



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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
- 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 3500 Blackland Rd Royse City

Subdivision _____ Lot _____ Block _____

General Location Blackland + 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use	<u>Salvage / Raw land</u>
Proposed Zoning	Proposed Use	<u>Industrial / Flex space</u>
Acreage	Lots [Current]	Lots [Proposed]
<u>10.27</u>	<u>1</u>	<u>5</u>

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 checked="" type="checkbox"/> Owner	<u>REP Investments LLC</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>Danielle Porter</u>	Contact Person	
Address	<u>260 Myers Rd</u>	Address	
City, State & Zip	<u>Heath, TX 75032</u>	City, State & Zip	
Phone	<u>214-293-2826</u>	Phone	
E-Mail	<u>Danielle@rdwirelessllc.com</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

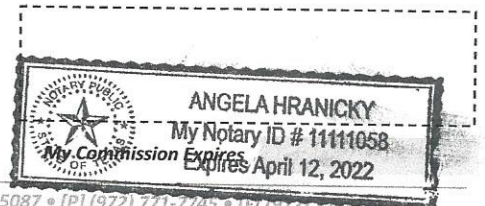
Before me, the undersigned authority, on this day personally appeared Danielle Porter REP Investments LLC [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 10 day of February, 2021. 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 10 day of February, 2021.

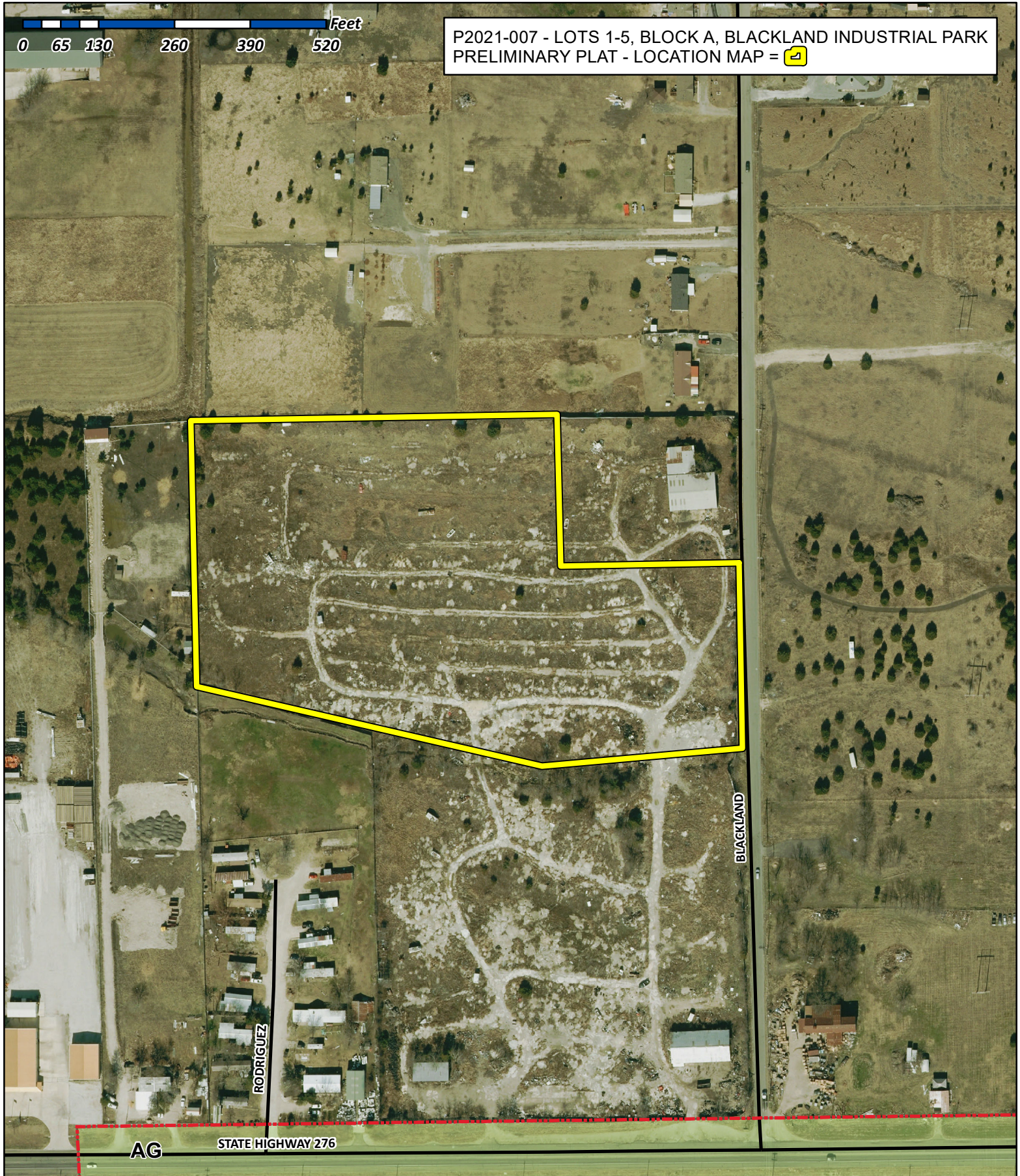
Owner's Signature Danielle Porter

Notary Public in and for the State of Texas Angela Hranicky



0 65 130 260 390 520 Feet

P2021-007 - LOTS 1-5, BLOCK A, BLACKLAND INDUSTRIAL PARK
PRELIMINARY PLAT - LOCATION MAP = 



AG

STATE HIGHWAY 276

RODRIGUEZ

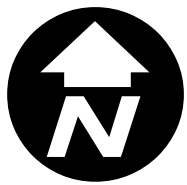
BLACKLAND



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.





DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- SITE PLAN.
- LANDSCAPE PLAN.
- TREESCAPE PLAN.
- PHOTOMETRIC PLAN.
- BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will *not* be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
- Final Plat
- Master Plat
- Replat
- Preliminary Plat
- Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

