



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- 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 FM 740, Rockwall TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-4

CURRENT USE Retail & Neighborhood Services

PROPOSED ZONING PD-4 with residential

PROPOSED USE Restaurant & Multifamily

ACREAGE 12.11

LOTS [CURRENT] 1

1

LOTS [PROPOSED] 2

2

- 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]

OWNER HFS Management Inc.

APPLICANT WB Companies

CONTACT PERSON Richard Chandler

CONTACT PERSON Robert Weinstein

ADDRESS 122 W John Carpenter Frwy, Ste 400

ADDRESS 495 Broadway, 7th Floor

CITY, STATE & ZIP Irving, TX 75039

CITY, STATE & ZIP New York, NY 10012

PHONE 214-649-7187

PHONE 212 226 6066

E-MAIL rchandler@sei-mi.com

E-MAIL robert@wbpropertygroup.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Chandler [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 \$ 28 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 28 DAY OF June 20 21 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."

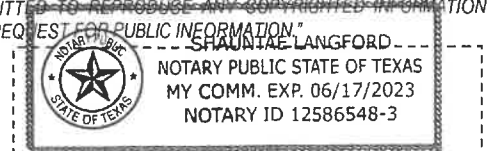
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 DAY OF June, 2021.

OWNER'S SIGNATURE

*Richard P. Chandler*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Shauntae Langford*



MY COMMISSION EXPIRES 6/17/2023



Z2021-033- AMENDMENT TO PD-04  
 ZONING - LOCATION MAP = [icon]



# 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.

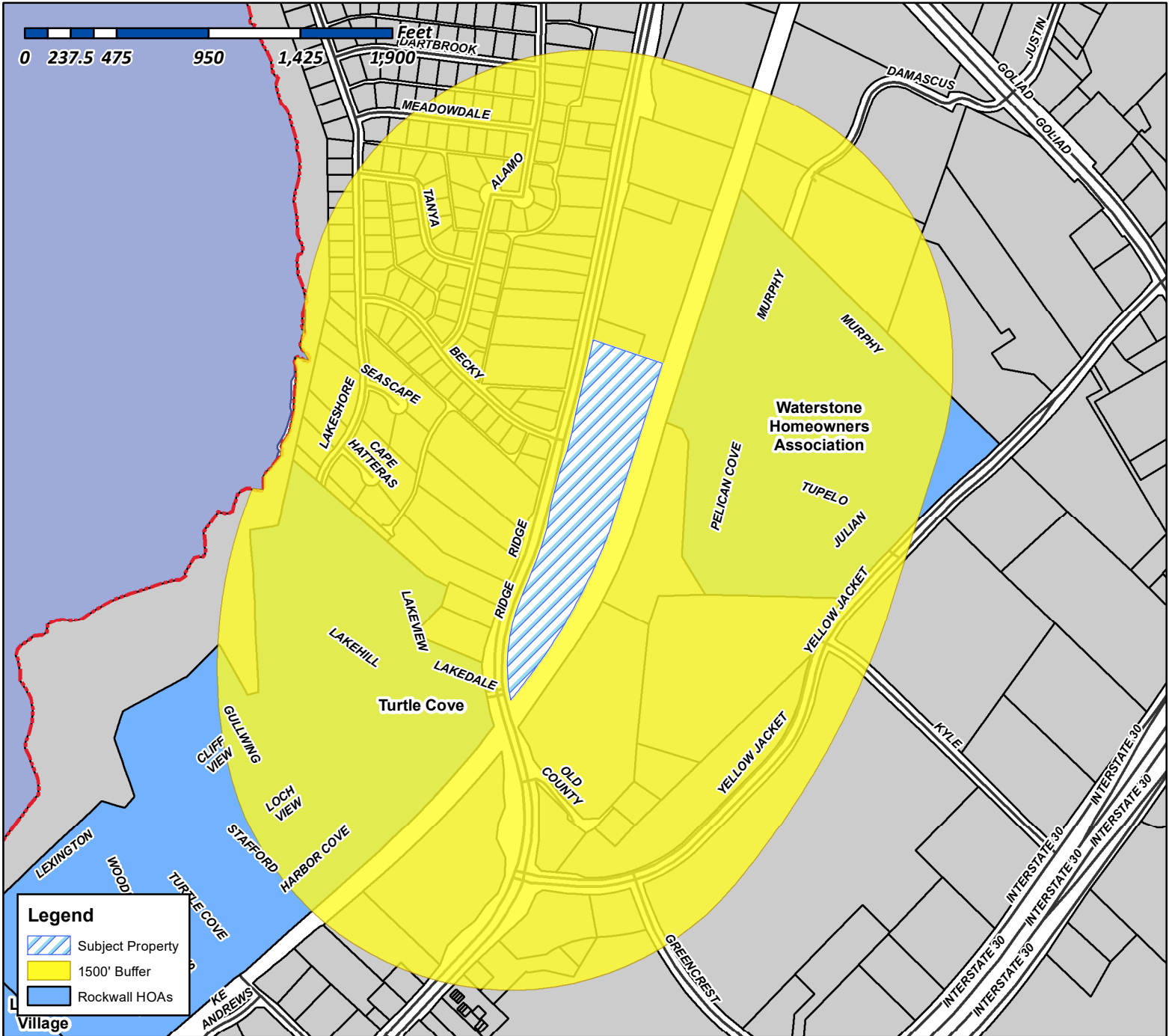




# City of Rockwall

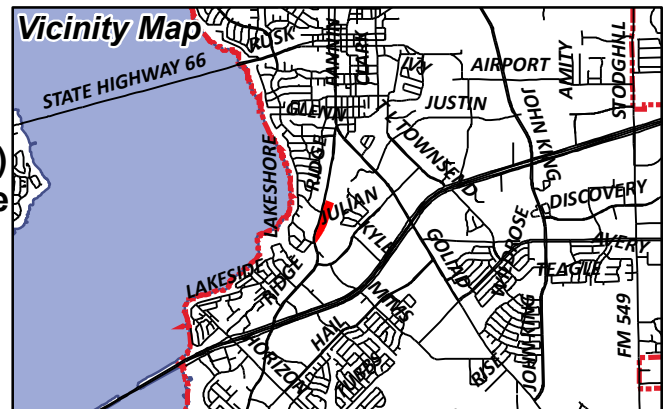
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**Case Number:** Z2021-033  
**Case Name:** Amendment to PD-4  
**Case Type:** Zoning  
**Zoning:** Planned Development District 4 (PD-4)  
**Case Address:** Between Lakedale Drive & Becky Lane on the East Side of Ridge Road

**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745

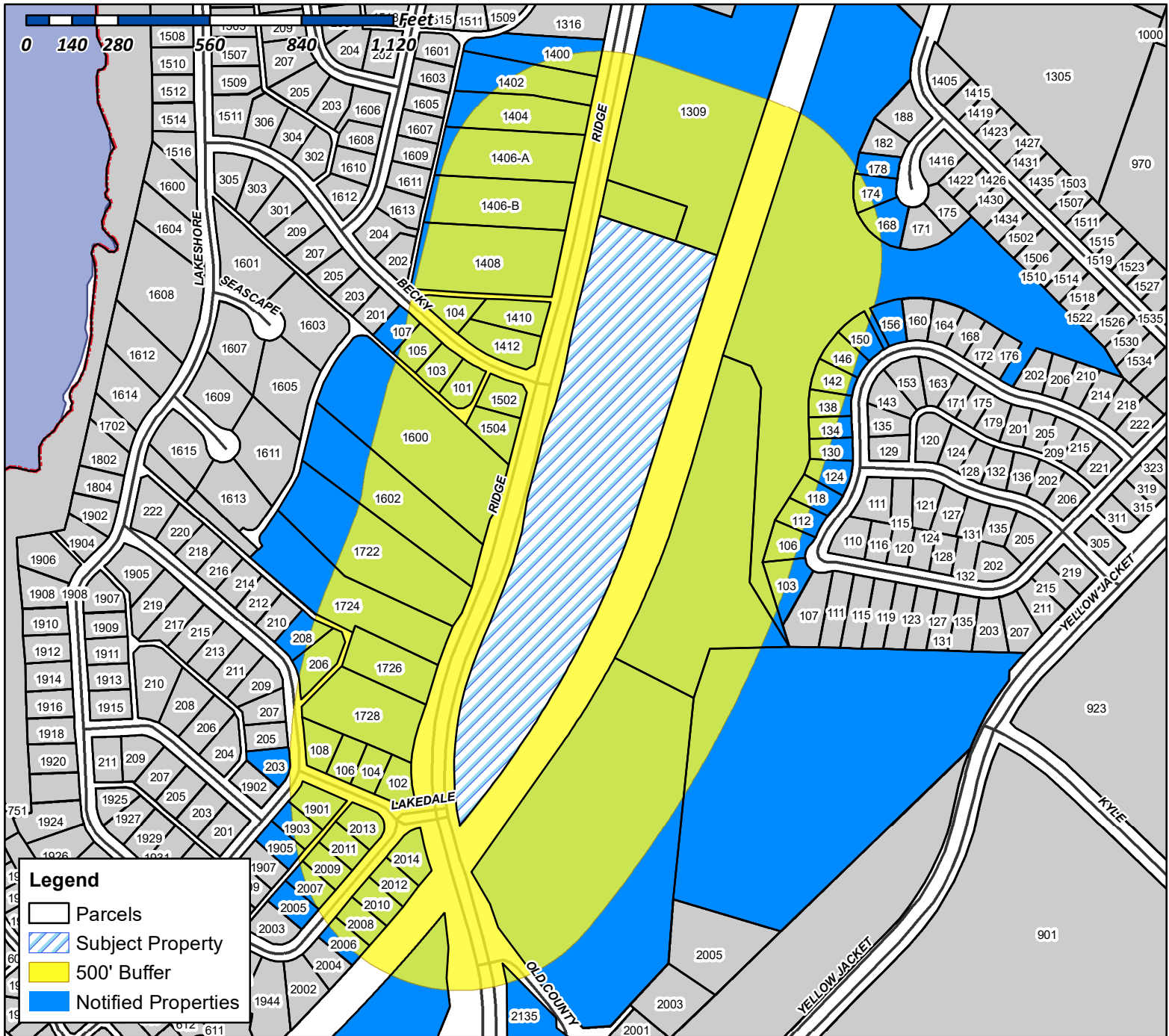




# City of Rockwall

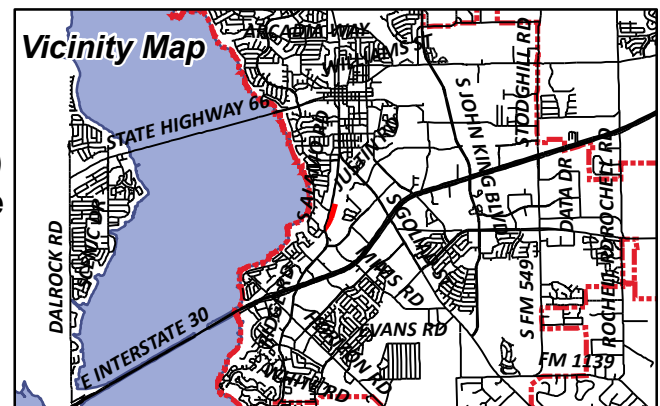
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NEFF DARRYL LEE JR  
101 BECKYLN  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
102 LAKEDALE DR  
ROCKWALL, TX 75087

