



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-023

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 351 Ranch Trail

Subdivision _____ Lot _____ Block _____

General Location HORIZON Rd. & RANCH TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning COMMERCIAL Current Use COMMERCIAL

Proposed Zoning _____ Proposed Use _____

Acreage _____ Lots [Current] _____ 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>EPIC ROCKWALL VENTURES, LLC</u>	<input type="checkbox"/> Applicant	_____
Contact Person	<u>JOHN MCKINNEY</u>	Contact Person	_____
Address	<u>315 RANCH TRAIL</u>	Address	_____
City, State & Zip	<u>ROCKWALL TEXAS 75082</u>	City, State & Zip	_____
Phone	<u>(214) 669-2236</u>	Phone	_____
E-Mail	<u>jjjranch58@gmail.com</u>	E-Mail	_____

NOTARY VERIFICATION [REQUIRED]

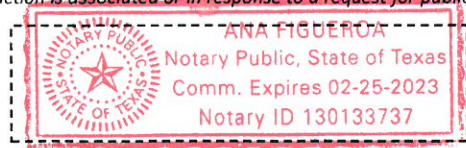
Before me, the undersigned authority, on this day personally appeared Michael Daul [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 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."

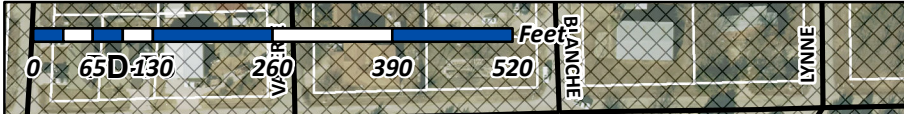
Given under my hand and seal of office on this the 16th day of July, 2020.

Owner's Signature [Signature]

Notary Public in and for the State of Texas [Signature]



