
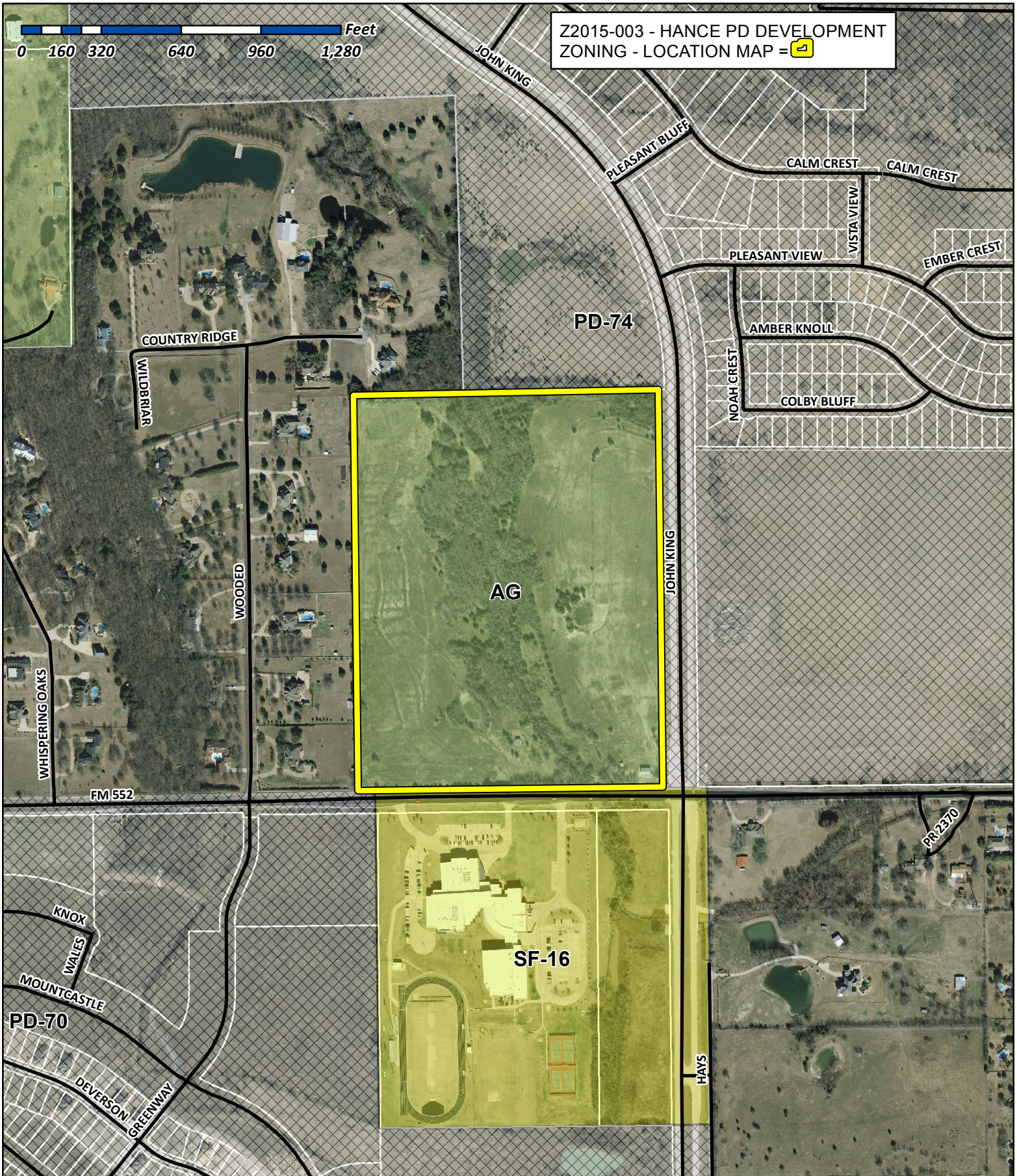


0 160 320 640 960 1,280 Feet

Z2015-003 - HANCE PD DEVELOPMENT  
ZONING - LOCATION MAP = 



# City of Rockwall

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

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

