



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-040

**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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>(200+36.42\*15=\$746.30)
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

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

### Notes:

<sup>1</sup>: 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 1	Lot	Block
General Location	36.42 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	36.42	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	Nick DiGiuseppe	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	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com

## NOTARY VERIFICATION [REQUIRED]

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

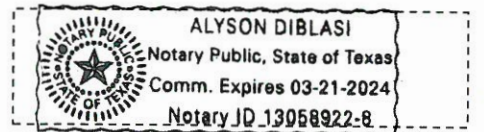
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 746.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 17<sup>th</sup> day of September, 20 20. By signing 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 17<sup>th</sup> day of September, 20 20.

Owner's Signature

*[Signature]*  
Alyson DiBlasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024



0 200 400 800 1,200 1,600 Feet

P2020-040- PHASE 1 OF THE DISCOVERY LAKES ADDITION  
PRELIMINARY PLAT - LOCATION MAP = 

CARRINGTON

WESTMINSTER

LI

AG

PD-78

S. ROCHELL  
S. SPRINGER

AMANDA

STATE HIGHWAY 276

PINEBLUFF

SF-10

ROCHELL

PD-66

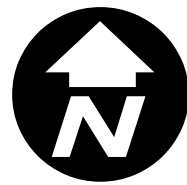
DOWELL



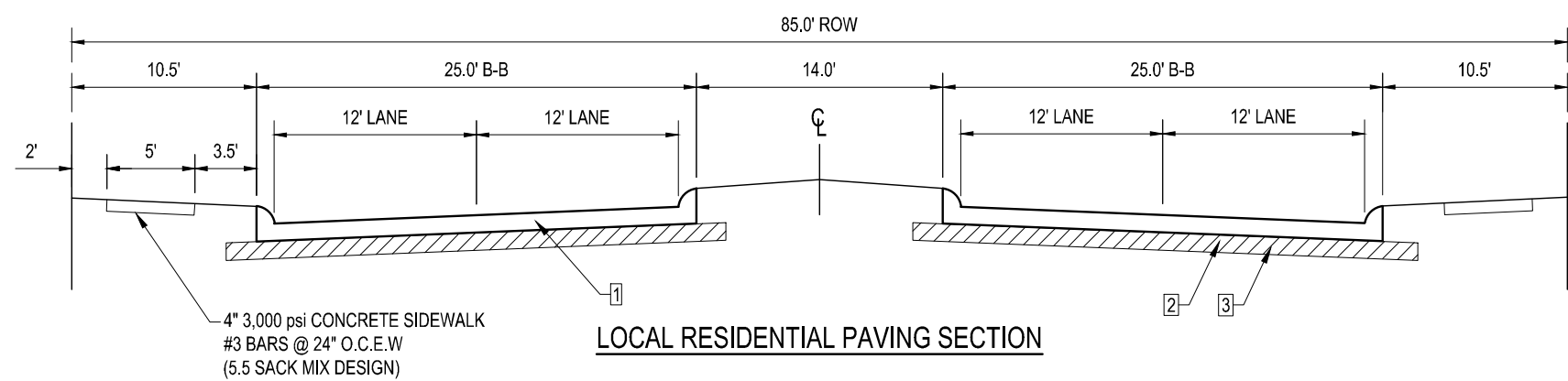
# City of Rockwall

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

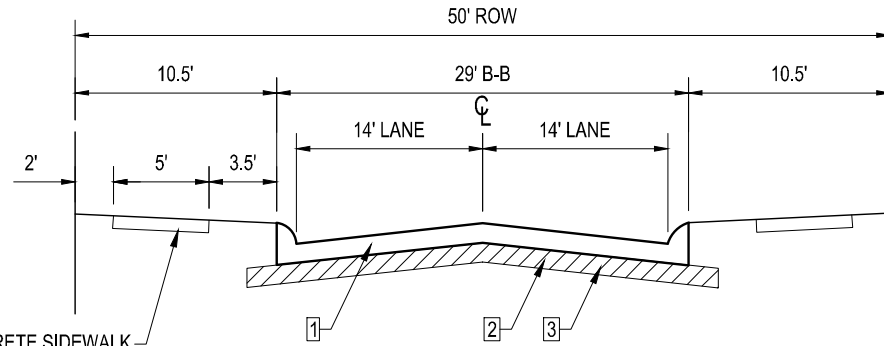
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