MARSHALL RICHARD A AND  
KENNETH F WILSON  
103 BECKY LN  
ROCKWALL, TX 75087

STAVINOHA JIM L & MITZIE J  
103 JULIAN DR  
ROCKWALL, TX 75087

GARNER CASEY  
104 BECKY LANE  
ROCKWALL, TX 75087

MCCULLAR EMILY JEAN  
104 LAKEDALE DRIVE  
ROCKWALL, TX 75087

COX MARCUS D  
105 BECKY LANE  
ROCKWALL, TX 75087

7.1 RIDGE LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

MARTINEZ GRACE & JESSE LEE III  
106 LAKEDALE DR  
ROCKWALL, TX 75087

VILLASENOR HENRY ROBERT &  
HAYDY E VILLASENOR  
106 PELICAN COVE DR  
ROCKWALL, TX 75087

HAMBRICK GARY/GRACE HAMBRICK  
107 BECKY LN  
ROCKWALL, TX 75087

PECK RUTH H  
108 LAKEDALE DR  
ROCKWALL, TX 75087

ECKERT TRUST  
DAVID W & BONNIE L ECKERT  
112 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

HAMPTON MATTHEW & CORINA  
118 PELICAN COVE DR  
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

HFS MANAGEMENT INC  
C/O HANNA SAHLIYEH  
122 W JOHN CARPENTER FWY STE 400  
IRVING, TX 75039

SHUGART WILLIAM E & MERIDITH JUNE  
124 PELICAN COVE DR  
ROCKWALL, TX 75087

HALL STEPHANIE MCGARRY  
130 PELICAN COVE DR  
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC  
1309 RIDGE RD  
ROCKWALL, TX 75087

WILLCOXEN R GENE & MARY F  
134 PELICAN COVEDR  
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J  
138 PELICAN COVE DR  
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L  
1400 RIDGE RD  
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M  
1402 RIDGE RD  
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST  
MICHAEL WAYNE ROGERS AND RELLA  
VILLASANA ROGERS, TRUSTEES  
1404 RIDGE RD  
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN  
1406-A RIDGERD  
ROCKWALL, TX 75087

NORMAN LINDA  
1406-B RIDGE RD  
ROCKWALL, TX 75087

JBR2 LLC  
1408 RIDGE RD  
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M  
1410 RIDGE RD  
ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N  
1412 RIDGE ROAD  
ROCKWALL, TX 75087

KROPKE JAMES & MARY  
142 PELICAN COVE DR  
ROCKWALL, TX 75087

CRANE ADAM T  
146 PELICAN COVE DR  
ROCKWALL, TX 75087

TEBBUTT BRIAN & MYLA  
150 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

SCHWERDT JOSHUA MICHAEL  
1502 RIDGE ROAD  
ROCKWALL, TX 75087

BARRON ENRIQUE JR & ELIZABETH  
1504 RIDGE RD  
ROCKWALL, TX 75087

TEBBUTT BRIAN C  
156 PELICAN COVE DR  
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N  
1600 RIDGE RD  
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA  
1602 RIDGE RD  
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC  
16600 DALLAS PARKWAY SUITE 300  
DALLAS, TX 75248

UHLIG JANET KAY  
168 MURPHY CT  
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE  
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX  
1722 RIDGE RD  
ROCKWALL, TX 75087

GREEN STEVEN T  
1724 RIDGE RD  
ROCKWALL, TX 75087

PALOS MICKEY SUE &  
CODY S & MARIA T LOWERY  
1726 RIDGE RD  
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA  
1728 RIDGE RD  
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
174 MURPHY CT  
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE  
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX  
17627 CEDAR CREEK CANYON  
DALLAS, TX 75252

KELLY TANNER B  
178 MURPHY CT  
ROCKWALL, TX 75087

THAMES HOLDING LLC  
1887 ENGLISH RD  
ROCKWALL, TX 75032

PETTIGREW TERESA VIOLA  
1901 LAKEVIEW DR  
ROCKWALL, TX 75087

BALL DEREK AND AMANDA  
1903 LAKEVIEW DR  
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA  
1905 LAKEVIEW DR  
ROCKWALL, TX 75087

PADILLA KRIS AND JOE  
2005 LAKESHORE DRIVE  
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J  
2006 S LAKESHORE DR  
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L  
2007 S LAKESHORE  
ROCKWALL, TX 75087

CHARLES JACOB  
2008 S LAKESHORE DR  
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND  
KIMBERLY LEE PETRIELLO  
2009 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

STEBBINS ROBERT A ESTATE  
ROBERT A STEBBINS II INDEPENDENT EXECUTOR  
2010 LAKESHORE DR  
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC  
2011 LAKESHORE DR  
ROCKWALL, TX 75087

SALAZAR AARON AND OLGA  
2012 LAKESHORE DR  
ROCKWALL, TX 75087

FREEMAN C L  
2013 S LAKESHORE DR  
ROCKWALL, TX 75087

THAMES HOLDING LLC  
2014 LAKESHORE DR  
ROCKWALL, TX 75087

RICKY LEE RIIS LIVING TRUST  
TRUSTEE RICKI LEE RIIS  
203 LAKEVIEW DRIVE  
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN  
206 LAKEVIEW DR  
ROCKWALL, TX 75087

LAUREA ANTHONY BLAINE AND  
CHRISTINE LONG  
208 LAKEVIEW DR  
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND  
YELLOW JACKET PLAZA LLC  
2135 RIDGE RD  
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L  
2701 SUNSET RIDGE SUITE 610  
ROCKWALL, TX 75032

JBR2 LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

MFR PROPERTIES LLC AND  
YELLOW JACKET PLAZA LLC  
28632 ROADSIDE DR SUITE 270  
AGOURA HILLS, CA 91301

RPSC ROCKWALL PROPERTIES LLC  
3201 E PRESIDENT GEORGE BUSH HIGHWAY  
SUITE 101  
RICHARDSON, TX 75082

WILLCOXEN R GENE & MARY F  
4820 SUTCLIFF AVE  
SAN JOSE, CA 95118

SYVRUD JAMES P & MARY JEAN  
519 E INTERSTATE 30  
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA  
5903 VOLUNTEER PL  
ROCKWALL, TX 75032

CHURCH ON THE ROCK  
6005 DALROCK RD  
ROWLETT, TX 75088

NEFF DARRYL LEE JR  
7214 BENNINGTON DR  
DALLAS, TX 75214

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

KELLY TANNER B  
9801 ROYAL LN APT 708  
DALLAS, TX 75231

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO, SUITE 300  
CALABASAS, CA 91302

HAMBRICK GARY/GRACE HAMBRICK  
P.O. BOX 907  
BELMONT, TX 78604

STEBBINS ROBERT A ESTATE  
ROBERT A STEBBINS II INDEPENDENT EXECUTOR  
PO BOX 101  
DENTON, TX 76202

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN  
PO BOX 2514  
ROCKWALL, TX 75087

**WB Companies LLC**  
Robert Weinstein  
917-670-8267  
Robert@wbpropertygroup.com  
495 Broadway 7<sup>th</sup> Floor  
New York, NY 10012

August 18<sup>th</sup> 2021

Dear Mr. Miller,

Thank you for your time and your feedback. Please consider this my formal application letter to rezone from PD-4 General Retail to PD-4 with Mixed Use parcel number: 0001-0000-0002-00-0R

We propose building the first **Sky Restaurants with water features** in Rockwall on top of two phases of multifamily. Each 3,000 sq. ft. restaurant will be located on the 5<sup>th</sup> floor of the Parking structure. We also propose 4,000 sq. ft. of retail located on the ground floor of each building.

**The restaurants and water features will be open to the public and will have unobstructed views of Lake Ray Hubbard. The public will be able to enjoy roof time meals and relaxing time by our water features for generations to come.** We are currently in talks with three restaurant owners, similar to Landry's, to lease the restaurant space.

**Phase I** 350 Units with 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

**Phase II** 350 Units 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

**Community Amenities** Pool on parking structure Meditation garden with water feature Rooftop restaurant Outdoor grilling area Running Trail Fitness Center Food Truck area & Picnic Tables Yoga & Spin classes

**Apartment Interiors** Large master bedroom suites Expansive walk-in closets Vinyl flooring in kitchen, living and dining areas Oversized soaking tubs Working kitchen island Modern slate GE appliances Washer and dryer in-unit Side-by-side refrigerators

Our development exceeds, parking requirements green space and setbacks and is in compliance with fire and storm water requirements.

Thank you for your time and consideration,

Robert Weinstein



Revision To PD-4  
CITY OF ROCKWALL

*Exhibit A*  
*Legal Description*

12.142 ACRES  
D. ATKINS SURVEY  
ABSTRACT NO. 1  
ROCKWALL COUNTY

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE D. ATKINS SURVEY, ABSTRACT NO. 1, ROCKWALL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT NO. 1 AND TRACT NO. 2 IN THE DEED TO NABIL F. SAHLIYEH, TRUSTEE, AS RECORDED IN VOLUME 594, PAGE 71, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF THE M-K-T RAILROAD, AT THE NORTHEAST CORNER OF SAID TRACT NO. 1, AND AT THE SOUTHEAST CORNER OF LOT 4, BLOCK A, OF THE REPLAT OF ROCKWALL COMMONS ADDITION, AN ADDITION IN THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 135, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 17 DEGREES 43 MINUTES 17 SECONDS WEST, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD AND THE EAST LINE OF SAID TRACT NO. 1, A DISTANCE OF 701.65 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD, THE EAST LINE OF SAID TRACT NO. 1, THE EAST LINE OF SAID TRACT NO. 2, AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3476.10 FEET, AN ARC LENGTH OF 392.89 FEET, AN INTERNAL ANGLE OF 6 DEGREES 28 MINUTES 33 SECONDS, AND WHOSE CHORD BEARS SOUTH 20 DEGREES 06 MINUTES 11 SECONDS WEST, A DISTANCE OF 392.68 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD, THE EAST LINE OF SAID TRACT NO. 2, AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2716.45 FEET, AN ARC LENGTH OF 267.88 FEET, AN INTERNAL ANGLE OF 5 DEGREES 39 MINUTES 01 SECONDS, AND WHOSE CHORD BEARS SOUTH 26 DEGREES 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 267.77 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD, THE EAST LINE OF SAID TRACT NO. 2, AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 4855.10 FEET, AN ARC LENGTH OF 599.37 FEET, AN INTERNAL ANGLE

OF 6 DEGREES 43 MINUTES 09 SECONDS, AND WHOSE CHORD BEARS SOUTH 33 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 569.05 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE IN THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD AND THE EASTERN RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 740, ALSO KNOWN AS RIDGE ROAD;

THENCE, IN A NORTHEASTERLY DIRECTION, WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID RIDGE ROAD AND THE EASTERLY LINE OF A CALLED 40,736 SQUARE FEET TRACT OF LAND IN THE DEED TO CITY OF ROCKWALL, AS RECORDED IN VOLUME 1617, PAGE 24, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, THE FOLLOWING (17) CALLS AND DISTANCES:

1. NORTH 07 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 154.79 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
2. THENCE NORTH 00 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 94.67 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
3. THENCE NORTH 07 DEGREES 13 MINUTES 59 SECONDS EAST, A DISTANCE OF 94.72 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
4. THENCE NORTH 13 DEGREES 13 MINUTES 59 SECONDS EAST, A DISTANCE OF 94.72 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
5. THENCE NORTH 19 DEGREES 07 MINUTES 21 SECONDS EAST, A DISTANCE OF 91.23 FEET TO A CAPPED IRON ROD SET FOR CORNER;
6. THENCE NORTH 23 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 103.71 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
7. THENCE NORTH 27 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 100.50 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
8. THENCE NORTH 20 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 105.14 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
9. THENCE NORTH 15 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 103.16 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
10. THENCE NORTH 08 DEGREES 35 MINUTES 06 SECONDS EAST, A DISTANCE OF 100.50 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
11. THENCE NORTH 14 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;
12. THENCE NORTH 20 DEGREES 00 MINUTES 22 SECONDS EAST, A DISTANCE OF 100.50 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