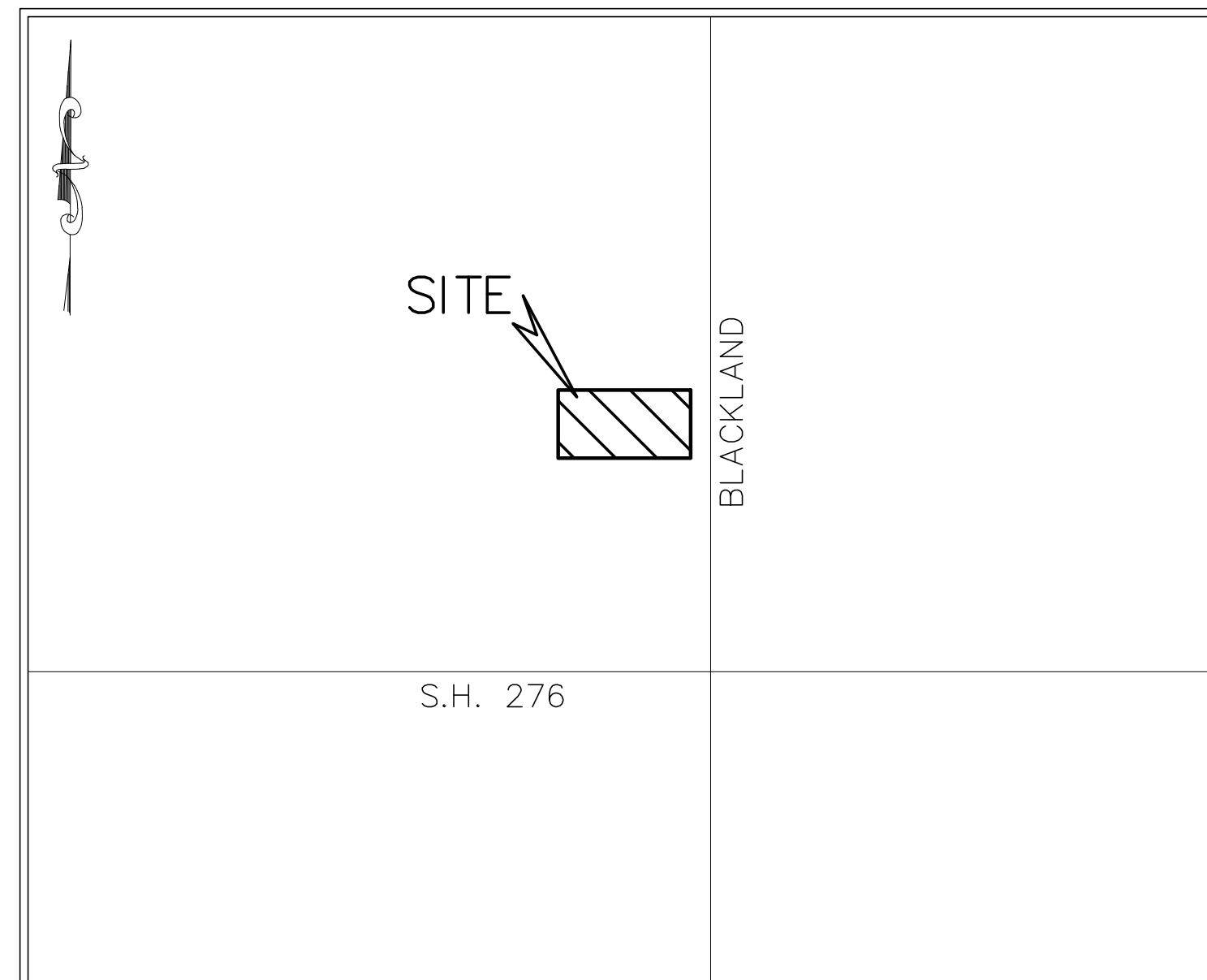
Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescap Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plane coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

SITE IMPROVEMENT PLANS
for
BLACKLAND ADDITION
SUBDIVISION

Lot 1-6, 10.27 ACRES
City of Royse City
Rockwall County, Texas



Location Map

INDEX

SHEET NO.	DESCRIPTION
C100	Cover Sheet
C101	Preliminary Plat
C102	Preliminary Lot Layout
C103	Preliminary Site Utility Plan
C104	Preliminary Drainage Area Plan
	Preliminary Grading Plan

OWNER:

R&D WIRELESS, LLC
751 Turtle Cove Blvd, Rockwall, Texas 75087
Contact: Danielle Porten (214)293-2826

ENGINEER:

MONK CONSULTING ENGINEERS, INC.

GERALD E. MONK, P.E.

1200 W. State Street ~ Garland Texas 75040 972) 272-1763 Fax 972) 272-8761
jerry@monkconsulting.com
REG. NO.: F-2567

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

LOT 11, BLOCK B
REMINGTON PARK PHASE ONE
CABINET F, SLIDE 207
P.R.R.C.T.

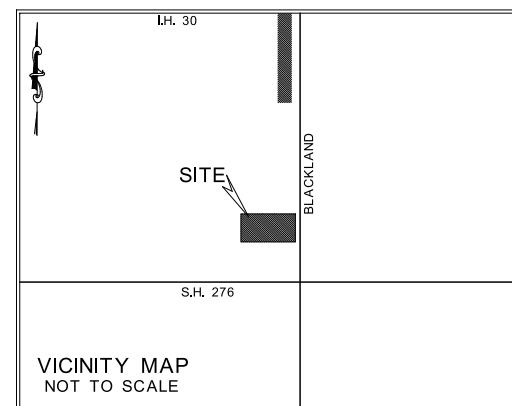
S 89° 29' 10" E
23.70'

