



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. P2023-010

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

[Greyed out area for Architecture Review Board recommendations]

PLANNING AND ZONING COMMISSION

On May 9, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 7-0.

CITY COUNCIL READING #1

On May 15, 2023, the City Council approved a motion to approve the Master Plat by a vote of 6-0.

CITY COUNCIL READING #2

[Greyed out area for City Council Reading #2]

CONDITIONS OF APPROVAL

[Greyed out area for Conditions of Approval]

NOTES

[Greyed out area for Notes]



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹ (200+27.46*15=\$611.90)
- 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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: none

Subdivision: Discovery Lakes, Phase 2 Lot: Block:

General Location: 27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: PD-78 Current Use: None

Proposed Zoning: PD-78 Proposed Use: Single Family Residential

Acreage: 27.46 Lots [Current]: 1 Lots [Proposed]: 31

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Alberto Dal Cin [Owner] the undersigned, who stated the information on this application to be true and certified the following:

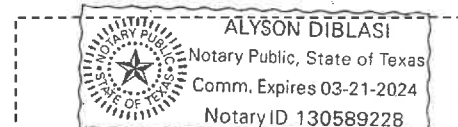
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024

**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

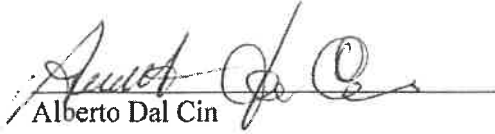
The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

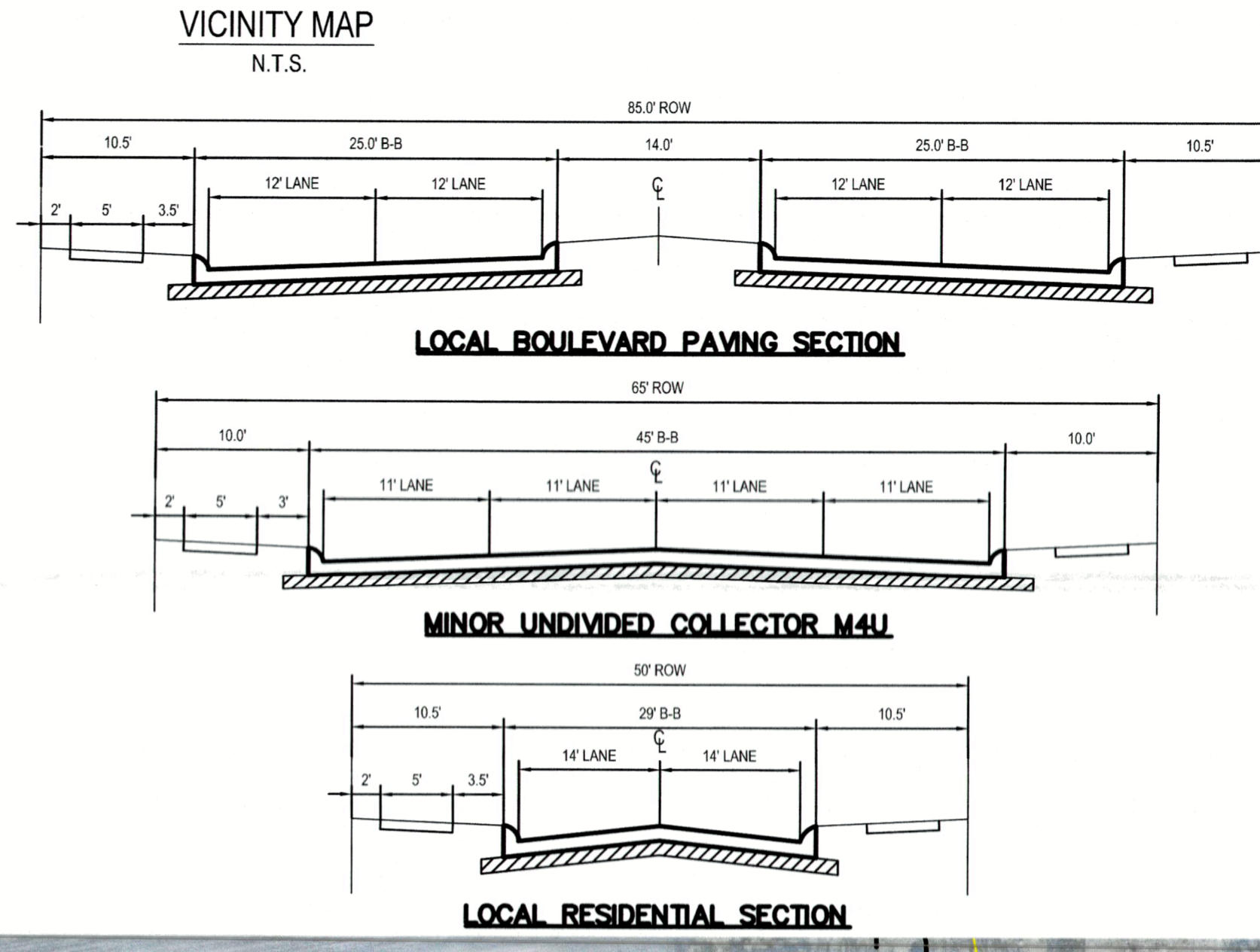
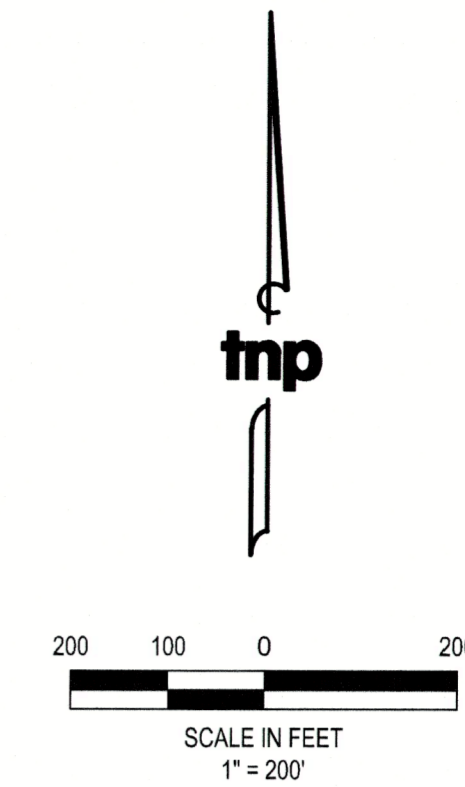
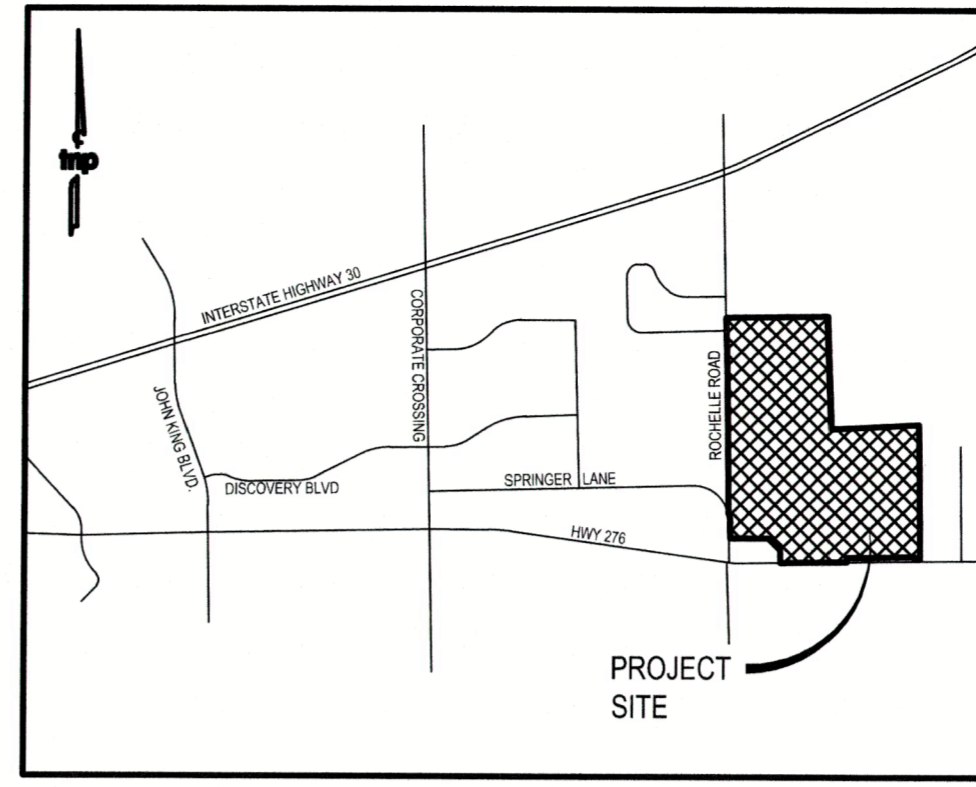
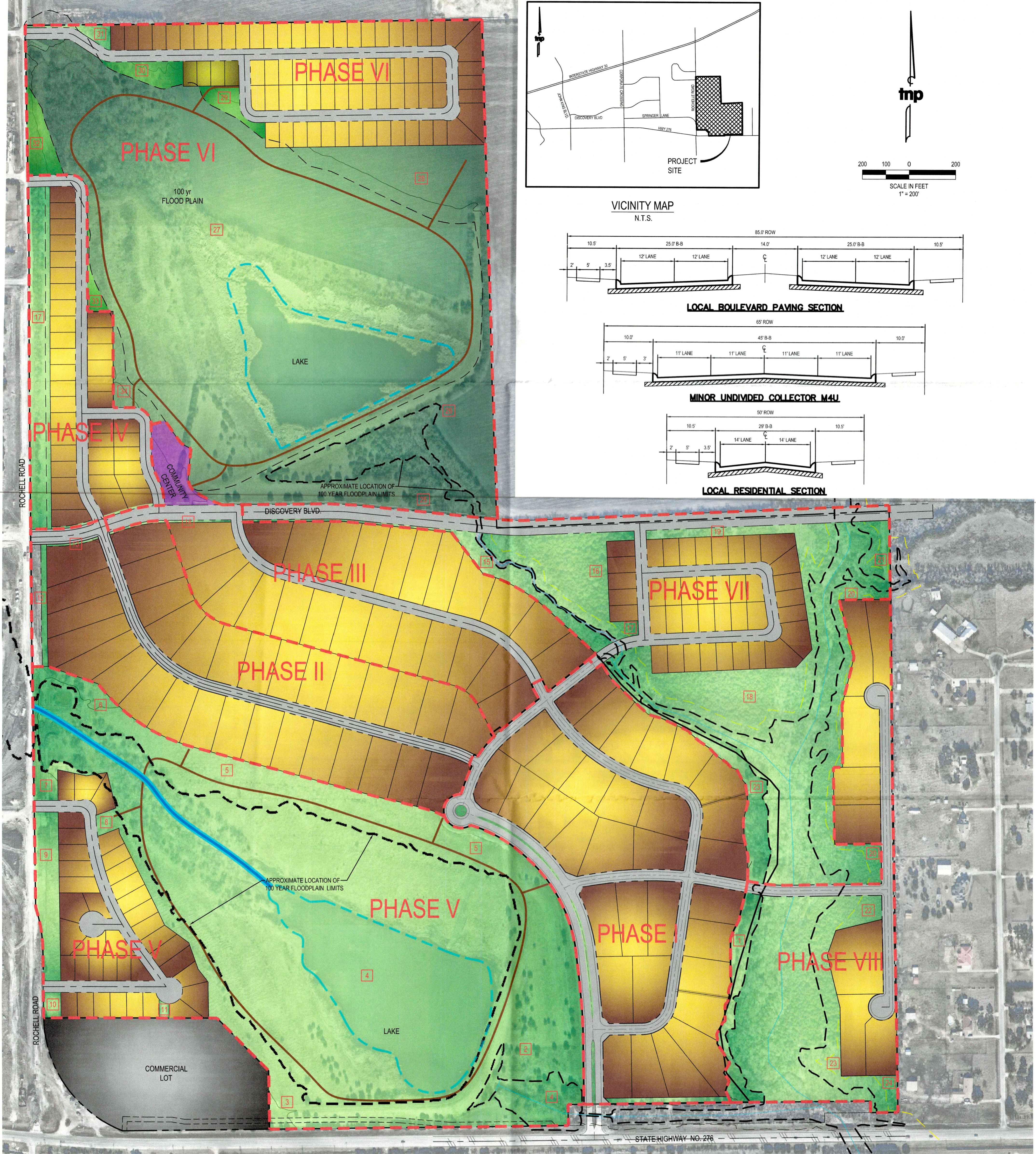

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%

- NOTES:
- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 - SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BRUSHY CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
 - WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-8 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
 - ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY STATE HIGHWAY NO. 276 AND THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
 - BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TABLE		
		WATER	SEWER	STREETS
1	33.63	16" FROM ROCHELLE RD. TO EASTERN LIMIT OF PH. 1		
2	27.47	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 2 FRONTAGE
3	22.59	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 3 FRONTAGE
4	12.77	12" ALONG ROCHELLE RD ALONG PH. 4 FRONTAGE	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN	WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE
5	70.8			WIDEN ROCHELLE RD. ALONG PH. 5 FRONTAGE TO DISCOVERY BLVD.
6	82.18	12" ALONG ROCHELLE RD ALONG PH. 6 FRONTAGE	10" SS TRUNK LINE	WIDEN ROCHELLE RD. ALONG PH. 6 FRONTAGE TO DISCOVERY BLVD.
7	36.71	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE	
8	21.03	16" ALONG SH 276 TO EASTERN LIMIT OF PH. 8	18" SS TRUNK LINE TO SH 276	

PHASE #	AREA (AC.)	PROPOSED PHASING TABLE				TOTAL UNITS
		TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.	COMMUNITY CENTER	
1	33.63	32				32
2	27.47	31				31
3	22.59	24			1	24
4	12.77		27	12		39
5	70.8		27	11		38
6	82.18		76			76
7	36.71		40			40
8	21.03	9				9
TOTAL	307.18	96	170	23		289

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (96 LOTS)
- TYPE B LOT - MIN. 70' X 110' (170 LOTS)
- TYPE C LOT - MIN. 60' X 110' (23 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
289 Residential Lots

Discovery Lakes

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nail & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1"=200'

Drawing: T:\Projects\SBD22499\Eng\CAD\PRELIMINARY DESIGN\SBD22499 - MASTERS PLAT.dwg at Apr 14, 2023 10:35am by gsharer