13. THENCE NORTH 14 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

14. THENCE NORTH 10 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 100.24 FEET TO A CAPPED IRON ROD SET FOR CORNER;

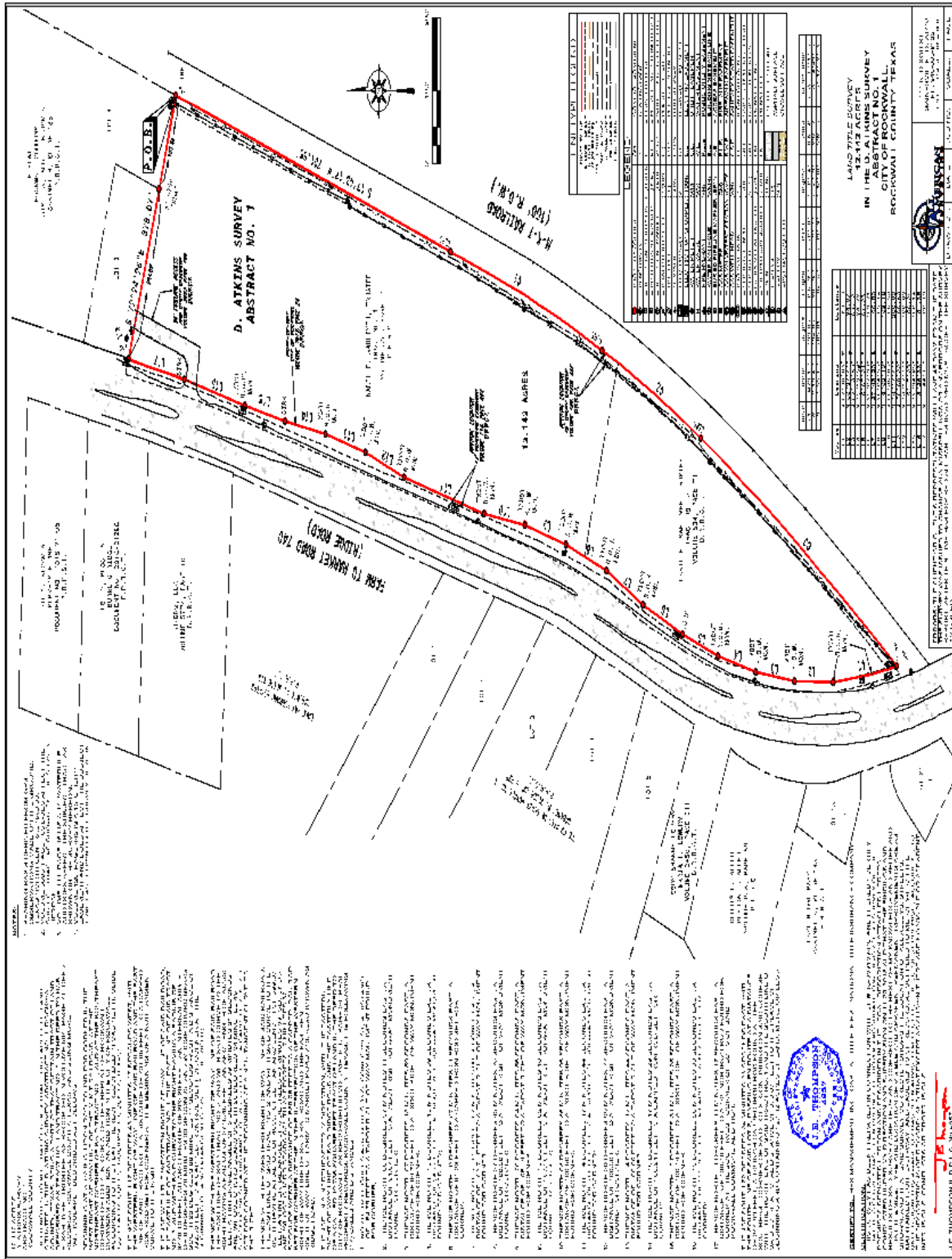
15. THENCE NORTH 12 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 100.14 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

16. THENCE NORTH 13 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 151.36 FEET TO A CAPPED IRON ROD SET FOR CORNER;

17. THENCE NORTH 11 DEGREES 44 MINUTES 17 SECONDS EAST, A DISTANCE OF 138.18 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF LOT 3 OF SAID ROCKWALL COMMONS ADDITION;

THENCE SOUTH 72 DEGREES 24 MINUTES 26 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 3, PASSING EN ROUTE AT A DISTANCE OF 244.69 FEET, A 1/2-INCH CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, CONTINUING ON SAID COURSE WITH THE NORTH LINE OF SAID TRACT NO. 1 AND THE SOUTH LINE OF SAID LOT 4, A TOTAL DISTANCE OF 378.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.142 ACRES OF LAND, MORE OR LESS.


# Exhibit B Survey





## Development Standards

1. **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 58 (MF-58) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. **Unit Composition.** The unit composition for *Phases I & II* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Tables 1A & 18* below; however, in no case should the average net unit area decrease below 700 SF for *Phases I & II*. In addition, the minimum net unit area of the smallest unit shall not be decreased below 600 SF for *Phase I & II*.
3. **Commercial Composition.** Phase I & II shall each have 4,000 ft ground floor commercial space in addition to rooftop restaurant and water feature overlooking Lake Ray Hubbard on the 5<sup>th</sup> floor of the parking structure.

<p style="text-align: center; border: 1px solid black; display: inline-block; margin: 0;">PHASE # 1</p> <u>350 TOTAL UNITS: - 4 stories w/ basement portion</u>  70% "A-units" - 245 units 30% "B-units" - 105 units  <u>PARKING GARAGE:</u> Parking Req'd:  1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)  <u>PARKING PROVIDED:</u>  (Garage) :Approx. 100 spaces per tier ( 4.5 levels) - total of approx. 475 spaces provided. (Surface): 26 spaces  Grand Total parking spaces provided: 501	<p style="text-align: center; border: 1px solid black; display: inline-block; margin: 0;">PHASE # 2</p> <u>350 TOTAL UNITS: - 4 stories w/ basement portion</u>  72% "A-units" - 245 units 28% "B-units" - 105 units  <u>PARKING GARAGE:</u> Parking Req'd:  1.0 for 1- Bedroom = 245 x 1.0 = 227 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)  <u>PARKING PROVIDED:</u>  (Garage) :Approx. 111 spaces per tier ( 4 levels) - total of approx. 444 spaces provided. ( Surface ) : 26 spaces  Grand Total parking spaces provided: 470	<p style="text-align: center; border: 1px solid black; display: inline-block; margin: 0;">BASEMENT LEVEL</p>  <u>Basement level - shown hatched</u>    <p style="text-align: center; border: 1px solid black; display: inline-block; margin: 0;">UNIT SQUARE FOOTAGES:</p> <u>Basement level - shown hatched</u>  -Unit A1 - Approx. 700, s.f. (+-) -Unit A2 - Approx. 750 s.f. (+-) -Unit B1 - Approx. 950 s.f. (+-) -Unit B2 - Approx. 1,025 s.f. (+-) -Unit B3 - Approx. 1,100 s.f. (+-)
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4. **Density and Dimensional Requirements.** The maximum permissible density for the *Subject Property* shall not exceed 58 dwelling units per gross acre of land; however, in no case should the proposed development exceed 700 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	70'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height <sup>11</sup> <sub>1</sub>	
70'	
Maximum Lot Coverage	85%
Minimum Landscape	20%

General Notes:

The height of the building shall be measured from the highest elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

5. **Parking and Loading Standards.** Other than retail or leasing center parking, all parking must be structured. The minimum parking shall be as follows: (i) for one (1) bedroom and efficiency units a minimum of 1½ parking spaces per unit shall be provided; (ii) for two (2) bedroom units a minimum of two (2) parking spaces per unit shall be provided. Tandem parking spaces (i.e. spaces in front of garages) are NOT permitted.
  
6. **Building Standards.** The building elevations shall generally conform to the *Concept Building Renderings* depicted in *Exhibit 'D'* of this ordinance; however, these elevations are subject to change pending recommendations by the City's Architectural Review Board (ARB). In addition, all development on the subject property shall conform to the following building standards:
  - (a) **Masonry Requirements.** The minimum masonry requirement for the exterior facades of all buildings shall be 90% (excluding windows and doors). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cultured stone, cast stone or cementaceous fiberboard. Stucco may not be used within the first four (4) feet above grade on a facade visible from a public street or open space. A minimum of 20% stone is required on all building facades.
  
  - (b) **Roof Design Requirements.** All buildings shall be designed with flat roofs such that no roof mounted mechanical equipment (i.e. HVAC, satellite, vents, etc.) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.
  
  - (c) **Architectural Requirements.** All buildings shall be architecturally finished on all four (4) sides with similar materials, detailing and features.
  
7. **Landscaping and Hardscaping Standards.**
  - (a) **Landscape Requirements.** Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of

four (4) feet in total height. The following tree species are approved for planting within this development:

- i) *Canopy/Shade Trees.* Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.
  - ii) *Accent/Ornamental/Under-Story Trees.* Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.
- (b) *Landscape Buffers (Discovery Boulevard).* A minimum of a 5ft -foot landscape buffer shall be provided along the frontage of Ridge Road, and shall incorporate a minimum of three (3) canopy and two (2) accent trees per 100-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks along Ridge Road.
- (c) *Parking Lot Landscaping.* All surface parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code.
- (d) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.
- (e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and running trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.
8. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.
9. *Open Space.* The development shall consist of a minimum of 20% open space and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space and floodplain shall be maintained as private open space by the owner/property management company.
10. *Screening Fence Standards.* Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height. *No continuous solid screening walls shall be constructed adjacent to Ridge Road.*
11. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



Phase: Jan 18, 2021 11:40:23 AM

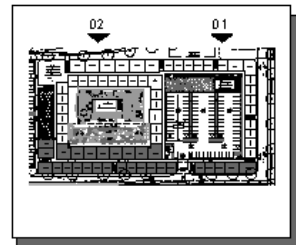
THIS PROJECT'S OWNER: THE ARRIVE GROUP, INC. 12000 ROCKWALL ROAD, ROCKWALL, TEXAS 75087



01 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0"  
PHASE 1



02 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0"  
PHASE 1



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION  
SCALE 3/32" = 1'-0"  
PHASE 1

