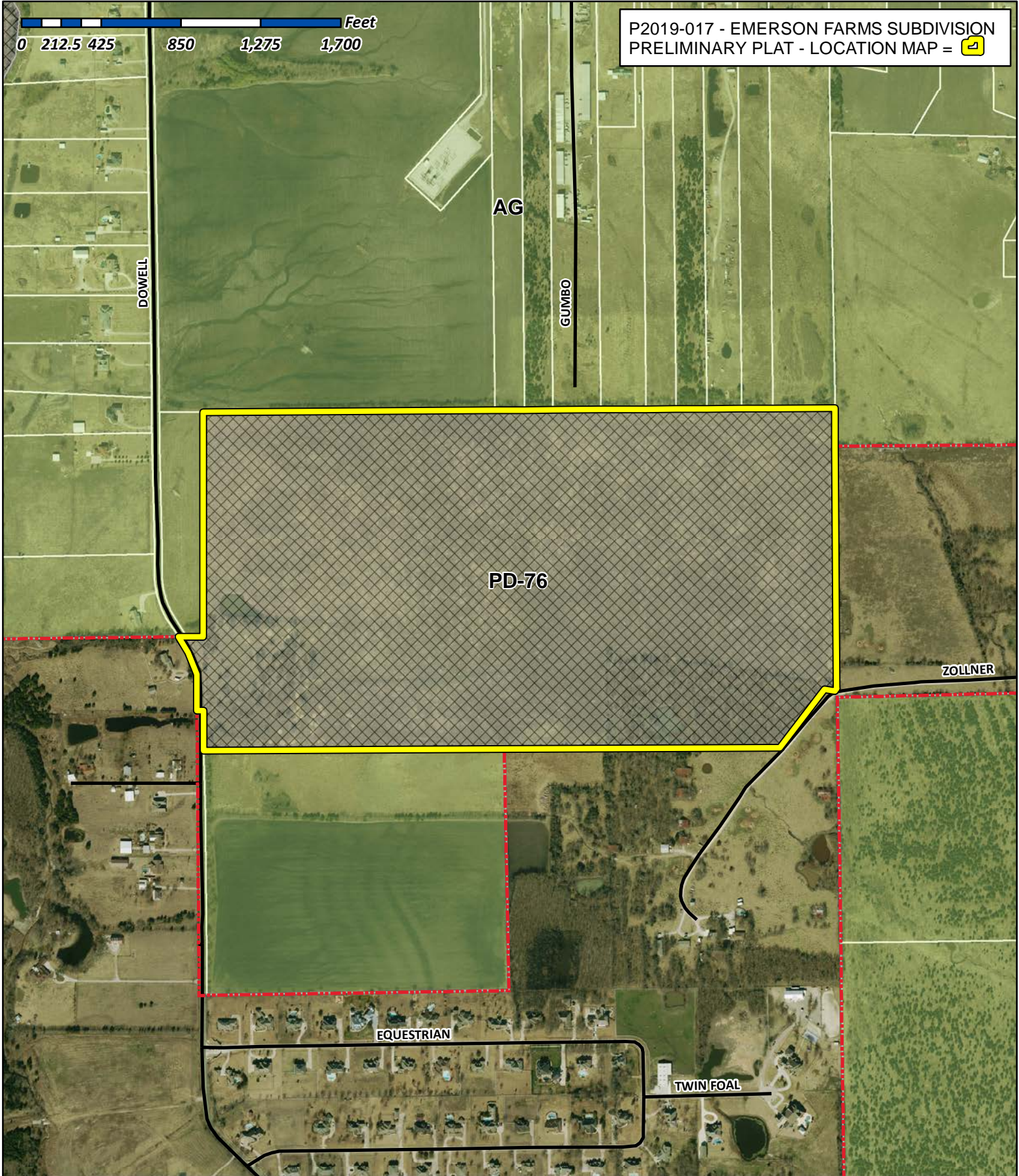
ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146



PRELIMINARY DRAINAGE PLAN
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
MARCH 2019 SCALE 1" = 200'
CASE #P2019-XXX

0 212.5 425 850 1,275 1,700 Feet

P2019-017 - EMERSON FARMS SUBDIVISION
PRELIMINARY 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.



