



AGENDA

Planning & Zoning Commission Regular Meeting

Thursday, March 17, 2022

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 7:00 PM

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. CITIZEN COMMENTS
4. APPROVAL OF MINUTES
 - 4.1. February 17, 2022 Planning & Zoning Minutes 2 - 12
[Minutes 2.17.22](#)
5. ITEMS FOR CONSIDERATION
 - 5.1. Discussion and possible action regarding approval of a preliminary plat 13 - 35
for a nine (9) residential lot subdivision.
[Application](#)
[Site Improvement Plans](#)
[Staff Recommendation](#)
6. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., March 11, 2022, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Thursday, February 17, 2022**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Thursday, February 17, 2022, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje	Chairperson
	Shari London	Vice-Chairperson
	Mark Kipphut	Commissioner
	Robert Rohde	Commissioner
	Daniel Swindoll	Commissioner
	Jody Wright	Alternate
	Brad Martin	Alternate
Staff Present:	Rick Crowley	Interim City Administrator
	Shelly Green	City Secretary
	Mike Coker	City Planner

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 7:00 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Chairperson Schwalje voiced the invocation and led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. December 20, 2021 Planning & Zoning Minutes

MOTION: APPROVE THE MINUTES OF THE DECEMBER 1, 2021 PLANNING & ZONING MEETING AS PRESENTED.

MADE BY:	Commissioner London
SECONDED BY:	Commissioner Kipphut
APPROVAL:	Unanimous

4.2. January 20, 2022 Planning & Zoning Minutes

MOTION: APPROVE THE MINUTES OF THE JANUARY 20, 2022 PLANNING & ZONING MEETING AS PRESENTED.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner Kipphut
APPROVAL: Unanimous

5. PUBLIC HEARING

- 5.1. A public hearing was held to consider the application of Alissa Mauldin requesting an amendment to a Specific Use Permit to allow Providence Academy, a classical, Christian, University Model School, to allow an enrollment of 350 children for use by Kindergarten – 12th grade students and 50 staff members using the existing facilities at Chisholm Baptist Church, plus an additional two temporary buildings that will house 4 additional classrooms in order to expand capacity for the 2022-2023 school year, to be located at Chisholm Baptist Church, located at 1388 South State Highway 205, McLendon-Chisholm, also described as Lot 1, Block 1 of Chisholm Baptist Church Addition currently zoned General Business.

Commission Chairperson Schwalje opened the public hearing at 7:03 p.m.

Alissa Mauldin addressed the Commission regarding the request.

Commission Chairperson Schwalje reported two responses were received from notifications sent to property owners. One response in favor and one response opposed.

Commission Chairperson Schwalje closed the public hearing at 7:06 p.m.

6. ITEMS FOR CONSIDERATION

- 6.1. Consideration and possible action regarding the application of Alissa Mauldin requesting an amendment to a Specific Use Permit to allow Providence Academy, a classical, Christian, University Model School, to allow an enrollment of 350 children for use by Kindergarten – 12th grade students and 50 staff members using the existing facilities at Chisholm Baptist Church, plus an additional two temporary buildings that will house 4 additional classrooms in order to expand capacity for the 2022-2023 school year, to be located at Chisholm Baptist Church, located at 1388 South State Highway 205, McLendon-Chisholm, also described as Lot 1, Block 1 of Chisholm Baptist Church Addition currently zoned General Business.

Staff Report

Applicant: Alissa Mauldin
3021 Ridge Road
Rockwall, Texas 75032

Location: 1388 South State Highway 205 (Chisholm Baptist Church)

Request: Amendments to the existing specific use permit: Increase the student enrollment capacity from 175 to 250. Increase the staffing level from 40 to 50. Construct a new building to accommodate 10 new classrooms, multi-purpose center with a gymnasium. Approval of two temporary classrooms and multi-purpose center.

Property Owner: Chisholm Baptist Church
1388 S. SH 205
McLendon-Chisholm, Texas

Representative: Alissa Mauldin, Head of School

STAFF RECOMMENDATION:

Approval of the requested increase in enrollment, staffing levels and facility expansion expansion and the installation and use of two temporary classrooms during construction of the new building for 10 classrooms and a multi-purpose center subject to the following conditions:

1. Compliance with a revised site plan that complies with the Fire Code [done]
2. Compliance with the attached traffic management plan;
3. Provision of an authorization letter from the church allowing use of the toilet and bathroom facilities in the current church facilities to be used by the school until the temporary classrooms are removed from the property; [done]
4. Applicant must apply for required building permits for temporary and permanent structures;
5. An on-site sanitary sewer facility must be approved by the City and installed and inspected for the new building;
6. Temporary classrooms shall be removed within 90 days following completion and final inspection of the new classrooms and multi-purpose center.

BACKGROUND INFORMATION:

The Providence Academy was originally granted a Specific Use Permit for a private school by Ordinance No. 2018-06, July 24, 2018.

This Specific Use Permit has been modified twice since first approval. The first amendment increased the grams from Pre-K through 8 to Pre-k through 12. [2019]

Proposed Site plan:

New construction occurs at the northern end of the parking lot. Site plan to be revised to satisfy the requirements of the Fire Code. The two temporary classrooms are located behind the main church sanctuary in the southwest area of the site.

The program has been very successful and is an asset to the McLendon-Chisholm community. As a result of the model of education provided by the school, interest in attendance has increased and the school is currently at enrollment capacity of 175 students.

Current Enrollment		Proposed Enrollment		
Grades:	Students	Grades	Classes	Students
K4	8	K4	2	20
Kindergarten	23	Kindergarten	2	24
1 st	15	1 st	2	28
2 nd	12	2 nd	2	28
3 rd	15	3 rd	2	30
4 th	15	4 th	2	30
5 th	14	5 th	2	30
6 th	14	6 th	2	32
7 th	13	7 th	2	32
8 th	22	8 th	1	16
9 th	7	9 th	1	16
10 th	11	10 th	2	32
11 th	5	11 th	1	16
12 th	1	12 th	1	16
Total	175	Total		350

Current and proposed hours of operation: 7:55 AM to 3:35 PM, Monday, Wednesday, Friday. No classes held on Tuesday or Thursday.

All Grades meet on Monday and Wednesday.

Grades 6 through 12 additionally meet on Friday, but not grades K4-5.

Parking provided: 176 Existing

Parking required: 12 by code

Required parking is regulated by Section 6-7 of the Zoning Ordinance. The land use is identified as Schools and provide the required parking as a ratio of parking spaces to a number of students in Elementary, Junior High and Senior High.

The ratio for elementary is one parking space for each 25 students

The ratio for Junior High is one parking space for each 18 students

The ratio for Senior High is one parking space for each 5 students.

For this assessment, elementary school will include K4 through Grade 6. Junior High School will include grades 7 through 9. And High School will include grades 10 through 12.

Current parking requirements for existing 175 student enrollment and based upon the breakdown in the chart above is as follows:

K4-6 116 students/25 students per parking space = 5 spaces

7-9 42 students/18 students per parking space = 3 spaces

10-12 17 students/5 students per parking space = 4 spaces

Total 12 parking spaces required per code.

There is sufficient parking on-site to accommodate the increase in parking generated by the additional staffing and student enrollment.

All traffic operations occur on the Church parking lot and are designed so as to not interfere with SH 205 traffic. There will be a nominal increase in traffic due to increased staffing.

Traffic Data

Arrival Time	Departure Time	Current Facilities and Enrollment
7:30 am	4:00 pm	*30 staff cars
7:55-8:05 am	3:35-3:50 pm	63 family cars
7:55-8:05 am	3:35-3:50 pm	2 student drivers

Arrival Time	Departure Time	After Construction of New Building
7:30-7:40 am	4:00 pm	*50 staff cars
7:45-7:55 am	3:25-3:35 pm	75 family cars
7:55-8:05 am	3:35-3:50 pm	35 family cars
7:55-8:05 am	4:30-5:00 pm	25 family cars (after school sports/activities)
7:55-8:05 am	3:35-3:50 pm	10 student drivers
7:55-8:05 am	4:30-5:00 pm	20 student drivers (after school sports/activities)

Notes:

Our plan is to have staggered start and end times for Upper and Lower School after construction is complete.

Lower School hours: 7:55 am-3:25 pm. Upper School hours: 8:04 am-3:35 pm.

*Not all staff members arrive and depart at the same time. Currently, 12 staff members arrive to teach their classes and then depart when their class is over. The number of staff members with staggered arrivals and departures is estimated to increase to 20 after new construction.

The Church has advised the applicant that there is sufficient sanitary sewer capacity to comfortably accommodate the nominal increase in students and staffing and the City of McLendon-Chisholm Building Official has approved the use of the existing sanitary facilities by students and staff during the construction of the new facility. There will not be plumbing within the temporary classrooms.

Ms. Mauldin clarified the opposition regarding preparing and serving lunches. She explained they do not serve lunch, the students bring their lunches. There are no cooking facilities used.

MOTION: Approve the amendments to the existing specific use permit to increase the student enrollment capacity from 175 to 250. Increase the staffing level from 40 to 50; construct a new building to

accommodate 10 new classrooms, multi-purpose center with a gymnasium; and approval of two temporary classrooms and multi-purpose center.

MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner Rohde
APPROVAL: Unanimous

6.2. Heritage Final Plat

City Planner Coker presented his Staff Report:

Applicant: Oak National Development, LLC
(same as owner)
Location: Pullen Road, southwest of Sinks Road and including a portion of Sinks Road.

REQUEST:

The applicant is requesting approval of a final plat for two phases of a multi-phased development. Phase 1 is a 44.231-acre portion of a 166.256-acre tract of land located on Pullen Road. Phase 1 includes 35 residential lots and two community area lots. Phase 2 is a 53.426-acre tract of land including 42 residential lots.

PROPERTY OWNER: Oak National Development, LLC
5763 S. SH 205
Suite 100
Rockwall, Texas 75032

REPRESENTATIVE: Ryan Joyce

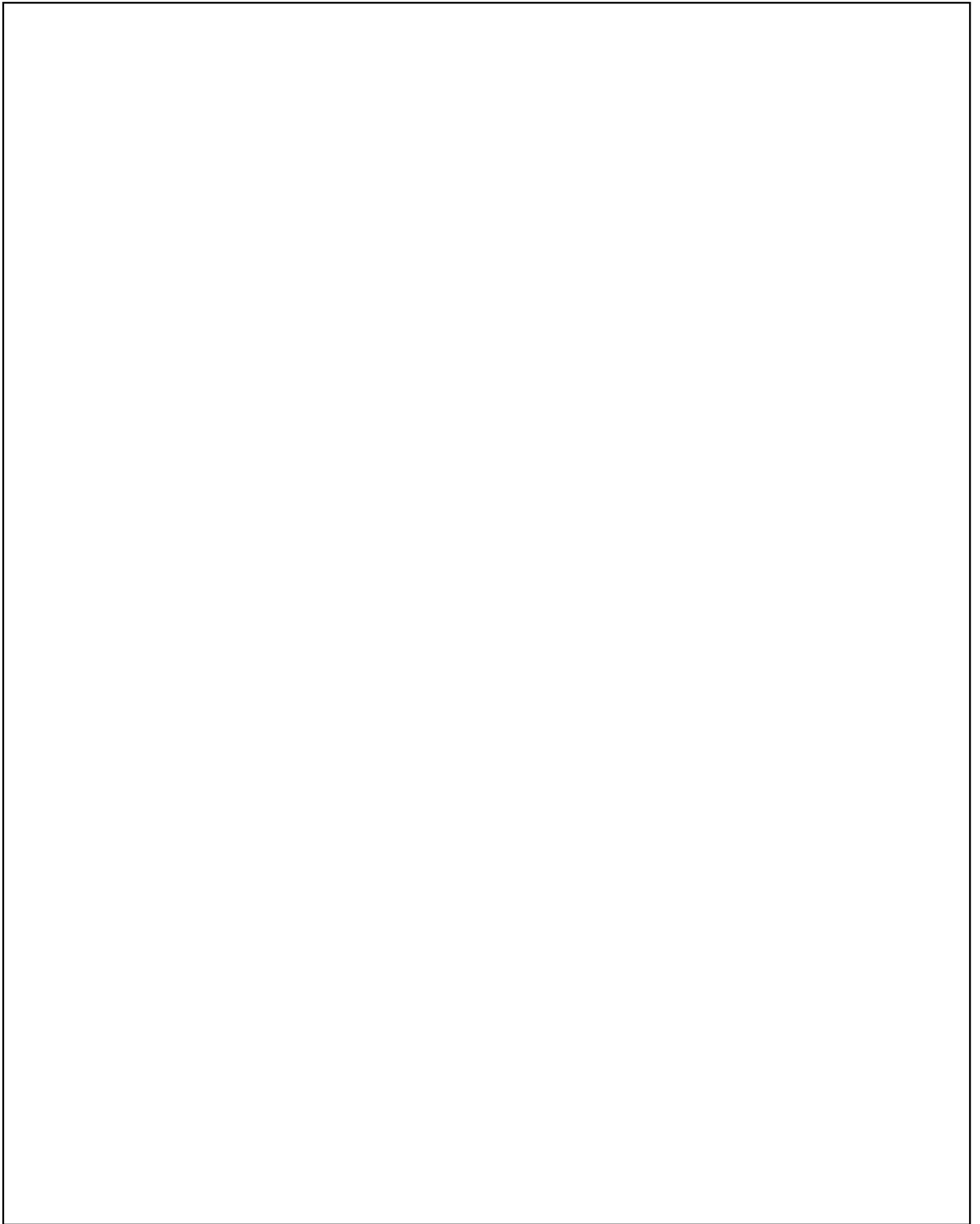
STAFF RECOMMENDATION: Approval of both phases 1 and 2.

BACKGROUND INFORMATION:

These two phases conform to approved concept plan and the approved preliminary plat [attached to this report]. And the proposed lots conform to the requirements of the Zoning Ordinance.

Zoning Ordinance review, Section 3 requires a development plan approval for each and every phase of the development, these two phases satisfy that requirement.

The approved preliminary plat provided for the development to occur in three phases: Phase 1 containing: 33 residential lots, two Common Area lots and 44.427 acres of land. Phase 2 contains: 42 residential lots and 53.269 acres of land. Phase 3 contains: 54 residential lots, two Common Area lots, and 68.802 acres of land. Phase 1 final plat shows a total of 35 residential lots but is still in general compliance with the Concept Plan and the approved preliminary plat.



Zoning:

The zoning district for the subject property is a planned development district [the development standards are included at the end of this report].

