

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
AUGUST 26, 2025 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION AGENDA

(1) **SP2025-033 (BETHANY ROSS)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 20, 2025 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 8/22/2025

PROJECT NUMBER: SP2025-033
PROJECT NAME: Site Plan for 102 West Bourn Street
SITE ADDRESS/LOCATIONS: 102 West Bourn Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Dub Doupbrate of Doupbrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/21/2025	Approved w/ Comments

08/21/2025: SP2025-033: Site Plan for 906 S Goliad

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email brross@rockwall.com.

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.4 For reference, include the case number (SP2025-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan/Landscape Plan

- (1) Separate the Landscape Plan and Site Plan into two (2) separate documents.
- (2) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.
- (3) Provide the square footage of the proposed building on the site plan. (Subsection 03.04.B, Article 11, UDC)
- (4) Provide the perimeter dimensions of the building. (Subsection 03.04.B, Article 11, UDC)
- (5) Indicate all drive/turning radii. (Subsection 03.04.B, Article 11, UDC)
- (6) Provide adjacent street centerlines for Bourne Street and S. Goliad. (Subsection 03.04.B, Article 11, UDC)
- (7) Provide median breaks in adjacent streets [S. Goliad]. (Subsection 03.04.B, Article 11, UDC)
- (8) Provide the type and depth of paving material. (Subsection 03.02, Article 06, UDC)
- (9) All portions of the parking lot shall be behind the front façade of the building. (Planned Development District 62 [PD-62]; Ordinance No. 05-42)
- (10) Show existing driveways located off of S. Goliad as "to be removed".
- (11) Will there be a dumpster enclosure? If using polycarts, they must be either screened with a dumpster enclosure or brought inside. (Subsection 01.05.B, Article 05, UDC)

(12) Please provide the required 20' residential adjacency landscape buffer with three-tiered screening along the west and south property lines. Three-tiered screening comprises of a berm, a row of canopy trees 20' on center, a row of accent trees, and a row of shrubs. The shrubs will need to screen the headlights of cars so plant that section accordingly. (Subsection 01.06, Article 06, UDC) The 10' and 15' residential adjacency buffer will require an exception from the Planning and Zoning Commission.

(13) The Landscape buffer along Bourne Street and S. Goliad Street requires a berm and one (1) canopy tree and one (1) accent tree per 50-linear feet of frontage. (Subsection 05.01.B, Article 08, UDC)

(14) Vitex is not an approved tree within Landscape Buffers. Would suggest moving closer/around the building. (Appendix C, UDC)

(15) Please provide a table showing the number, species, and caliper of trees being removed. (Table 2, Article 09, UDC)

(16) All parking spaces must be within 80 feet of a canopy tree. (Subsection 05.03.E, Article 08, UDC)

(17) Provide a note indicating irrigation will meet the requirements of the UDC. (Subsection 05.04, Article 08, UDC)

M.6 Photometric Plan

(1) Please provide lighting cut sheets that indicate the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03.A, of Article 07, of the UDC)

M.7 Building Elevations

(1) Indicate exterior elevations adjacent to public right-of-way.

(2) Indicate the surface area of each façade. (Subsection 04.01, Article 05, UDC)

(3) Indicate the proposed building materials (Subsection 04.01, Article 05, UDC)

(4) Indicate the roofing materials and color. (Subsection 04.01, Article 05, UDC)

(5) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, of the UDC) This will require an exception from the Planning and Zoning Commission.

(6) Re-orient the building to either face S. Goliad or double front onto Goliad as well as Bourne Street.

M.8 Based on the materials submitted staff has identified the following exceptions and variances for this project:

(1) Primary and Secondary Articulation.

(2) Residential Adjacency Screening.

M.9 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). Compensatory measures to consider:

1) 100% masonry materials (This is currently being met.)

2) Additional Landscaping

3) Additional Parking Spaces

M.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on August 26, 2025

(2) Planning & Zoning meeting/public hearing meeting will be held on September 9, 2025

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

- 08/22/2025: 1. Driveway spacing variance required.
2. Must remove driveways and replace sidewalk in these areas.
3. Approved deadened parking turn around is 15'x64' paved, striped no parking.
4. Fire lane exceeds maximum dead-end length without a fire lane turn around.

