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CATE No.

APPE KOANTIONNESI CITY OF REMIETT ROOC MAIN STRISET ROMEETT, TX 1005

IRD SUBMITTAL

1ST SUBMITTAL

REVISION DESCRIPTION

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Res 2mmile 2mmile 2m Pastini, Berlin, 11-207 Ad Des Match 2015 (Surgers 3073

8. THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE APPENDIX 2.2 STREET TYPCLOGIES - URBAN VILLAGE, WHICH WOULD ALLOW FOR RO-DEGREE PARKING STREETSIDE IN A SHOPFRONT OR MIXED-USE AREA, (APP 2.2 - TABLE 2)

THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE AP THILDING TYPES - URBAN VILLAGE, WHICH WOULD ALLOW TOWNHOMES TO HAVE RONT-LOADED GARAGES. (APP. 2.1)

V3 - PARKING REQUIREMENTS, WHICH WOULD ALLOW K OR OPEN SPACE. (3.1.3.A.2).

5. THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE 3.1 PARKING CATEGORY 1. INTENT, TO ALLOW PARKING STRUCTURES TO BE VISIBLE FROM PUBLIC ROA (3.1.18.8).

THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE 24 URBAN VILLAGE STANDARDS, CATEGORY 2- GENERAL, WHICH ALLOWS BUILDINGS TO BE BACKED ONTO TRAILS, PARKS, OR NATURAL AREAS. (2.4.2 F.4).

NULUDES A MAJOR WARRANT FOR THE FORM BASED CODE 2.4 URBAN L CATEGORY 1 - INTENT, WHICH WOULD ALLOW PARKING LOTS TO BE SCAPE AND PUBLIC AREAS RATHER THAN BEHIND THE PRINCIPAL ED IN STREE NG. (2.4.1.F)

ATEGORY 3 - BLOCK FACE CONFIGURATION - INTENT, WHICH WO OF THE PRIMARY BUILDING FACADE TO BE LOCATED WITHIN THE

IR WARRANT FOR THE FORM BASED CODE 2.4 URBAN GENERAL, ALLOWING FOR THE PROPOSED BLOCK 2TS BEING DISCONNECTED IN SOME AREAS. (2.4.2.A.1)

THIS SUBMITTAL IN

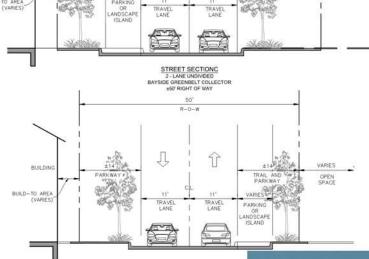
0-20NE (24.3.8.2.1)

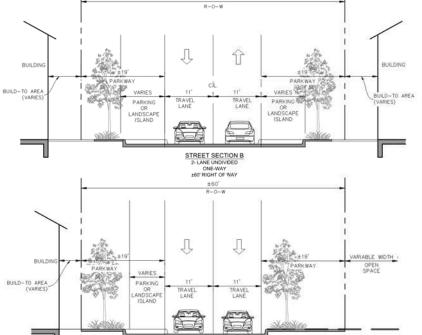
. THIS SUBMITTAL INCLUDES A M

MAJOR WARRANTS

* REFER TO BAYSIDE SPECIAL DISTRICT ORDINANCE ORD-014-15.