The zoning district for this subdivision requires minimum lot sizes of one-acre of land. All of the residential lots in the proposed subdivision conform to the minimum lot size.

The requested preliminary plat contains one less lot than the approved "Concept Plan". The zoning district requires that the subdivision conform to the approved concept plan. The proposed preliminary plat does not conform to the approved concept plan.

Thoroughfares/streets:

Pullen Road is shown as a two-lane undivided collector roadway. Sinks Road is shown as a future two-lane undivided collector connecting Pullen Road to Klutts Road. When the planned development district was approved by the City Council, the agreement was made to relocate the two-lane collector from the Sinks Road location to the southwestern street in the subdivision and to amend the Thoroughfare plan when the Comprehensive Plan update is considered.

The required right of way for a two-lane undivided collector is 70 feet. The Pullen/Klutts collector is shown as 70 feet of right of way. The remaining local streets within the proposed subdivision are 60 feet of right of way.

MOTION: APPROVE A FINAL PLAT FOR TWO PHASES OF A MULTI-PHASED DEVELOPMENT. PHASE 1 IS A 44.231 ACRE PORTION OF A 166.256 ACRE TRACT OF LAND LOCATED ON PULLEN ROAD. PHASE 1 INCLUDES 35 RESIDENTIAL LOTS AND TWO COMMUNITY AREA LOTS. PHASE 2 IS A 53.426 ACRE TRACT OF LAND INCLUDING 42 RESIDENTIAL LOTS UPON SUBMITTAL OF THE FOLLOWING DOCUMENTS: STUDY OF THE IMPACT OF CONSTRUCTION TRAFFIC CONDITIONS; WRITTEN DOCUMENTATION FROM RCH AND THE CITY OF ROCKWALL THAT THERE IS SUFFICIENT WATER FOR FIRE FLOW AND ADEQUATE POTABLE WATER PRIOR TO ISSUANCE OF BUILDING PERMITS; AND, STREET LIGHTS ARE TO BE INSTALLED AND MAINTAINED BY THE HOA.

MADE BY: LONDON
SECONDED BY: KIPPHUT
APPROVAL: UNANIMOUS

6.3. Amir Lakhani – Plat

Applicant: Amir Lakhani
4440 Saudenuk Lane
Carrollton, Texas 75010

Location: 10689 SH 205, Rockwall County, McLendon-Chisholm ETJ

This item is a ministerial function. The Planning and Zoning Commission has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a preliminary plat for a two and one-half acre tract of land located at 10689 SH 205, within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas. The site is located at the southeast corner of the intersection of SH 205 and FM 548.

Property Owner: Amir Lakhani
4440 Saukenuk Lane
Carrollton, Texas 75010

Representative: Amir Lakhani

STAFF RECOMMENDATION: Approval with conditions

Conditions:

1. Cross Access easement shall be provided for adjacent properties on both street frontages. [Comprehensive Plan]
2. Engineering documentation shall provide the engineer's address, license number and/or company registration number. [Oak Point Subdivision Regulations]
3. Approval from TxDOT for driveway locations prior to consideration by the City Council. [Texas Department of Transportation requirement]
4. Designated detention or necessary engineering to eliminate the requirement for on-site detention. [Section 10.02.001 Drainage Requirements].
5. Written documentation signifying that the water provider for the subject property has agreed to provide the potable water requirements for the property along with supporting documentation that required fire flow will be available for the development.

BACKGROUND INFORMATION:

The subject property is a 2.78-acre tract of land located at the southeast corner of the intersection of SH 205 and FM 548. [Rockwall CAD calls it a 2.78-acre tract of land and the preliminary plat calls it 2.78 acres]. The Rockwall CAD Property Identification number is 20955. The City has a one-half mile extraterritorial jurisdiction from the existing City Limits.

The City of McLendon-Chisholm does not have any regulatory authority regarding land use in our ETJ, only platting and fire code. However, the applicant has provided a proposed site plan and I have included in this report for your review. The site plan is also included in the preliminary plat.

Based upon the Texas Department of Transportation schematic for the future improvement of the intersection of SH 205 and FM 548 there exists sufficient right of way adjacent to the subject property for all of the proposed improvements including a planned right turn and deceleration land for northbound SH 250 and to eastbound FM 548.

Zoning

The subject property is located in the ETJ of the City of McLendon-Chisholm. The City does not have zoning authority in the ETJ but does have patting authority.

Thoroughfares/streets:

This property fronts on both SH 205 and FM548.

MOTION: APPROVE THE APPROVAL OF A PRELIMINARY PLAT FOR A TWO AND ONE-HALF ACRE TRACT OF LAND LOCATED AT 10689 SH 205, WITHIN THE EXTRATERRITORIAL JURISDICTION OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, SPECIFICALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 205 AND FM 548, WITH THE FOLLOWING CONDITIONS: 1) CROSS ACCESS EASEMENT SHALL BE PROVIDED FOR ADJACENT PROPERTIES ON BOTH STREET FRONTAGES. [COMPREHENSIVE PLAN]; 2) ENGINEERING DOCUMENTATION SHALL PROVIDE THE ENGINEER'S ADDRESS, LICENSE NUMBER AND/OR COMPANY REGISTRATION NUMBER. [OAK POINT SUBDIVISION REGULATIONS] 3) APPROVAL FROM TXDOT FOR DRIVEWAY LOCATIONS PRIOR TO CONSIDERATION BY THE CITY COUNCIL. [TEXAS DEPARTMENT OF TRANSPORTATION REQUIREMENTS] 4)DESIGNATED DETENTION OR NECESSARY ENGINEERING TO ELIMINATE THE REQUIREMENT FOR ON-SITE DETENTION. [SECTION 10.02.010 DRAINAGE REQUIREMENTS.] 5) WRITTEN DOCUMENTATION SIGNIFYING THAT THE WATER PROVIDER FOR THE SUBJECT PROPERTY HAS AGREED TO PROVIDE THE POTABLE WATER REQUIREMENTS FOR THE PROPERTY ALNG WITH SUPPORTING DOCUMENTATION THAT REQUIRED FIRE FLOW WILL BE AVAILABLE FOR THE DEVELOPMENT.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner London
APPROVAL: Unanimous

6.4. Discussion of reconciling the Comprehensive Plan with the Subdivision Ordinance, Zoning Ordinance, and other regulations.

This item will be addressed at the March 17, 2022 regular Planning & Zoning Meeting.

7. ADJOURN

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 11-10-21

Items Submitted. Check all that Apply:

- ☒ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): Watson Addition Current Zoning: SF 2.5 District

No. of Acres: 27.11 No. of Lots: 9 Proposed Zoning: SF 2.5

General Location of Property: FM 550 + FM 1139

Proposed Use for Property: Single Family Residential

Applicant Name: Bryan Connally

Company: CBG Surveying Texas LLC

Address: 12025 Shiloh Rd #240 City, State, Zip: Dallas TX 75228

Phone(s): 214-349-9485 Email: bryanc@cbgtxllc.com

Owner Name: Brian & Elizabeth Watson

Address: 1401 Wells Circle City, State, Zip: Rockwall TX 75032

Legal Description of the Property: 27.11 acres in the Leonard Eastwood Survey, Abst 79

County Parcel ID: 10783, 10782, & 445857

Other Information: _____

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

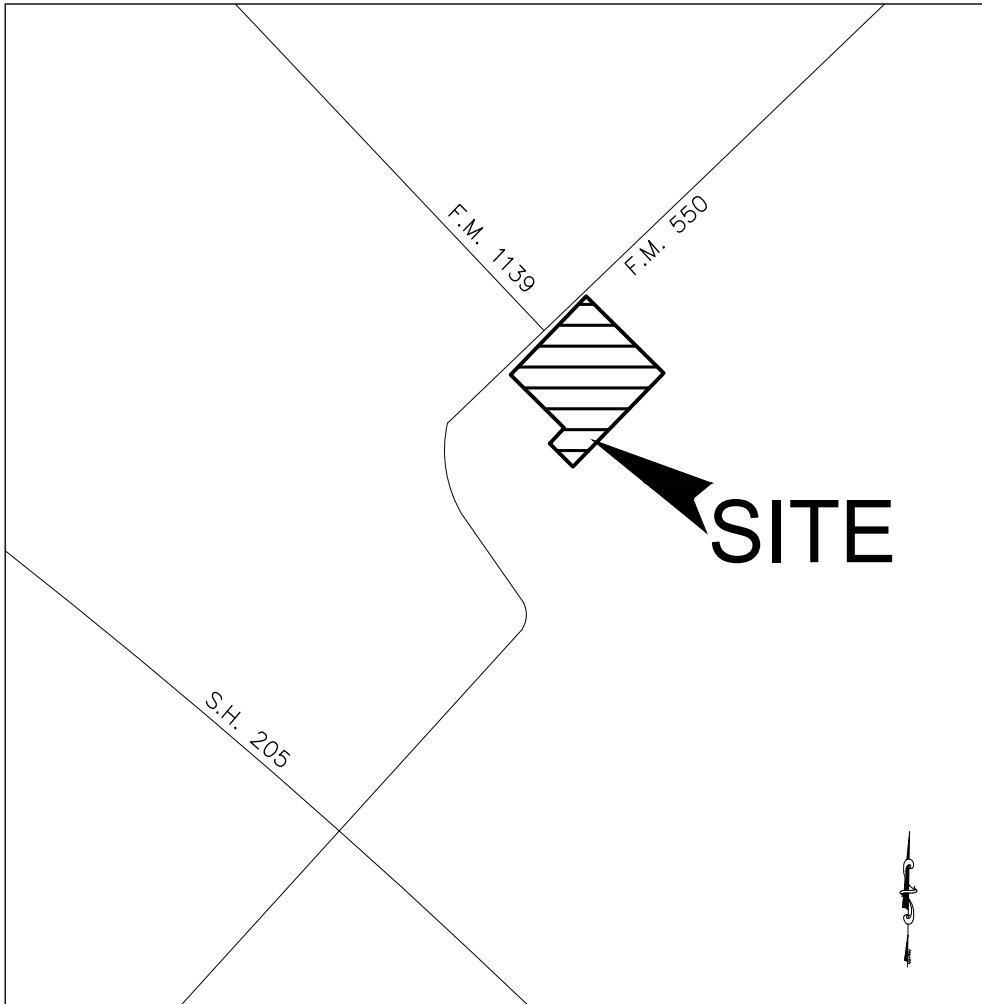
I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 1,845⁰⁰ to cover the cost of this application, and an initial deposit of \$ 3600.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 15th day of November, 2021.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of ^{OWNER} Applicant: Bria With
City Secretary: Rochelle Green



SITE IMPROVEMENT PLANS
for
WATSON WAY ADDITION
SUBDIVISION
Lots 1-9, Block A 27.12 ACRES
City of Rockwall
Rockwall County, Texas



Location Map

INDEX

SHEET NO.	DESCRIPTION
C100	Cover Sheet
C101	Plat
C101A	Site & Lot Layout Plan
C102	Street Plan & Profile
C103	Site Utility Plan
C104	Drainage Area Plan
C105	Grading & Drainage Plan
D101	Erosion Control Plan
	Site Details
	General Notes

DEVELOPER:

SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214) 293-2826

ENGINEER:

MONK CONSULTING ENGINEERS, INC.

GERALD E. MONK, P.E.
1200 W. State Street ~ Garland Texas 75040 972) 272-1763 Fax 972) 272-8761
jerry@monkconsulting.com
REG. NO.: F-2567

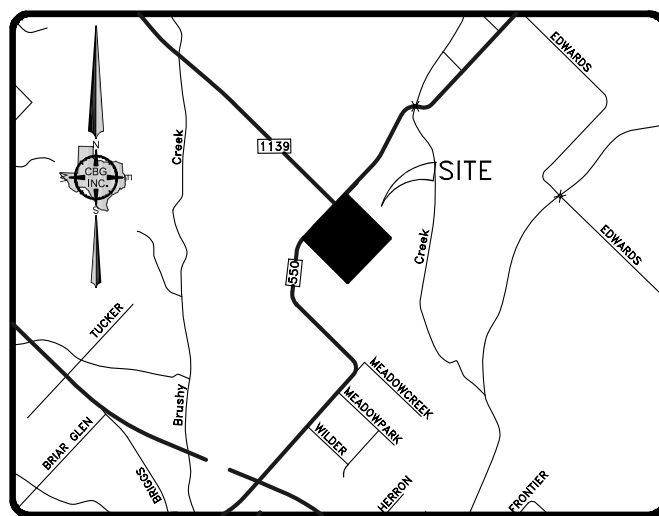
SUBMITTAL DATE:

