



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 950 WILLIAMS ST. (S.H. 66)

Subdivision WAGONER GARDENS MC. ADDITION

Lot 1

Block A

General Location S.H. 66 & CAROTH DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C

Current Use RETAIL / WHSE / OFFICE

Proposed Zoning C

Proposed Use RETAIL / WHSE / OFFICE

Acreage 8.869 AC.

Lots [Current]

Lots [Proposed]

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner HELPING HANDS

Applicant CARROLL ARCHITECTS, INC.

Contact Person JON BAILEY

Contact Person JEFF CARROLL

Address 950 WILLIAMS ST. (S.H. 66)

Address 750 E. INTERSTATE 30
SUITE 110

City, State & Zip ROCKWALL, TX 75087

City, State & Zip ROCKWALL, TX. 75087

Phone 972. 771. 1655

Phone 214. 632. 1762

E-Mail JONBAILEY@ROCKWALLHELPINGHANDS.COM

E-Mail JCE@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

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

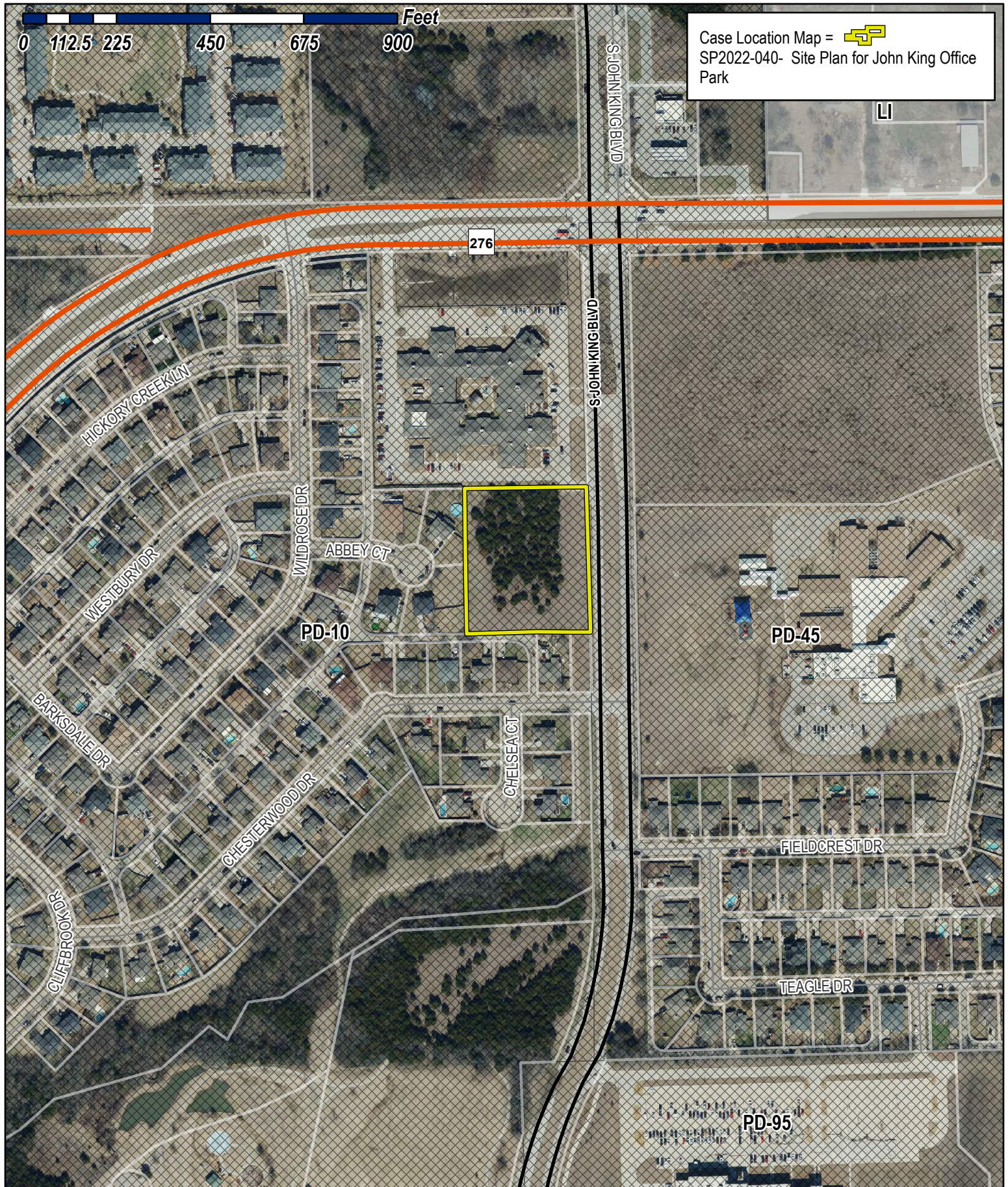
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this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