LOT 21

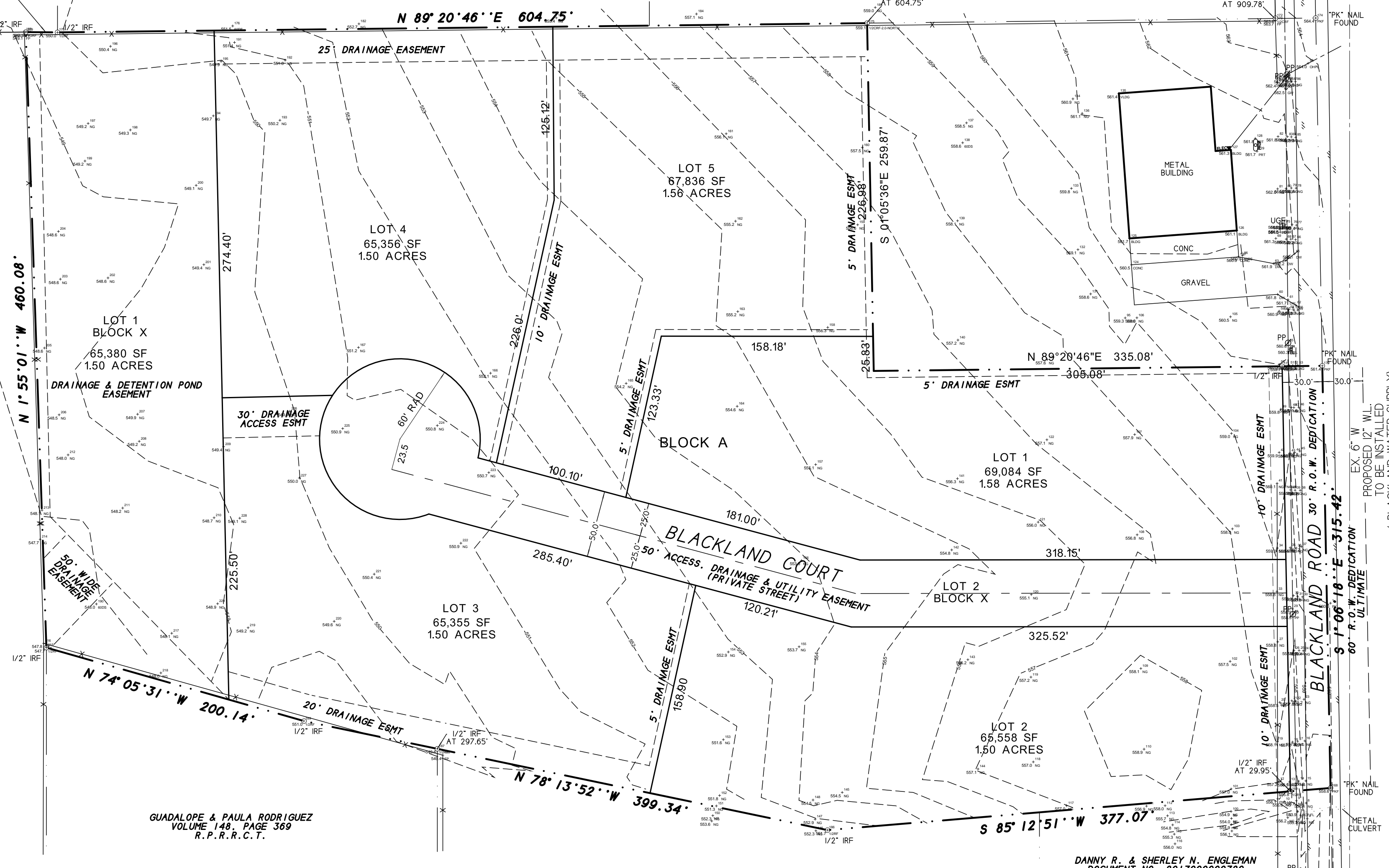
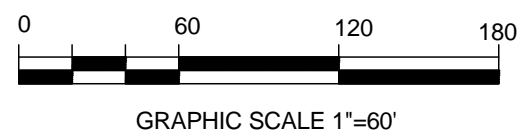
BLACKLAND ADDITION
CABINET D, SLIDE 117
P.R.R.C.T.

LOT 20

N 89° 20' 46" E 604.75'



JOSE TORRES
DOCUMENT NO. 2016000002498
O.P.R.R.C.T.



GUADALOPE & PAULA RODRIGUEZ
VOLUME 148, PAGE 369
R.P.R.R.C.T.

HOME PROVIDERS LTD
DOCUMENT NO. 2017000020613
O.P.R.R.C.T.

DANNY R. & SHERLEY N. ENGLEMAN
DOCUMENT NO. 2017000000729
O.P.R.R.C.T.

PRELIMINARY PLAT
BLACKLAND INDUSTRIAL PARK
ADDITION
LOTS 1-5, BLOCK A AND
LOT 1, BLOCK X

10.27 ACRES OF LAND
OUT OF THE
A.M. WILSON SURVEY ABST-223
IN THE EXTRATERRITORIAL JURISDICTION (ETJ)
OF THE
ROCKWALL COUNTY, TEXAS

OWNER: R & D WIRELESS
751 TURTLE COVE BLVD
ROCKWALL, TEXAS 75032
DANIELLE PORTEN

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND	
⊙	TV
⊙	ORIS
⊙	TELEVISION CABLE RISER
⊙	GAS METER
⊙	PHONE METER
⊙	FIRE HYDRANT
⊙	POWER POLE
⊙	ELEC. BOX
⊙	ELECTRIC METER
⊙	WATER METER
⊙	WATER JUNCTION BOX
⊙	UP CORNER
⊙	RF
⊙	RF FOUND
⊙	CONCRETE
⊙	PROPANE TANK
⊙	PROPERTY LINES

SURVEY DATE AUGUST 31, 2020
SCALE 1" = 60' FILE # 20200318
CLIENT MONK GF # NONE

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: ROCKWALL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

PROPOSED 12" W.L. TO BE INSTALLED (BLACKLAND WATER SUPPLY)

60' R.O.W. DEDICATION
S 1° 06' 18" E 315.42'

PK' NAIL FOUND

METAL CULVERT

PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

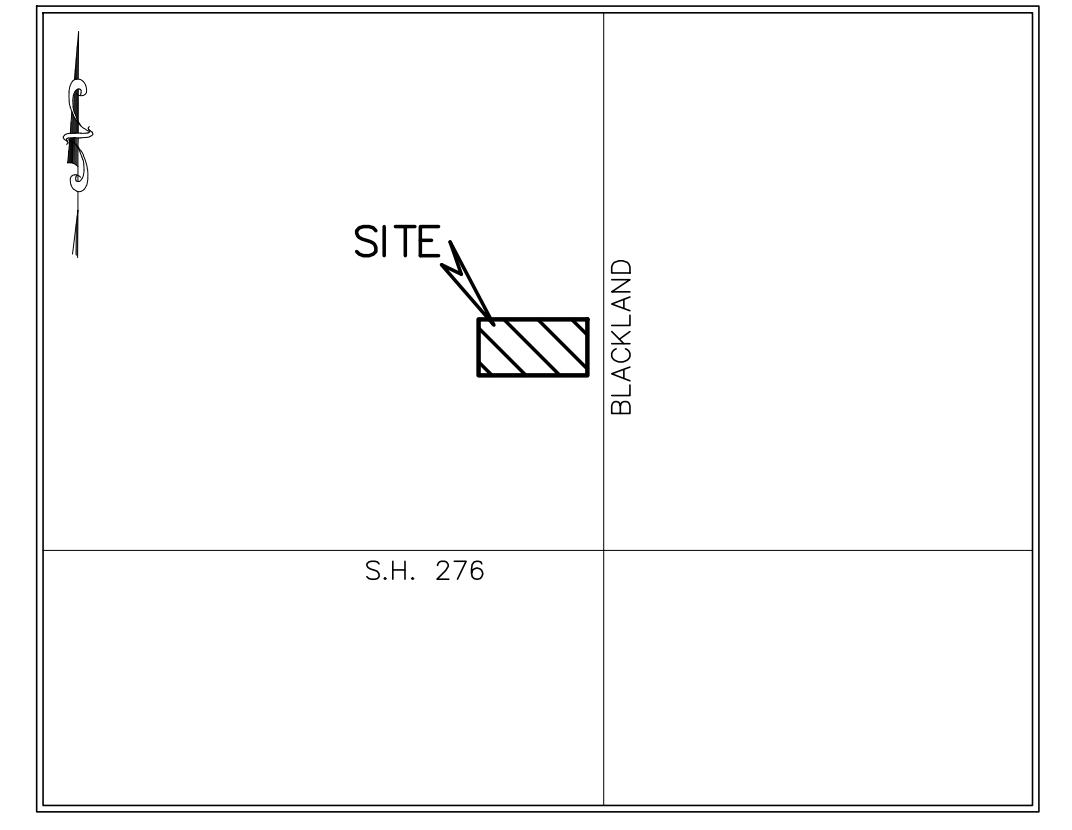
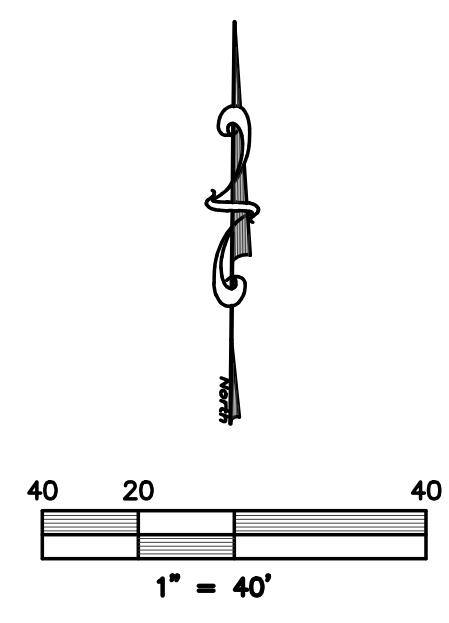
PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

