



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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 **237 Clem Rd, Rockwall, TX 75087**

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION **SE corner of Clem Rd and FM1141**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 21-17	CURRENT USE	Farm
PROPOSED ZONING	PD 21-17	PROPOSED USE	Single Family
ACREAGE	Approx 39	LOTS [CURRENT]	0
		LOTS [PROPOSED]	56

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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	Mark Taylor	<input checked="" type="checkbox"/> APPLICANT	Humberto Johnson Jr, PE - Skorburg Company
CONTACT PERSON	Mark Taylor	CONTACT PERSON	Humberto Johnson Jr., PE
ADDRESS	100 N Central Expy 237 Clem Rd	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-772-4171	PHONE	214-522-4945
E-MAIL	mtaylor1045@gmail.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Taylor [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.

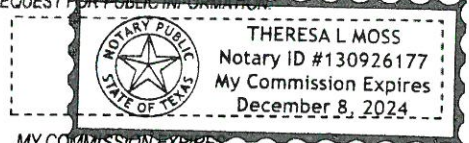
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF May, 2021

OWNER'S SIGNATURE

Mark Taylor

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Theresa L Moss





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **CLEM RD @ FM1141 WM Dalton, Tract 17-01**

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION **SE corner of Clem Rd and FM1141**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD 21-17** CURRENT USE **Farm**

PROPOSED ZONING **PD 21-17** PROPOSED USE **Single Family**

ACREAGE **Approx 39** LOTS [CURRENT] **0** LOTS [PROPOSED] **56**

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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER Alex Freeman	<input checked="" type="checkbox"/> APPLICANT Humberto Johnson Jr, PE - Skorborg Company
CONTACT PERSON Alex Freeman	CONTACT PERSON Humberto Johnson Jr., PE
ADDRESS 100 N Central Expy STE 1008	ADDRESS 8214 westchester Dr STE 900
CITY, STATE & ZIP Richardson, TX 75080	CITY, STATE & ZIP Dallas, Tx 75225
PHONE 469-233-4774	PHONE 214-522-4945
E-MAIL afreeman@pinnclmontessori.com	E-MAIL jrjohnson@skorborgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alex Freeman [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

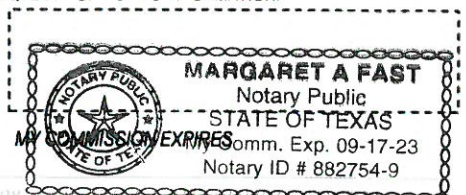
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____ BY SIGNING THIS APPLICATION, 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."

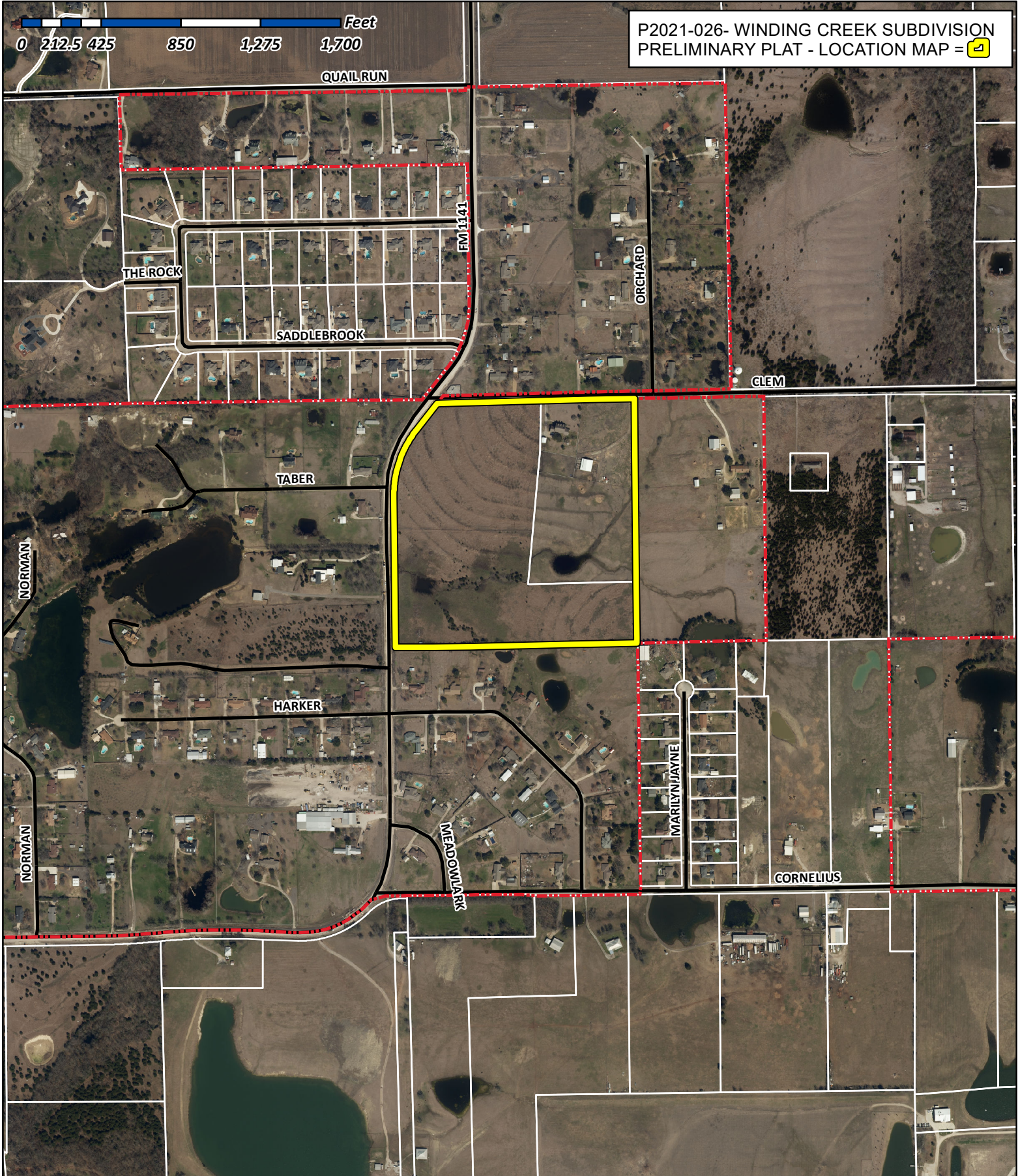
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021.

OWNER'S SIGNATURE

Alex Freeman
Margaret A Fast

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.





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]
✓ Treescape Plan	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan 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 checked="" 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 checked="" 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.