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires



Case Location Map = 
 SP2022-040- Site Plan for John King Office
 Park

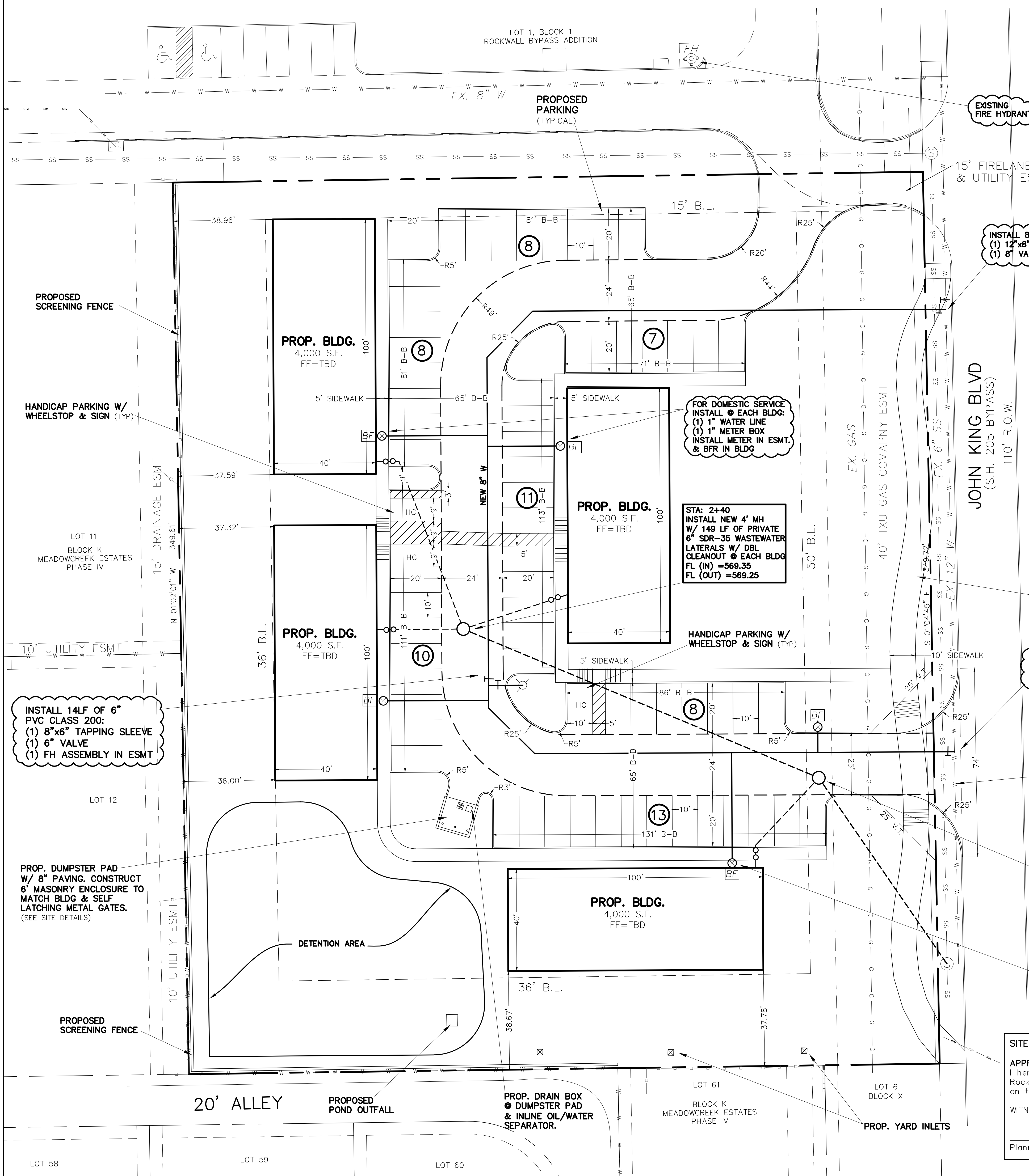


City of Rockwall

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

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NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- PAVING NOTES:**
- 1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 6) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 7) NO SAND UNDER PAVING.
