



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MS2009-00

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

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 Whisper Rock

Subdivision Whisper Rock Lot 5+6 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD 47 Current Use

Proposed Zoning Proposed Use

Acreage Lots [Current] 5+6 Lots [Proposed]

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	<u>RRDC LTD</u>	<input checked="" type="checkbox"/> Applicant	<u>Scott Lewis - RRDC, LTD</u>
Contact Person	<u>Scott Lewis</u>	Contact Person	<u>Scott Lewis</u>
Address	<u>900 Heathland Crossing Dr</u>	Address	<u>900 Heathland Crossing Dr</u>
City, State & Zip	<u>Heath TX 75032</u>	City, State & Zip	<u>Heath</u>
Phone	<u>214-668-8321</u>	Phone	<u>214-668-8321</u>
E-Mail	<u>ScottLewisHome@gmail.com</u>	E-Mail	<u>ScottLewisHome@gmail.com</u>

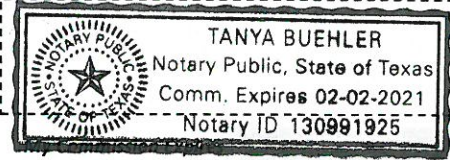
NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared C. Scott Lewis [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 \$ 75.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 6th day of December, 2019. 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 6 day of Dec, 2019.

Owner's Signature *[Signature]*
Notary Public in and for the State of Texas *[Signature]*





City of Rockwall

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

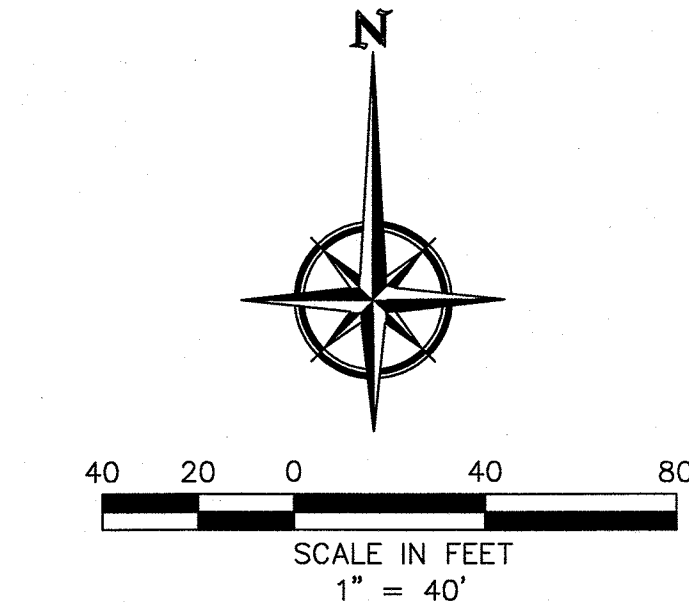
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TREES TO BE PRESERVED

Point Table		Point Table	
Point #	Raw Description	Point #	Raw Description
4136	10 ELM	4148	12 ELM
4128	10 ELM	4149	12 ELM
4130	12 ELM	4150	12 ELM
4131	16 ELM	4151	16 ELM
4132	20 ELM	4152	8 ELM
4133	18 ELM	4153	12 ELM
4134	18 ELM	4154	14 ELM
4199	24 ELM	4155	18 ELM
4135	12 ELM	4156	8 ELM
4137	14 ELM	4157	14 ELM
4138	10 ELM	4158	16 ELM
4139	12 ELM	4159	14 ELM
4140	8 ELM	4161	12 ELM
4141	14 ELM	4188	18 ELM
4142	16 ELM		
4143	14 ELM		
4144	6 ELM		
4145	8 ELM		
4146	12 ELM		
4147	16 ELM		