PK' NAIL FOUND

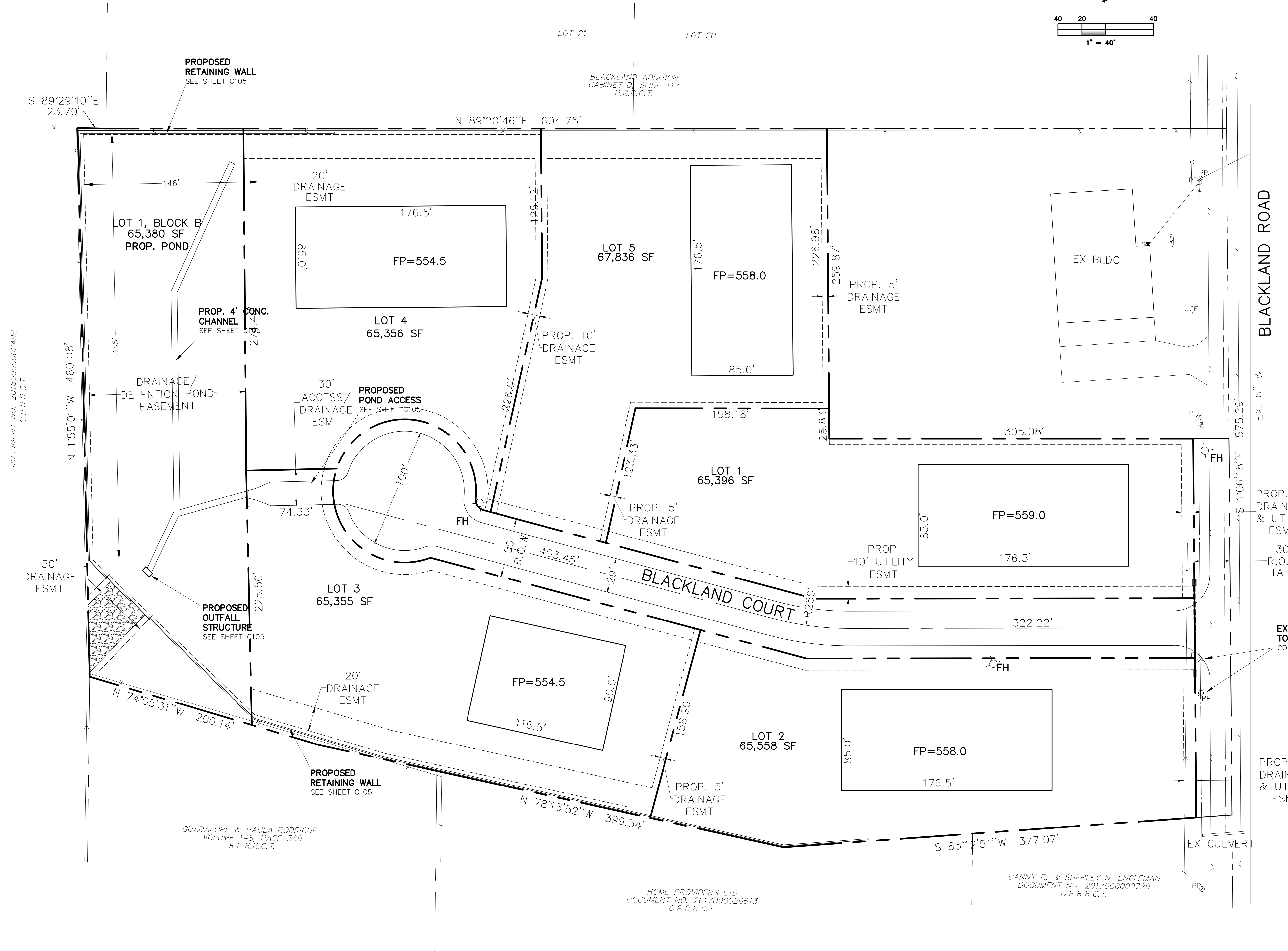


VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. W. — = EX. WATER
- PP = EX. POWER POLE
- = EX. TELEPHONE BOX
- FH = PROP. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL PRIVATE DETAILS ARE SUPERSEDED BY STD. CITY DETAILS
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.



DOCUMENT NO. 2017000002498
O.P.R.R.C.T.

GUADALOPE & PAULA RODRIGUEZ
VOLUME 148, PAGE 369
R.P.R.R.C.T.

HOME PROVIDERS LTD
DOCUMENT NO. 2017000020613
O.P.R.R.C.T.

DANNY R. & SHERLEY N. ENGLEMAN
DOCUMENT NO. 2017000000729
O.P.R.R.C.T.