LOCAL RESIDENTIAL PAVING SECTION



LOCAL RESIDENTIAL SECTION

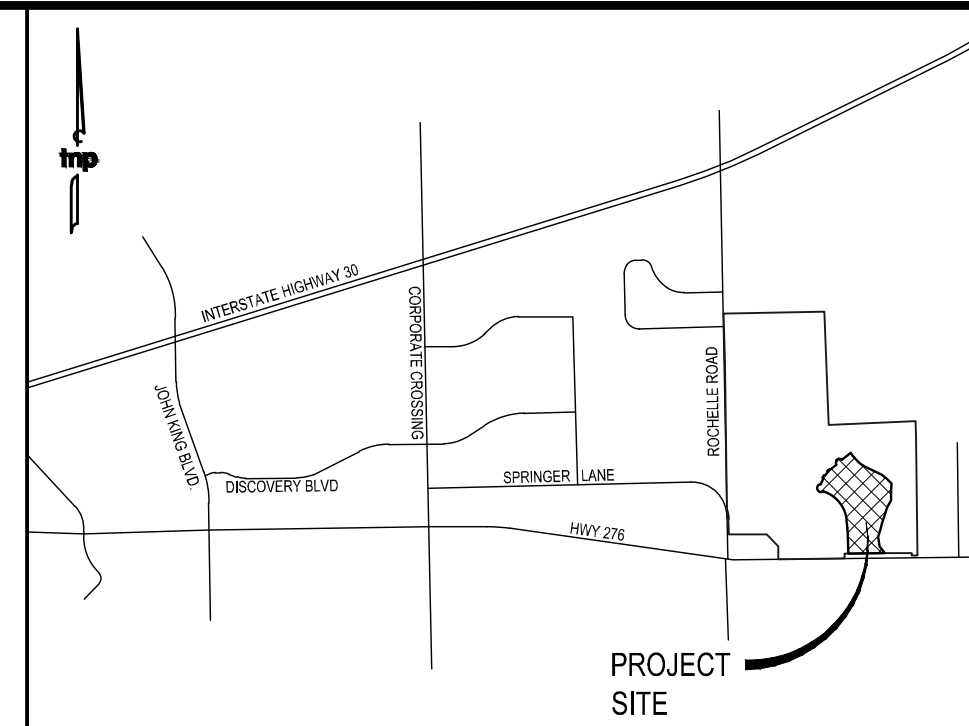
NOTES:  
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.

- 1 6" 3600 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTERS BOTH WAYS. MIN. 6 SACK FOR MACHINE PLACED MIN. 6 1/2 SACK FOR HAND PLACED
- 2 WHERE THE PLASTICITY INDEX OF THE NATURAL SOILS IS EQUAL TO OR EXCEEDS 15, LIME STABILIZATION SHALL BE REQUIRED. A MINIMUM OF 6% BY WEIGHT OF LIME TO A DEPTH OF 6" SHALL BE REQUIRED.
- 3 SUBGRADE SHALL BE 6" THICK AND COMPACTED TO A DENSITY NOT LESS THAN 95% AT 0%-4% OF OPTIMUM MOISTURE CONTENT.

