



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 WAGGONER 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 JCB@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:

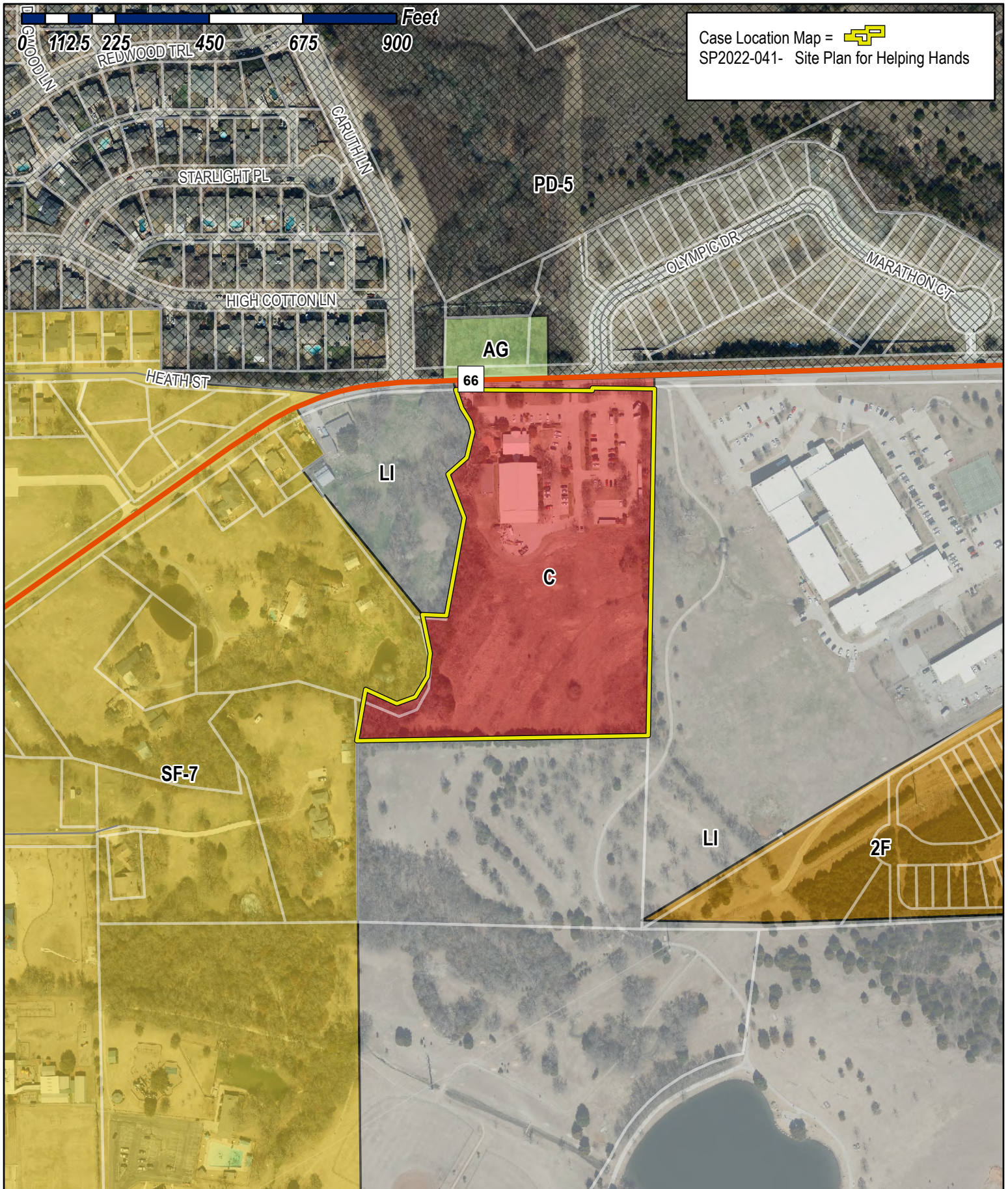
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this 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 = 
 SP2022-041- Site Plan for Helping Hands