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 _____, 2019.

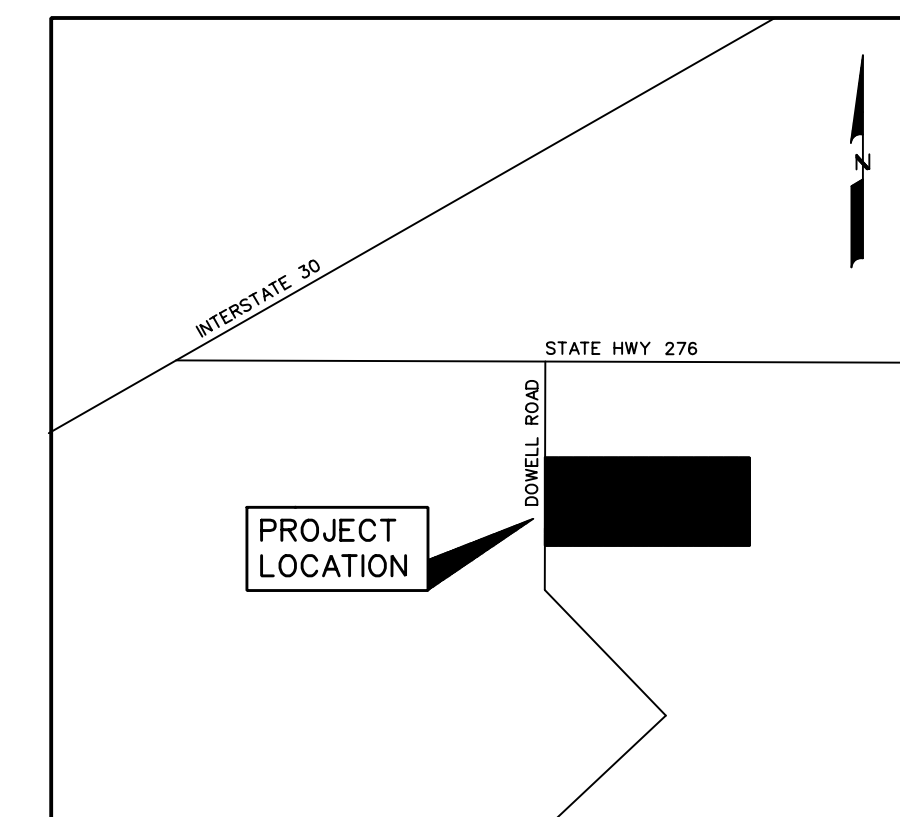
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