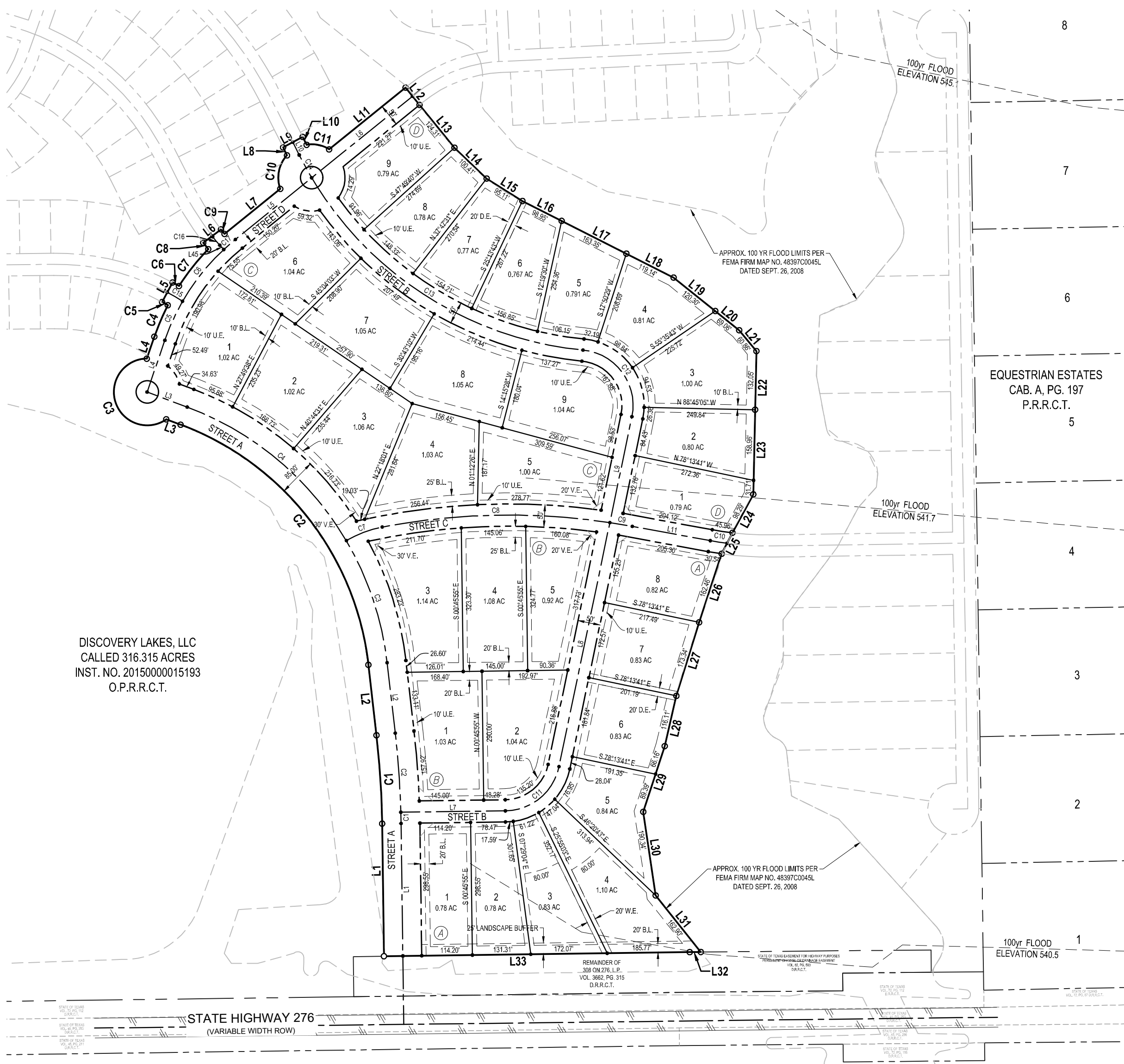
LINE #	BEARING	LENGTH
L1	N00°45'55"W	288.42
L2	N06°34'23"W	159.71
L3	N69°28'25"W	34.63
L4	N18°53'58"E	52.49
L5	N28°21'37"E	50.00
L6	N52°57'47"E	50.00
L7	N51°02'57"E	161.37
L8	N26°30'25"W	20.00
L9	N61°45'29"E	50.02
L10	S26°30'25"E	20.00
L11	N51°02'57"E	221.27
L12	S38°57'03"E	50.00
L13	S39°13'45"E	124.31
L14	S46°12'41"E	100.41
L15	S57°49'57"E	95.11
L16	S63°08'31"E	98.95
L17	S63°08'31"E	163.35