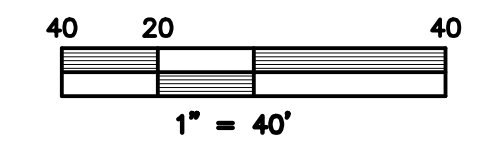
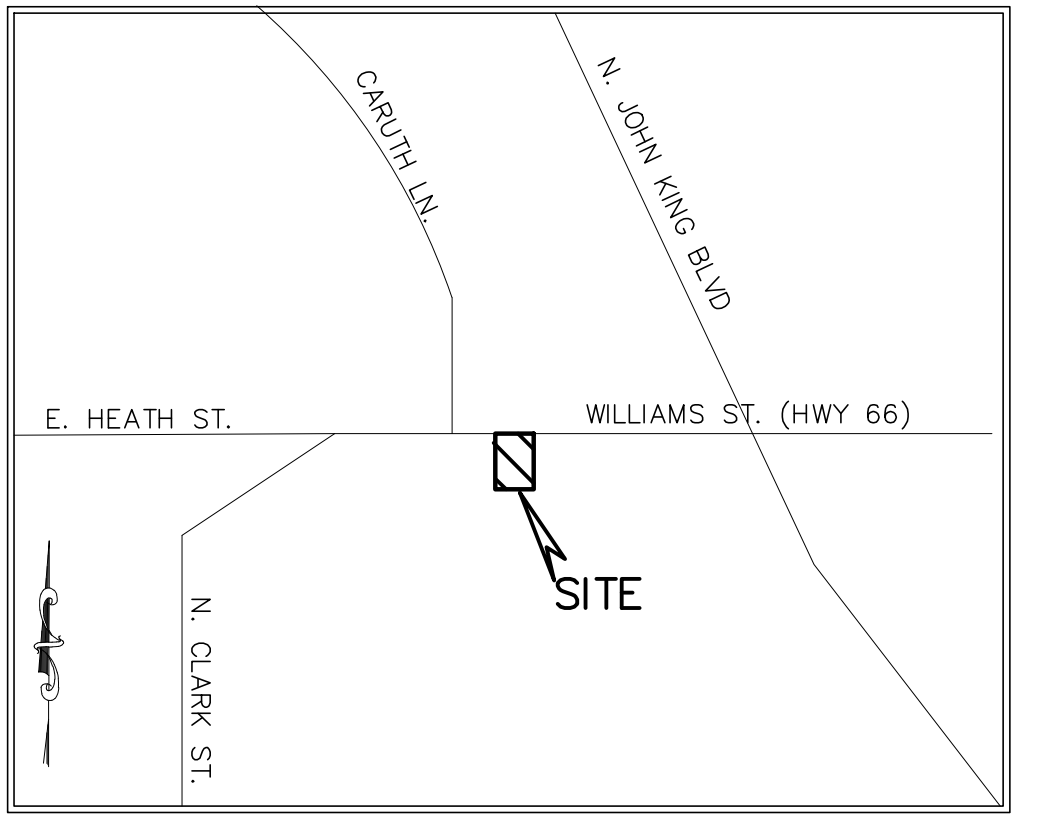
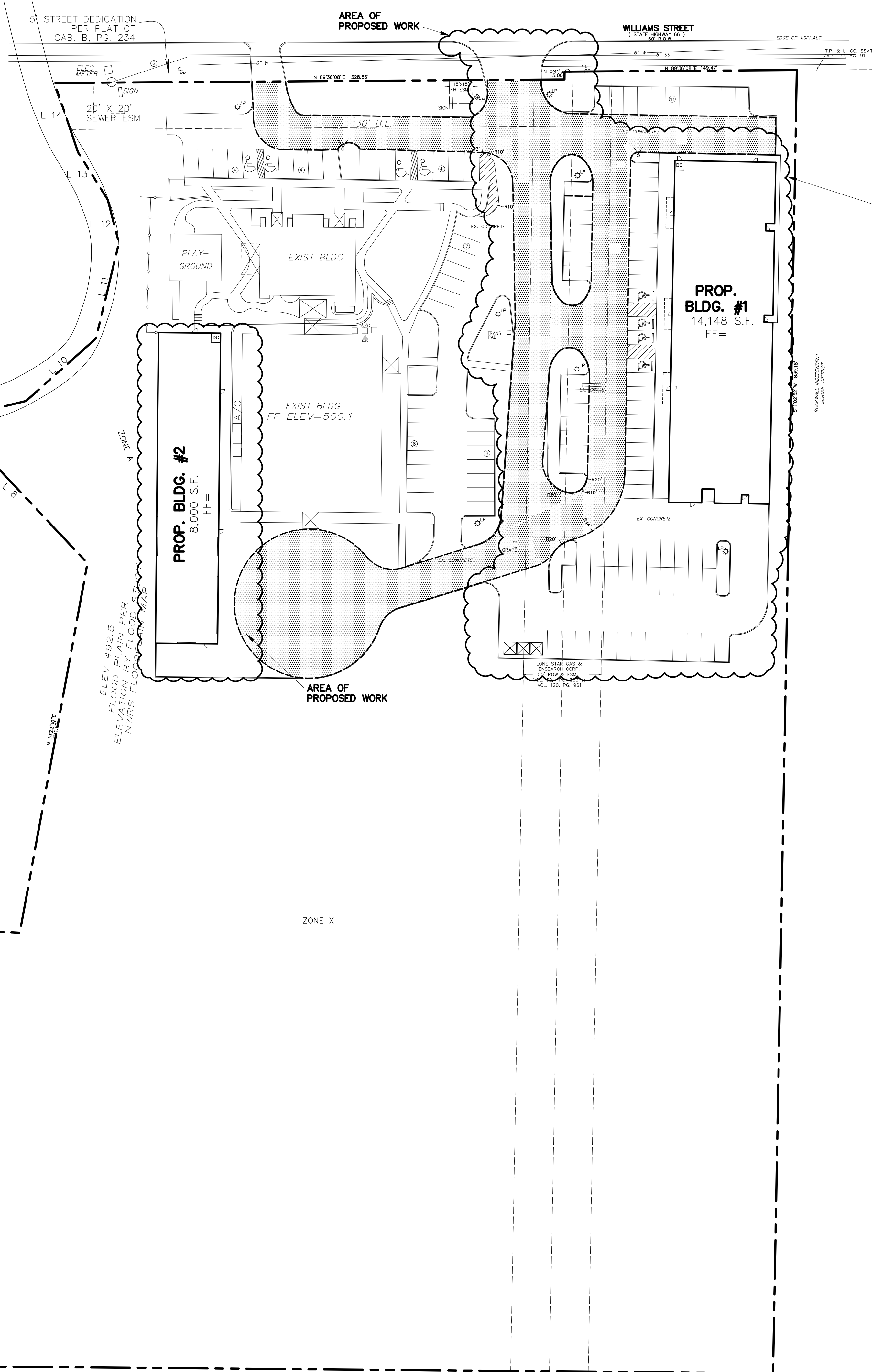
City of Rockwall