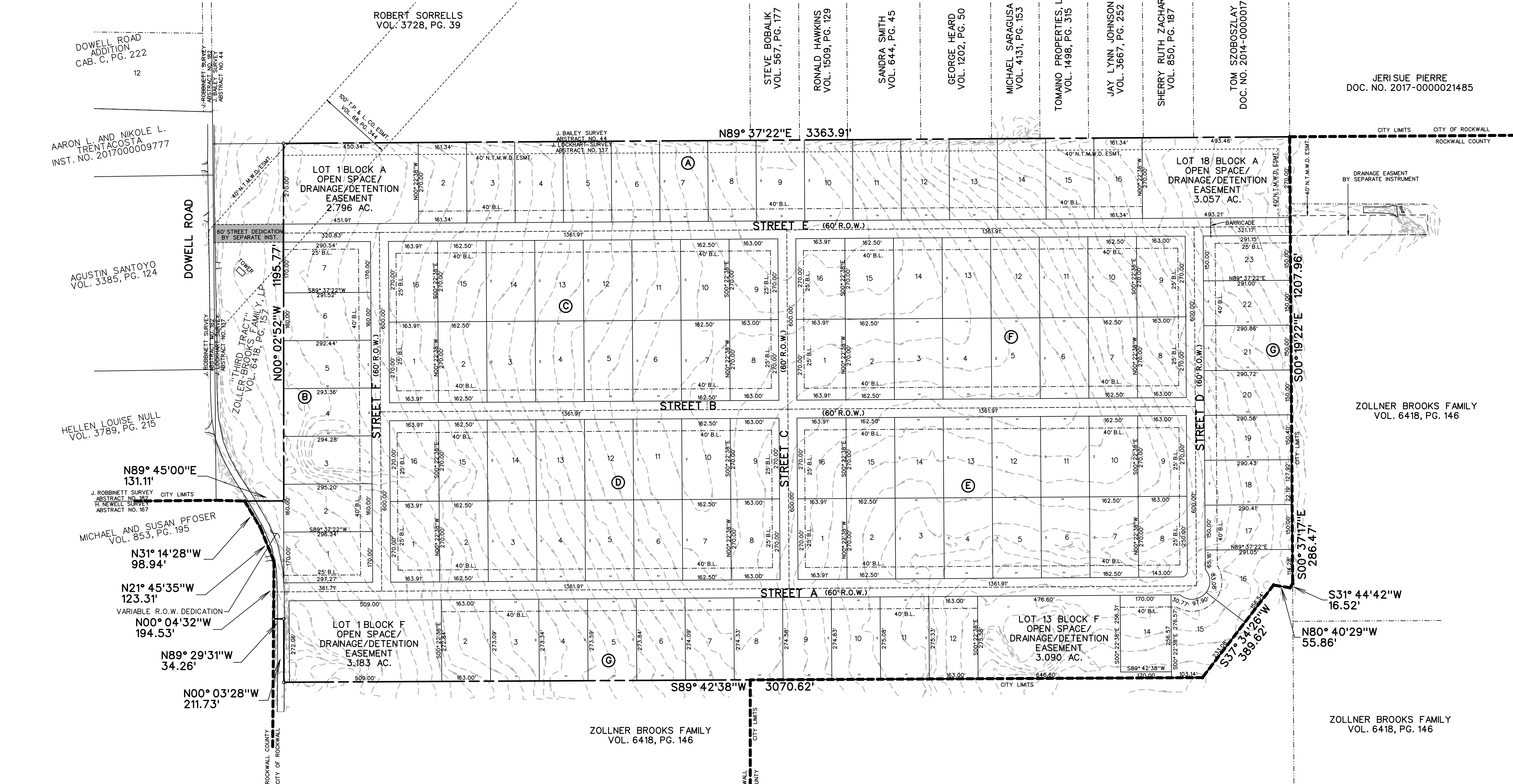
LEGEND
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.
 NO FLOOD PLAIN EXISTS ON SITE PER FEMA FLOOD RATE MAP PANEL NO. 48397C0045 L DATED SEPT. 26, 2008.

0 100 200 400
 SCALE: 1" = 200'



LOCATION MAP
 N.T.S.



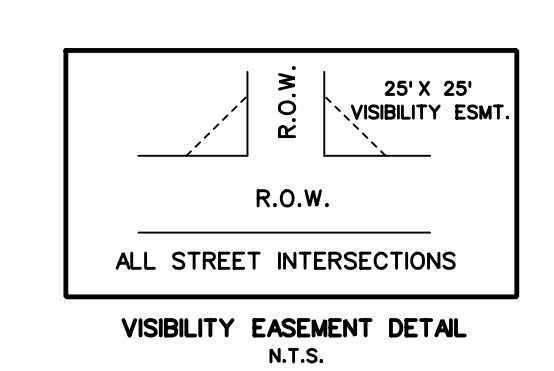
JERISUE PIERRE
 DOC. NO. 2017-000021485

ZOLLNER BROOKS FAMILY
 VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
 VOL. 6418, PG. 146