AS-BUILT PHASE 1 CONCEPT ELEVATIONS

# The Edge at Rockwall

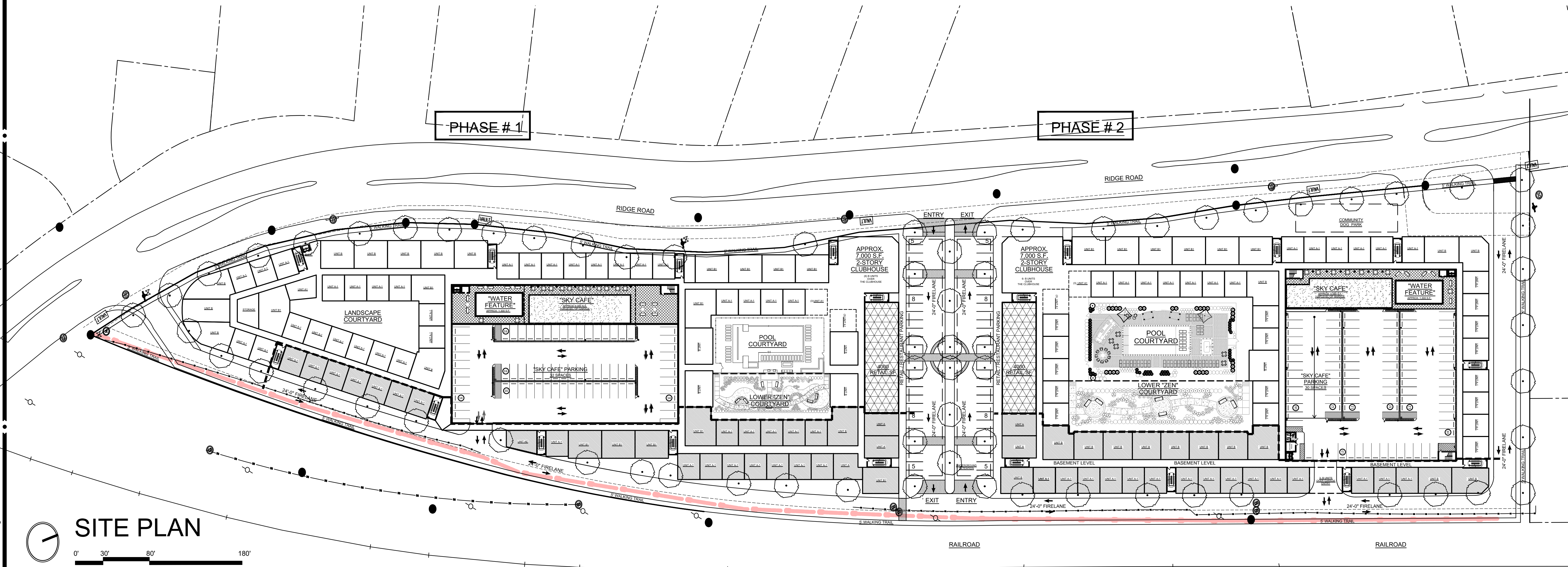
ROCKWALL, TEXAS



DATE:	JAN 18, 2021
DESIGNED BY:	JMT
DRAWN BY:	JMT
CHECKED BY:	JMT
DATE:	JAN 18, 2021
SCALE:	AS SHOWN
PROJECT:	THE EDGE AT ROCKWALL
SHEET:	A5.01

Club, Retail, Residential





**SITE PLAN**

0' 30' 80' 180'  
SCALE

**PHASE # 1**

350 TOTAL UNITS: - 4 stories w/ basement portion

70% "A-units" - 245 units  
30% "B-units" - 105 units

**PARKING GARAGE:**  
Parking Req'd:

1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces  
1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces  
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces  
1/250 General Retail = 4,000 s.f. = 16 spaces  
(449 Total parking spaces required)

**PARKING PROVIDED:**

(Garage) :Approx. 100 spaces per tier ( 4.5 levels)  
- total of approx. 475 spaces provided.  
(Surface) : 26 spaces

Grand Total parking spaces provided: 501

**PHASE # 2**

350 TOTAL UNITS: - 4 stories w/ basement portion

72% "A-units" - 245 units  
28% "B-units" - 105 units

**PARKING GARAGE:**  
Parking Req'd:

1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces  
1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces  
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces  
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(449 Total parking spaces required)

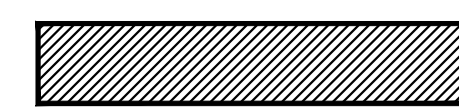
**PARKING PROVIDED:**

(Garage) :Approx. 111 spaces per tier ( 4 levels)  
- total of approx. 444 spaces provided.  
( Surface ) : 26 spaces

Grand Total parking spaces provided: 470

**BASEMENT LEVEL**

Basement level - shown hatched



**UNIT SQUARE FOOTAGES:**

Basement level - shown hatched

- Unit A1 - Approx. 700 .s.f (+-)
- Unit A2 - Approx. 750 s.f. (+-)
- Unit B1 - Approx. 950 s.f. (+-)
- Unit B2 - Approx. 1,025 s.f. (+-)
- Unit B3 - Approx. 1,100 s.f. (+-)

Friday, July 16, 2021 11:40:33 AM

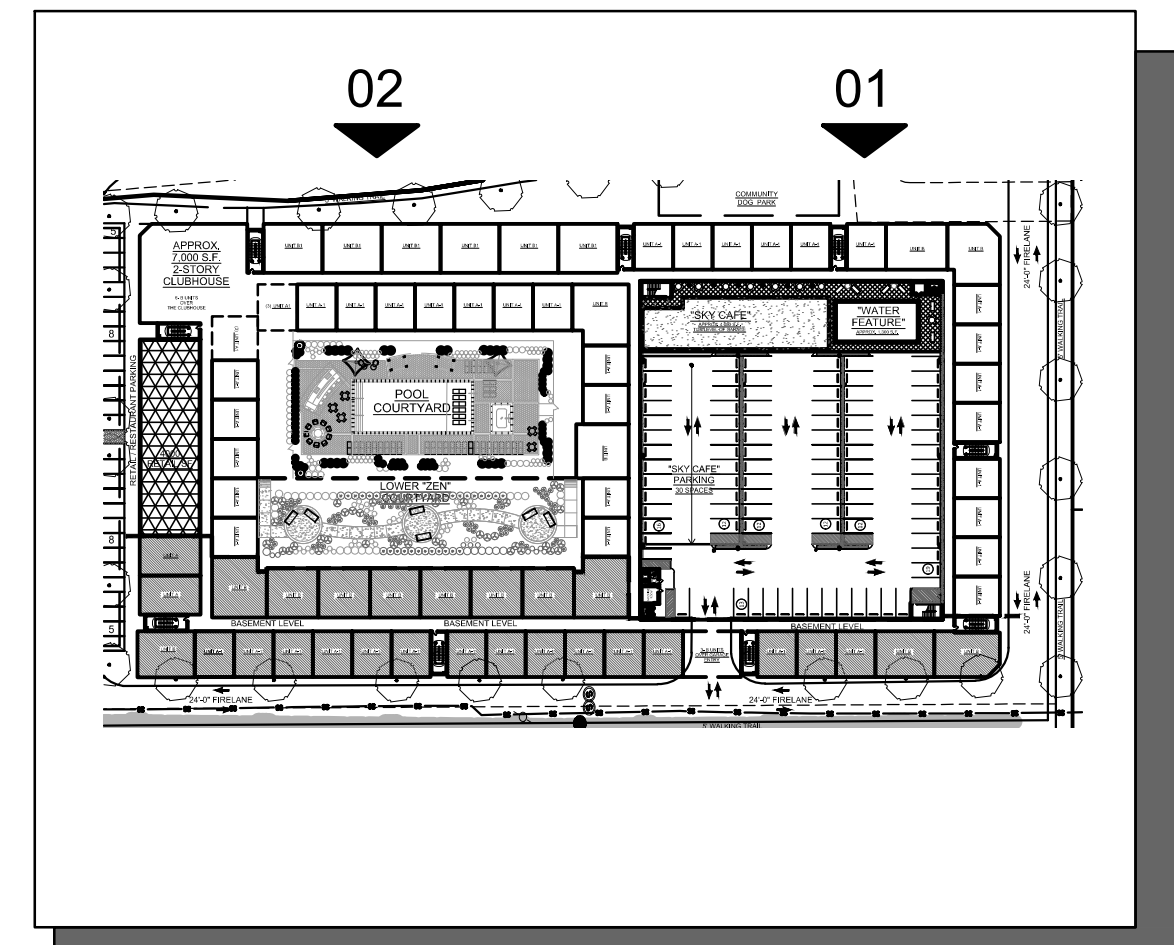
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01 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1

# The Edge at Rockwall

ROCKWALL, TEXAS

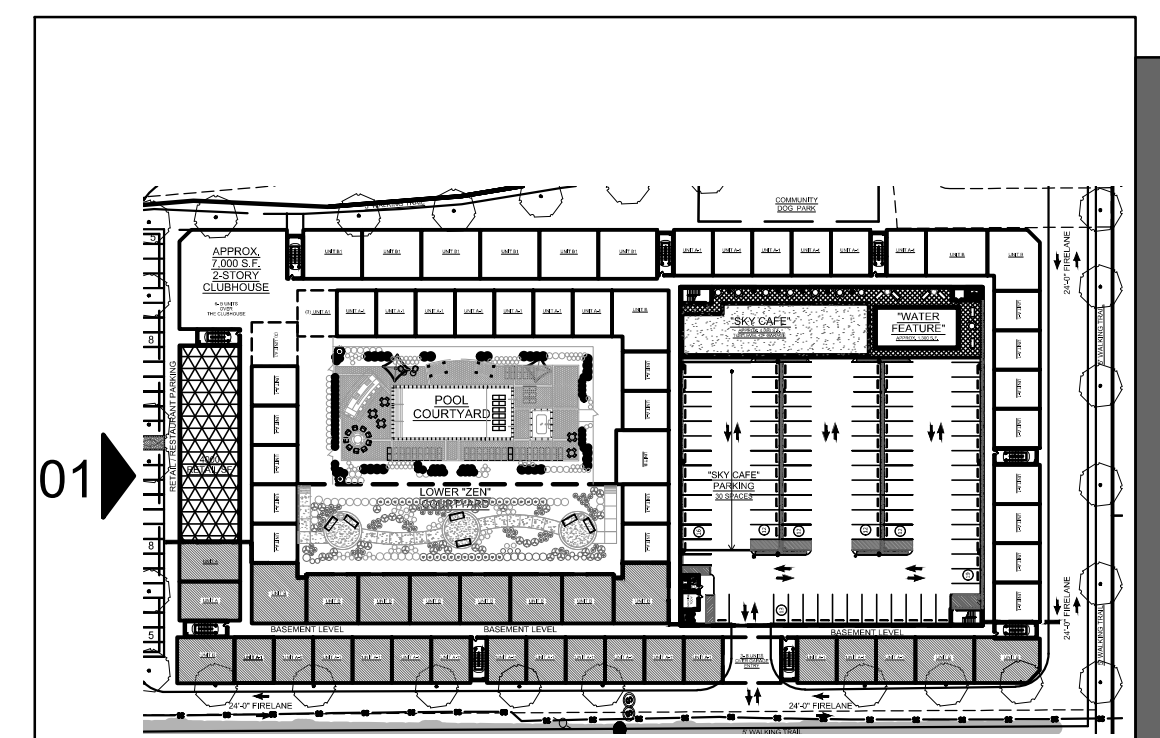
ARRIVE1  
ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph 817.514.0584 - Fx 817.514.0694

SEAL

DRAWN BY AAG	CHECKED BY JMT
ISSUED FOR DD REVIEW SET	SHEET NO.
SUBMITTAL DATE 04/09/2021	SCALE
A5.01	



01 CONCEPTUAL-EXTERIOR ELEVATION  
 SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND

# The Edge at Rockwall

ROCKWALL, TEXAS

**ARRIVE1**  
 ARCHITECTURE GROUP  
 Architecture  
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 2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
 Ph 817.514.0584 - Fx 817.514.0694

SEAL

DRAWN BY AAG		CHECKED BY JMT	
ISSUED FOR DD REVIEW SET		SHEET NO.	
SUBMITTAL DATE 04/09/2021		SCALE	
		A5.02	

FM 740, ROCKWALL TX  
SKY RESTAURANTS AND MULTIFAMILY

**WB** PROPERTY  
GROUP

ROCKWALL, TX



# The Lofts at Rockwall

**The New Horizon**

📍 FM 740, Rockwall TX, 75087

# WORK HARD, PLAY HARD — LIVE LIFE **ON THE NEW HORIZON**



A Residential Destination where all are welcome to live, work, explore the outdoors, and [DINE AT OUR ROOFTOP RESTAURANTS](#) over-looking Lay Ray Hubbard and enjoy our water features.

