



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-034 P&Z DATE 8/27/19 CC DATE 9/10/19 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 checked="" 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. SP2019-034

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]

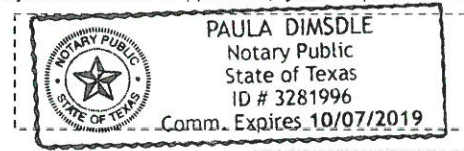
Before me, the undersigned authority, on this day personally appeared Suresh Shridharani [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 3025.12, 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 20th day of August, 20 19.

Owner's/Applicant's 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: 8/21/2019

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, 08/22/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 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: SP2019-034
Project Name: Site Plan for Emerson Farms
Project Type: SITE PLAN
Applicant Name: CORWIN ENGINEERING
Owner Name: SORRELLS, ROBERT
Project Description:



RECEIPT

Project Number: SP2019-034
Job Address: HWY276
ROCKWALL, TX 75189

Receipt Number: B86421

Printed: 8/21/2019 3:14 pm

Fee Description	Account Number	Fee Amount
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SITE PLANNING		
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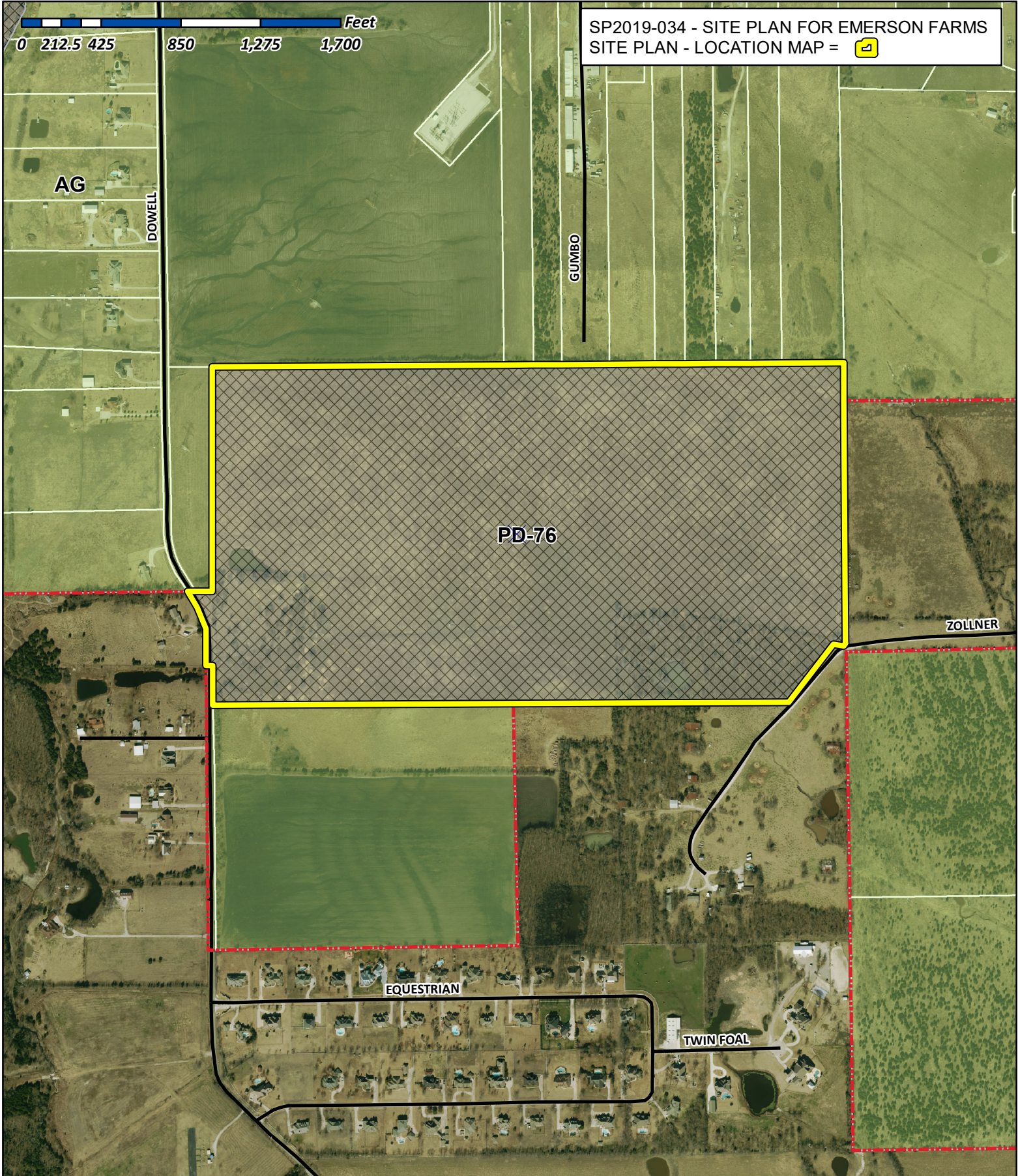
	01-4280	
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		\$ 3,025.12
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Total Fees Paid:

\$ 3,025.12

Date Paid: 8/21/2019 12:00:00AM
Paid By: CORWIN ENGINEERING
Pay Method: CHECK 17908
Received By: LM



SP2019-034 - SITE PLAN FOR EMERSON FARMS
 SITE PLAN - LOCATION MAP =

0 212.5 425 850 1,275 1,700 Feet

AG

DOWELL

GUMBO

PD-76

ZOLLNER

EQUESTRIAN

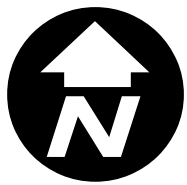
TWIN FOAL



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.