Emerson Farms											
Block C			Block E			Block G			Block F		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652				
2	43561	2	43875	2	43875	2	44476				
3	43561	3	43875	3	43875	3	44512				
4	43561	4	43875	4	43875	4	44549				
5	43561	5	43875	5	43875	5	44585				
6	43561	6	43875	6	43875	6	44622				
7	43561	7	43875	7	43875	7	44658				
8	43561	8	44010	8	43924	8	44694				
9	43561	9	44010	9	44010	9	44731				
10	43561	10	43875	10	43875	10	44767				
11	43561	11	43875	11	43875	11	44803				
12	43561	12	43875	12	43875	12	44839				
13	43561	13	43875	13	43875	13*	434638				
14	43561	14	43875	14	43875	14	43595				
15	43561	15	43875	15	43875	15	48784				
16	43561	16	44255	16	44255	16	49528				
17*	133196					17	43508				
Block D			Block F			Block G			Block H		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	50456	3	43875	3	43875	22	43639				
2	47329	4	43875	4	43875	23	43661				
3	47158	5	43875	5	43875						
4	47011	6	43875	6	43875						
5	46863	7	43875	7	43875						
6	46716	8	44010	8	44010						
7	49475	9	44010	9	44010						
		10	43875	10	43875						
		11	43875	11	43875						
		12	43875	12	43875						
		13	43875	13	43875						
		14	43875	14	43875						
		15	43875	15	43875						
		16	44255	16	44255						

