



# 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> *61341.40*
- 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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### 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.  
<sup>2</sup>: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Homestead Phase 1	LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549		

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

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Single Family Residential	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential	
ACREAGE	54.570	LOTS [CURRENT]	LOTS [PROPOSED]	175

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

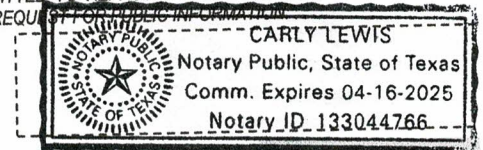
<input type="checkbox"/> OWNER	SH Dev Klutts Rockwall, LLC	<input type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Parkway, Ste. 460	ADDRESS	767 Justin Rd
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

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

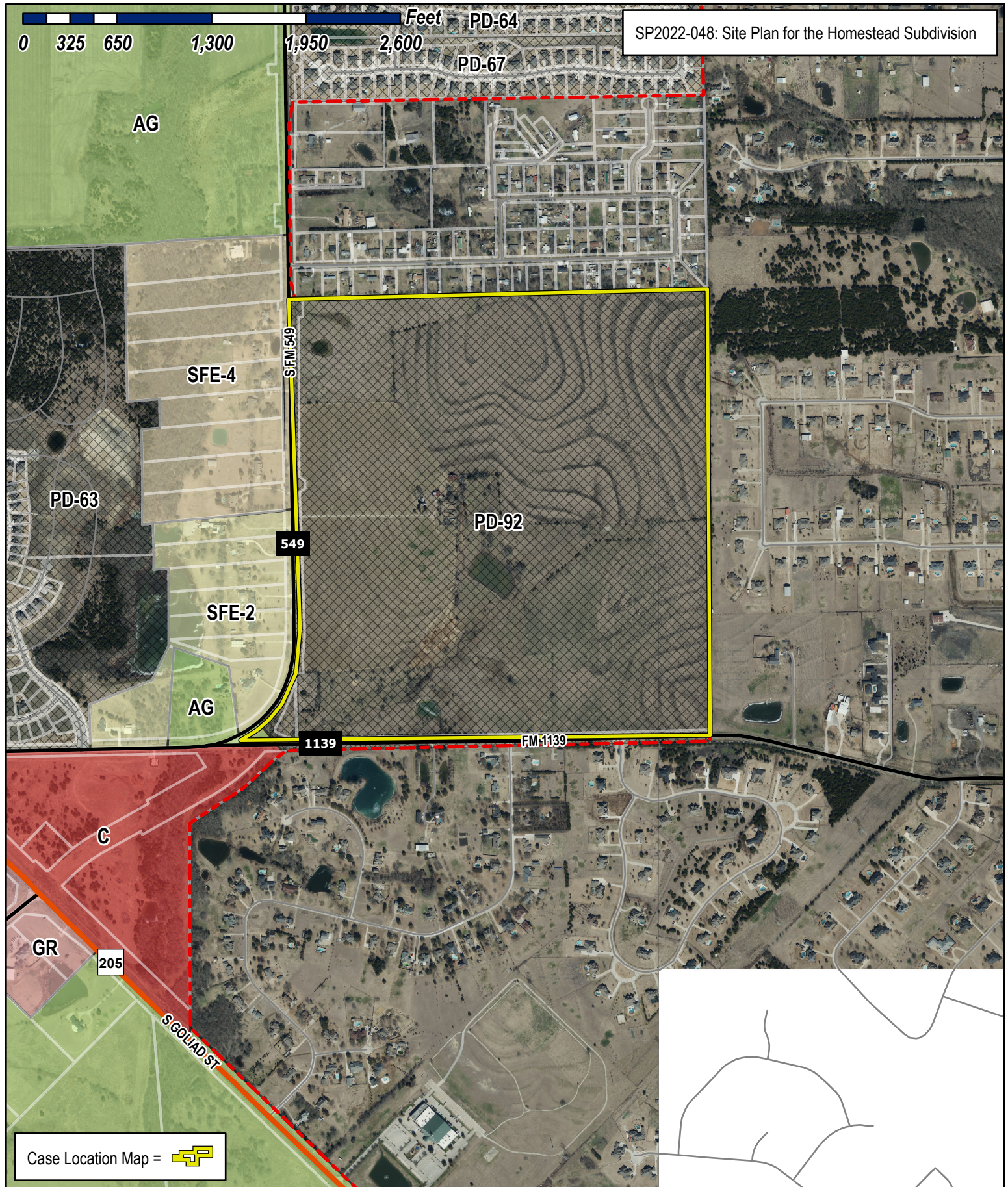
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1341.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 19 DAY OF August, 2022  
 OWNER'S SIGNATURE \_\_\_\_\_



MY COMMISSION EXPIRES 4-16-25

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



Case Location Map = 



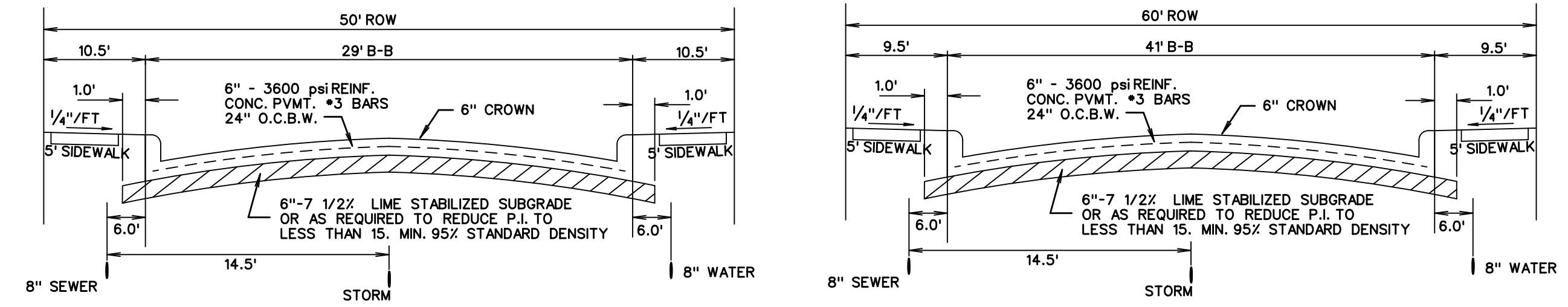
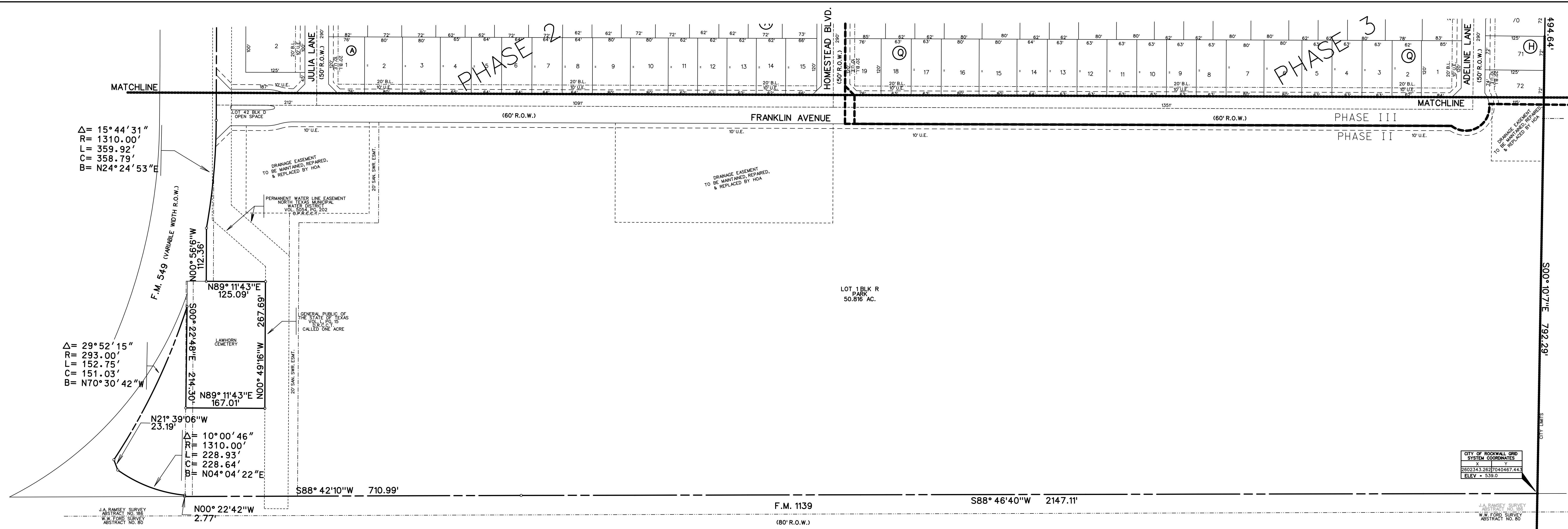
# City of Rockwall

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.