 - 8) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY TEXAS HERITAGE SURVEYING, LLC OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

SITE DATA:

LOT AREA:
2.36 Acres, 102,859 sq.ft.

LOT COVERAGE:
15.55%

FLOOR TO AREA RATIO:
6.42:1

BUILDING AREA:
16,000 sq.ft.

BUILDING HEIGHT:
1 STORY (25')

PROPOSED FUTURE USE:
Office

IMPERVIOUS AREA (including buildings):
50,535 sq.ft.

ZONING:
PD-10/C

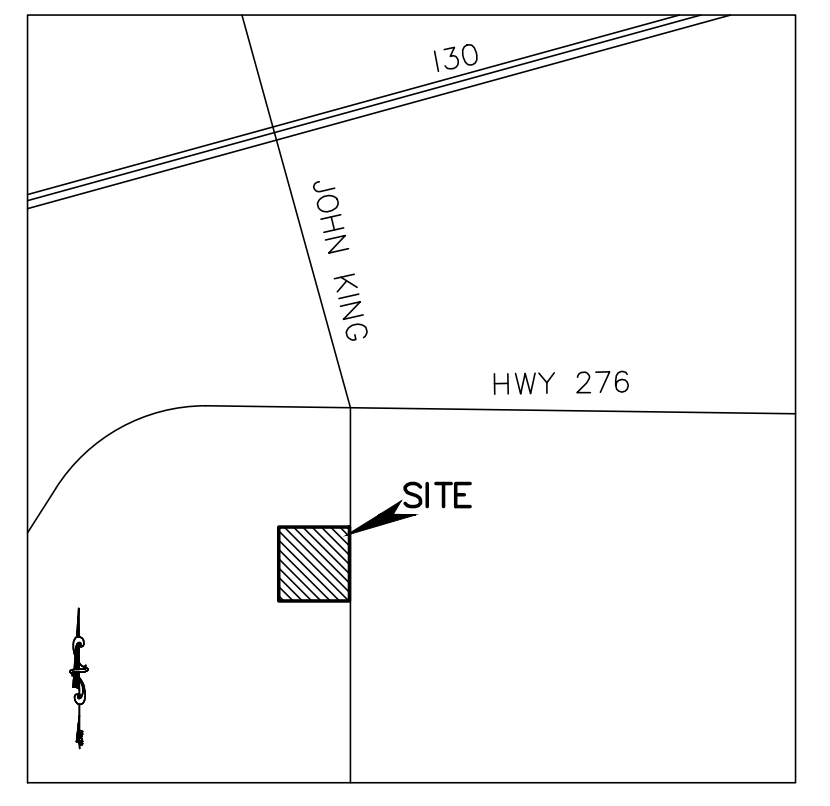
PARKING:
Required:
Office (1/300sf) = 54
Handicap = 3
Provided:
Standard = 62
Handicap = 3
Total Provided = 65

LANDSCAPE AREA:
Required: (15%) 15,429 sq.ft.
Provided: 52,324 sq.ft.