* Denotes Open Space Lot



PRELIMINARY PLAT
 OF
EMERSON FARMS

107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167

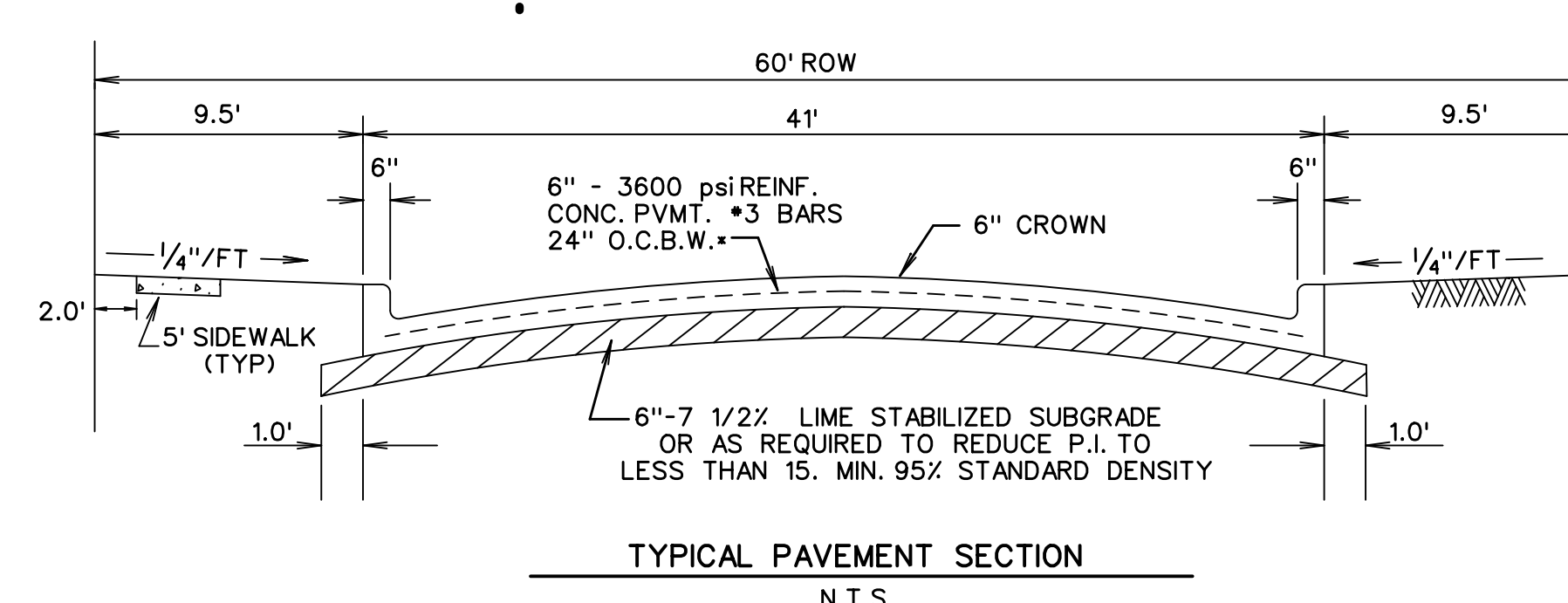
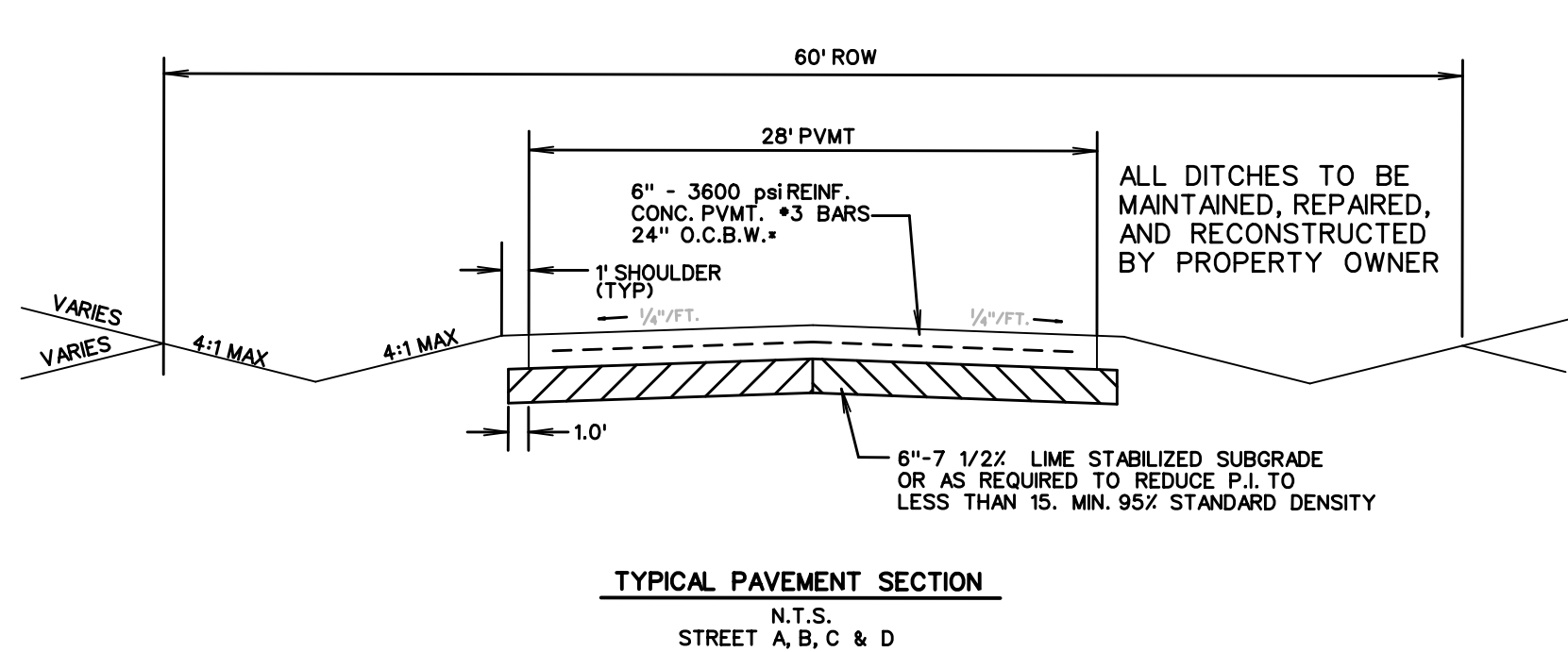
IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**

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

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MARCH 2019 SCALE 1" = 200'