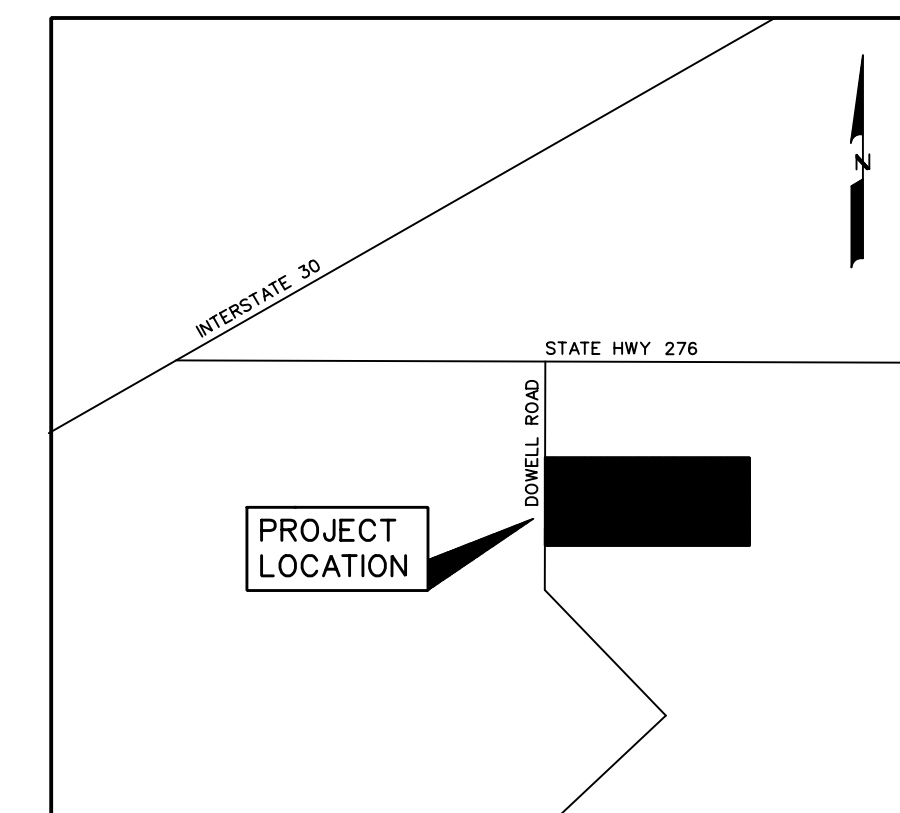




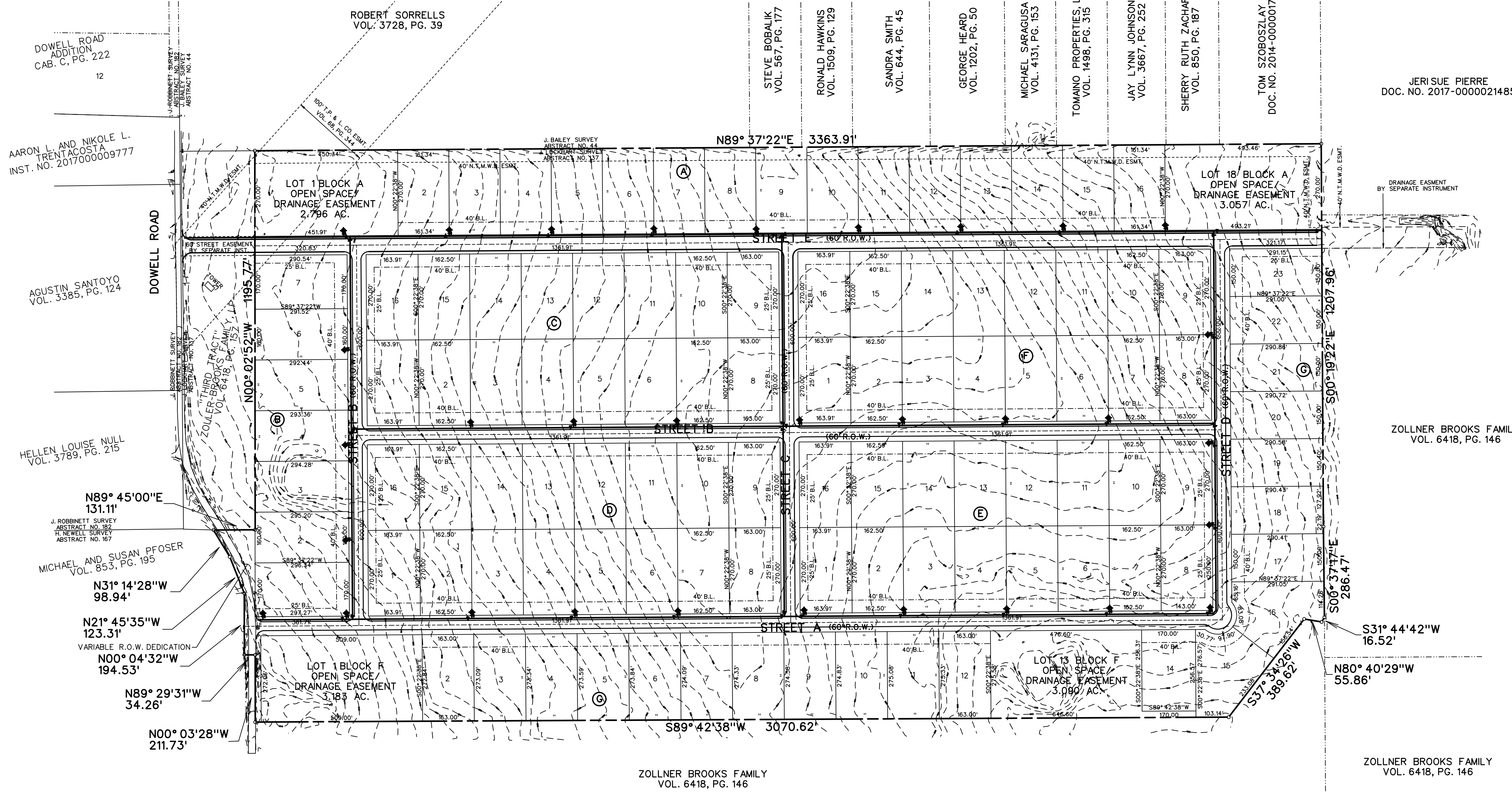
SCALE: 1" = 200'