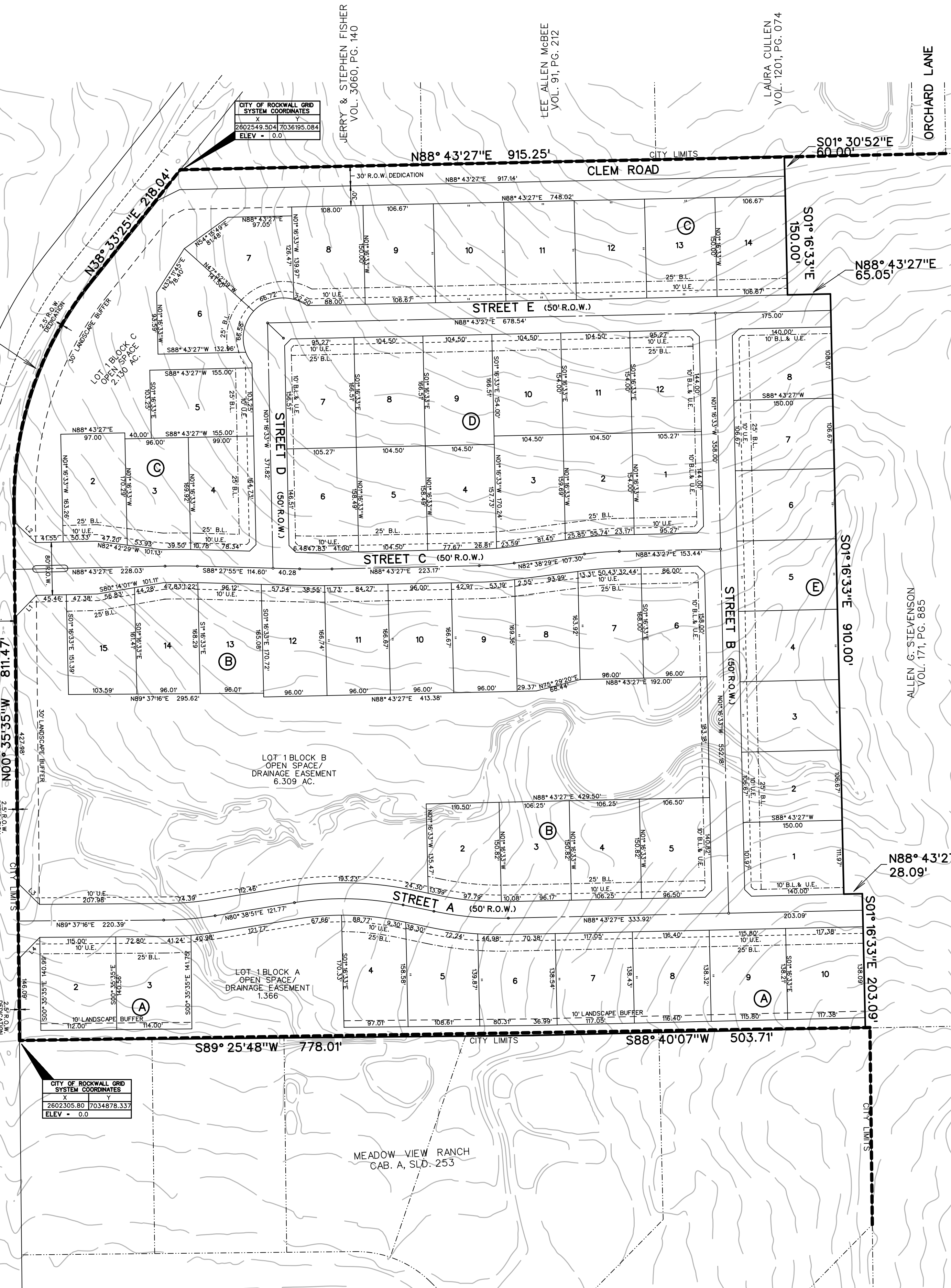
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed 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 [Final Plat, Preliminary Plat & Master Plat]	<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 [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<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 [Master Plat]	<input 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 [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input 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 [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<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 [Master Plat]	<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 [Final Plat, Preliminary Plat & Master Plat]	<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 [Master Plat]	<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 [Final Plat]	<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 [Final Plat]	<input type="checkbox"/>	<input checked="" 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 [Final Plat]	<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 [Final Plat]	<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 [Final Plat]	<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 [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide 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 [Final Plat]	<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 type="checkbox"/>	<input checked="" 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.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44° 03' 56" E	42.68'
2.	N 45° 56' 04" W	42.18'
3.	N 45° 29' 10" W	42.51'
4.	S 44° 30' 50" W	42.35'

$\Delta = 39^{\circ} 09' 00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ} 58' 55'' E$



Reviewed for preliminary Approval:

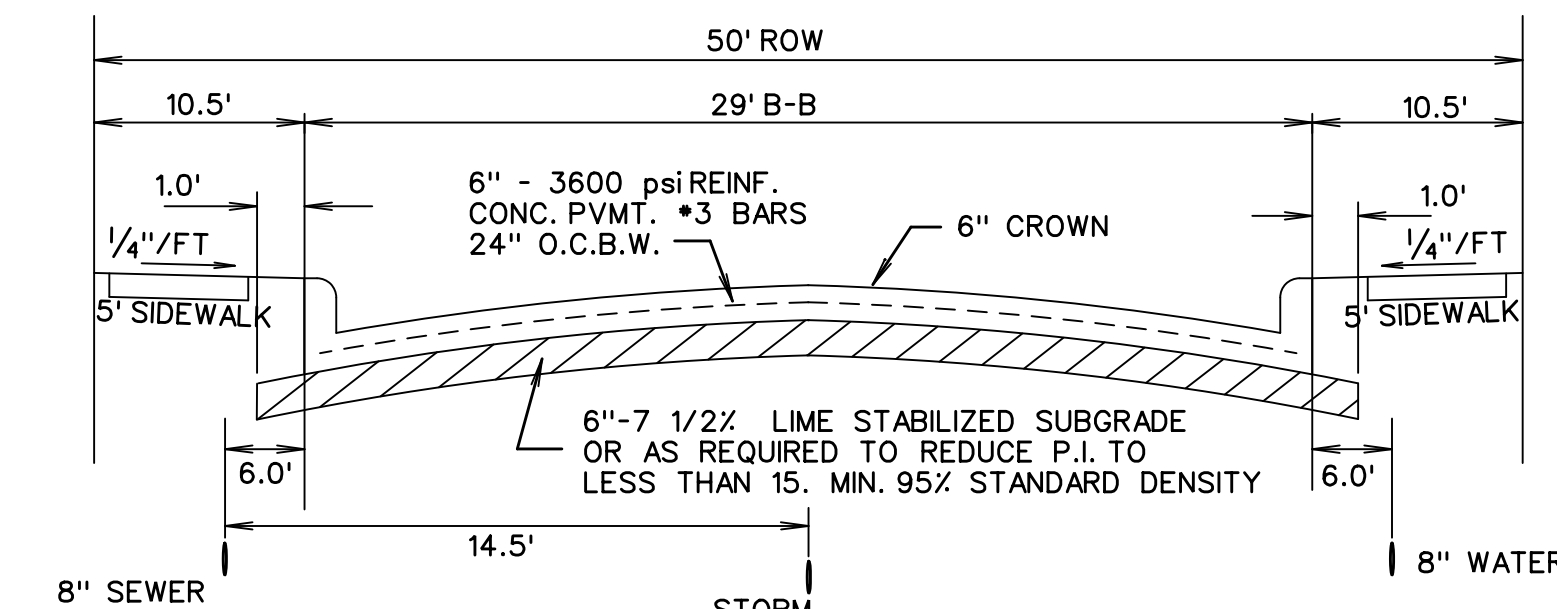
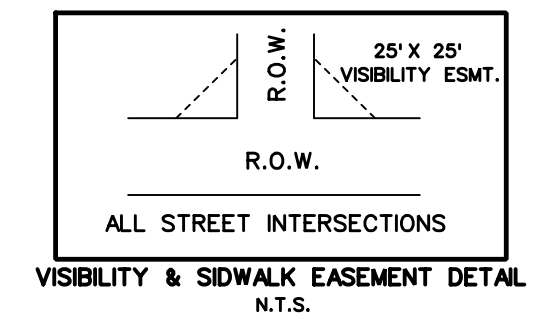
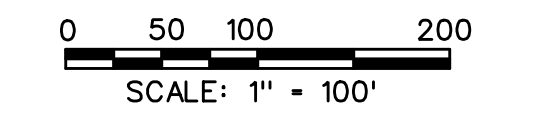
Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2021.