LINE #	BEARING	LENGTH
L18	S63°08'31"E	119.14
L19	S51°14'19"E	120.30
L20	S51°14'19"E	69.06
L21	S39°31'46"E	60.86
L22	S01°14'55"W	132.05
L23	S01°14'55"W	158.96
L24	S28°27'00"W	98.29
L25	S27°15'07"W	53.17
L26	N18°13'31"E	162.46
L27	N17°10'03"E	173.34
L28	N13°02'35"E	116.11
L29	N18°04'38"E	89.39
L30	N08°25'52"W	190.34
L31	N38°34'29"W	162.90
L32	S89°29'06"W	25.00
L33	S89°14'07"W	688.35

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1967.50	5°48'28"	159.44	N 03°40'28" W	159.35
C2	657.50	62°54'02"	721.82	N 38°01'24" W	686.11
C3	75.00	214°23'01"	280.63	N 17°45'49" W	143.30
C4	520.84	8°28'11"	76.99	N 23°06'02" E	76.92
C5	500.00	1°41'50"	14.81	N 60°47'28" W	14.81
C6	550.00	1°42'58"	16.47	S 60°48'54" E	16.47
C7	503.20	12°05'31"	106.20	N 38°26'50" E	106.00
C8	800.00	1°18'35"	18.29	N 37°41'30" W	18.29
C9	750.00	0°59'45"	13.04	S 37°32'05" E	13.04
C10	75.00	61°45'28"	80.84	N 11°23'57" E	78.98
C11	75.00	40°20'22"	52.80	S 78°35'30" E	51.72



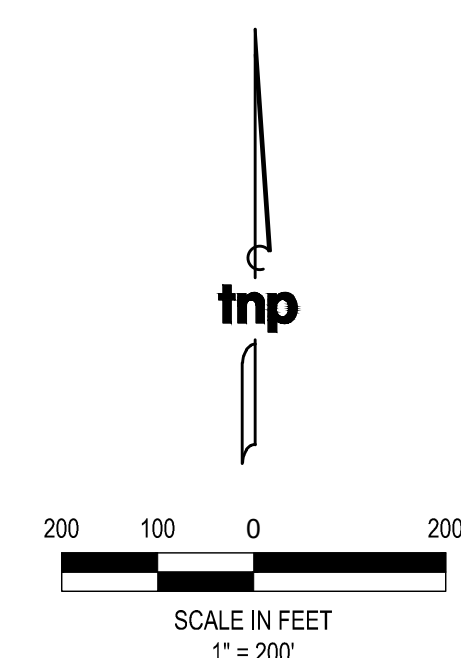
VICINITY MAP  
N.T.S.



LINE #	LENGTH	BEARING
L1	288.42	N00°45'55"W
L2	159.71	N06°34'23"W
L3	96.43	N69°28'25"W
L4	123.20	N18°53'58"E
L5	220.91	N51°02'57"E
L6	291.98	N51°02'57"E
L7	235.32	N89°14'05"E
L8	561.29	N11°46'19"E
L9	243.60	N11°46'19"E
L10	32.19	S26°30'25"E
L11	178.52	S79°35'02"E
L45	13.20	S42°54'31"E