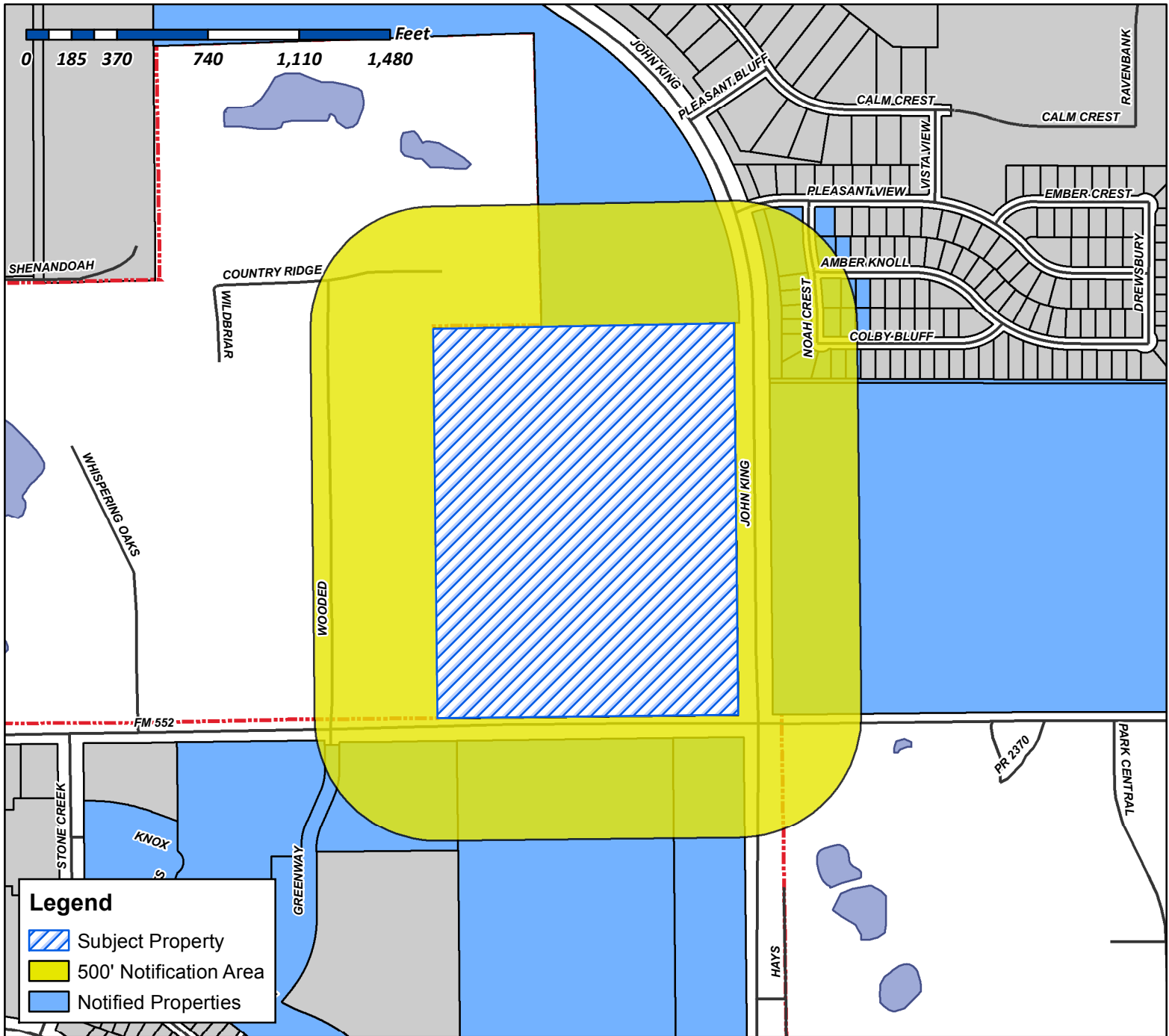




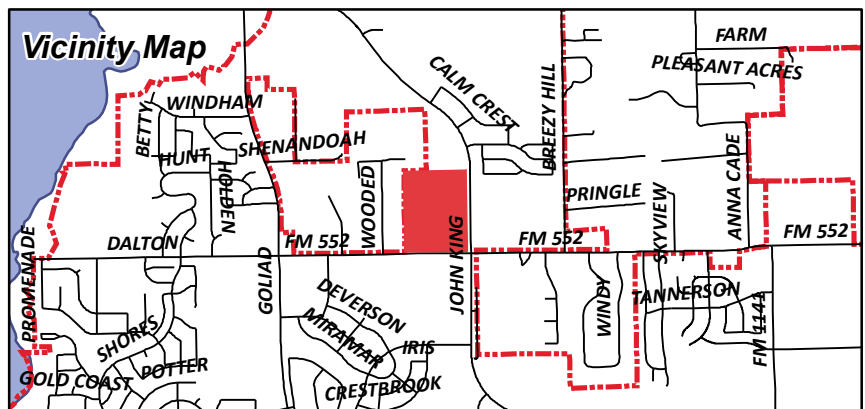
# City of Rockwall

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

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**Case Number:** Z2015-003  