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.



| Line | Bearing | Distance |
|------|---------------|----------|
| 1 | N 12°24'30"E | 103.00' |
| 2 | S 65°30'20"E | 84.30' |
| 3 | N 70°32'09"E | 45.75' |
| 4 | N 30°42'26"E | 58.40' |
| 5 | N 60°13'22"E | 46.23' |
| 6 | N 114°71'14"W | 95.43' |
| 7 | S 87°20'38"E | 58.30' |
| 8 | N 43°17'26"W | 127.37' |
| 9 | N 76°19'11"E | 49.27' |
| 10 | N 48°08'07"E | 60.46' |
| 11 | N 113°30'44"E | 63.11' |
| 12 | N 14°23'51"W | 28.69' |
| 13 | N 37°04'32"W | 36.00' |
| 14 | N 18°45'17"W | 47.20' |
| 15 | N 0°41'53"E | 5.00' |



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕_{FFH} = EXISTING FIRE HYDRANT
- ⊗_{WM} = EXISTING WATER METER
- ⊙_{PP} = EXISTING POWER POLE
- ⊙_{LP} = EXISTING LIGHT POLE
- ⊙ = EXISTING SS MANHOLE
- ☐ = EX. TELEPHONE BOX
- ⊙ = EXISTING GAS METER
- EXIST. or EX. = EXISTING
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- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
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**** NOTICE TO CONTRACTORS ****
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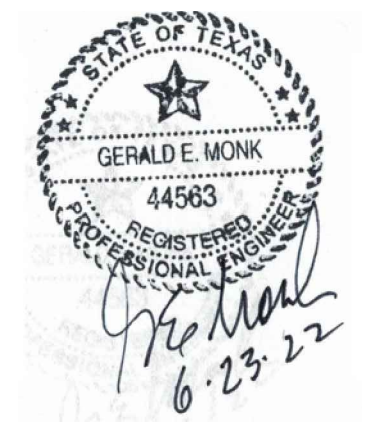
SITE PLAN SIGNATURE BLOCK
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.
WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



| REVISIONS |
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PROJECT #: SP2022--

OVERALL SITE
HELPING HANDS
950 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087
owner
Helping Hands
Contact: 972-771-1655
prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2022-6 REG. NO.: F-2567
date: 6/23/22 scale: 1"=40' sheet: C101

INSTALL:
 (1) 6" TEE
 (1) 6" VALVE
 PRIVATE 6" FIRE SPRINKLER
 LINE (C-900 CLASS 200 PVC)