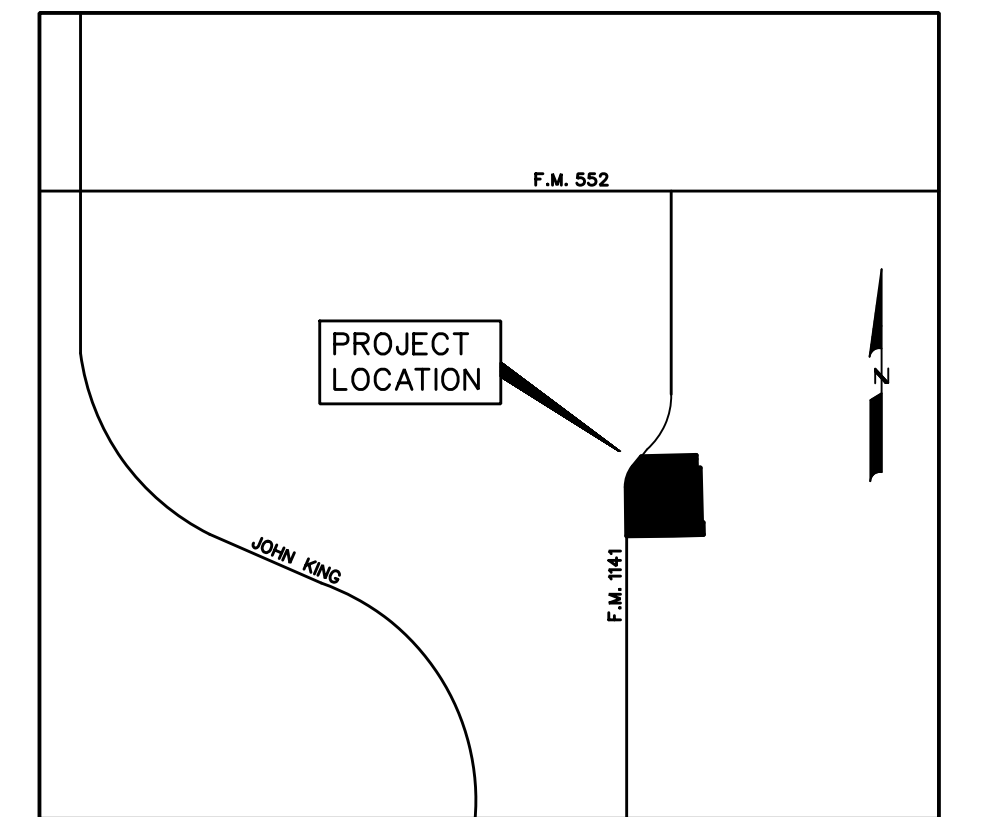
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.



TYPICAL PAVEMENT SECTION (25' B-B)
N.T.S.



LEGEND
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION

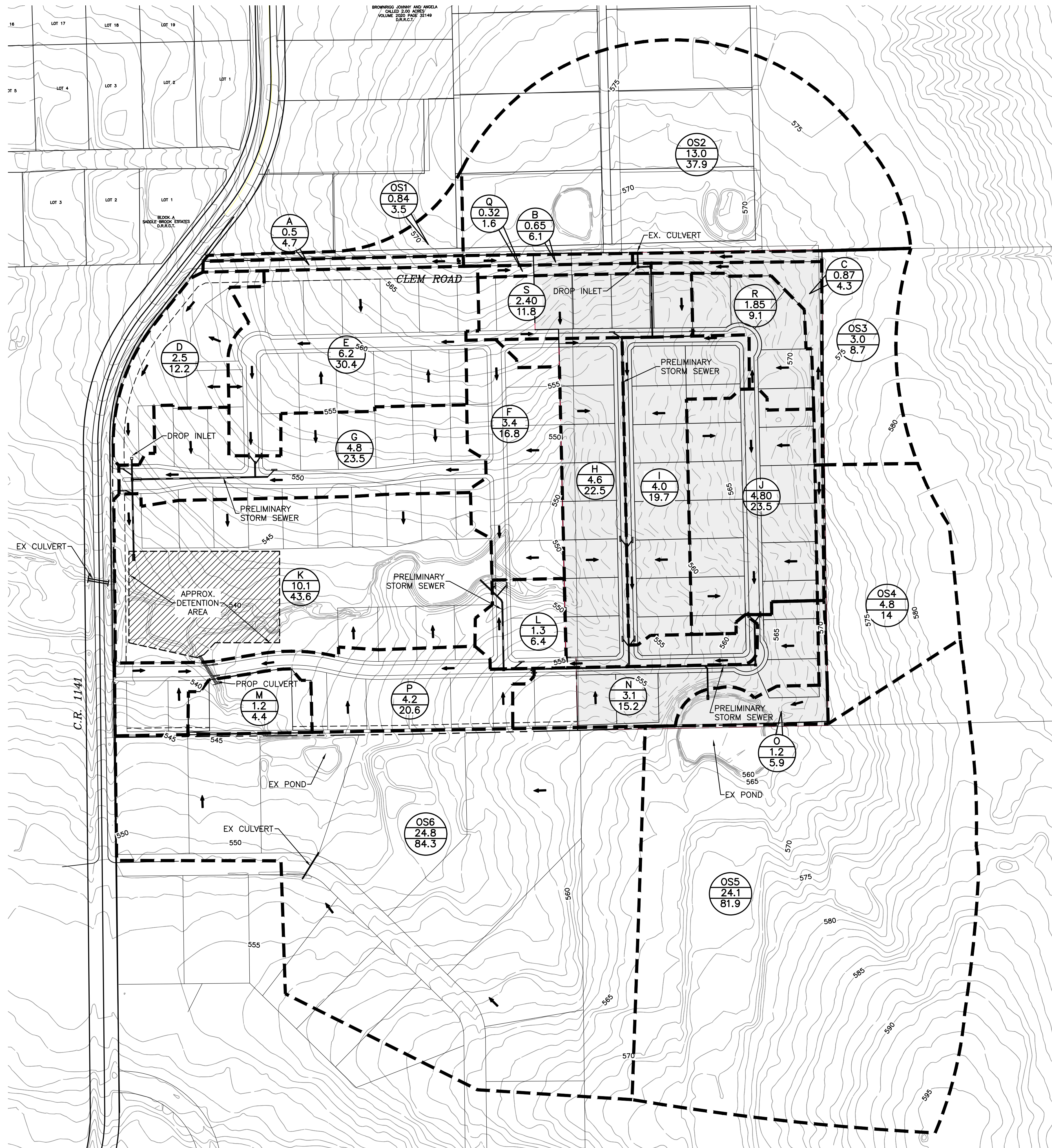
WINDING CREEK														
Block A			Block B			Block C			Block D			Block E		
Lot	SF		Lot	SF		Lot	SF		Lot	SF		Lot	SF	
1*	59484		1*	274837		1*	92807		1	16161		1	16745	
2	16188		2	16045		2	16000		2	16258		2	16000	
3	16021		3	16024		3	16038		3	17265		3	16000	
4	16128		4	16024		4	17007		4	16555		4	16000	
5	16040		5	16012		5	16003		5	16562		5	16000	
6	16250		6	16078		6	16061		6	16589		6	16000	
7	16209		7	16038		7	16053		7	17478		7	16000	
8	16106		8	16227		8	16084		8	17400		8	16151	
9	16010		9	16047		9	16000		9	17400				
10	16215		10	16000		10	16000		10	16093				
			11	16000		11	16000		11	16093				
			12	16172		12	16000		12	16161				
			13	16001		13	16000							
			14	16037		14	16000							
			15	16002										