**Case Name:** PD Development Plan  
**Case Type:** Zoning  
**Zoning:** PD  
**Case Address:** NWC FM552 & John King



**Date Created:** 1/22/2015

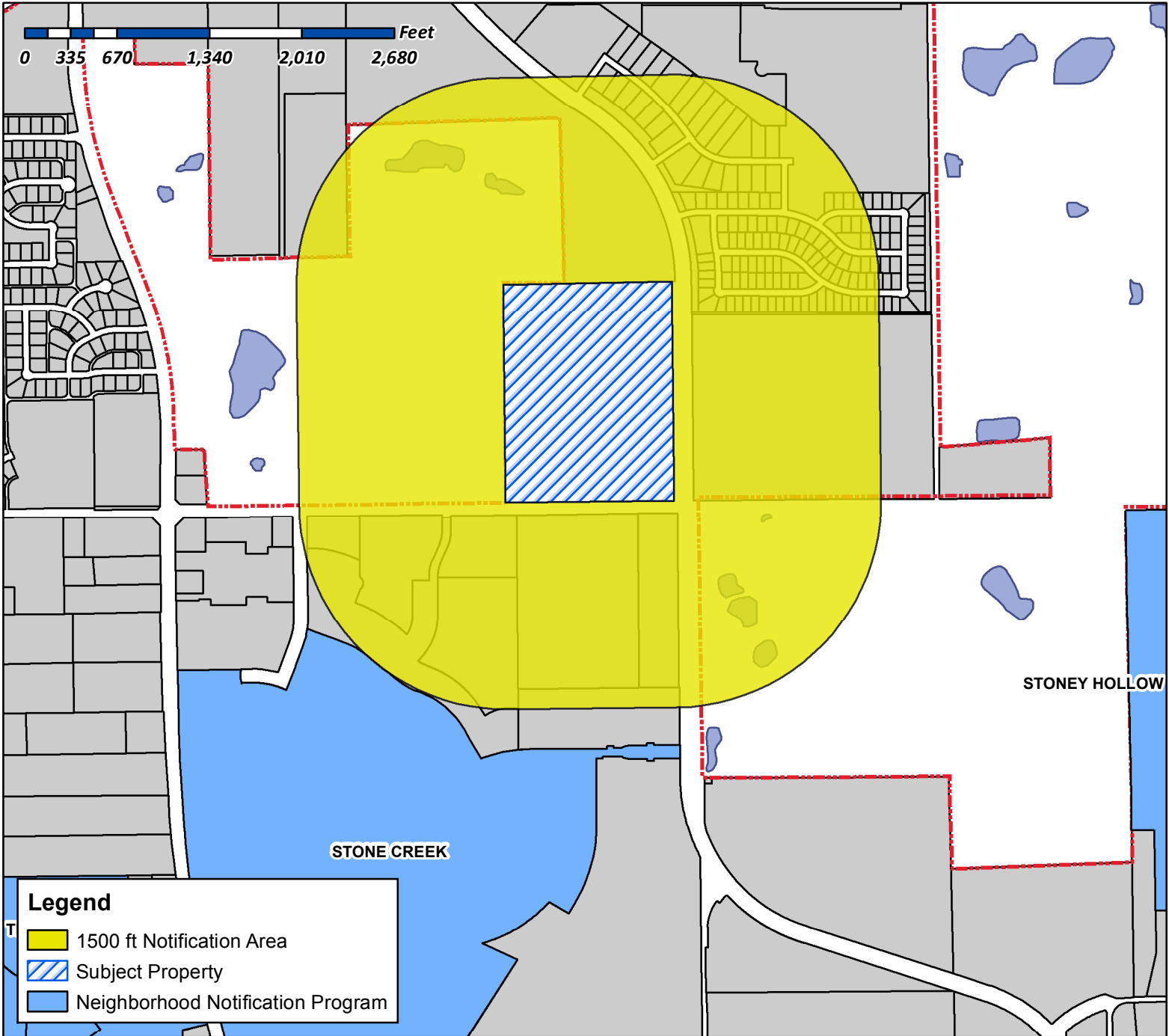
For Questions on this Case Call (972) 771-7745