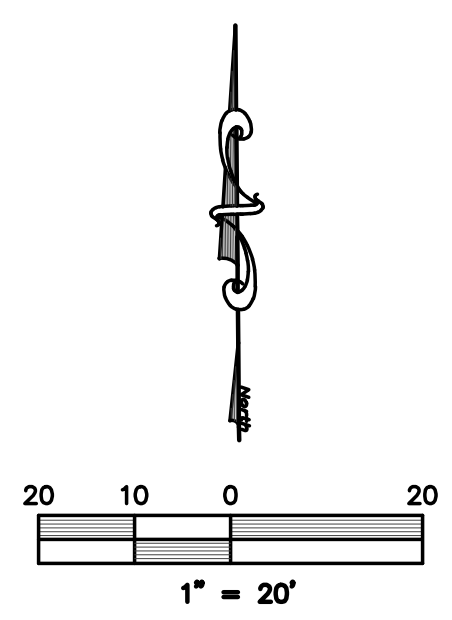
FIRESPRINKLER:
NO

* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

* THERE ARE TREES ON THIS SITE



LOCATION MAP (NOT TO SCALE)



LEGEND

- - - - - = PROPERTY LINE
- - - - - EX. SS = EXISTING SANITARY SEWER LINE
- - - - - EX. W = EXISTING WATER LINE
- ⊙ FH = EXISTING FIRE HYDRANT
- ⊙ WM = EXISTING WATER METER
- ⊙ PP = EXISTING POWER POLE
- ⊙ LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = EXISTING GAS METER
- B-B = BACK OF CURB TO BACK OF CURB
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- ⊙ = PROPOSED FIRE HYDRANT
- - - - - = PROPOSED FIRELANE



SITE PLAN

JOHN KING OFFICE PARK

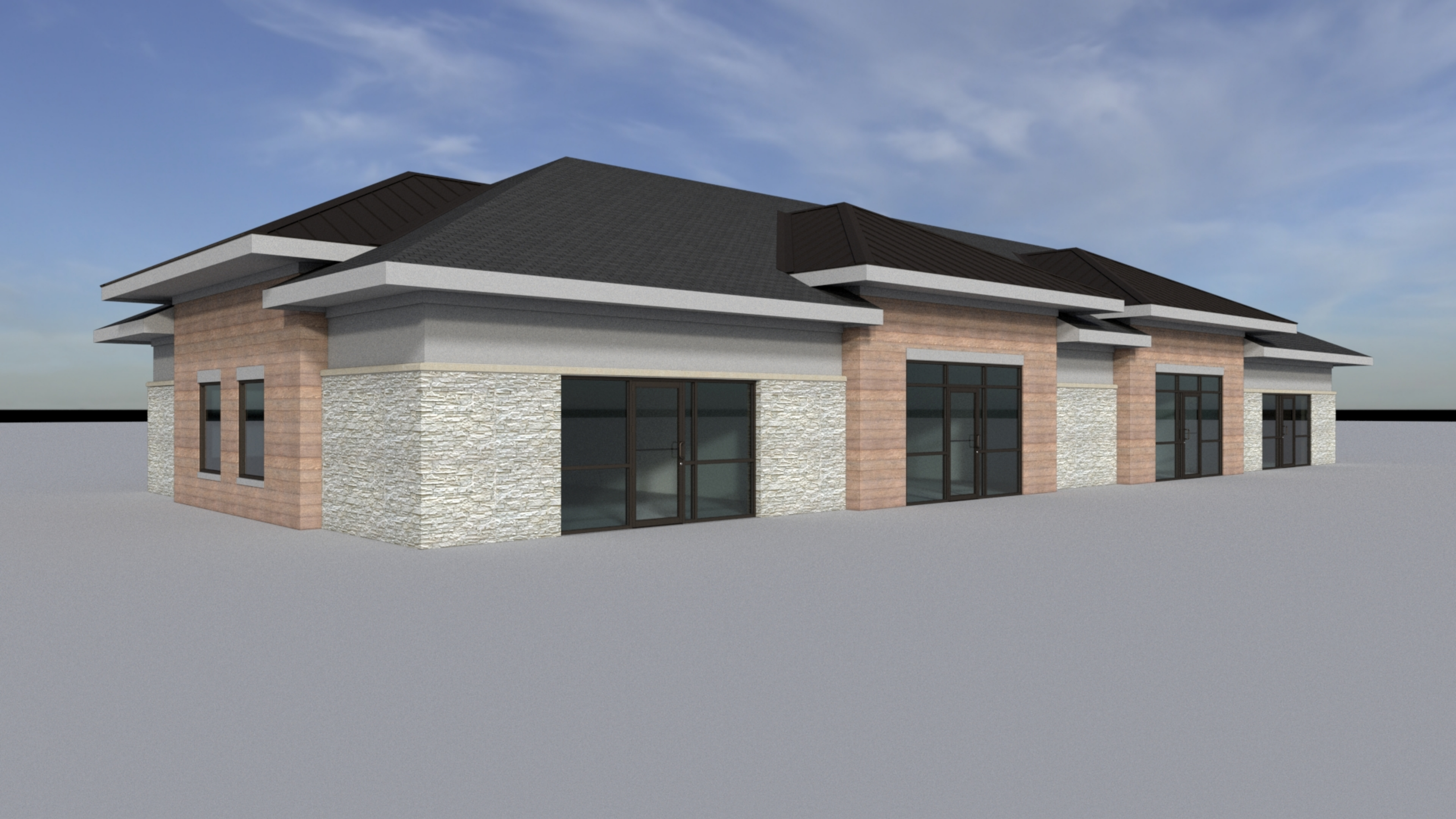
JOHN KING OFFICE PARK ADDITION
LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES
City of Rockwall, Rockwall County, Texas