**Design** our thoughtful design encourages a live, work, play atmosphere that fosters innovation, community, and emerging businesses.





# LOCATION



# SUBJECT SITE



## **SITE DATA**

### **PARCEL SIZE**

12.11 acres

### **EXISTING ZONING**

PD-4

## **REQUEST:**

### **PD Formation with**

**Two 3,000 sq. ft. Sky Restaurants**  
with Water Features and Lounge

**Two 4,000 sq. ft. Ground Flr Retail**  
700 Luxury Apartments

## TWO ROOFTOP RESTAURANTS

### MAKING ROCKWALL INTO A ROOF TOP DINNING DESTINATION

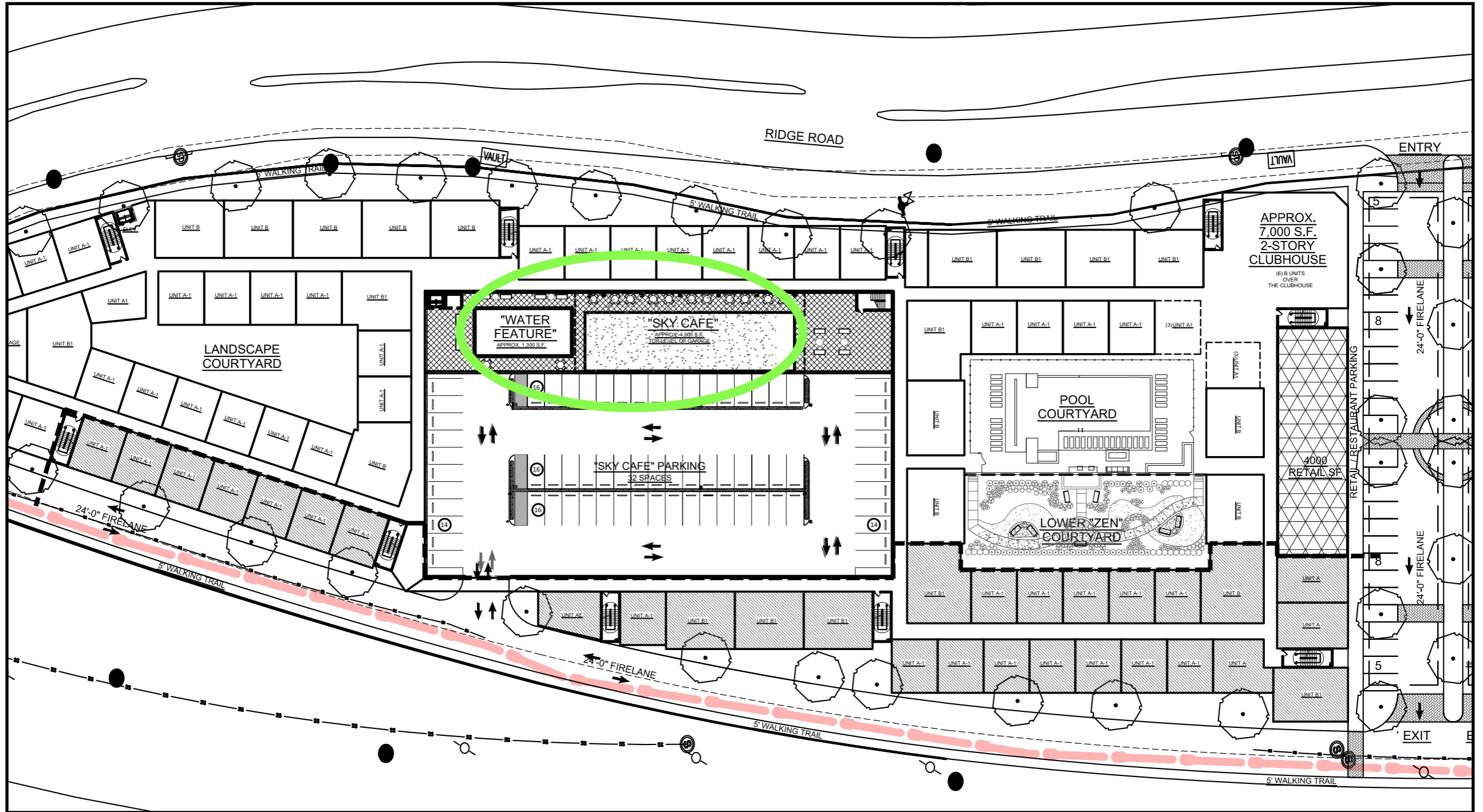


**ROOFTOP RESTAURANT**  
The only Luxury Apartment community with a **Rooftop Restaurant** in Rockwall!

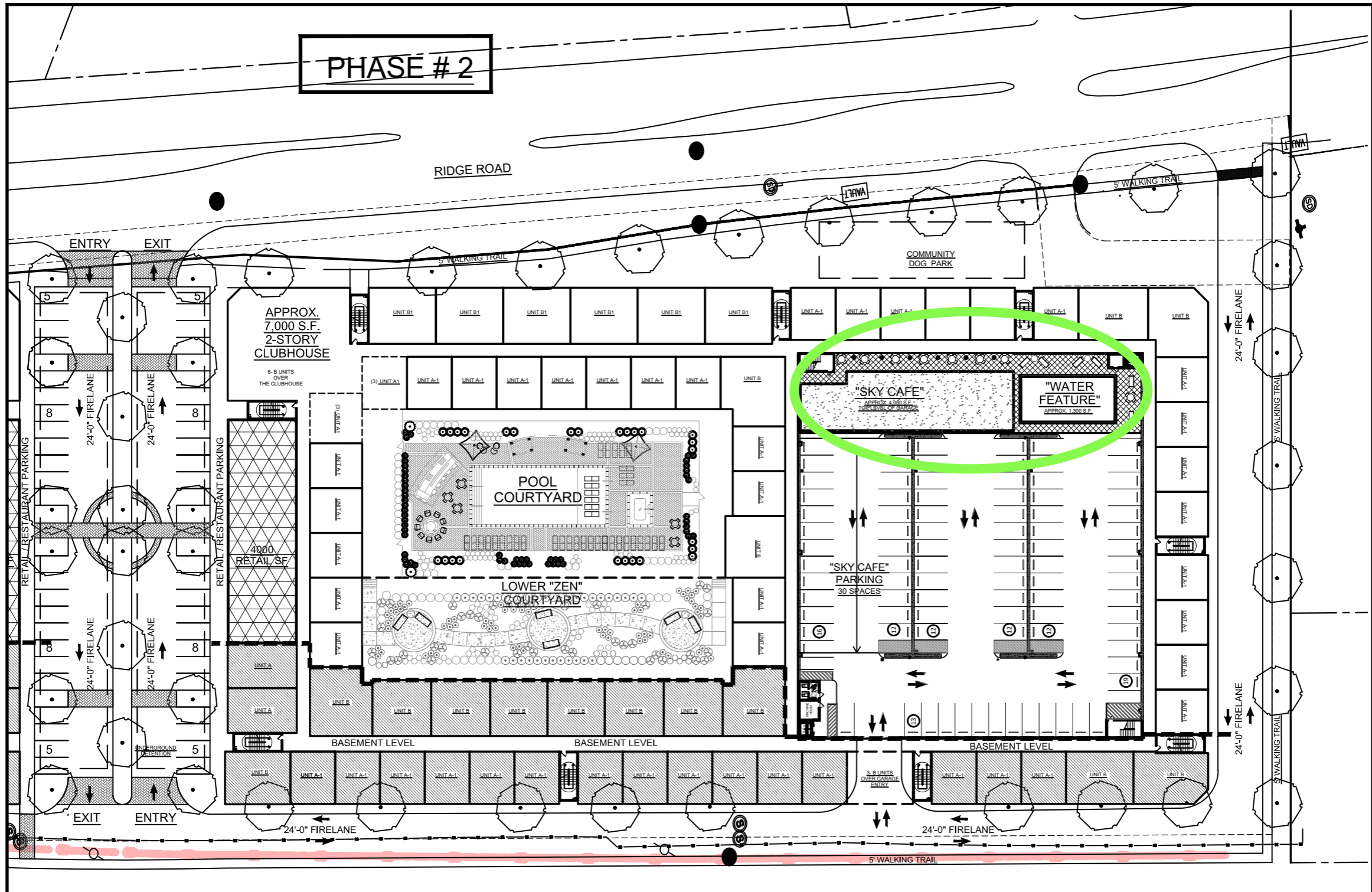
**Best Views in Dallas** Our Restaurant will have breathtaking views of Lake Hubbard and water feature



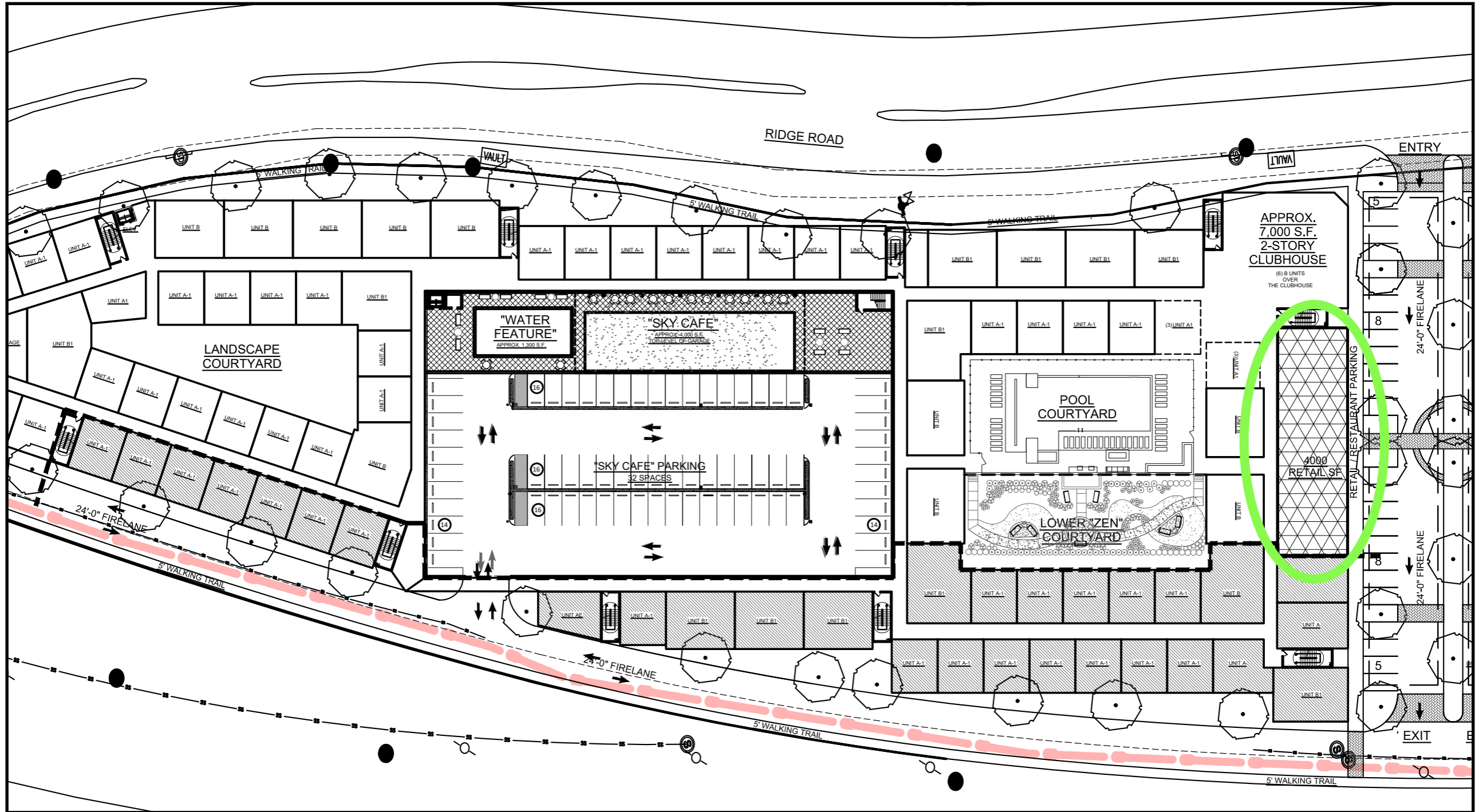
# PHASE I - 3,000 Sq. Ft. SKY RESTAURANT WITH LOUNGE AND WATER FEATURE