# City of Rockwall

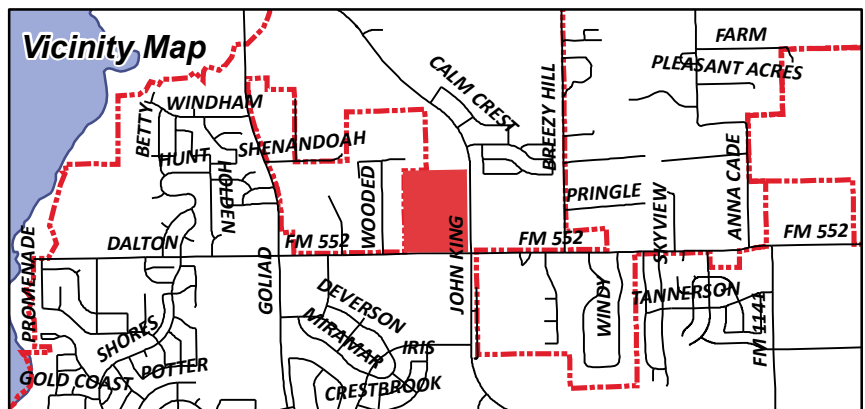
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

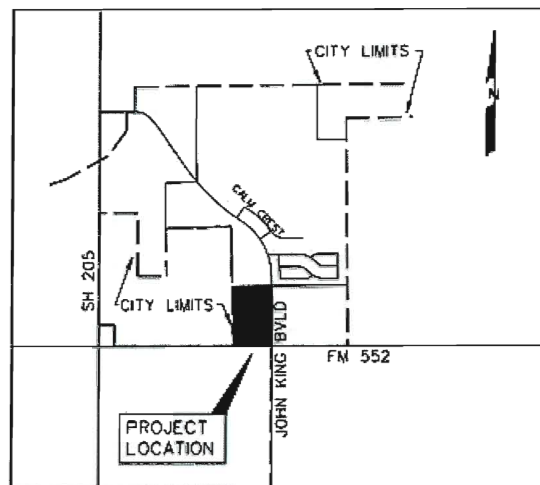
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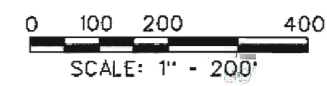
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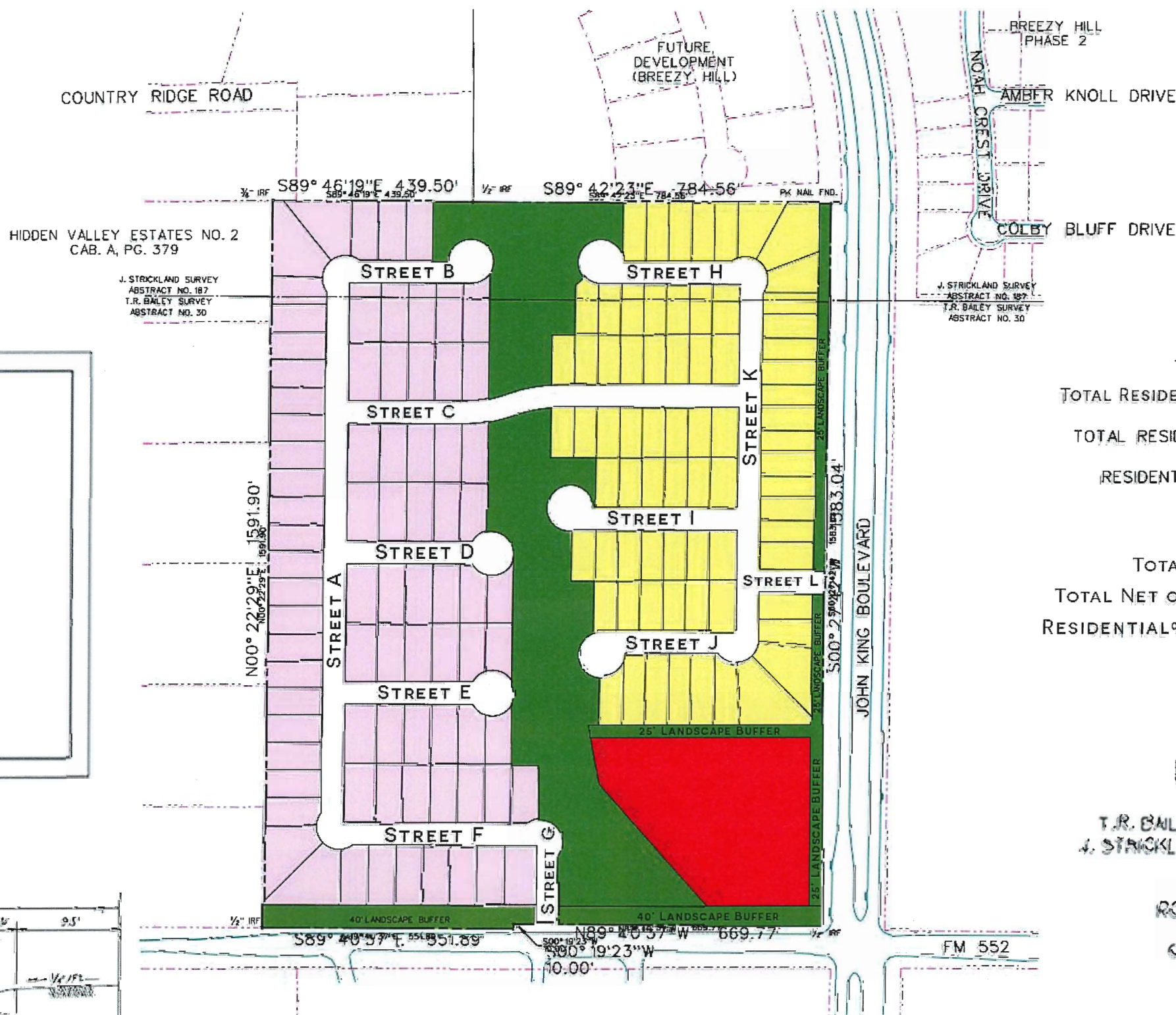
LOCATION MAP  
N.T.S.