Homestead	Block A	Block B	Block C	Block D	Block E	Block F	Block G	Block H	Block I	Block J	Block K	Block L	Block M	Block N	Block O	Block P	Block Q	N.T.S.									
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF								
1	9120	10	7440	20	7643	32	7440	2	8640	25	7500	37	8205	2	7440	2	8640	2	9000	22	9650	23	10837	2	9614	20	7740
2	9600	11	8640	21	7560	33	8640	3	8640	26	7500	38	8445	3	8640	3	9000	23	10245	24	9639	3	9614	21	7740		
3	9600	12	8640	22	9000	34	8631	4	7440	27	7500	39	8496	4	7620	4	7440	4	8798	24	8902	25	8977	4	8165	22	7740
4	7874	13	7440	23	9000	35	22269	5	7440	28*	15928	40	8547	5	7620	5	7440	5	9836	25	8902	26	8977	5	8165	23	7740
5	7680	14	8640	24	7560	36	13136	6	8640	Block H	41	8598	6	9600	6	9000	6	12400	26	8902	27	8977	6	9546	24	7740	
6	7680	15	8362	25	7560	37	12500	7	8640	Lot	SF	42	8648	7	9600	7	900	7	11234	27	7666	28	7730	7	9546	25	7740
7	7719	16*	3054	26	9000	38	12500	8	8640	1*	397791	43	8699	8	7620	8	7440	8	9846	28	7666	29	7730	8	8165	26	7740
8	7641	17	16930	27	9000	39	12500	9*	69956	2	7548	44	8750	9	7620	9	9240	9	9000	29	8902	30	8977	9	8165	27	7740
9	9600	18	10182	28	9120	40	12500	10	8640	3	7599	45	8801	10	7620	10	9240	10	9000	30	8902	31	8977	10	9546	28	7740
10	9600	19	9261	Block D	Block E	11	8640	4	7650	46	8852	11	7620	11	7620	11	12929	11	9292	31	8902	32	7730	11	9546	29	7740
11	7440	20	9761	Lot	SF	12	8640	5	7701	47	8903	12	7620	12	14184	Block M	32	7666	33	7730	12	11015	30	7740			
12	7440	21	9285	1*	110835	13	7440	6	7752	48	8954	13	7620	13	7625	Lot	SF	33	7666	34	8977	13	11138	31	7740		
13	7440	22	7881	2	12500	2	8640	14	7440	7	7803	49	9005	14	7680	14	10590	1	9891	34	8902	35	8977	14	9616	32	7740
14	7440	23	7800	3	12500	3	8640	15	8640	8	7854	50	9056	15	9600	15	16857	2	9024	35	8902	36	7730	15	9616	33	9120
15	7899	24	8880	4	12500	4	7440	16	8640	9	7905	51	9107	16	9600	16	8659	3	9000	36	7666	37	7730	16	8224		
16*	2400	25	8880	5	12500	5	7440	17	10320	10	7956	52	10085	17	7620	17	7440	4	10837	37	7891	38	8977	17	8224		
17	8781	26	7800	6	12500	6	8640	Block G	11	8007	53	9108	18	7620	18	8640	5	10704	38	7891	39	10226	18	9616			
18	8640	27	7800	7	12500	7	8640	Block G	12	8051	54	9038	19	9120	19	8640	6	8738	39	11142	40	8640	19	9616			
19	7440	28	8880	8	12500	8	8640	1	10016	13	10731	55	9043	20	10200	20	8640	7	11389	Block O	41	8640	20	8224			
20	7440	29	8880	9	12983	9	7540	2	7500	14	7330	56	9049	21	7440	21	10379	Block N	Lot	SF	42	8640	21	9616			
21	8640	30	9120	10	21885	10	9171	3	7500	15	7440	57	9054	22	7440	Block K	Lot	SF	1	10184	43	7440	22	10795			
22	8640	Block C	11*	4506	11	9938	4	7500	16	7745	58	9060	23	9600	Block K	Lot	SF	1	11212	2	8640	44	7440	Block Q			
23	7440	Lot	SF	12	8630	12*	2402	5	7500	17	9155	59	9065	24	9600	1	9177	2	8631	3	7440	45	8640	Lot	SF		
24	7440	1	9120	13	8640	13	10330	6	7500	18	9678	60	9071	25	7440	2	7440	3	8631	4	7440	46	10471	1	9263		
25	8640	2	7440	14	7440	14	8513	7	7500	19	8108	61	9076	26	7440	3	7440	4	8631	5	8640			2	7740		
26	8640	3	7440	15	7440	15	7800	8	7500	20	8108	62	10496	27	9600	4	8640	5	7647	6	8640			3	7740		
27	7440	4	8640	16	8640	16	9360	9	7500	21	9416	63	17653	28	9600	5	8640	6	7647	7	8575			4	7740		
28	7440	5	8640	17	8640	17	9360	10	7500	22	9416	64	9025	29	7440	6	8671	7	8880	8*	28685			5	7740		
29	8640	6	7440	18	7440	18	7800	11	7500	23	10395	65	10320	30	7440	7	9124	8	8880	9	9125			6	7740		
30	8640	7	7440	19	7440	19	7800	12	7500	24	11410	66	10320	31	9600	8	12326	9	7647	10	7700			7	7740		
31	9893	8	8640	20	8640	20	9480	13	7500	25	9251	67	9167	32	9600	9	17360	10	7647	11	8941			8	7740		
Block B	Lot	SF	10	7711	22	9070	22	9120	14	7528	26	9251	68	17890	33	7440	10	11873	11	8880	12	8941			9	7740	
1	9109	11	8941	23*	24210	15	10228	27	9251	69	10062	34	7440	11	10085	12	8880	13	8941	10	7740			10	7740		
2	8640	12	8941	24	7854	16	9805	28	7966	70	9028	35	9600	12	7794	13	7647	14	7700	11	7740			11	7740		
3	8640	13	8941	25	8179	17	7500	29	7966	71	9012	36	9360	13	8640	14	7647	15	7700	12	7740			12	7740		
4	7440	14	9096	26	8640	18	7500	30	9251	72	8861	37	10082	14	8640	15	7637	16	8941	13	7740			13	7740		
5	7440	15*	2400	27	7440	19	7500	31	9251	73*	(park)	2213550	15	7440	16	10962	17	8941	14	7740			14	7740			
6	8640	16	9639	28	7440	20	7500	32	7966	16	7440	17	15148	18	8941	17	7440	15	7753	15	7753			15	7753		
7	8640	17	9540	29	8640	21	7500	33	7958	17	9292	18	12356	19	7700	18	12356	19	7700	16	11689			16	11689		
8	8640	18	9540	30	8640	22	7500	34	7440	18	7500	34	7440	20	7700	19	10353	20	7700	17	9573			17	9573		
9	7440	19	8109	31	7440	23	7500	35	7651	19	8703	21	8941	20	8703	21	8941	20	8703	18	7740			18	7740		

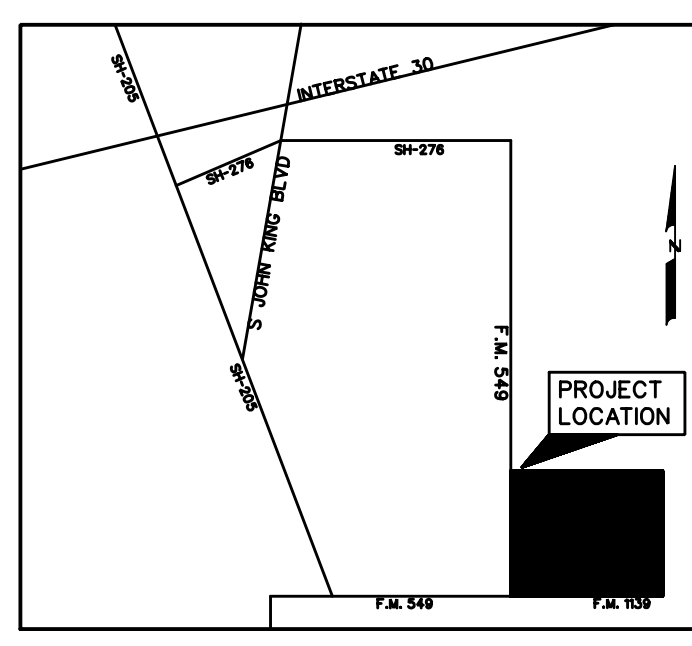
Reviewed for preliminary approval:

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 \_\_\_\_\_, 2022.