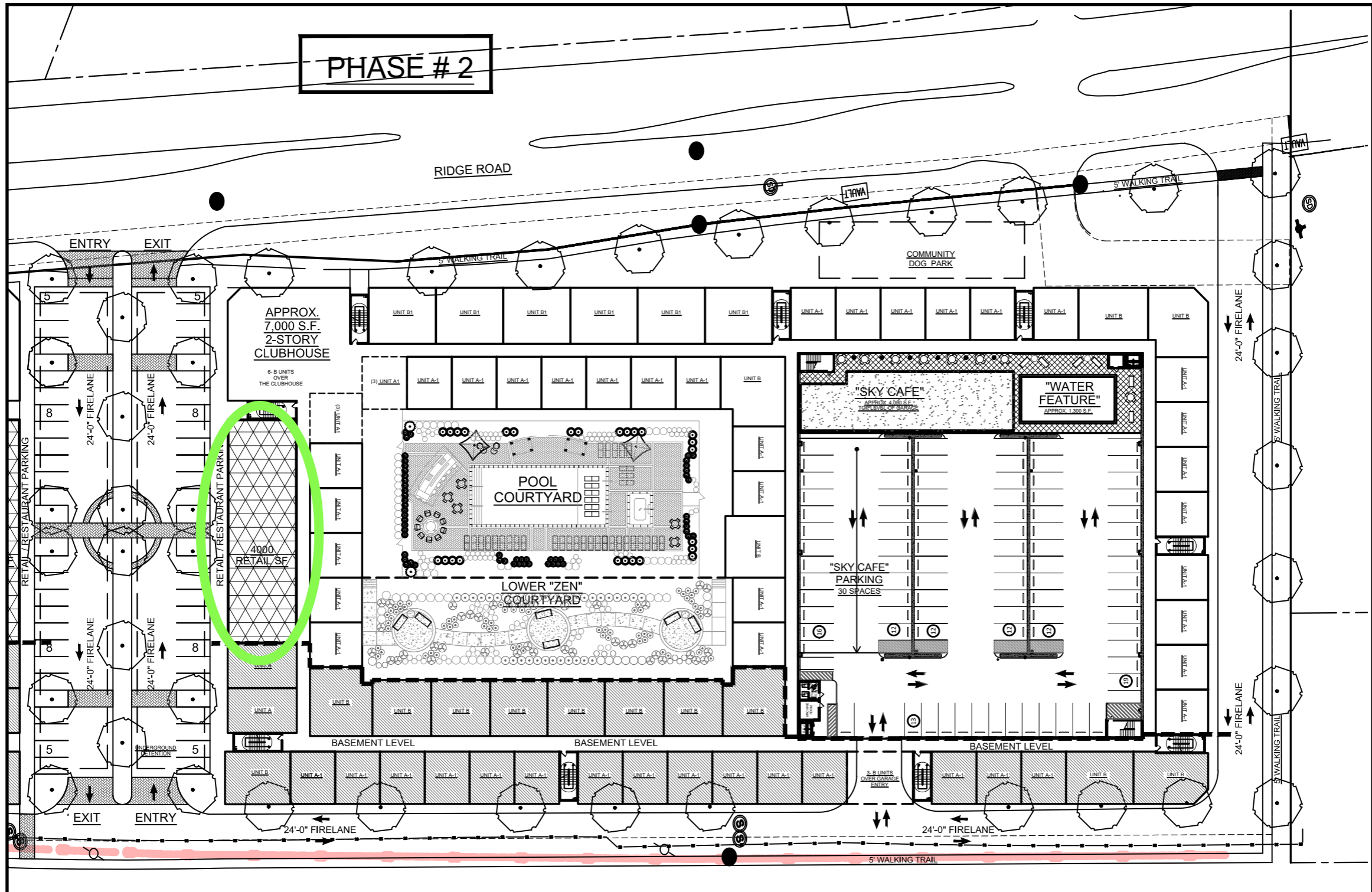
# PHASE II - 3,000 Sq. Ft. SKY RESTAURANT WITH LOUNGE AND WATER FEATURE



# PHASE I - 4,000 Sq. Ft. GROUND FLOOR RETAIL CORRIDOR

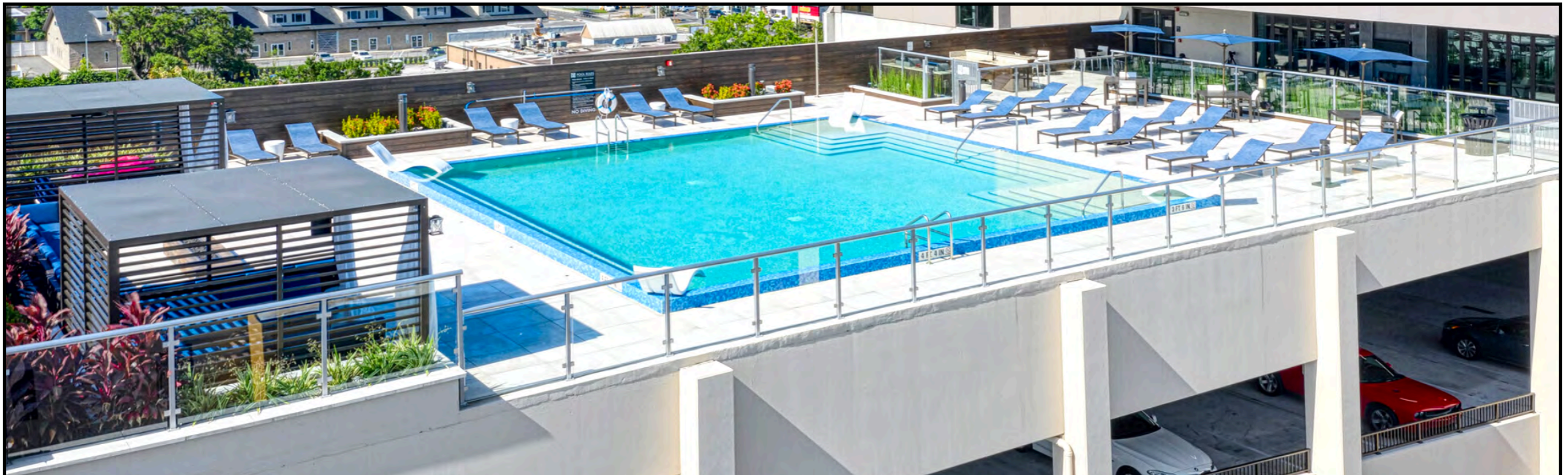


# PHASE II - 4,000 Sq. Ft. GROUND FLOOR RETAIL CORRIDOR

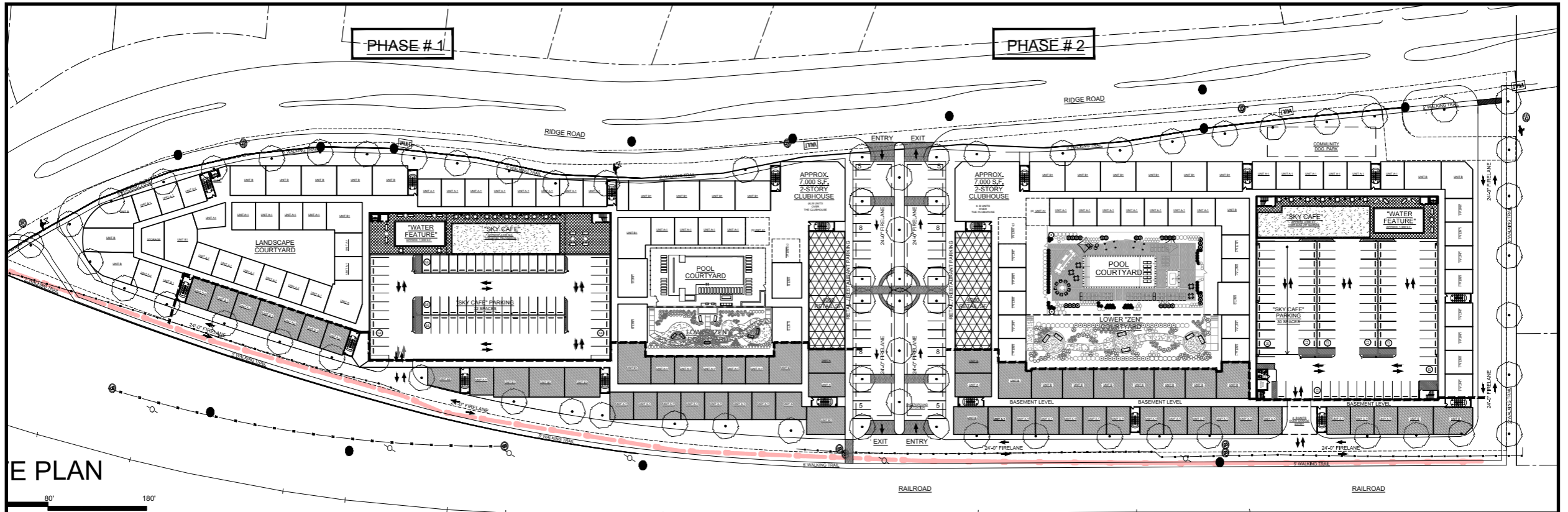




# CONCEPTUAL PROJECT IMAGES




# SITE PLAN AND AMENITIES



E PLAN

80' 180'