1st	

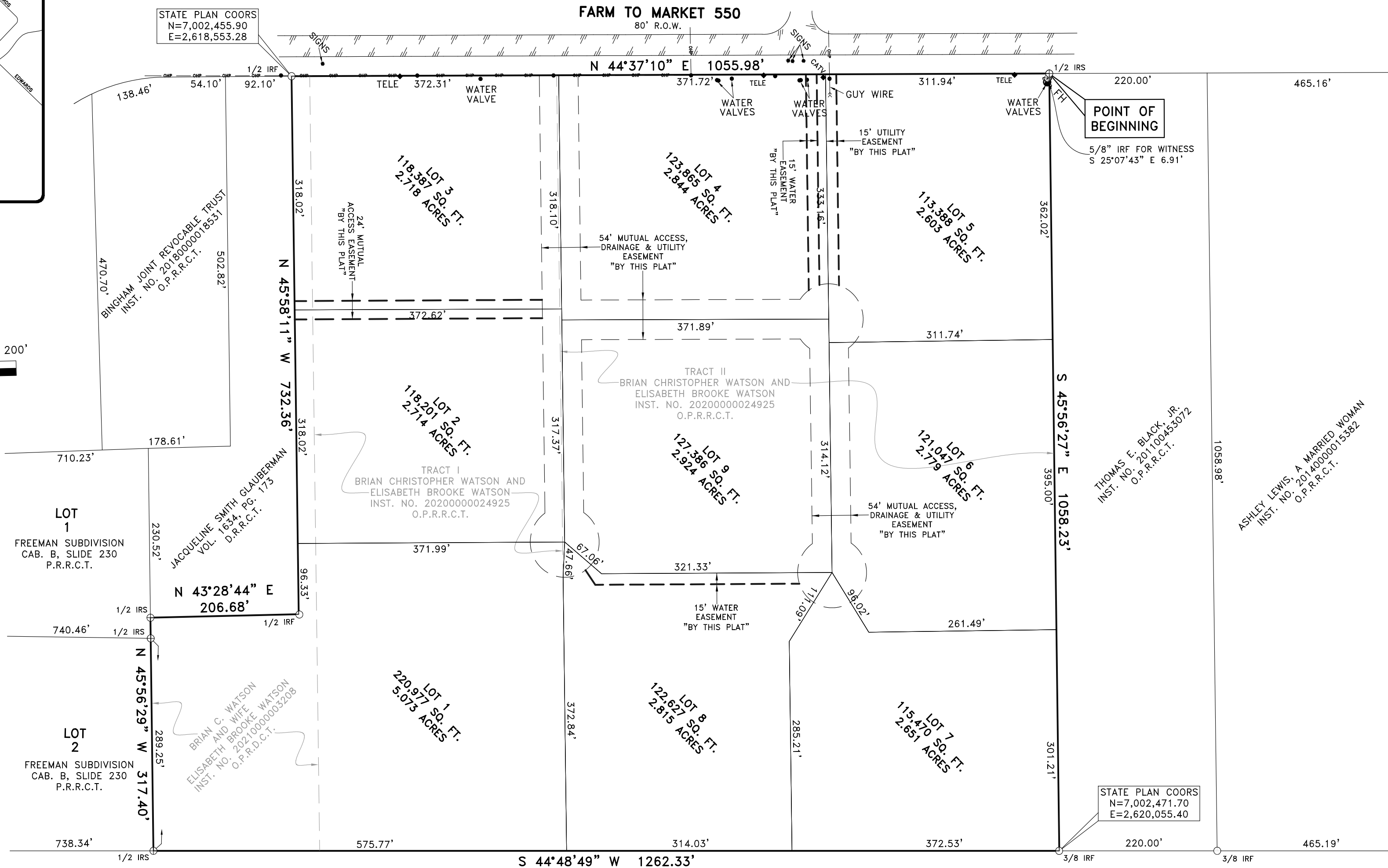
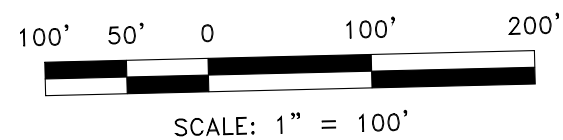


NO.	REVISIONS/CORRECTIONS DESCRIPTION	REVISE(R) ADD(A) SHT. #'S	DATED
1			

WATSON WAY ADDITION, Rockwall County, Texas, 2022



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS OUT OF TRACT I AND TRACT II, RECORDED IN INSTRUMENT NO. 20200000024925, O.P.R.R.C.T. AND INST. NO. 20210000003208, O.P.R.R.C.T.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0110L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

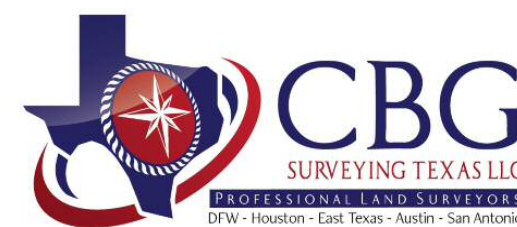
LEGEND:

1/2 IRF	1/2 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

JUAN LOPEZ AND IRMA LOPEZ
HUSBAND AND WIFE
VOL. 2632, PG. 63
D.R.R.C.T.

OWNER: BRIAN CHRISTOPHER WATSON &
ELISABETH BROOKE WATSON
1401 WELLS CIRCLE
ROCKWALL, TEXAS 75032
972-798-8888
BCWATSON101@YAHOO.COM

PRELIMINARY PLAT
WATSON ADDITION
LOTS 1-9, BLOCK A
1,181,321 SQ.FT. / 27.119 ACRES
LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"=100' / DATE: 10/07/21 / JOB NO. 2016993-2PLAT / DRAWN BY: CC

CASE NO. _____

(SHEET 1 OF 2)

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Brian Christopher Watson and Elisabeth Brooke Watson, are the owners of a tract of land situated in the Leonard Eastwood Survey, Abstract Number 79, and being a tract of land conveyed to Brian Christopher Watson and Elisabeth Brooke Watson, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20200000024925, Official Public Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Thomas E. Black Jr., by deed recorded in Instrument Number 201100453072, Official Public Records, Rockwall County, Texas, and lying in the Southeast right-of-way line of Farm to Market 550 (public right-of-way);

THENCE South 45 degrees 56 minutes 27 seconds East, along the Southwest line of said Black tract, a distance of 1,058.23 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Black tract, and lying in the Northwest line of a tract of land conveyed to Juan Lopez and Irma Lopez, husband and wife, recorded in Volume 2632, Page 63, Deed Records, Rockwall County, Texas;

THENCE South 44 degrees 48 minutes 49 seconds West, along the Northwest line of said Lopez tract, a distance of 1,030.76 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Susan Smith Levi, recorded in Volume 1634, Page 177, Deed Records, Rockwall County, Texas, from which a 1/2 inch iron rod found for witness, bears North 41 degrees 12 minutes 59 seconds East, a distance of 1.90 feet;

THENCE North 45 degrees 56 minutes 29 seconds West, along the Northeast line of said Smith Levi tract, a distance of 1054.74 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Smith Levi tract, and lying in the Southeast right-of-way line of said Farm to Market 550;

THENCE North 44 degrees 37 minutes 10 seconds East, along the Southeast right-of-way line of said Farm to Market 550, a distance of 1,030.73 feet to the POINT OF BEGINNING and containing 725,714 square feet or 16.660 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **WATSON ADDITION**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **WATSON ADDITION** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Brian C. Watson (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brian C. Watson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2021.

By: _____
printed name: _____
Notary Public in and for the State of Texas

By: _____
Elizabeth Brooke Watson (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Elizabeth Brooke Watson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2021.

By: _____
printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2021.
RELEASED FOR REVIEW 10/09/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

OWNER: BRIAN CHRISTOPHER WATSON &
ELISABETH BROOKE WATSON
1401 WELLS CIRCLE
ROCKWALL, TEXAS 75032
972-798-8888
BCWATSON101@YAHOO.COM

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the ____ day of _____, 2021.

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.

WITNESS OUR HANDS, this ____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

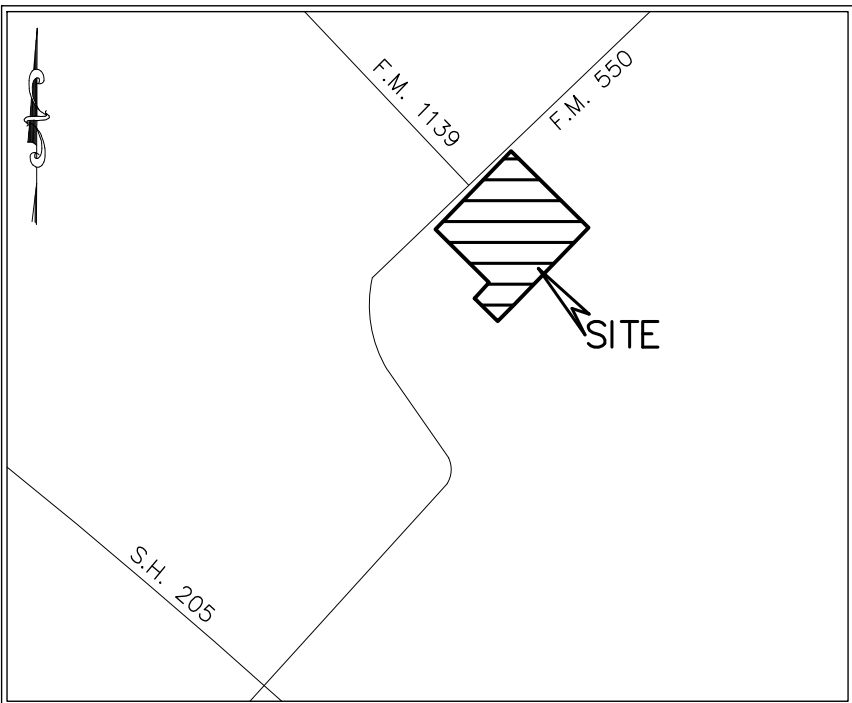
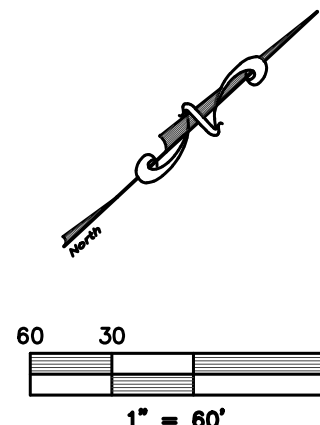
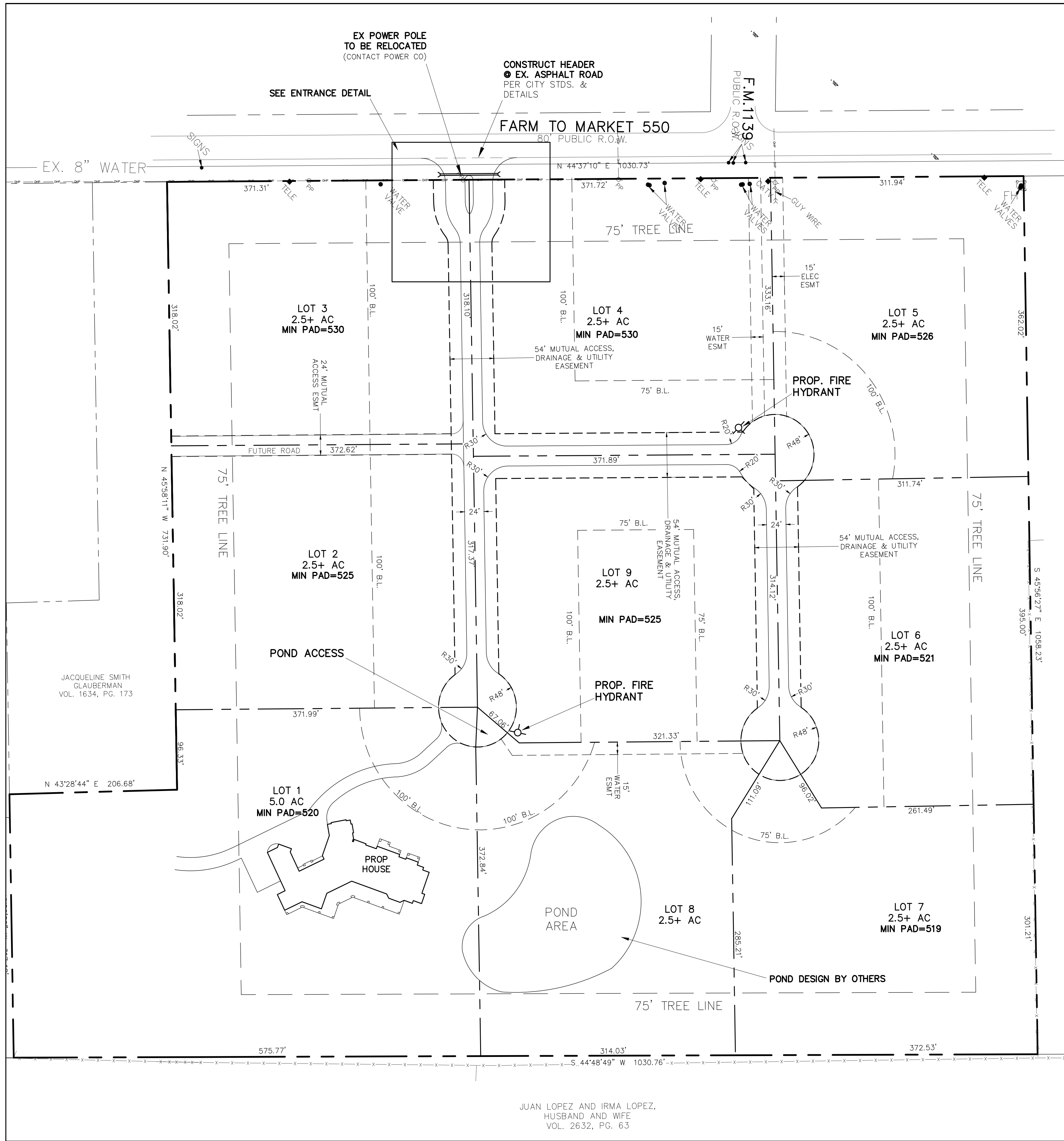
PRELIMINARY PLAT
WATSON ADDITION
LOTS 1-9, BLOCK A
1,181,321 SQ.FT. / 27.119 ACRES
LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

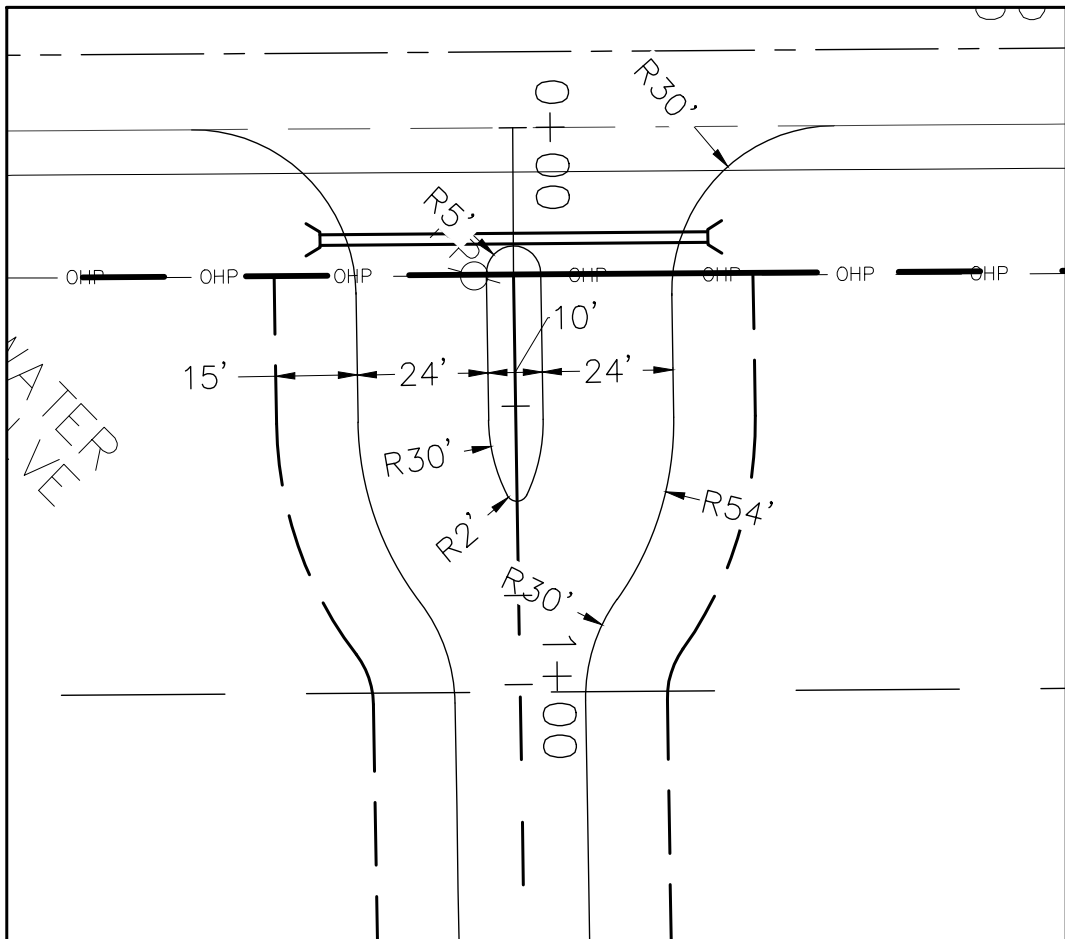
SCALE: 1"=100' / DATE: 10/07/21 / JOB NO. 2016993-2PLAT / DRAWN BY: CC

CASE NO. _____



VICINITY MAP
NOT TO SCALE

**** NOTICE TO CONTRACTORS ****
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ENTRANCE DETAIL
SCALE: 1"=30'

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL PRIVATE DETAILS ARE SUPERSEDED BY STD. CITY DETAILS.
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 6) ALL ROADS ARE PRIVATE, TO BE MAINTAINED THROUGH AN H.O.A. WITH PROPERTY OWNERS.
 - 7) THE OWNER OF LOT 1 WILL BE RESPONSIBLE TO MAINTAIN, REPAIR, AND REPLACE DETENTION SYSTEM ONSITE.