DRAINAGE AREA CALCULATIONS						
Drainage Area No	Time of Conc. (min.)	Intensity I ₁₀₀ (in/hr)	Runoff Coefficient C	Area (ac.)	Q ₁₀₀ (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLOWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLOWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLOWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLOWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLOWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLOWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLOWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLOWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLOWS TO STORM INLET
11	10	9.80	0.50	3.18	1.18	FLOWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLOWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLOWS TO CREEK
14	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
15	10	9.80	0.50	0.78	3.82	FLOWS TO STORM INLET
16	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
17	10	9.80	0.50	2.58	12.64	FLOWS TO STORM INLET
18	10	9.80	0.50	0.25	1.23	FLOWS TO STORM INLET
19	10	9.80	0.50	2.25	11.03	FLOWS TO STORM INLET
20	10	9.80	0.50	0.36	1.76	FLOWS TO STORM INLET
21	10	9.80	0.50	2.38	11.66	FLOWS TO STORM INLET
22	10	9.80	0.50	5.71	27.98	FLOWS TO CREEK
23	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
24	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
25	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
26	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
27	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
28	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
29	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
30	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
31	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
32	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
33	10	9.80	0.50	2.28	11.17	FLOWS TO STORM INLET
34	20	8.30	0.35	14.24	41.37	FLOWS TO CREEK
35	10	9.80	0.50	4.84	23.72	FLOWS TO CREEK
36	10	9.80	0.50	0.76	3.72	FLOWS TO STORM INLET
38	10	9.80	0.50	2.35	11.52	FLOWS TO CREEK
39	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
40	10	9.80	0.50	2.41	11.81	FLOWS TO STORM INLET
41	10	9.80	0.50	2.22	10.88	FLOWS TO STORM INLET
42	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
43	10	9.80	0.50	0.76	3.72	FLOWS TO CREEK
44	20	8.30	0.35	4.76	13.83	FLOWS TO CREEK
45	10	9.80	0.50	3.59	17.59	FLOWS TO CREEK
46	10	9.80	0.50	0.88	4.31	FLOWS TO STORM INLET
47	10	9.80	0.50	1.73	8.48	FLOWS TO STORM INLET
48	10	9.80	0.50	2.05	10.05	FLOWS TO STORM INLET
49	10	9.80	0.50	1.48	7.25	FLOWS TO STORM INLET
50	10	9.80	0.50	1.03	5.05	FLOWS TO STORM INLET
51	10	9.80	0.50	1.84	9.02	FLOWS TO STORM INLET
52	10	9.80	0.50	1.90	9.31	FLOWS TO STORM INLET
53	10	9.80	0.50	2.49	12.20	FLOWS TO STORM INLET
54	10	9.80	0.50	2.40	12.15	FLOWS TO STORM INLET
55	10	9.80	0.50	2.50	12.25	FLOWS TO STORM INLET
56	10	9.80	0.50	1.71	8.38	FLOWS TO STORM INLET
57	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
58	10	9.80	0.50	1.56	7.64	FLOWS TO STORM INLET
59	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
60	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
61	10	9.80	0.50	2.54	12.45	FLOWS TO STORM INLET
62	10	9.80	0.50	2.62	12.84	FLOWS TO STORM INLET
63	10	9.80	0.50	0.60	2.94	FLOWS TO STORM INLET
64	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
65	10	9.80	0.50	3.18	15.58	FLOWS TO CREEK
66	10	9.80	0.50	9.43	46.21	FLOWS TO CREEK
67	10	9.80	0.50	0.33	1.62	FLOWS TO STORM INLET
68	10	9.80	0.50	1.29	6.32	FLOWS TO STORM INLET
69	10	9.80	0.50	1.31	6.42	FLOWS TO STORM INLET
70	10	9.80	0.50	2.16	10.58	FLOWS TO LANDSCAPE AREA
71	10	9.80	0.50	3.28	16.07	FLOWS TO STORM INLET
72	10	9.80	0.50	0.98	4.80	FLOWS TO STORM INLET
73	10	9.80	0.50	0.77	3.77	FLOWS TO STORM INLET
74	10	9.80	0.50	1.44	7.06	FLOWS TO STORM INLET
75	10	9.80	0.50	1.27	6.22	FLOWS TO STORM INLET
76	10	9.80	0.50	1.54	7.55	FLOWS TO STORM INLET
77	10	9.80	0.50	0.96	4.70	FLOWS TO LANDSCAPE AREA
78	20	8.30	0.35	67.17	195.13	FLOWS TO CREEK
79	20	8.30	0.35	60.81	176.65	FLOWS TO CREEK
80	10	9.80	0.50	2.10	10.29	FLOWS TO STORM INLET
81	10	9.80	0.50	1.38	6.76	FLOWS TO STORM INLET
82	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
83	10	9.80	0.50	2.98	14.60	FLOWS TO STORM INLET
84	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
85	10	9.80	0.50	0.58	2.84	FLOWS TO CREEK
86	10	9.80	0.50	1.49	7.30	FLOWS TO CREEK
87	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
88	10	9.80	0.50	0.68	3.33	FLOWS TO STORM INLET
89	10	9.80	0.50	0.42	2.06	FLOWS TO CREEK
90	10	9.80	0.50	0.94	4.61	FLOWS TO CREEK
91	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
92	10	9.80	0.50	1.91	9.36	FLOWS TO STORM INLET
93	10	9.80	0.50	1.58	7.74	FLOWS TO STORM INLET
94	10	9.80	0.50	1.64	8.04	FLOWS TO STORM INLET
95	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
96	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
97	10	9.80	0.50	1.73	8.48	FLOWS TO CREEK
98	20	9.80	0.50	6.96	34.10	FLOWS TO CREEK
TOTAL					1291.47	

Master Drainage Plan
289 Residential Lots

Discovery Lakes

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

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teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: CAS
Scale: 1"=200'
SHEET 3 of 3

CASE NO. P



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-010

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CITY ENGINEER:

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- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address none

Subdivision Discovery Lakes, Phase 2 Lot Block

General Location 27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None

Proposed Zoning PD-78 Proposed Use Single Family Residential

Acreage 27.46 Lots [Current] 1 Lots [Proposed] 31

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Alberto Dal Cin [Owner] the undersigned, who stated the information on this application to be true and certified the following:

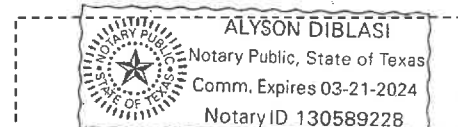
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

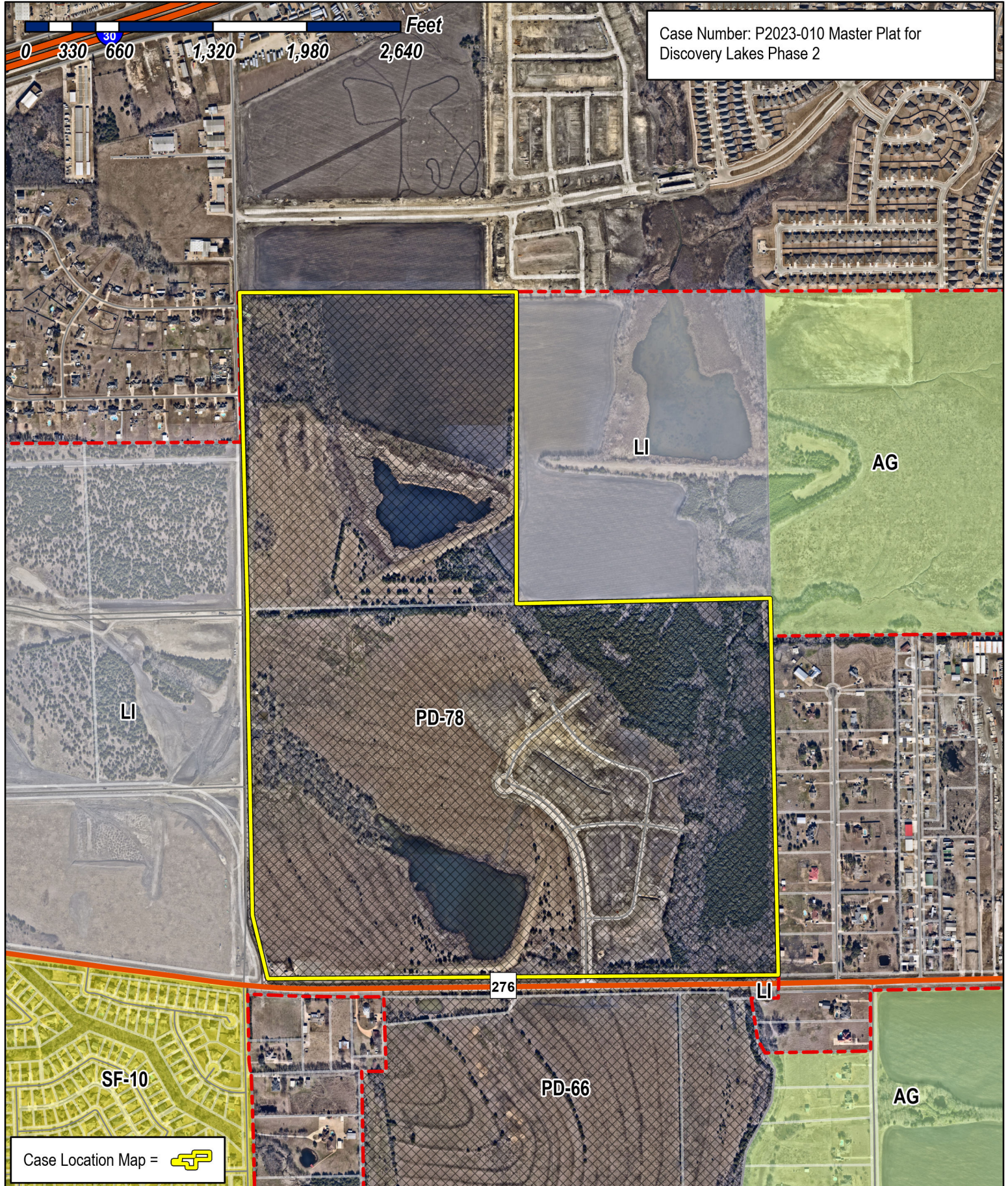
Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024

Case Number: P2023-010 Master Plat for
Discovery Lakes Phase 2



Case Location Map =



City of Rockwall

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

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



**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

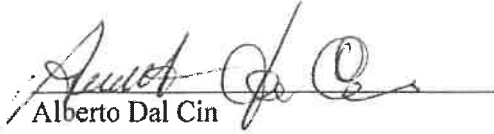
The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

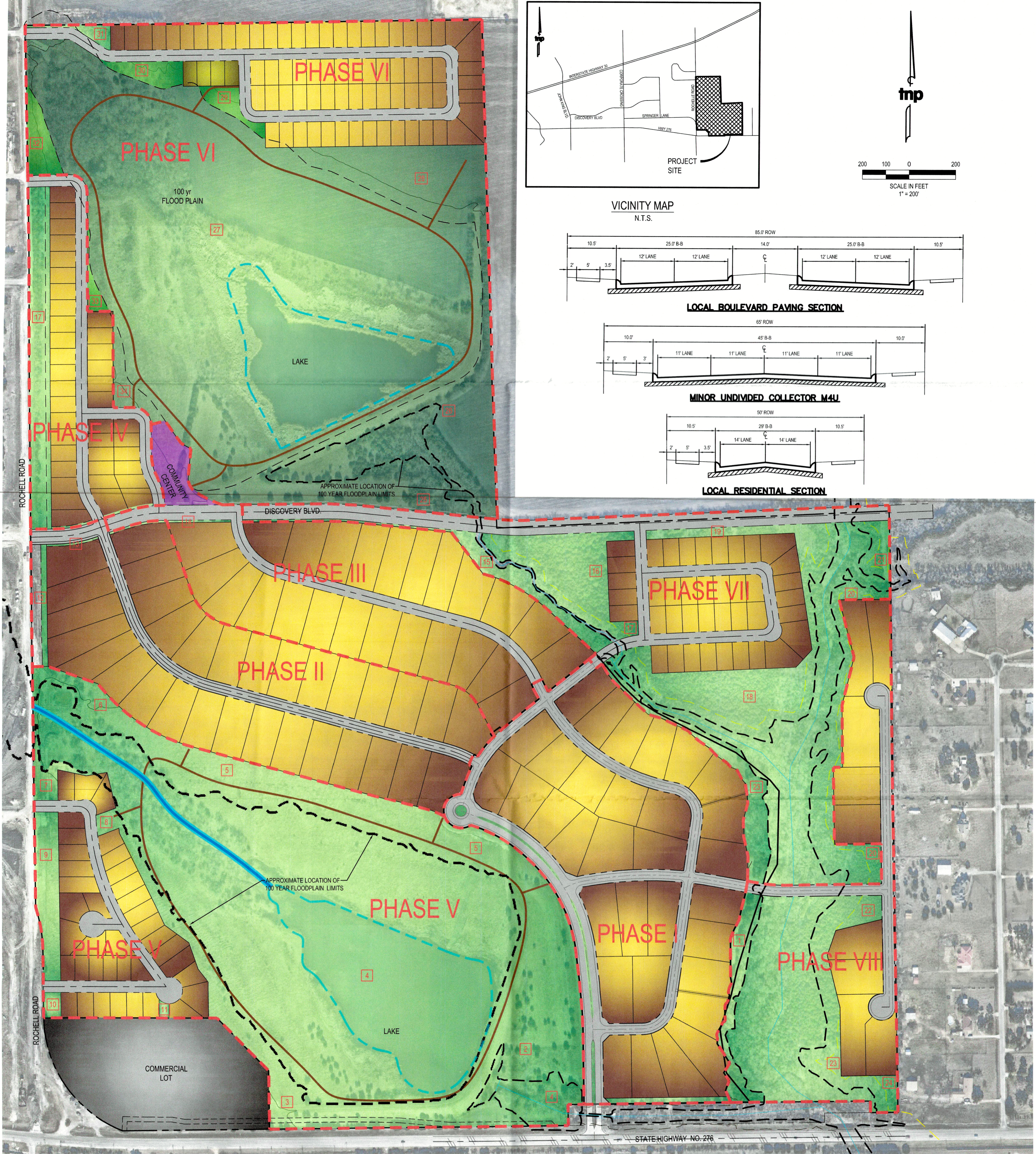

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%

- NOTES:
- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 - SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BRUSHY CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
 - WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-8 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
 - ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY STATE HIGHWAY NO. 276 AND THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
 - BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TABLE		
		WATER	SEWER	STREETS
1	33.63	16" FROM ROCHELLE RD. TO EASTERN LIMIT OF PH. 1		
2	27.47	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 2 FRONTAGE
3	22.59	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 3 FRONTAGE
4	12.77	12" ALONG ROCHELLE RD ALONG PH. 4 FRONTAGE	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN	WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE
5	70.8			WIDEN ROCHELLE RD. ALONG PH. 5 FRONTAGE TO DISCOVERY BLVD.
6	82.18	12" ALONG ROCHELLE RD ALONG PH. 6 FRONTAGE	10" SS TRUNK LINE	WIDEN ROCHELLE RD. ALONG PH. 6 FRONTAGE TO DISCOVERY BLVD.
7	36.71	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE	
8	21.03	16" ALONG SH 276 TO EASTERN LIMIT OF PH. 8	18" SS TRUNK LINE TO SH 276	