My Commission Expires 02-25-2023



SP2020-023- SITE PLAN FOR 351 RANCH TRAIL
 SITE PLAN - LOCATION MAP =



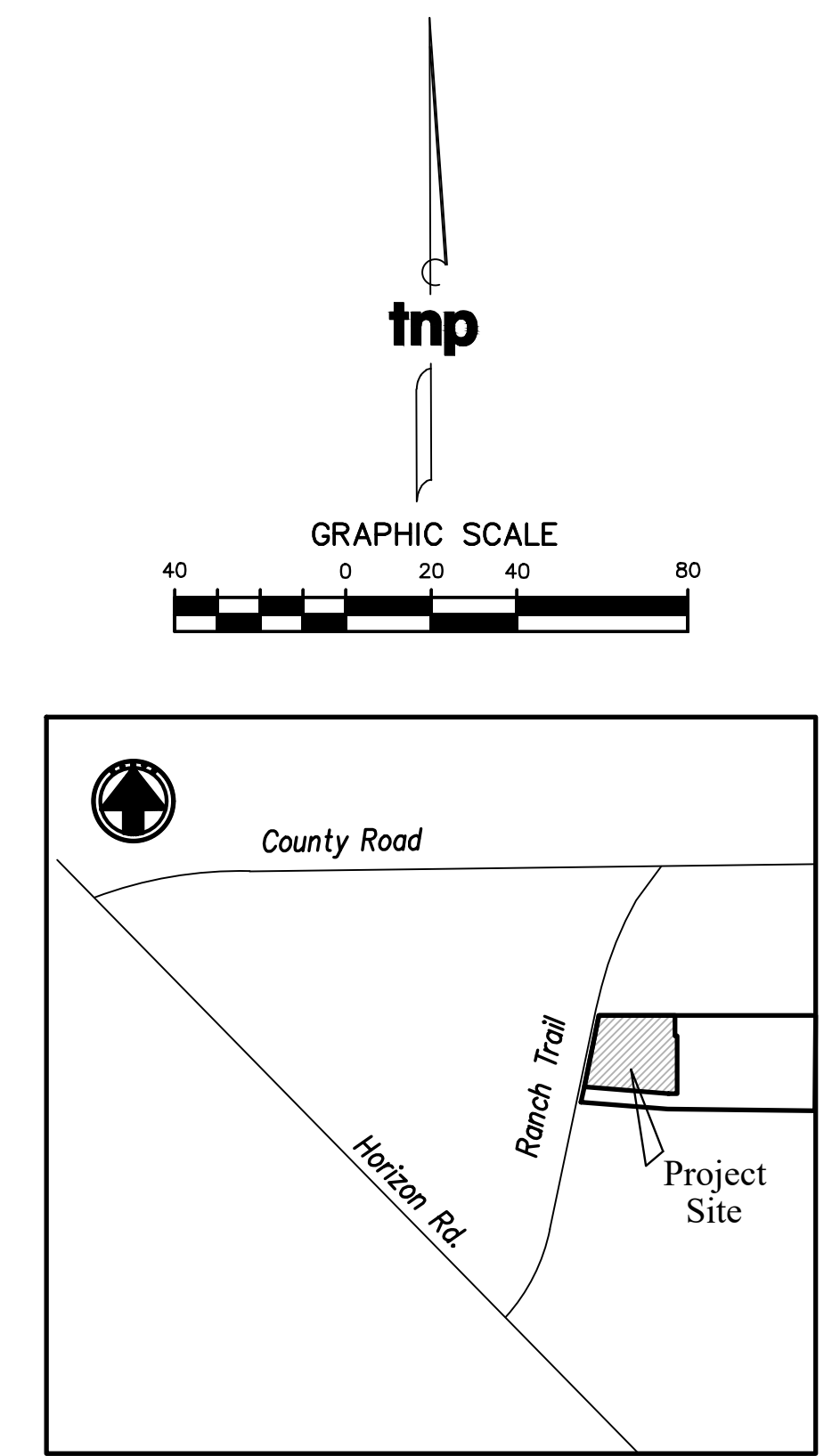
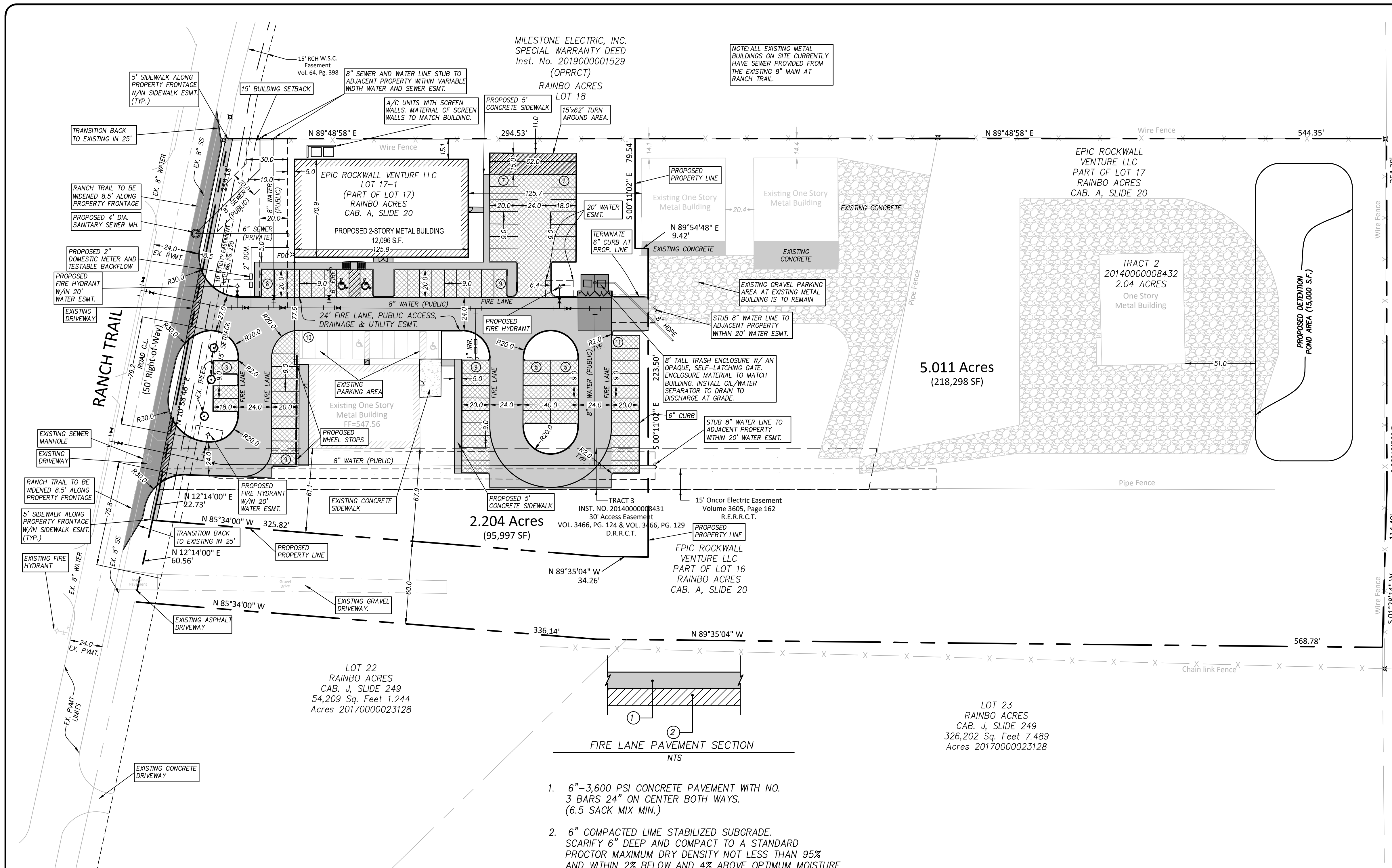
City of Rockwall