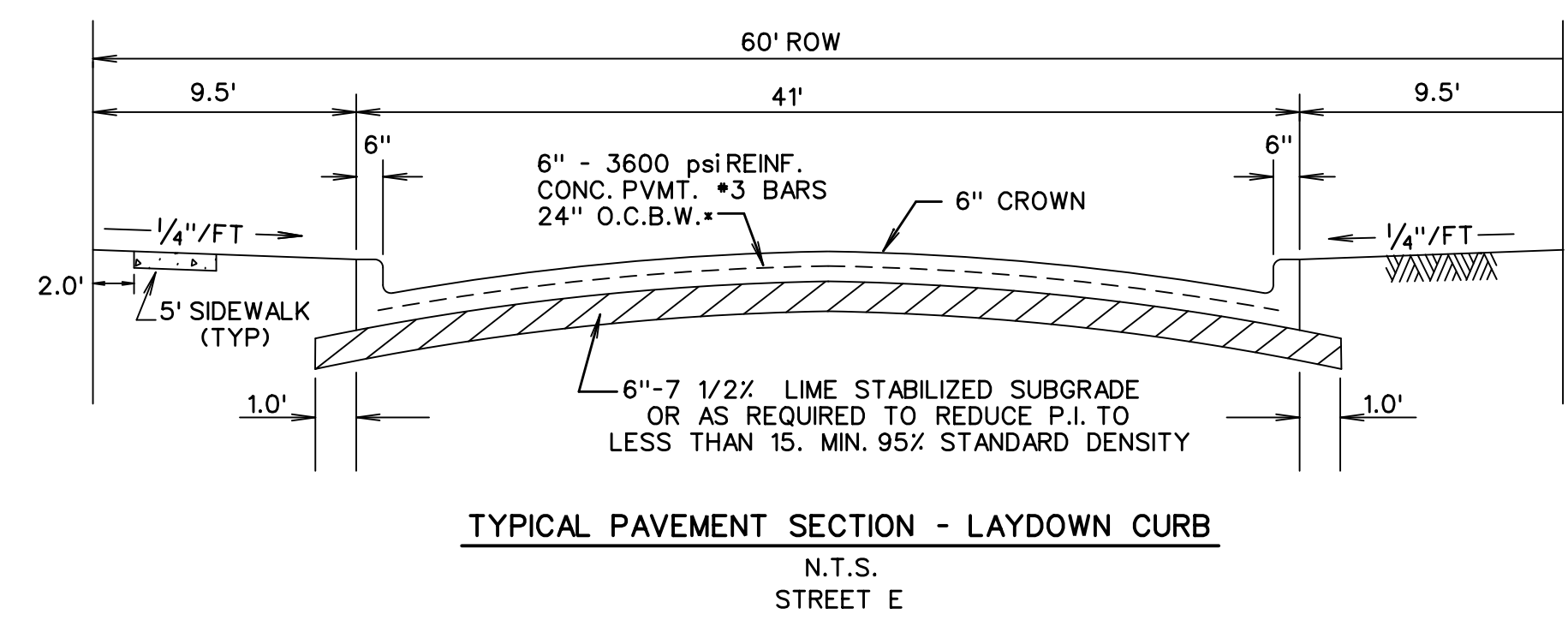
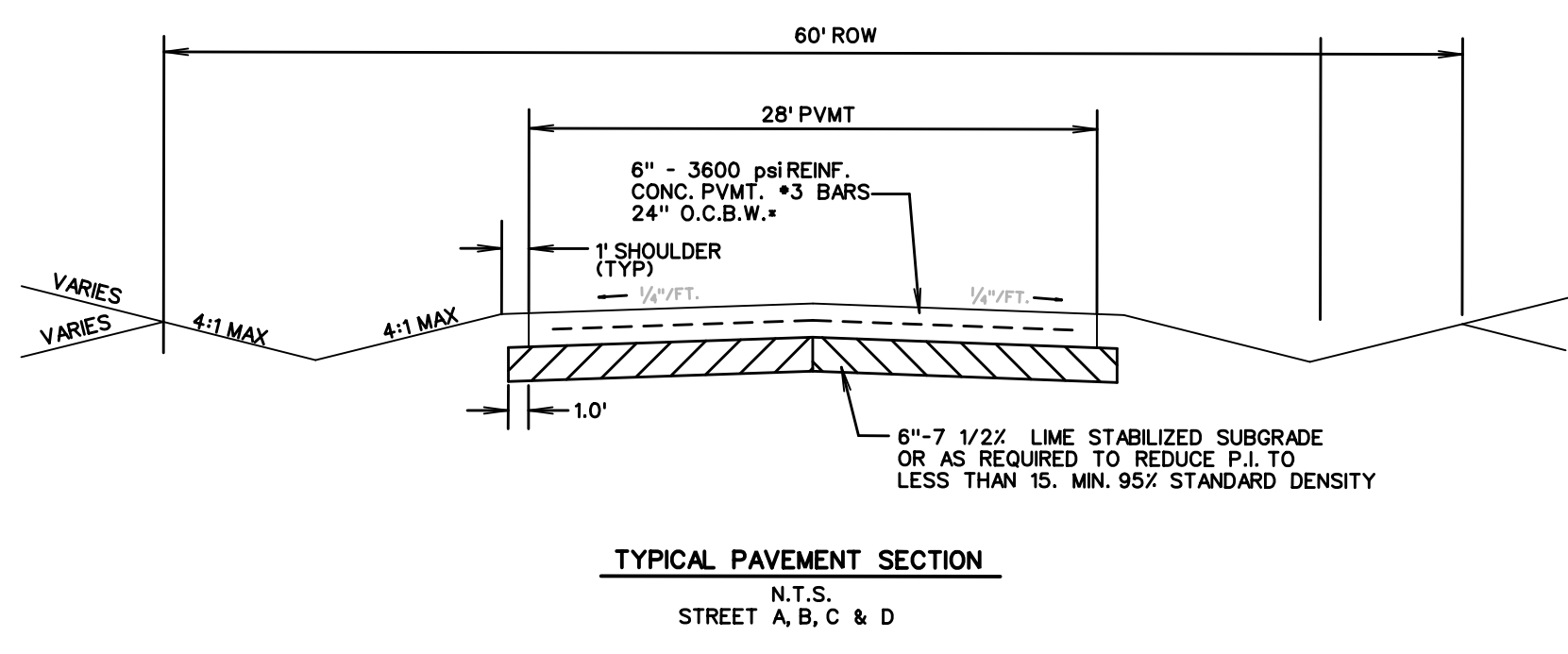