BLACKLAND ROAD

BLACKLAND COURT

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION

**PRELIMINARY
LOT LAYOUT
BLACKLAND ADDITION**

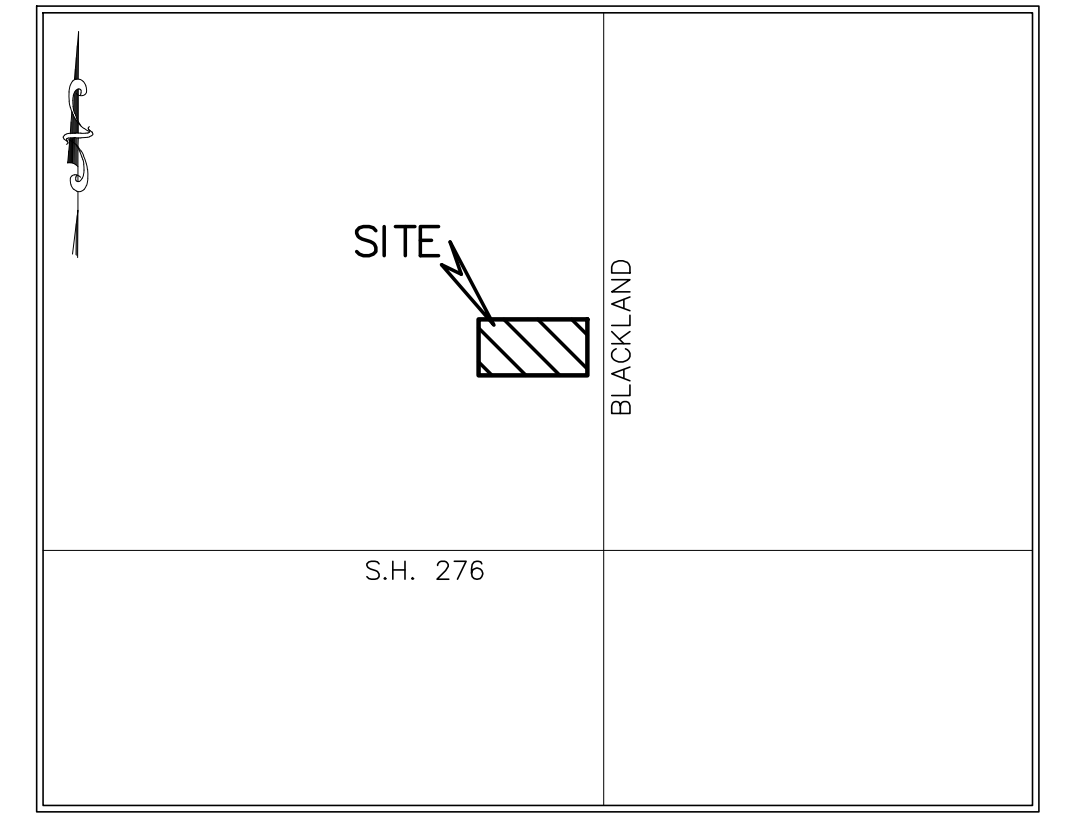
BLACKLAND INDUSTRIAL PARK ADDITION
Lots 1-5, Blk A, 10.27 ACRES
City of Royse City, Rockwall County, Texas

owner
R&D WIRELESS, LLC
751 Turtle Cove Blvd, Rockwall, Texas 75087
Contact: Danielle Porten 214 293-2826

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: REG. NO.: F-2567

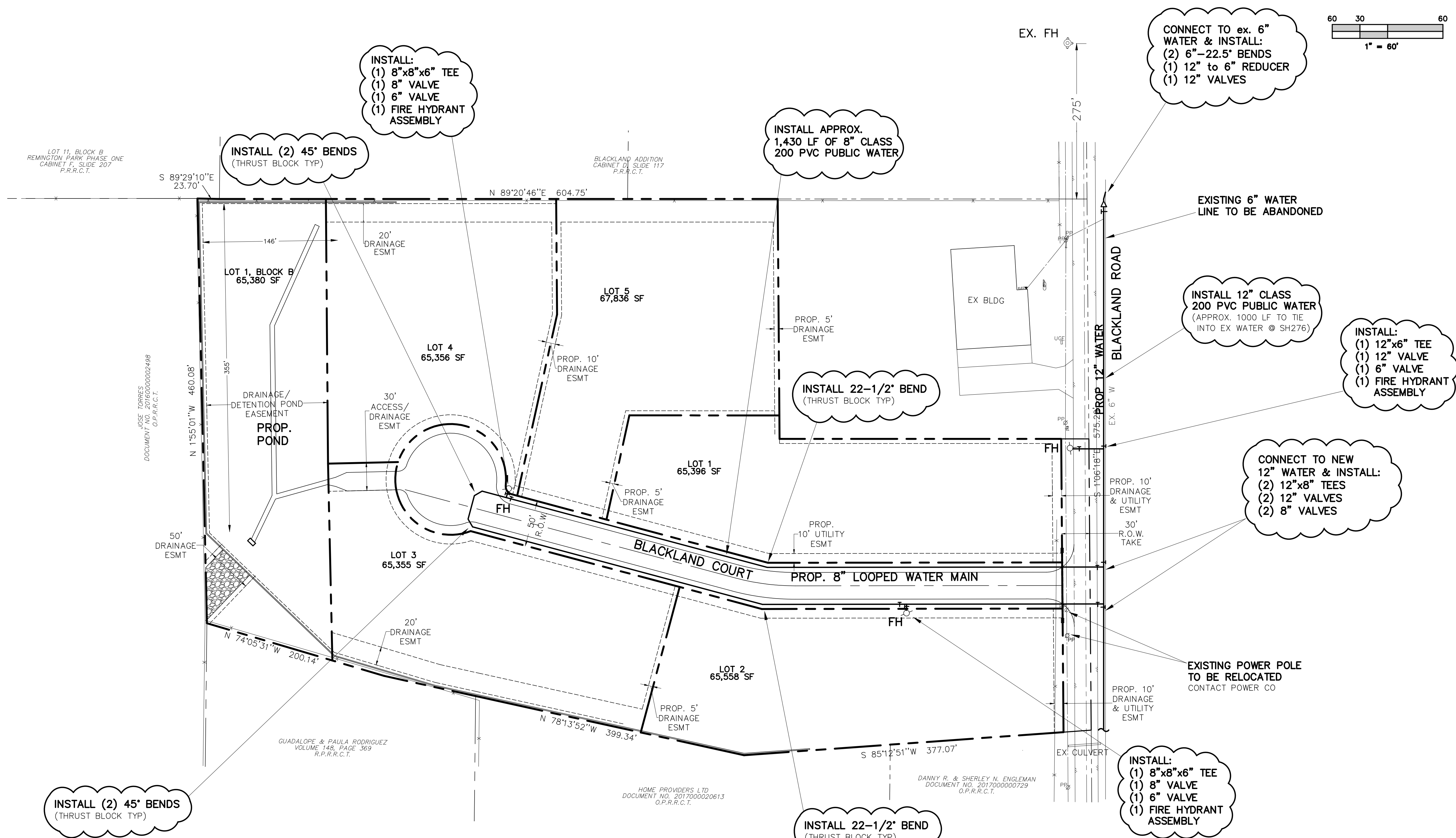
date: 2/10/21 scale: 1"=40' sheet: **C101**



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. W — = EX. WATER
- PP = EX. POWER POLE
- = EX. TELEPHONE BOX
- FH = EX. FIRE HYDRANT
- FH T = PROP. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT