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.

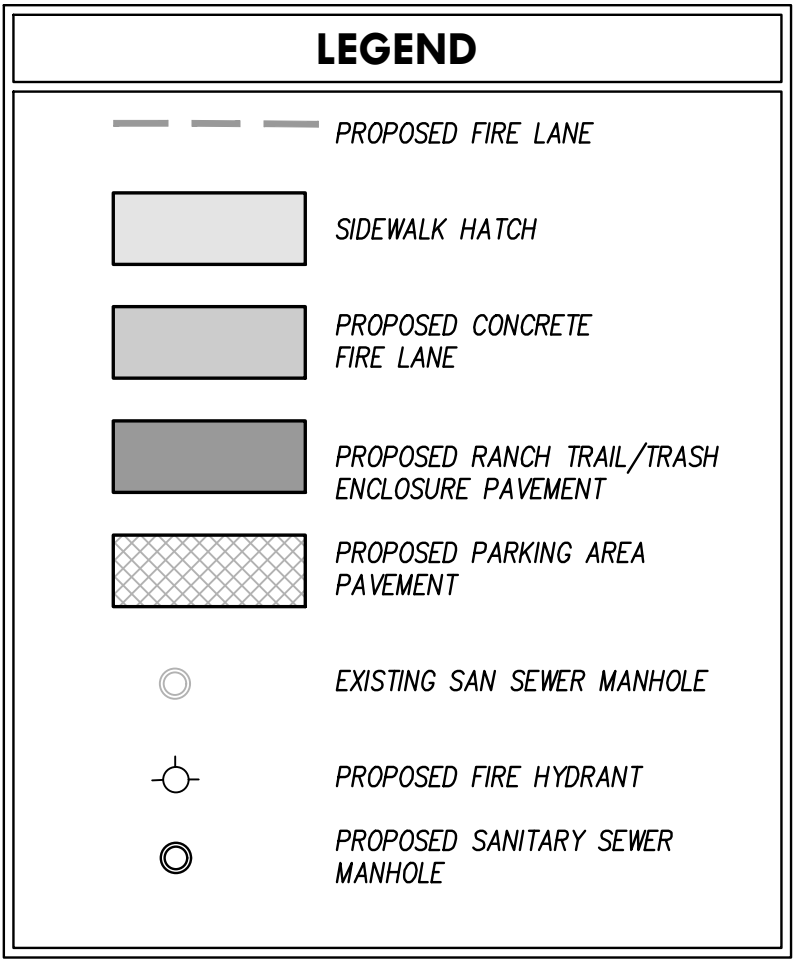


Drawing: P:\06_FCO\Projects\6-Commercial\Rockwall - Ranch Trail\Drawings\1-DESIGN-CURRENT\C1.04 SITE PLAN.dwg at Jul 16, 2020-4:21pm by cblown
 Layout: SITE PLAN - X SITE.dwg - X SITE.dwg - 2020-08-06.dwg