**LEGEND**

TYPICAL LOT SIZES

- 50' X 120' - 72 LOTS
- 60' X 120' - 79 LOTS
- PUBLIC OPEN SPACE/  
LANDSCAPE BUFFER
- RETAIL - 3.940 Ac.



TOTAL ACRES	44.555
TOTAL RESIDENTIAL ACRES	40.615
TOTAL RESIDENTIAL LOTS	151
RESIDENTIAL DENSITY	3.72

**OPEN SPACE**

TOTAL FLOODPLAIN:	3.7 AC.
TOTAL NET OF FLOODPLAIN:	5.59 AC.
RESIDENTIAL% OPEN SPACE	18.32%

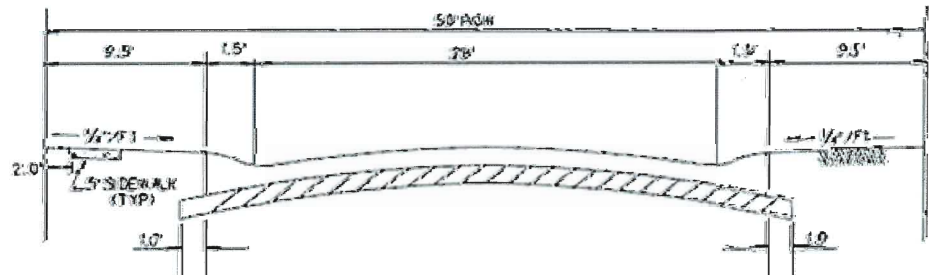
CONCEPT PLAN  
OF  
**HANCE TRACT**  
SITUATED IN THE  
T.R. BAILEY SURVEY, ABSTRACT NO. 30  
J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

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

OWNER  
**LARRY HANCE**  
6306 CLEHOLLOW COURT  
DALLAS, TEXAS 75248

JANUARY 2015 SCALE 1" = 200'



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