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

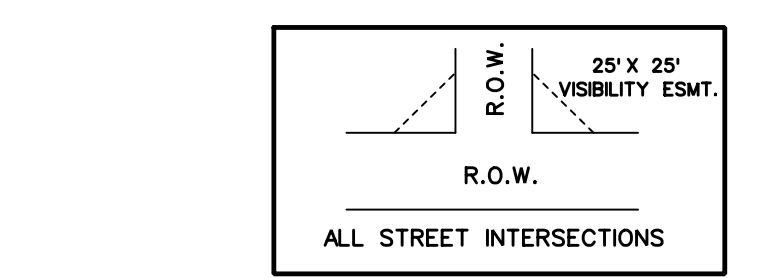
NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE DETENTION AND OPEN SPACE EASEMENTS AND LOTS.



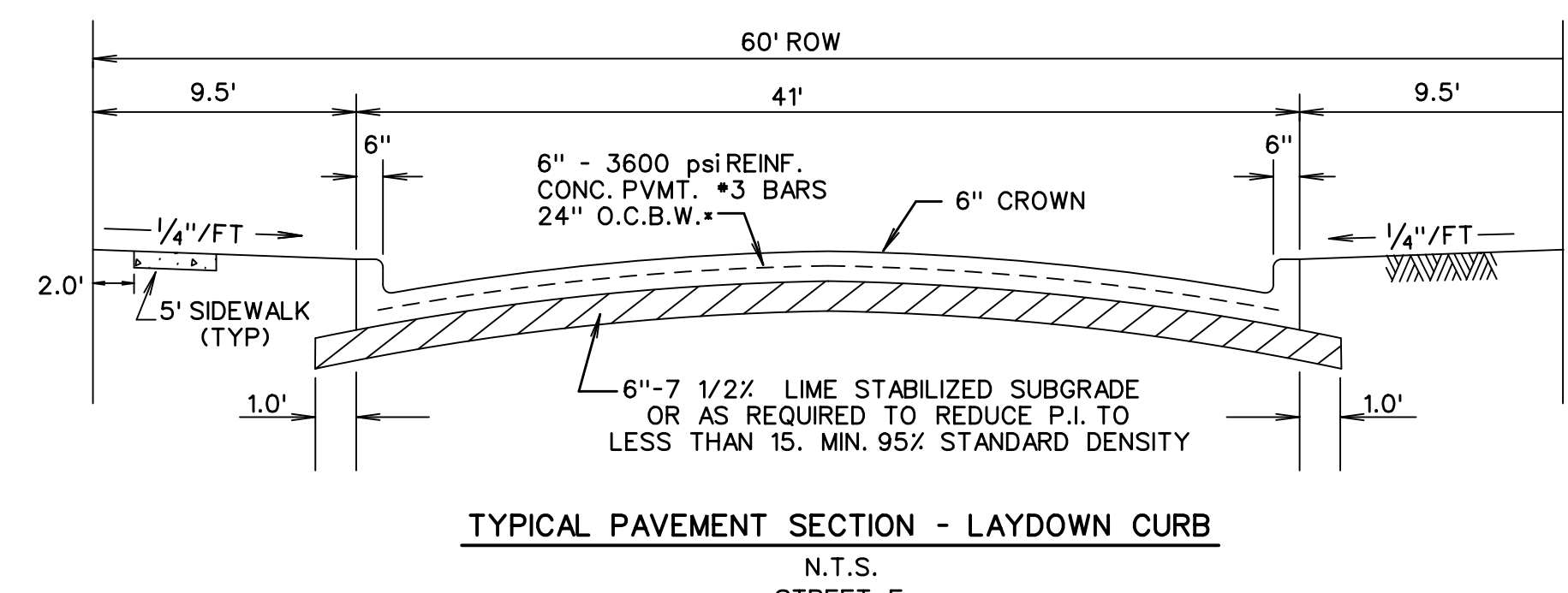
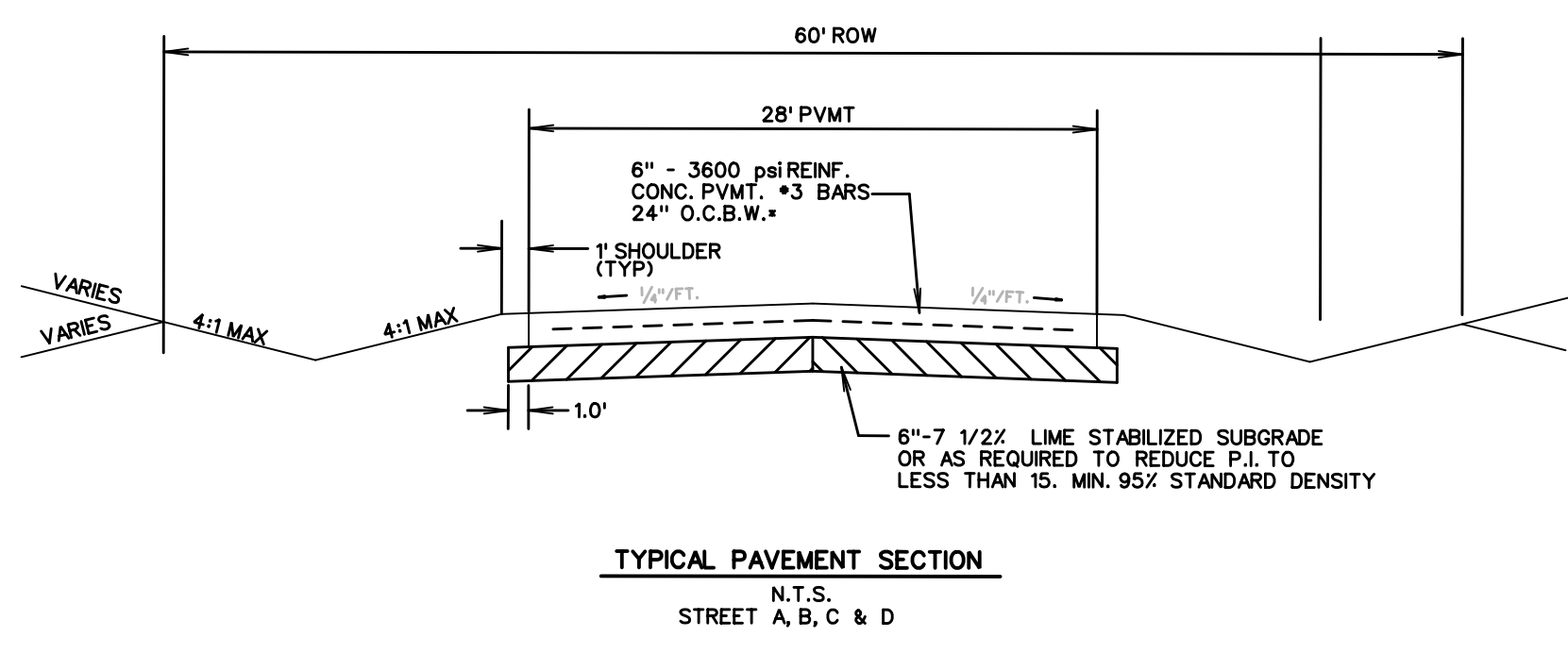
LOCATION MAP
N.T.S.