PHASE #	AREA (AC.)	PROPOSED PHASING TABLE				TOTAL UNITS
		TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.	COMMUNITY CENTER	
1	33.63	32				32
2	27.47	31				31
3	22.59	24			1	24
4	12.77		27	12		39
5	70.8		27	11		38
6	82.18		76			76
7	36.71		40			40
8	21.03	9				9
TOTAL	307.18	96	170	23		289

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (96 LOTS)
- TYPE B LOT - MIN. 70' X 110' (170 LOTS)
- TYPE C LOT - MIN. 60' X 110' (23 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
289 Residential Lots

Discovery Lakes

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248



teague nail & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1"=200'

DRAINAGE AREA CALCULATIONS						
Drainage Area No	Time of Conc. (min.)	Intensity I ₁₀₀ (in/hr)	Runoff Coefficient C	Area (ac.)	Q ₁₀₀ (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLOWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLOWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLOWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLOWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLOWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLOWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLOWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLOWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLOWS TO STORM INLET
11	10	9.80	0.50	3.18	1.18	FLOWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLOWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLOWS TO CREEK
14	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
15	10	9.80	0.50	0.78	3.82	FLOWS TO STORM INLET
16	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
17	10	9.80	0.50	2.58	12.64	FLOWS TO STORM INLET
18	10	9.80	0.50	0.25	1.23	FLOWS TO STORM INLET
19	10	9.80	0.50	2.25	11.03	FLOWS TO STORM INLET
20	10	9.80	0.50	0.36	1.76	FLOWS TO STORM INLET
21	10	9.80	0.50	2.38	11.66	FLOWS TO STORM INLET
22	10	9.80	0.50	5.71	27.98	FLOWS TO CREEK
23	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
24	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
25	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
26	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
27	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
28	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
29	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
30	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
31	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
32	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
33	10	9.80	0.50	2.28	11.17	FLOWS TO STORM INLET
34	20	8.30	0.35	14.24	41.37	FLOWS TO CREEK
35	10	9.80	0.50	4.84	23.72	FLOWS TO CREEK
36	10	9.80	0.50	0.76	3.72	FLOWS TO STORM INLET
38	10	9.80	0.50	2.35	11.52	FLOWS TO CREEK
39	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
40	10	9.80	0.50	2.41	11.81	FLOWS TO STORM INLET
41	10	9.80	0.50	2.22	10.88	FLOWS TO STORM INLET
42	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
43	10	9.80	0.50	0.76	3.72	FLOWS TO CREEK
44	20	8.30	0.35	4.76	13.83	FLOWS TO CREEK
45	10	9.80	0.50	3.59	17.59	FLOWS TO CREEK
46	10	9.80	0.50	0.88	4.31	FLOWS TO STORM INLET
47	10	9.80	0.50	1.73	8.48	FLOWS TO STORM INLET
48	10	9.80	0.50	2.05	10.05	FLOWS TO STORM INLET
49	10	9.80	0.50	1.48	7.25	FLOWS TO STORM INLET
50	10	9.80	0.50	1.03	5.05	FLOWS TO STORM INLET
51	10	9.80	0.50	1.84	9.02	FLOWS TO STORM INLET
52	10	9.80	0.50	1.90	9.31	FLOWS TO STORM INLET
53	10	9.80	0.50	2.49	12.20	FLOWS TO STORM INLET
54	10	9.80	0.50	2.40	12.15	FLOWS TO STORM INLET
55	10	9.80	0.50	2.50	12.25	FLOWS TO STORM INLET
56	10	9.80	0.50	1.71	8.38	FLOWS TO STORM INLET
57	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
58	10	9.80	0.50	1.56	7.64	FLOWS TO STORM INLET
59	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
60	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
61	10	9.80	0.50	2.54	12.45	FLOWS TO STORM INLET
62	10	9.80	0.50	2.62	12.84	FLOWS TO STORM INLET
63	10	9.80	0.50	0.60	2.94	FLOWS TO STORM INLET
64	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
65	10	9.80	0.50	3.18	15.58	FLOWS TO CREEK
66	10	9.80	0.50	9.43	46.21	FLOWS TO CREEK
67	10	9.80	0.50	0.33	1.62	FLOWS TO STORM INLET
68	10	9.80	0.50	1.29	6.32	FLOWS TO STORM INLET
69	10	9.80	0.50	1.31	6.42	FLOWS TO STORM INLET
70	10	9.80	0.50	2.16	10.58	FLOWS TO LANDSCAPE AREA
71	10	9.80	0.50	3.28	16.07	FLOWS TO STORM INLET
72	10	9.80	0.50	0.98	4.80	FLOWS TO STORM INLET
73	10	9.80	0.50	0.77	3.77	FLOWS TO STORM INLET
74	10	9.80	0.50	1.44	7.06	FLOWS TO STORM INLET
75	10	9.80	0.50	1.27	6.22	FLOWS TO STORM INLET
76	10	9.80	0.50	1.54	7.55	FLOWS TO STORM INLET
77	10	9.80	0.50	0.96	4.70	FLOWS TO LANDSCAPE AREA
78	20	8.30	0.35	67.17	195.13	FLOWS TO CREEK
79	20	8.30	0.35	60.81	176.65	FLOWS TO CREEK
80	10	9.80	0.50	2.10	10.29	FLOWS TO STORM INLET
81	10	9.80	0.50	1.38	6.76	FLOWS TO STORM INLET
82	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
83	10	9.80	0.50	2.98	14.60	FLOWS TO STORM INLET
84	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
85	10	9.80	0.50	0.58	2.84	FLOWS TO CREEK
86	10	9.80	0.50	1.49	7.30	FLOWS TO CREEK
87	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
88	10	9.80	0.50	0.68	3.33	FLOWS TO STORM INLET
89	10	9.80	0.50	0.42	2.06	FLOWS TO CREEK
90	10	9.80	0.50	0.94	4.61	FLOWS TO CREEK
91	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
92	10	9.80	0.50	1.91	9.36	FLOWS TO STORM INLET
93	10	9.80	0.50	1.58	7.74	FLOWS TO STORM INLET
94	10	9.80	0.50	1.64	8.04	FLOWS TO STORM INLET
95	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
96	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
97	10	9.80	0.50	1.73	8.48	FLOWS TO CREEK
98	20	9.80	0.50	6.96	34.10	FLOWS TO CREEK
TOTAL					1291.47	

Master Drainage Plan
289 Residential Lots

Discovery Lakes

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: CAS
Scale: 1"=200'
SHEET 3 of 3

CASE NO. P

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/20/2023

PROJECT NUMBER: P2023-010
PROJECT NAME: Master Plat for Discovery Lakes, Phase 2
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Master Plat for the Discovery Lakes Subdivision consisting of 289 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/20/2023	Needs Review

04/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Master Plat for the Discovery Lakes Subdivision consisting of 289 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2023-010) in the lower right-hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.5 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: April 25, 2023
Planning and Zoning Public Hearing: May 9, 2023
City Council: May 15, 2023

I.6 Please note that once the Master Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2023	Needs Review

- 04/20/2023: - This portion of Discovery will need to be built with Ph 2.
- 10' utility easement required on both sides of ROW.

The following items are informational for the engineering design process.

General Items:

- 4% Engineering Inspection Fees
- Impact Fees
- Engineering plan review fees apply.
- No structures in easements. Min. easement width is 20'.
- Required 10' utility easement required along all street frontage.
- Must meet City of Rockwall 2023 Standards of Design.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls must be rock or stone face. No smooth concrete walls.

Streets/Paving:

- All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must verify there is 85' of dedicated ROW for Rochell Rd. You must dedicate 42.5' from the CL. where entire roadway isn't wholly inside Discovery Lakes
- Must build the remainder of Rochelle with median including turn left turn lane and lighting
- Discovery Blvd to be 65' ROW - 45' back-to back.
- Must meet driveway spacing requirements.
- All street trees if approved by Zoning shall have root barriers.
- All streets to be 1-ft above the 100 YR floodplain WSEL.

Water/Wastewater:

- Must have 8" sewer line minimum through the property.
- Must install a 18" and 10" gravity trunk sewer lines per WW Master plan. Dedicate easements.
- Per Zoning, septic systems are granted on .75 acre lots but the sewer must be installed and stubbed out to each lot.
- Must loop 8" water line on site. No dead-end lines allowed.
- Per the Master Water Plan must install a 12" water line along Discovery Blvd.
- Dedicate 20' waterline easement for future 36" NTMWD water transmission line along Rochell Rd. and SH 276.
- Show the Cash and Blackland water lines on plans

Drainage/Floodplain/Lakes:

- Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the floodplain elevation where adjacent.
- Detention required for all commercial areas.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Area adjacent to SH 276 is WOTUS.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
- No trails on NRCS dam and within easements without permission.
- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/17/2023	Approved w/ Comments

04/17/2023: All homes in Phase VI will require fire sprinkler protection due to the single entry/exit point.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/17/2023	Approved

No Comments

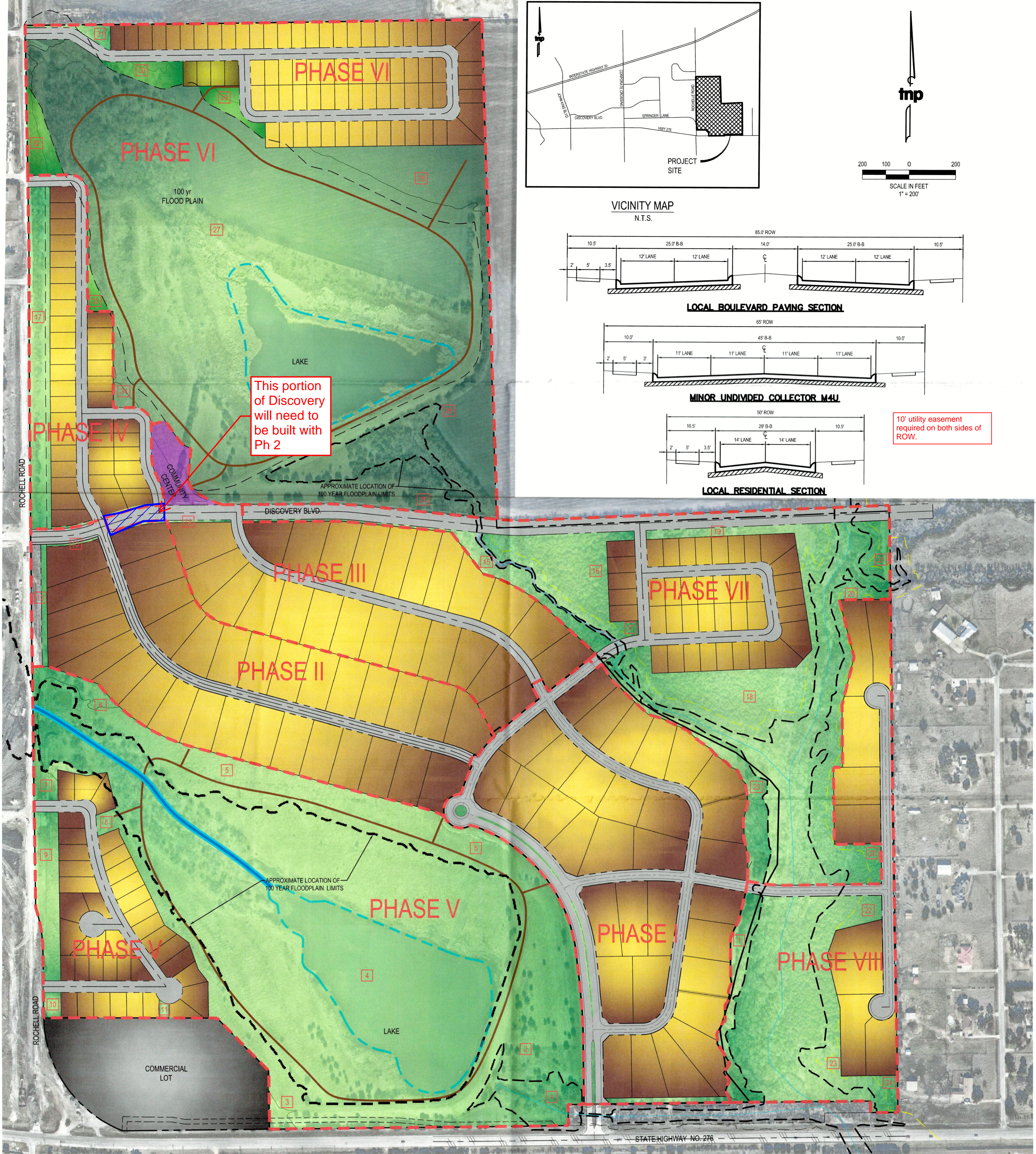
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/17/2023	Approved w/ Comments

04/17/2023: 1. Please ensure all trails are out of flood plain

2. Please provide a more detailed trail plan before Park Board meeting on May 1st that shows additional trail plans along rights of way and within neighborhoods.



This portion of Discovery will need to be built with Ph 2

10' utility easement required on both sides of ROW.

COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%

- NOTES:
- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 - SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BRUSHY CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
 - WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-8 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
 - ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY STATE HIGHWAY NO. 276 AND THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
 - BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

CAPITAL IMPROVEMENTS TABLE			
PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TYPE	
		WATER	SEWER
1	33.63	16" FROM ROCHELLE RD. TO EASTERN LIMIT OF PH. 1	
2	27.47	12" ALONG DISCOVERY BLVD	
3	22.59	12" ALONG DISCOVERY BLVD	
4	12.77	12" ALONG ROCHELLE RD ALONG PH. 4 FRONTAGE	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN
5	70.8		
6	82.18	12" ALONG ROCHELLE RD ALONG PH. 6 FRONTAGE	10" SS TRUNK LINE
7	36.71	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE
8	21.03	16" ALONG SH 276 TO EASTERN LIMIT OF PH. 8	18" SS TRUNK LINE TO SH 276

PROPOSED PHASING TABLE						
PHASE #	AREA (AC.)	PROPOSED LOT TYPES			COMMUNITY CENTER	TOTAL UNITS
		TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.		
1	33.63	32				32
2	27.47	31				31
3	22.59	24			1	24
4	12.77		27	12		39
5	70.8		27	11		38
6	82.18		76			76
7	36.71		40			40
8	21.03	9				9
TOTAL	307.18	96	170	23		289

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (96 LOTS)
- TYPE B LOT - MIN. 70' X 110' (170 LOTS)
- TYPE C LOT - MIN. 60' X 110' (23 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
289 Residential Lots

Discovery Lakes

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nail & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GSR
Scale: 1"=200'

Drawing: T:\Projects\SBD22499\Eng\CAD\PRELIMINARY DESIGN\SBD22499 - MASTER PLAT.dwg at Apr 14, 2023 10:35am by gsterber

General Items:

- 4% Engineering Inspection Fees
- Impact Fees
- Engineering plan review fees apply.
- No structures in easements. Min. easement width is 20'.
- Required 10' utility easement required along all street frontage.
- Must meet City of Rockwall 2023 Standards of Design.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls must be rock or stone face. No smooth concrete walls.