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

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LOT LAYOUT
WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
Rockwall County, Texas

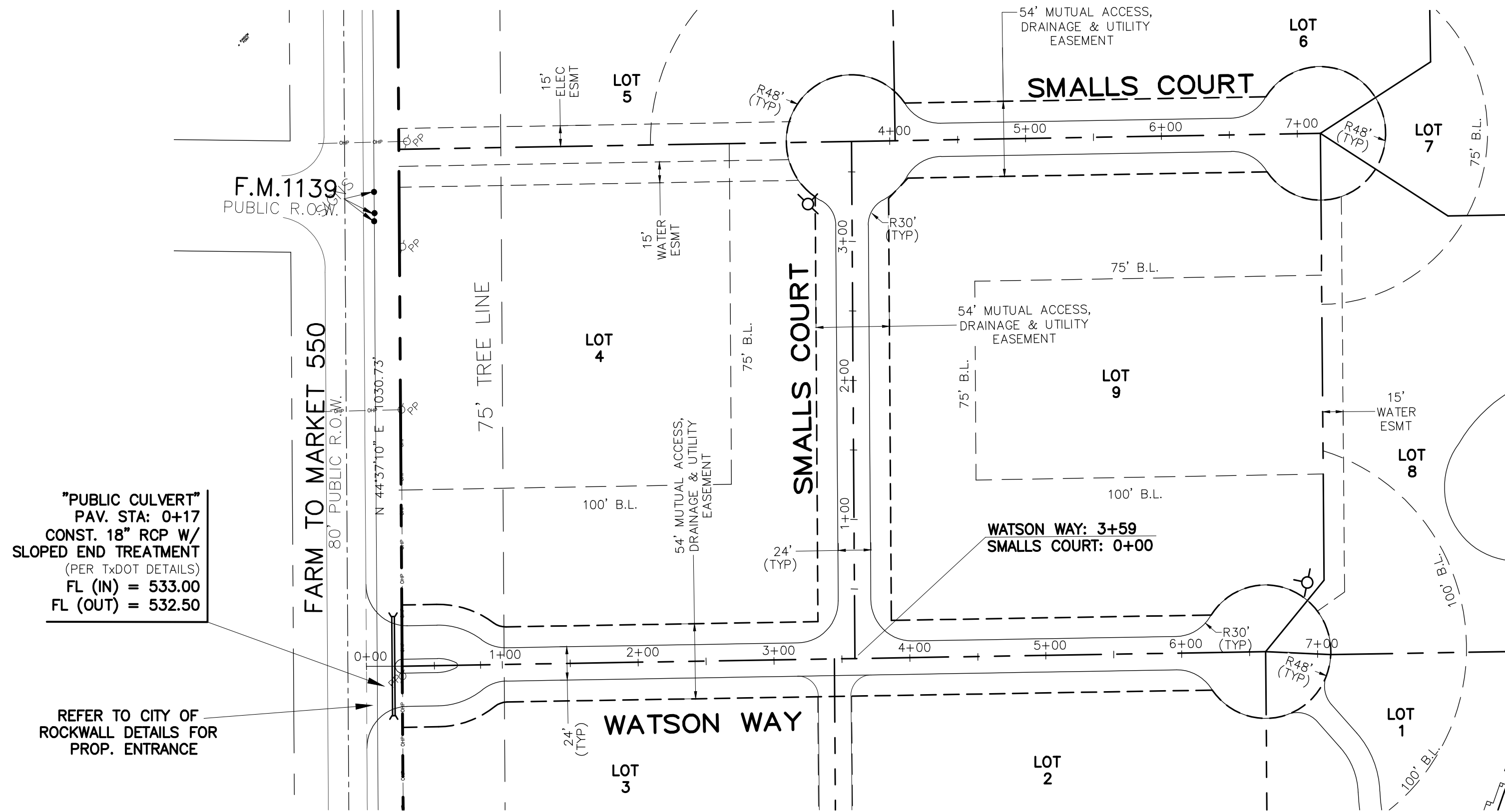
prepared by
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

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

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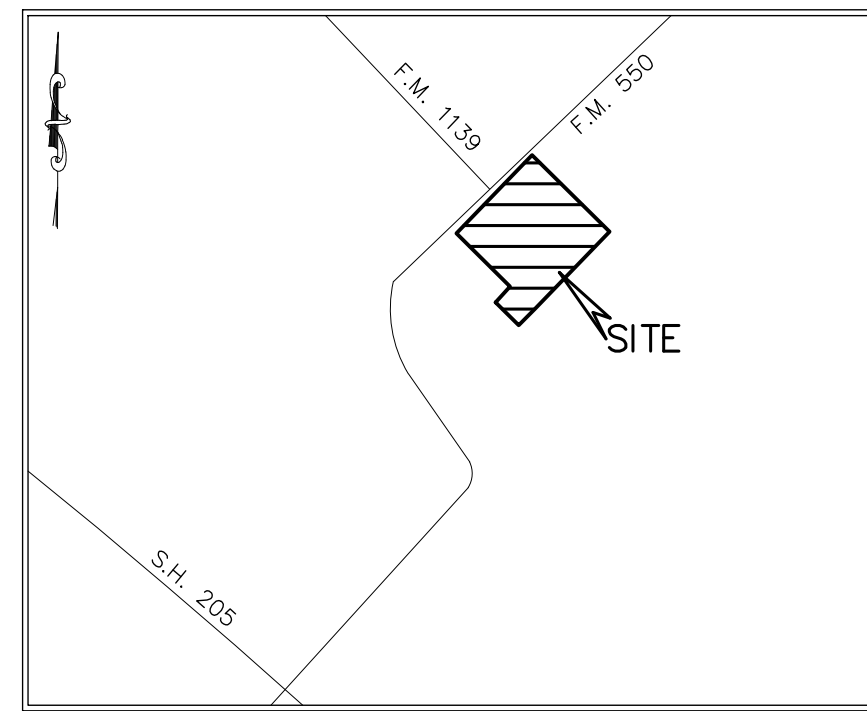
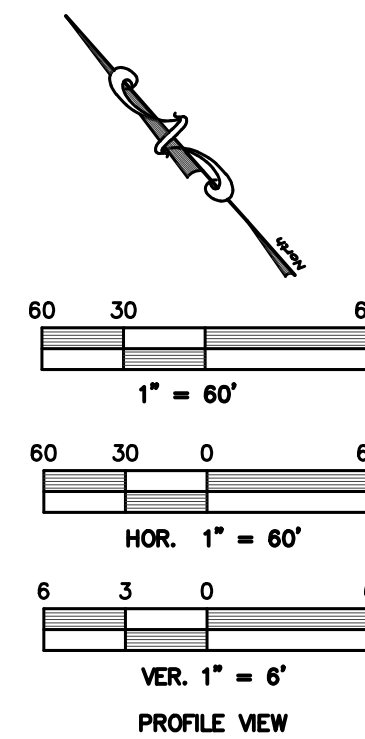
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date: 1/27/22	scale: 1"=60'
	sheet: C101

JUAN LOPEZ AND IRMA LOPEZ,
HUSBAND AND WIFE
VOL. 2632, PG. 63



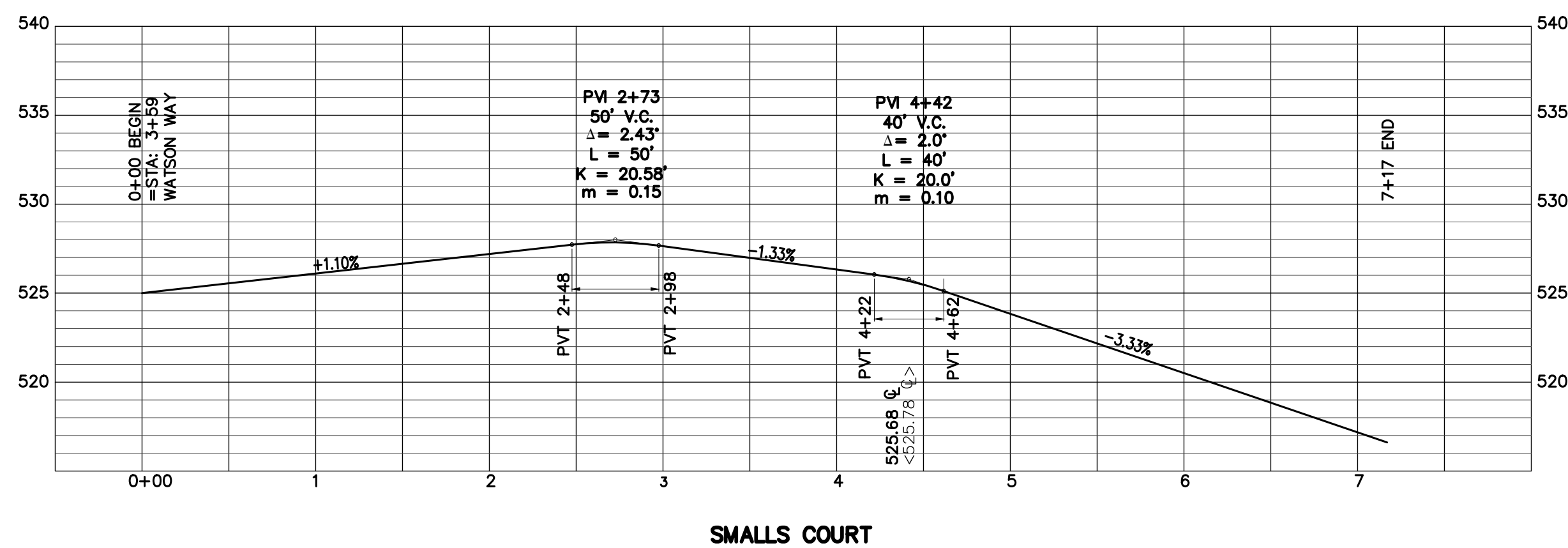
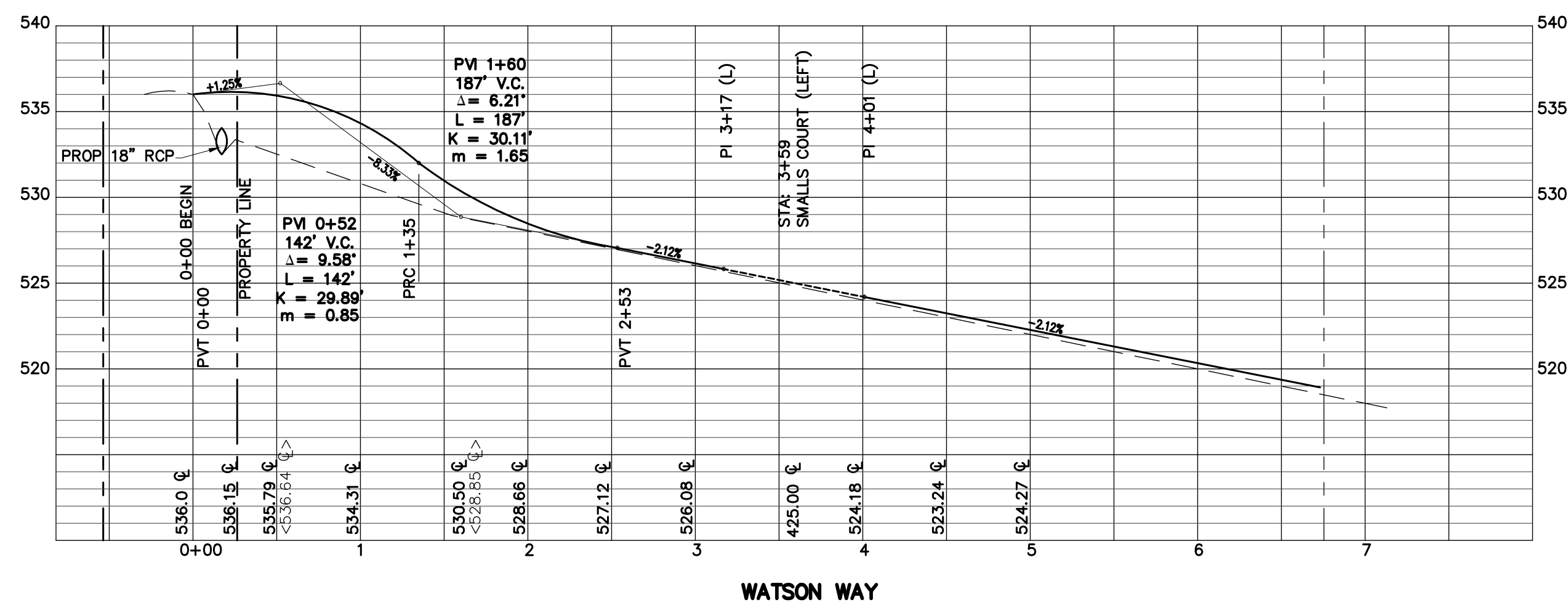
"PUBLIC CULVERT"
PAV. STA: 0+17
CONST. 18" RCP W/
SLOPED END TREATMENT
(PER TxDOT DETAILS)
FL (IN) = 533.00
FL (OUT) = 532.50