Emerson Farms					
Block A		Block C		Block E	
Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255
2	43561	2	43875	2	43875
3	43561	3	43875	3	43875
4	43561	4	43875	4	43875
5	43561	5	43875	5	43875
6	43561	6	43875	6	43875
7	43561	7	43875	7	43875
8	43561	8	44010	8	44010
9	43561	9	44010	9	44010
10	43561	10	43875	10	43875
11	43561	11	43875	11	43875
12	43561	12	43875	12	43875
13	43561	13	43875	13	43875
14	43561	14	43875	14	43875
15	43561	15	43875	15	43875
16	43561	16	44255	16	44255
17*	133196				



SITE 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
 JUNE 2019 SCALE 1" = 200'
 CASE #P2019-XXX



TOTAL ACRES 138.756
 TOTAL RESIDENTIAL LOTS 107
 RESIDENTIAL DENSITY 1.29



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: August 27, 2019
APPLICANT: Chase Finch; Corwin Engineering, Inc.
CASE NUMBER: SP2019-034; *Site Plan for Emerson Farms Subdivision*

SUMMARY

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a site plan 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.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65*. On November 3, 2014, the City Council approved *Ordinance No. 14-50 [Case No. Z2014-030]*, 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.

PURPOSE

The applicant is requesting approval for a site plan for a 107-lot single-family, residential subdivision (*i.e. the Emerson Farms Subdivision*) for the purpose of laying out the development and depicting the proposed amenities, landscaping, and hardscape for the proposed development. In conjunction with this site plan, the applicant has submitted preliminary water, sewer, and drainage plans and a preliminary plat [*Case No. P2019-017*] that will be reviewed by the Parks and Recreation Board on September 4, 2019.

ADJACENT LAND USES AND ACCESS

The subject property is located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several vacant tracts of land followed by SH-276, which is identified as a TxDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of the City of Rockwall. These areas are zoned Agricultural (AG) District.

South: Directly south of the subject property there is a large vacant tract of land that is zoned Agricultural (AG) District and which delineates the city limits of the City of Rockwall.

East: Directly east of the subject property is a large tract of land that is not located within the city limits of the City of Rockwall. Following this is FM-551, which is identified as a M4U (*major*

collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan. Beyond this is a large vacant tract of land that is zoned Agricultural (AG) District.