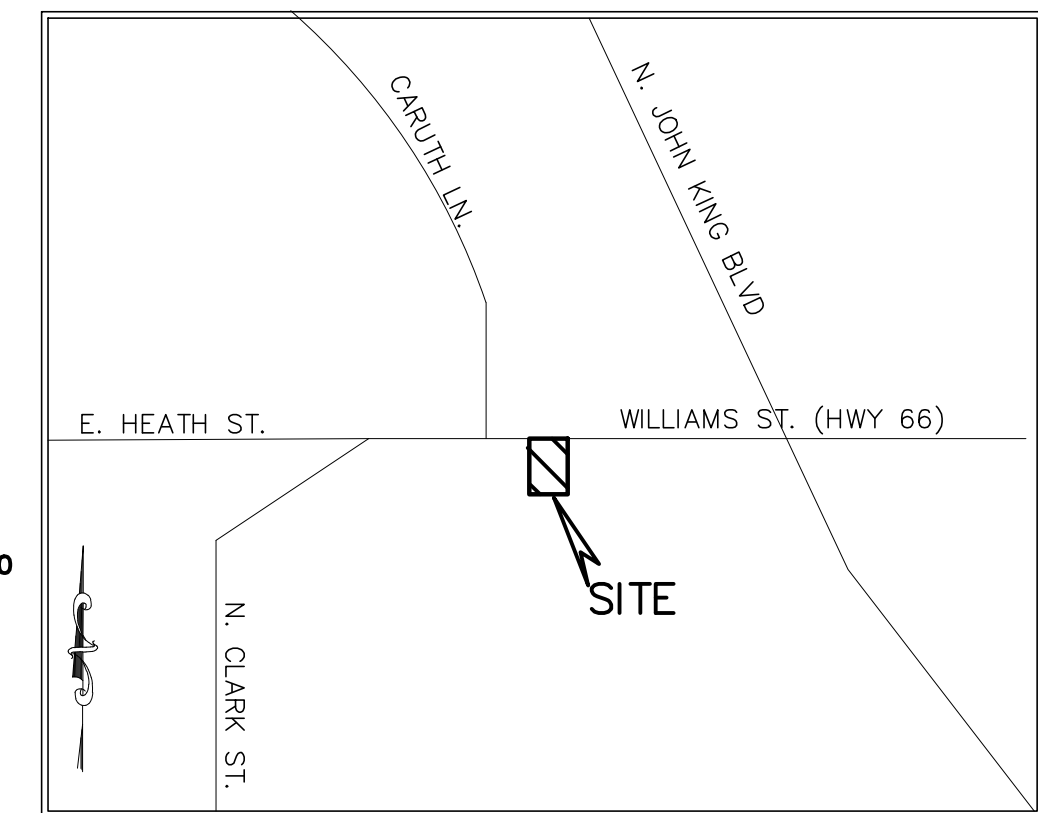
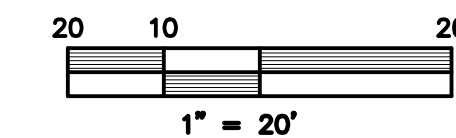
FOR DOMESTIC SERVICE INSTALL:
 (1) 6"x2" TAPPING SLEEVE
 (1) 2" WATER LINE
 (1) 2" METER BOX
 INSTALL METER IN ROW.
 (IN GRASS) INSTALL RPZ ON DOMESTIC
 LINE ON PRIVATE PROPERTY.

FOR IRRIGATION SERVICE TO BE TIED
 TO EXISTING SYSTEM

NOTE: CONTACT ATMOS GAS
 COMPANY PRIOR TO SETTING
 LOCATIONS FOR LIGHT POLES IN
 ATMOS EASEMENT.

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 OR CONSTRUCTION STAKING, IT SHALL BE THE
 CONTRACTOR'S RESPONSIBILITY TO CONTACT THE
 CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE
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 CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING
 CONSTRUCTION.



SITE DATA:

LOT AREA:
 8.869 Acres, 386,333.64 sq.ft.
 LOT COVERAGE:
 7.6%
 FLOOR TO AREA RATIO:
 13.16:1
 BUILDING AREA #1: 14,148 sq.ft.
 Clinic 5,324 sq.ft.
 Office 3,550 sq.ft.
 Pantry 4,803 sq.ft.
 BUILDING AREA #2:
 Warehouse 8,000 sq.ft.
 CONSTRUCTION TYPE:
 IIB & IV
 BUILDING HEIGHT:
 1 Story 36' MAX
 PROPOSED FUTURE USE:
 Office, Clinic, Storage
 IMPERVIOUS AREA
 (including buildings):
 106,207 sq.ft.
 ZONING:
 C
 PARKING:
 Required: 33
 Clinic 1/150 sf=11
 Office 1/300 sf=12
 Pantry 1/500 sf=10
 Handicap = 2
 Provided:
 Standard = 53
 Handicapped = 4
 Total Provided = 57
 FIRESPRINKLER:
 Yes

VICINITY MAP
 NOT TO SCALE

LEGEND

- = PROPERTY LINE
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- = EXIST FIRELANE

ONLY DRAWINGS STAMPED "RELEASED FOR
 CONSTRUCTION" BY THE CITY OF ROCKWALL
 TO BE USED FOR CONSTRUCTION.

NOTES:

- 1) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

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 _____, _____.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

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GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

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| REVISIONS |
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PROJECT #: SP2022-