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- The site will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan.
- Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, and driveway within ROW of SH205.

Drainage Items:

- Detention is required. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention and drainage to drain to SH 205
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 8" water main along W. Bourn St. and SH 205 available for use.
- Minimum public sewer is 8".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" sewer main on the other side of W. Bourn St. available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Install 5' sidewalk along W. Bourn St.
- Existing Driveways on SH205 will have to be removed.
- Right deceleration lane may be needed along SH 205 if accessing SH 205
- \$2.50/sf of sidewalk pro-rata along SH 205 due to the City.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved
08/21/2025: DOES NOT APPROVE THE INTERIOR PLAN			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved w/ Comments
08/18/2025: The dead-end fire lane shall not extend beyond 150 feet onto the property.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved w/ Comments
08/18/2025: Due to the rotation of the building, the new address will be: 102 W BOURN STREET, ROCKWALL, TX 75087			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved w/ Comments
08/18/2025: Please provide required vs proposed landscape calculations			

General Items:

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- 4% Engineering Inspection Fees
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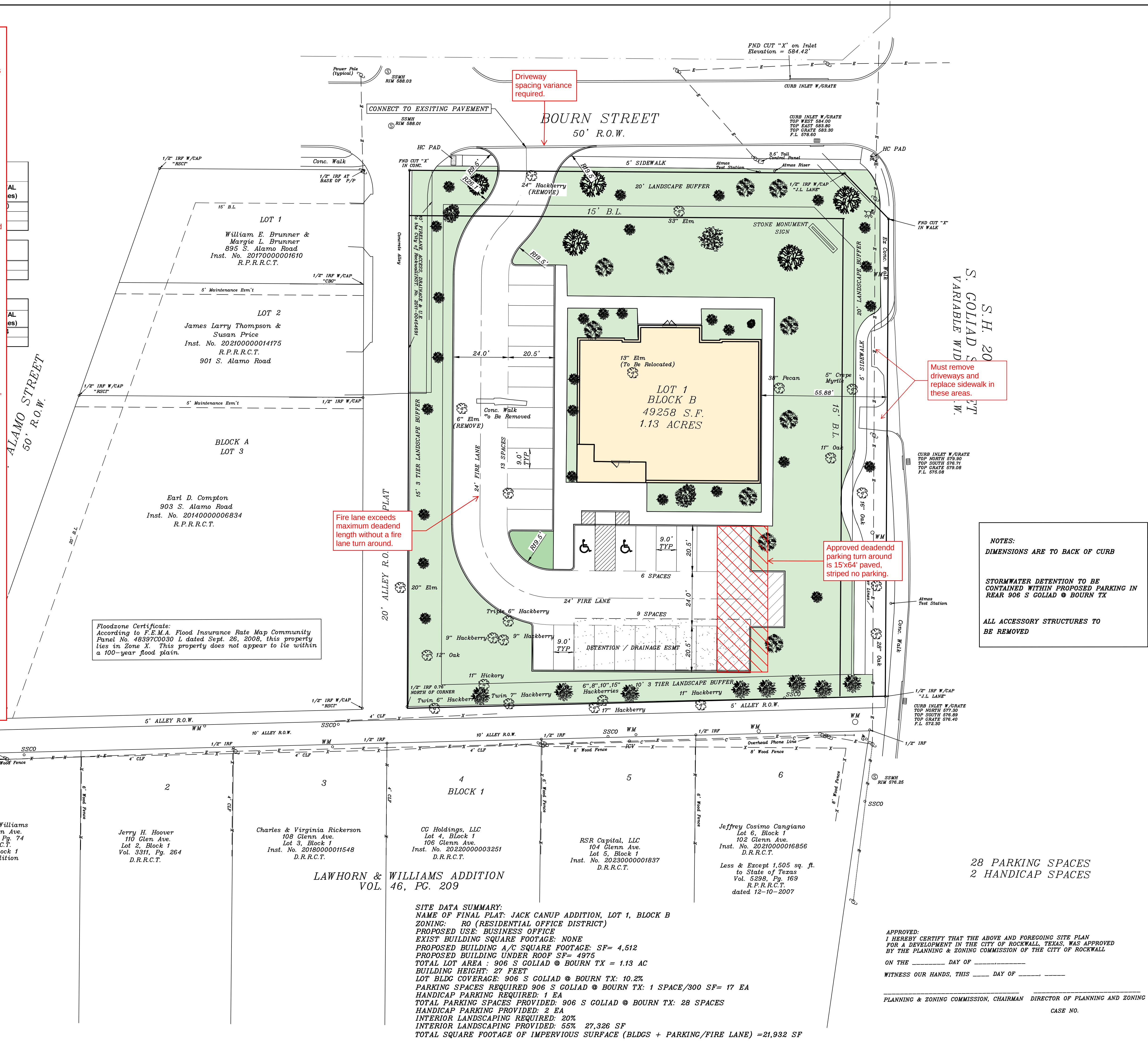
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. LICENSE NO. 60102 ON DATE: AUG. 8, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPE PLAN
KIM TIMPA LAW OFFICES
906 S GOLIAD @ BOURN TX
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GC.W.
DRAWN	
SCALE	1"=20' H 1"= V
DATE	JAN 29, 2024
PROJECT	23018 SITE PL
	20