West: Directly west of the subject property is Dowell Road, which is identified as an M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan and which delineates the city limits of the City of Rockwall. Beyond this there are a large tract of land containing several single-family homes. Following this is a vacant tract of land that is entitled for a single-family residential subdivision (*i.e. PD-66*). These areas are zoned Agricultural (AG) and Planned Development District 66 (PD-66) for Neighborhood Services (NS), Single-Family 8.4 (SF-8.4), and Single-Family 16 (SF-16) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

The site plan shows that the 138.756-acre property will consist of 107 single-family estate lots. Specifically, the development will contain lots that will be a minimum of 150-feet in width and 250-feet in depth, and be a minimum of one (1) acre. The minimum size of each dwelling unit (*i.e. air conditioned space*) will be 2,600 SF and utilize a minimum of 80% primary materials (*e.g. stone, brick, and cementitious materials*). The proposed development will incorporate a rural-local roadway (*i.e. will not be curb and gutter*) and have a minimum front yard setback of 40-feet. The applicant has previously been granted approval to utilize On-Site Sewage Facilities (OSSF). The development will incorporate 20% open space and have a location for a neighborhood pocket park. The proposed housing product conforms to the City's anti-monotony requirements and will incorporate a combination of *traditional swing* (*i.e. J-Swing*) garages and a second single garage that is permitted to face the street. The submitted plan generally conforms to the technical requirements contained within the UDC for a property located within a Planned Development District 76 (PD-76). A summary of the density and dimensional requirements for the subject property are as follows:

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within Planned Development District 76 (PD-76) [*Ordinance No 14-50*];

- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

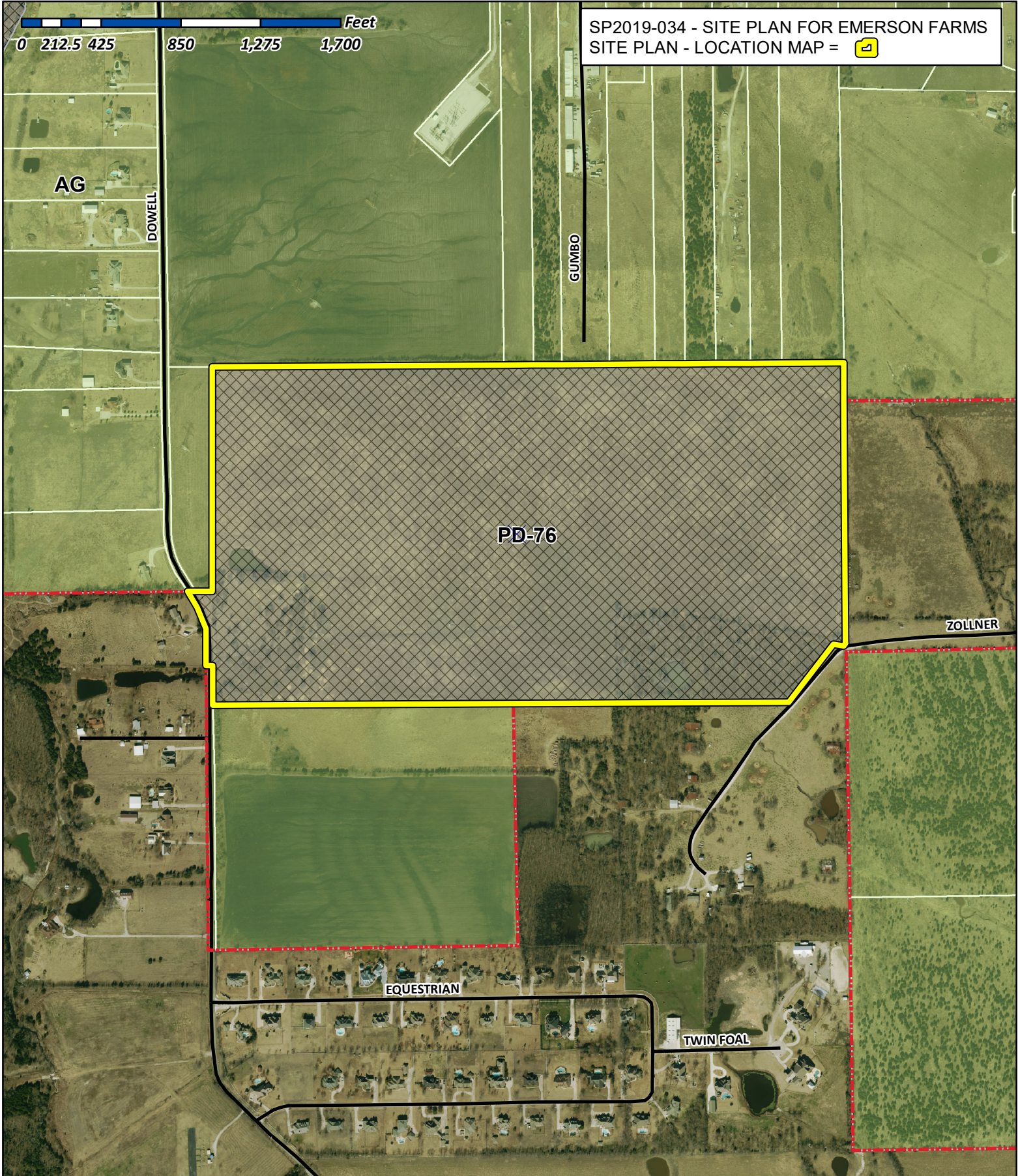
City of Rockwall Project Plan Review History