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2043.92	0°42'16"	25.13	N 01°07'13" W	25.13
C2	2002.49	5°08'38"	178.62	N 04°01'40" W	178.56
C3	700.00	23°52'32"	291.70	N 18°30'39" W	289.59
C4	700.00	39°01'30"	476.78	N 49°57'40" W	467.62
C5	500.00	11°03'56"	96.57	N 24°25'56" E	96.42
C6	500.00	17°07'35"	149.46	N 38°31'41" E	148.90
C7	250.00	19°54'26"	86.86	N 69°14'35" E	86.43
C8	1525.00	19°20'58"	515.01	N 88°52'17" E	512.56
C9	1525.00	1°55'29"	51.23	S 80°29'30" E	51.22
C10	725.00	3°01'22"	38.25	N 81°05'43" W	38.25
C11	125.00	77°27'46"	169.00	N 50°30'12" E	156.42
C12	125.00	96°13'37"	209.93	N 36°20'29" W	186.12
C13	800.00	53°45'20"	750.57	N 57°34'38" W	723.34
C14	800.00	4°11'32"	58.54	N 28°36'12" W	58.52
C15	525.00	4°21'38"	39.95	N 59°27'35" W	39.94
C16	250.00	5°43'53"	25.01	S 40°02'35" E	25.00
C17	500.00	3°57'29"	34.54	N 49°04'13" E	34.53

	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	428 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 11,137 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: 45 LOTS TYPE B: 165/428 = 39% OF TOTAL LOTS TYPE C: 218/428 = 51% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	1.39 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	102,930/718 = 33.5%



**PRELIMINARY PLAT**  
*Discovery Lakes Phase 1*  
**LOT 1, BLOCK A**  
31 RESIDENTIAL LOTS  
1,586,455.20 SQUARE FEET  
36.42 ACRES GROSS