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING ZONING CASE NO. _____

NOTE: THIS APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 906 S. Goliad

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION SW corner of Bourn & S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____



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

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

☐ OWNER

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

☒ APPLICANT

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

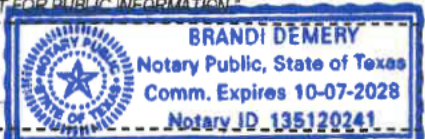
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2025.

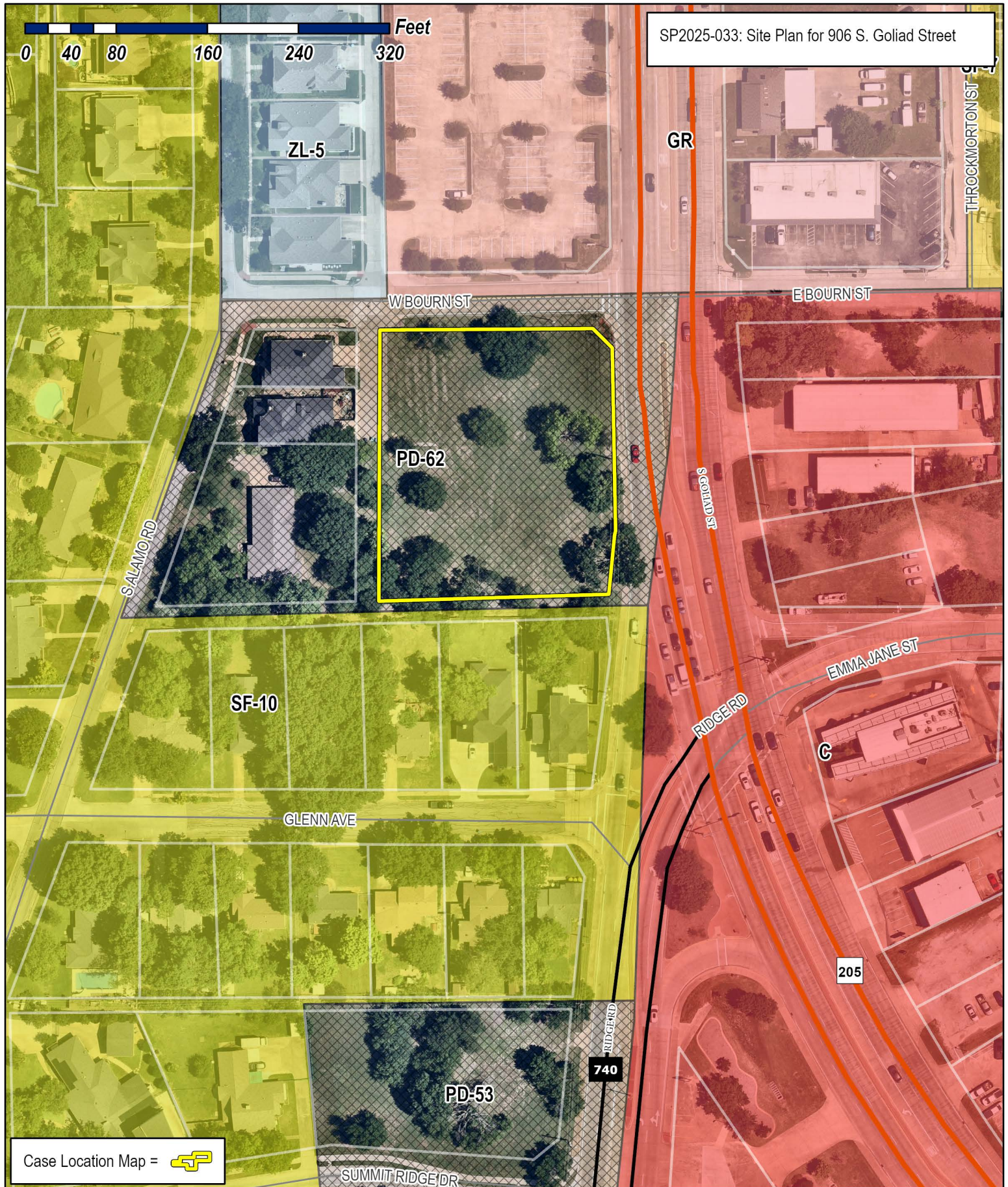
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