Project Number SP2019-034	Owner SORRELLS, ROBERT	Applied 8/20/2019	LM
Project Name Site Plan for Emerson Farms	Applicant CORWIN ENGINEERING	Approved	
Type SITE PLAN		Closed	
Subtype		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	8/20/2019	8/27/2019				
ENGINEERING (8/22/2019 2:08 PM JMW) - 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. - Water line on north side of property to be 12" diameter, across entire property. - Frontage along Dowell Rd required to have a 20" diameter water line - Street E connection to Dowell Rd to be 60' dedicated ROW not an easement.	JEREMY WHITE	8/20/2019	8/27/2019	8/22/2019	2	COMMENTS	See Comments
FIRE	Kevin Clark	8/20/2019	8/27/2019	8/22/2019	2	APPROVED	
GIS (8/22/2019 1:57 PM LS) (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.	Lance Singleton	8/20/2019	8/27/2019	8/22/2019	2	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	Korey Brooks	8/20/2019	8/27/2019	8/22/2019	2 COMMENTS	Comments
<p>SP2019-034; Site Plan for Emerson Farms 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 site plan 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 (SP2019-034) in the lower right-hand corner of all pages on future submittals.</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).</p> <p>M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] a site plan and this submittal is complete.</p> <p>M.6 Site Plan. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:</p> <p>1) The proposed amenities, landscaping and hardscape are not shown and labeled. According to Subsection 8.1, PD Site Plan, of Planned Development District 76 (PD-76) [Ordinance No. 14-50] the PD Site Plan shall identify all site/landscaping/hardscape for open space, neighborhood parks, trail systems, street buffers, and entry features. Please show and label all proposed amenities, landscaping, and hardscape on the site plan.</p> <p>I.6 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.</p> <p>I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning & Zoning Meeting September 10, 2019.</p>						



SP2019-034 - SITE PLAN FOR EMERSON FARMS
 SITE PLAN - LOCATION MAP =

0 212.5 425 850 1,275 1,700 Feet

AG

DOWELL

GUMBO

PD-76

ZOLLNER

EQUESTRIAN

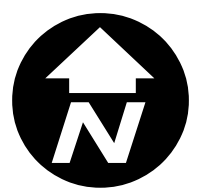
TWIN FOAL

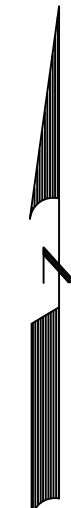


City of Rockwall

Planning & Zoning Department
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 (P): (972) 771-7745
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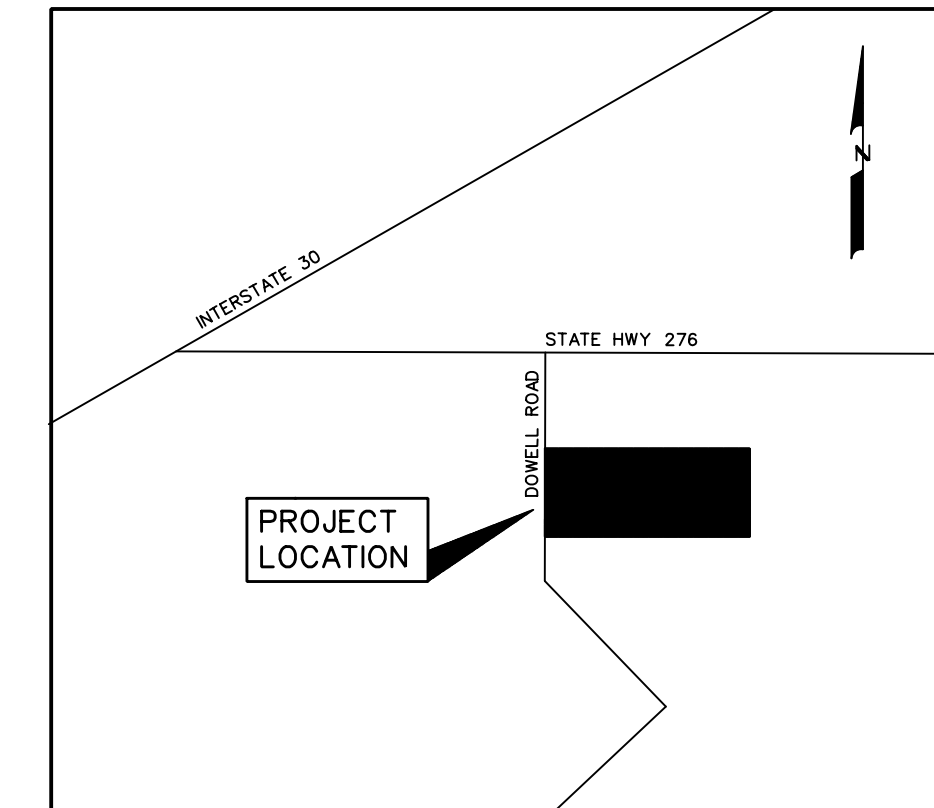




SCALE: 1" = 200'