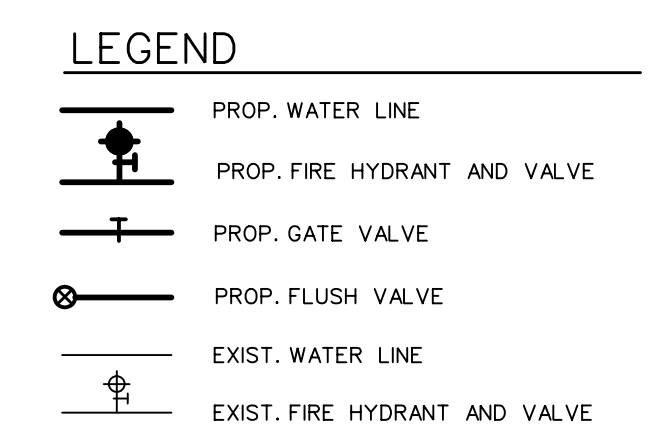
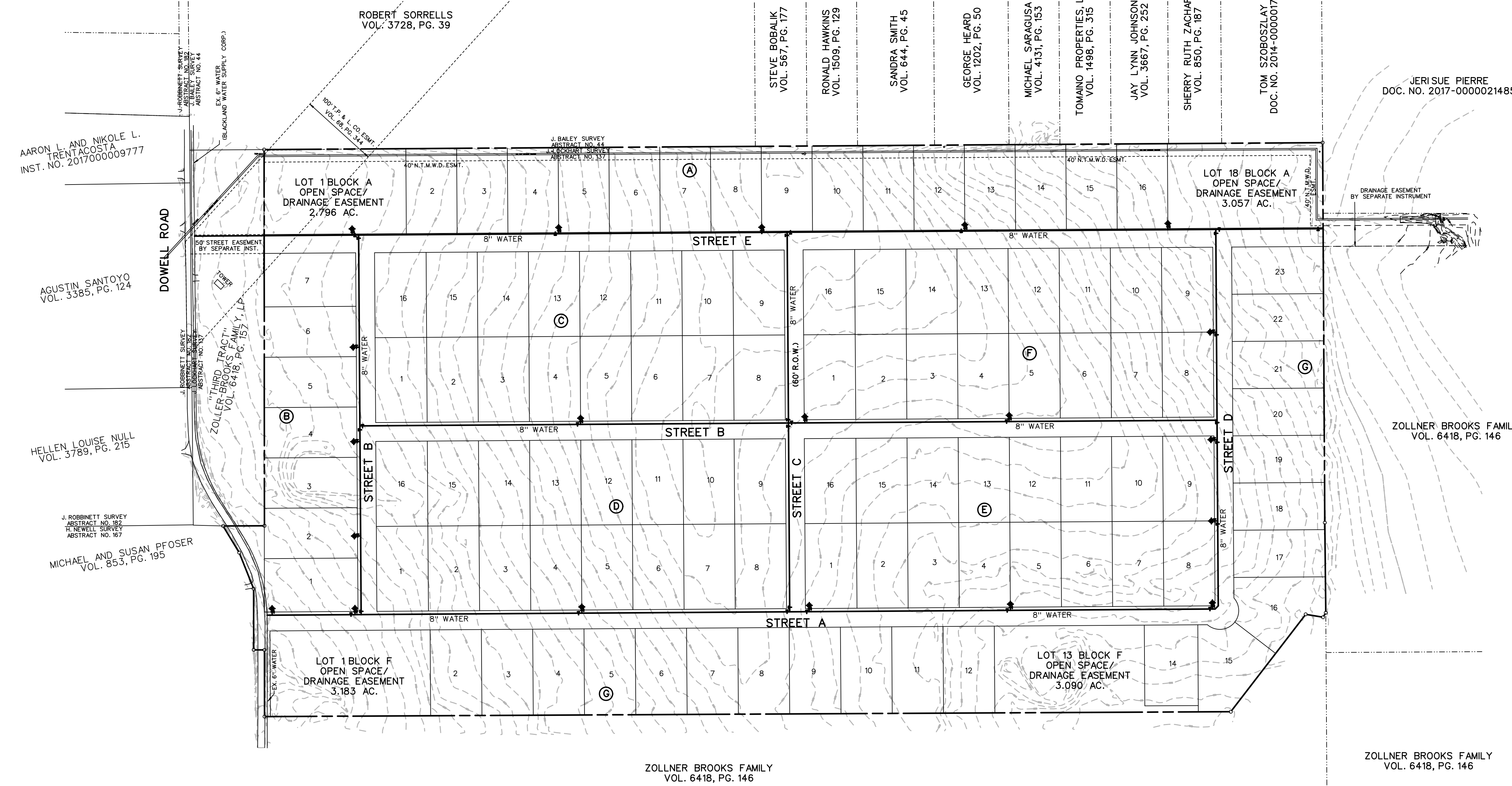
CASE #P2019-017