10/7/2028



Case Location Map = 

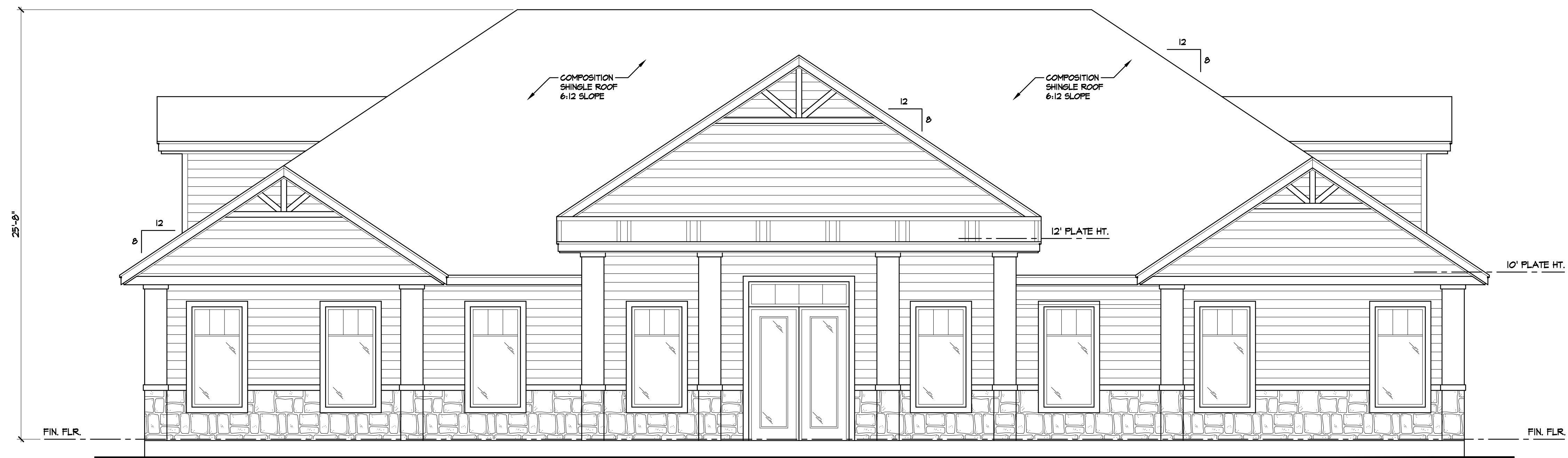


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





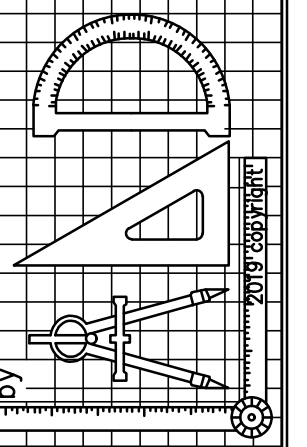
FRONT ELEVATION

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



REAR ELEVATION

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



EMAIL: plansbyland@gmail.com
N. COLLINS BLVD
RICHARDSON TX, 75080
PHONE: 972.250.2005
FAX: 972.250.0805

Handwriting practice lines for the letter 'Z'. The first row shows the letter 'Z' on a set of three horizontal lines (top, middle, bottom). The second row shows the letter 'Z' on a set of three horizontal lines, with a dashed line indicating the middle line. The third row shows the letter 'Z' on a set of three horizontal