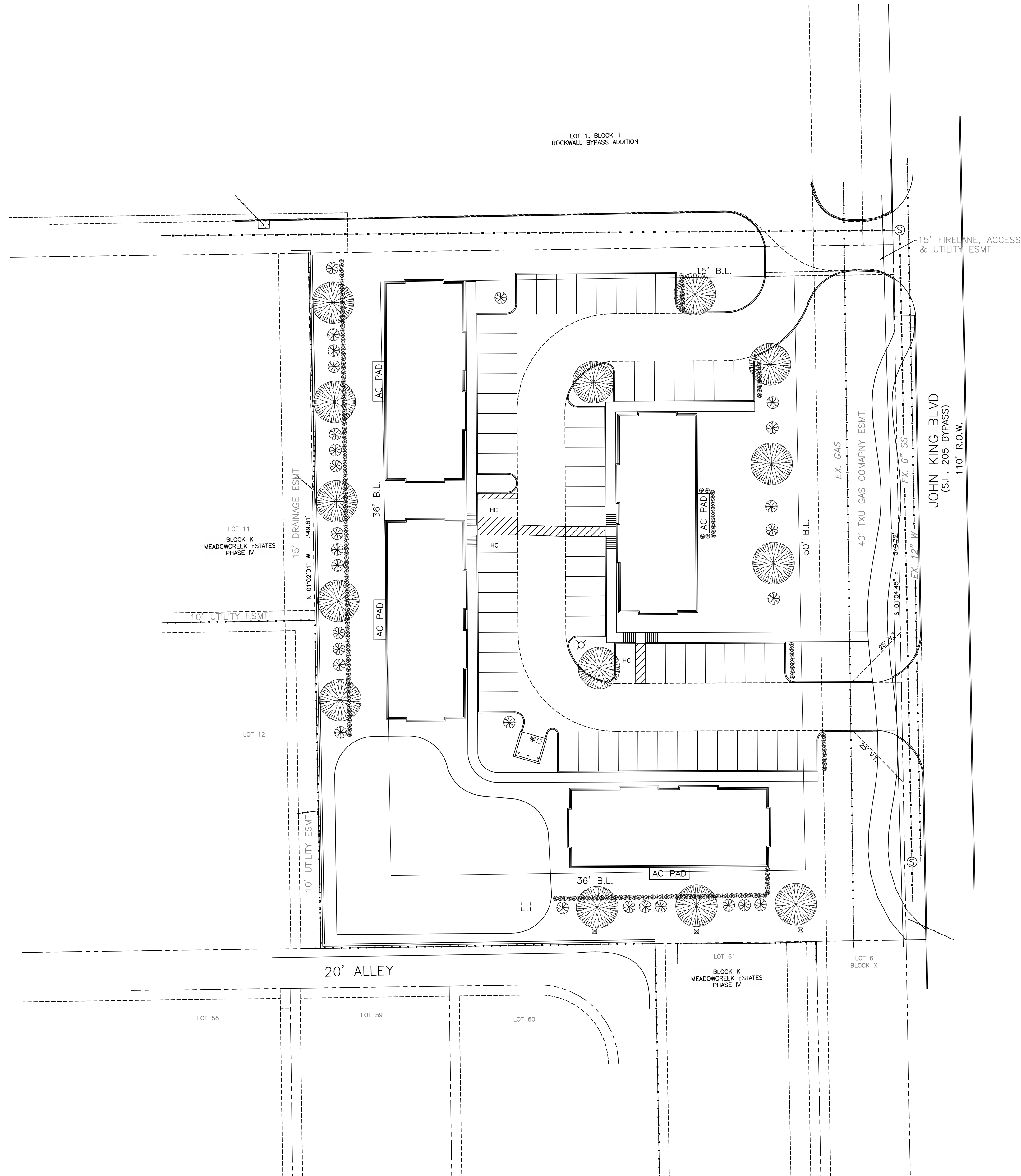
OWNER:
SBM REAL ESTATE SERVICES
709 W. Rusk Street, Ste 810
Rockwall, Texas 75087
Contact: Aaron Davis (214)557-9093