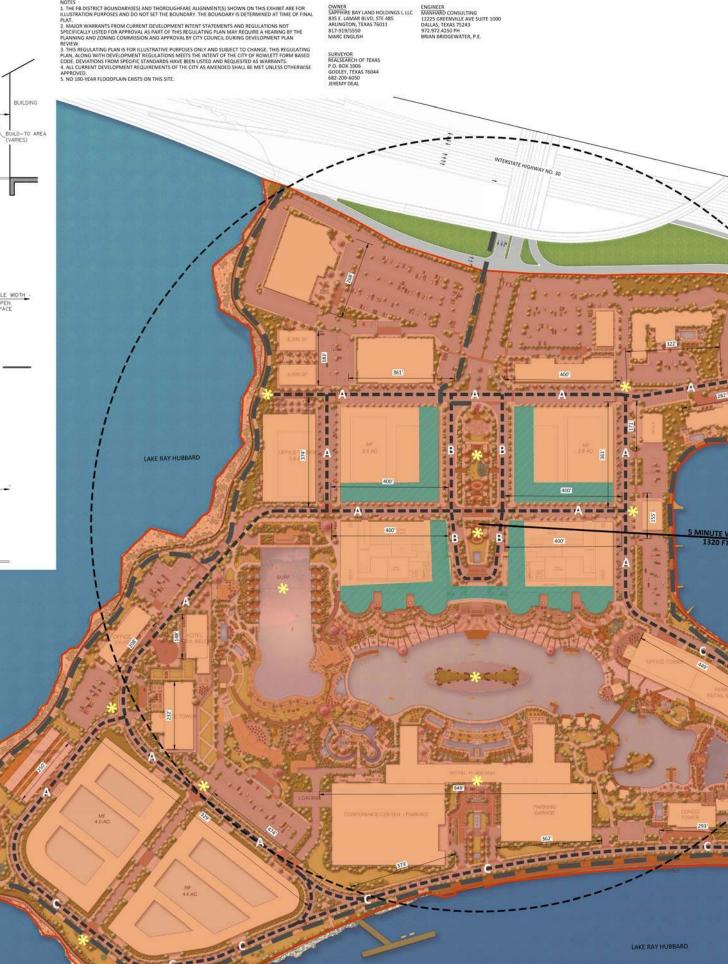
LEGEND TRAIL (12 FT) PEDESTRIAN SHED TYPE A ROADWAY ±60' R-O-W - - A - - -TYPE B ROADWAY ±60' R-O-W - - B ----TYPE C ROADWAY ±50' R-O-W ----TERMINATING VISTA/ LANDMARK OPPORTUNIT SAPPHIRE BAY* SPECIAL DISTRICT 150 FLEX SPACE SCALE: 1" = 150"





STREET SECTION A 2 - LANE UNDIVIDED RETAIL/COMMERCIAL COLLECTOR ±60' RIGHT OF WAY

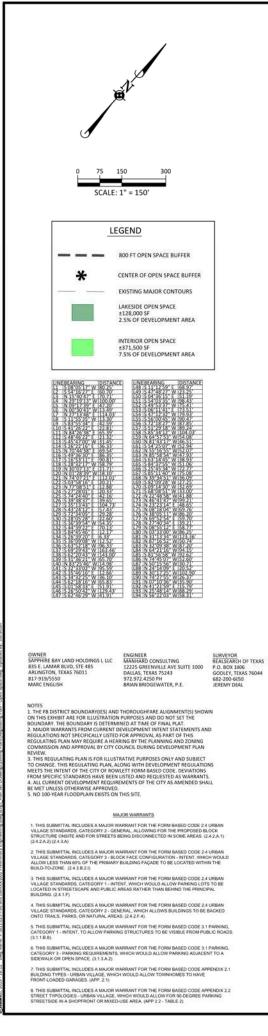
±60'



NOTES 1. THE FB DISTRICT BOUNDARVIES) AND THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE BOUNDARY. THE BOUNDARY IS DETERMINED AT TIME OF FINAL

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ALK LAKE RAY HUBBARD	SAPPHIRE BAY	CITY OF ROWLETT, DALLAS & ROCKWALL COUNTY, TEXAS PHASED REGULATING PLAN	
	THIS DOC ISSUED FO OR PERMIT BRIAN J. B TEXAS P.I ISSUED	IM REVIEW ONLY JUNEAT IS NOT ROOSTRUCTION THIS PURPOSES RIDGENATER, P.E. E. No. 98334) THIS DATE: //14/2019	
REGULATING PLAN - ACCESS & ZONING	DRAWN BY: DATE: SCALE:	25 10/14/2019 1*=150 SHEET OF 3 .025002	PENDING

EXHIBIT G1- PHASED









NOTES 1. THE FB DISTRICT BOUNDARY[JES] AND THOROUGHFARE ALIGNMENT(S) SHOWN ON THE BRHIBT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE BOUNDARY. THE BOUNDARY IS DETERMINED AT TIMO EF FINAL PAR-2. MAJOR WARRANTS FROM CURRENT DEVELOPMENT INTER'S SATEMATICAND REGULATING PURPONAL BY CHY COUNCIL DURING DEVELOPMENT PLAN REGULATING PURPONAL BY CITY COUNCIL DURING DEVELOPMENT PLAN REVIEW.