lines, with a dashed line indicating the middle line. The fourth row shows the letter 'Z' on a set of three horizontal lines, with a dashed line indicating the middle line. The fifth row shows the letter 'Z' on a set of three horizontal lines, with a dashed line indicating the middle line.

NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS
PRIOR TO CONSTRUCTION.
DO NOT SCALE THESE DRAWINGS.
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD.
LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNER'S LIABILITY NOT TO EXCEED
PRICE PAID FOR THE PLANS.

ATE

06/28/2025

07/07/2025

07/08/2025

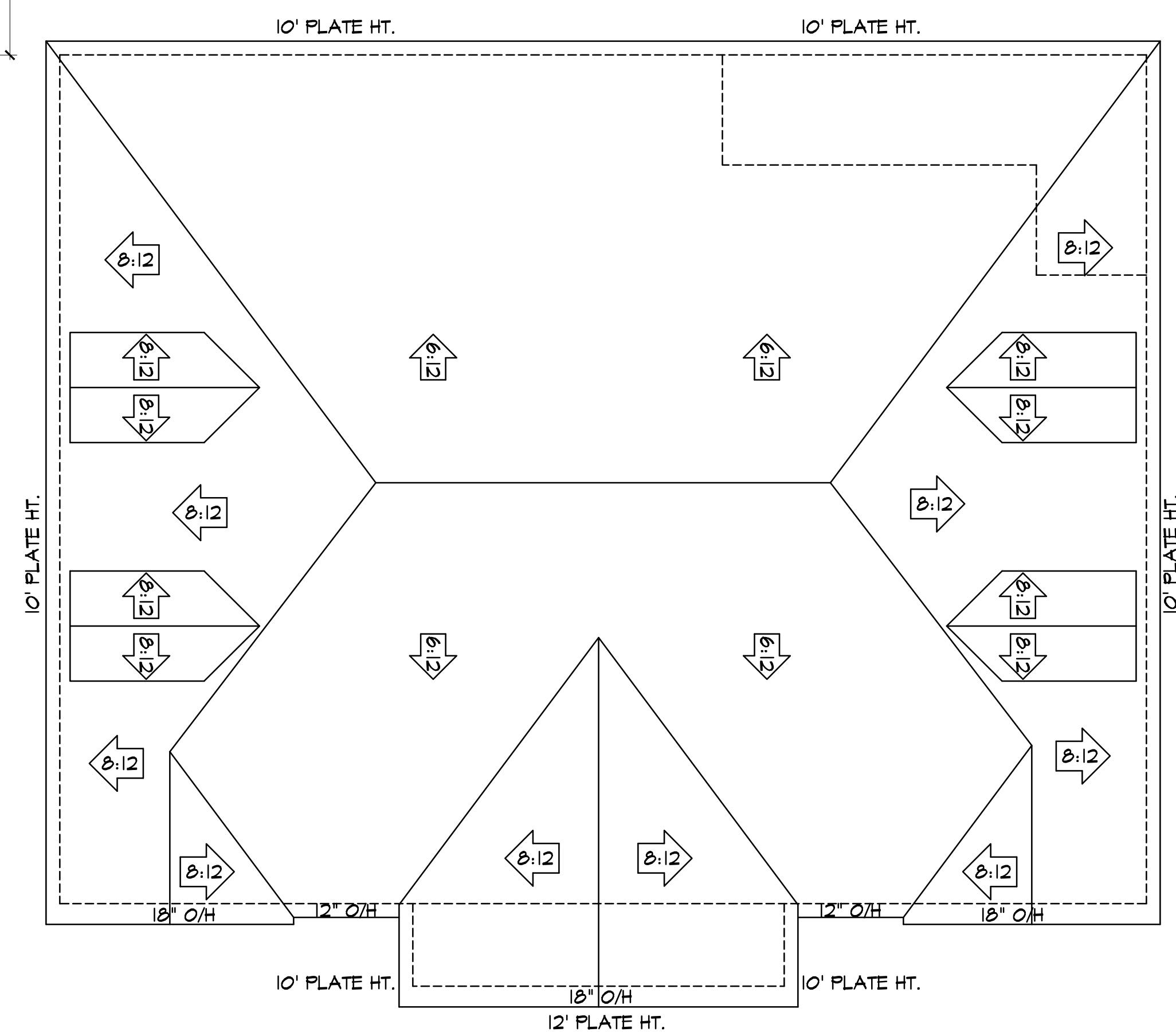
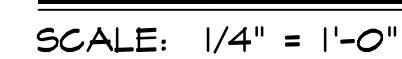
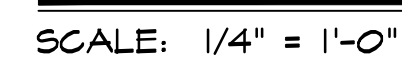
07/28/2025