LOCATION MAP

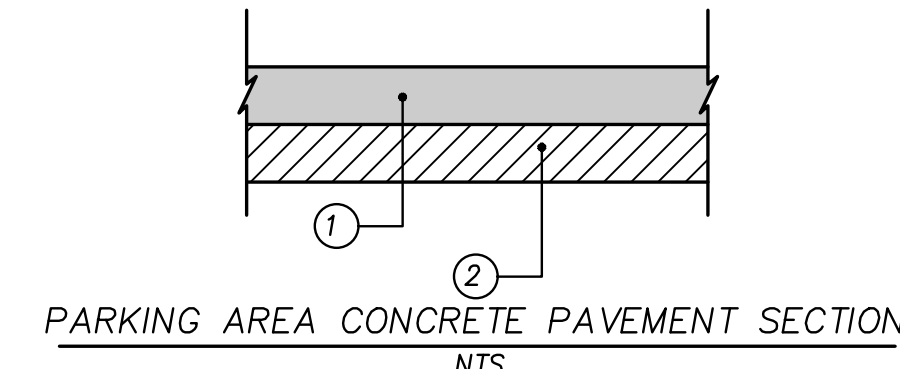
NOTES:
 DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE PROPOSED BUILDING.



SITE INFORMATION	
PROPOSED LAND AREA:	2.204 ACRES (95,997 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	16,996/95,997=0.93 -> 17.7%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	83 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	50,129 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,868 S.F. (1.05 ACRES)

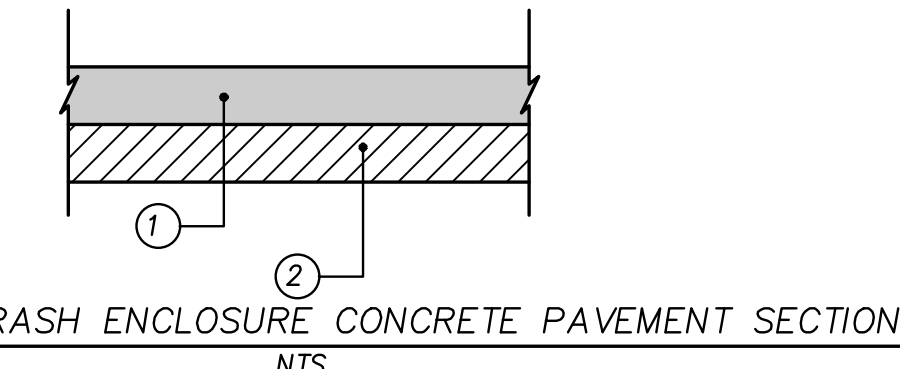
FIRE LANE PAVEMENT SECTION
NTS

- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



RANCH TRAIL/TRASH ENCLOSURE CONCRETE PAVEMENT SECTION
NTS

- 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



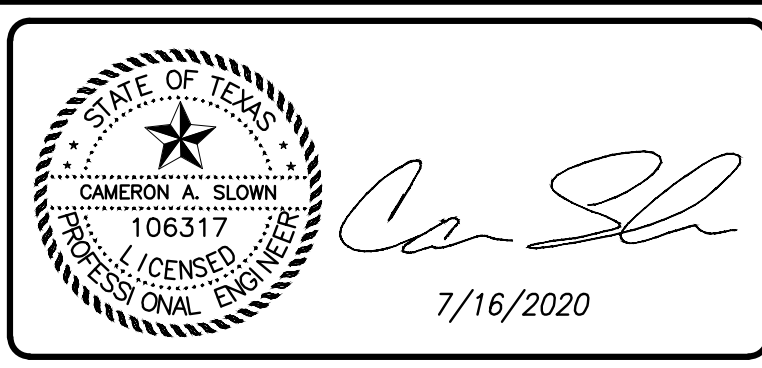
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2020.
 Witness our hands this ____ day of _____, 2020.
 Planning & Zoning Commission, Chairman _____ Director of Planning & Zoning _____