**SITE PLAN BLDG #1 P&Z
 HELPING HANDS**

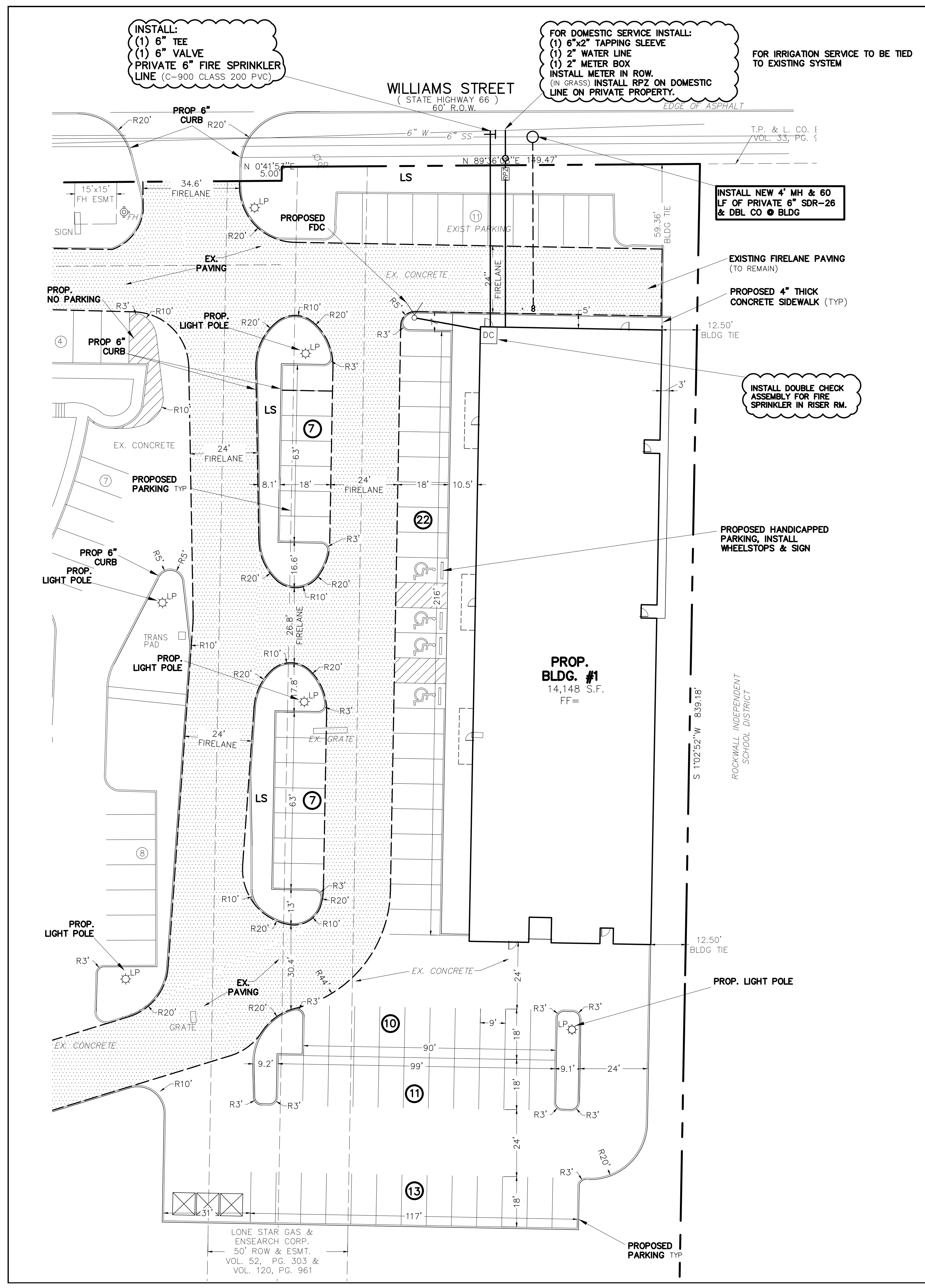
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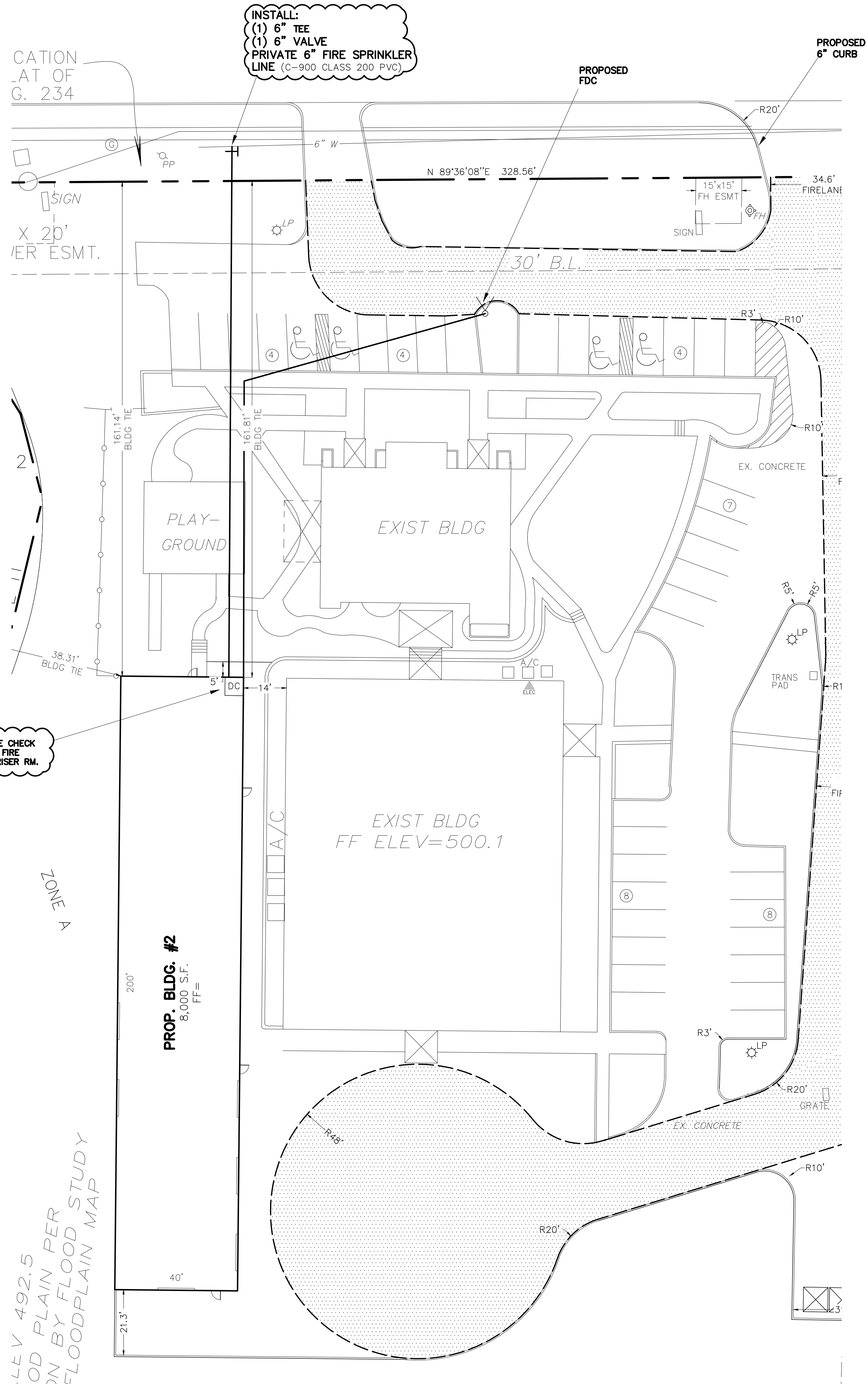
prepared by
MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