08/05/2025

08/12/2025

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1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



SCALE: 1/8" = 1'-0"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.4 fc	3.0 fc	0.0 fc	N/A	N/A

CHOICE ENGINEERING, LLC SACHEE, TEXAS PHONE: (409) 666-1268
TEXAS FIRM REG. NUMBER F-16076 WWW.CHOICE-ENGINEERING.COM

THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE ONE NOTED IN THE TITLE BLOCK, WITHOUT THE WRITTEN CONSENT OF CHOICE ENGINEERING, LLC. COPYRIGHT 2016, CHOICE ENGINEERING, LLC.

KIM TIMPA LAW OFFICES
906 SGOLIAD @ BOURN TX
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS

[illegible]

ISSUE/ORIGINAL COPYRIGHT	
DATE:	2025/08/1
PROJECT #:	240
DRAWN BY:	R
CHECKED BY:	J
SHEET NAME:	
PHOTOMETRIC PLAN	

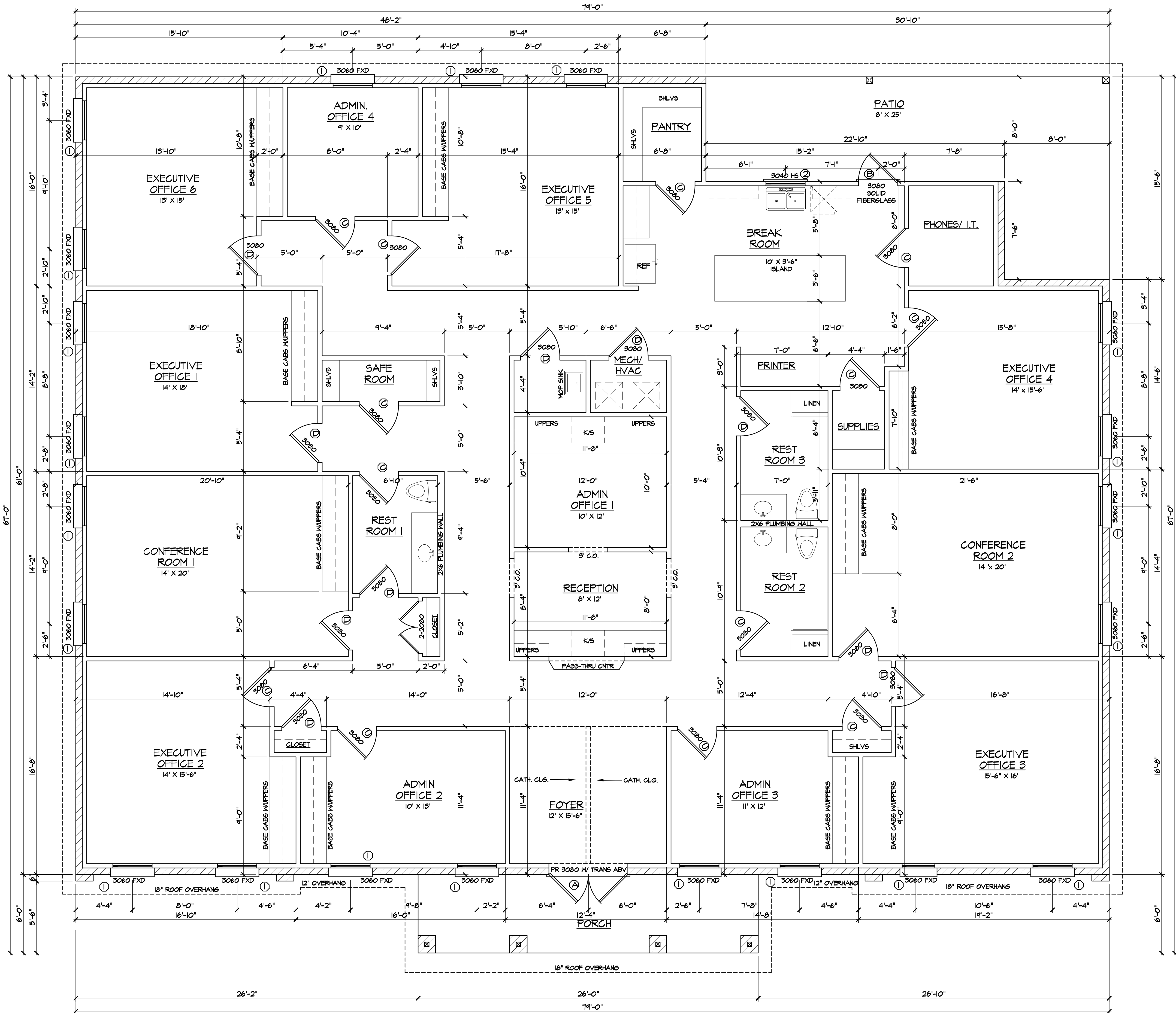
SHEET NUMBER:

PH1.0

1 PHOTOMETRIC SITE PLAN
1/16" = 1'-0"

DOOR SCHEDULE			
KEY	AMT	SIZE	NOTES
(A)	1	PAIR 3'-0" X 8'-0"	EXT. FR. DOOR UNIT, TRANSOM ABOVE, STAINED OAK
(B)	1	3'-0" X 8'-0"	EXTERIOR SOLID FIBERGLASS, RIGHT HAND OUTSWING
(C)	13	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, RIGHT HAND SWING
(D)	10	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, LEFT HAND SWING
(E)	-	-	-
(F)	-	-	-
(G)	-	-	-
(H)	-	-	-
(I)	-	-	-

WINDOW SCHEDULE			
KEY	AMT	SIZE	NOTES
(1)	21	3'-0" X 6'-0"	FIXED
(2)	1	3'-0" X 4'-0"	HORIZONTAL SLIDER
(3)	-	-	-
(4)	-	-	-
(5)	-	-	-
(6)	-	-	-



FLOOR PLAN

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

AREA CALCULATIONS	
TOTAL A/C S.F. =	4,512 S.F.
FRONT PORCH =	156 S.F.
+ REAR PORCH =	307 S.F.
TOTAL UNDER ROOF S.F. =	4,975 S.F.

PLANS

MICHAEL V. LAND
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N. COLLINS BLVD
RICHARDSON, TX 75080
PHONE: 972.290.2005
FAX: 972.290.0065

TIMPA LAW

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DATE
06/28/2025
07/01/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025