CASE NUMBER: SP2019-050

no.	revision	by	date



teague nall and perkins, inc
 825 Walters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



scale
 when bar is
 1 inch long
 horiz
 1"=40'
 vert
 N/A
 JUL 2020

ROCKWALL EPIC VENTURES, LLC

City of Rockwall, Texas
 Improvements for
315 - Ranch Trail
SITE PLAN

tnp project
 RSY20508
 sheet
C1.04



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS

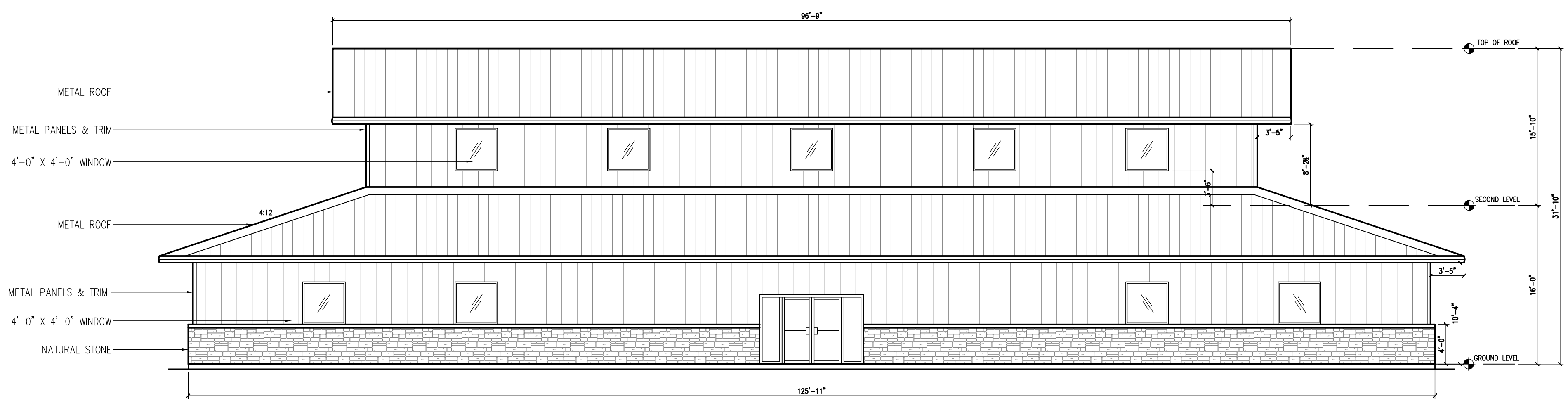
PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 351 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT NO.	
DRAWN BY	SR
CHECKED BY	RR
DATE	07/17/2020
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
BUILDING ELEVATION

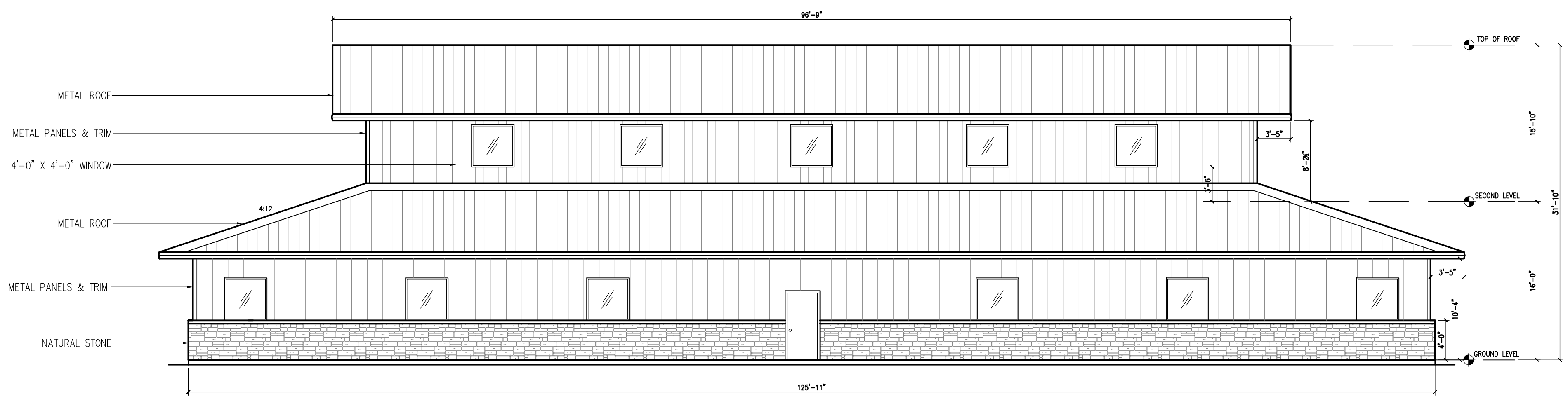
A1

SP2020-??