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

REG NO.: F-2567
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date: 7/8/22 scale: 1" = 20' sheet: C101





SITE DATA TABLE	
SITE AREA	2.36 ACRES (102,859 S.F.)
ZONING	PD-10/C
PROPOSED USE	GENERAL OFFICE
BUILDING AREA:	16,000 S.F.
LOT COVERAGE (GROSS AREA)	15.55%
FLOOR TO AREA RATIO	6.42 : 1
BUILDING HEIGHT MAX.	25'-0"

LANDSCAPE TABULATION	
NET AREA	2.36 ACRES (102,859 S.F.)
REQUIRED LANDSCAPE AREA-- 15% OF 102,859 S.F.	15,429 S.F.
PROVIDED LANDSCAPE AREA-- 50% OF 102,859 S.F.	50,324 S.F.
IMPERVIOUS COVERAGE-- 50% OF 102,859 S.F.	50,535 S.F.

- NOTES:**
- Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10' or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
	CEDAR ELM
	ACCENT TREE
	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
	EXISTING TREE OR SHRUBBERY

- GENERAL NOTES:**
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 3. OWNER MAY SUBSTITUTE TYPES OF TREES, THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	16,000 S.F.	1/300	= 54
TOTAL PARKING REQUIRED			= 54 SPACES

JOHN KING OFFICE PARK

LEGAL DESCRIPTION AND/OR ADDRESS:
JOHN KING OFFICE PARK
LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

OWNER:
SBM Real Estate Services
709 W. Rusk Street, Ste 810
Rockwall, TX 75087
C: Aaron Davis
P: 214-557-9093

APPLICANT:
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-000

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____.

WITNESS OUR HANDS, this ___ day of _____.

Director of Planning & Zoning

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

ISSUE:
CITY REVIEW: 07-15-2022

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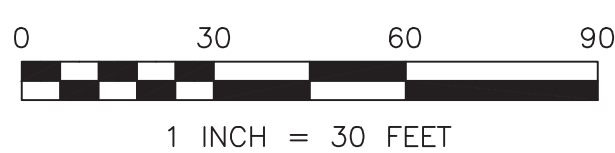
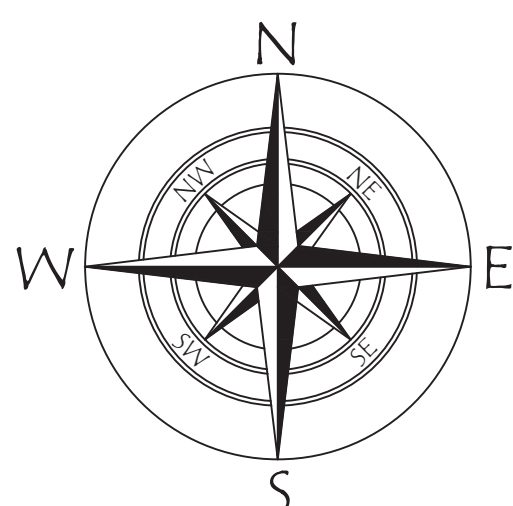
NEW SHELL OFFICE FACILITY FOR
OFFICE CONDO
JOHN KING BLVD
Rockwall, Texas 75032