REFER TO CITY OF
ROCKWALL DETAILS FOR
PROP. ENTRANCE



VICINITY MAP
NOT TO SCALE

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STREET PLAN & PROFILE

WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
Rockwall County, Texas

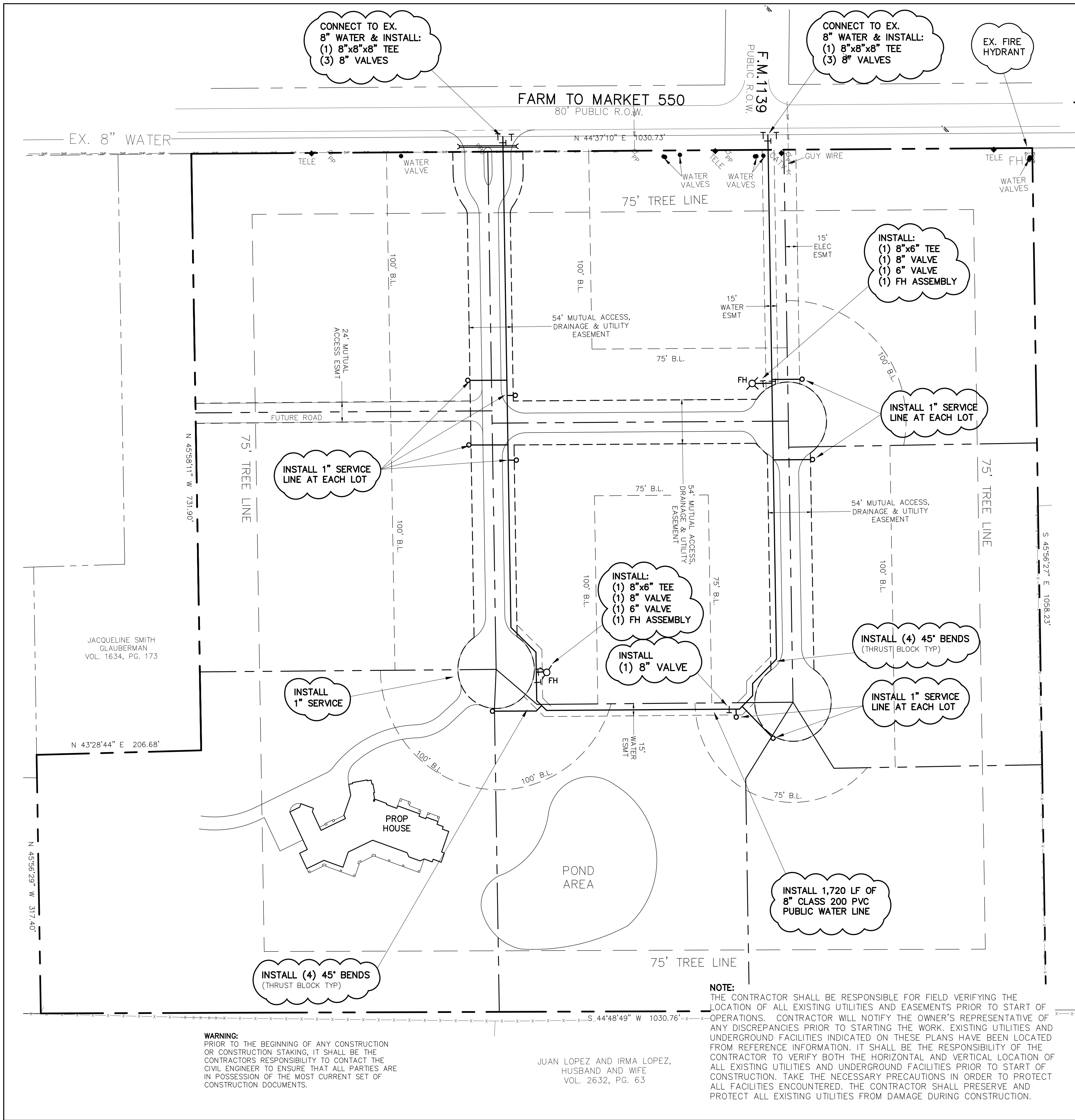
contacted by
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

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

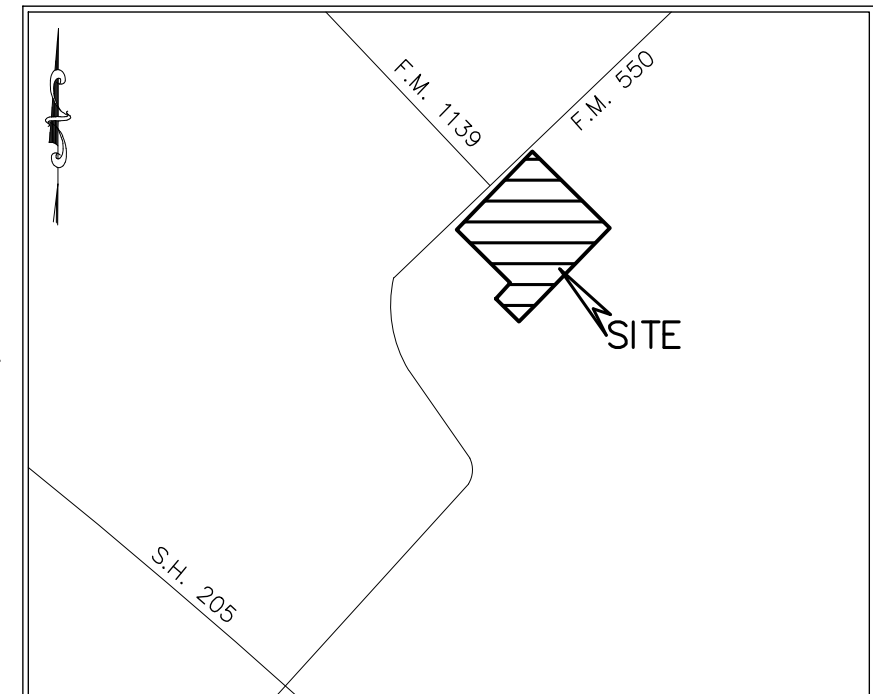
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PROJECT NO.: 2021-08 REG. NO.: F-2567

date: 1/27/22 scale: 1"=60' sheet: C101A



!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. W --- = EX. WATER
- PP = EX. POWER POLE
- TELEPHONE BOX = EX. TELEPHONE BOX
- FH = EX. FIRE HYDRANT
- PROP. FIRE HYDRANT = PROP. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT

RCH WATER SUPPLY 972-722-3203

WATER LINE SPECIFICATIONS AND REQUIREMENTS

ANGLE VALVE	FORD BA43342W	1" pack joint x 1/4" meter nut with screw set
CORPORATION STOP	FORD F1100	1" iron pipe x 1" pack joint with screw set
EMBEDMENT	SAND ONLY	6" on bottom and 4" on top (minimum 36")
FIRE HYDRANT	MUELLER	Area standard with valve and 13" anchor swivel
METER BOX	18x14	Sigma multi-rib plastic box with slot
PIPE	PVC	SDR 21 Class 200 rubber ring
		DR 14 Class 200 rubber ring
SERVICE LINE	POLY	SDR 9 with stainless steel inserts
	LONG/SHORT	1" service line per lot
MJ JOINT	DUCTILE IRON	Mega lugs on all
TAPPING SADDLE	POWER SEAL STYLE 3401	All brass with iron pipe threads
VALVE	MUELLER	Resilient Seat
VALVE STACK	PVC	6" with cast iron cap

NO SUBSTITUTIONS

Any questions, please contact Dwight Lindop at (972) 722-3203

WATER COMPANY INSTALLATION INSTRUCTIONS

SAND EMBEDMENT	6" on bottom and 4" on top
TEE JOINTS	Flange X mechanical joint valve Mechanical joint X mechanical joint valve will require anchor coupling
DEAD END MAIN	If fire hydrant is installed at end of main, the valve will be installed prior to cul-de-sac or a minimum of 20' from hydrant. If no fire hydrant at location, a mechanical joint plug will be installed into a 12" ductile iron sleeve. This sleeve will be installed on main as far as possible with mega lugs.
WATER MAIN	If all possible services and mains will be installed above all sewer mains and connections. If water main or service line has to be installed under sewer main or connection, the water main or service line will be in casing. The open ends of casing will be a minimum of 9' from sewer main or connection. All piping being installed under concrete will need to be in casing. No bell and spigot joint will be installed within 10' of any mechanical joint.
LONG SERVICE	No bell and spigot joint will be installed within 10' of any mechanical joint.
SHORT SERVICE	Will be tapped at 90° centerline of pipe. All services will be in casing.
ANGLE VALVE	Will be tapped at 0 to 25° centerline of pipe.
SERVICE LOCATION	Will be installed with meter nut positioned toward center of lot unless required different by water company inspector
METER BOXES	Will be installed in center of lot or as directed by inspector. Will be installed with meter nut positioned toward center of lot unless required different by water company inspector
LONG/SHORT SERVICES	Will be installed a minimum of 2" above grade level with angle valve positioned where meter nut is at top of notch in meter box No splicing of services are allowed. If service needs replacing, the angle valve and corporation can be reused, but will require new nut with set screw, rubber and new ring.

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



WATER LAYOUT

WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
Rockwall County, Texas

contacted by
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

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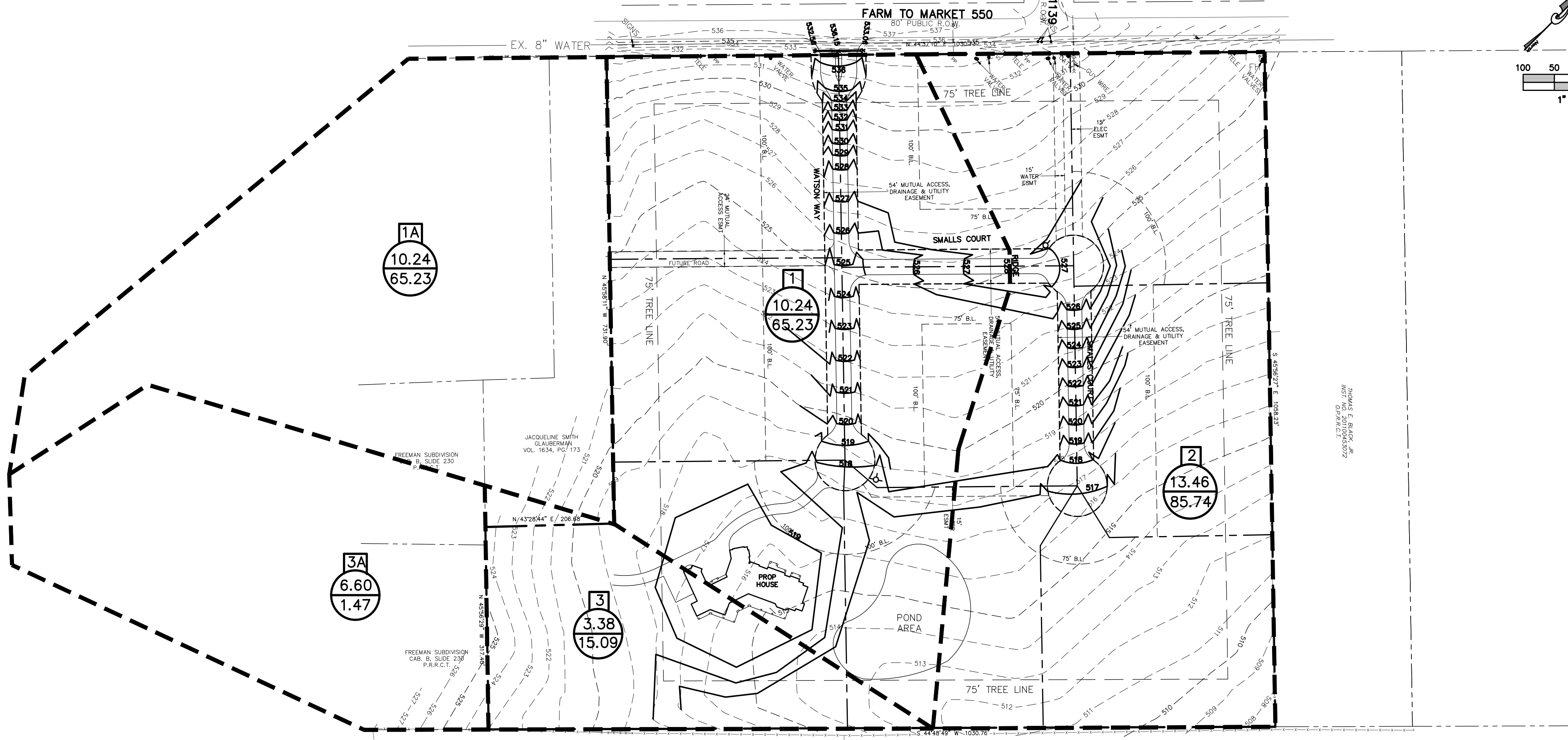
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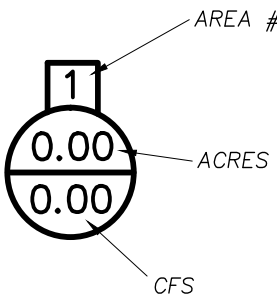
JUAN LOPEZ AND IRMA LOPEZ,
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VOL. 2632, PG. 63