TREES TO BE REMOVED

Point Table		Point Table	
Point #	Raw Description	Point #	Raw Description
4200	14 ELM	4167	14 ELM
4008	8 ELM	4169	14 ELM
4005	12 ELM	4174	20 ELM
4102	10 ELM	4175	18 ELM
4006	14 ELM	4176	16 ELM
4007	24 ELM	4177	12 ELM
4202	20 HACK	4178	10 ELM
4010	8 ELM	4183	14 ELM
4107	14 ELM	4185	16 ELM
4203	12 HACK	4186	12 ELM
4011	8 ELM	4187	12 CEDAR
4164	14 ELM	4189	12 CEDAR
4100	16 ELM	4192	16 CEDAR
4172	12 ELM	4193	20 ELM
4108	16 ELM	4207	24 ELM
4182	12 ELM	4209	14 HACK
4118	14 ELM		
4184	14 ELM		
4120	14 ELM		
4127	14 ELM		

MITIGATION CALCULATION

PRIMARY PROTECTED 478"
 SECONDARY PROTECTED 86"
 MITIGATION = 478 + 0.5 x 86 = 471" TO BE MITIGATED
 DEVELOPMENT TO PLANT 118 - 4" TREES,
 6 TREES IN COMMON AREA & 4 TREES PER LOT.

FIRST CHRISTIAN CHURCH
 DISCIPLES OF CHRIST
 ROCKWALL, TEXAS ADDITION

CAUTION! EXISTING UTILITIES
 CONTRACTOR SHOULD CALL 1-800-892-8888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS
 BM = MONUMENT RESET #1
 32± LF WEST OF FM 740 & SUMMER LEE DRIVE INTERSECTION, SOUTH SIDE OF SUMMER LEE DRIVE.
 ELEV=567.704
 BM = MONUMENT R014
 375± LF WEST OF RIDGE ROAD & HENRY M CHANDLER DRIVE INTERSECTION, ON NORTH SIDE OF HENRY M. CHANDLER DRIVE
 ELEV=561.017

ENGINEERINGCONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

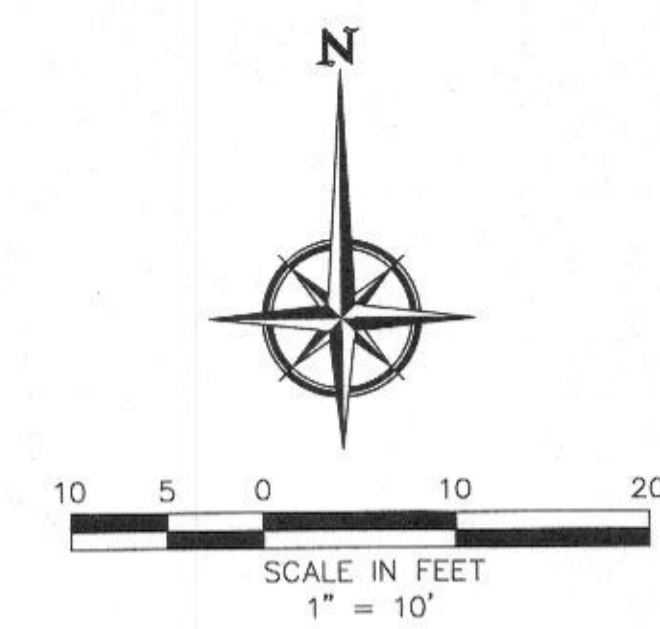
REVISIONS:

DRAWN: JD	DATE:
CHECKED: M.A.	DATE: DECEMBER 2018
PROJECT NO: 02114	
DWG FILE NAME: TREE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATT ATKINS, P.E. 93968



TREESCAPE PLAN
 WHISPER ROCK
 CITY OF ROCKWALL
 ROCKWALL COUNTY



TREES TO BE PRESERVED

#4132	20" ELM
#4134	18" ELM
#4141	14" ELM
#4199	24" ELM
TOTAL	76"

TREES TO BE REMOVED

#4131	16" ELM
#4133	18" ELM
TOTAL	34"

MITIGATION CALCULATION

PRIMARY PROTECTED	428"
SECONDARY PROTECTED	86"
LOT 5 ADDITIONAL TREES REMOVED	34"
LOT 6 ADDITIONAL TREES REMOVED	250"
MITIGATION = 428" + 0.5 x 86" + 284" ADDITIONAL	
TREES = 755" TO BE MITIGATED	
DEVELOPMENT TO PLANT 189 - 4" TREES,	
21 TREES IN COMMON AREA & 6 TREES PER LOT.	