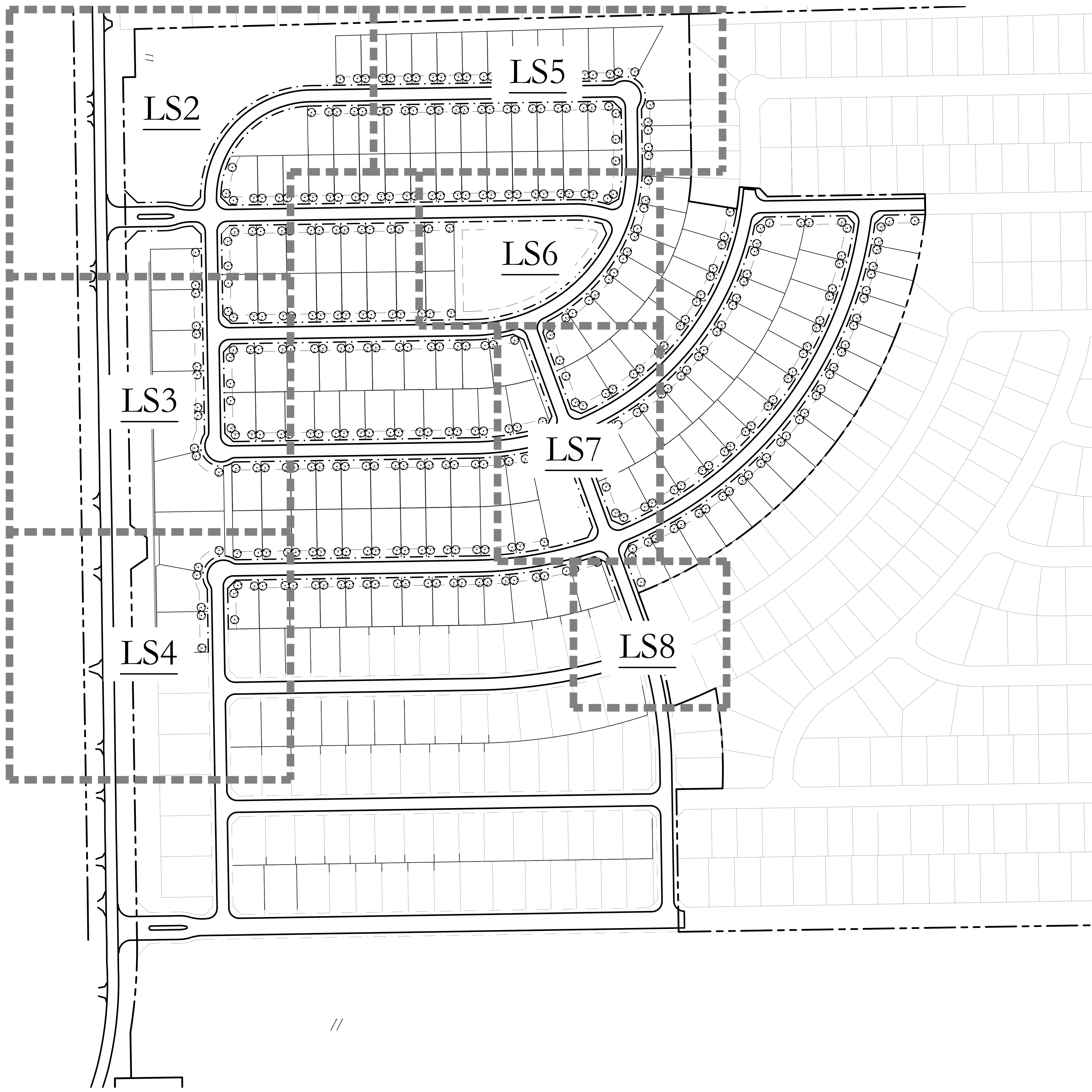
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_



TOTAL ACRES	196.008
TOTAL RESIDENTIAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE	SINGLE FAMILY DEVELOPMENT

PD SITE PLAN OF  
**HOMESTEAD**  
 LOTS 1-31, BLOCK A  
 LOTS 1-30, BLOCK B  
 LOTS 1-28, BLOCK C  
 LOTS 1-40, BLOCK D  
 LOTS 1-22, BLOCK E  
 LOTS 1-17, BLOCK F  
 LOTS 1-28, BLOCK G  
 LOTS 1-72, BLOCK H  
 LOTS 1-37, BLOCK I  
 LOTS 1-21, BLOCK J  
 LOTS 1-17, BLOCK K  
 LOTS 1-11, BLOCK L  
 LOTS 1-7, BLOCK M  
 LOTS 1-39, BLOCK N  
 LOTS 1-46, BLOCK O  
 LOTS 1-22, BLOCK P  
 LOTS 1-33, BLOCK Q  
 TOTAL ACRES 196.008  
 TOTAL RESIDENTIAL LOTS 490  
 TOTAL OPEN SPACE LOTS 11  
 OUT OF THE  
 J.A. RAMSEY SURVEY,  
 ABSTRACT NO. 186  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER  
 SHADDOCK HOMES, LTD.  
 2400 DALLAS PARKWAY, STE. 460  
 PLANO, TEXAS 75093  
 PREPARED BY  
 CORVIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 MARCH 2022 SCALE 1" = 100'  
 SHEET 2 OF 2 CASE #SP2022-xxx

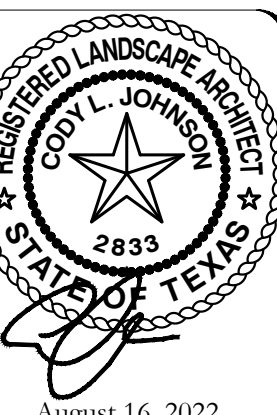
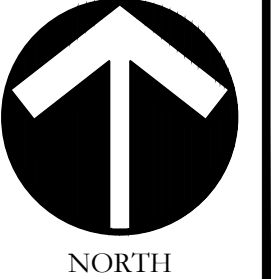
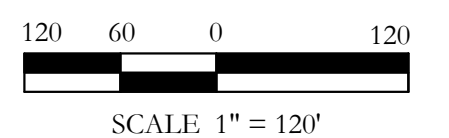


**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

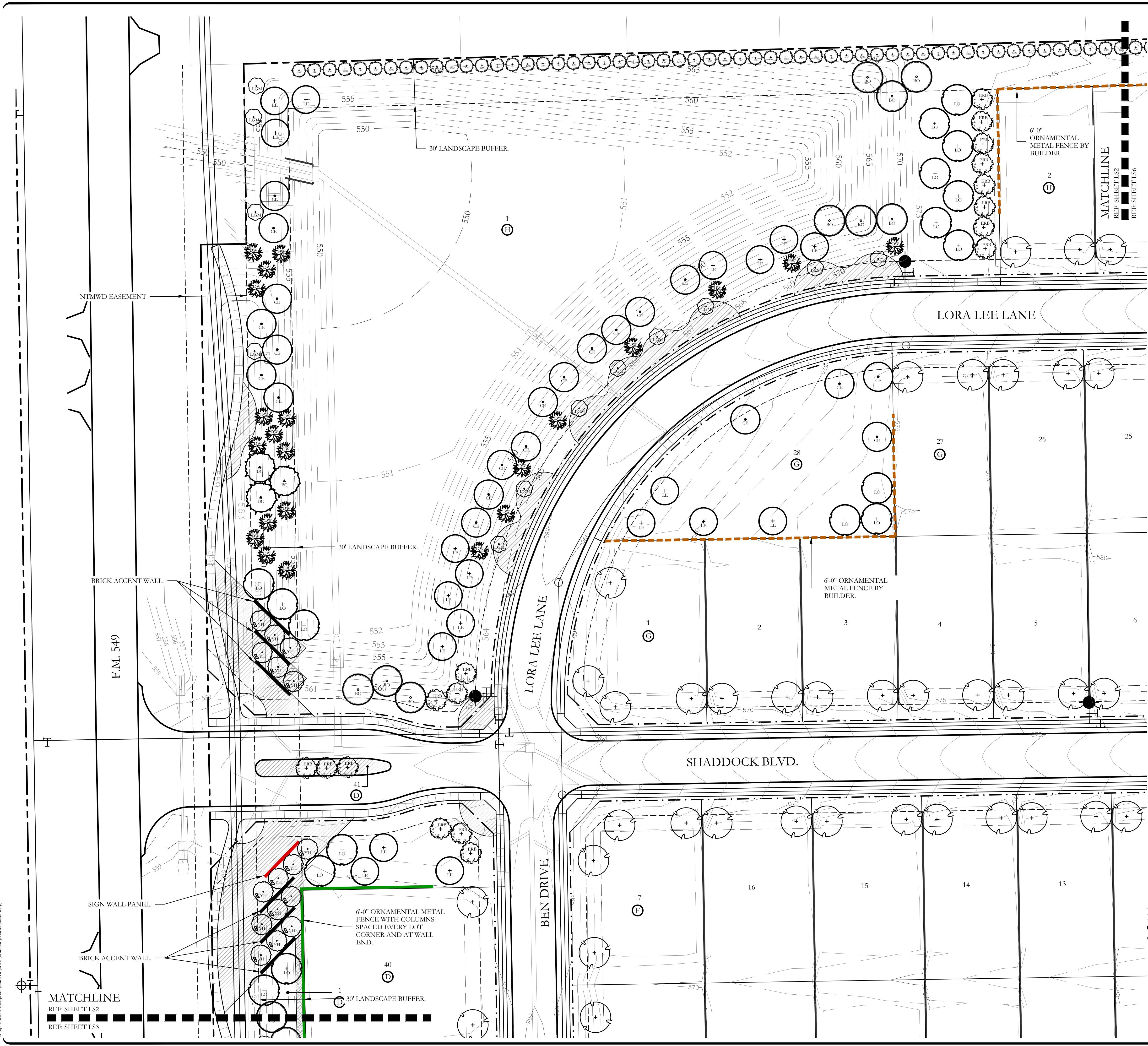
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning



I:\GIS\advice\projects\sh012\sh012\sh012\_prelim\_plans.dwg



### SCREENING LEGEND

- SIGN WALL PANEL.
- BRICK ACCENT WALL.
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- - - 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. BOARD ON BOARD FENCE WITH COLUMNS. BY BUILDER.

### GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.		4" CALIPER	
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	GEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA LITTLE GEM	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHLOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPOH HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANADENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUND COVER SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS, SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

**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 \_\_\_\_\_, 2022.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

NORTH

SCALE 1" = 30'

**JOHNSON VOLK CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD PHASE I  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS  
 PRELIMINARY LANDSCAPE PLANS

SCALE: VARIES  
 One Inch  
 JVC No SHA012

LS2 of 10

CITY PROJECT NO. SP2022-027

**SCREENING LEGEND**

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" FT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" FT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" FT. BOARD ON BOARD FENCE WITH COLUMNS. BY BUILDER.

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- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

**PLANT LEGEND**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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(BO)	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
(LE)	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
(CE)	CE	GEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
(BC)	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
(ERC)	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
(LGM)	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA LITTLE GEM	2" CALIPER	AS SHOWN
(DW)	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
(YH)	YH	YAUPOH HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
(RB)	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANADENSIS	2" CALIPER	AS SHOWN
(Hatched)		SHRUB AND GROUND COVER SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
(Dotted)		SCREENING SHRUBS SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

**APPROVED:**  
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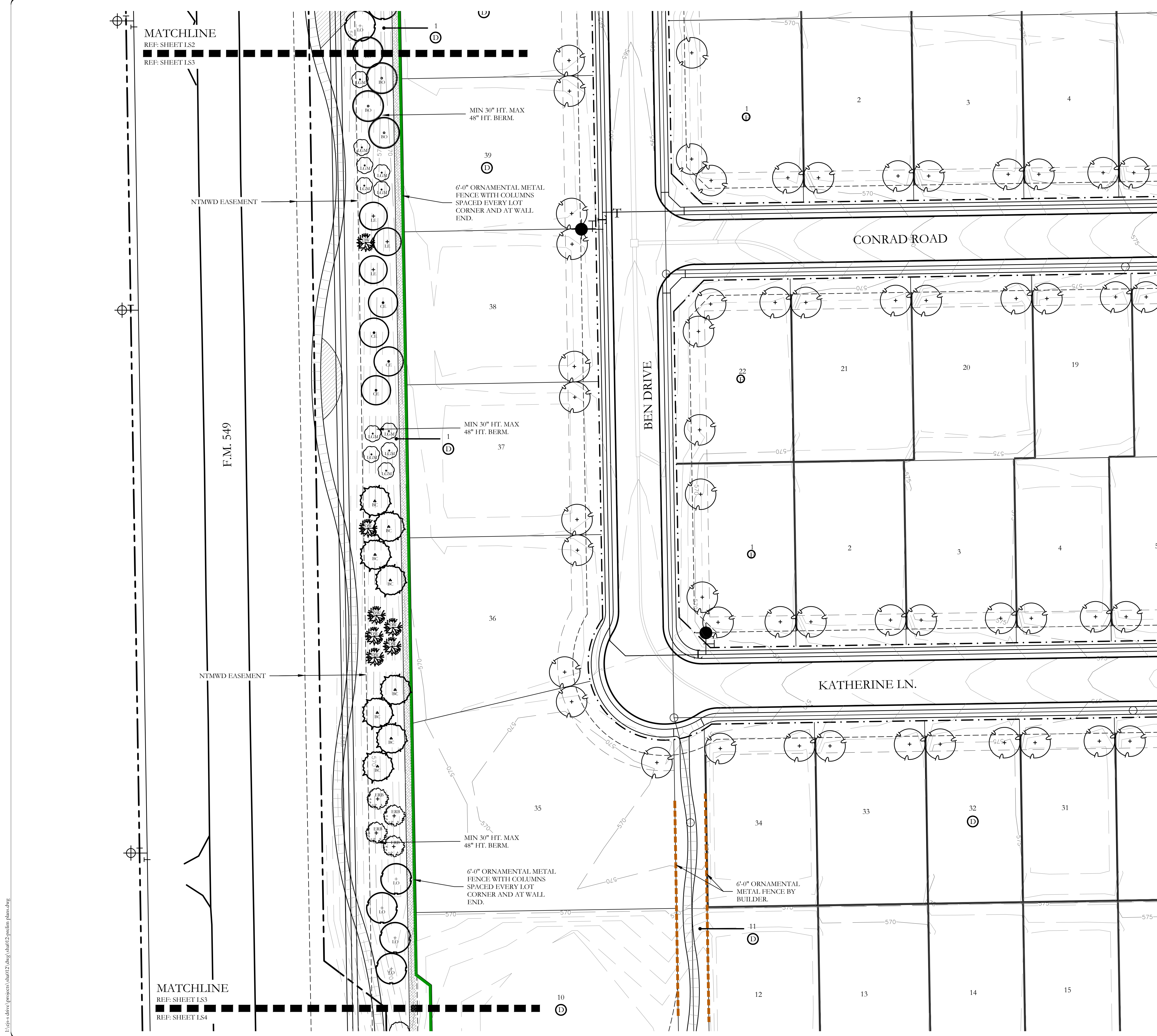
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

SCALE: 1" = 30'

NORTH



I:\GIS\advice\projects\sh012\sh012\sh012\prelim\plans.dwg

MATCHLINE

REF: SHEET LS3

REF: SHEET LS4

NTMWD EASEMENT

F.M. 549

NTMWD EASEMENT

MIN 30" HT. MAX 48" HT. BERM.






6'-0" ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL END.

MIN 30" HT. MAX 48" HT. BERM.

FUTURE PHASE OF DEVELOPMENT

FUTURE PHASE OF DEVELOPMENT

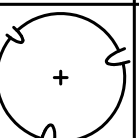
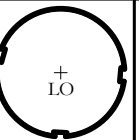
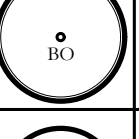
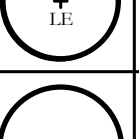
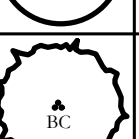
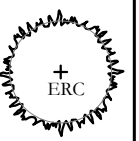
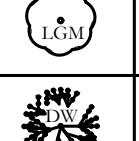
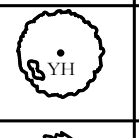
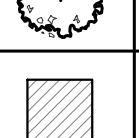
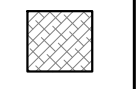
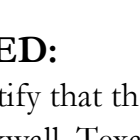
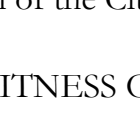

### SCREENING LEGEND

-  SIGN WALL PANEL
-  BRICK ACCENT WALL
-  6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
-  6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
-  6'-0" HT. BOARD ON BOARD FENCE WITH COLUMNS, BY BUILDER.

### GENERAL LANDSCAPE NOTES

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### PLANT LEGEND

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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
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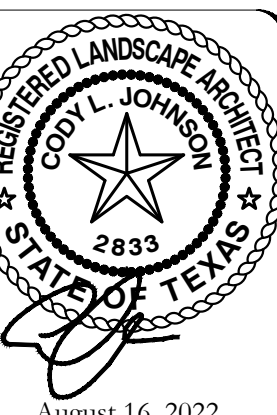
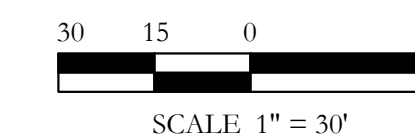
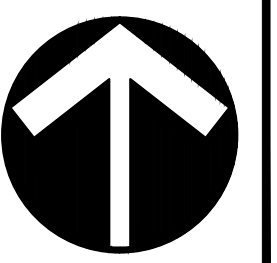
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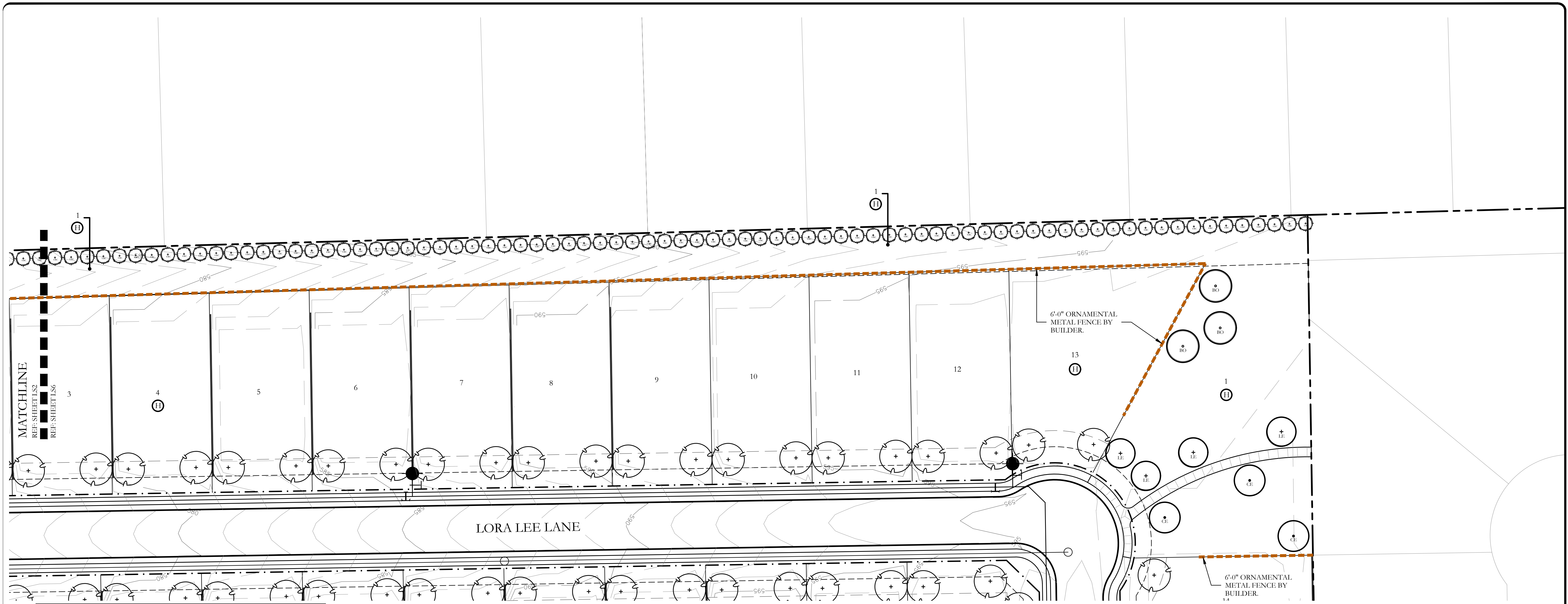
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



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PLANT LEGEND					
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SCREENING LEGEND	
	SIGN WALL PANEL.
	BRICK ACCENT WALL.
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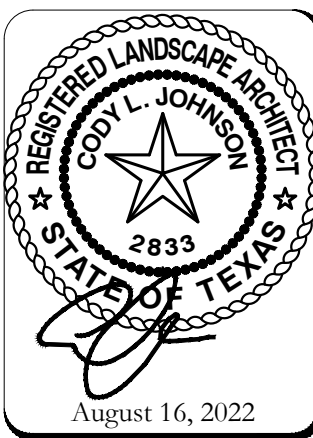
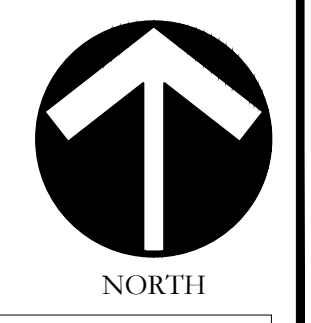
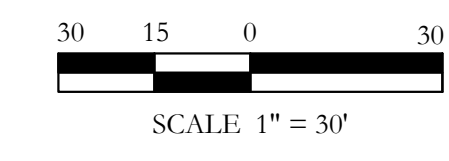
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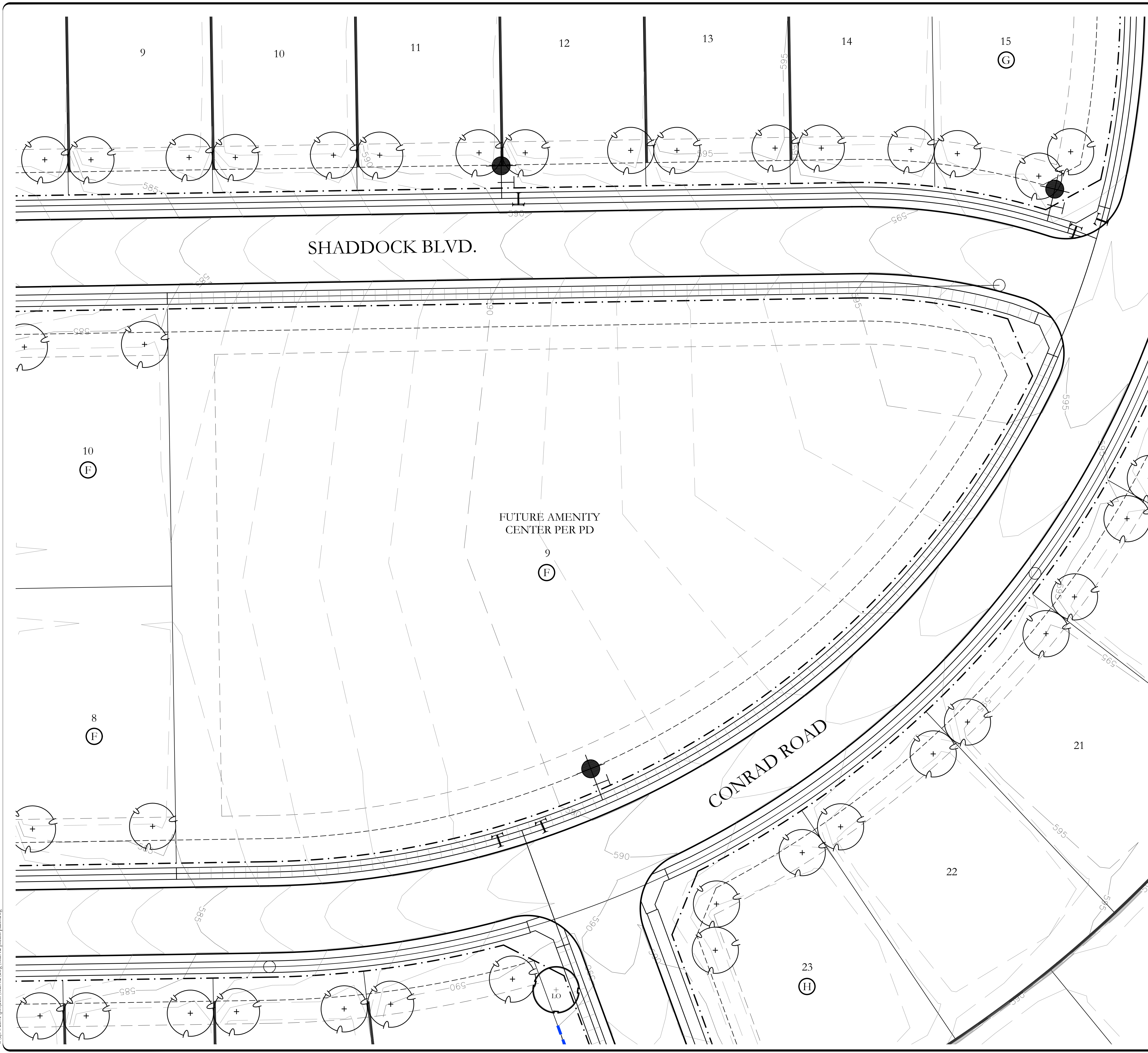
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning



SCALE:  
 VARIES  
 One Inch  
 JVC No. SHA012



### SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- - - 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

NORTH

SCALE 1" = 20'

**JOHNSON VOLK CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD PHASE I  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS  
PRELIMINARY LANDSCAPE PLANS

SCALE: VARIES  
One Inch  
JVC No SHA012

LS6 of 10

CITY PROJECT NO. SP2022-027



### SCREENING LEGEND

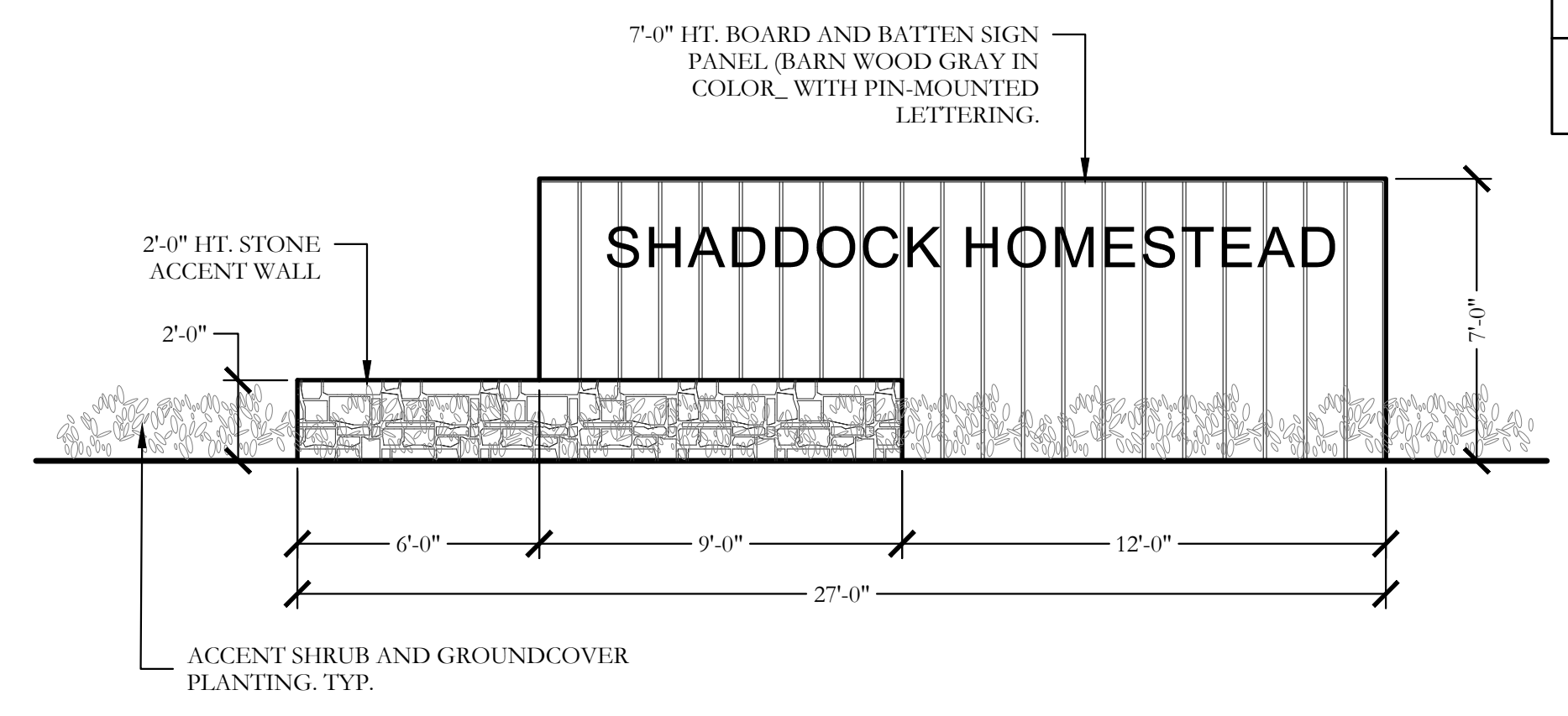
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(SHRUB)		SHRUB AND GROUND COVER BED. SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
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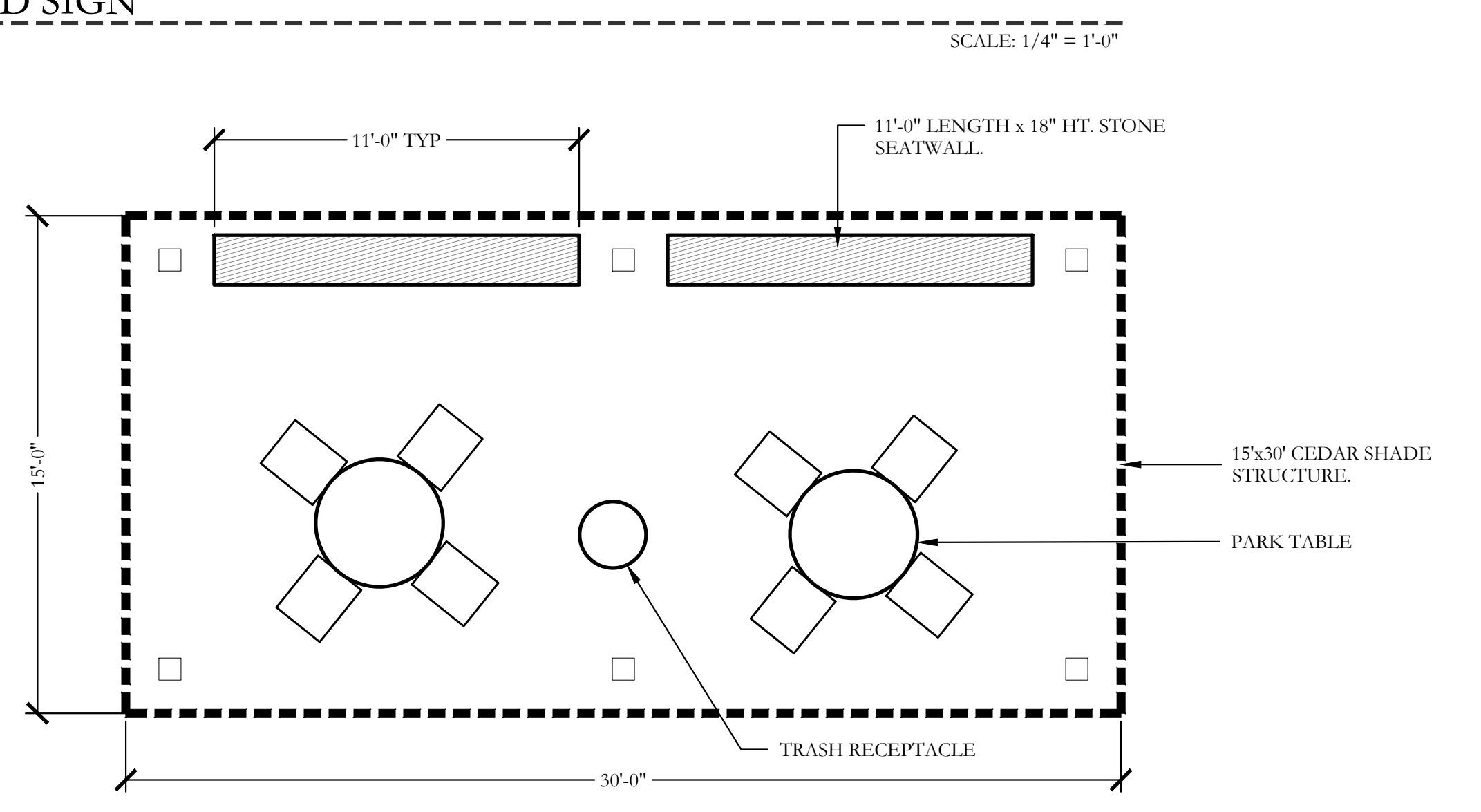
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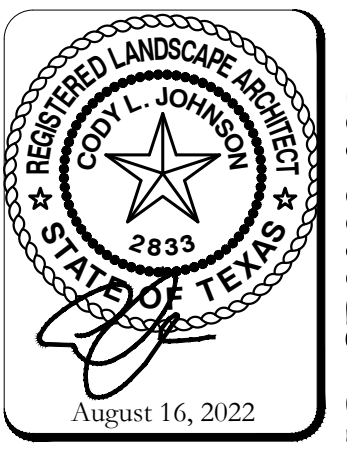
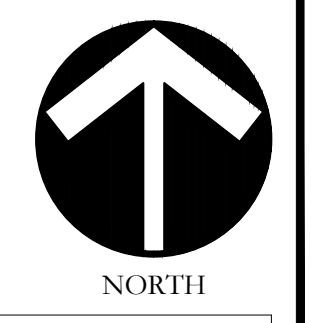
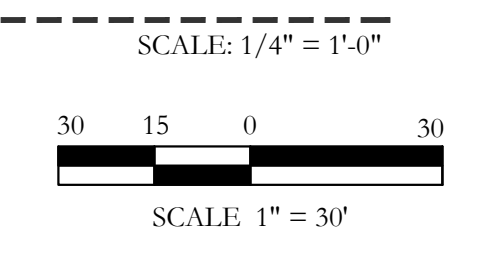
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

TRAIL HEAD SIGN ELEVATION



TRAIL HEAD REST STATION PLAN





### SCREENING LEGEND

- SIGN WALL PANEL.
- BRICK ACCENT WALL.
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

### PLANT LEGEND

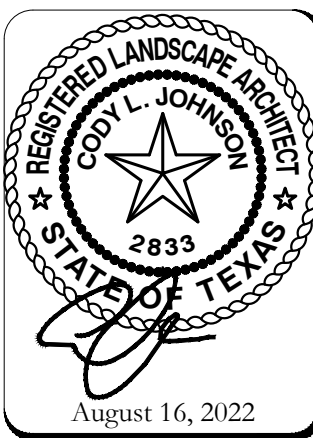
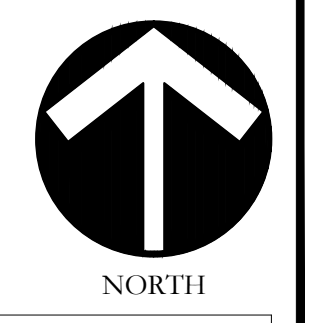
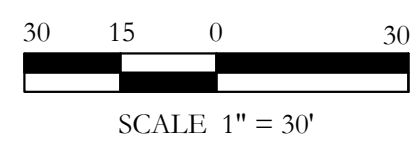
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.		4" CALIPER	
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA LITTLE GEM	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHLOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPOH HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANDENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUND COVER SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

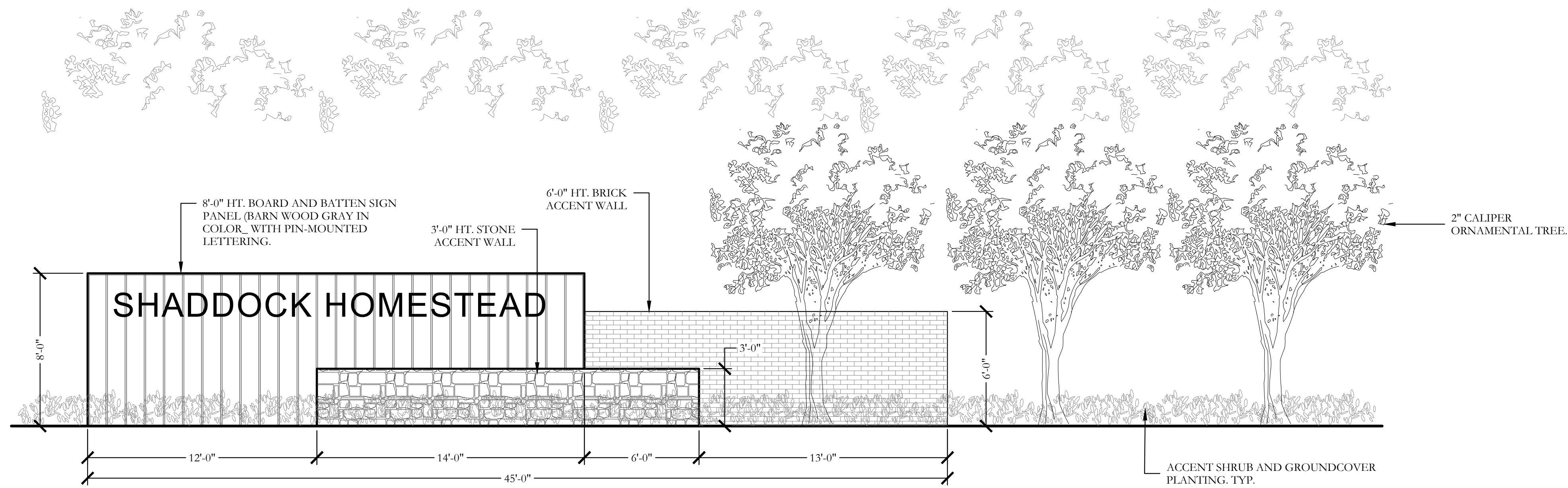
**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