Streets/Paving:

- All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must verify there is 85' of dedicated ROW for Rochell Rd. You must dedicate 42.5' from the CL. where entire roadway isn't wholly inside Discovery Lakes
- Must build the remainder of Rochelle with median including turn left turn lane and lighting
- Discovery Blvd to be 65' ROW - 45' back-to-back.
- Must meet driveway spacing requirements.
- All street trees if approved by Zoning shall have root barriers.
- All streets to be 1-ft above the 100 YR floodplain WSEL.

Water/Wastewater:

- Must have 8" sewer line minimum through the property.
- Must install a 18" and 10" gravity trunk sewer lines per WW Master plan. Dedicate easements.
- Per Zoning, septic systems are granted on .75 acre lots but the sewer must be installed and stubbed out to each lot.
- Must loop 8" water line on site. No dead-end lines allowed.
- Per the Master Water Plan must install a 12" water line along Discovery Blvd.
- Dedicate 20' waterline easement for future 36" NTMWD water transmission line along Rochell Rd. and SH 276.
- Show the Cash and Blackland water lines on plans

Drainage/Floodplain/Lakes:

- Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the floodplain elevation where adjacent.
- Detention required for all commercial areas.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Area adjacent to SH 276 is WOTUS.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
- No trails on NRCS dam and within easements without permission.
- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DRAINAGE AREA CALCULATIONS						
Drainage Area No	Time of Conc. (min.)	Intensity I ₁₀₀ (in/hr)	Runoff Coefficient C	Area (ac.)	Q ₁₀₀ (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLOWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLOWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLOWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLOWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLOWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLOWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLOWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLOWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLOWS TO STORM INLET
11	10	9.80	0.50	3.18	1.18	FLOWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLOWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLOWS TO CREEK
14	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
15	10	9.80	0.50	0.78	3.82	FLOWS TO STORM INLET
16	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
17	10	9.80	0.50	2.58	12.64	FLOWS TO STORM INLET
18	10	9.80	0.50	0.25	1.23	FLOWS TO STORM INLET
19	10	9.80	0.50	2.25	11.03	FLOWS TO STORM INLET
20	10	9.80	0.50	0.36	1.76	FLOWS TO STORM INLET
21	10	9.80	0.50	2.38	11.66	FLOWS TO STORM INLET
22	10	9.80	0.50	5.71	27.98	FLOWS TO CREEK
23	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
24	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
25	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
26	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
27	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
28	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
29	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
30	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
31	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
32	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
33	10	9.80	0.50	2.28	11.17	FLOWS TO STORM INLET
34	20	8.30	0.35	14.24	41.37	FLOWS TO CREEK
35	10	9.80	0.50	4.84	23.72	FLOWS TO CREEK
36	10	9.80	0.50	0.76	3.72	FLOWS TO STORM INLET
38	10	9.80	0.50	2.35	11.52	FLOWS TO CREEK
39	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
40	10	9.80	0.50	2.41	11.81	FLOWS TO STORM INLET
41	10	9.80	0.50	2.22	10.88	FLOWS TO STORM INLET
42	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
43	10	9.80	0.50	0.76	3.72	FLOWS TO CREEK
44	20	8.30	0.35	4.76	13.83	FLOWS TO CREEK
45	10	9.80	0.50	3.59	17.59	FLOWS TO CREEK
46	10	9.80	0.50	0.88	4.31	FLOWS TO STORM INLET
47	10	9.80	0.50	1.73	8.48	FLOWS TO STORM INLET
48	10	9.80	0.50	2.05	10.05	FLOWS TO STORM INLET
49	10	9.80	0.50	1.48	7.25	FLOWS TO STORM INLET
50	10	9.80	0.50	1.03	5.05	FLOWS TO STORM INLET
51	10	9.80	0.50	1.84	9.02	FLOWS TO STORM INLET
52	10	9.80	0.50	1.90	9.31	FLOWS TO STORM INLET
53	10	9.80	0.50	2.49	12.20	FLOWS TO STORM INLET
54	10	9.80	0.50	2.40	12.15	FLOWS TO STORM INLET
55	10	9.80	0.50	2.50	12.25	FLOWS TO STORM INLET
56	10	9.80	0.50	1.71	8.38	FLOWS TO STORM INLET
57	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
58	10	9.80	0.50	1.56	7.64	FLOWS TO STORM INLET
59	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
60	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
61	10	9.80	0.50	2.54	12.45	FLOWS TO STORM INLET
62	10	9.80	0.50	2.62	12.84	FLOWS TO STORM INLET
63	10	9.80	0.50	0.60	2.94	FLOWS TO STORM INLET
64	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
65	10	9.80	0.50	3.18	15.58	FLOWS TO CREEK
66	10	9.80	0.50	9.43	46.21	FLOWS TO CREEK
67	10	9.80	0.50	0.33	1.62	FLOWS TO STORM INLET
68	10	9.80	0.50	1.29	6.32	FLOWS TO STORM INLET
69	10	9.80	0.50	1.31	6.42	FLOWS TO STORM INLET
70	10	9.80	0.50	2.16	10.58	FLOWS TO LANDSCAPE AREA
71	10	9.80	0.50	3.28	16.07	FLOWS TO STORM INLET
72	10	9.80	0.50	0.98	4.80	FLOWS TO STORM INLET
73	10	9.80	0.50	0.77	3.77	FLOWS TO STORM INLET
74	10	9.80	0.50	1.44	7.06	FLOWS TO STORM INLET
75	10	9.80	0.50	1.27	6.22	FLOWS TO STORM INLET
76	10	9.80	0.50	1.54	7.55	FLOWS TO STORM INLET
77	10	9.80	0.50	0.96	4.70	FLOWS TO LANDSCAPE AREA
78	20	8.30	0.35	67.17	195.13	FLOWS TO CREEK
79	20	8.30	0.35	60.81	176.65	FLOWS TO CREEK
80	10	9.80	0.50	2.10	10.29	FLOWS TO STORM INLET
81	10	9.80	0.50	1.38	6.76	FLOWS TO STORM INLET
82	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
83	10	9.80	0.50	2.98	14.60	FLOWS TO STORM INLET
84	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
85	10	9.80	0.50	0.58	2.84	FLOWS TO CREEK
86	10	9.80	0.50	1.49	7.30	FLOWS TO CREEK
87	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
88	10	9.80	0.50	0.68	3.33	FLOWS TO STORM INLET
89	10	9.80	0.50	0.42	2.06	FLOWS TO CREEK
90	10	9.80	0.50	0.94	4.61	FLOWS TO CREEK
91	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
92	10	9.80	0.50	1.91	9.36	FLOWS TO STORM INLET
93	10	9.80	0.50	1.58	7.74	FLOWS TO STORM INLET
94	10	9.80	0.50	1.64	8.04	FLOWS TO STORM INLET
95	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
96	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
97	10	9.80	0.50	1.73	8.48	FLOWS TO CREEK
98	20	9.80	0.50	6.96	34.10	FLOWS TO CREEK
TOTAL					1291.47	

Master Drainage Plan
289 Residential Lots

Discovery Lakes

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnppinc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: CAS
Scale: 1"=200'
SHEET 3 of 3

CASE NO. P



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹ (200+27.46*15=\$611.90)
- 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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address none

Subdivision Discovery Lakes, Phase 2 Lot Block

General Location 27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None

Proposed Zoning PD-78 Proposed Use Single Family Residential

Acreage 27.46 Lots [Current] 1 Lots [Proposed] 31

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslownd@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Alberto Dal Cin [Owner] the undersigned, who stated the information on this application to be true and certified the following:

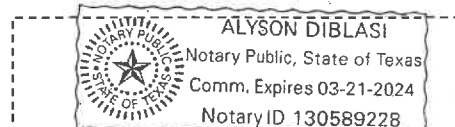
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

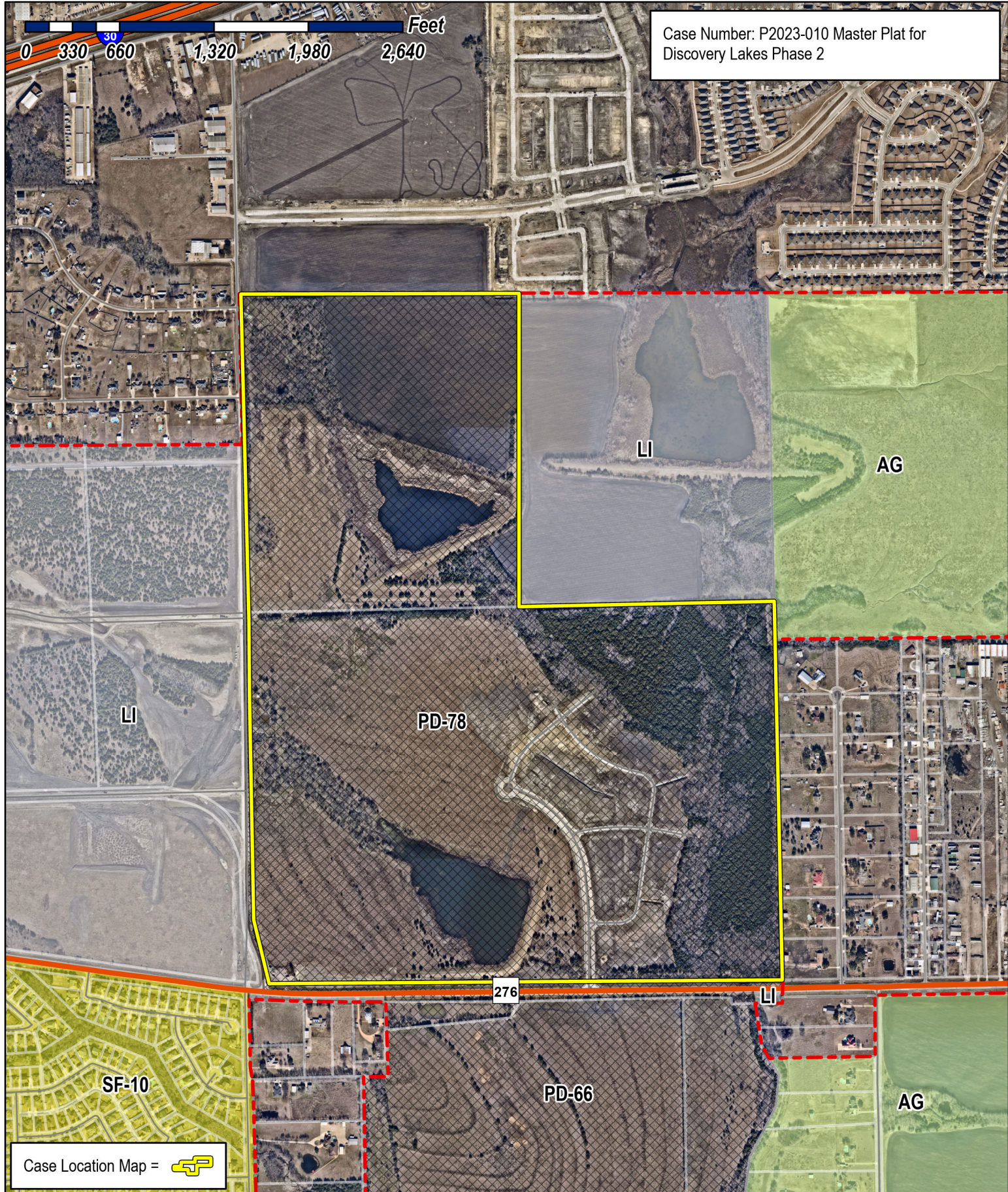
Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024

Case Number: P2023-010 Master Plat for
Discovery Lakes Phase 2



Case Location Map =



City of Rockwall

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

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



**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

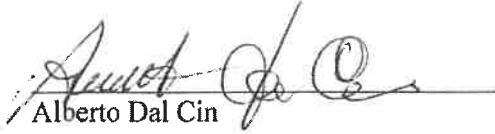
The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

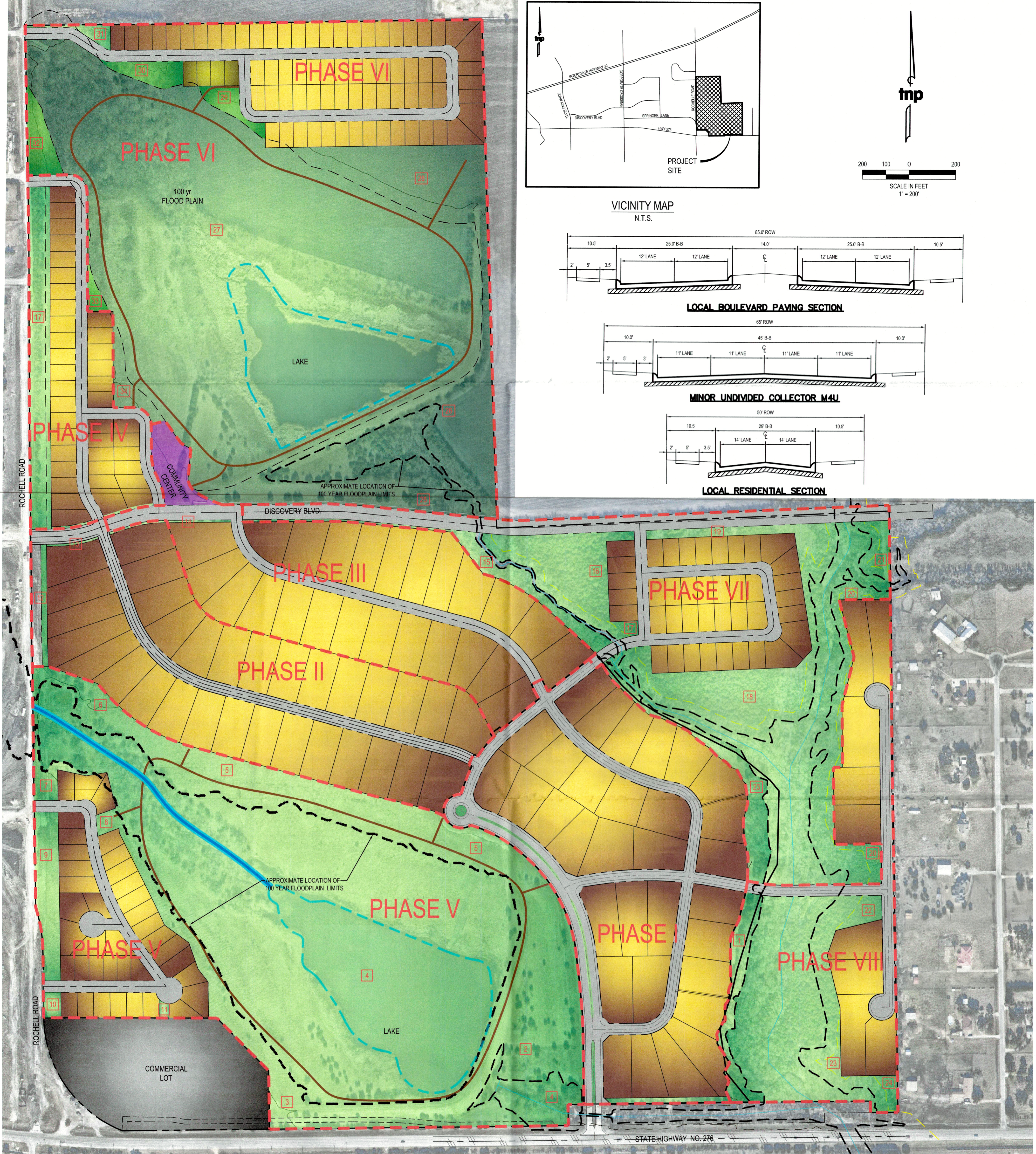

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%

- NOTES:
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2	27.47	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 2 FRONTAGE
3	22.59	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 3 FRONTAGE
4	12.77	12" ALONG ROCHELLE RD ALONG PH. 4 FRONTAGE	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN	WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE
5	70.8			WIDEN ROCHELLE RD. ALONG PH. 5 FRONTAGE TO DISCOVERY BLVD.
6	82.18	12" ALONG ROCHELLE RD ALONG PH. 6 FRONTAGE	10" SS TRUNK LINE	WIDEN ROCHELLE RD. ALONG PH. 6 FRONTAGE TO DISCOVERY BLVD.
7	36.71	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE	
8	21.03	16" ALONG SH 276 TO EASTERN LIMIT OF PH. 8	18" SS TRUNK LINE TO SH 276	