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date: 6/23/22 scale: 1"=20' sheet: C101A

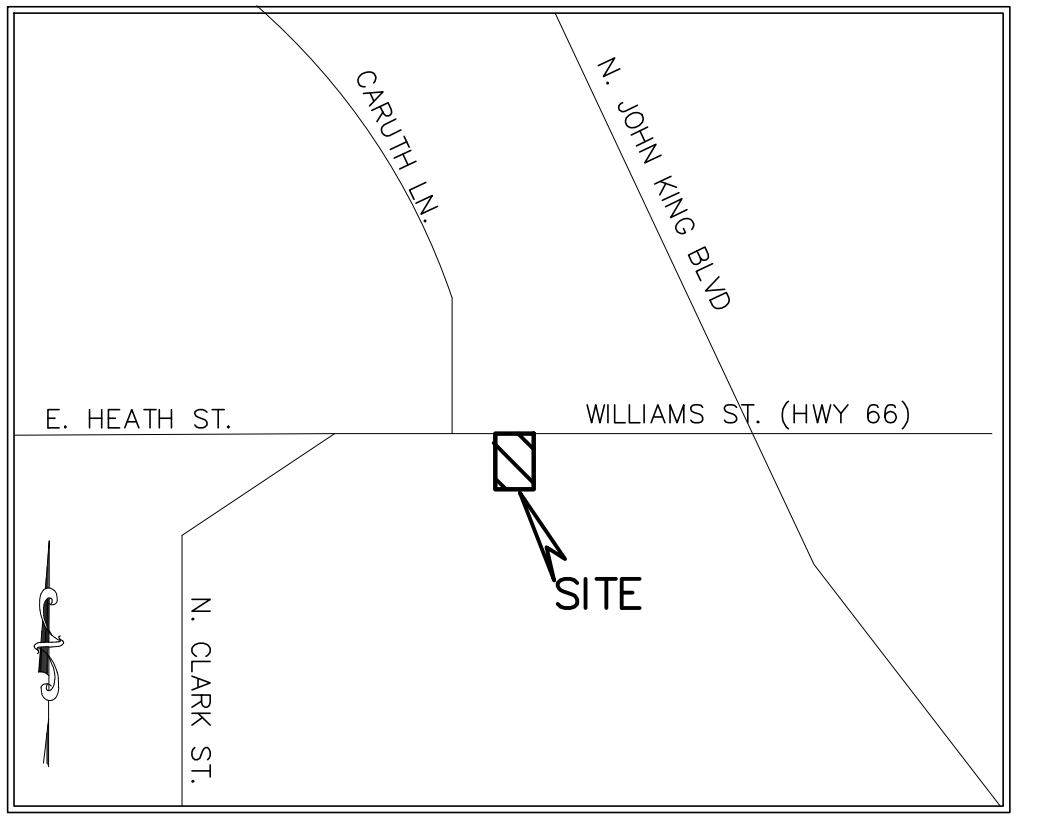
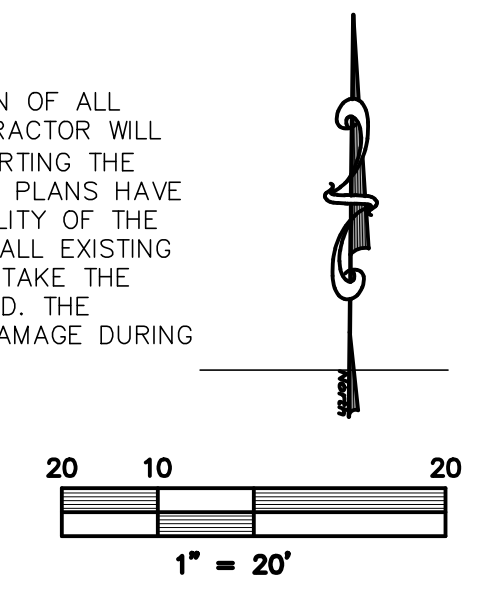