INSTALL (2) 45' BENDS
(THRUST BLOCK TYP)

INSTALL:
(1) 8"x8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FIRE HYDRANT ASSEMBLY

INSTALL APPROX.
1,430 LF OF 8" CLASS
200 PVC PUBLIC WATER

CONNECT TO ex. 6" WATER & INSTALL:
(2) 6"-22.5" BENDS
(1) 12" to 6" REDUCER
(1) 12" VALVES

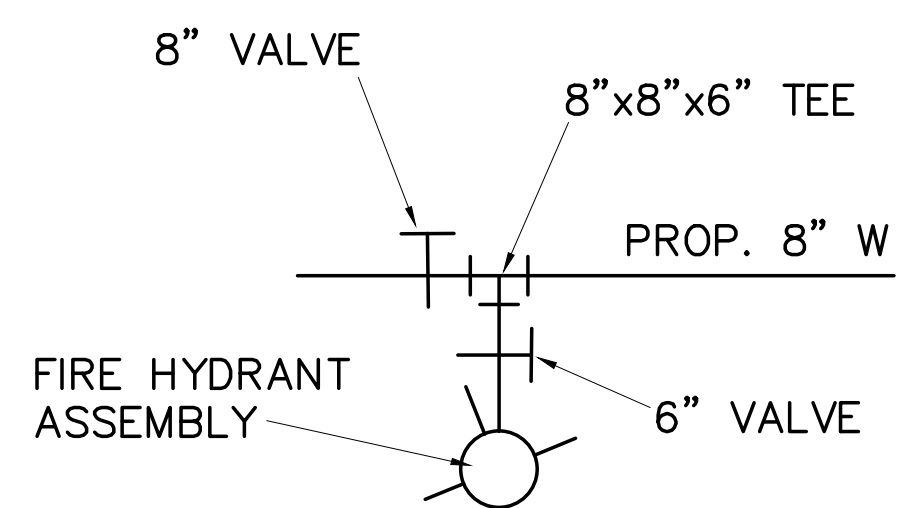
INSTALL 12" CLASS
200 PVC PUBLIC WATER
(APPROX. 1000 LF TO TIE INTO EX WATER @ SH276)

INSTALL:
(1) 12"x6" TEE
(1) 12" VALVE
(1) 6" VALVE
(1) FIRE HYDRANT ASSEMBLY

CONNECT TO NEW 12" WATER & INSTALL:
(2) 12"x8" TEES
(2) 12" VALVES
(2) 8" VALVES

INSTALL:
(1) 8"x8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FIRE HYDRANT ASSEMBLY

INSTALL 22-1/2' BEND
(THRUST BLOCK TYP)



FIRE HYDRANT CONNECTION
NOT TO SCALE

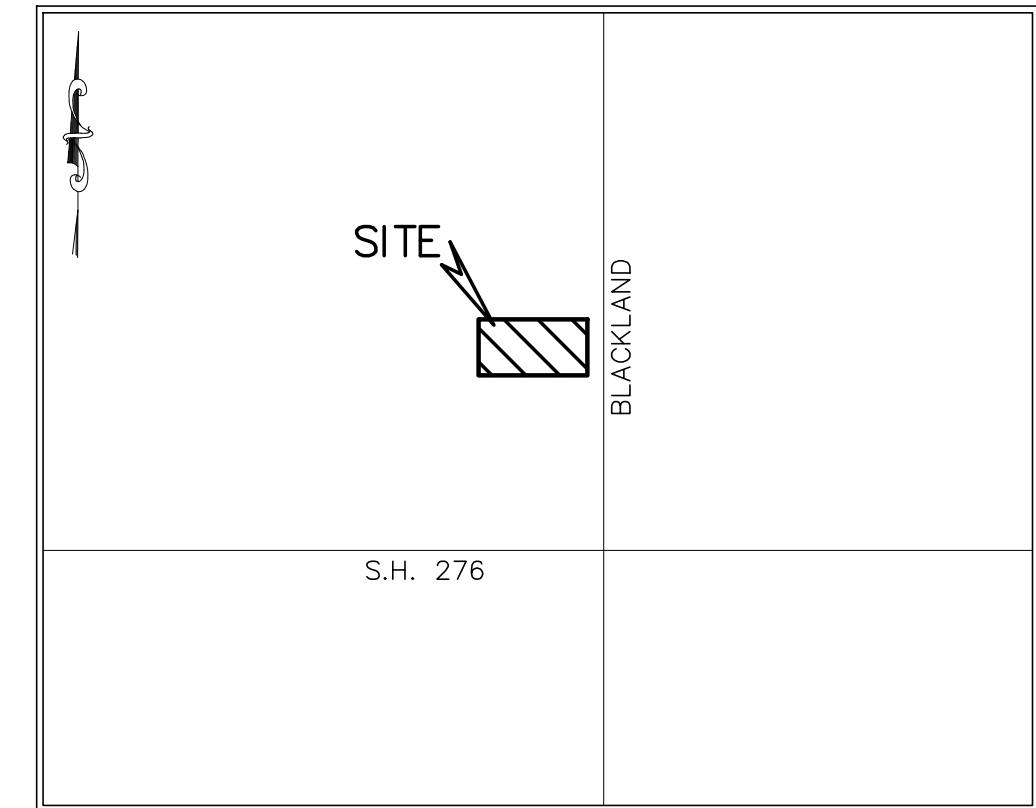
WATER LINE: DR14 C-900 CLASS 200

NOTE:
ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE IPC (INTERNATIONAL PLUMBING CODE), PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT BY A LICENSED PLUMBER.

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL WATER SERVICES WILL BE PROVIDED & PERMITTED BY BLACKLAND WATER SUPPLY & MUST BE APPROVED BY THE CITY OF ROCKWALL.
 - 5) CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE CONNECTION.
 - 6) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
 - 7) PRIVATE UTILITIES TO BE MAINTAINED, REPAIRED, AND REPLACED BY PROPERTY OWNER.