* denotes open space

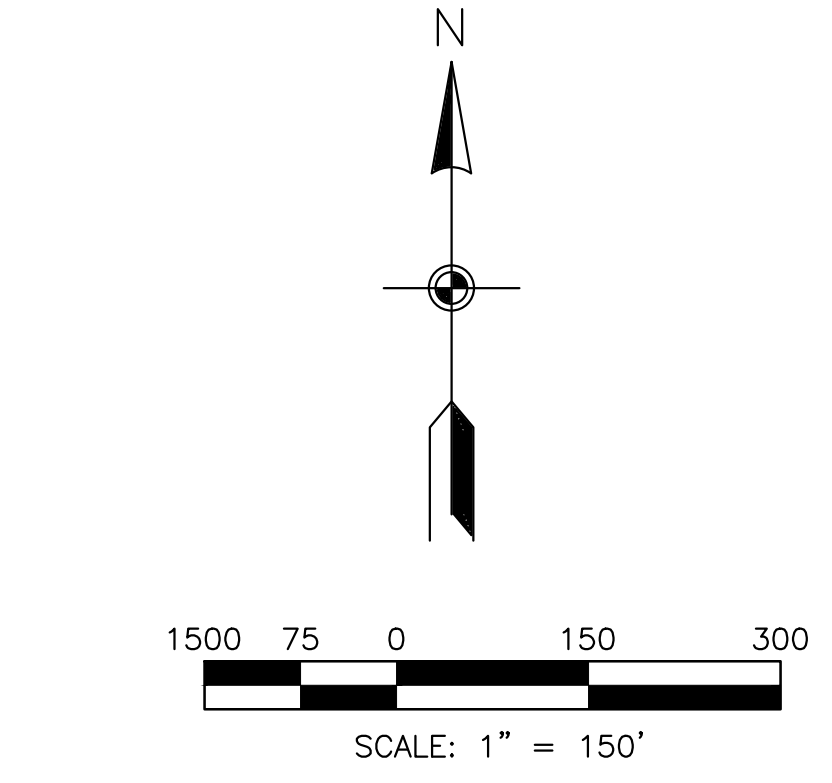
TOTAL ACRES 36.567
TOTAL RESIDENTIAL LOTS 56
DENSITY 1.531
EX. ZONING PD-91
LAND USE SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT
 OF
WINDING CREEK
 LOTS 1-10, BLOCK A
 LOTS 1-15, BLOCK B
 LOTS 1-14, BLOCK C
 LOTS 1-12, BLOCK D
 LOTS 1-8, BLOCK E
TOTAL ACRES 36.567
TOTAL RESIDENTIAL LOTS 56
TOTAL OPEN SPACE LOTS 3
 OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNERS
REDDY K. VASUNDHARA &
ALEX R. FREEMAN
 100 N. CENTRAL EXPRESSWAY, STE. 108
 DALLAS, TEXAS 75080
M.G. & J.K. TAYLOR LIVING TRUST
 237 CLEM ROAD
 ROCKWALL, TEXAS 75087
 MAY 2021 SCALE 1" = 100'

APPLICANT
SKORBURG COMPANY, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945



PROPOSED RUNOFF CALCULATIONS					
AREA	ACRES	Tc (min)	C	I100	Q100
A	0.50	10	0.95	9.8	4.7
B	0.65	10	0.95	9.8	6.1
C	0.87	10	0.5	9.8	4.3
D	2.50	10	0.5	9.8	12.3
E	6.20	10	0.5	9.8	30.4
F	3.40	10	0.5	9.8	16.7
G	4.80	10	0.5	9.8	23.5
H	4.60	10	0.5	9.8	22.5
I	4.00	10	0.5	9.8	19.6
J	4.80	10	0.5	9.8	23.5
K	10.10	10	0.44	9.8	43.6
L	1.30	10	0.5	9.8	6.4
M	1.20	10	0.37	9.8	4.4
N	3.10	10	0.5	9.8	15.2
O	1.20	10	0.5	9.8	5.9
P	4.20	10	0.5	9.8	20.6
Q	0.32	10	0.5	9.8	1.6
R	1.85	10	0.5	9.8	9.1
S	2.40	10	0.5	9.8	11.8
OS1	0.84	20	0.5	8.33	3.5
OS2	13.00	20	0.5	8.33	54.1
OS3	3.00	20	0.35	8.33	8.7
OS4	4.80	20	0.35	8.33	14.0
OS5	24.10	31	0.5	6.8	81.9
OS6	24.80	32	0.5	6.8	84.3