NOTE:
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LEGEND

- = PROPERTY LINE
- 550 = EXISTING CONTOURS
- 550 = PROPOSED CONTOURS



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Present Conditions										
DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 1 10yr in/hr	Discharge Q 10yr cfs	Intensity 1 100yr in/hr	Discharge Q 100yr cfs	Comments
1	2		3.000	4	5	8	9	10	11	12
1	0.35	1	10.240	3.58	10.00	7.10	25.45	9.80	35.12	Undeveloped
1A	0.35	1	9.700	3.40	10.00	7.10	24.10	9.80	33.27	Offsite Undev
2	0.35	1	13.460	4.71	10.00	7.10	33.45	9.80	46.17	Undeveloped
3	0.35	1	3.380	1.18	10.00	7.10	8.40	9.80	11.59	Undeveloped
3A	0.35	1	6.600	2.31	10.00	7.10	16.40	9.80	22.64	Offsite Undev
			43.380							
Developed										
Zoning LI										
DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 1 10yr in/hr	Discharge Q 10yr cfs	Intensity 1 100yr in/hr	Discharge Q 100yr cfs	Comments
1	0.65	1	10.240	6.66	10.00	7.10	47.26	9.80	65.23	To Pond
1A	0.65	1	9.700	6.31	10.00	7.10	44.77	9.80	61.79	Offsite
2	0.65	1	13.460	8.75	10.00	7.10	62.12	9.80	85.74	Partial to Pond
3	0.65	1	3.380	1.54	10.00	7.10	10.93	9.80	15.09	By Pass
3A	0.65	1	6.600	0.15	10.00	7.10	1.07	9.80	1.47	Offsite undev
			43.3800							

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DRAINAGE AREA PLAN

WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
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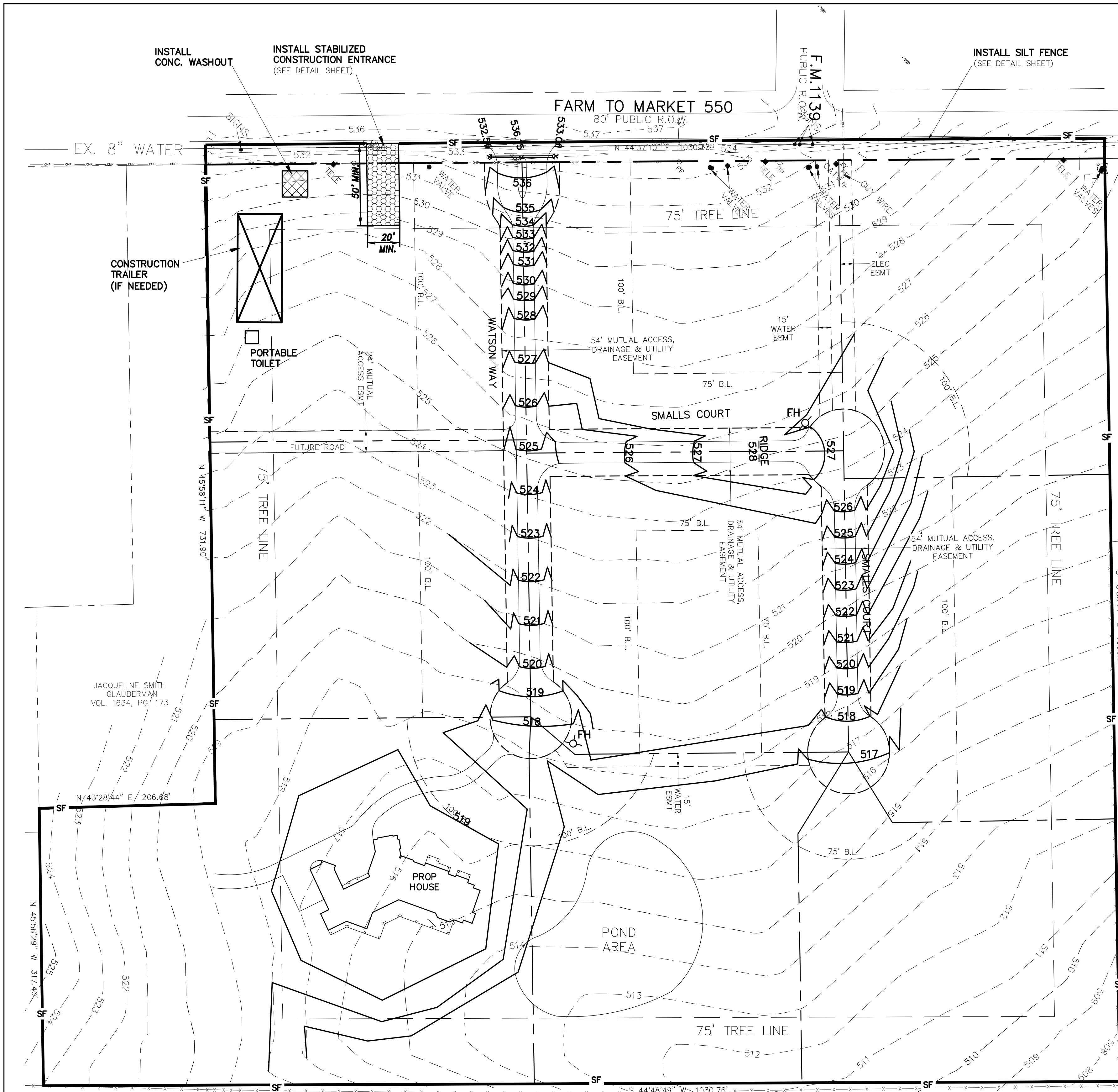
contractor
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

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.: 2021-08 REG. NO.: F-2567

date: 1/27/22 scale: 1"=100' sheet: C103



**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **CBS SURVEYING TEXAS, 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 (P&S), 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.

- EROSION CONTROL PHASES:**
- PHASE 1 Install initial erosion control devices
 - PHASE 2 Clearing & grubbing, demolition & rough grading
 - PHASE 3 Install underground utilities
 - PHASE 4 Paving operations
 - PHASE 5 Building construction
 - PHASE 6 Landscaping, cleanup, & permanent ground cover

- GENERAL NOTES:**
- 1) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
 - 2) THE BOTTOM & SIDES OF DETENTION POND SHALL BE SODDED OR SEEDED MATTING ANCHORED BEFORE PAVING CAN BEGIN.
 - 3) 75%-80% OF ALL DISTURBED AREAS SHALL BE ESTABLISHED W/MIN. OF 1" HIGH GRASS PRIOR TO CITY ACCEPTANCE.

EROSION CONTROL GENERAL NOTE

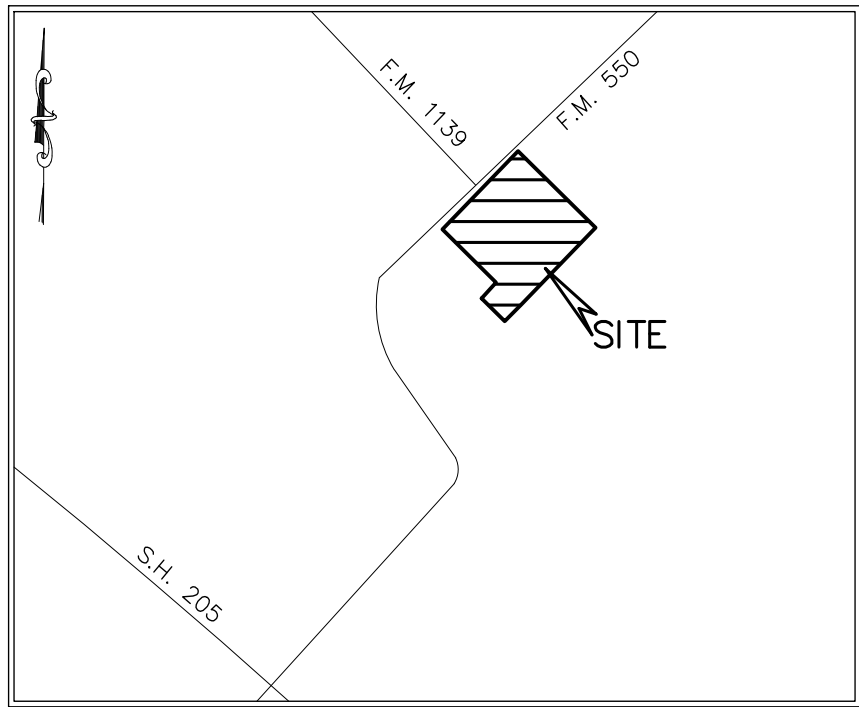
Erosion control measures may only be placed in front of inlets, or in channels, drainageways or borrow ditches at risk of the contractor. The contractor shall remain liable for any damage caused by the measures, including flooding damage, which may occur due to blocked drainage. At the conclusion of any project, all channels, drainageways and borrow ditches in the work zone shall be dredged of any sediment generated by the project or deposited as a result of erosion control measures.

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. W = EX. WATER
- PP = EX. POWER POLE
- TELE = EX. TELEPHONE BOX
- FH = EX. FIRE HYDRANT
- PROP. FH = PROP. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT

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



EROSION CONTROL PLAN

WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
Rockwall County, Texas

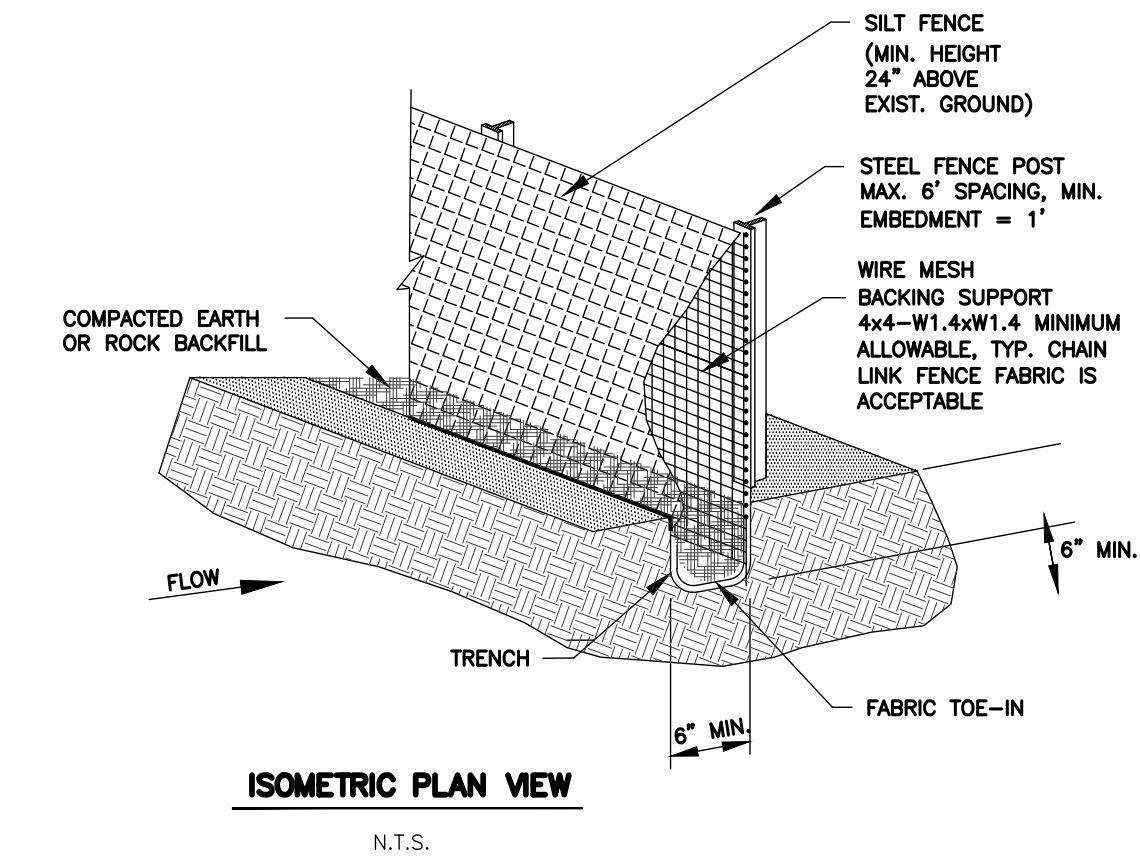
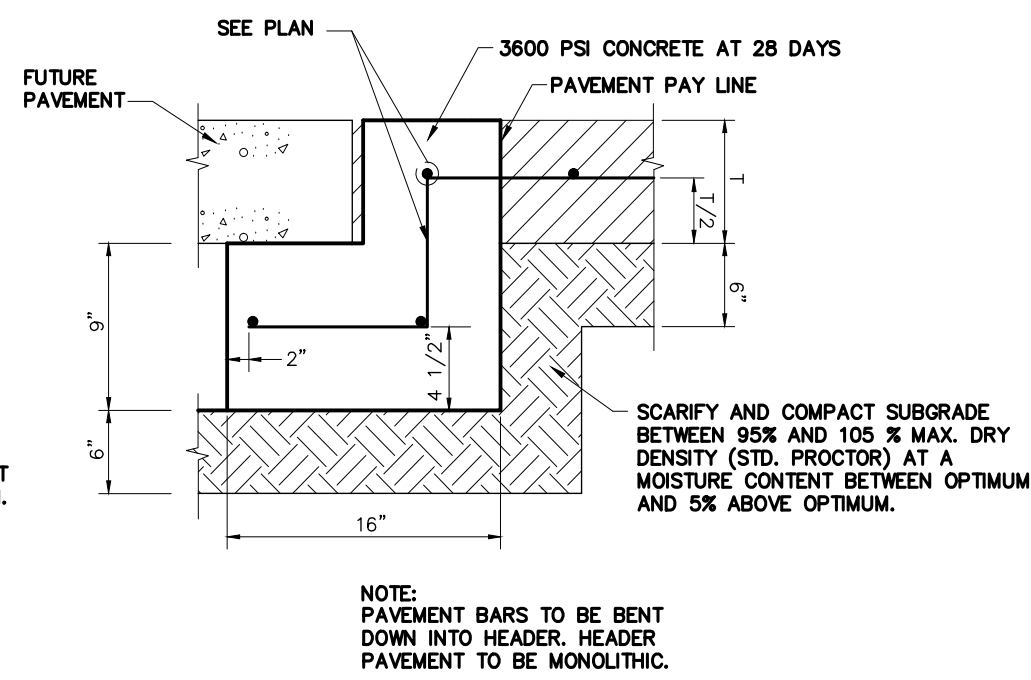
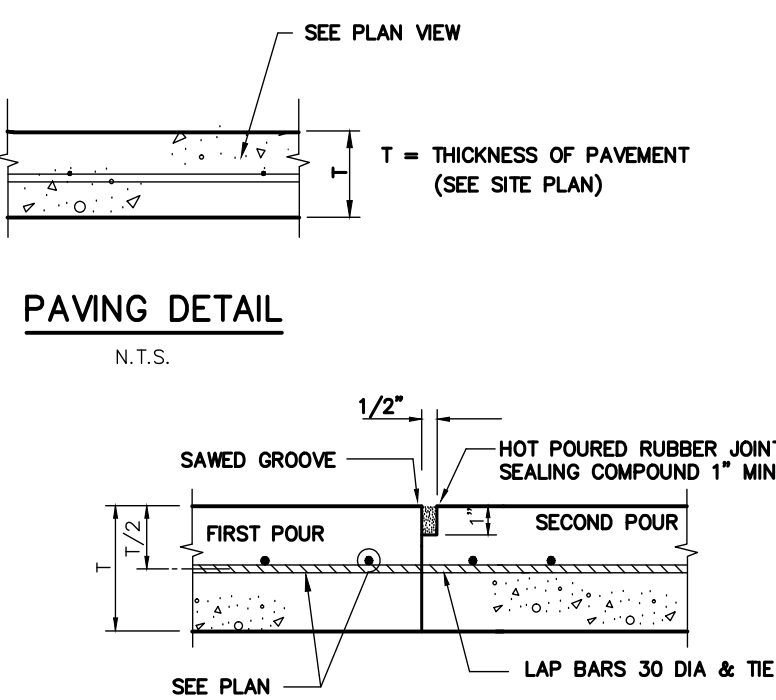
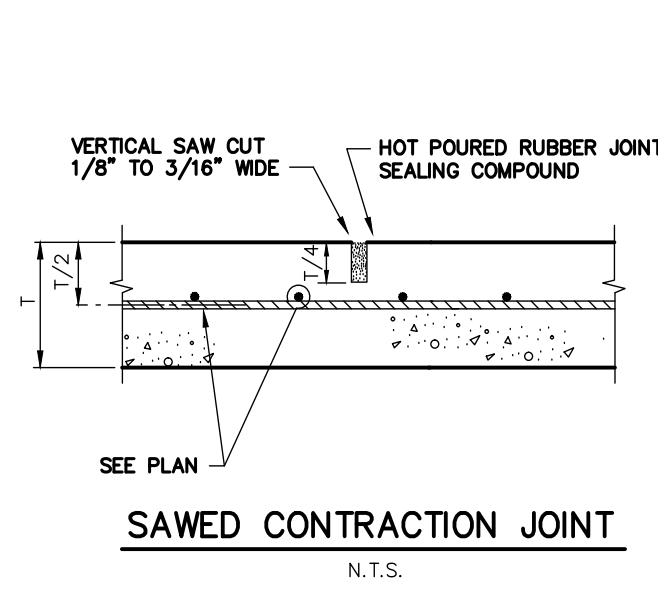
contacted by
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