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

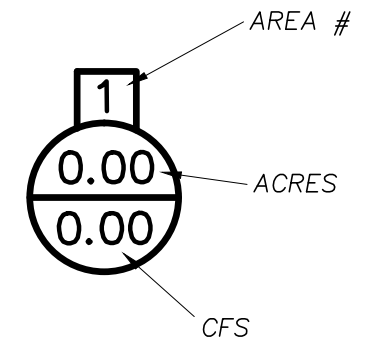
PRELIMINARY SITE UTILITY PLAN		
BLACKLAND ADDITION		
BLACKLAND INDUSTRIAL PARK ADDITION Lots 1-5, Blk A, 10.27 ACRES City of Royse City, Rockwall County, Texas		
owner R&D WIRELESS, LLC 751 Turtle Cove Blvd, Rockwall, Texas 75087 Contact: Danielle Porten 214 293-2826		
prepared by MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761		
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PROJECT NO.:	REG. NO.: F-2567	
date:	scale:	sheet:
2/10/21	1"=60'	C102



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- 550- = EXISTING CONTOURS
- 550- = PROPOSED CONTOURS



Present Conditions

DRAINAGE AREA CALCULATIONS												
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments		
1	2		3,000	4	5	8	9	10	11	12		
1	0.35	1	1,550	0.54	20.00	5.90	3.20	8.30	4.50	undeveloped Offsite		
2	0.35	1	1,810	0.63	20.00	5.90	3.74	8.30	5.26	undeveloped		
3	0.35	1	0.400	0.14	20.00	5.90	0.83	8.30	1.16	undeveloped		
4	0.35	1	10,060	3.52	20.00	5.90	20.77	8.30	29.22	undeveloped		
			13,820									

Developed

DRAINAGE AREA CALCULATIONS												
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments		
1	2		3,000	4	5	8	9	10	11	12		
1	0.35	1	1.55	0.54	10.00	7.10	3.85	9.80	5.32	undeveloped Offsite		
2	0.9	1	1.81	1.63	10.00	7.10	11.57	9.80	15.96	DEV		
3	0.9	1	0.4	0.36	10.00	7.10	2.56	9.80	3.53	DEV		
4	0.9	1	9.89	8.90	10.00	7.10	63.20	9.80	87.23	DEV		
5	0.9	1	0.16	0.14	10.00	7.10	1.02	9.80	1.41	DEV By Pass		
			12,260									
										106.13		

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

PRELIMINARY
DRAINAGE AREA MAP
BLACKLAND ADDITION

BLACKLAND INDUSTRIAL PARK ADDITION
Lots 1-5, Blk A, 10.27 ACRES
City of Royse City, Rockwall County, Texas

owner
R&D WIRELESS, LLC
751 Turtle Cove Blvd, Rockwall, Texas 75087
Contact: Danielle Porten 214 293-2826

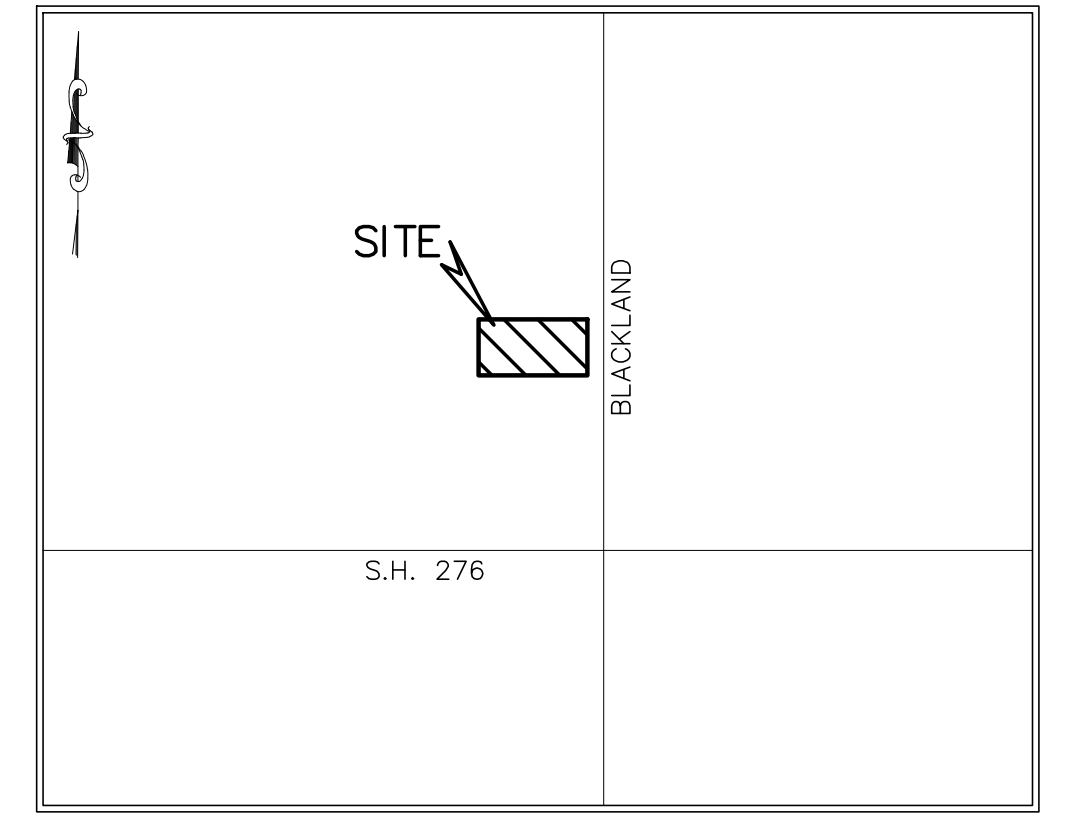
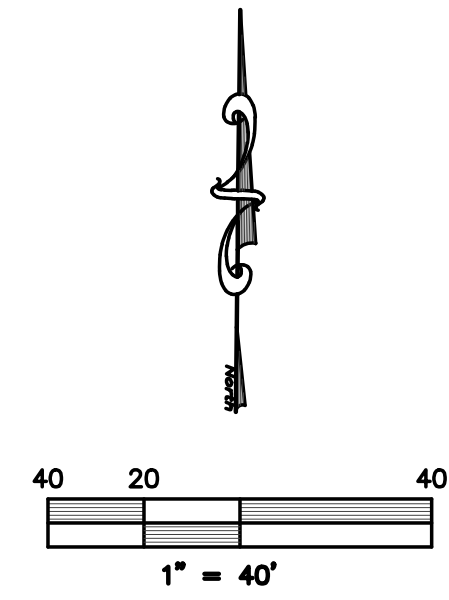
prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: REG. NO.: F-2567

date: 2/10/21 scale: 1"=60' sheet: C103

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL PRIVATE DETAILS ARE SUPERSEDED BY STD. CITY DETAILS.
 - 5) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 6) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
 - 7) ANY STORM PIPE INSTALLED IN CITY R.O.W. MUST BE RCP.
 - 8) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
 - 9) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC) CAN BE OFF-SITE, IN EASEMENTS, OR IN RIGHT OF WAY.