COMMISSION AND APPROVAL BY CITY COUNCIL DUINIS DEVELOPMENT PLAN REVIEW. 3. THIS REGULATING PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS REGULATING PURA, ALONG WITH DEVELOPMENT REGULATIONS MEETS THE INTENT OF THE CITY OF ROWLETT FORM BASED CODE. DEVIATIONS FORM SPECIFIC STANDARDS HAVE BEIN LISTE ON ADRELUSTED AS WARRANTS. 4. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET FUNCES OTHERWISE APPROVED. 5. NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE.

MAJOR WARRANTS

1. THIS SUBMITTAL INCLUDES A MAJOR WURRANT FOR THE FORM BASED CODE 24 LIRBAN VILLAGE STANDARDS, CATEGORY 2- GENERAL, ALLOWING FOR THE PROPOSED BLOCK STRUCTIVE ONNEE AND FOR STREETS BEING DISCONNECTED IN SOME AREAS, (24.24.7) (24.24.72) (24.34.7)

2. THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE 2.4 URBAN VILLAGE STANDARDS, CATEGORY 3 - BLOCK FACE CONFIGURATION - INTERT, WHICH WOULD ALCW LESS THAN 60% OF THE PREMARY BUILDING FACADE TO BE LOCATED WITHIN THE BUILD-TO-ZONE. (24.3.B.2.I)

3 THIS SUBMITTAL INCLUES A MAJOR WARRANT FOR THE FORM BASED CODE 2.4 URBAN VILLAGE STANDARDS, CATEGORY 1... INTERY, WINCH WOULD ALLOW PARKING LOTS TO BE LOUGUNG (2.4.1.F)

4. THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE 2.4 URBAN VILLAGE STANDARDS, CATEGORY 2- GENERAL, WHICH ALLOWS BUILDINGS TO BE BACKED ONTO TRAILS, PARKS, OR NATURAL AREAS. (2.4.2.F.4).

5. THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE 3.1 PARKING, CATEGORY 1 - INTENT, TO ALLOW PARKING STRUCTURES TO BE VISIBLE FROM PUBLIC ROADS. (3.1.1.8.8).

6. THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE 3.1 PARKING CATEGORY 3 - PARKING REQUIREMENTS, WHICH WOULD ALLOW PARKING ADJACENT TO A SIDEWALK OR OPEN SPACE. (3.1.3.4.2).

7. THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE APPENDIX 2: BUILDING TYPES - URBAN VILLAGE, WHICH WOULD ALLOW TOWNHOMES TO HAVE FRONT-LOADED GARAGES. (APP, 2.1)

8. THIS SUBMITTAL INCLUDES A MAJOR WARRANT FOR THE FORM BASED CODE APPENDIX 2.2 STREET TYPOLOGIES - URBAN VILLAGE, WHICH WOULD ALLOW FOR 90.DEGREE PARKING STREETSIDE IN A SHOPFRONT OR MIXED-USE AREA. (APP 2.2 - TABLE 2)



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RAIL			
LAKE RAY HUBBARD	SAPPHIRE BAY	CITY OF ROWLETT, DALLAS & ROCKWALL COUNTY, TEXAS PHASED REGULATING PLAN	
PHASE 2	FOR INTER		
	THIS DOC ISSUED FO OR PERMI BRIAN J. B TEXAS P.I. ISSUED 10 PROJ. MOR. PROJ. MOR.	DUMENT IS NOT R CONSTRUCTION TING PURPOSES RIDGEWATER, P.E. E. No. 98334 D THIS DATE: D/14/2019 BB BB SS	
- PHASED REGULATING PLAN - PHASING	3	25 10/14/2019 1*=150' SHEET OF 3 .025002	PENDING

ATTACHMENT 3







EXHIBIT E - SITE ANALYSIS

BAYSIDE

A TA/ACSMLANE TITLE SURVEY NORTHWEST TRACT-98 JACRE TRACT WILLIAM CABRIERESURVEY, JASTACTNO. 46 ELMIRA EVEEN SURVEY ABSTRACT NO.438 MD CHARLES J. MERILL SURVEY, ABSTRACT NO.450 DALASCOUNTY, TEXAS

NORTHEAST TRACT 57.8ACR: TRACT WILLIAM CRABIREESURYEY, JBSTACTNO. 48 CHARLES). MERRILI SURVEY, ABSTAC: NO.857 DALASCOUVTY, TEXAS