<p><b>PHASE # 1</b></p> <p>350 TOTAL UNITS: - 4 stories w/ basement portion</p> <p>70% "A-units" - 245 units 30% "B-units" - 105 units</p> <p><b>PARKING GARAGE:</b> Parking Req'd:</p> <p>1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)</p> <p><b>PARKING PROVIDED:</b></p> <p>(Garage) :Approx. 100 spaces per tier ( 4.5 levels) - total of approx. 475 spaces provided. (Surface): 26 spaces</p> <p>Grand Total parking spaces provided: 501</p>	<p><b>PHASE # 2</b></p> <p>350 TOTAL UNITS: - 4 stories w/ basement portion</p> <p>72% "A-units" - 245 units 28% "B-units" - 105 units</p> <p><b>PARKING GARAGE:</b> Parking Req'd:</p> <p>1.0 for 1- Bedroom = 245 x 1.0 = 227 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)</p> <p><b>PARKING PROVIDED:</b></p> <p>(Garage) :Approx. 111 spaces per tier ( 4 levels) - total of approx. 444 spaces provided. ( Surface ): 26 spaces</p> <p>Grand Total parking spaces provided: 470</p>	<p><b>BASEMENT LEVEL</b></p> <p>Basement level - shown hatched</p>  <p><b>UNIT SQUARE FOOTAGES:</b></p> <p>Basement level - shown hatched</p> <p>-Unit A1 - Approx. 700, s.f (+-) -Unit A2 - Approx. 750 s.f. (+-) -Unit B1 - Approx. 950 s.f. (+-) -Unit B2 - Approx. 1,025 s.f. (+-) -Unit B3 - Approx. 1,100 s.f. (+-)</p>
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# UNIT MIX, RETAIL, RESTAURANT

## PHASE # 1

350 TOTAL UNITS: - 4 stories w/ basement portion

70% "A-units" - 245 units  
30% "B-units" - 105 units

### PARKING GARAGE:

Parking Req'd:

1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces  
1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces  
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces  
1/250 General Retail = 4,000 s.f. = 16 spaces  
(449 Total parking spaces required)

### PARKING PROVIDED:

(Garage) :Approx. 100 spaces per tier ( 4.5 levels)  
- total of approx. 475 spaces provided.  
(Surface): 26 spaces

Grand Total parking spaces provided: 501

## PHASE # 2

350 TOTAL UNITS: - 4 stories w/ basement portion

72% "A-units" - 245 units  
28% "B-units" - 105 units

### PARKING GARAGE:

Parking Req'd:

1.0 for 1- Bedroom = 245 x 1.0 = 227 spaces  
1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces  
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces  
1/250 General Retail = 4,000 s.f. = 16 spaces  
(449 Total parking spaces required)

### PARKING PROVIDED:

(Garage) :Approx. 111 spaces per tier ( 4 levels)  
- total of approx. 444 spaces provided.  
( Surface ): 26 spaces

Grand Total parking spaces provided: 470

## BASEMENT LEVEL

Basement level - shown hatched



## UNIT SQUARE FOOTAGES:

Basement level - shown hatched

-Unit A1 - Approx. 700,.s.f (+-)  
-Unit A2 - Approx. 750 s.f. (+-)  
-Unit B1 - Approx. 950 s.f. (+-)  
-Unit B2 - Approx. 1,025 s.f. (+-)  
-Unit B3 - Approx. 1,100 s.f. (+-)

**- Sky Restaurant 3,000 sq. ft.  
With lounge and water feature  
- Retail 4,000 sq. ft.**

**- Sky Restaurant 3,000 sq. ft.  
With lounge and water feature  
- Retail 4,000 sq. ft.**

# CONCEPTUAL ELEVATION - CLUB HOUSE AND RESIDENTIAL

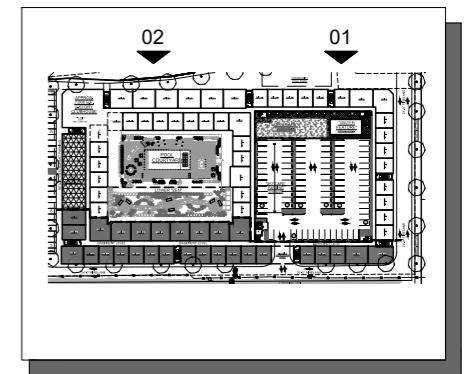
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01 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0"  
PHASE 1



02 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0"  
PHASE 1



SITE - KEY LEGEND

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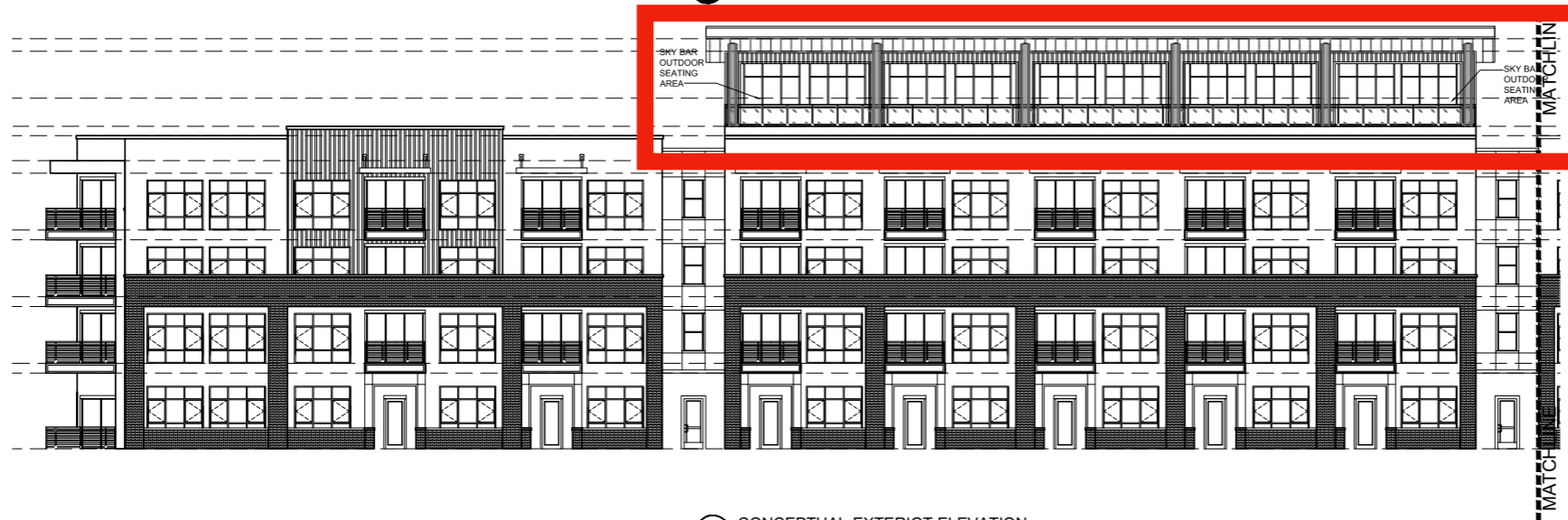
03 CONCEPTUAL-FRONT ELEVATION  
SCALE 3/32" = 1'-0"  
PHASE 1

# CONCEPTUAL ELEVATION - ROOF TOP RESTAURANT

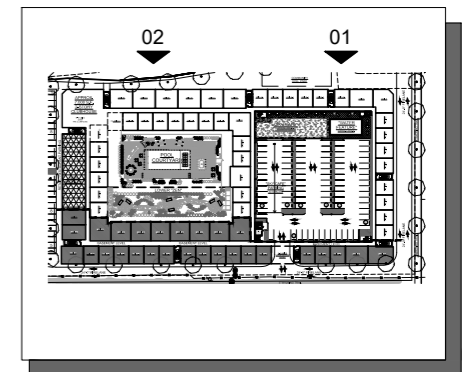
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01 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1



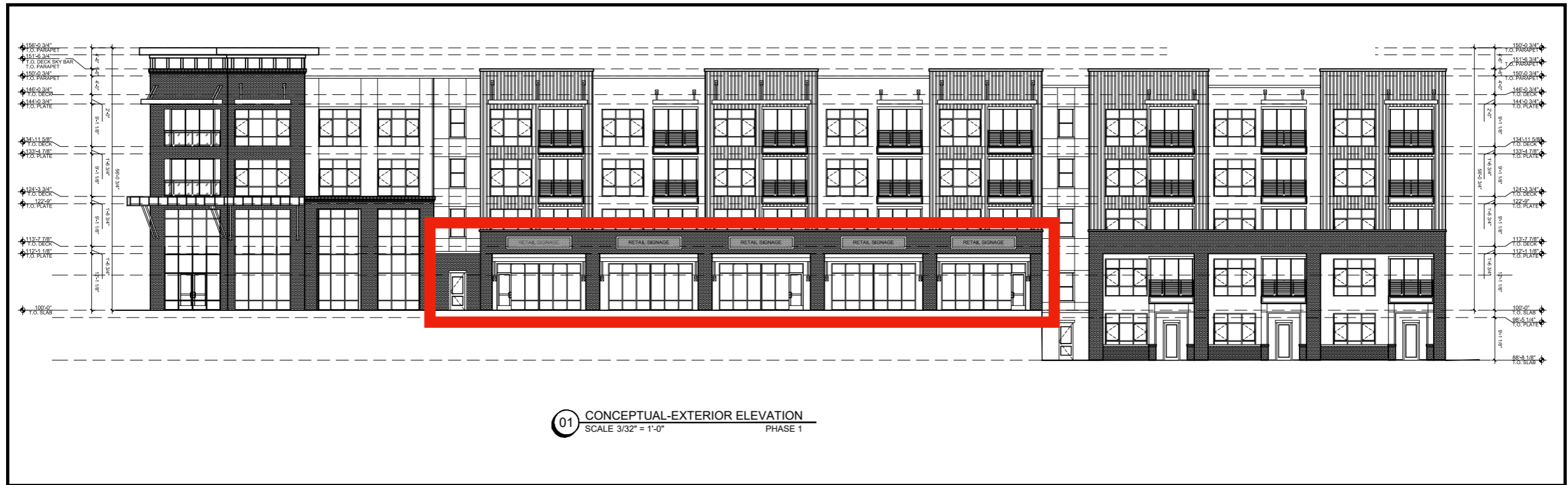
SITE - KEY LEGEND

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03 CONCEPTUAL-FRONT ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1

# CONCEPTUAL ELEVATION - GROUND FLOOR RETAIL



# PROJECT OVERVIEW

## Our Community will feature

**Phases** 700 Apartments divided between two phases.

**Retail** 8,000 sq. ft. of retail

**Restaurant** 6,000 sq. ft. of rooftop restaurant

**Elevators** The buildings will be 4/5 story Texas wrap - with structured parking

**Quality** will have high quality finishes, thoughtful design and incredible amenities.

### Apartment Interiors:

Large master bedroom suites

Expansive walk-in closets

Vinyl flooring in kitchen, living and dining areas

Oversized soaking tubs

Working kitchen island

Modern slate GE appliances

Washer and dryer in-unit

Side-by-side refrigerators

### Community Amenities:

Pool on parking structure

Meditation garden with water feature

Rooftop restaurant

Outdoor grilling area

Running Trail

Fitness Center

Food Truck area & Picnic Tables

Yoga & Spin classes

Units	700
Parking Spaces	971
Avg. Unit Size	805 sq. ft.
Net Rentable sq. ft.	563,500 sq. ft.
Parcel Size	12.11 acres

UNIT MIX			PARKING	
Phase 1	Units	Sq. Ft.		Units
1 BD -1 BA	245	700	Covered Spaces	475
2 BD - 2 BA	105	1050	Surface Parking	26
<i>Total</i>	<i>350</i>	<i>805</i>	<i>Total</i>	<i>501</i>

UNIT MIX			PARKING	
Phase 2	Units	Sq. Ft.		Units
1 BD -1 BA	245	700	Covered Spaces	444
2 BD - 2 BA	105	1,050	Surface Parking	26
<i>Total</i>	<i>350</i>	<i>805</i>	<i>Total</i>	<i>470</i>