ENGINEERINGCONCEPTS
& DESIGN, L.P.

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201 WINDCO CIR. SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: -	DATE: -
CHECKED: -	DATE: DECEMBER, 2019
PROJECT NO.: 02114	
DWG FILE NAME: LOT 5 TREE PLAN.DWG	

LOT 5
TREESCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
01
OF
01

5

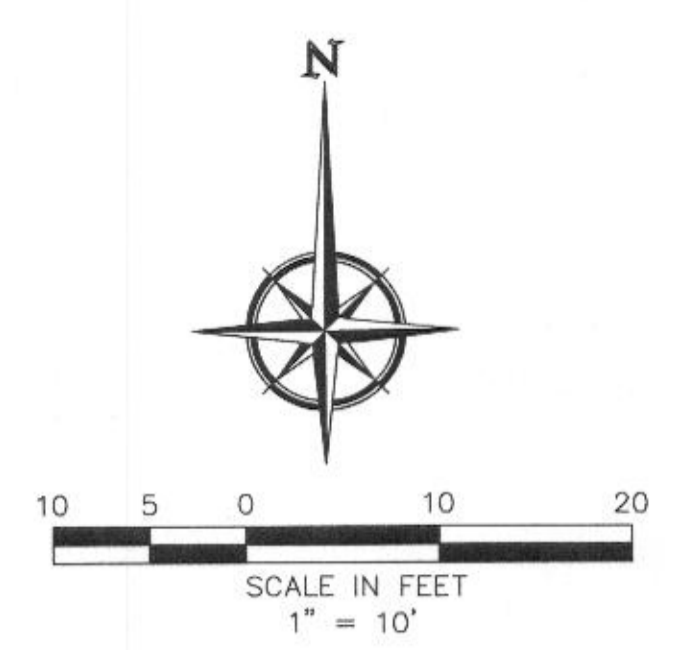
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TREES TO BE PRESERVED

#4135	12" ELM
#4136	10" ELM
#4137	14" ELM
#4138	10" ELM
#4139	12" ELM
#4140	8" ELM
TOTAL	66"



TREES TO BE REMOVED

#4142	16" ELM
#4143	14" ELM
#4144	6" ELM
#4145	8" ELM
#4146	12" ELM
#4147	16" ELM
#4148	12" ELM
#4149	12" ELM
#4150	12" ELM
#4151	16" ELM
#4152	8" ELM
#4153	12" ELM
#4154	14" ELM
#4155	18" ELM
#4156	8" ELM
#4157	14" ELM
#4158	16" ELM
#4159	14" ELM
#4161	12" ELM
TOTAL	250"

MITIGATION CALCULATION

PRIMARY PROTECTED	428"
SECONDARY PROTECTED	86"
LOT 5 ADDITIONAL TREES REMOVED	34"
LOT 6 ADDITIONAL TREES REMOVED	250"
MITIGATION = 428" + 0.5 x 86" + 284" ADDITIONAL	
TREES = 755" TO BE MITIGATED	
DEVELOPMENT TO PLANT 189 - 4" TREES,	
21 TREES IN COMMON AREA & 6 TREES PER LOT.	

WHISPER ROCK DRIVE

ENGINEERINGCONCEPTS
& DESIGN, L.P.

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REVISIONS:	
DRAWN: -	DATE: -
CHECKED: -	DATE: DECEMBER, 2019
PROJECT NO.: 02114	
DWG FILE NAME: LOT 5 TREE PLAN.DWG	

LOT 6
TREESCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
01
OF
01