LONE STAR GAS &
 ENSEARCH CORP.
 50' ROW & ESMT.
 VOL. 52, PG. 303 &
 VOL. 120, PG. 961



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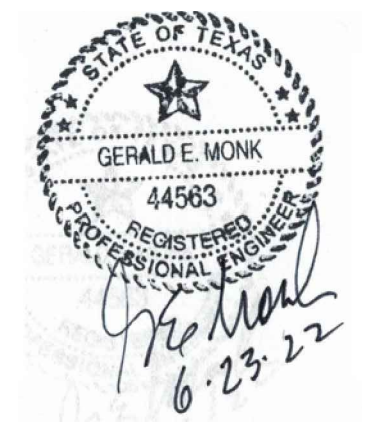
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WITNESS OUR HANDS, this _____ day of _____, _____.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



| REVISIONS |
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 - All electrical transmission, distribution and service lines must be underground.

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LEV 492.5
 FLOOD PLAIN PER
 FROM BY FLOOD STUDY
 FLOODPLAIN MAP

PROJECT #: SP2022-

SITE PLAN BLDG #2 P&Z

HELPING HANDS

950 Williams St. (SH66)
 WAGGONER GARDENS INC. ADDITION
 BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
 City of Rockwall, Rockwall County, Texas 75087

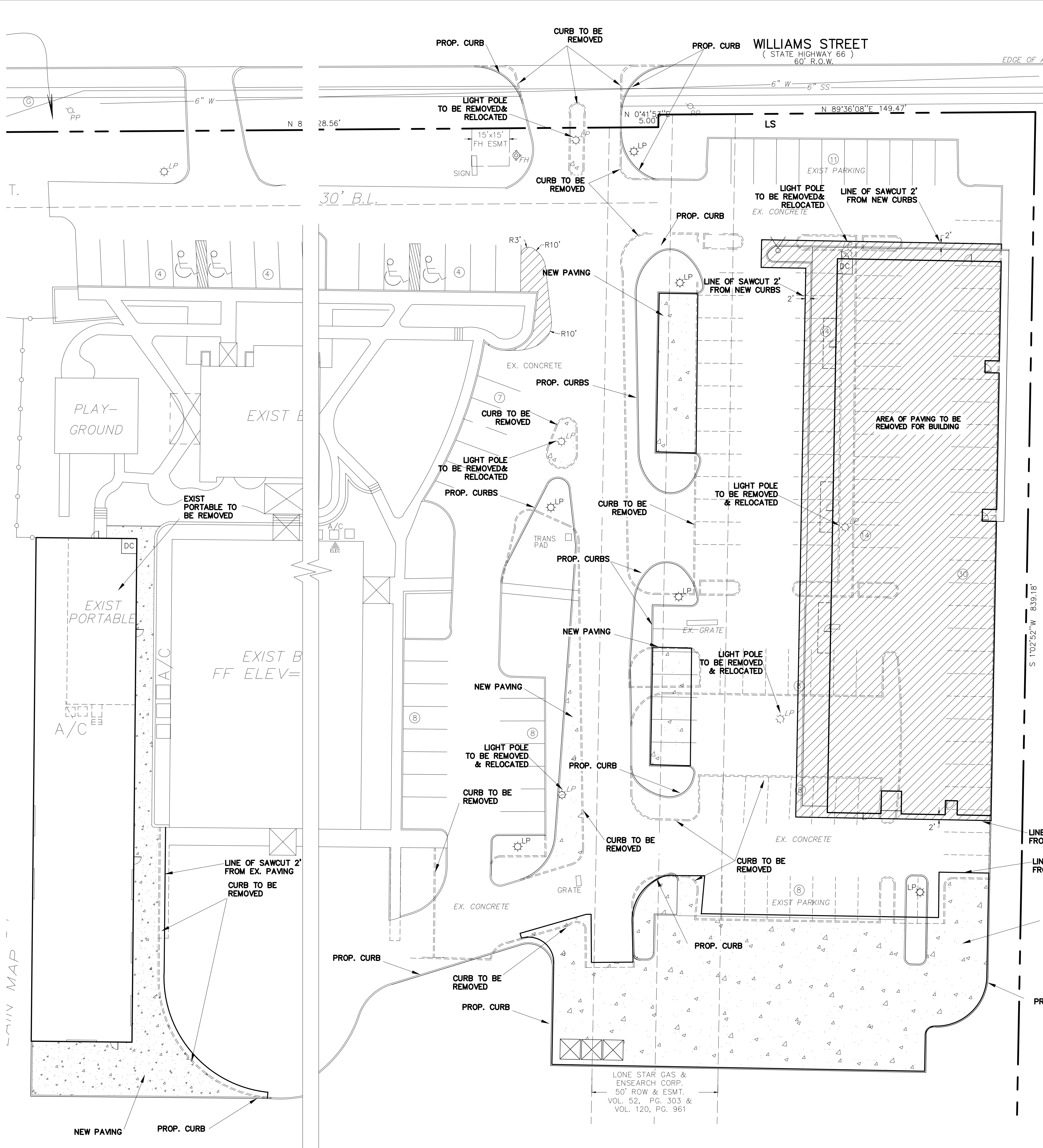
owner
Helping Hands
 Contact: 972-771-1655