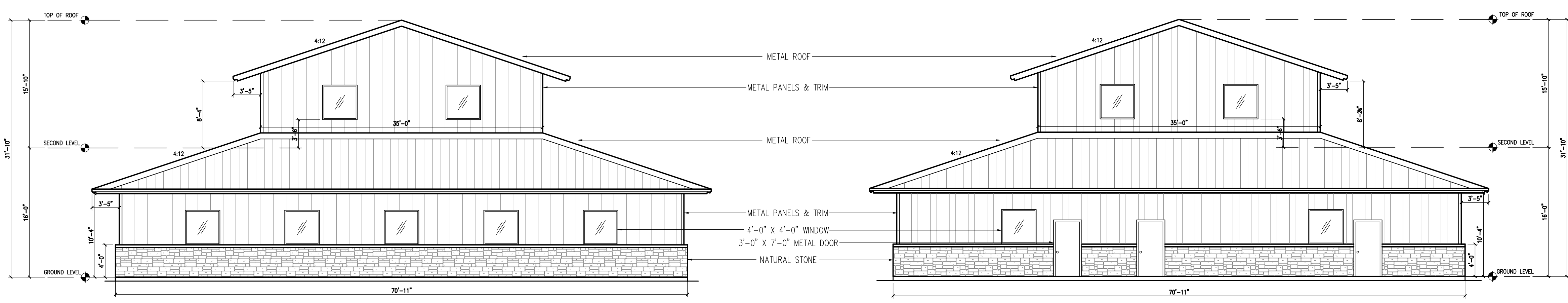
SOUTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		249	
ACCOUNTABLE AREA		1,530	100%
NATURAL STONE		423	28%
INSULATED METAL PANELS		1,107	72%



NORTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		170	
ACCOUNTABLE AREA		1,003	100%
INSULATED METAL PANELS		514	51%
NATURAL STONE		489	49%



WEST ELEVATION (FACING RANCH TRAIL)
 SCALE: 1/8" = 1'

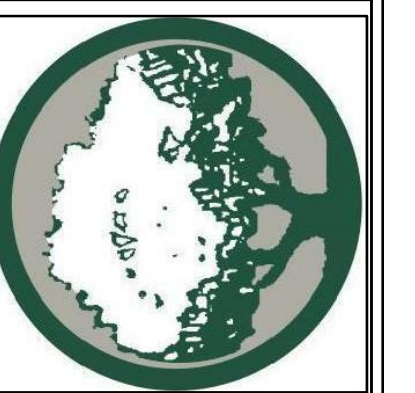
EAST ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		95	
ACCOUNTABLE AREA		946	100%
NATURAL STONE		283	30%
INSULATED METAL PANELS		663	70%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		85	
ACCOUNTABLE AREA		956	100%
NATURAL STONE		243	26%
INSULATED METAL PANELS		713	74%



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD, STE. 200
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS

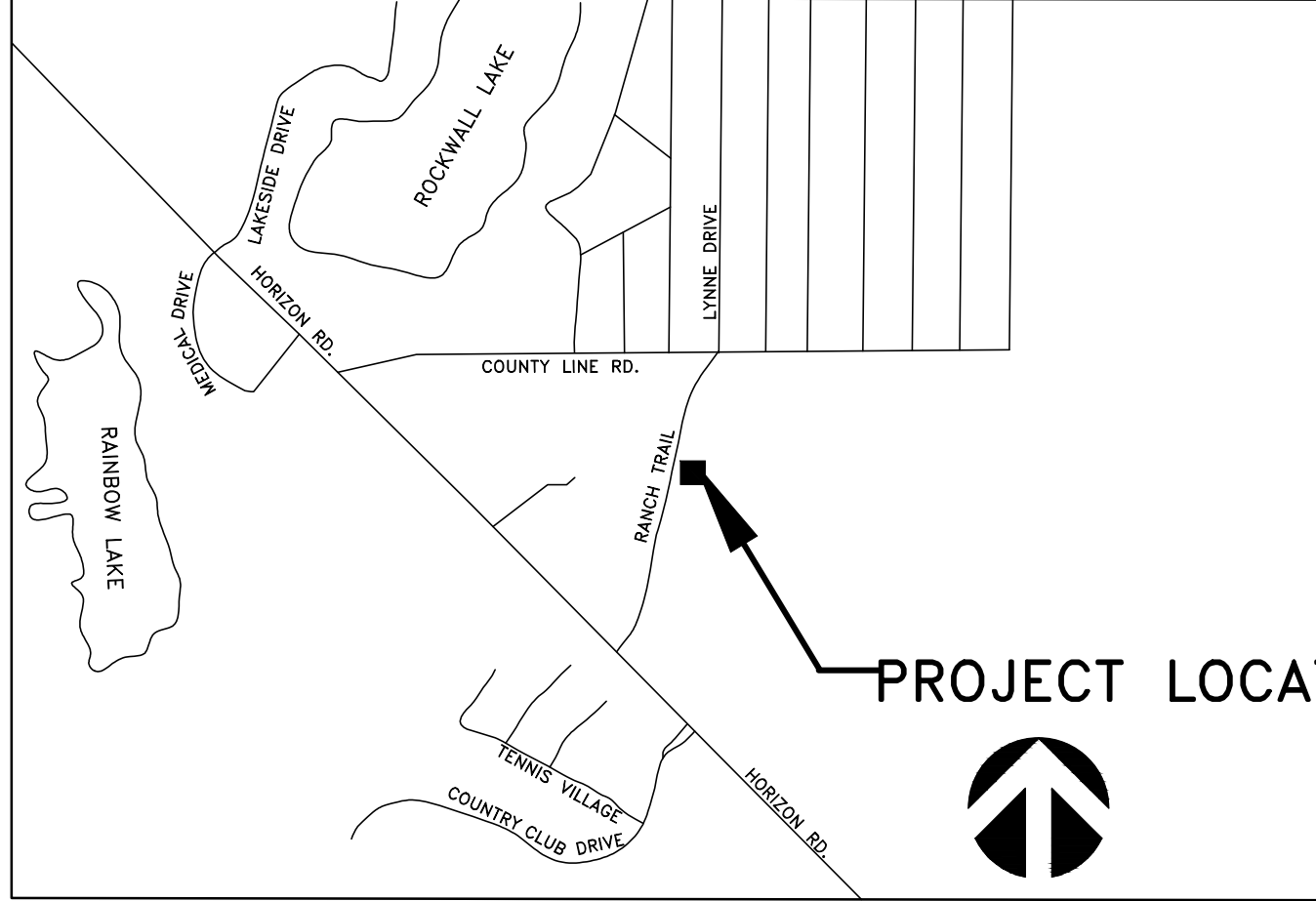
PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 351 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	07/17/2020
SCALE	
SHEET NO.	of

DRAWING NAME:
LANDSCAPE PLAN

LS-1

SP2020-??