PROPOSED STORM SEWER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN

LEGEND

- 544 — EXISTING 1 FOOT CONTOUR INTERVAL
- — DRAINAGE DIVIDE
- (X / X.X / X.X) DRAINAGE AREA ACRES, RUNOFF IN CFS (100yr)
- DIRECTION OF RUNOFF
- PHASE 2

WEIGHTED "C" CALCULATION FOR AREA K

$$C = \frac{(5.2Ac \times 0.5) + (4.8 \times 0.35) + (0.14 \times 0.95)}{10.14} = 0.44$$

WEIGHTED "C" CALCULATION FOR AREA M

$$C = \frac{(0.17Ac \times 0.5) + (1.03Ac \times 0.35)}{1.2} = 0.37$$

USE	"C"
HOMES	0.5
OPEN SPACE	0.35
SIDEWALK / PARKING	0.95

PRELIMINARY FOR REVIEW ONLY
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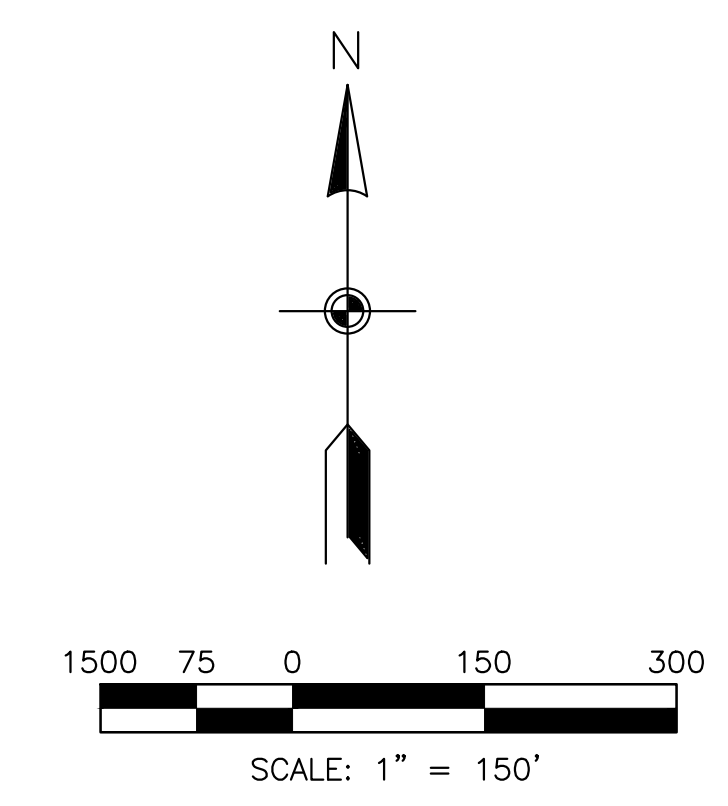
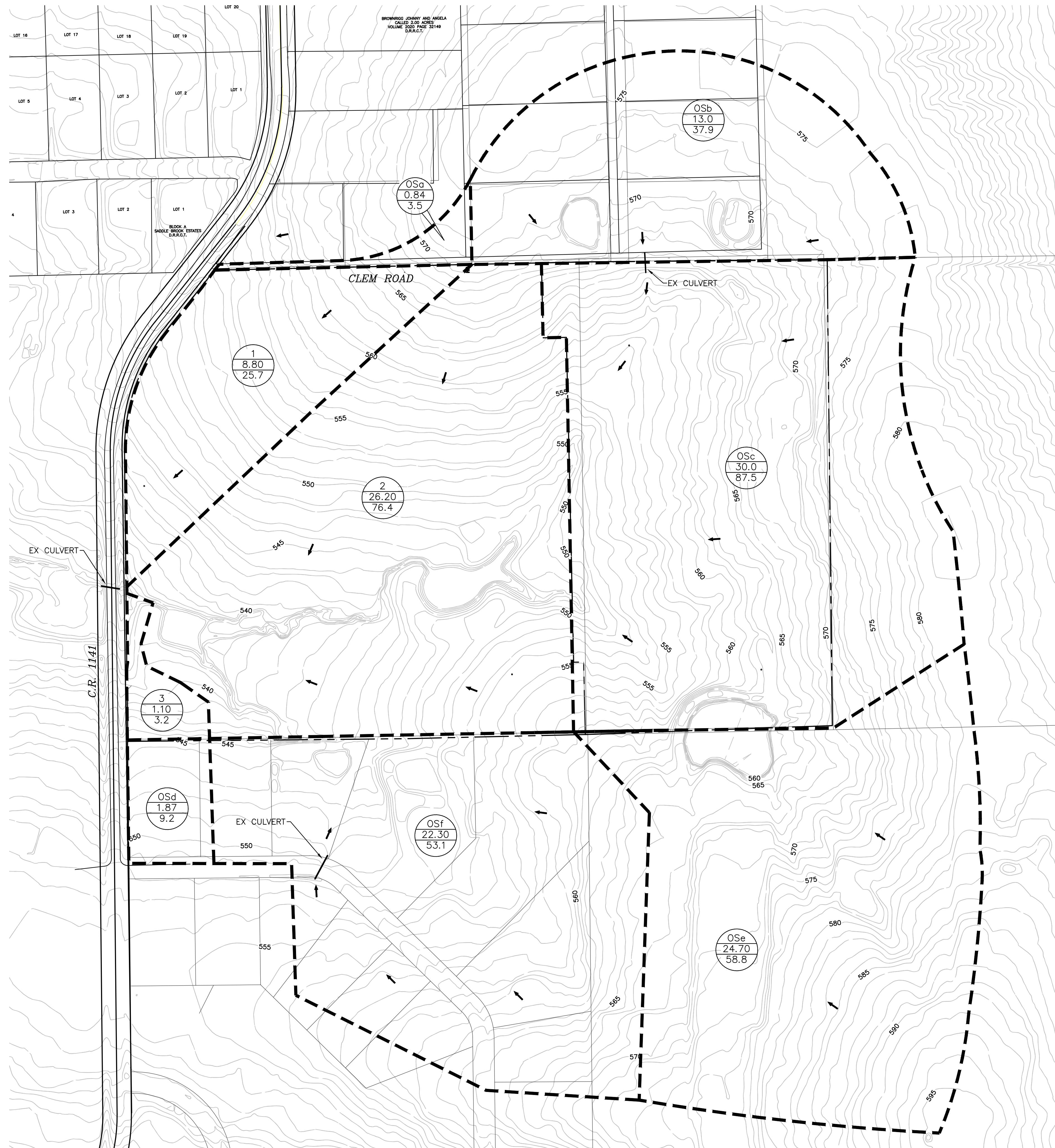
CONCEPTUAL DRAINAGE AREA MAP — POST DEVELOPMENT