BEING A PORTION OF A 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

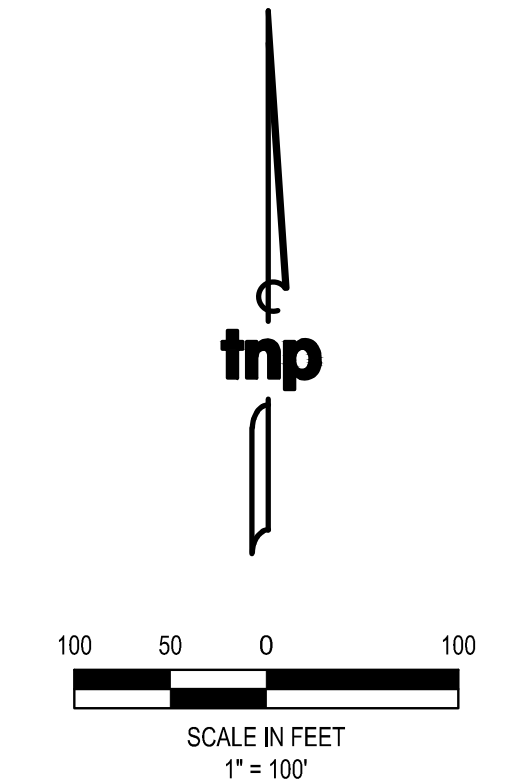
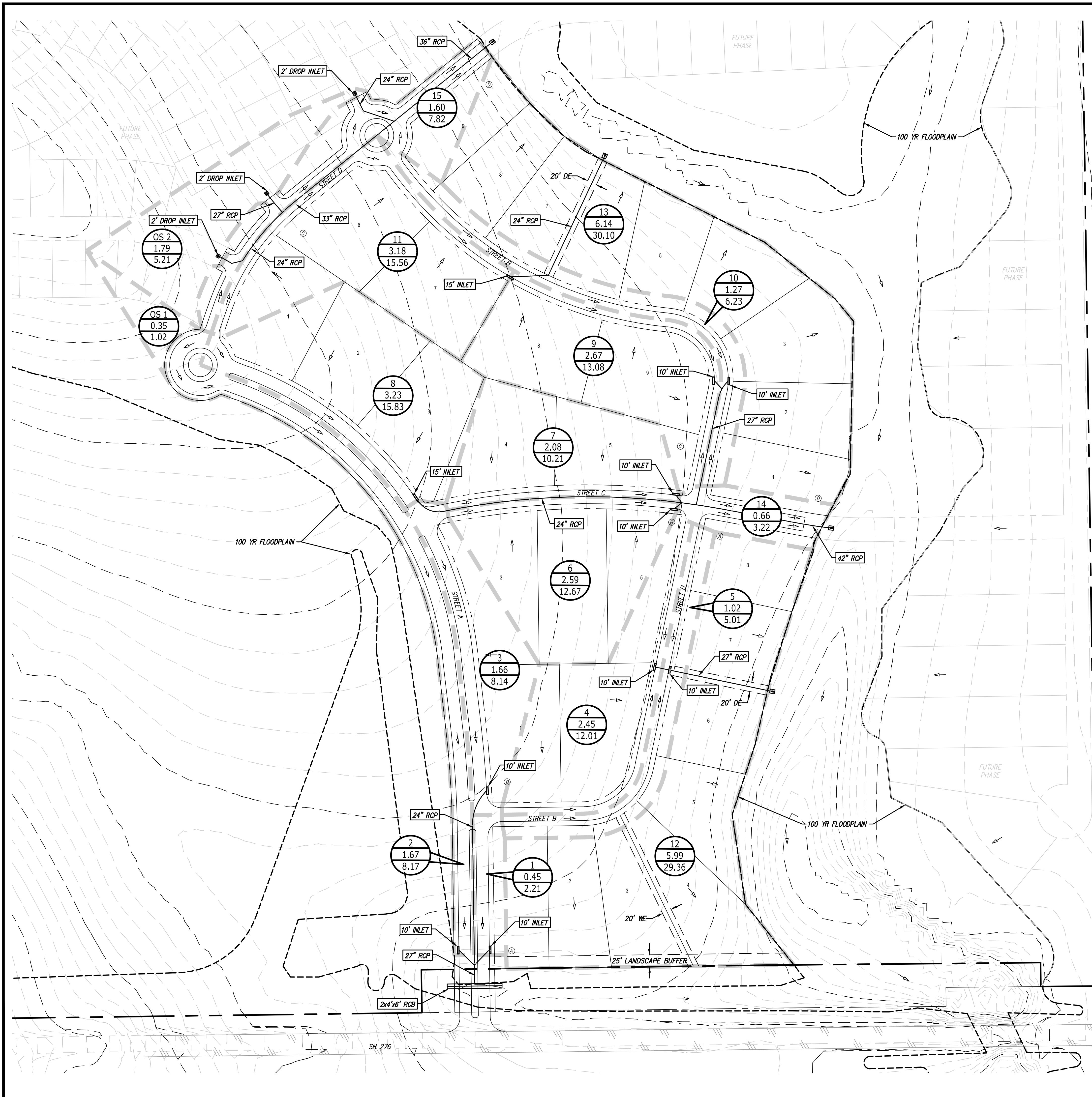
**PROJECT INFORMATION**  
Project No.: SBD20370  
Date: Sept. 18, 2020  
Drawn By: GS9  
Scale: 1"=100'  
SHEET 1 of 1

**SURVEYOR**  
TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
www.tnpsc.com  
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381  
GBPE: PEF007431; TBAE: BR 2673

CASE NO. P \_\_\_\_\_

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**LEGEND**

- DRAINAGE DIVIDE
- - - 100 YR FLOODPLAIN
- DRAINAGE AREA
- AREA, ACRES
- 100 YR RUNOFF, CFS
- FLOW DIRECTION
- - - EX CONTOURS

DRAINAGE AREA CALCULATIONS						
Drainage Area No.	Time of Conc. (min.)	Intensity I <sub>100</sub> (in/hr)	Runoff Coefficient C	Area (ac.)	Q <sub>100</sub> (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	15.56	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	1.57	7.71	FLOWS TO CREEK
15	10	9.80	0.50	1.60	7.82	FLOWS TO CREEK
OS 1	20	8.30	0.35	1.79	5.21	FLOWS TO DRAINAGE AREA 2
OS 2	20	8.30	0.35	0.35	1.02	FLOWS TO DROP INLETS
<b>TOTAL</b>				<b>39.72</b>	<b>190.34</b>	