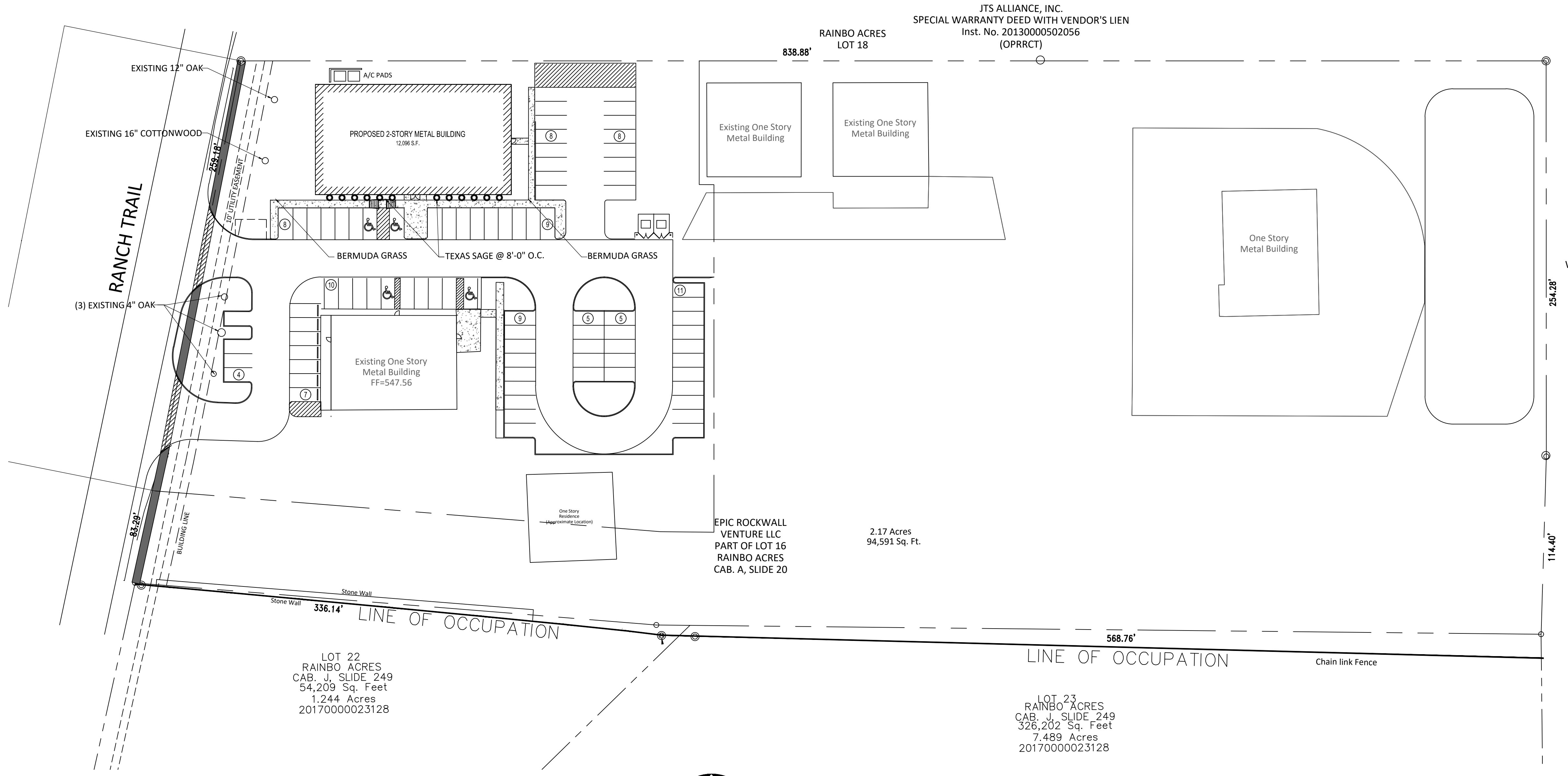
VICINITY MAP

PLANT SCHEDULE

QTY.	SIZE	TYPE	SPACING	MIN. HEIGHT
12	3 GALLON	TEXAS SAGE (<i>Leucophyllum frutescent</i>)	8'-0"	4'-0"

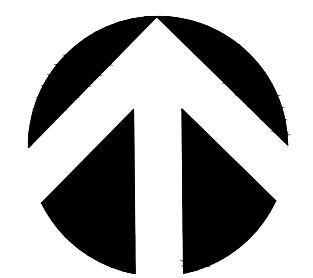
REQUIRED TREES

A. STREET TREES
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE
 RANCH TRAIL FRONTAGE : 282' / 50' = 5.64
 5 TREES REQUIRED
 (5) TREES EXISTING - 12" OAK, 16" COTTONWOOD, (3) 4" OAK



LOT 22
 RAINBO ACRES
 CAB. J, SLIDE 249
 54,209 Sq. Feet
 1.244 Acres
 20170000023128

LOT 23
 RAINBO ACRES
 CAB. J, SLIDE 249
 326,202 Sq. Feet
 7.489 Acres
 20170000023128



LANDSCAPE PLAN
 SCALE: 1"=40'

REVISIONS AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 351 RANCH TRAIL
 ROCKWALL, TEXAS 75032



PROJECT ADDRESS:
351 RANCH TRAIL
ROCKWALL, TEXAS 75032

OWNER/DEVELOPER:
EPIC ROCKWALL VENTURES, LLC
315 RANCH TRAIL
ROCKWALL, TEXAS 75032

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
2235 RIDGE RD.
ROCKWALL, TEXAS 75032



ROOF
METAL ROOF PANELS



MAIN PORTION
METAL SIDING



NATURAL STONE
BUILDING BASE