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEERING DESIGN & CONSULTING
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
DALLAS, TEXAS 75243
TEL 214-373-1180 * FAX 214-373-6580
daytonm@macatee-engineering.com
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/14/2021			5 OF 5



EXISTING RUNOFF CALCULATIONS

AREA	ACRES	Tc (min)	C	I100	Q100
1	8.80	20	0.35	8.33	25.7
2	26.20	20	0.35	8.33	76.4
3	1.10	20	0.35	8.33	3.2
Osa	0.84	20	0.5	8.33	3.5
Osb	13.00	20	0.5	8.33	54.1
Osc	30.00	20	0.35	8.33	87.5
Osd	1.87	10	0.5	9.8	9.2
Ose	24.70	31	0.35	6.8	58.8
Ose	22.30	32	0.35	6.8	53.1

LEGEND

- EXISTING 1 FOOT CONTOUR INTERVAL
- DRAINAGE DIVIDE
- DRAINAGE AREA
ACRES
RUNOFF IN CFS (100yr)
- DIRECTION OF RUNOFF

PRELIMINARY
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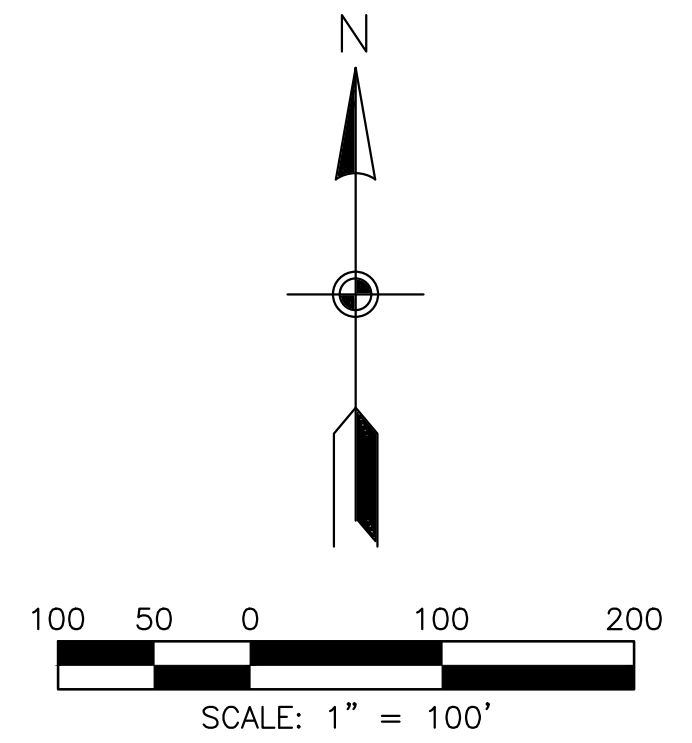
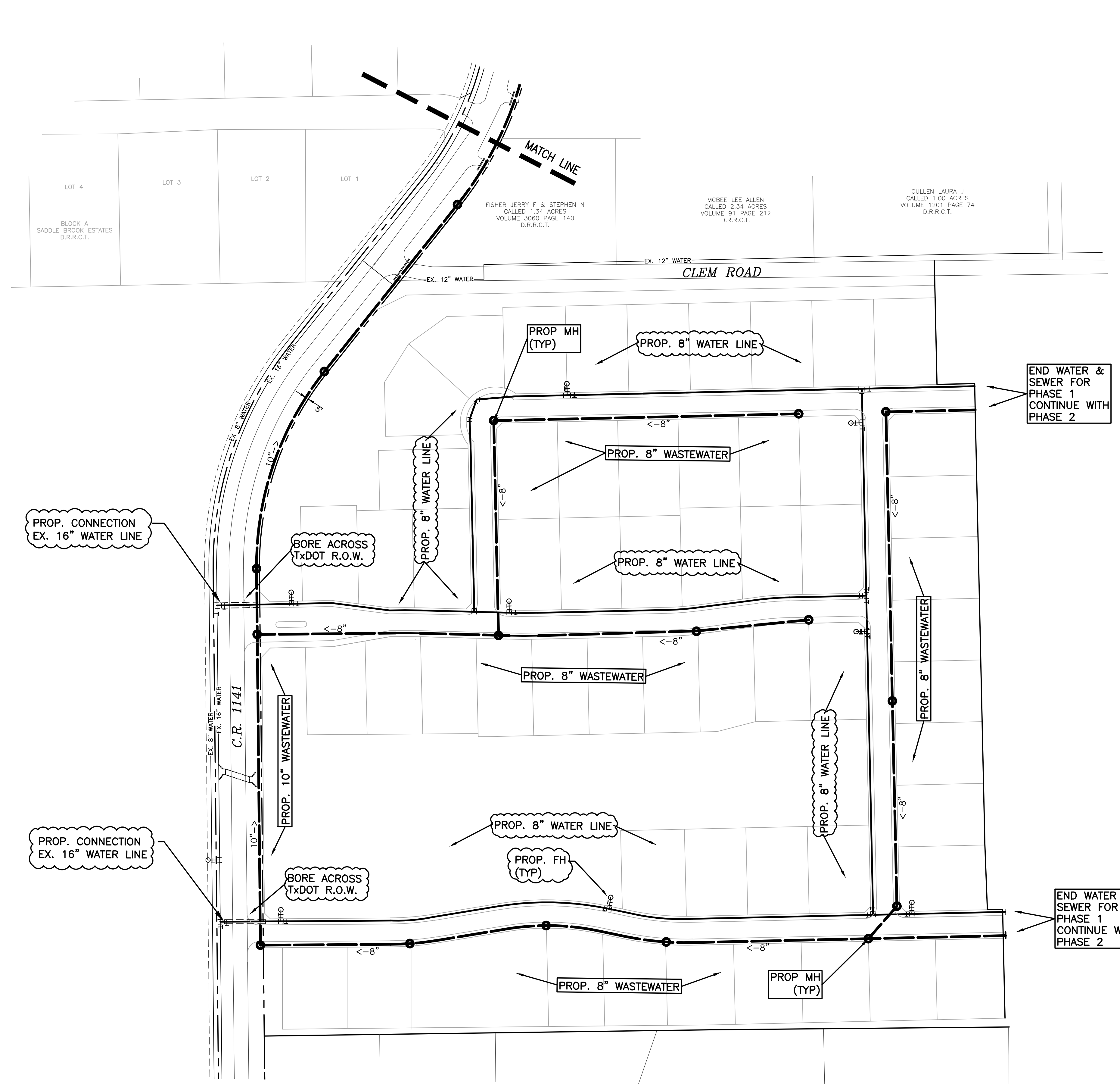
CONCEPTUAL DRAINAGE AREA MAP -- PRE DEVELOPMENT