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

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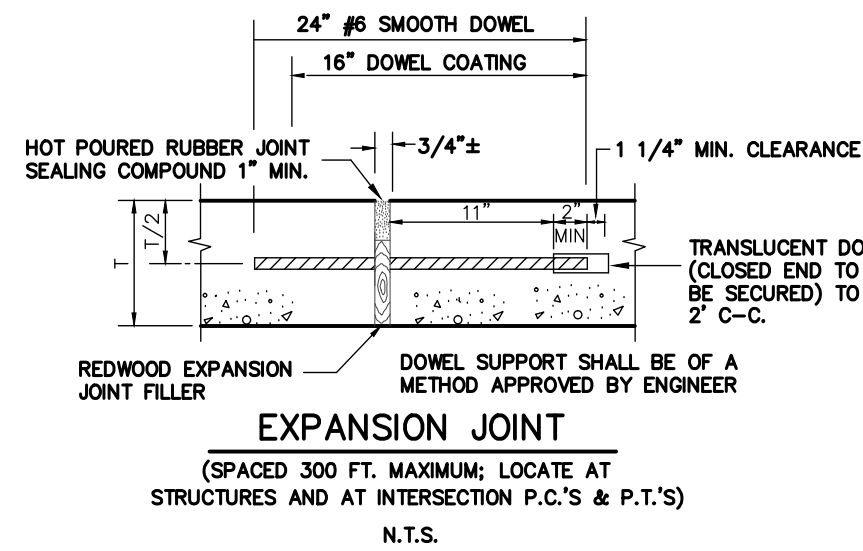
PROJECT NO.: 2021-08 REG. NO.: F-2567
date: 1/27/22 scale: 1"=60' sheet: C105

JUAN LOPEZ AND IRMA LOPEZ,
HUSBAND AND WIFE
VOL. 2632, PG. 63

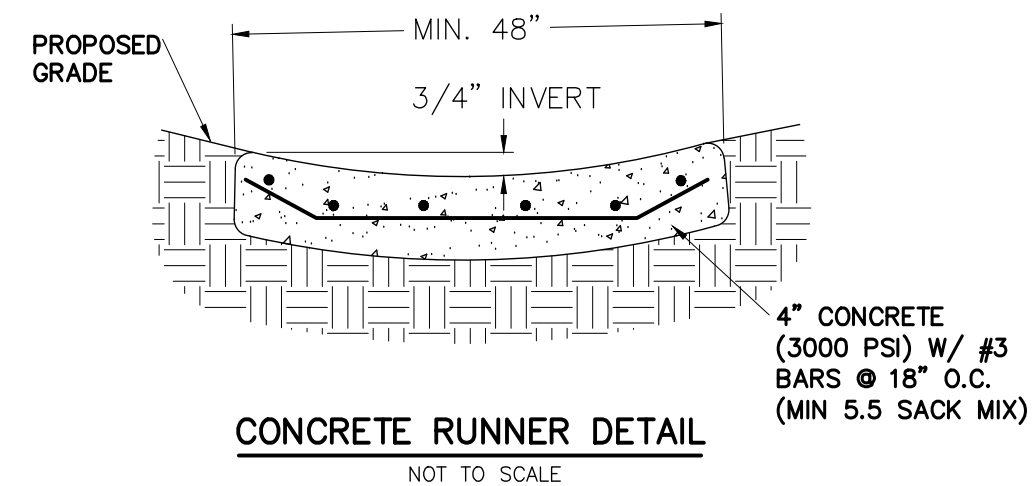


SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

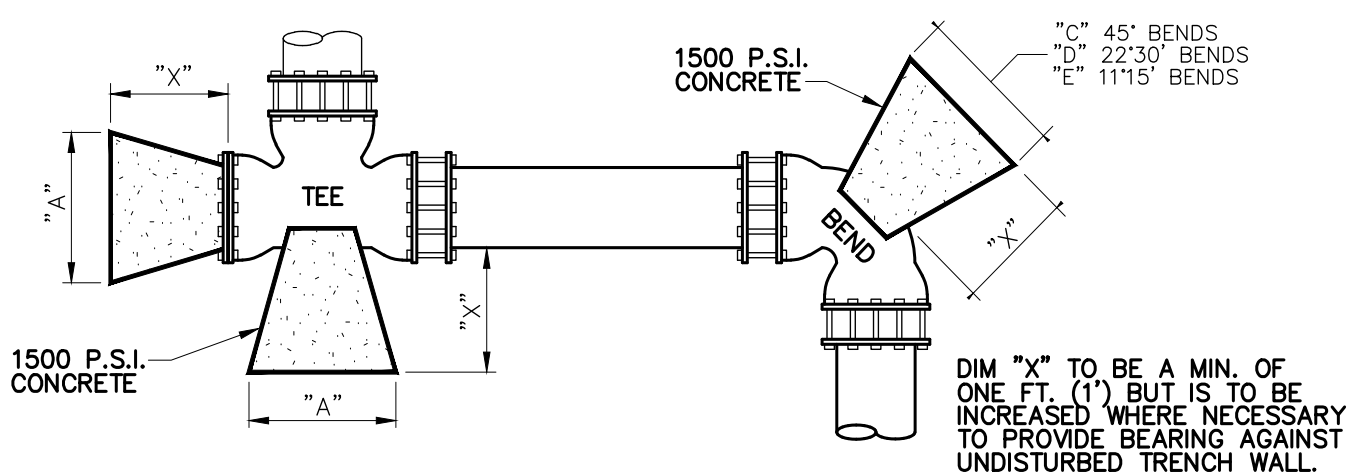


CONSTRUCTION JOINTS @ 40' O.C. TYP.



PAVING NOTES:

- 1) APPROACHES & R.O.W. TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER. (O.C.)
- 2) 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.
- 3) NO SAND UNDER PAVING.
- 4) 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

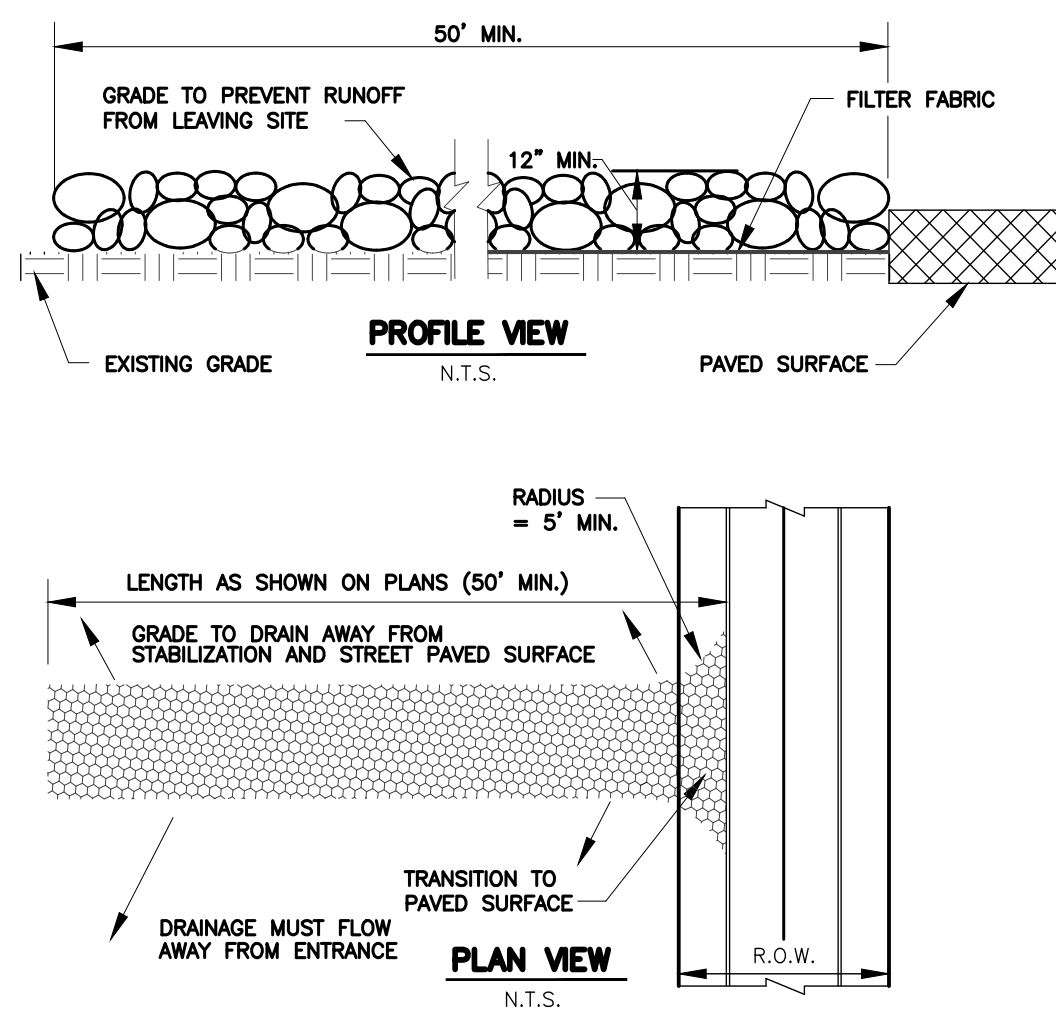


HORIZONTAL BLOCKING TABLE													
PIPE SIZE	"X" DIM.	PLUGS & TEES		90° BENDS		45° BENDS		22°30' BENDS		11°15' BENDS			
		"A" MIN. AREA	MAX. VOL.	"B" MIN. AREA	MAX. VOL.	"C" MIN. AREA	MAX. VOL.	"D" MIN. AREA	MAX. VOL.	"E" MIN. AREA	MAX. VOL.		
4"	1'-0"	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05
6"	1'-6"	1'-0"	1.06	0.06	1'-2"	1.05	0.09	1'-0"	0.83	0.05	1'-0"	0.83	0.05
8"	1'-6"	1'-3"	1.89	0.11	1'-6"	2.66	0.15	1'-3"	1.44	0.08	1'-0"	0.83	0.05
10"	1'-6"	1'-9"	2.95	0.17	2'-0"	4.17	0.24	1'-6"	2.26	0.13	1'-3"	1.15	0.07
12"	1'-6"	2'-0"	4.25	0.24	2'-3"	6.00	0.34	1'-9"	3.25	0.18	1'-3"	1.65	0.10
16"	2'-0"	2'-7"	7.54	0.56	3'-0"	10.65	0.79	2'-3"	5.76	0.43	1'-8"	2.94	0.22
18"	2'-0"	2'-11"	7.70	0.57	3'-5"	10.89	0.82	2'-6"	5.89	0.44	1'-10"	3.01	0.22
20"	2'-0"	3'-3"	7.86	0.59	3'-9"	11.12	0.84	2'-9"	6.01	0.45	2'-0"	3.07	0.23
24"	2'-0"	3'-8"	11.33	0.84	4'-3"	16.00	1.20	3'-2"	8.65	0.65	2'-6"	4.42	0.33

NOTE: CALCULATIONS IN MIN. AREA COLUMN ARE IN SQUARE FEET.
CALCULATIONS IN THE MAX. VOLUME COLUMN ARE IN CUBIC YARDS.