PHASE #	AREA (AC.)	PROPOSED PHASING TABLE				
		PROPOSED LOT TYPES				
		TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.	COMMUNITY CENTER	TOTAL UNITS
1	33.63	32				32
2	27.47	31				31
3	22.59	24			1	24
4	12.77		27	12		39
5	70.8		27	11		38
6	82.18		76			76
7	36.71		40			40
8	21.03	9				9
TOTAL	307.18	96	170	23		289

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (96 LOTS)
- TYPE B LOT - MIN. 70' X 110' (170 LOTS)
- TYPE C LOT - MIN. 60' X 110' (23 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
289 Residential Lots

Discovery Lakes

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

tnp

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1"=200'

SHEET 1 of 1

CASE NO. _____

DRAINAGE AREA CALCULATIONS						
Drainage Area No	Time of Conc. (min.)	Intensity I ₁₀₀ (in/hr)	Runoff Coefficient C	Area (ac.)	Q ₁₀₀ (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLOWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLOWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLOWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLOWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLOWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLOWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLOWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLOWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLOWS TO STORM INLET
11	10	9.80	0.50	3.18	1.18	FLOWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLOWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLOWS TO CREEK
14	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
15	10	9.80	0.50	0.78	3.82	FLOWS TO STORM INLET
16	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
17	10	9.80	0.50	2.58	12.64	FLOWS TO STORM INLET
18	10	9.80	0.50	0.25	1.23	FLOWS TO STORM INLET
19	10	9.80	0.50	2.25	11.03	FLOWS TO STORM INLET
20	10	9.80	0.50	0.36	1.76	FLOWS TO STORM INLET
21	10	9.80	0.50	2.38	11.66	FLOWS TO STORM INLET
22	10	9.80	0.50	5.71	27.98	FLOWS TO CREEK
23	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
24	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
25	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
26	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
27	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
28	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
29	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
30	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
31	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
32	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
33	10	9.80	0.50	2.28	11.17	FLOWS TO STORM INLET
34	20	8.30	0.35	14.24	41.37	FLOWS TO CREEK
35	10	9.80	0.50	4.84	23.72	FLOWS TO CREEK
36	10	9.80	0.50	0.76	3.72	FLOWS TO STORM INLET
38	10	9.80	0.50	2.35	11.52	FLOWS TO CREEK
39	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
40	10	9.80	0.50	2.41	11.81	FLOWS TO STORM INLET
41	10	9.80	0.50	2.22	10.88	FLOWS TO STORM INLET
42	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
43	10	9.80	0.50	0.76	3.72	FLOWS TO CREEK
44	20	8.30	0.35	4.76	13.83	FLOWS TO CREEK
45	10	9.80	0.50	3.59	17.59	FLOWS TO CREEK
46	10	9.80	0.50	0.88	4.31	FLOWS TO STORM INLET
47	10	9.80	0.50	1.73	8.48	FLOWS TO STORM INLET
48	10	9.80	0.50	2.05	10.05	FLOWS TO STORM INLET
49	10	9.80	0.50	1.48	7.25	FLOWS TO STORM INLET
50	10	9.80	0.50	1.03	5.05	FLOWS TO STORM INLET
51	10	9.80	0.50	1.84	9.02	FLOWS TO STORM INLET
52	10	9.80	0.50	1.90	9.31	FLOWS TO STORM INLET
53	10	9.80	0.50	2.49	12.20	FLOWS TO STORM INLET
54	10	9.80	0.50	2.40	12.15	FLOWS TO STORM INLET
55	10	9.80	0.50	2.50	12.25	FLOWS TO STORM INLET
56	10	9.80	0.50	1.71	8.38	FLOWS TO STORM INLET
57	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
58	10	9.80	0.50	1.56	7.64	FLOWS TO STORM INLET
59	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
60	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
61	10	9.80	0.50	2.54	12.45	FLOWS TO STORM INLET
62	10	9.80	0.50	2.62	12.84	FLOWS TO STORM INLET
63	10	9.80	0.50	0.60	2.94	FLOWS TO STORM INLET
64	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
65	10	9.80	0.50	3.18	15.58	FLOWS TO CREEK
66	10	9.80	0.50	9.43	46.21	FLOWS TO CREEK
67	10	9.80	0.50	0.33	1.62	FLOWS TO STORM INLET
68	10	9.80	0.50	1.29	6.32	FLOWS TO STORM INLET
69	10	9.80	0.50	1.31	6.42	FLOWS TO STORM INLET
70	10	9.80	0.50	2.16	10.58	FLOWS TO LANDSCAPE AREA
71	10	9.80	0.50	3.28	16.07	FLOWS TO STORM INLET
72	10	9.80	0.50	0.98	4.80	FLOWS TO STORM INLET
73	10	9.80	0.50	0.77	3.77	FLOWS TO STORM INLET
74	10	9.80	0.50	1.44	7.06	FLOWS TO STORM INLET
75	10	9.80	0.50	1.27	6.22	FLOWS TO STORM INLET
76	10	9.80	0.50	1.54	7.55	FLOWS TO STORM INLET
77	10	9.80	0.50	0.96	4.70	FLOWS TO LANDSCAPE AREA
78	20	8.30	0.35	67.17	195.13	FLOWS TO CREEK
79	20	8.30	0.35	60.81	176.65	FLOWS TO CREEK
80	10	9.80	0.50	2.10	10.29	FLOWS TO STORM INLET
81	10	9.80	0.50	1.38	6.76	FLOWS TO STORM INLET
82	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
83	10	9.80	0.50	2.98	14.60	FLOWS TO STORM INLET
84	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
85	10	9.80	0.50	0.58	2.84	FLOWS TO CREEK
86	10	9.80	0.50	1.49	7.30	FLOWS TO CREEK
87	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
88	10	9.80	0.50	0.68	3.33	FLOWS TO STORM INLET
89	10	9.80	0.50	0.42	2.06	FLOWS TO CREEK
90	10	9.80	0.50	0.94	4.61	FLOWS TO CREEK
91	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
92	10	9.80	0.50	1.91	9.36	FLOWS TO STORM INLET
93	10	9.80	0.50	1.58	7.74	FLOWS TO STORM INLET
94	10	9.80	0.50	1.64	8.04	FLOWS TO STORM INLET
95	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
96	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
97	10	9.80	0.50	1.73	8.48	FLOWS TO CREEK
98	20	9.80	0.50	6.96	34.10	FLOWS TO CREEK
TOTAL					1291.47	

Master Drainage Plan
289 Residential Lots

Discovery Lakes

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: CAS
Scale: 1"=200'
SHEET 3 of 3

Drawing: T:\Projects\SBD22499\Eng-CAD\CAD\PRELIMINARY DESIGN\SBD22499-MASTER DRAINAGE.dwg at Apr 14, 2023 10:38am by gswaner



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: May 9, 2023
APPLICANT: Cameron Slown; *Teague, Nall, & Perkins, Inc.*
CASE NUMBER: P2023-010; *Master Plat for the Discovery Lakes Subdivision*

SUMMARY

Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Master Plat for the Discovery Lakes Subdivision consisting of 289 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of an amending Master Plat for the Discovery Lakes Subdivision. The Discovery Lakes Subdivision will be constructed in eight (8) phases that will consist of 289 residential lots on a 316.315-acre tract of land (i.e. *Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16*). The proposed Master Plat changes the lot sizes for Phases 2 & 3 from the *Type B & C lots (i.e. Lot Type B: 70' x 110, or 7,700 SF minimums and Lot Type C: 60' x 110' or 6,600 SF minimums)* to *Lot Type A lots (i.e. 80' x 200' and 32,670 SF minimums)*. A Master Plat indicates the phasing lines, location of the trails and open space, and the approximate location of the 100-year floodplain. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat (Case No. P2023-011) for Phase 2 of the Discovery Lakes Subdivision.
- Background. The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20 (Case No. A1998-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 (Case No. Z2005-021)* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24 (Case No. Z2015-016)* from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The City Council amended Planned Development District 78 (PD-78) on August 3, 2020 through the adoption of *Ordinance No. 20-27*. On November 2, 2020, the City Council approved a master plat (Case No. P2020-039) and preliminary plat (Case No. P2020-040) for the subject property. On November 15, 2021, the City Council approved a final plat (Case No. P2021-053) for a portion of the subject property being Phase 1 of the Discovery Lakes Subdivision.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Master Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Master Plat for the *Discovery Lakes Subdivision* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Master Plat; and,
- (2) Any construction resulting from the approval of this Master 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹ (200+27.46*15=\$611.90)
- 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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address none

Subdivision Discovery Lakes, Phase 2 Lot Block

General Location 27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None

Proposed Zoning PD-78 Proposed Use Single Family Residential

Acreage 27.46 Lots [Current] 1 Lots [Proposed] 31

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslownd@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Alberto Dal Cin [Owner] the undersigned, who stated the information on this application to be true and certified the following:

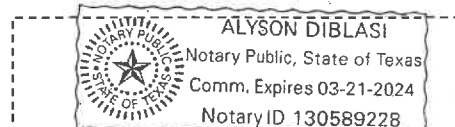
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

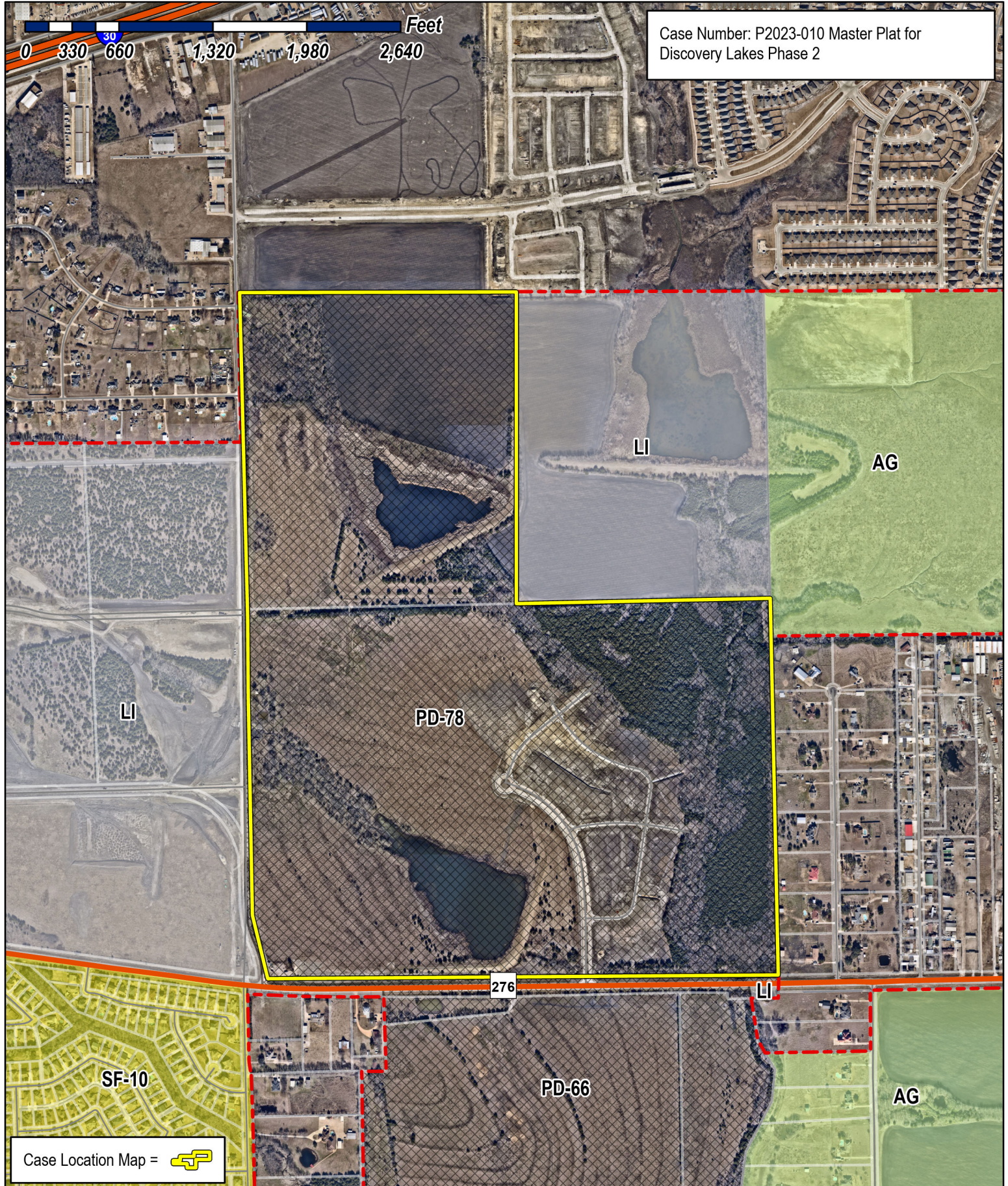
Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024

Case Number: P2023-010 Master Plat for
Discovery Lakes Phase 2



Case Location Map =



City of Rockwall

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

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



**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

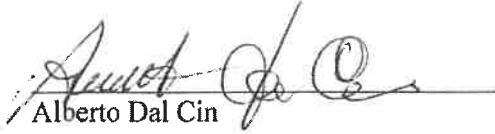
The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