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

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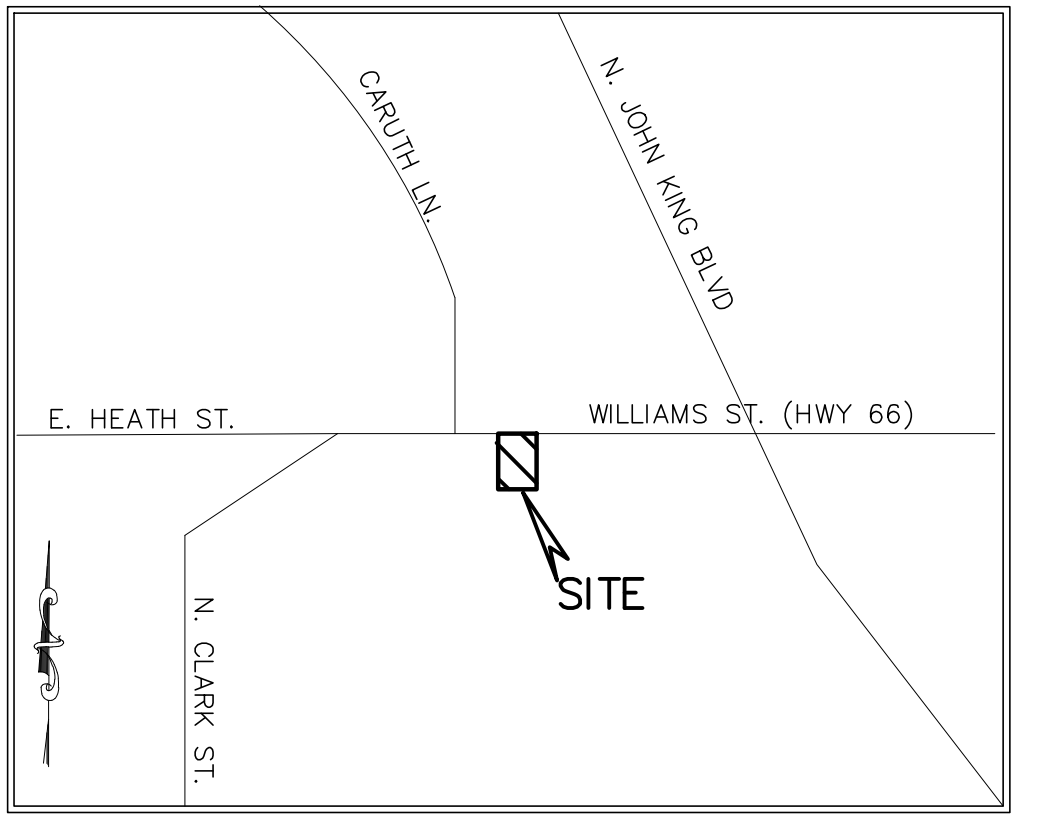
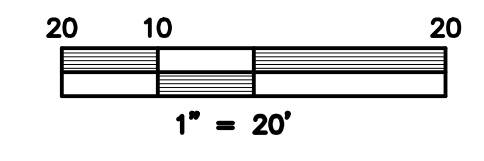
PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=20' sheet: C101B



WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

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.



VICINITY 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
- ⊙ = EXISTING SS MANHOLE
- ⊠ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- ▨ = PAVING TO BE REMOVED
- ▨ = PROPOSED PAVING

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

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 _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

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| REVISIONS |
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PROJECT #: SP2022-

DEMO & PAVING PLAN
HELPING HANDS

950 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087
owner
Helping Hands
Contact: 972-771-1655

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

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