TOTAL ACRES **138.756**
 TOTAL RESIDENTIAL LOTS **107**
 RESIDENTIAL DENSITY **1.29**



0 100 200 400
SCALE: 1" = 200'



- NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF
EMERSON FARMS
SITUATED IN THE
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IN THE
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ROCKWALL COUNTY, TEXAS
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972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
APRIL 2019 SCALE 1" = 200'
CASE #P2019-XXX



October 2, 2019

ATTN: CHASE FINCH
CORWIN ENGINEERING, INC.
200 W. BELMONT, STE. E,
ALLEN, TX 75013

RE: PRELIMINARY PLAT (P2019-017), Emerson Farms Subdivision

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 09/16/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve the preliminary plat for Emmerson Farms, staff would propose the following conditions of approval:

(1) The preliminary shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

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

PLANNING AND ZONING COMMISSION

On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff's conditions of approval passed by a vote of 6-0 with Commissioner Moeller absent.

CITY COUNCIL:

On September 16, 2019, the City Council's motion to to approve the preliminary plat for the Emerson Farms Addition with staff conditions passed by a vote of 5-0, with Council Members Macalik and Hohenshelt absent.

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, you will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1st Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a Tax Receipt indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2019. Should the plat be filed after August 31, 2019, a Tax Receipt indicating that the current



years assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County. Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745. When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts, & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*

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,

A handwritten signature in black ink that reads "Korey Brooks".

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX