



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

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.
²: 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 **Moton Block 12, Lot 1**

SUBDIVISION **Harbor District Addition Moton** LOT **1** BLOCK **12**

GENERAL LOCATION **Summer Lee Drive & Sunset Ridge Rock Wall Texas**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Mixed USe** CURRENT USE **Mixed Use**

PROPOSED ZONING **Residential Condos** PROPOSED USE **Residential Condos**

ACREAGE **0.4542** 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]

<input checked="" type="checkbox"/> OWNER	101 Hubbard Dr LLC	<input checked="" type="checkbox"/> APPLICANT	KinoD LLC
CONTACT PERSON	DW Bobst	CONTACT PERSON	Louis Clark
ADDRESS	2701 Sunset Ridge Drive Ste 610	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Rockwall Texas 75032	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-553-5505	PHONE	855-546-6301
E-MAIL	DWBobs@trendhr.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

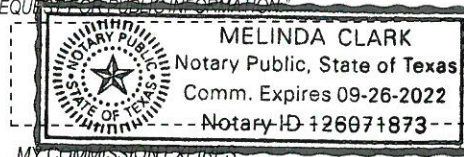
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 13 DAY OF Dec, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melinda Clark





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Parcel 19938 Summer Lee Drive Rockwall Texas

SUBDIVISION Moton LOT 3&4 BLOCK 11

GENERAL LOCATION Summer Lee Drive Rock Wall Texas

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed Use	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		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 Culpepper /Spatex JV APPLICANT KinoD LLC

CONTACT PERSON Gary Shultz

CONTACT PERSON Louis Clark

ADDRESS P O Box 190569

ADDRESS 1281 W Green Oaks Blvd

CITY, STATE & ZIP Dallas Texas 75219

CITY, STATE & ZIP Suite 117 Arlington Texas 76013

PHONE 817-233-0478

PHONE 855-546-6301

E-MAIL gshultz@diamond-a.com

E-MAIL LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

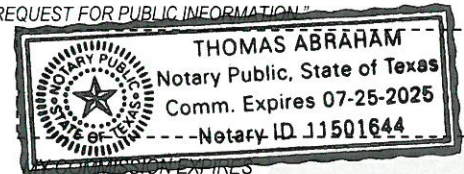
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF December, 20 21

OWNER'S SIGNATURE

Gary Shultz manager
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: **Moton Block 12, Lot 2,3,4**

SUBDIVISION: **Harbor District Addition Moton** LOT **2,3,4** BLOCK **12**

GENERAL LOCATION: **Summer Lee Drive & Sunset Ridge Rock Wall Texas**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: **Mixed USe** CURRENT USE: **Mixed Use**

PROPOSED ZONING: **Residential Condos** PROPOSED USE: **Residential Condos**

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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

<input checked="" type="checkbox"/> OWNER	Allen Anderson	<input checked="" type="checkbox"/> APPLICANT	KinoD LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Louis Clark
ADDRESS		ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP		CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-538-2209	PHONE	855-546-6301
E-MAIL		E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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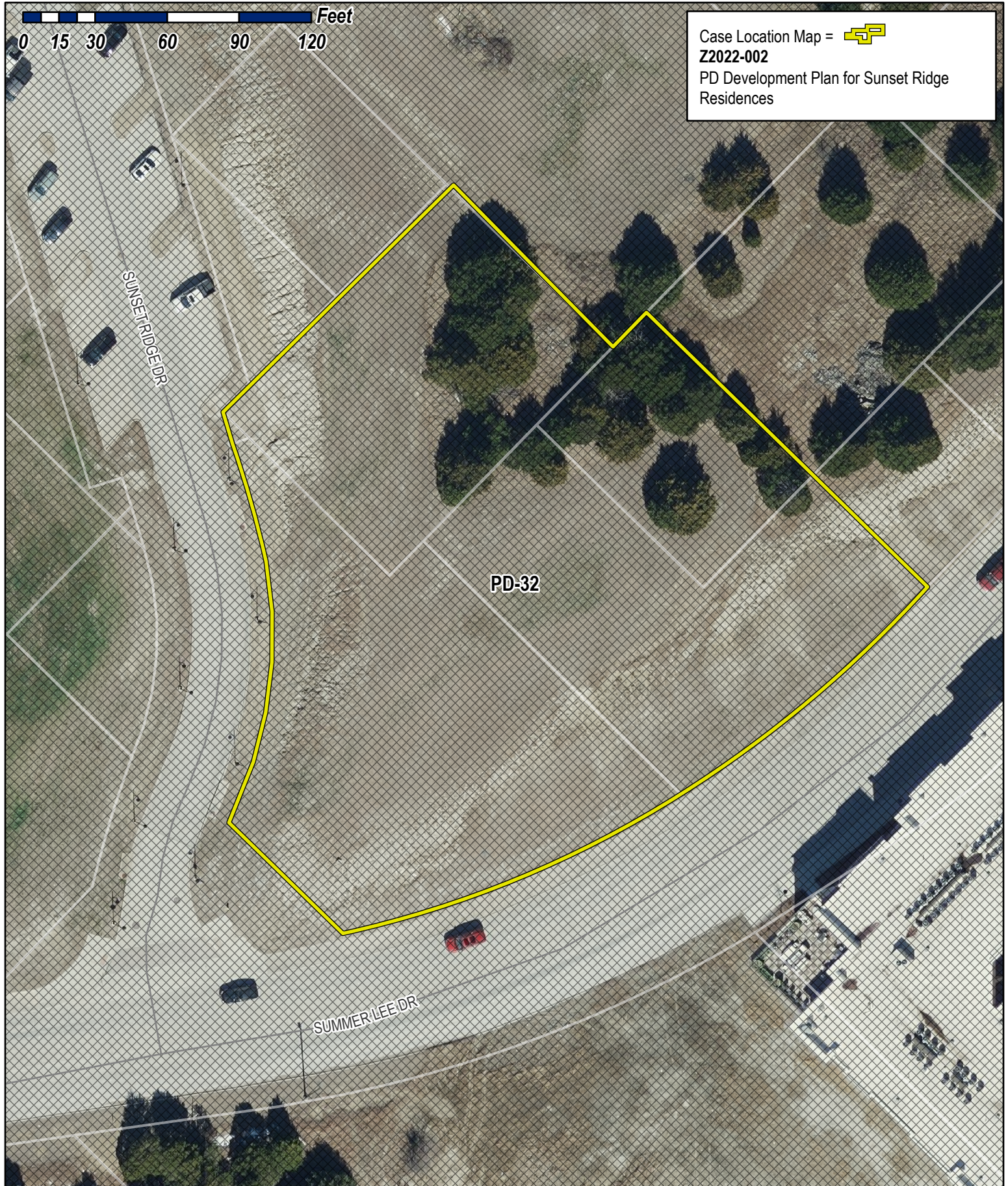
OWNER'S SIGNATURE

Allen Anderson
Christine N. Brandy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/03/2023

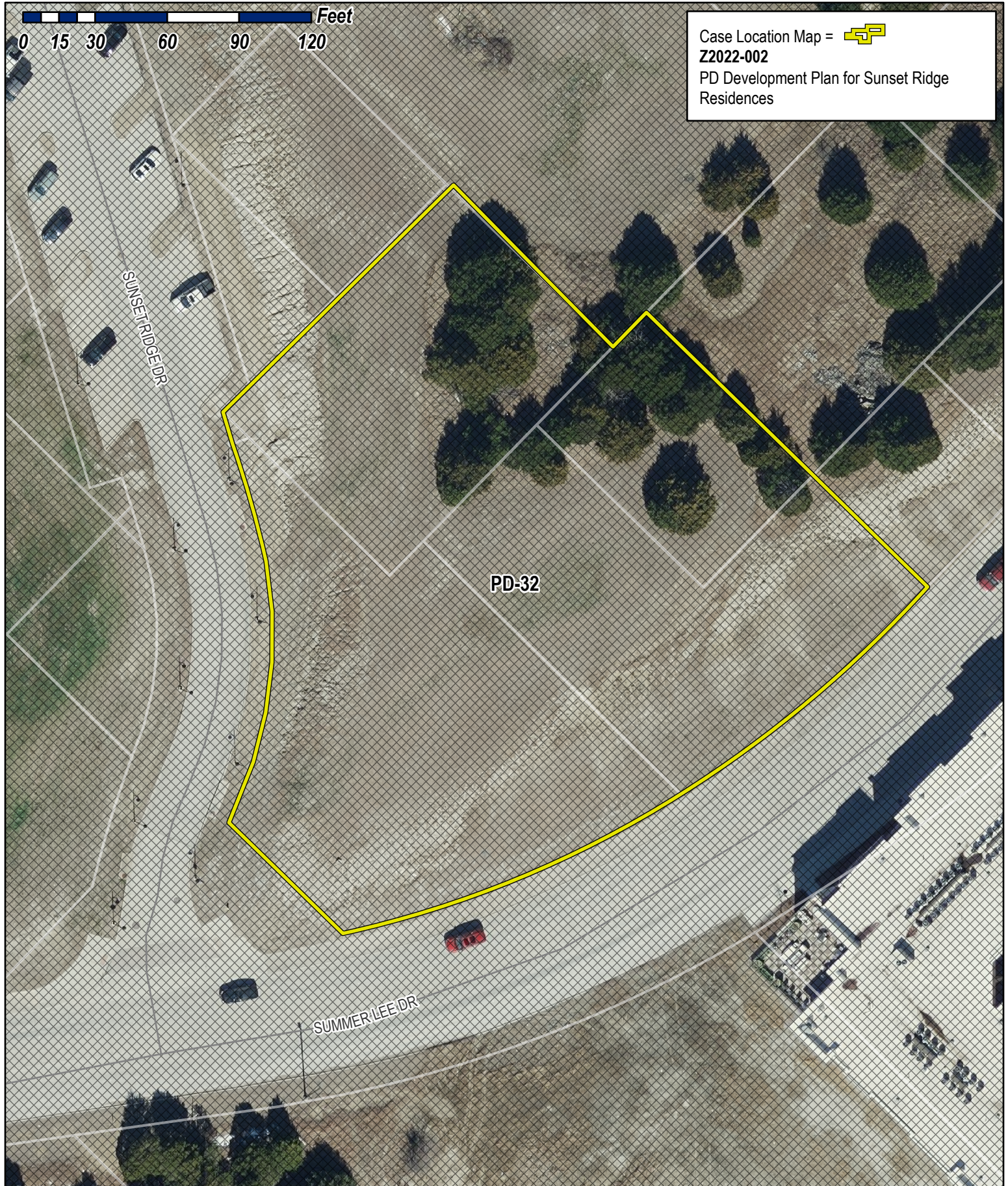


City of Rockwall

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.





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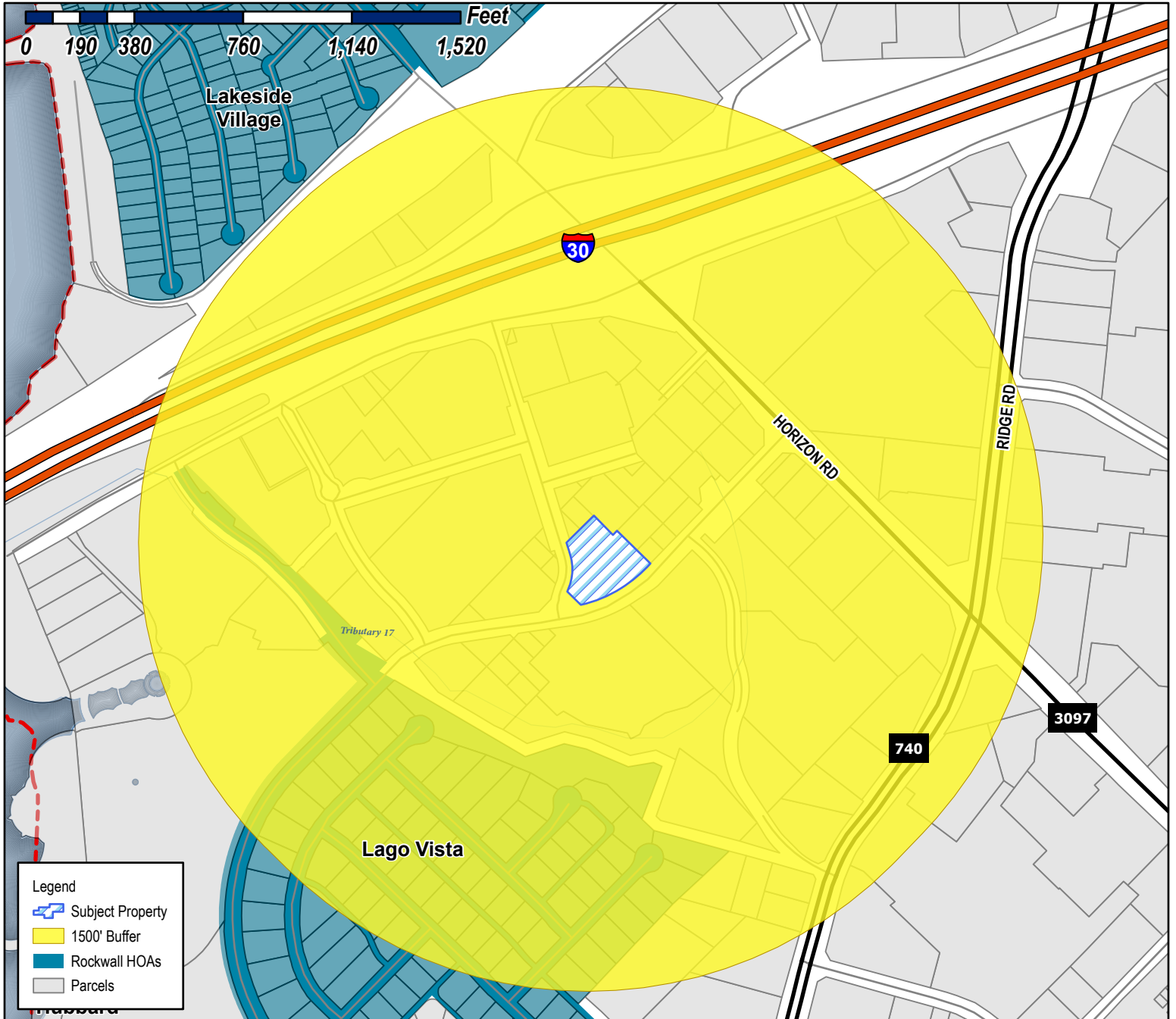




City of Rockwall

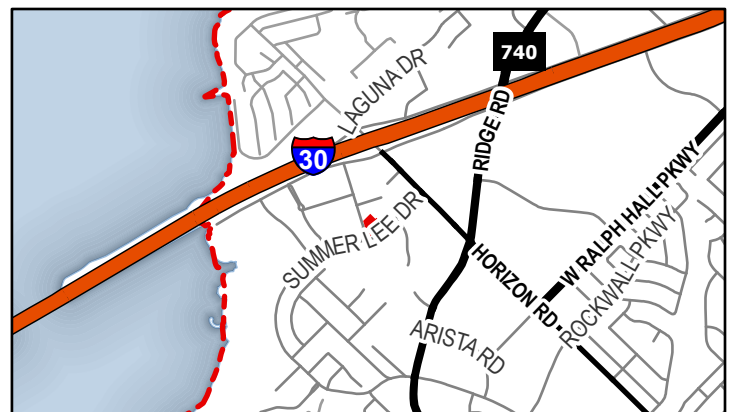
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Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
 For Questions on this Case Call (972) 771-7745

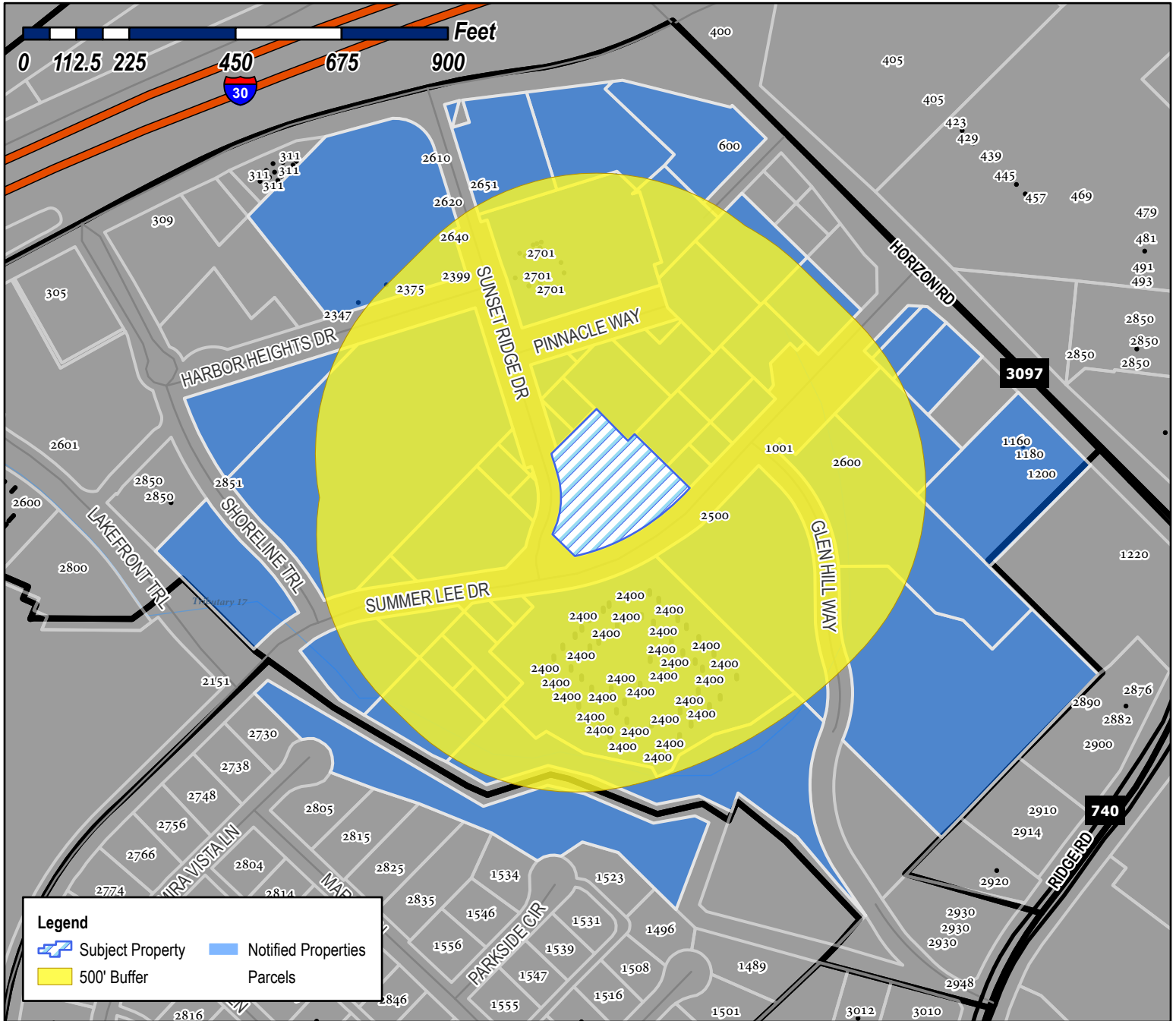




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 For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD
STE 300
DALLAS, TX 75240

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232
CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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CITY OF ROCKWALL
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ROCKWALL, TX 75087

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FIELDS EARNEST E
2400 109th Ave
OAKLAND, CA 94603

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

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C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
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2304 W WHEATLAND RD
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101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

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PO BOX 190569
DALLAS, TX 75219

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

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ROCKWALL, TX 75087

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PO BOX 190569
DALLAS, TX 75219

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1200 HORIZON RD
ROCKWALL, TX 75032

HARBOR URBAN CENTER LLC
5339 ALPHA RD
SUITE 300
DALLAS, TX 75240

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

EIGHTYTWO REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE
SUITE 2001
DALLAS, TX 75206

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240

MHC ROCKWALL LLC
1468 KIMBROUGH RD
SUITE 103
GERMANTOWN, TN 38138

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR
SUITE 607
ROCKWALL, TX 75032

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a PD Development Plan for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 22, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

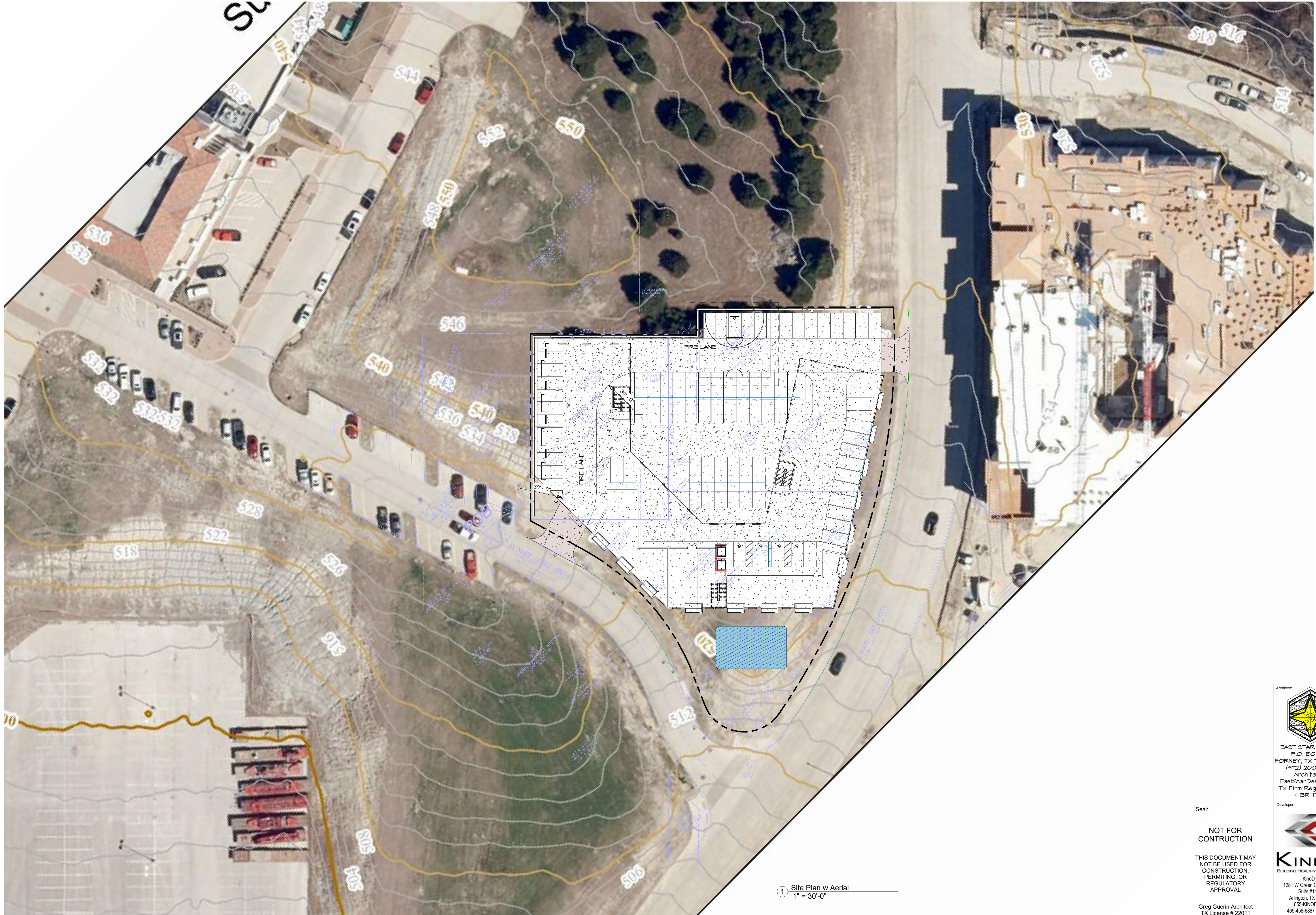
Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

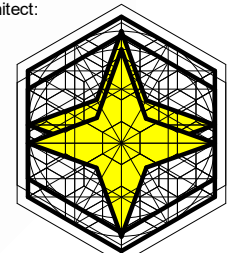
Z:\Res and CAD Project Working Files\2022\105 KinOD Rockwall Summer Lee and Sunset Ridge.txt
 1/13/2022 7:34:44 AM



1 Site Plan w Aerial
 1" = 30'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER.

Seal:
 NOT FOR CONSTRUCTION
 THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVAL
 Greg Guerin Architect
 TX License # 22011

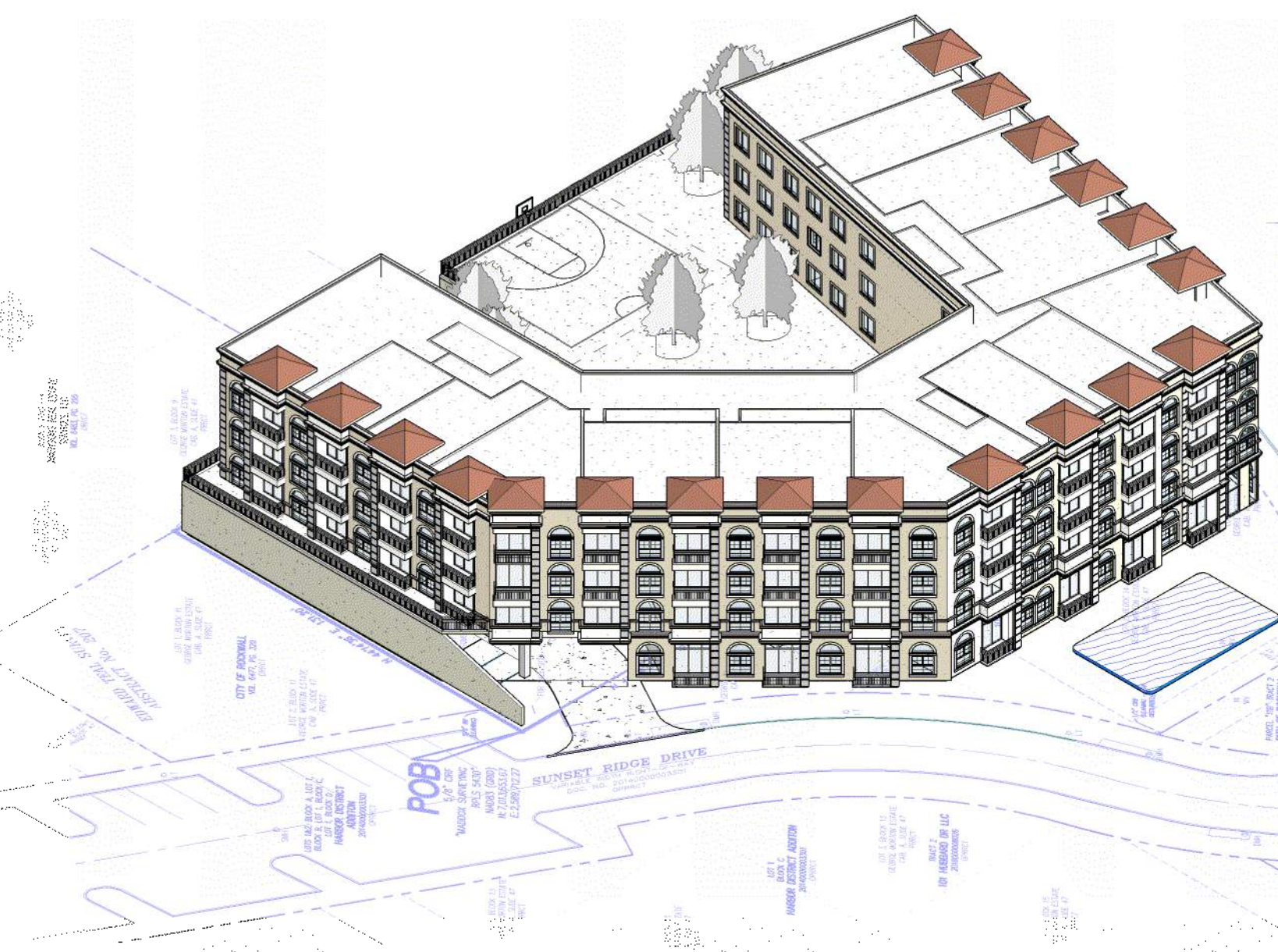
 EAST STAR DESIGN P.O. BOX 59 FORNEY, TX 75126 USA (972) 200-1340 Architect@EastStarDesign.com TX Firm Registration # BR 1785	No. Description Date
	KINO D BUILDING HEALTHY COMMUNITIES KinOD 1281 W Green Oaks Blvd Suite #117 Arlington, TX 76013 855-4KINOD-01 469-458-8887 (Office) www.KinoD.com
Developer: KINO D BUILDING HEALTHY COMMUNITIES KinOD 1281 W Green Oaks Blvd Suite #117 Arlington, TX 76013 855-4KINOD-01 469-458-8887 (Office) www.KinoD.com	KINO D SUNSET RIDGE RESIDENCES ROCKWALL, TX
Site Plan w Aerial Project number 21-000 Date 1/13/2022 7:34:44 AM Drawn by GG Checked by - A005 Scale 1" = 30'-0"	1/13/2022 7:34:44 AM

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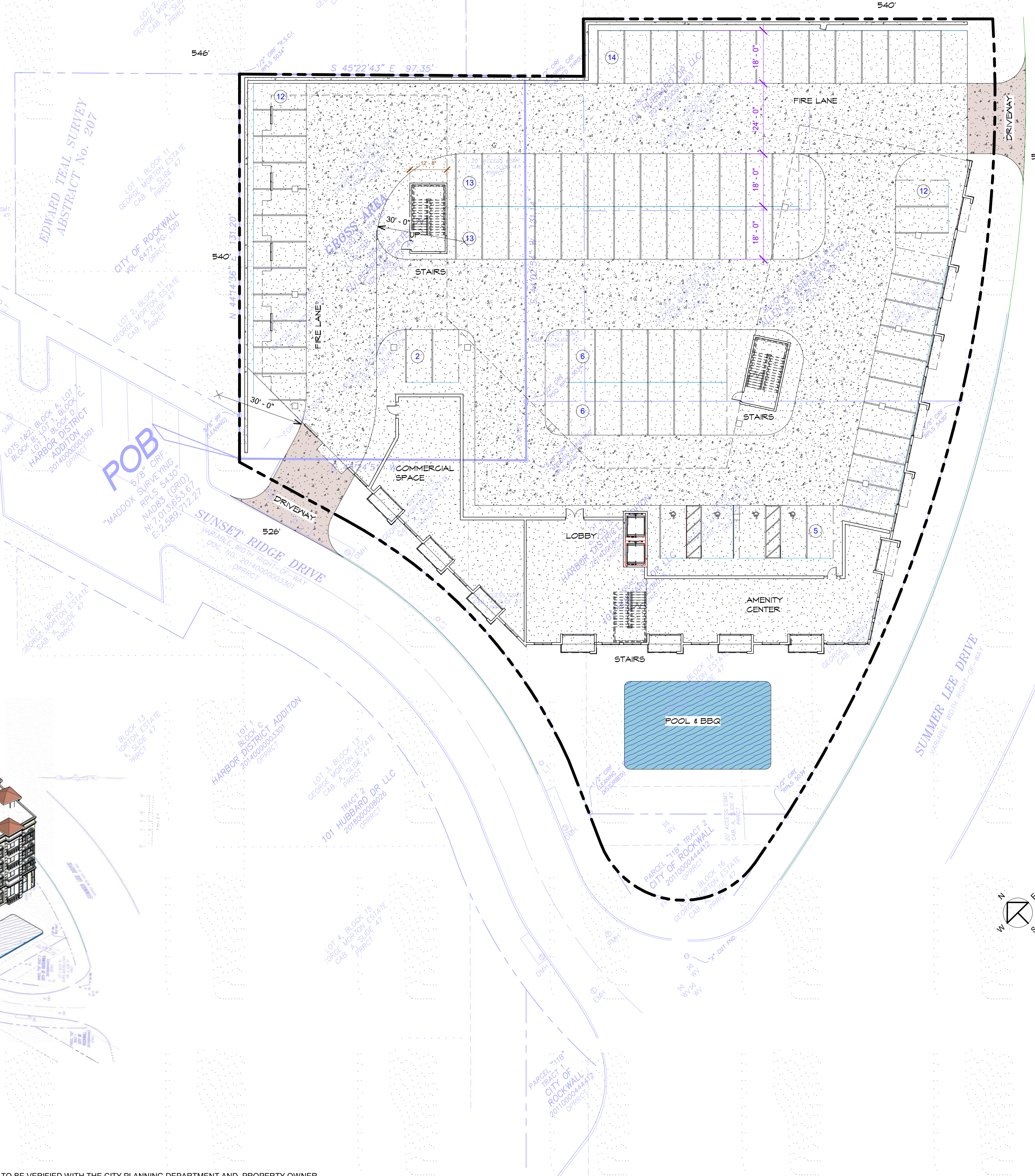
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1 Site Plan
1" = 20'-0"



2 3D View 2



ZONING
PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING
LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

NUMBER OF STORIES: 4.5
HEIGHT: 60 FEET
PARKING: 83 PROVIDED

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit Mix
1/4" = 1'-0"

No.	Description	Date

Architect:
EAST STAR DESIGN
P.O. BOX 59
FORNEY, TX 75126 USA
(972) 200-1340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-8887 (Office)
www.KinoDLLC.com

Project number 21-000
Date 1/13/2022 7:34:43 AM
Drawn by GG
Checked by -

A004
Scale As indicated

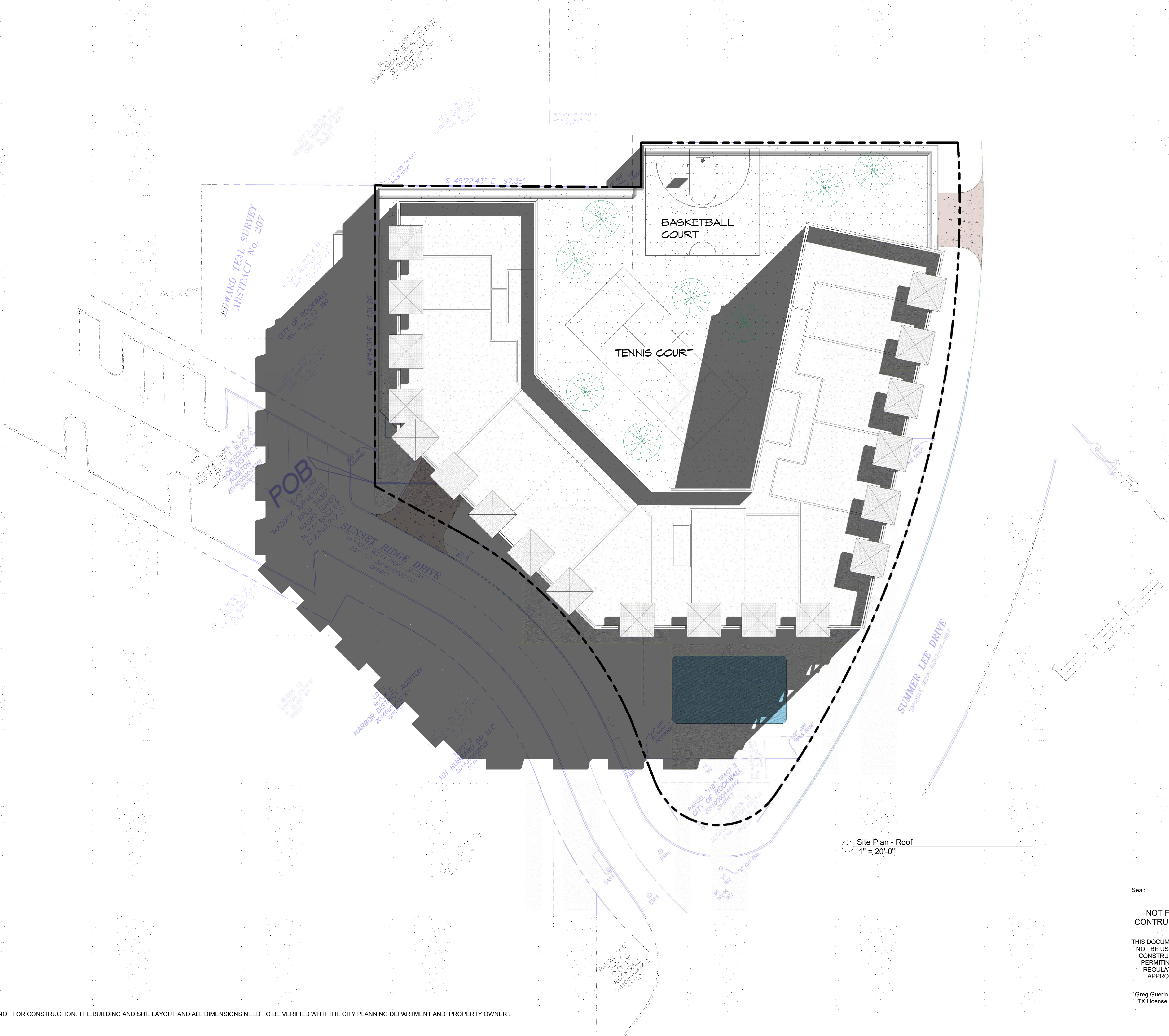
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Greg Guerin Architect
TX License # 22011

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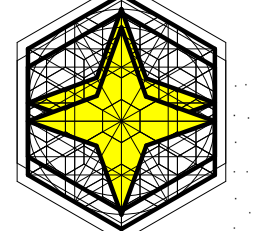

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① Site Plan - Roof
1" = 20'-0"

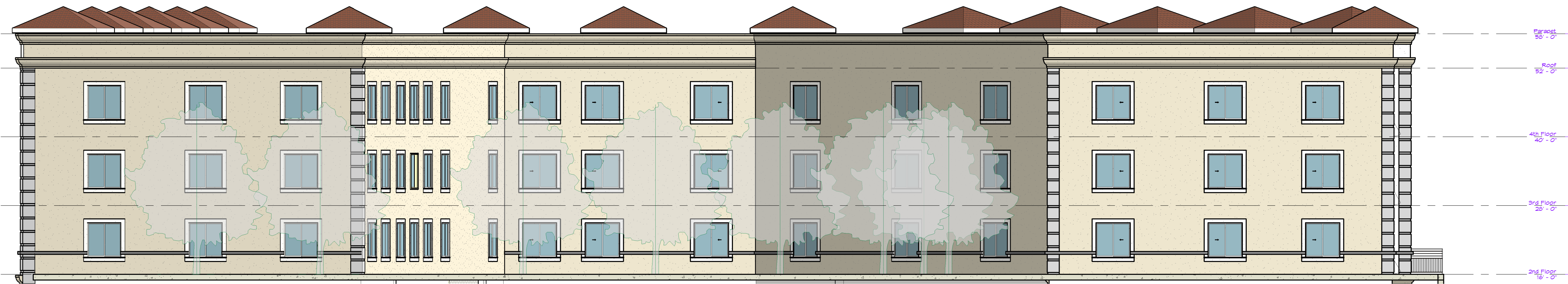
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TX License # 22011

 EAST STAR DESIGN P.O. BOX 59 FORNEY, TX 75126 USA (972) 200-1340 Architect@EastStarDesign.com TX Firm Registration # BR 1785	No.	Description	Date
Developer:  KinOD BUILDINGS HEALTHY COMMUNITIES KinOD 1281 W Green Oaks Blvd Suite #117 Arlington, TX 76013 855-4KINOD-01 469-458-6887 (Office) www.KinODLLC.com	KINOD SUNSET RIDGE RESIDENCES ROCKWALL, TX		
	Site Plan - Roof Project number 21-000 Date 1/13/2022 7:34:51 AM Drawn by GG Checked by - A006 Scale 1" = 20'-0"		

1/13/2022 7:34:51 AM



① South
3/32" = 1'-0"



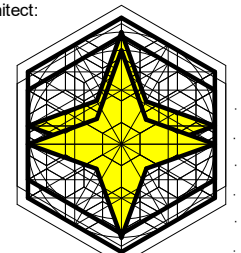
② North
3/32" = 1'-0"

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TX License # 22011

 EAST STAR DESIGN P.O. BOX 59 FORNEY, TX 75126 USA (972) 200-1340 Architect@ EastStarDesign.com TX Firm Registration # BR 1785	No.	Description	Date
KINOD BUILDING HEALTHY COMMUNITIES Kinod 1281 W Green Oaks Blvd Suite #117 Arlington, TX 76013 855-4KINOD-01 469-458-8887 (Office) www.KinoDLLC.com	KINOD SUNSET RIDGE RESIDENCES ROCKWALL, TX		
	Elevations Project number 21-000 Date 1/13/2022 7:35:05 AM Drawn by GG Checked by - A201 Scale 3/32" = 1'-0"		

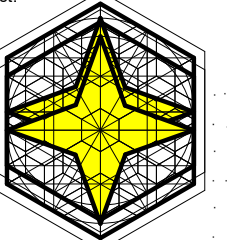



① West
3/32" = 1'-0"



② East
3/32" = 1'-0"

No.	Description	Date

Architect:

 EAST STAR DESIGN
 P.O. BOX 59
 FORNEY, TX 75126 USA
 (972) 200-1340
 Architect@EastStarDesign.com
 TX Firm Registration # BR 1785

Developer:

KINO D
 BUILDING HEALTHY COMMUNITIES
 KinoD
 1281 W Green Oaks Blvd
 Suite #117
 Arlington, TX 76013
 855-4KINOD-01
 469-458-6887 (Office)
 www.KinoD.com

Project number 21-000
 Date 1/13/2022 7:35:15 AM
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 Checked by -

A202
 Scale 3/32" = 1'-0"

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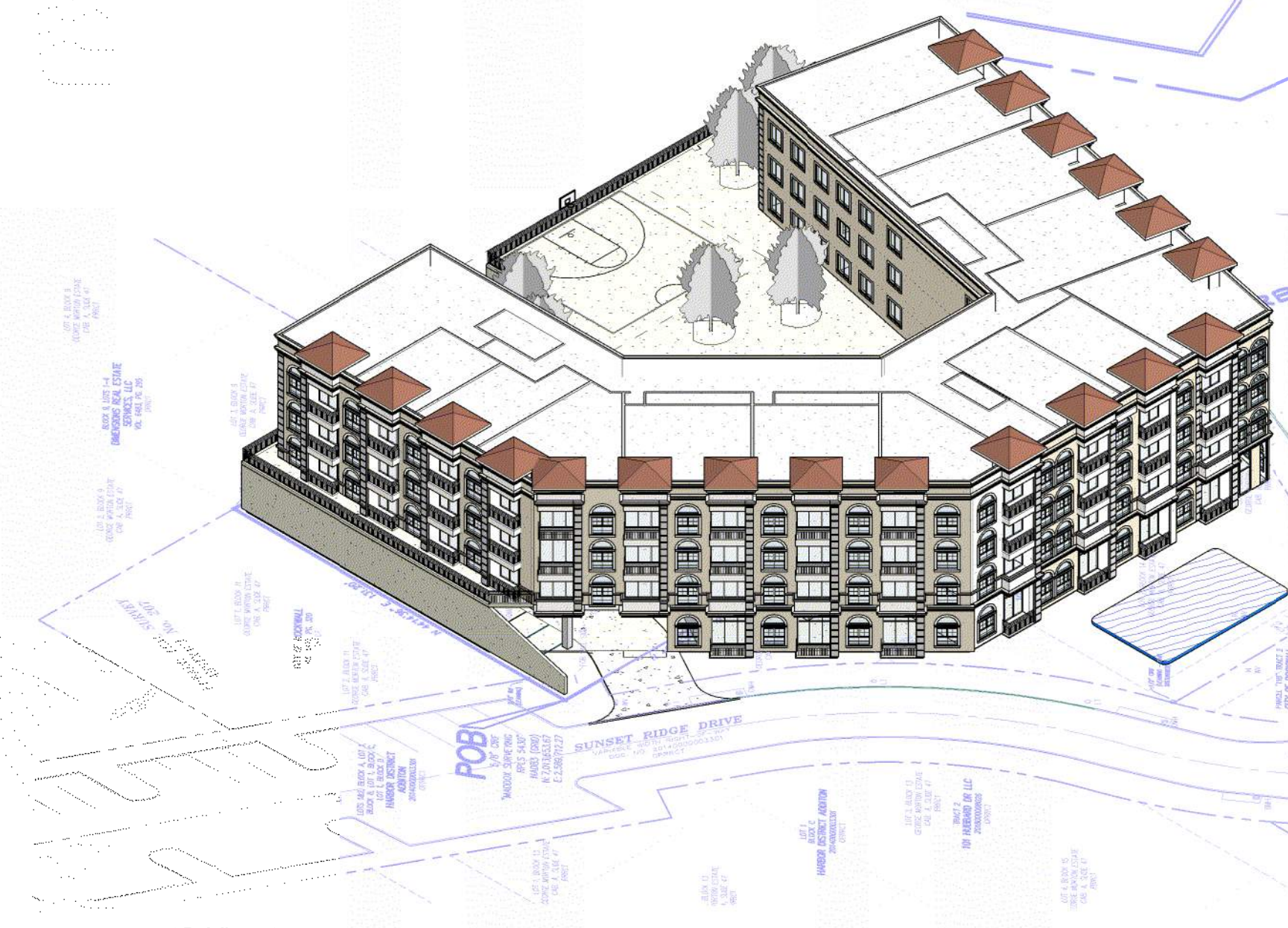
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① 3D View 1



② 3D View 3



③ 3D View 5

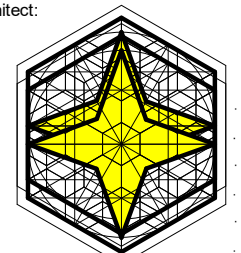

SUNSET RIDGE DRIVE
PARCEL 118B

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TX License # 22011

Architect	No.	Description	Date
 EAST STAR DESIGN P.O. BOX 59 FORNEY, TX 75126 USA (972) 200-1340 Architect@EastStarDesign.com TX Firm Registration # BR 1785			
		KINOD SUNSET RIDGE RESIDENCES ROCKWALL, TX	
Developer:  KinOD BUILDING HEALTHY COMMUNITIES 1281 W Green Oaks Blvd Suite #117 Arlington, TX 76013 855-4KINOD-01 469-458-8887 (Office) www.KinODLLC.com		3D Views	
	Project number	21-000	
	Date	1/13/2022	1:34:39 AM
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	Checked by	-	
		A003	
	Scale		



Sunset Ridge Dr. and Summer Lee Dr.
Rockwall, TX
01-18-22

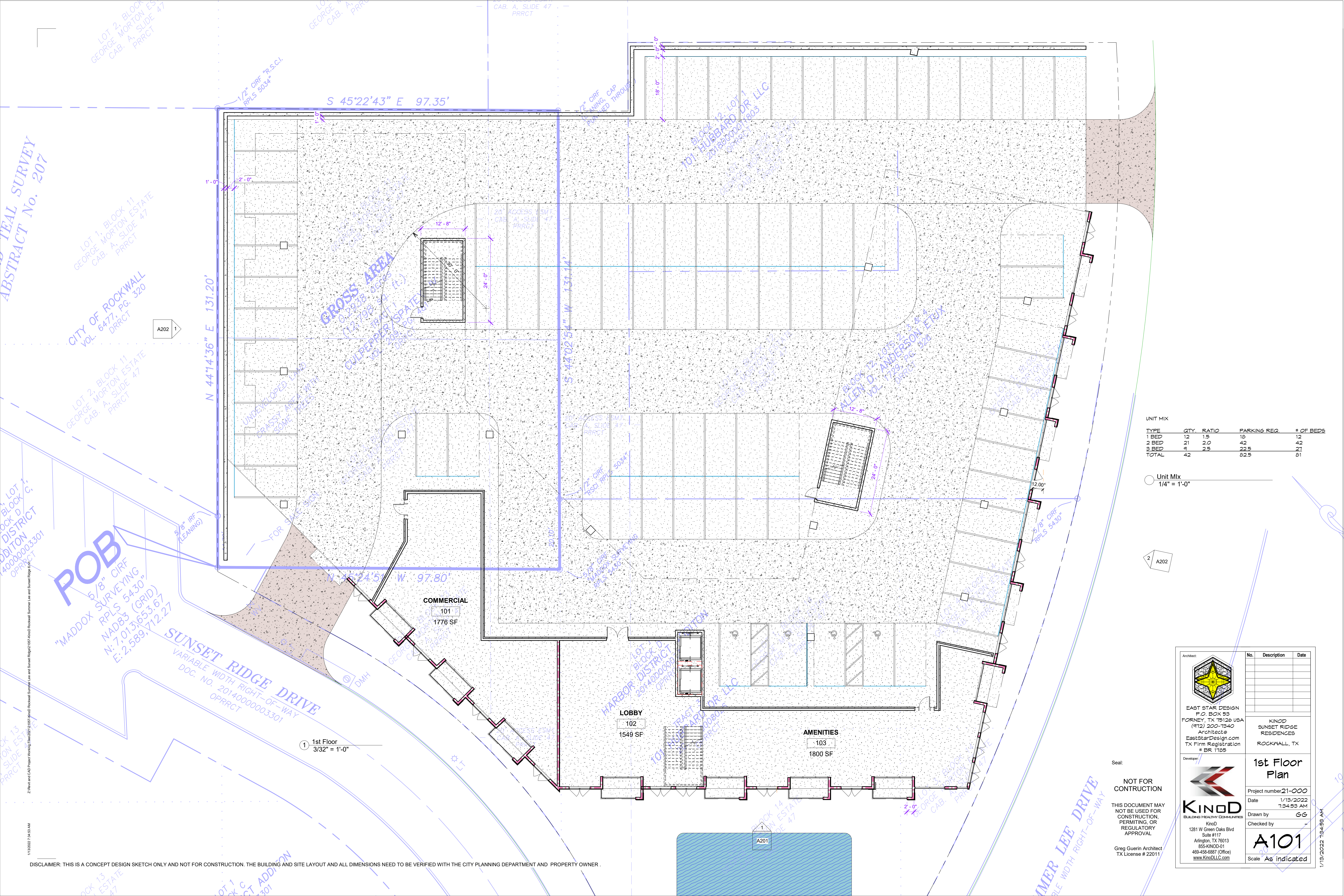


EAST STAR
DESIGN

ARCHITECTURE • INTERIOR DESIGN • PLANNING



KINOD
BUILDING HEALTHY COMMUNITIES

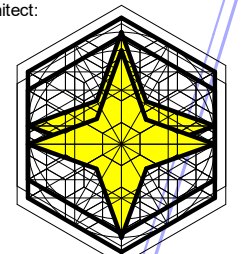



UNIT MIX

TYPE	QTY	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	10	12
2 BED	21	2.0	42	42
3 BED	4	2.5	22.5	21
TOTAL	42		82.5	81

Unit Mix
1/4" = 1'-0"

No.	Description	Date

Architect:

 EAST STAR DESIGN
 P.O. BOX 59
 FORNEY, TX 75126 USA
 (972) 200-1340
 Architect@EastStarDesign.com
 TX Firm Registration # BR 1785

Developer:

 Kinod
 BUILDING HEALTHY COMMUNITIES
 1281 W Green Oaks Blvd
 Suite #117
 Arlington, TX 76013
 855-4KINOD-01
 469-458-8887 (Office)
 www.KinodLLC.com

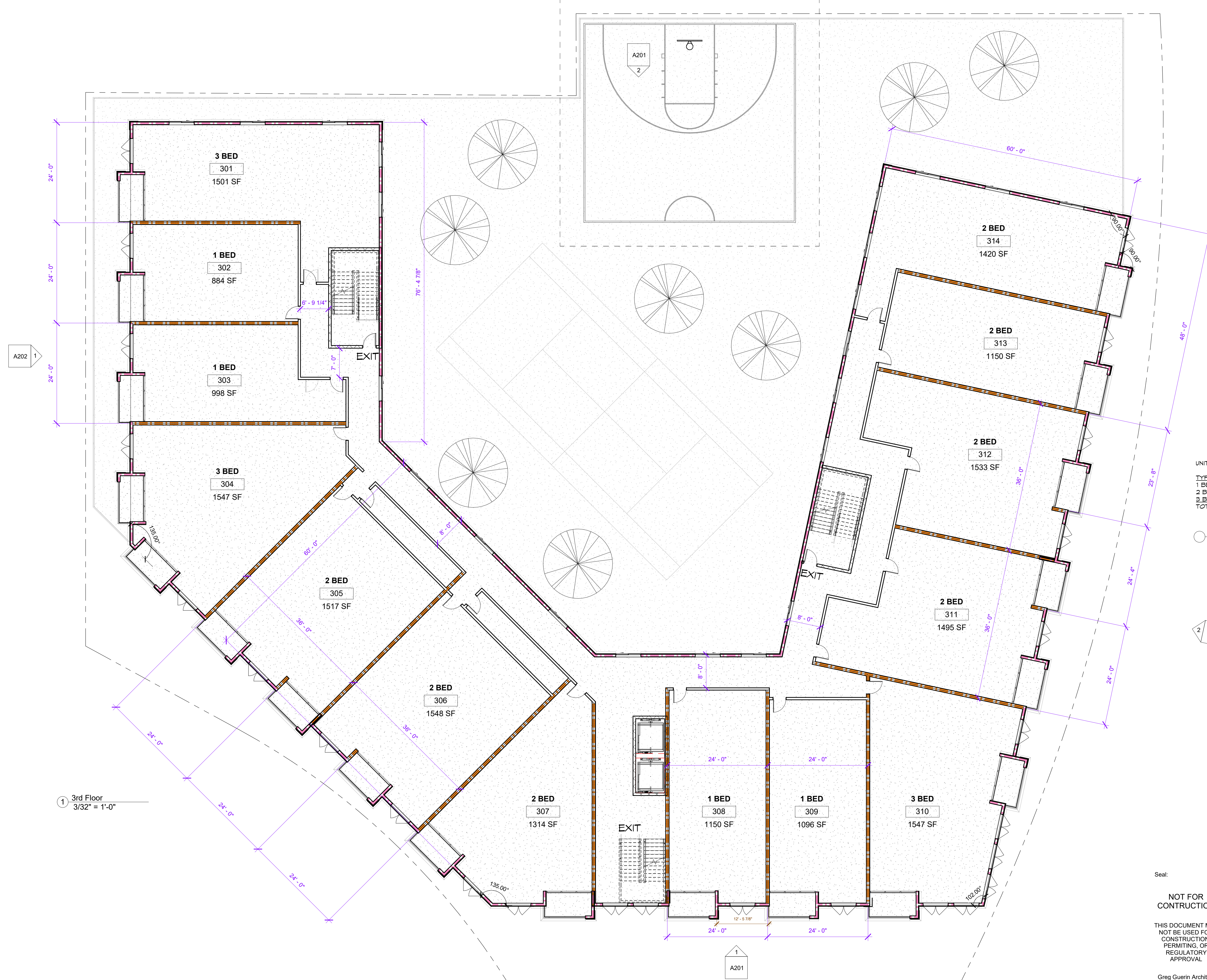
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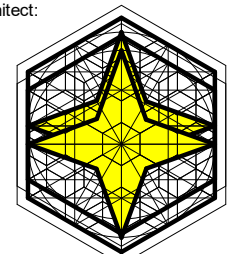



UNIT MIX

TYPE	QTY	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	10	12
2 BED	21	2.0	42	42
3 BED	4	2.5	22.5	21
TOTAL	42		82.5	81

Unit Mix
1/4" = 1'-0"

1 3rd Floor
3/32" = 1'-0"

 EAST STAR DESIGN P.O. BOX 59 FORNEY, TX 75126 USA (972) 200-1340 Architect@EastStarDesign.com TX Firm Registration # BR 1785	No.	Description	Date
Developer:  KinoD 1281 W Green Oaks Blvd Suite #117 Arlington, TX 76013 855-4KIND-01 469-458-8887 (Office) www.KinoD.com	3rd Floor Plan Project number 21-000 Date 1/13/2022 7:34:56 AM Drawn by GG Checked by - A103 Scale As indicated		

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