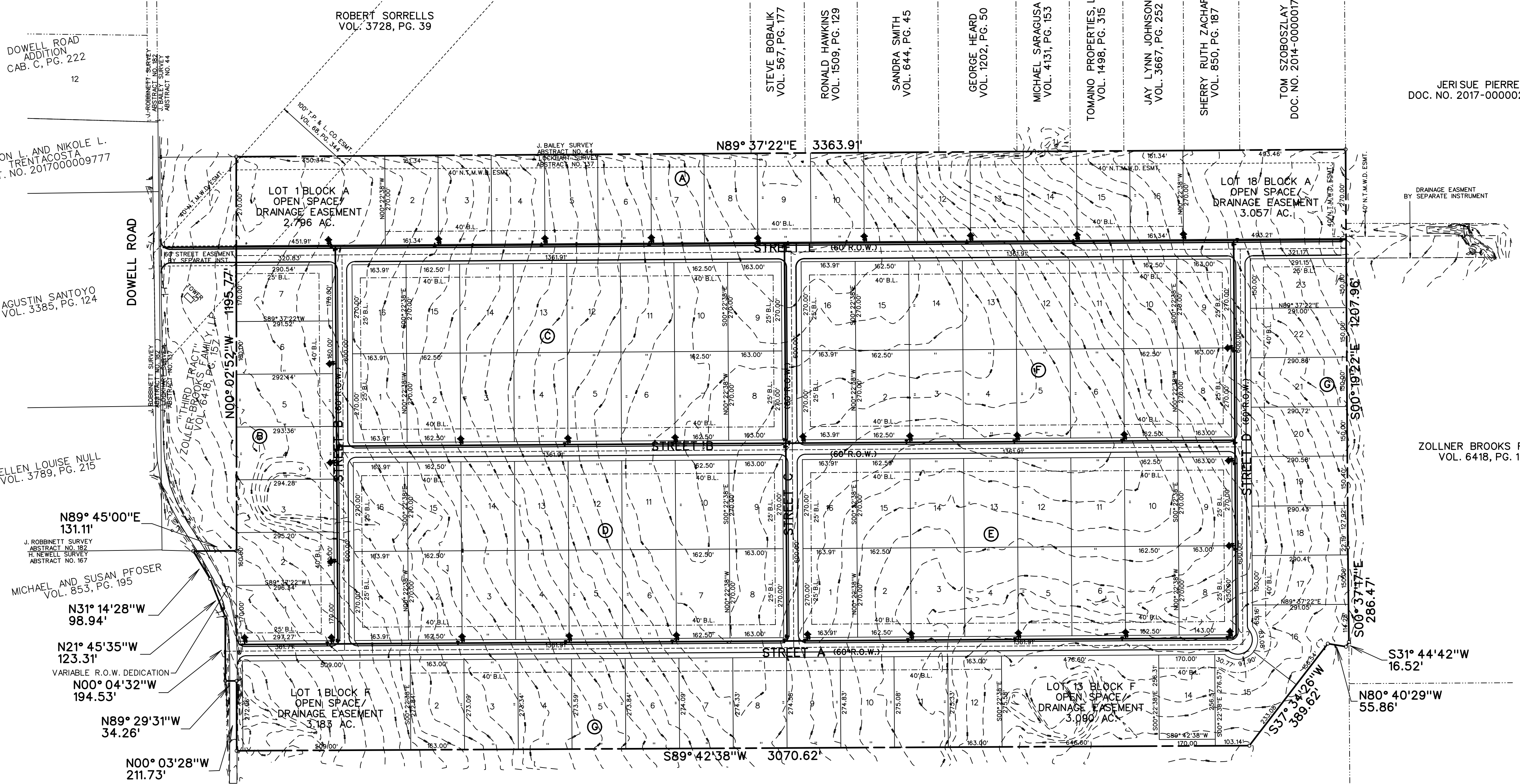
LEGEND
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 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION

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



LOCATION MAP
N.T.S.

JERI SUE PIERRE
DOC. NO. 2017-000021485

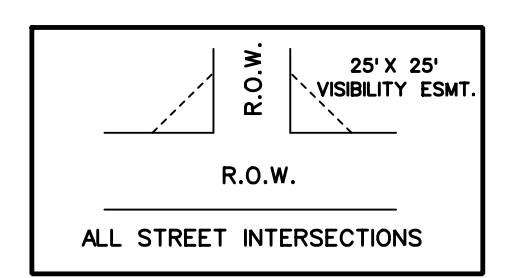


ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

Emerson Farms					
Block A	Block C	Block E	Block G		
Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1*	138652
2	43561	2	43875	2	44476
3	43561	3	43875	3	44512
4	43561	4	43875	4	44549
5	43561	5	43875	5	44585
6	43561	6	43875	6	44622
7	43561	7	43875	7	44658
8	43561	8	44010	8	44694
9	43561	9	44010	9	44731
10	43561	10	43875	10	44767
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13	43561	13	43875	13*	44876
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15	43561	15	43875	15	44949
16	43561	16	44255	16	44986
17*	133196			17	45022
		Block D		18	45059
				19	45095
				20	45132
				21	45168
				22	45205
				23	45241
				24	45278
				25	45314
				26	45351
				27	45387
				28	45424
				29	45460
				30	45497
				31	45533
				32	45570
				33	45606
				34	45643
				35	45679
				36	45716
				37	45752
				38	45789
				39	45825
				40	45862
				41	45898
				42	45935
				43	45971
				44	46008
				45	46044
				46	46081
				47	46117
				48	46154
				49	46190
				50	46227
				51	46263
				52	46300
				53	46336
				54	46373
				55	46409
				56	46446
				57	46482
				58	46519
				59	46555
				60	46592
				61	46628
				62	46665
				63	46701
				64	46738
				65	46774
				66	46811
				67	46847
				68	46884
				69	46920
				70	46957
				71	46993
				72	47030
				73	47066
				74	47103
				75	47139
				76	47176
				77	47212
				78	47249
				79	47285
				80	47322
				81	47358
				82	47395
				83	47431
				84	47468
				85	47504
				86	47541
				87	47577
				88	47614
				89	47650
				90	47687
				91	47723
				92	47760
				93	47796
				94	47833
				95	47869
				96	47906
				97	47942
				98	47979
				99	48015
				100	48052
				101	48088
				102	48125
				103	48161
				104	48198
				105	48234
				106	48271
				107	48307