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

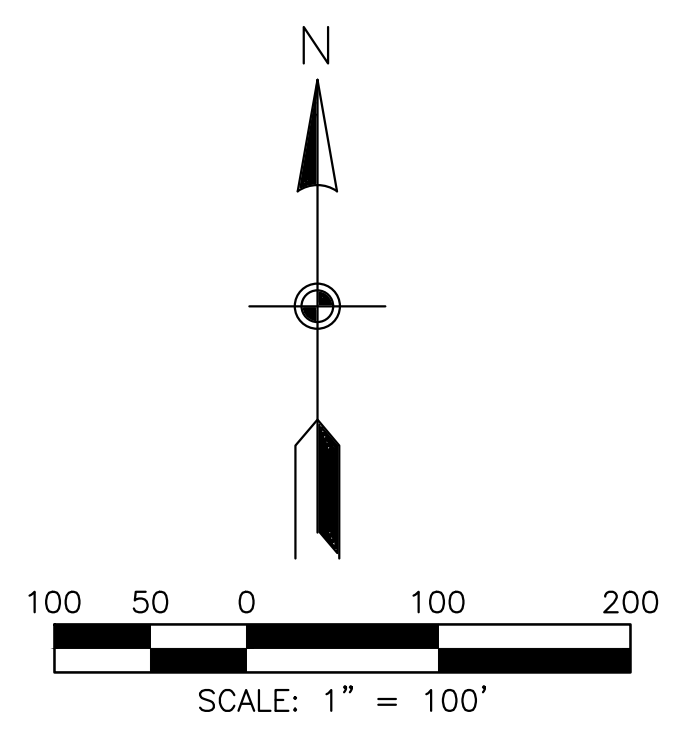
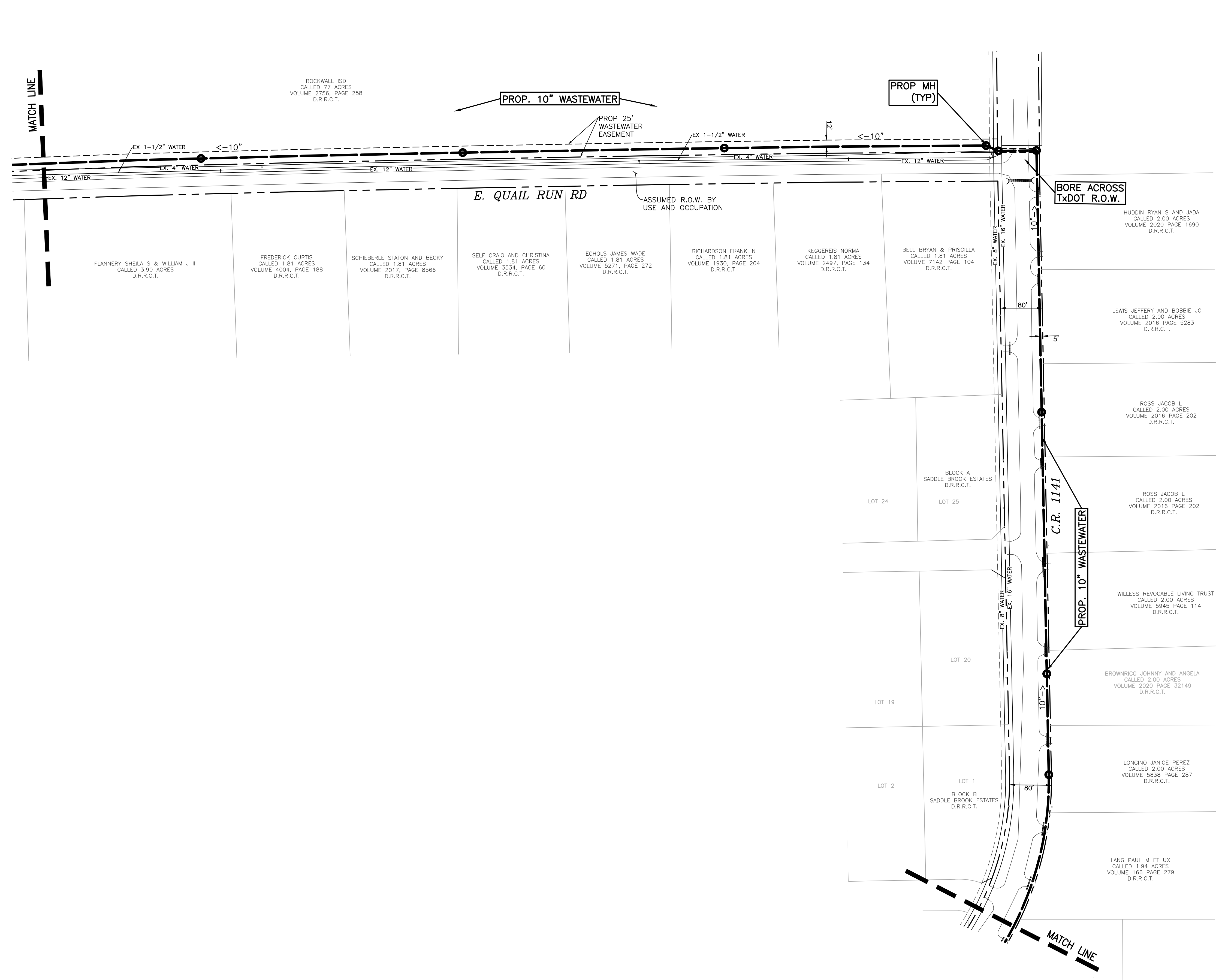
**CIVIL ENGINEERING
DESIGN & CONSULTING**
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DALLAS, TEXAS 75243
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		05/13/2021			3 OF 4