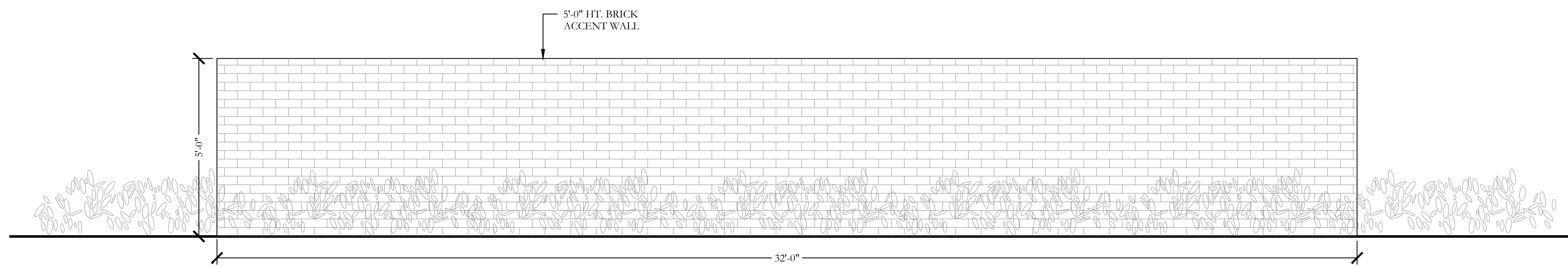
\_\_\_\_\_  
Director of Planning and Zoning





MAIN ENTRY SIGN  
ELEVATION

SCALE: 1/4" = 1'-0"



BRICK ACCENT WALL  
ELEVATION

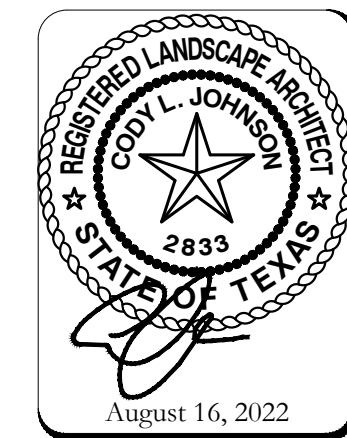
SCALE: 1/2" = 1'-0"

**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 \_\_\_\_\_, 2022.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

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METAL  
 BOARD ON BOARD  
 METAL W/ MASONRY COLS.  
 B ON B W/ MAS. COLS

CITY OF ROCKWALL GRID SYSTEM COORDINATES  
 800243.252/040487.413  
 ELEV. = 539.0

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.

0 50 100 200  
 SCALE: 1" = 100'

LEGEND  
 B.L. - BUILDING LINE  
 D.E. - DRAINAGE EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 U.E. - UTILITY EASEMENT  
 R.O.W. - RIGHT OF WAY  
 H.O.A. - HOMEOWNERS ASSOCIATION  
 --- - CITY LIMITS  
 --- - PHASE LINE

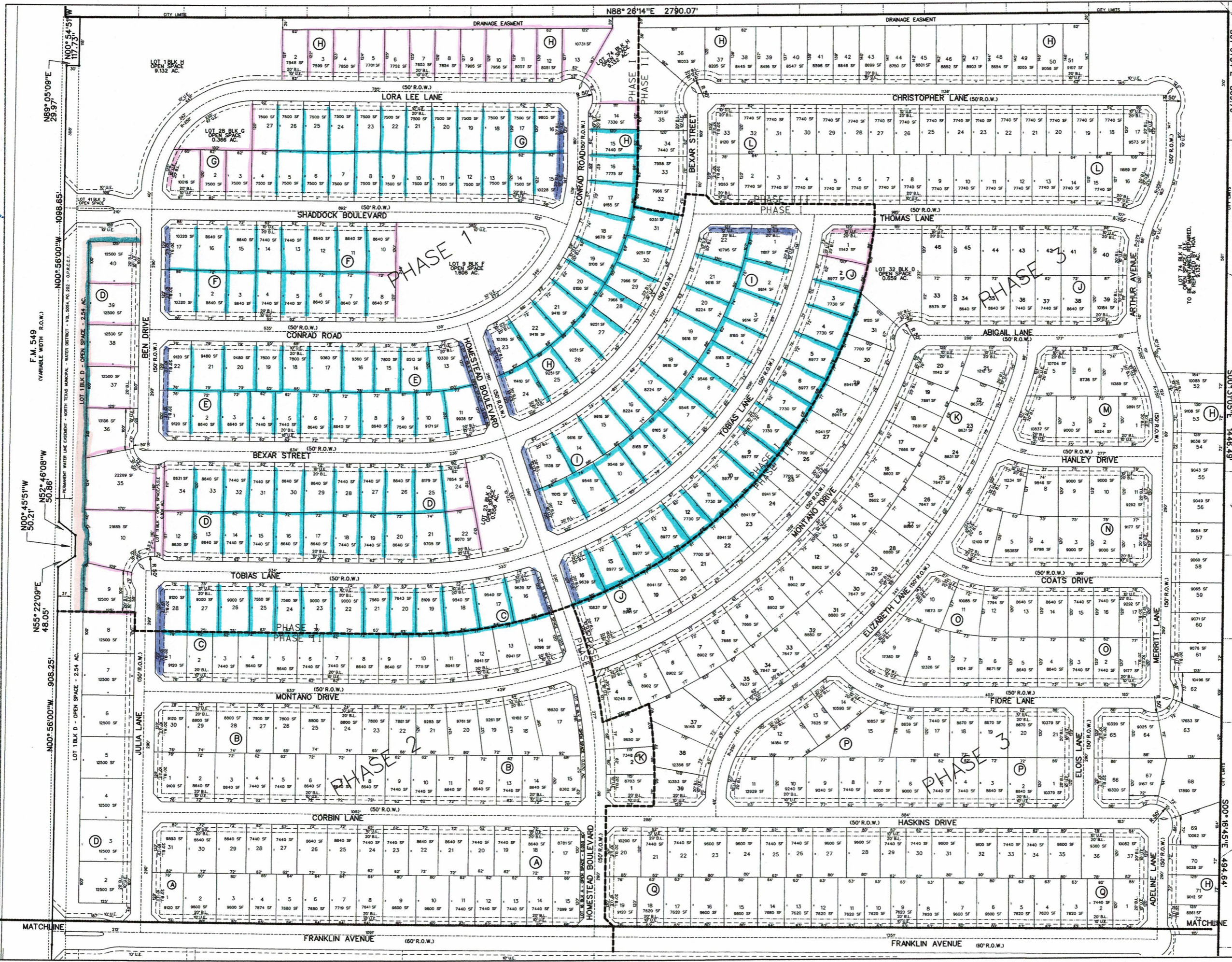
Phase 1 - 251 Lots  
 Phase 2 - 239 Lots

PD SITE PLAN OF  
**HOMESTEAD**  
 LOTS 1-31, BLOCK A  
 LOTS 1-30, BLOCK B  
 LOTS 1-28, BLOCK C  
 LOTS 1-40, BLOCK D  
 LOTS 1-22, BLOCK E  
 LOTS 1-17, BLOCK F  
 LOTS 1-28, BLOCK G  
 LOTS 1-72, BLOCK H  
 LOTS 1-37, BLOCK I  
 LOTS 1-21, BLOCK J  
 LOTS 1-17, BLOCK K  
 LOTS 1-11, BLOCK L  
 LOTS 1-7, BLOCK M  
 LOTS 1-39, BLOCK N  
 LOTS 1-46, BLOCK O  
 LOTS 1-22, BLOCK P  
 LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008  
 TOTAL RESIDENTIAL LOTS 490  
 TOTAL DENSITY 2.4998  
 TOTAL OPEN SPACE LOTS 11  
 OUT OF THE  
 J.A. RAMSEY SURVEY,  
 ABSTRACT NO. 186  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER  
 SHADDOCK HOMES, LTD.  
 2400 DALLAS PARKWAY, STE. 460  
 PLANO, TEXAS 75093  
 PREPARED BY  
 CORWIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

MARCH 2022 SCALE 1" = 100'  
 SHEET 1 OF 2 CASE #SP2022-xxxx

HOMESTEAD -- FENCE MAP (NOT TO SCALE)



F.M. 549  
 (VARIABLE WIDTH R.O.W.)

N53°46'08"W  
 50.21'

N55°22'09"E  
 48.05'

N00°56'00"W  
 908.25'

N00°45'51"W  
 50.21'

MATCHLINE

S01°01'34"E  
 309.78'

S001°31'05"E  
 1446.49'

S00°18'45"E  
 194.64'

MATCHLINE