HORIZONTAL BLOCKING DETAIL

NTS



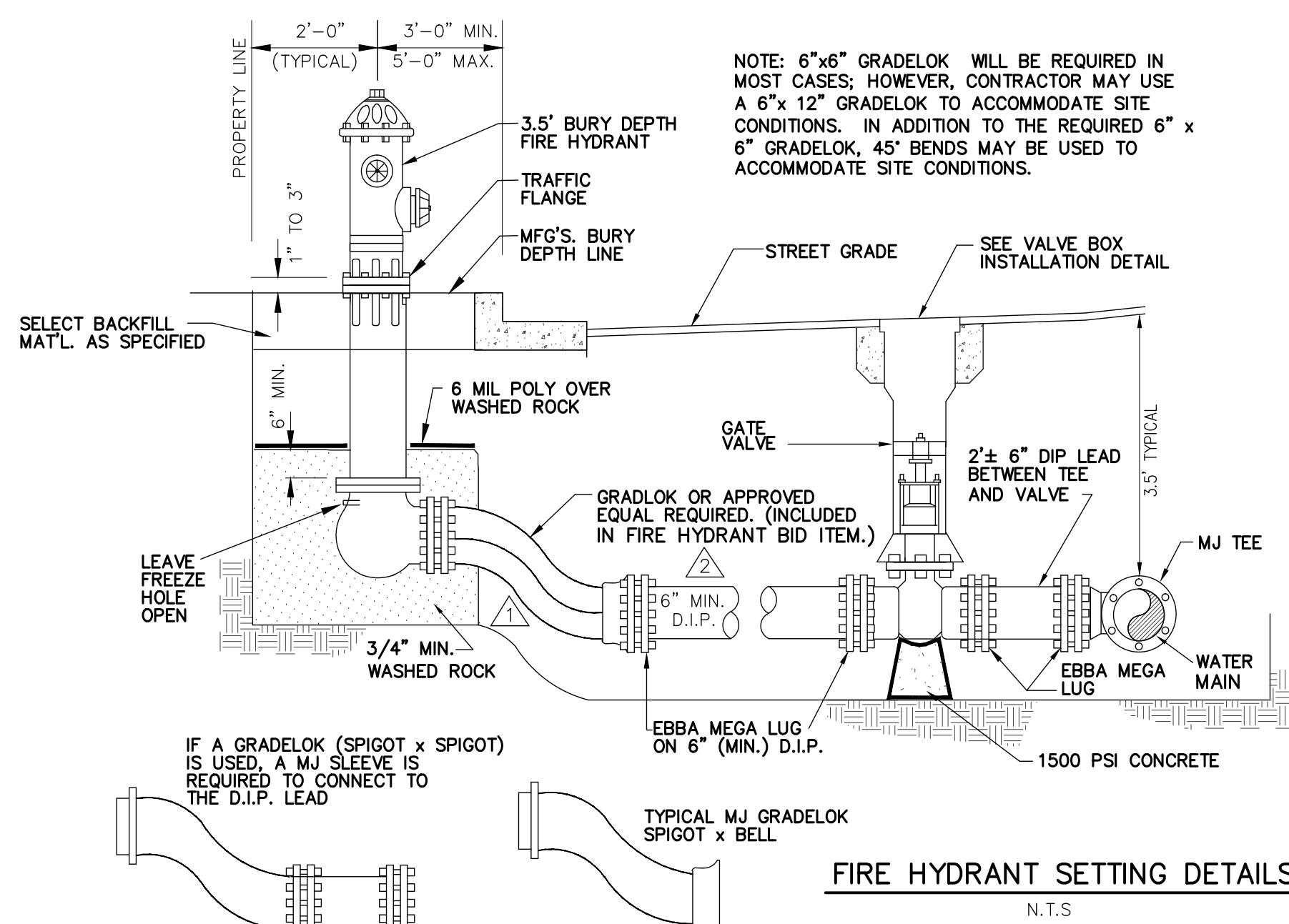
STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK. (NOT CRUSHED CONCRETE)
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

GENERAL NOTES:

- 1) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
- 2) THE BOTTOM & SIDES OF DETENTION POND SHALL BE SODDED OR SEEDED MATTING ANCHORED BEFORE PAVING CAN BEGIN.
- 3) 75-80% OF ALL DISTURBED AREAS SHALL BE ESTABLISHED W/MIN. OF 1" HIGH GRASS PRIOR TO CITY ACCEPTANCE.

STABILIZED CONSTRUCTION ENTRANCE



NOTE: FIRE HYDRANT TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO REMOVE CHAINS FROM F.H. CAPS.

VALVE IS REQUIRED TO BE POSITIONED AS CLOSE TO TEE AS POSSIBLE

MAINS VARY IN SIZE - REFER TO BLOCKING DETAIL

ALL FITTINGS ON FIRE HYDRANT LEAD TO BE EBBA MEGA LUG RETAINER GLANDS OR APPROVED EQUAL.

LEAD SHALL BE D.I.P. IN ALL CASES AND SHALL BE 6" MIN.

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SITE DETAILS

WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
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PROJECT NO.: 2021-08 REG. NO.: F-2567

date: 1/27/22 scale: NTS sheet: D101

GENERAL ITEMS

1. All construction shall conform to the requirements set forth in the City of Rockwall’s Engineering Department’s “Standards of Design and Construction” and the “Standard Specifications for Public Works Construction” by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments “Standards of Design and Construction” manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall’s “Standards of Design and Construction” manual on the project site at all times
2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
3. The City of Rockwall Engineering Departments “Standards of Design and Construction” can be found online at: <http://www.rockwall.com/engr.asp>
4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original “approved plans to be on-site”.
7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state “from date of City acceptance” as the starting time.
10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection’s reports to the engineering inspection after each inspection.
6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a “Permanent Stand of Grass” is obtained at which time the project will be accepted by the City. A “Stand of Grass” (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1”) in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don’t grow.
9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
10. All adjacent streets/alleys shall be kept clean at all times
11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10- inches or taller in height must be cut immediately.
12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.

15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am – 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.
9. No traffic signs shall be taken down without permission from the City.
10. No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

1. It is the CONTRACTOR’s responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and .or any other underground utilities not on record or not shown on the plans.
2. The CONTRACTOR shall be responsible for damages to utilities
3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
4. All utilities shall be placed underground.
5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren’t made in a timely manner by the CONTRACTOR.
6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call – 811 – line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - a. No more than 500 linear feet of trench may be opened at one time.
 - b. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
 - c. Applicable safety regulations shall be complied with.
11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
12. All underground lines shall be installed, inspected, and approved prior to backfilling.
13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

1. The CONTRACTOR shall maintain existing water service at all times during construction.
2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
4. CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
12. All joints are to be megalug joints with thrust blocking.
13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.
2. Wastewater line for 4-inch through 15-inch shall be Green PVC – SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and larger wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR’s expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.
9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City’s Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.

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	CITY OF ROCKWALL ENGINEERING DEPARTMENT	
	385 S. Goliad Rockwall, Texas 75087	P (972) 771-7746 F (972) 771-7748

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Streng th 28-Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
4. No sand shall be allowed under any paving.
5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
7. All curb and gutter shall be integral (monolithic) with the pavement.
8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
11. All public sidewalks shall be doveled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
2. After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
6. Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."



GENERAL CONSTRUCTION NOTES

Sheet 2 of 2

October 2020

CITY OF ROCKWALL

ENGINEERING DEPARTMENT

385 S. Goliad

Rockwall, Texas 75087

P (972) 771-7746

F (972) 771-7748



PLANNING AND ZONING COMMISSION – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: March 11, 2022

APPLICANT: Bryan Connally
CBG Surveying Texas, LLC
12025 Shiloh Road, Suite 240
Dallas, Texas 75228

LOCATION: FM 550 and FM 1139, Rockwall Property ID #10783, 10782, & 45857

PLANNING AND ZONING COMMISSION HEARING DATE: March 17, 2022

This item is a ministerial function. The Planning and Zoning Commission has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a preliminary plat for a nine lot subdivision on a 27.11 acre tract of land in the Leonard Easterwood Survey, Abstract 79, Rockwall County, Texas.

PROPERTY OWNER: Brian and Elisabeth Watson
1401 Wells Circle
Rockwall, Texas 75032

REPRESENTATIVE: Bryan Connally

STAFF RECOMMENDATION: Disapproval

This application fails to comply with:

1. Zoning District minimum 300 foot frontage on a street right of way.
2. Subdivision Ordinance, Section 10.02.006(a)(12) both proposed dead end/cul-de-sac streets are in excess of 600 feet

BACKGROUND INFORMATION:

The subject property is a 27.11 acre tract of land located southwest of the intersection of FM 1139 and FM 550 with 1,055.98 linear feet of frontage adjacent to FM 550. The application is for a nine [9] lot subdivision. Lot sizes range from 2.6 acres to five acres. The zoning district is SF 2.5. The SF 2.5 zoning district requires a minimum lot size of two and one-half acres of land.

The applicant is proposing that all access to the interior of the subdivision be provided by a 54 foot wide mutual access easement.

The Subdivision Ordinance defines a street as: “Street. A way for vehicular traffic whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.” A mutual access easement satisfies this definition.

Section 10.02.006(a)(12) Dead-end streets/culs-de-sac sets the maximum length of a dead end street with a cul-de-sac as 600 feet. The distance from the proposed entrance on FM 550 to the cul-de-sac that is the farthest from FM 550 is over 1000 feet in length.

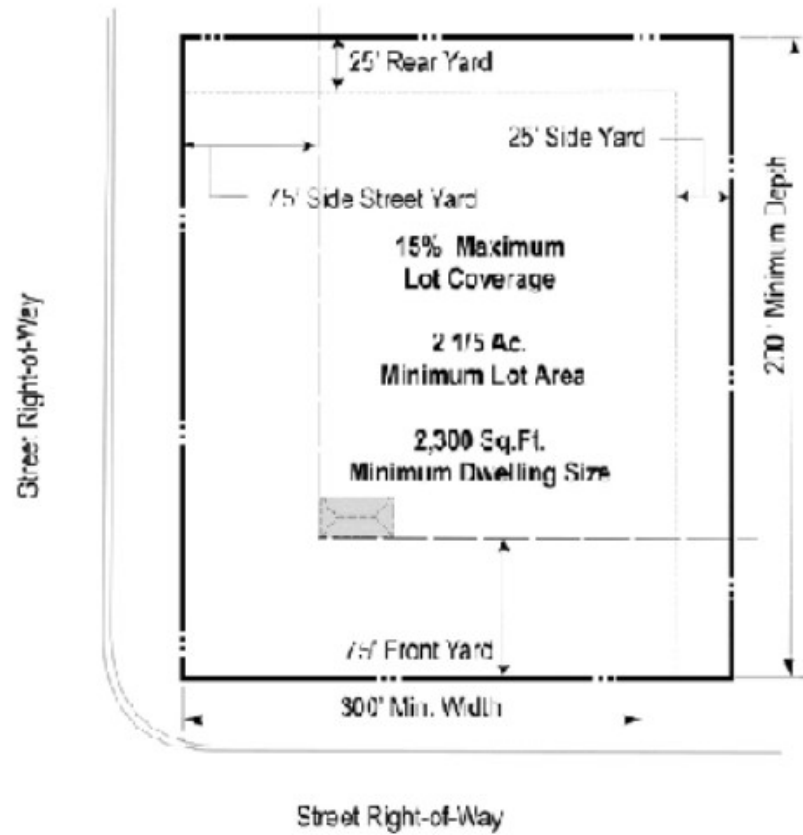
“(12) Dead-end streets/culs-de-sac.

(A) Turnarounds. Turnarounds are to have a minimum right-of-way radius of 60 feet and a pavement radius of 45 feet.

(B) Maximum length. The maximum length of a dead-end street with a permanent turnaround or a cul-de-sac with a permanent turnaround shall be 600 feet.”

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Zoning SF 2.5



Lots 1, 5, 7 & 8 do not have the required frontage on a street right of way.

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The map displays the Greenfield area in Essex, with various colored regions and labels. The yellow region is labeled 'Greenfield' and 'Heron'. The green region is labeled 'League'. The blue region is labeled 'Edwards'. The red region is labeled 'Heron'. The map also shows a network of roads and a river.

Rockwall CAD aerial



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Proposed preliminary plat page 2

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Thoroughfares/streets:



McLendon-Chisholm Master Thoroughfare Plan

McLendon-Chisholm City Limits	Existing Highway	Proposed Minor Arterial
McLendon-Chisholm ETJ	Existing Principal Arterial	Existing Major Collector
Floodplain	Proposed Principal Arterial	Proposed Major Collector
Parcels	Existing Minor Arterial	Roads

FM 550 is identified as an existing major collector. The preliminary plat shows that FM 550 adjacent to the subject property has an 80 foot right of way. The Thoroughfare Plan [page 51 of the McLendon-Chisholm Comprehensive Plan] indicates that the right of way requirement for a major collector is 60 feet to 80 feet.

Sec. 10.02.005 Preliminary plans and final plats

(a) Procedure.

(1) A preliminary plan of any proposed subdivision shall first be filed by the property owner or his duly appointed representative with the city secretary and submitted to the planning and zoning commission for review, study, and recommendation to the city council before the owner proceeds with the final plat of record. Following recommendation by the commission, the preliminary plan shall be submitted to the city council commission for review, study, and approval. This preliminary plan shall be drawn to a scale not to exceed 200 feet to the inch.

(2) The preliminary plat shall contain the following information:

(A) Existing features inside subdivision.

(i) The existing boundary lines of the land to be subdivided. Boundary lines shall be drawn in heavy [lines] for easy identification, complete with bearings and distances.

(ii) The location of existing watercourses, railroads, and other similar drainage and transportation features.

(iii) The location and width of existing streets, alleys, easements, pipelines, watercourses, location and site of any existing water or sewer mains.

(iv) An accurate legal description of the land to be subdivided.

(B) Existing features outside subdivisions.

(i) The name and property lines of adjoining property owners with legal file reference.

(ii) The name and location of adjacent subdivisions, streets, easements, pipelines, watercourses, and location and site of any existing water or sewer mains.

(C) New features inside subdivision.

(i) The proposed name of the subdivision.

(ii) The location, right-of-way width and names of proposed streets.

(iii) The approximate width and depth of all lots. If the side lines are not parallel, the approximate distance between them at the building line and at the narrowest point should be given.

(iv) The location of building lines, alleys and easements.

(v) The location and approximate size of sites for schools, churches, and parks and other special land uses, intended to be dedicated to public use or reserved for common use of owners in the subdivision.

(vi) The approximate acreage of the property to be subdivided.

(vii) A proposed utility plant should be included and where, unusual grade conditions exist, the city's engineer may require preliminary street grades.

(viii) The proposed use of any land contained in the subdivision that is not within the boundaries of lots or street right-of-way.

(D) Key map. A key map showing relation of subdivision of well-known streets in all directions to a distance of at least one mile.

(E) Title, etc. The date, scale, north point and title under which the plat is to be recorded, with the name of the owner and engineer platting the tract.

(3) Submission. The city shall be furnished with ten legible prints of the preliminary plan and with ten copies of a letter of transmittal stating briefly the type of street surfacing, drainage, results of site soil test reports, sanitary facilities, and water supply proposed, and the name and address of the owner or agent and engineer, together with a written application for approval on a form prescribed by the city. The prints, letters and application shall be filed with the city secretary at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such preliminary plan is to be considered. A preliminary plan application filed prior to the 21st day preceding the next succeeding regular meeting may be considered as having been filed on the 21st day preceding the meeting. A preliminary plan application filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular meeting. A plan application which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4) Approval. The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.