Preliminary Drainage Area Map  
31 Residential Lots

*Discovery Lakes Phase 1*

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

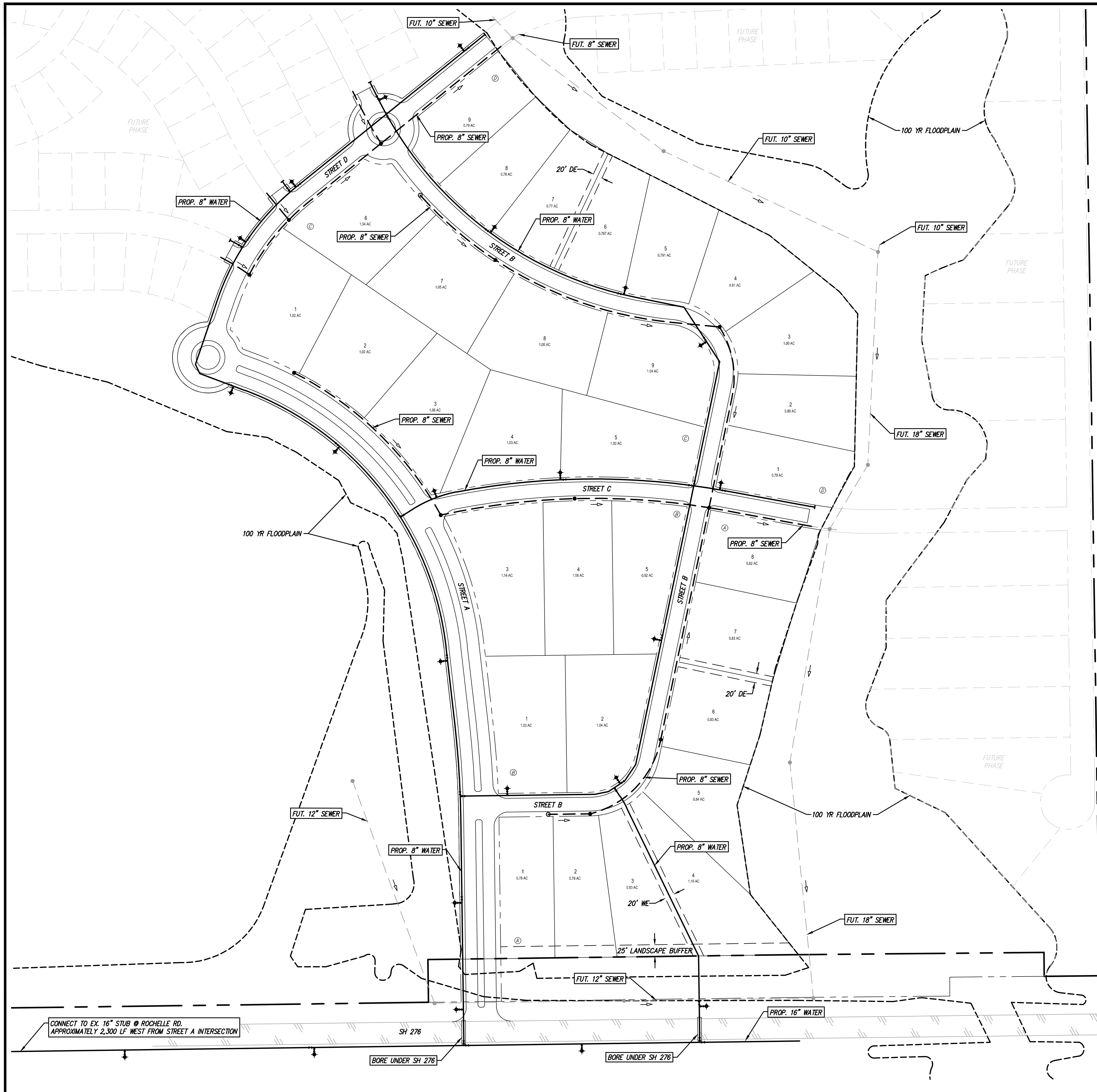


**teague nall & perkins**  
825 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
TBPE Registration No. F-230  
www.tnpinc.com