VICINITY MAP
NOT TO SCALE

Summary Detention Pond A Calculations

	Volume	Elevation
Qallow 100	37.94 cfs	106.057 cf
Qallow 25	34.07 cfs	81.438 cf
Qallow 10	28.33 cfs	79.931 cf
Qallow 5	21.50 cfs	69.864 cf

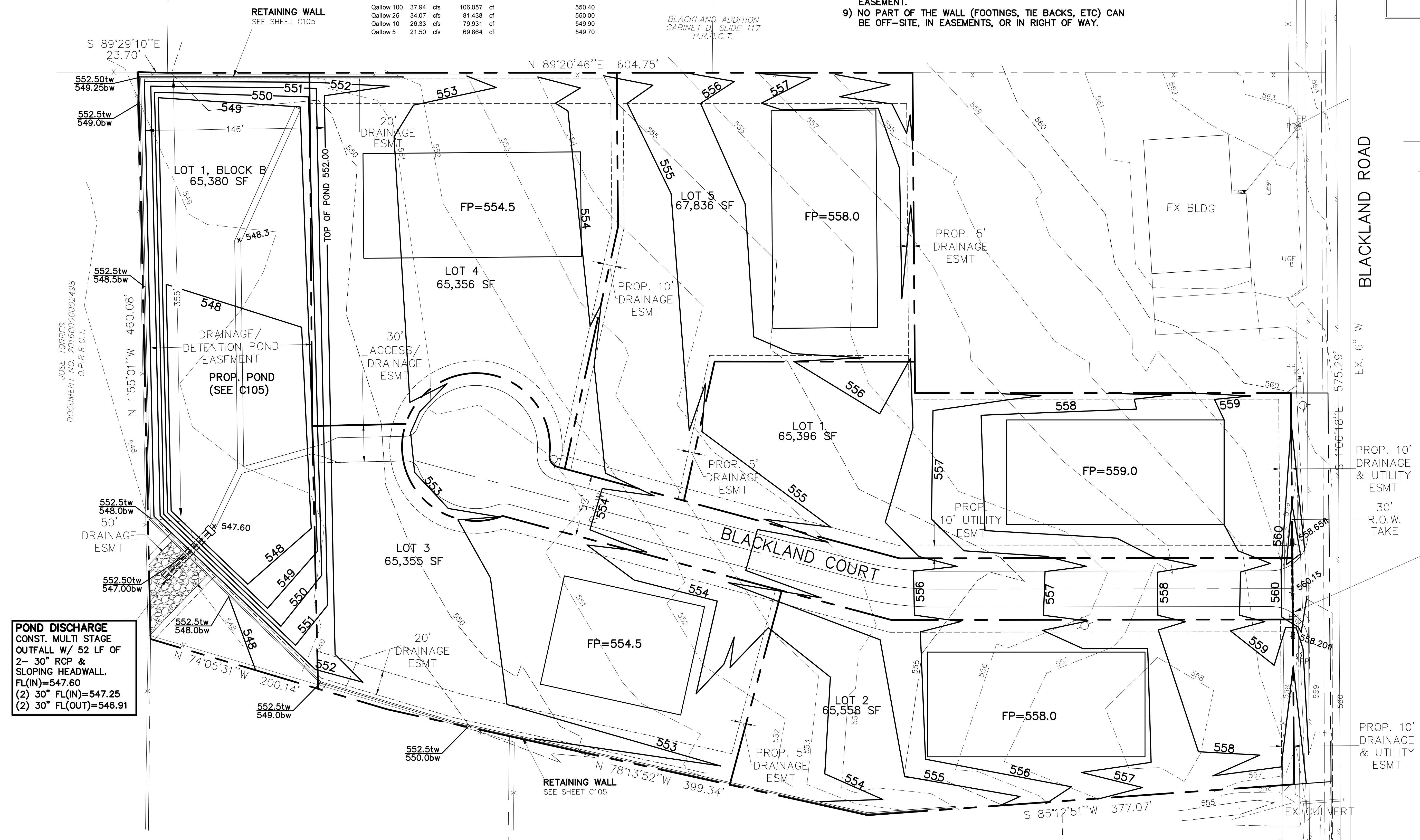
LOT 21

LOT 20

BLACKLAND ADDITION
CABINET D SLIDE 117
P.R.R.C.T.

LEGEND

- = PROPERTY LINE
- - - - - = EXISTING CONTOURS
- — — — — = PROPOSED CONTOURS
- EX. W. — = EX. WATER
- ⊙ PP = EX. POWER POLE
- ⊠ = EX. TELEPHONE BOX
- FH ⊙ = PROP. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT



POND DISCHARGE
CONST. MULTI STAGE
OUTFALL W/ 52 LF OF
2- 30" RCP &
SLOPING HEADWALL.
FL(IN)=547.60
(2) 30" FL(IN)=547.25
(2) 30" FL(OUT)=546.91

PUBLIC CULVERT
INSTALL 71 LF OF 12" RCP
W/P-SET HEADWALLS
(SLOPE 0.70%)
12" FL(IN)=568.75
12" FL(OUT)=568.20

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

PRELIMINARY GRADING PLAN
BLACKLAND ADDITION

BLACKLAND INDUSTRIAL PARK ADDITION
Lots 1-5, Blk A, 10.27 ACRES
City of Royse City, Rockwall County, Texas

owner
R&D WIRELESS, LLC
751 Turtle Cove Blvd, Rockwall, Texas 75087
Contact: Danielle Porten 214 293-2826

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.:	REG. NO.:
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2/10/21	1"=40'
	sheet:
	C104

GUADALOPE & PAULA RODRIGUEZ
VOLUME 148, PAGE 369
P.R.R.C.T.

HOME PROVIDERS LTD
DOCUMENT NO. 2017000020613
O.P.R.R.C.T.

DANNY R. & SHERLEY N. ENGLEMAN
DOCUMENT NO. 201700000729
O.P.R.R.C.T.

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, September 01, 2020 8:45 am.					
Start					
170	PKF		7019042.78178	2628059.43696	561.44
IN	S 1°06'53" E	315.42			-2.85
168	PKF		7018727.41759	2628065.57336	558.59
IN	S 85°12'51" W	377.07			-6.87
186	1/2RF		7018695.95821	2627689.82097	551.72
IN	N 78°13'52" W	399.34			-551.72
230	1/2IRF		7018777.41000	2627298.87591	0.00
IN	N 74°05'31" W	200.14			547.69
215	1/2RF		7018832.26759	2627106.39789	547.69
IN	N 1°55'01" W	460.08			1.21
179	1/2RF		7019292.08833	2627091.00891	548.90
IN	S 89°29'10" E	23.70			1.06
178	1/2RF		7019291.87577	2627114.70743	549.96
IN	N 89°20'46" E	604.75			-549.96
232	1/2IRF		7019298.77740	2627719.42017	0.00
IN	S 1°05'36" E	259.87			
231	1/2IRF		7019038.95774	2627724.37878	0.00
IN	N 89°20'46" E	335.08			561.44
170	PKF		7019042.78178	2628059.43696	561.44

Area = 447216.71 Sq. Feet or 10.27 Acres