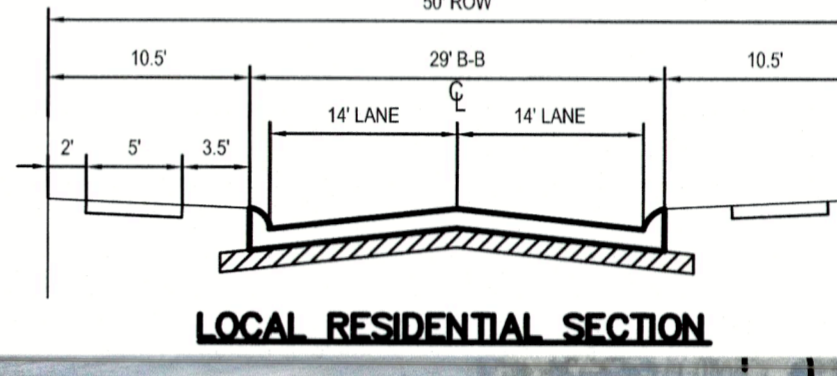
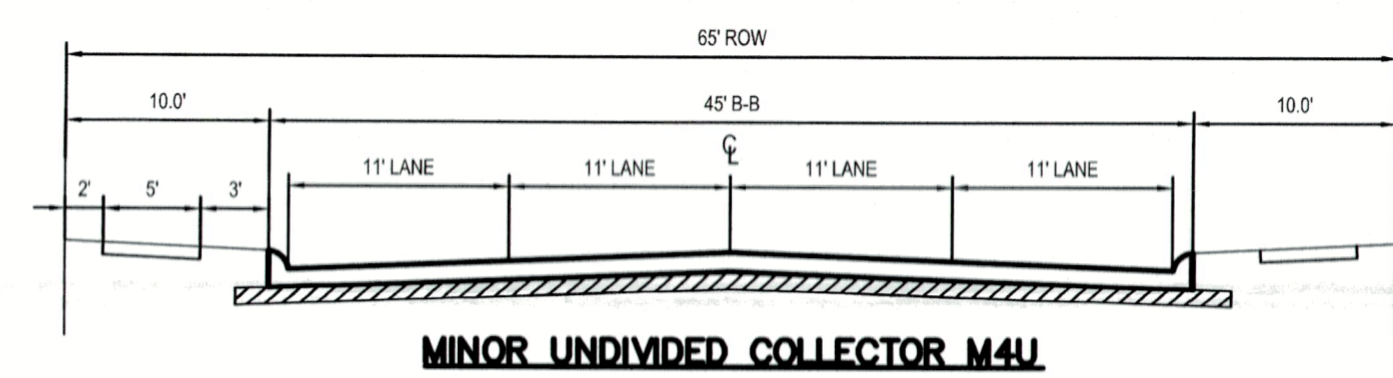
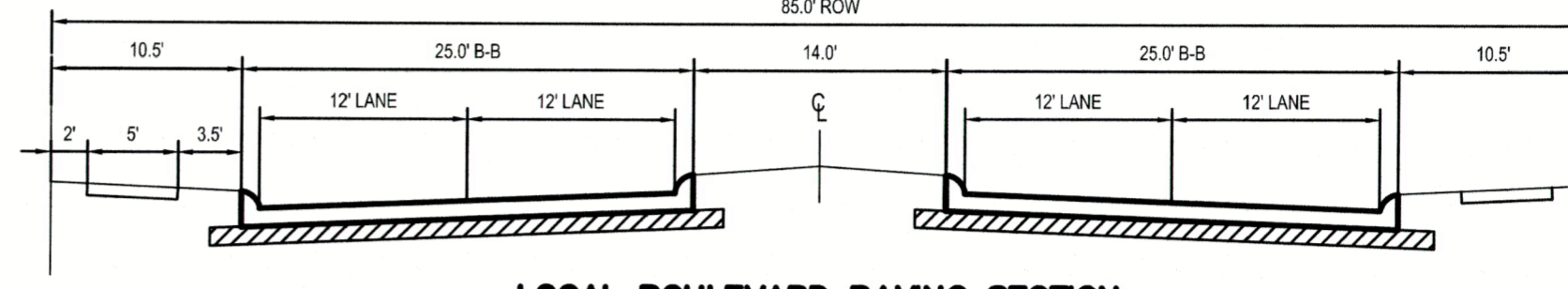
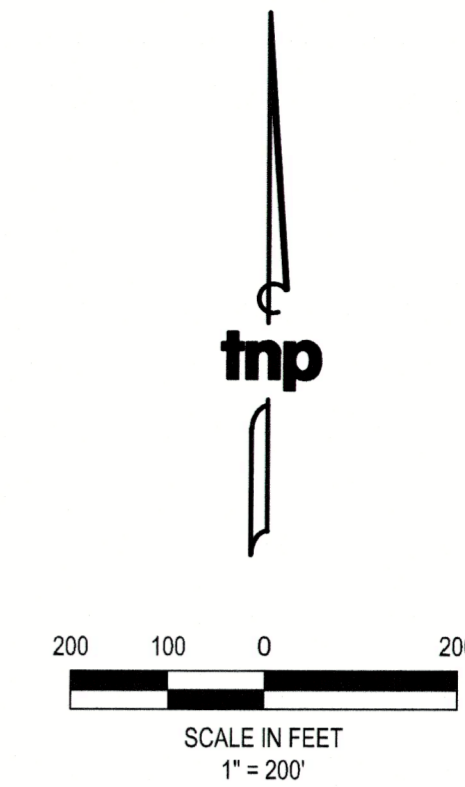
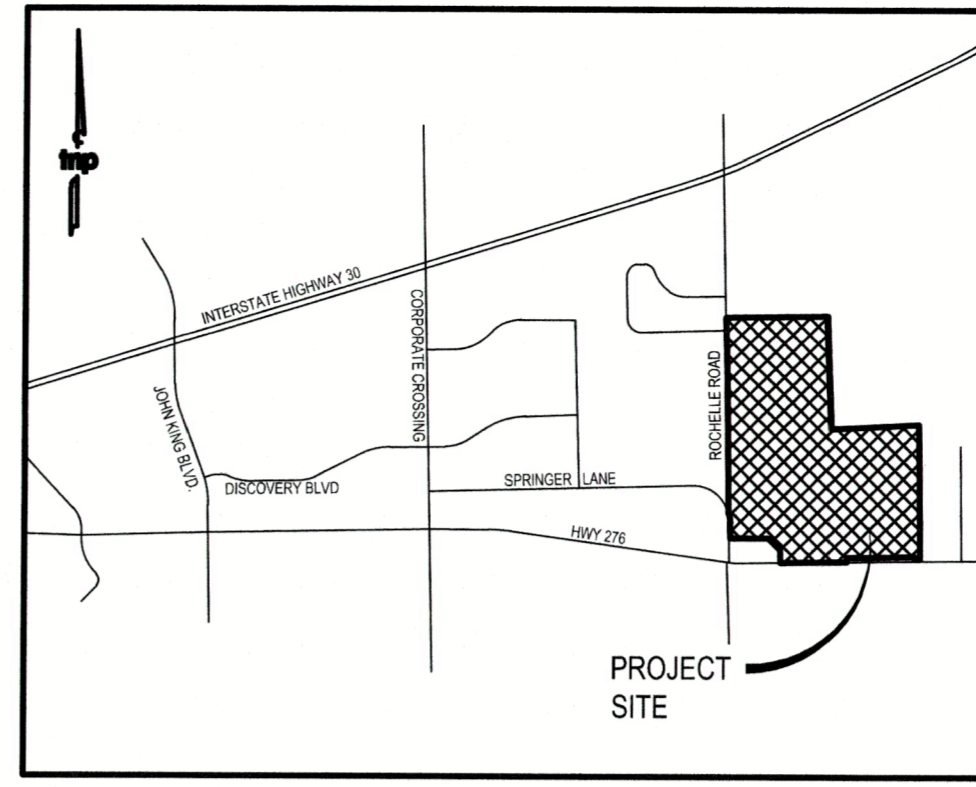
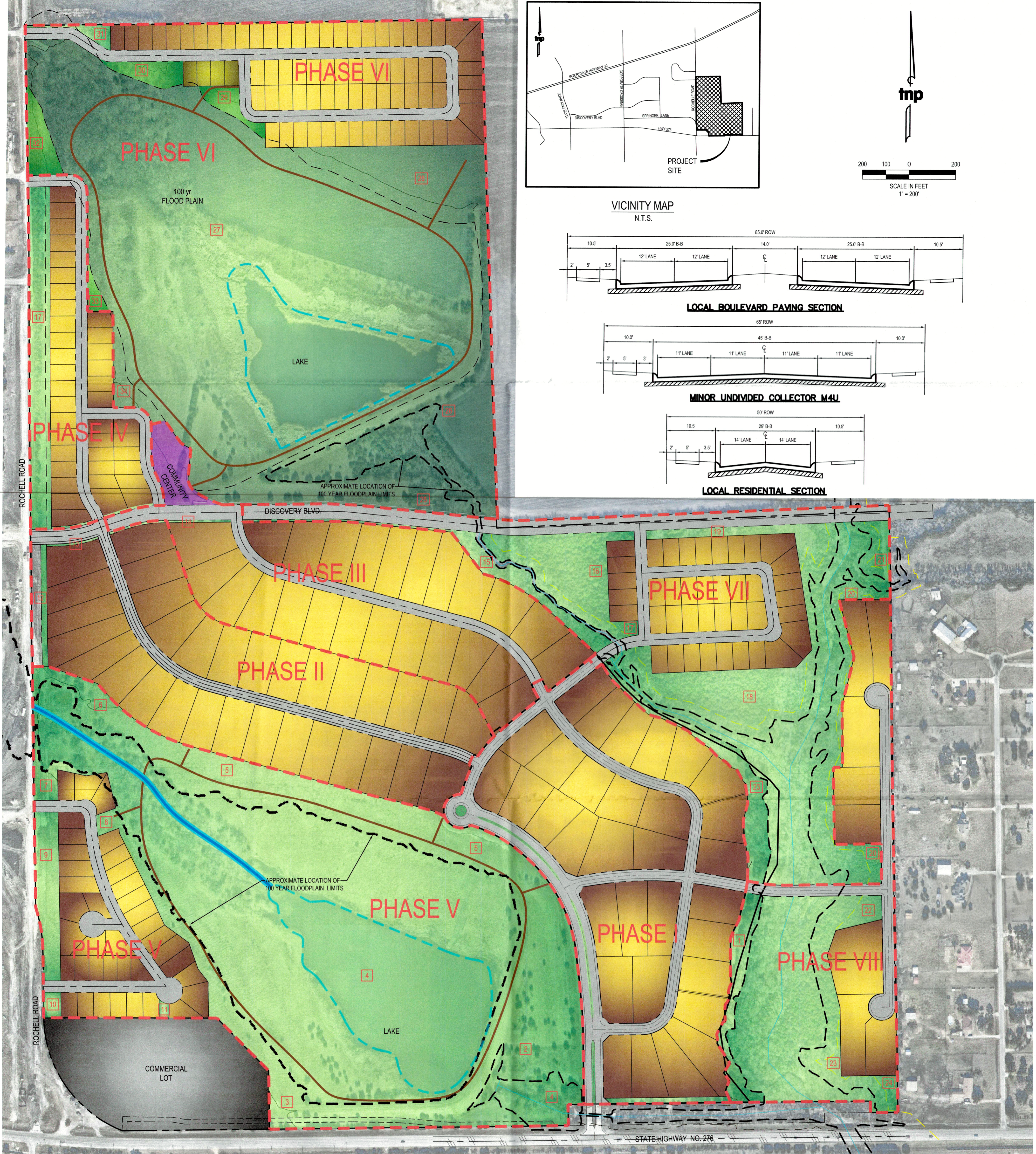

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%

- NOTES:
- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 - SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BRUSHY CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
 - WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-8 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
 - ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY STATE HIGHWAY NO. 276 AND THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
 - BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TABLE		
		WATER	SEWER	STREETS
1	33.63	16" FROM ROCHELLE RD. TO EASTERN LIMIT OF PH. 1		
2	27.47	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 2 FRONTAGE
3	22.59	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 3 FRONTAGE
4	12.77	12" ALONG ROCHELLE RD ALONG PH. 4 FRONTAGE	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN	WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE
5	70.8			WIDEN ROCHELLE RD. ALONG PH. 5 FRONTAGE TO DISCOVERY BLVD.
6	82.18	12" ALONG ROCHELLE RD ALONG PH. 6 FRONTAGE	10" SS TRUNK LINE	WIDEN ROCHELLE RD. ALONG PH. 6 FRONTAGE TO DISCOVERY BLVD.
7	36.71	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE	
8	21.03	16" ALONG SH 276 TO EASTERN LIMIT OF PH. 8	18" SS TRUNK LINE TO SH 276	

PHASE #	AREA (AC.)	PROPOSED PHASING TABLE				TOTAL UNITS
		TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.	COMMUNITY CENTER	
1	33.63	32				32
2	27.47	31				31
3	22.59	24			1	24
4	12.77		27	12		39
5	70.8		27	11		38
6	82.18		76			76
7	36.71		40			40
8	21.03	9				9
TOTAL	307.18	96	170	23		289

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (96 LOTS)
- TYPE B LOT - MIN. 70' X 110' (170 LOTS)
- TYPE C LOT - MIN. 60' X 110' (23 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
289 Residential Lots

Discovery Lakes

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nail & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1"=200'

Drawing: T:\Projects\SBD22499\Eng\CAD\PRELIMINARY DESIGN\SBD22499 - MASTERS PLAT.dwg at Apr 14, 2023 10:35am by gsharer