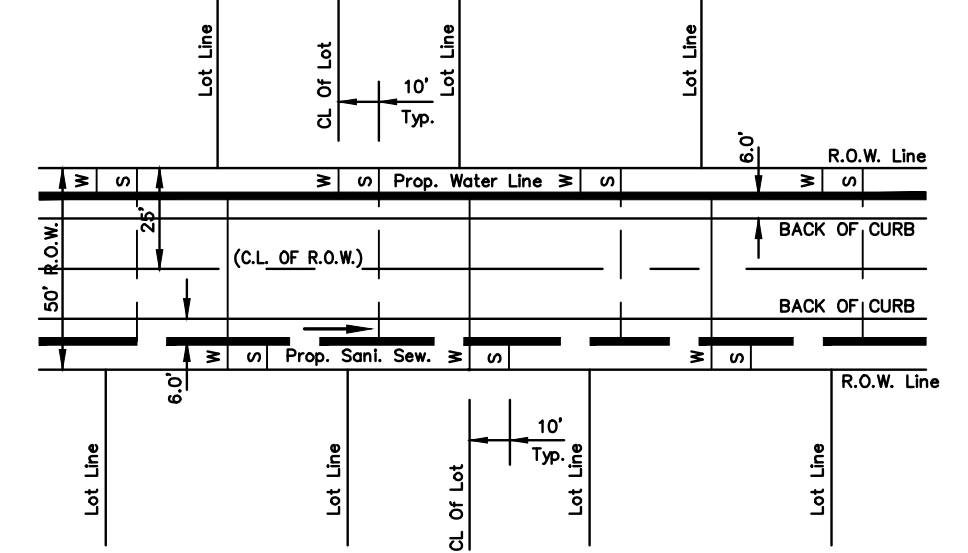
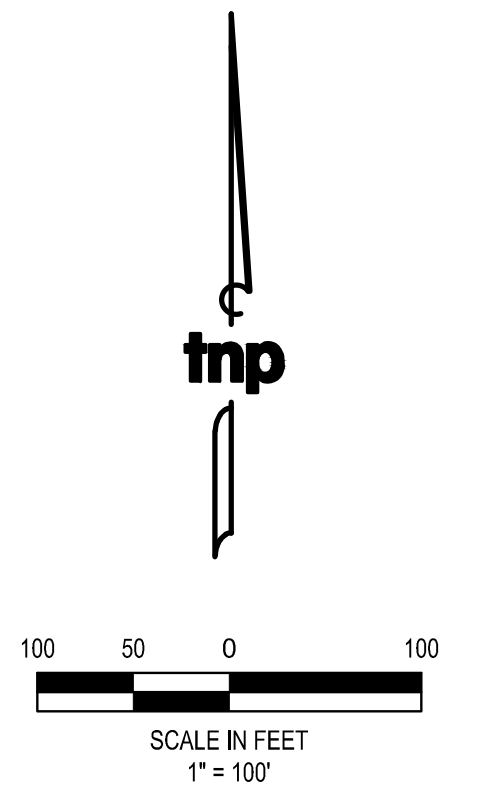
PROJECT INFORMATION  
Project No.: SBD20370  
Date: Sept. 18, 2020  
Drawn By: CAS  
Scale: 1"=100'  
SHEET 1 of 1

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NOTE: PER PD-78 ALL TYPE A LOTS W/MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



Preliminary Water & Sewer Plan  
31 Residential Lots

*Discovery Lakes Phase 1*

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SHEET 1 of 1

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