* Denotes Open Space Lot

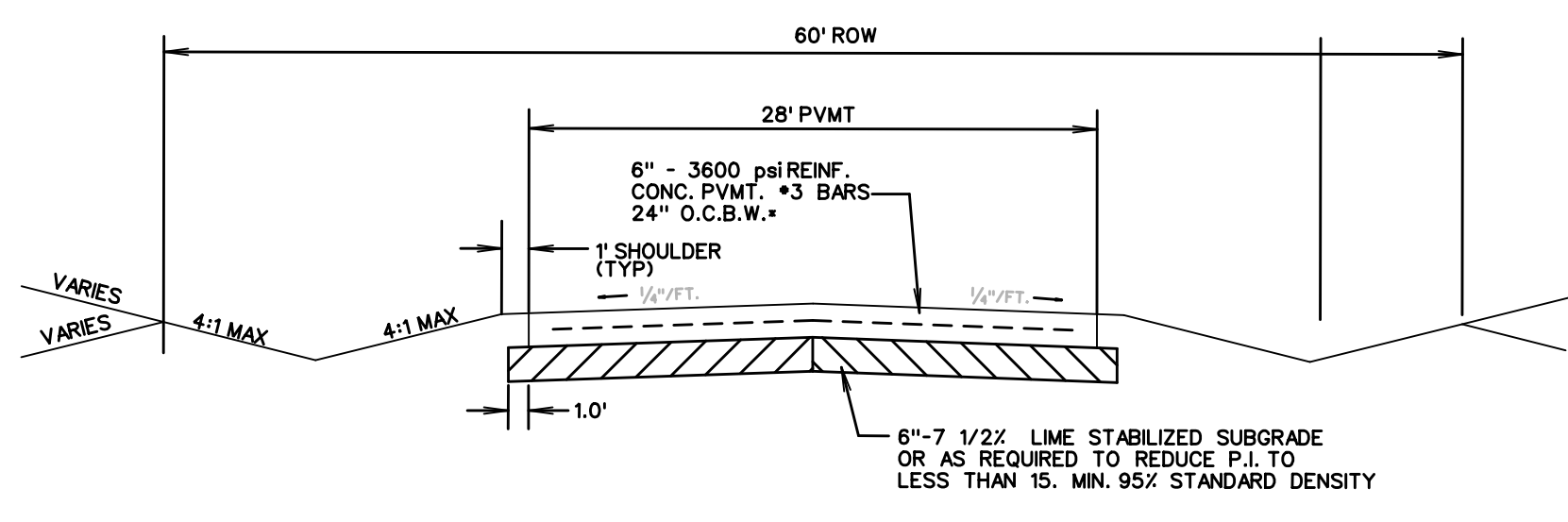


VISIBILITY EASEMENT DETAIL
N.T.S.

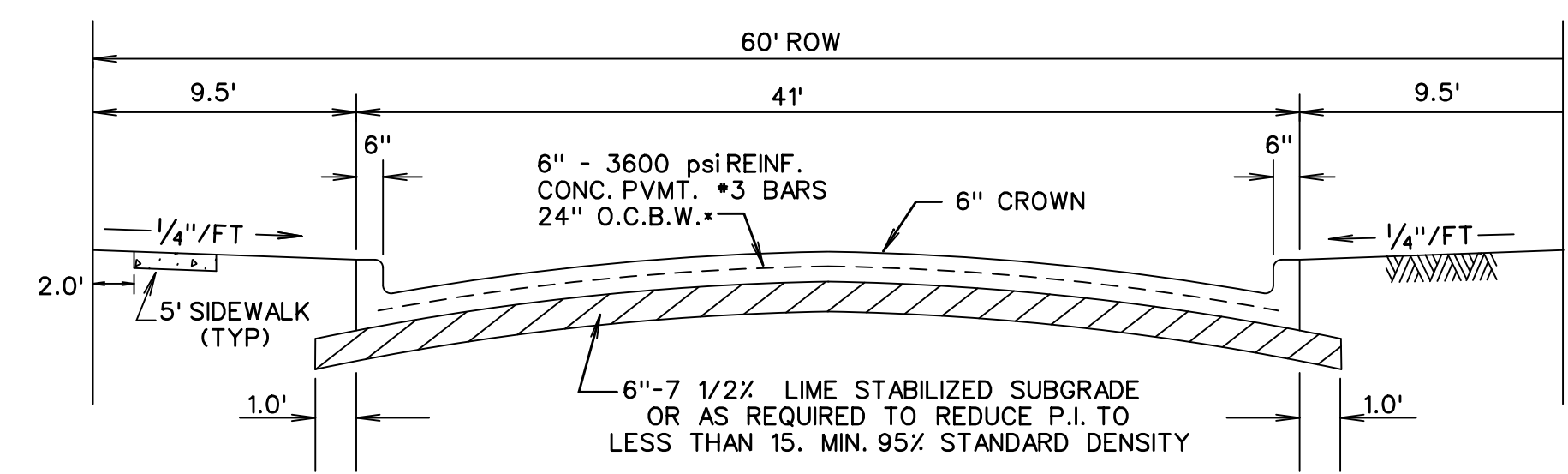
SITE PLAN OF
EMERSON FARMS

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
 JUNE 2019 SCALE 1" = 200'

TOTAL ACRES 138.756
 TOTAL RESIDENTIAL LOTS 107
 RESIDENTIAL DENSITY 1.29



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



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



September 5, 2019

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

RE: SITE PLAN (SP2019-034), Site Plan for Emerson Farms

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 08/27/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within Planned Development District 76 (PD-76) [Ordinance No 14-50];*
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and*
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION

On August 27, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff's conditions of approval passed by a vote of 5-0 with Commissioners Fishman and Womble absent.

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,

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