DRAINAGE AREA CALCULATIONS						
Drainage Area No	Time of Conc. (min.)	Intensity I ₁₀₀ (in/hr)	Runoff Coefficient C	Area (ac.)	Q ₁₀₀ (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLOWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLOWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLOWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLOWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLOWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLOWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLOWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLOWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLOWS TO STORM INLET
11	10	9.80	0.50	3.18	1.18	FLOWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLOWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLOWS TO CREEK
14	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
15	10	9.80	0.50	0.78	3.82	FLOWS TO STORM INLET
16	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
17	10	9.80	0.50	2.58	12.64	FLOWS TO STORM INLET
18	10	9.80	0.50	0.25	1.23	FLOWS TO STORM INLET
19	10	9.80	0.50	2.25	11.03	FLOWS TO STORM INLET
20	10	9.80	0.50	0.36	1.76	FLOWS TO STORM INLET
21	10	9.80	0.50	2.38	11.66	FLOWS TO STORM INLET
22	10	9.80	0.50	5.71	27.98	FLOWS TO CREEK
23	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
24	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
25	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
26	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
27	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
28	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
29	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
30	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
31	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
32	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
33	10	9.80	0.50	2.28	11.17	FLOWS TO STORM INLET
34	20	8.30	0.35	14.24	41.37	FLOWS TO CREEK
35	10	9.80	0.50	4.84	23.72	FLOWS TO CREEK
36	10	9.80	0.50	0.76	3.72	FLOWS TO STORM INLET
38	10	9.80	0.50	2.35	11.52	FLOWS TO CREEK
39	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
40	10	9.80	0.50	2.41	11.81	FLOWS TO STORM INLET
41	10	9.80	0.50	2.22	10.88	FLOWS TO STORM INLET
42	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
43	10	9.80	0.50	0.76	3.72	FLOWS TO CREEK
44	20	8.30	0.35	4.76	13.83	FLOWS TO CREEK
45	10	9.80	0.50	3.59	17.59	FLOWS TO CREEK
46	10	9.80	0.50	0.88	4.31	FLOWS TO STORM INLET
47	10	9.80	0.50	1.73	8.48	FLOWS TO STORM INLET
48	10	9.80	0.50	2.05	10.05	FLOWS TO STORM INLET
49	10	9.80	0.50	1.48	7.25	FLOWS TO STORM INLET
50	10	9.80	0.50	1.03	5.05	FLOWS TO STORM INLET
51	10	9.80	0.50	1.84	9.02	FLOWS TO STORM INLET
52	10	9.80	0.50	1.90	9.31	FLOWS TO STORM INLET
53	10	9.80	0.50	2.49	12.20	FLOWS TO STORM INLET
54	10	9.80	0.50	2.40	12.15	FLOWS TO STORM INLET
55	10	9.80	0.50	2.50	12.25	FLOWS TO STORM INLET
56	10	9.80	0.50	1.71	8.38	FLOWS TO STORM INLET
57	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
58	10	9.80	0.50	1.56	7.64	FLOWS TO STORM INLET
59	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
60	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
61	10	9.80	0.50	2.54	12.45	FLOWS TO STORM INLET
62	10	9.80	0.50	2.62	12.84	FLOWS TO STORM INLET
63	10	9.80	0.50	0.60	2.94	FLOWS TO STORM INLET
64	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
65	10	9.80	0.50	3.18	15.58	FLOWS TO CREEK
66	10	9.80	0.50	9.43	46.21	FLOWS TO CREEK
67	10	9.80	0.50	0.33	1.62	FLOWS TO STORM INLET
68	10	9.80	0.50	1.29	6.32	FLOWS TO STORM INLET
69	10	9.80	0.50	1.31	6.42	FLOWS TO STORM INLET
70	10	9.80	0.50	2.16	10.58	FLOWS TO LANDSCAPE AREA
71	10	9.80	0.50	3.28	16.07	FLOWS TO STORM INLET
72	10	9.80	0.50	0.98	4.80	FLOWS TO STORM INLET
73	10	9.80	0.50	0.77	3.77	FLOWS TO STORM INLET
74	10	9.80	0.50	1.44	7.06	FLOWS TO STORM INLET
75	10	9.80	0.50	1.27	6.22	FLOWS TO STORM INLET
76	10	9.80	0.50	1.54	7.55	FLOWS TO STORM INLET
77	10	9.80	0.50	0.96	4.70	FLOWS TO LANDSCAPE AREA
78	20	8.30	0.35	67.17	195.13	FLOWS TO CREEK
79	20	8.30	0.35	60.81	176.65	FLOWS TO CREEK
80	10	9.80	0.50	2.10	10.29	FLOWS TO STORM INLET
81	10	9.80	0.50	1.38	6.76	FLOWS TO STORM INLET
82	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
83	10	9.80	0.50	2.98	14.60	FLOWS TO STORM INLET
84	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
85	10	9.80	0.50	0.58	2.84	FLOWS TO CREEK
86	10	9.80	0.50	1.49	7.30	FLOWS TO CREEK
87	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
88	10	9.80	0.50	0.68	3.33	FLOWS TO STORM INLET
89	10	9.80	0.50	0.42	2.06	FLOWS TO CREEK
90	10	9.80	0.50	0.94	4.61	FLOWS TO CREEK
91	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
92	10	9.80	0.50	1.91	9.36	FLOWS TO STORM INLET
93	10	9.80	0.50	1.58	7.74	FLOWS TO STORM INLET
94	10	9.80	0.50	1.64	8.04	FLOWS TO STORM INLET
95	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
96	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
97	10	9.80	0.50	1.73	8.48	FLOWS TO CREEK
98	20	9.80	0.50	6.96	34.10	FLOWS TO CREEK
TOTAL					1291.47	

Master Drainage Plan
289 Residential Lots

Discovery Lakes

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: CAS
Scale: 1"=200'
SHEET 3 of 3

CASE NO. P

Drawing: T:\Projects\SBD22499\Eng-CAD\CAD\PRELIMINARY DESIGN\SBD22499-MASTER DRAINAGE.dwg at Apr 14, 2023 10:38am by gswaner



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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: May 15, 2023
APPLICANT: Cameron Slown; *Teague, Nall, & Perkins, Inc.*
CASE NUMBER: P2023-010; *Master Plat for the Discovery Lakes Subdivision*

SUMMARY

Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Master Plat for the Discovery Lakes Subdivision consisting of 289 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of an amending Master Plat for the Discovery Lakes Subdivision. The Discovery Lakes Subdivision will be constructed in eight (8) phases that will consist of 289 residential lots on a 316.315-acre tract of land (i.e. *Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16*). The proposed Master Plat changes the lot sizes for Phases 2 & 3 from the *Type B & C lots (i.e. Lot Type B: 70' x 110, or 7,700 SF minimums and Lot Type C: 60' x 110' or 6,600 SF minimums)* to *Lot Type A lots (i.e. 80' x 200' and 32,670 SF minimums)*. A Master Plat indicates the phasing lines, location of the trails and open space, and the approximate location of the 100-year floodplain. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat (Case No. P2023-011) for Phase 2 of the Discovery Lakes Subdivision.
- Background. The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20 (Case No. A1998-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 (Case No. Z2005-021)* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24 (Case No. Z2015-016)* from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The City Council amended Planned Development District 78 (PD-78) on August 3, 2020 through the adoption of *Ordinance No. 20-27*. On November 2, 2020, the City Council approved a master plat (Case No. P2020-039) and preliminary plat (Case No. P2020-040) for the subject property. On November 15, 2021, the City Council approved a final plat (Case No. P2021-053) for a portion of the subject property being Phase 1 of the Discovery Lakes Subdivision.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Master Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Master Plat for the *Discovery Lakes Subdivision* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Master Plat; and,
- (2) Any construction resulting from the approval of this Master 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 May 9, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹ (200+27.46*15=\$611.90)
- 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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address none

Subdivision Discovery Lakes, Phase 2 Lot Block

General Location 27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None

Proposed Zoning PD-78 Proposed Use Single Family Residential

Acreage 27.46 Lots [Current] 1 Lots [Proposed] 31

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Alberto Dal Cin [Owner] the undersigned, who stated the information on this application to be true and certified the following:

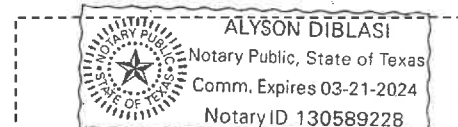
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

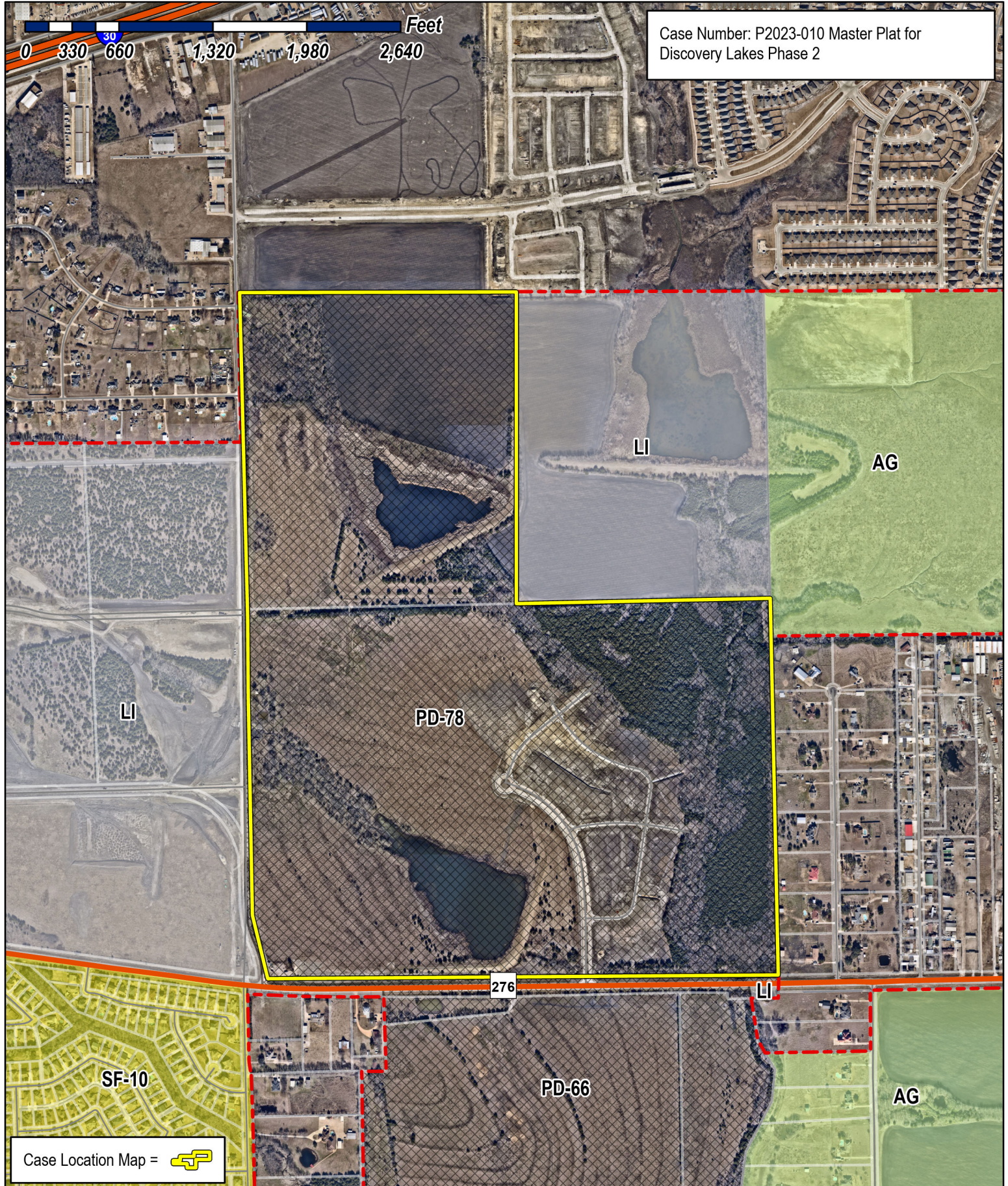
Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024

Case Number: P2023-010 Master Plat for
Discovery Lakes Phase 2



Case Location Map =



City of Rockwall

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

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



**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

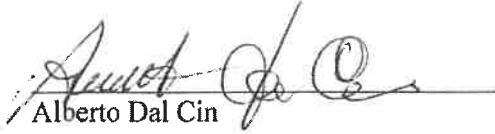
The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