CARROLL architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

LANDSCAPE PLAN

DATE: JUNE 2022
PROJECT NO: 2022044
DRAWN BY: L1
CHECKED BY:



LEGEND:

	BOUNDARY LINE
	TREE

THIS DRAWING IS A POINT MAP AND SHOULD BE USED AS A REFERENCE IN ACCORDANCE WITH THE LATEST PLANS, REVISIONS AND ADDENDA!

ALL DATA MUST BE INVERSED AND MEASURED IN THE FIELD PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

I, RICHARD M. CUMMOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS HORIZONTAL TREE LOCATION SURVEY ACCURATELY REPRESENTS THE LOCATION OF TREES WITH A DIAMETER GREATER THAN 11" MEASURED AND WAS MADE ON THE GROUND ON FEBRUARY 15 2022, UNDER MY SUPERVISION.

Richard M. Cummock

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416
DATE: 21-FEB-2022



SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE 4202. COORDINATES, MEASUREMENTS, AND DISTANCES SHOWN ARE U.S. SURVEY FEET.
2. THIS EXHIBIT DOES NOT CONSTITUTE A LAND BOUNDARY SURVEY, OR LAND BOUNDARY SURVEY FOR LOCATING TREE LOCATIONS RELATIVE THERETO.
3. BOUNDARIES AND LAND INFORMATION ARE BASED UPON A 2015 ALTA/ACSM LAND TITLE SURVEY PERFORM BY MERLE W. MILLER, RPLS #5438, OCTOBER 1, 2015 AND IS DEPICTED HEREIN AS ACCURATELY AS POSSIBLE FOR SPATIAL REFERENCE PURPOSES ONLY, AND SHALL NOT BE CONSTRUED AS ANY TYPE OF LAND BOUNDARY SURVEY UNDER ANY CIRCUMSTANCES.
4. TREE SYMBOLS ARE MEANT TO DEPICT THE HORIZONTAL LOCATIONS OF THE DESCRIBED TREE AND SHOULD NOT BE USED TO MEASURE TREE SIZE OR TREE CANOPY COVERAGE. SEE TREE TABLE FOR TREE SIZE AND SPECIES INFORMATION.

COORDINATE TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
10001	7018153	2603262	>11" EASTERN RED CEDAR
10002	7018192	2603149	>11" EASTERN RED CEDAR
10003	7018212	2603170	>11" EASTERN RED CEDAR
10004	7018253	2603216	>11" EASTERN RED CEDAR
10005	7018338	2603248	>11" EASTERN RED CEDAR
10006	7018356	2603263	>11" EASTERN RED CEDAR
10007	7018327	2603171	>11" EASTERN RED CEDAR
10008	7018309	2603146	>11" EASTERN RED CEDAR
10009	7018341	2603072	>11" EASTERN RED CEDAR

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
CAB H, SLIDE 325
P.R.R.C.T.



DATE:	FEBRUARY 21, 2022
PROJECT MGR.	RKH
PROJECT TECH.	GHP
PROJECT NO.	22-037

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**2.361 ACRES LOCATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
ROCKWALL COUNTY, TEXAS
HORIZONTAL TREE LOCATION SURVEY**

**HUDSON
SITE CONTROL, LLC**
LAND SURVEYING - CONSTRUCTION LAYOUT
2884 HIGHWAY 287 N STE 224 MANFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

REVISIONS	DATE	BY