SUTHTRACT - 5'9 ARE TAC' WILLIAM (RABTREESURIEY, JIBSTACTNO, 46 EL, IRRAEVENS SJRYV, XASTRACT NO, 43 H IGMILAN ULINEY, ASSTRACT NO, 43 ALASCOLITY, IEXA H IGMILAN ULINEY, ASSTRACT NO, 113 AND WILLIAH HAIEN THOMAS SURVEY, ABITRACT NO, 21: ROCKWAL CCUNT, TEMS

OWNER CITY OF DAILAS 500 MARI,LA STREET DALIAS, TEXAS 752)1 (214) 670 - 2111

Derwin by KLS MLB

AIPLICANT: (ITY)FR0WLETT 4000 MAINSTRIET ROVLEIT, TEXAS7508((972)463-3927 Kimley »Hom 50 For Dive, Side 100 15 For AD 100

Prieut N. 0647830

cetto.

Date

ATTACHMENT 3

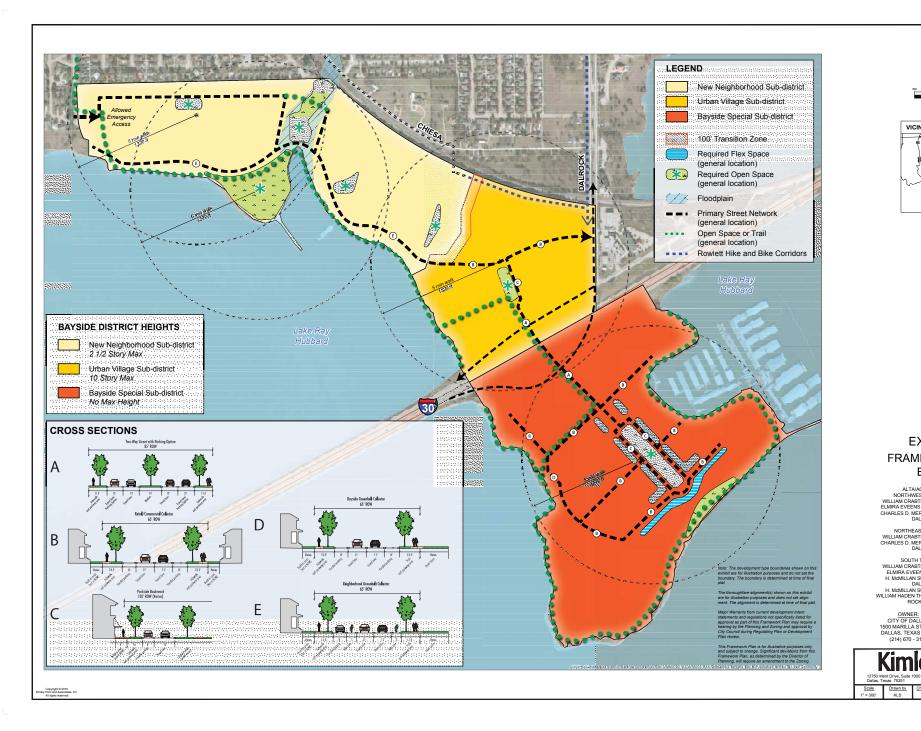






EXHIBIT F -FRAMEWORK PLAN BAYSIDE

ALTA/ACSM LAND TITLE SURVEY NORTHWEST TRACT - 98.7 ACRE TRACT WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957 DALLAS COUNTY, TEXAS

NORTHEAST TRACT - 57.9 ACRE TRACT WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957 DALLAS COUNTY, TEXAS

SOUTH TRACT - 57.9 ACRE TRACT WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346 ELMIRA EVENS SURVEY, ABSTRACT NO. 438 H MAMIL AN SURVEY, ABSTRACT NO. 438 AND DAILAS COUNTY, TEXAS H MAMILLAN SURVEY, ABSTRACT NO. 113 AND WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213 ROCKWALL COUNTY, TEXAS

APPLICANT: CITY OF ROWLETT 4000 MAIN STREET ROWLETT, TEXAS 75088

OWNER: CITY OF DALLAS 1500 MARILLA STREET DALLAS, TEXAS 75201 (214) 670 - 3111

(972) 463 - 3927 **Kimley**»Horn

Tel. No. (972) 77 Fax No. (972) 2 FIRM # Drawn by KLS Date 13/04/2015 Project No. 064478300 Checked by MLB