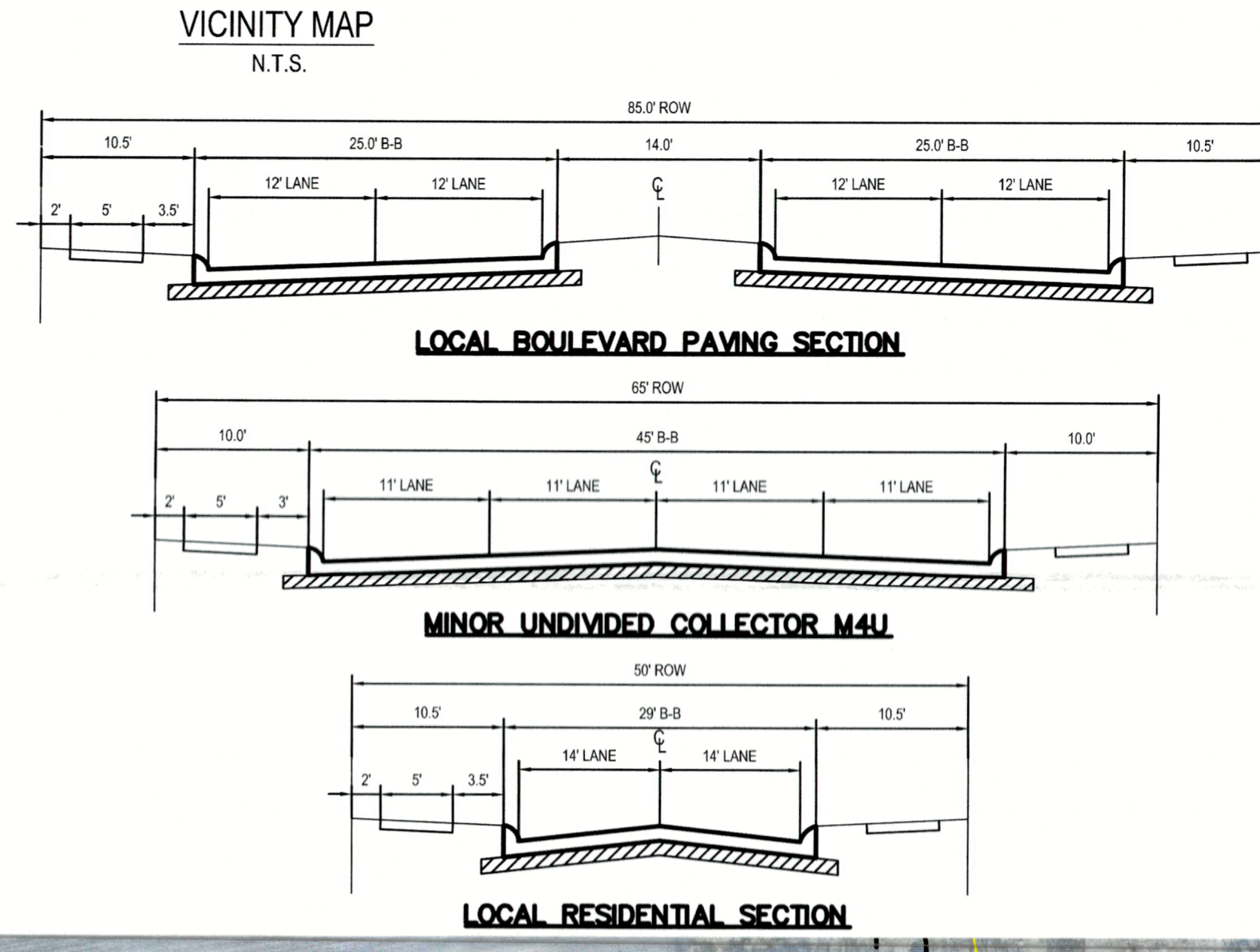
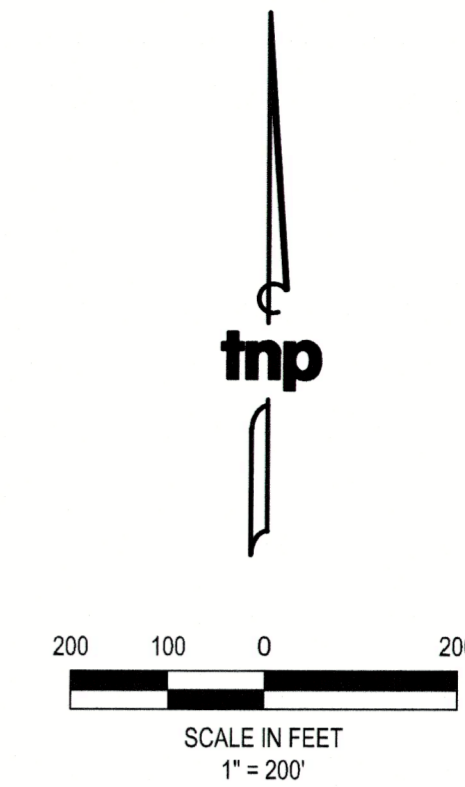
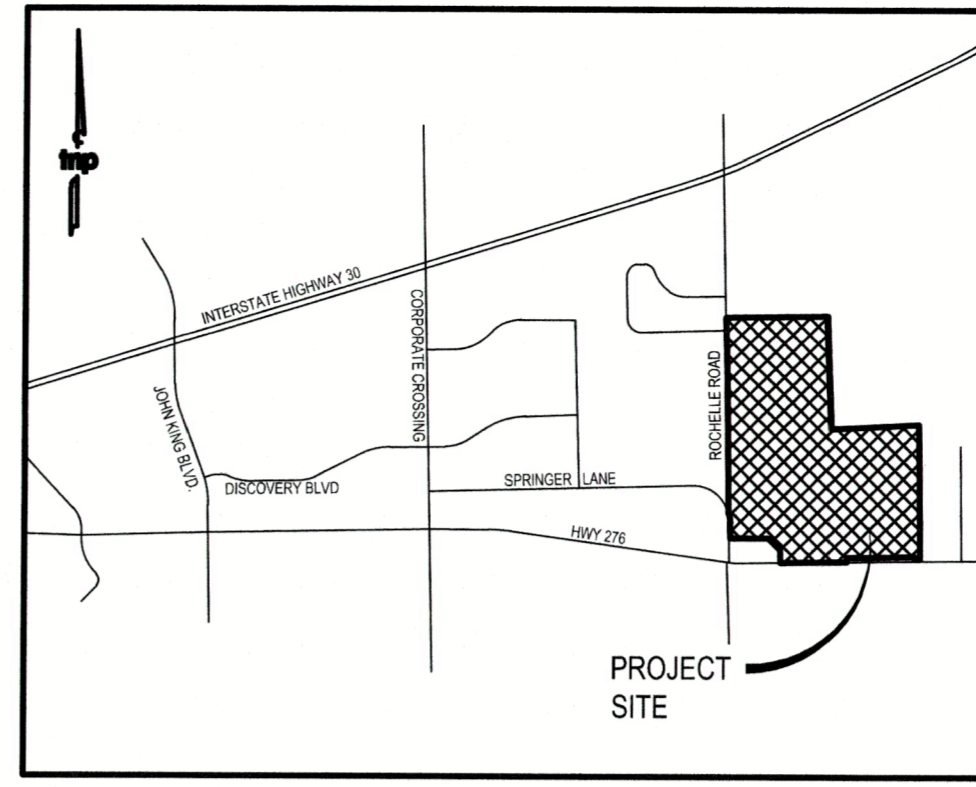
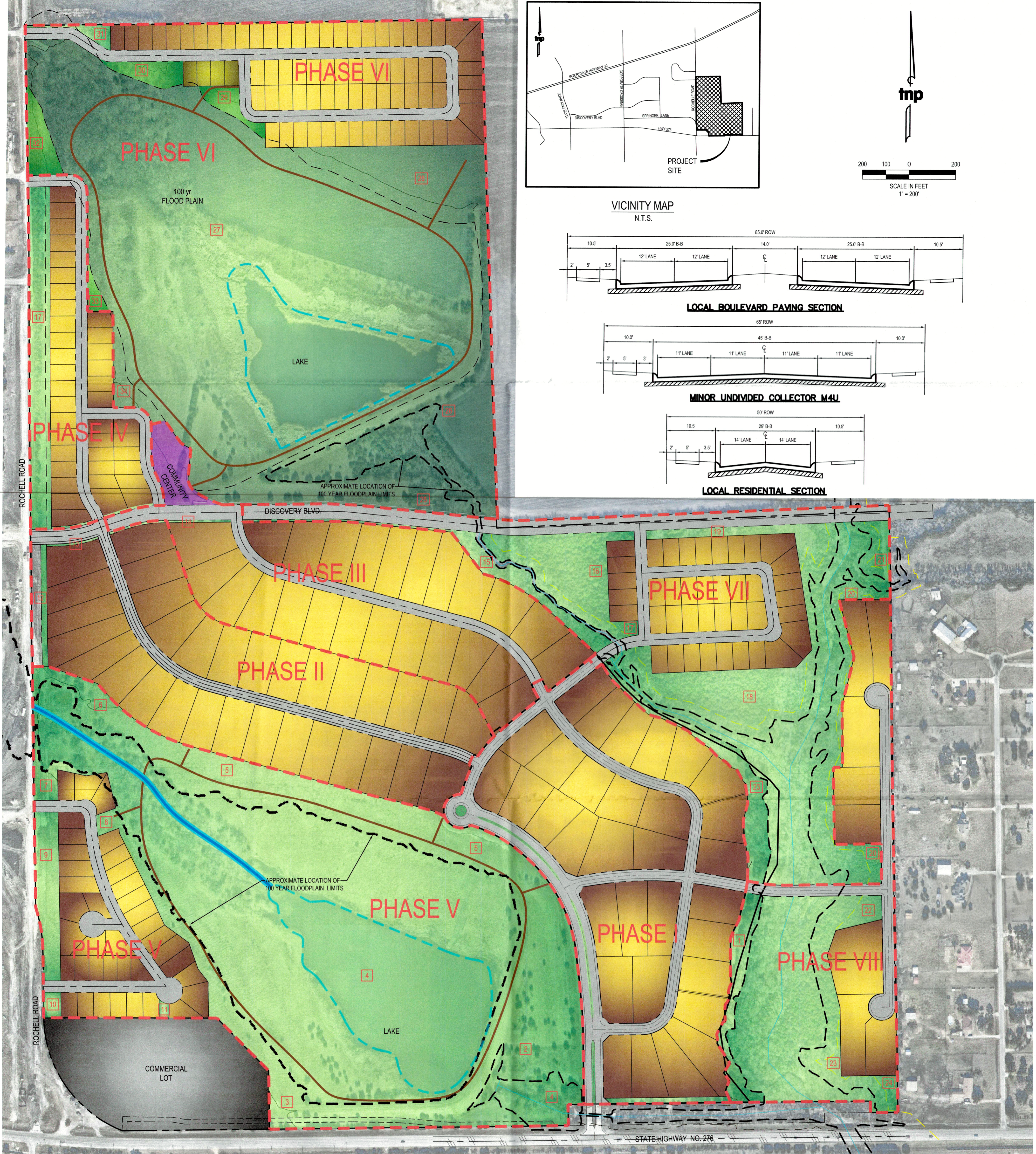

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%

- NOTES:
- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 - SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BRUSHY CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
 - WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-8 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
 - ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY STATE HIGHWAY NO. 276 AND THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
 - BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TABLE		
		WATER	SEWER	STREETS
1	33.63	16" FROM ROCHELLE RD. TO EASTERN LIMIT OF PH. 1		
2	27.47	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 2 FRONTAGE
3	22.59	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 3 FRONTAGE
4	12.77	12" ALONG ROCHELLE RD ALONG PH. 4 FRONTAGE	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN	WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE
5	70.8			WIDEN ROCHELLE RD. ALONG PH. 5 FRONTAGE TO DISCOVERY BLVD.
6	82.18	12" ALONG ROCHELLE RD ALONG PH. 6 FRONTAGE	10" SS TRUNK LINE	WIDEN ROCHELLE RD. ALONG PH. 6 FRONTAGE TO DISCOVERY BLVD.
7	36.71	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE	
8	21.03	16" ALONG SH 276 TO EASTERN LIMIT OF PH. 8	18" SS TRUNK LINE TO SH 276	

PHASE #	AREA (AC.)	PROPOSED PHASING TABLE				TOTAL UNITS
		TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.	COMMUNITY CENTER	
1	33.63	32				32
2	27.47	31				31
3	22.59	24			1	24
4	12.77		27	12		39
5	70.8		27	11		38
6	82.18		76			76
7	36.71		40			40
8	21.03	9				9
TOTAL	307.18	96	170	23		289

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (96 LOTS)
- TYPE B LOT - MIN. 70' X 110' (170 LOTS)
- TYPE C LOT - MIN. 60' X 110' (23 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
289 Residential Lots

Discovery Lakes

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nail & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1"=200'

Drawing: T:\Projects\SBD22499\Eng\CAD\PRELIMINARY DESIGN\SBD22499 - MASTER PLAT.dwg at Apr 14, 2023 10:35am by gsharer

DRAINAGE AREA CALCULATIONS						
Drainage Area No	Time of Conc. (min.)	Intensity I ₁₀₀ (in/hr)	Runoff Coefficient C	Area (ac.)	Q ₁₀₀ (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLOWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLOWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLOWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLOWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLOWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLOWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLOWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLOWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLOWS TO STORM INLET
11	10	9.80	0.50	3.18	1.18	FLOWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLOWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLOWS TO CREEK
14	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
15	10	9.80	0.50	0.78	3.82	FLOWS TO STORM INLET
16	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
17	10	9.80	0.50	2.58	12.64	FLOWS TO STORM INLET
18	10	9.80	0.50	0.25	1.23	FLOWS TO STORM INLET
19	10	9.80	0.50	2.25	11.03	FLOWS TO STORM INLET
20	10	9.80	0.50	0.36	1.76	FLOWS TO STORM INLET
21	10	9.80	0.50	2.38	11.66	FLOWS TO STORM INLET
22	10	9.80	0.50	5.71	27.98	FLOWS TO CREEK
23	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
24	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
25	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
26	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
27	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
28	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
29	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
30	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
31	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
32	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
33	10	9.80	0.50	2.28	11.17	FLOWS TO STORM INLET
34	20	8.30	0.35	14.24	41.37	FLOWS TO CREEK
35	10	9.80	0.50	4.84	23.72	FLOWS TO CREEK
36	10	9.80	0.50	0.76	3.72	FLOWS TO STORM INLET
38	10	9.80	0.50	2.35	11.52	FLOWS TO CREEK
39	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
40	10	9.80	0.50	2.41	11.81	FLOWS TO STORM INLET
41	10	9.80	0.50	2.22	10.88	FLOWS TO STORM INLET
42	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
43	10	9.80	0.50	0.76	3.72	FLOWS TO CREEK
44	20	8.30	0.35	4.76	13.83	FLOWS TO CREEK
45	10	9.80	0.50	3.59	17.59	FLOWS TO CREEK
46	10	9.80	0.50	0.88	4.31	FLOWS TO STORM INLET
47	10	9.80	0.50	1.73	8.48	FLOWS TO STORM INLET
48	10	9.80	0.50	2.05	10.05	FLOWS TO STORM INLET
49	10	9.80	0.50	1.48	7.25	FLOWS TO STORM INLET
50	10	9.80	0.50	1.03	5.05	FLOWS TO STORM INLET
51	10	9.80	0.50	1.84	9.02	FLOWS TO STORM INLET
52	10	9.80	0.50	1.90	9.31	FLOWS TO STORM INLET
53	10	9.80	0.50	2.49	12.20	FLOWS TO STORM INLET
54	10	9.80	0.50	2.40	12.15	FLOWS TO STORM INLET
55	10	9.80	0.50	2.50	12.25	FLOWS TO STORM INLET
56	10	9.80	0.50	1.71	8.38	FLOWS TO STORM INLET
57	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
58	10	9.80	0.50	1.56	7.64	FLOWS TO STORM INLET
59	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
60	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
61	10	9.80	0.50	2.54	12.45	FLOWS TO STORM INLET
62	10	9.80	0.50	2.62	12.84	FLOWS TO STORM INLET
63	10	9.80	0.50	0.60	2.94	FLOWS TO STORM INLET
64	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
65	10	9.80	0.50	3.18	15.58	FLOWS TO CREEK
66	10	9.80	0.50	9.43	46.21	FLOWS TO CREEK
67	10	9.80	0.50	0.33	1.62	FLOWS TO STORM INLET
68	10	9.80	0.50	1.29	6.32	FLOWS TO STORM INLET
69	10	9.80	0.50	1.31	6.42	FLOWS TO STORM INLET
70	10	9.80	0.50	2.16	10.58	FLOWS TO LANDSCAPE AREA
71	10	9.80	0.50	3.28	16.07	FLOWS TO STORM INLET
72	10	9.80	0.50	0.98	4.80	FLOWS TO STORM INLET
73	10	9.80	0.50	0.77	3.77	FLOWS TO STORM INLET
74	10	9.80	0.50	1.44	7.06	FLOWS TO STORM INLET
75	10	9.80	0.50	1.27	6.22	FLOWS TO STORM INLET
76	10	9.80	0.50	1.54	7.55	FLOWS TO STORM INLET
77	10	9.80	0.50	0.96	4.70	FLOWS TO LANDSCAPE AREA
78	20	8.30	0.35	67.17	195.13	FLOWS TO CREEK
79	20	8.30	0.35	60.81	176.65	FLOWS TO CREEK
80	10	9.80	0.50	2.10	10.29	FLOWS TO STORM INLET
81	10	9.80	0.50	1.38	6.76	FLOWS TO STORM INLET
82	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
83	10	9.80	0.50	2.98	14.60	FLOWS TO STORM INLET
84	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
85	10	9.80	0.50	0.58	2.84	FLOWS TO CREEK
86	10	9.80	0.50	1.49	7.30	FLOWS TO CREEK
87	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
88	10	9.80	0.50	0.68	3.33	FLOWS TO STORM INLET
89	10	9.80	0.50	0.42	2.06	FLOWS TO CREEK
90	10	9.80	0.50	0.94	4.61	FLOWS TO CREEK
91	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
92	10	9.80	0.50	1.91	9.36	FLOWS TO STORM INLET
93	10	9.80	0.50	1.58	7.74	FLOWS TO STORM INLET
94	10	9.80	0.50	1.64	8.04	FLOWS TO STORM INLET
95	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
96	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
97	10	9.80	0.50	1.73	8.48	FLOWS TO CREEK
98	20	9.80	0.50	6.96	34.10	FLOWS TO CREEK
TOTAL					1291.47	

Master Drainage Plan
289 Residential Lots

Discovery Lakes

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



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PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: CAS
Scale: 1"=200'
SHEET 3 of 3

CASE NO. P



May 31, 2023

TO: Cameron Slown
Teague, Nall, & Perkins, Inc.
825 Watters Creek Boulevard, Suite M300
Allen, TX 75013

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

SUBJECT: P2023-010; Master Plat for Discovery Lakes

Cameron Slown:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations:

- (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 Master 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 May 9, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 7-0.

City Council

On May 15, 2023, the City Council approved a motion to approve the Master Plat by a vote of 6-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- one (1) bonded copy of the master plat and all subsequent documents. All preliminary plats must be submitted to the City within 180-days of the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", is written over a horizontal line.

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