# SITE PLAN - AMENITIES



## **Community amenities include:**

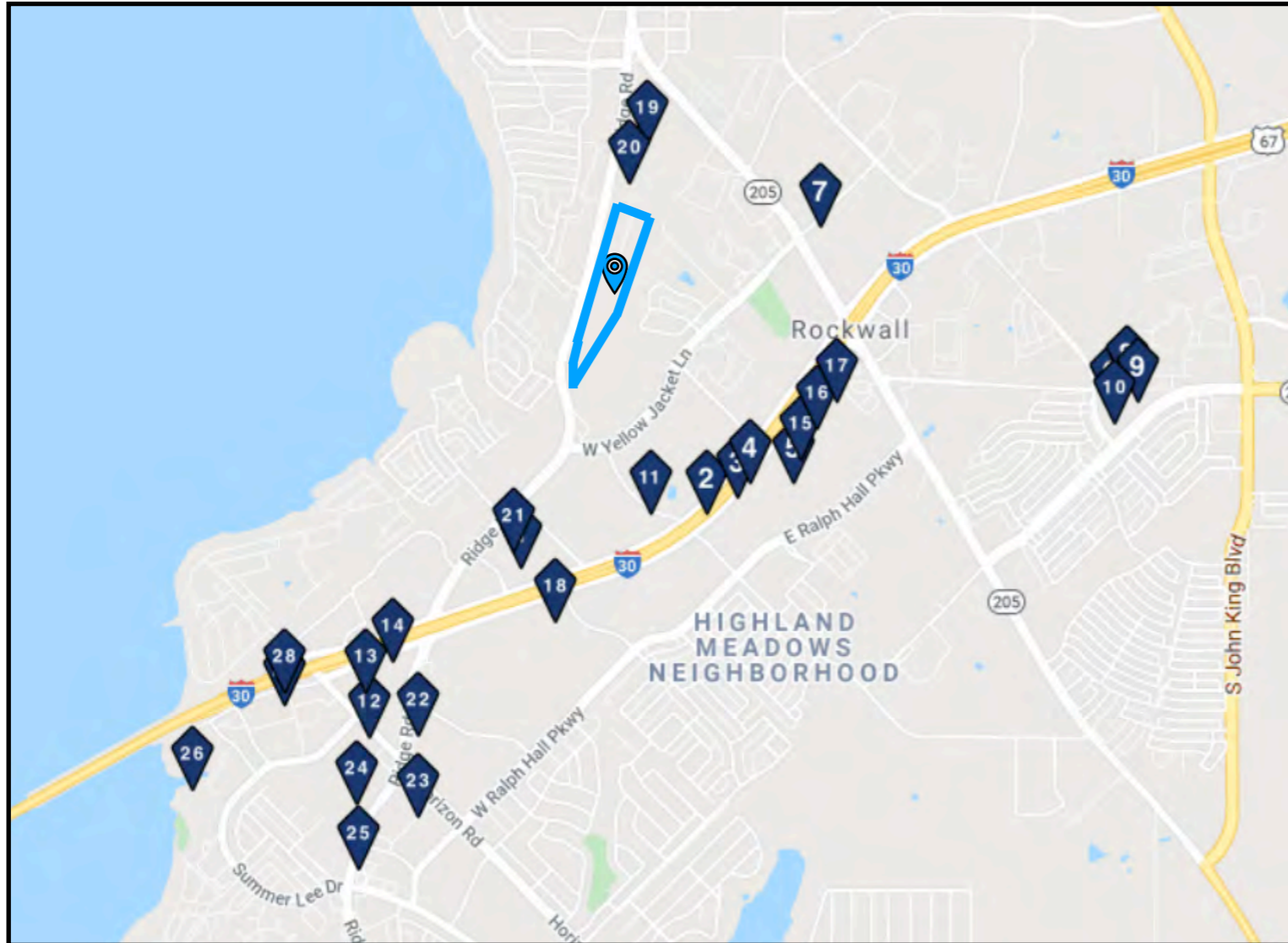
- Pool on top of parking structure
- Meditation garden with water feature
- Rooftop Restaurant
- Food Truck area & Picnic Tables
- Elevators
- Fitness Center
- Yoga & Spin classes
- Recreational Areas & Courtyards
- Bike Storage
- Running and Biking Trail
- Structured Parking



# SITE PLAN - AMENITIES



# RESIDENTIAL DEVELOPMENT WILL SUPPORT LOCAL RETAILERS



Total Sq. Ft	214,681
Vacant Sq. Ft	142,096
% Vacancy	66%

Subject Site



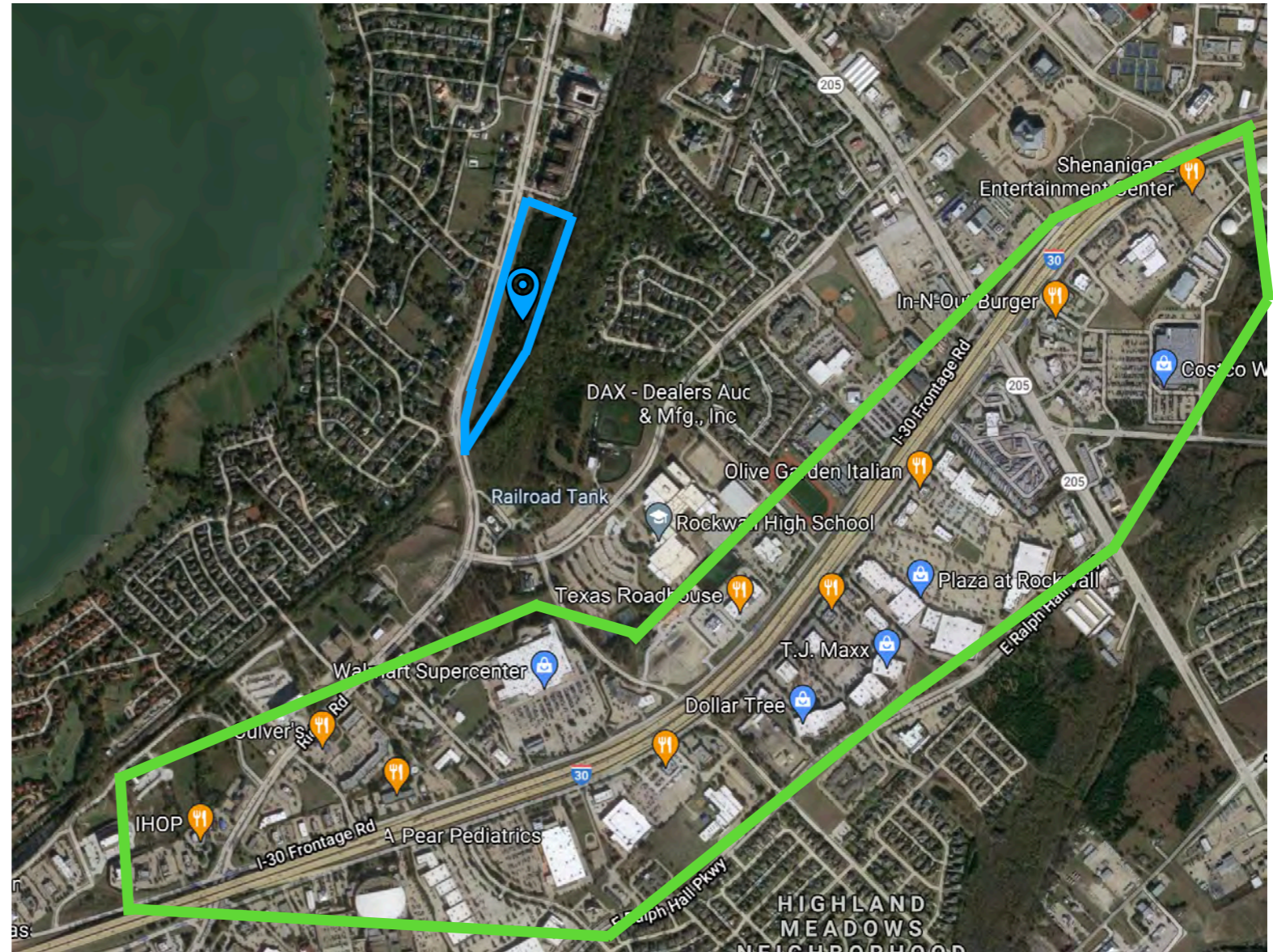
# RESIDENTIAL DEVELOPMENT WILL SUPPORT LOCAL RETAILERS

## Supporting Local Retail

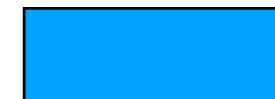
Our Residents will shop locally and will be the cornerstone for retail stores!

## Retail Centers

Rockwall Market Center  
Steger Towne Crossing  
Ridge Road Town Center  
Rockwall Crossing



Subject Site



Local Shopping & Retail



# OUR DEVELOPMENT IS GREEN



**Design** our modern building design and extensive planning compliment the beautiful location and wildlife that surrounds our community

**Construction** all construction is designed to be green by building more efficiently, reducing our energy footprint and reducing construction waste

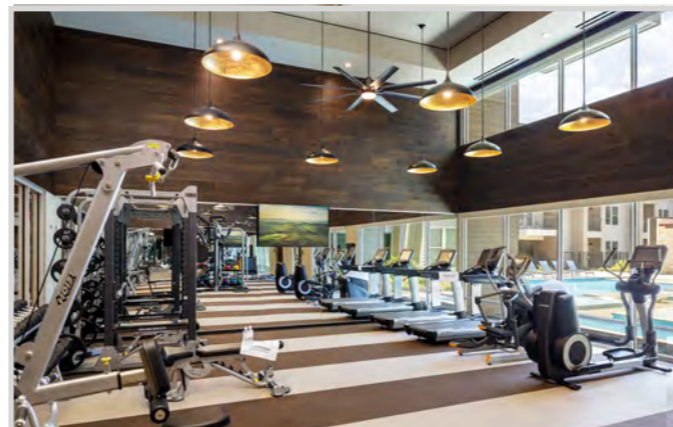
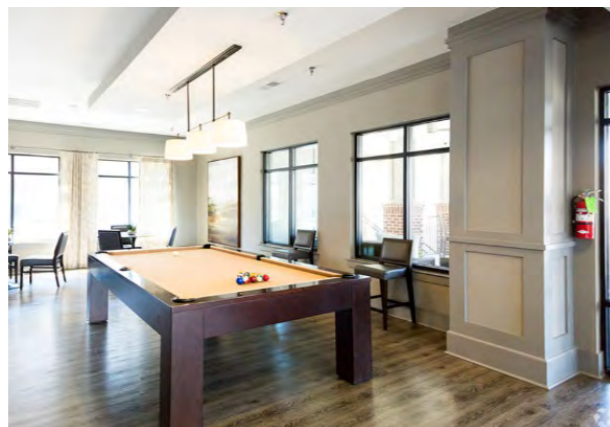
**Onsite Charging Stations** electric vehicle charging stations are located onsite.

**Onsite Community Garden** the community garden will bring people together and teach the next generation about best practices for gardening.



# WB PORTFOLIO HIGHLIGHT

# AVENTINE NORTHSHORE KNOXVILLE, TN



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# AVENTINE NORTHSORE KNOXVILLE, TN



# ABOUT



Owner-Developer of real estate  
headquartered in New York City

Over 100 years of experience across all  
asset classes with a background in  
construction

Focus on ground-up development of  
multifamily nationwide, building to hold  
for the long term, with assets under  
current ownership for over 50 years