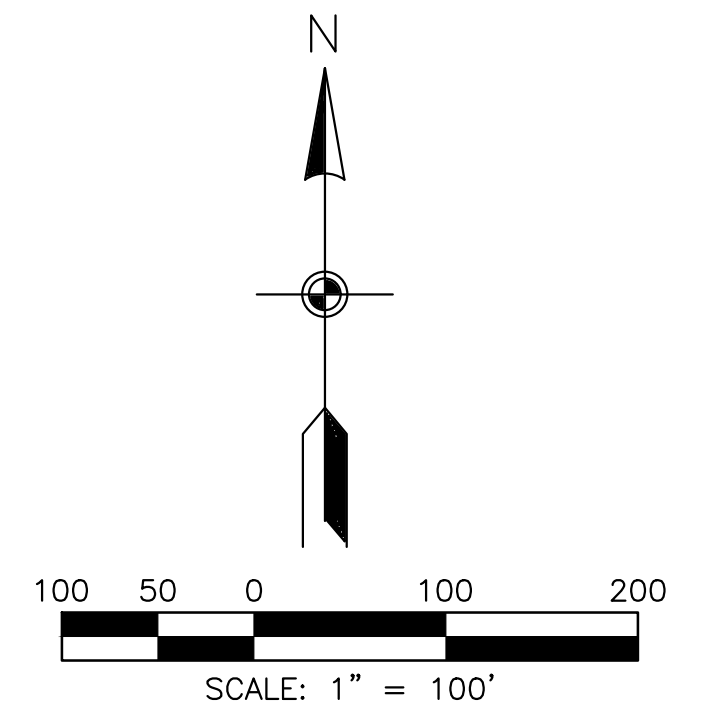
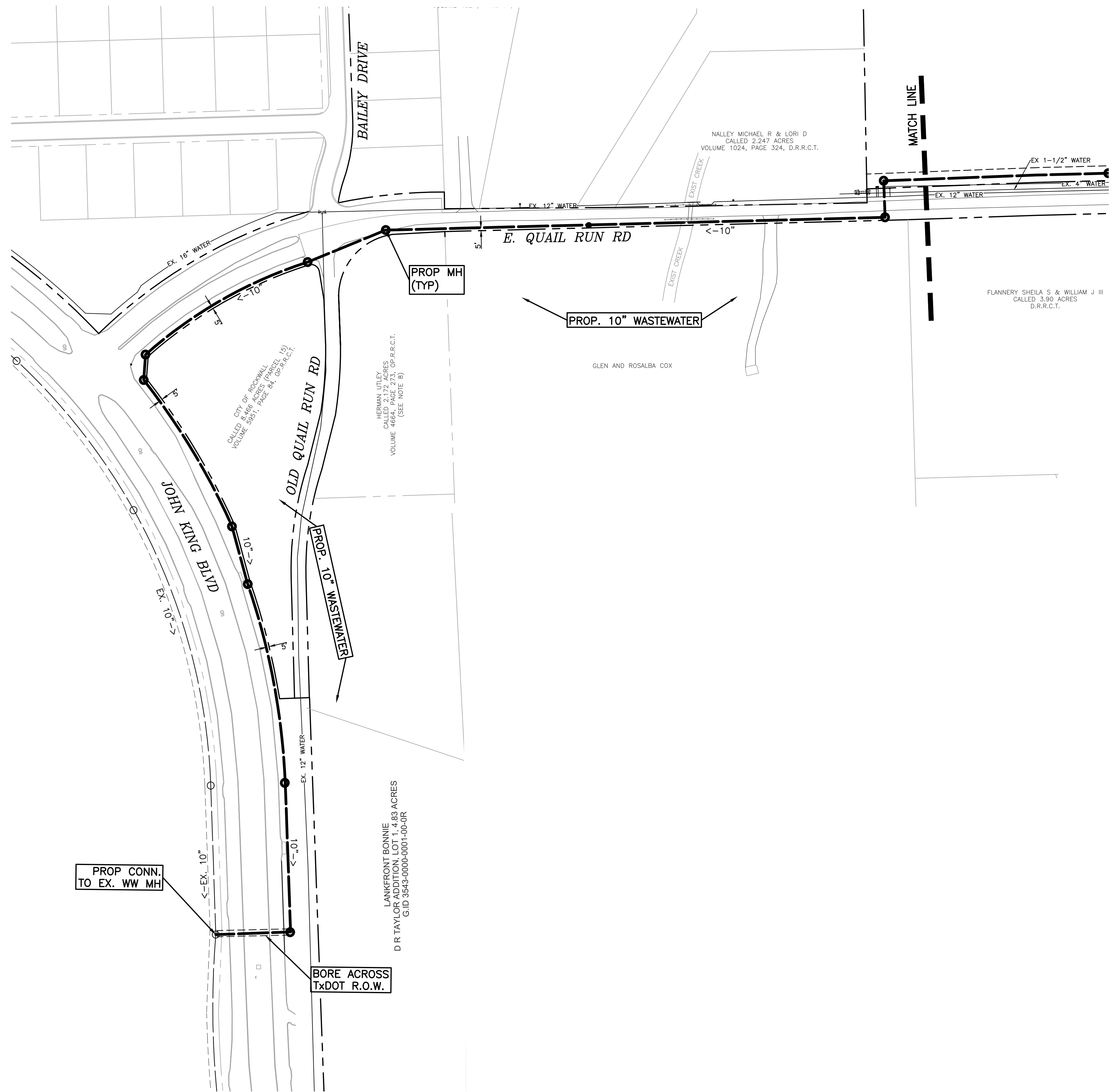
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DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN				
WINDING CREEK				
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS				
		CIVIL ENGINEERING DESIGN & CONSULTING (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
		DESIGNED	CHECKED	DATE
		05/14/2021		PROJECT #
				SHEET NO.
				1 OF 5




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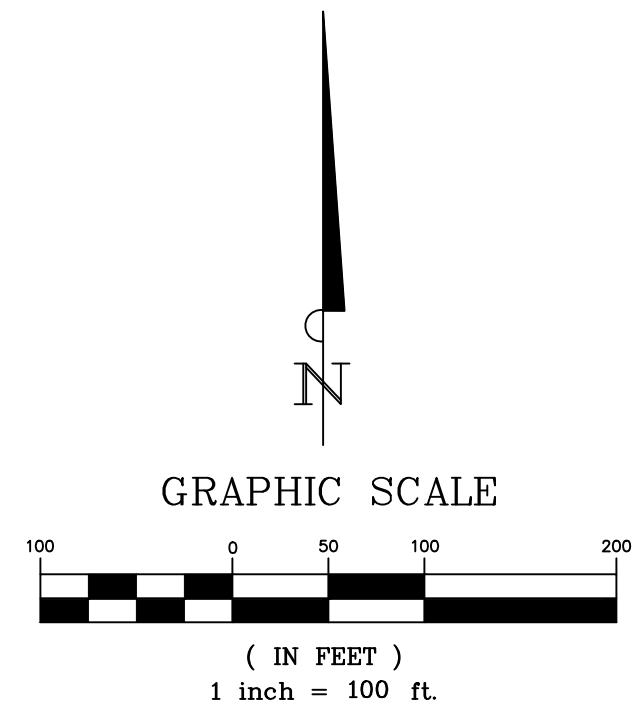
CONCEPTUAL WATER & WASTEWATER PLAN				
WINDING CREEK				
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS				
		CIVIL ENGINEERING DESIGN & CONSULTING (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #
		05/14/2021		
				SHEET NO. 2 OF 5



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CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
			CIVIL ENGINEERING DESIGN & CONSULTING (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
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		05/14/2021			3 OF 5

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L-1.0 Tree Preservation Plan.dwg || Date Plotted: 5/13/2021 2:05 PM || Plotted By: mwilson



TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE
- OFF-SITE OR PUBLIC ROW TREE

SITE DATA
ACREAGE:
LOT COUNT:

OWNER

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN

No.	Date	Revision	Description



SHEET NUMBER

L-1.0

PROJECT NO.: TEMPLATE

