AGENDA

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 28, 2022 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 ITEMS

(1) SP2022-030 (BETHANY ROSS)
Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an *Amended Site Plan* for a *Restaurant with Drive Through/Drive-In* (*i.e. Velvet Taco*) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [*FM-740*], and take any action necessary.

(2) SP2022-031 (HENRY LEE)
Discuss and consider a request by Deborah Binder for the approval of a *Site Plan* for a *Mini-Warehouse* and *Office/Warehouse Development* on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary.

(3) SP2022-032 (HENRY LEE)
Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an *Amended Site Plan* for a *Gymnasium* and *Classrooms* in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

(4) SP2022-033 (HENRY LEE)
Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

(5) SP2022-034 (BETHANY ROSS)
Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Waivering of the Rockwall Economic Development Corporation John Gardner of Kirkman Engineering for the approval of a *Site Plan* for a *Manufacturing Facility* and *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

(6) SP2022-035 (HENRY LEE)
Discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *Site Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

(7) SP2022-037 (BETHANY ROSS)

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a *Site Plan* for a *Warehouse/Distribution Center* on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

(8) SP2022-038 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a *Site Plan* for a *Mini-Warehouse* and *Office Warehouse Facility* on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, 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, Angelica Gamez, 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 *June 24, 2022* 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: 6/24/2022

PROJECT NUMBER:	SP2022-030	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Amended Site Plan for a Restaurant	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2608 RIDGE RD	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: SP2022-030; Amended Site Plan for Velvet Taco
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the IH30 Overlay District (IH30 OV), the Scenic Overlay District (SOV), and the Development Standards of Article V, that are applicable to the subject property.

M.4 For reference, include the case number (SP2022-030) in the lower right-hand corner of all pages on future submittals.

M.5 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

M.6 Provide a material sample board and color rendering of building elevations (Subsection 03.04.A, of Article 11)

M.7 Provide 4 (24” X 36”) folded copies of each plan. (Subsection 03.04.A, of Article 11)

M.8 Include the Owners and Developers name, address, and phone number on all pages. (Subsection 03.04.B, of Article 11)

M.9 Include a numeric and graphic scale on all pages of the submittal (Subsection 03.04.A, of Article 11)

M.10 Include a vicinity map that locates the site relative to the nearest major roadways in a one-half mile radius. (03.04.A, of Article 11)

M.11 Site Plan

(1) Add a North arrow. (Subsection 03.04.A, of Article 11)

(2) Add the total lot or site area (in square footage or acreage. Indicate only the property in question on the site plan (i.e. exclude the Waffle House property). (Subsection 03.04.B, of Article 11)

(3) Indicate the perimeter dimensions of the site and building. (Subsection 03.04.B, of Article 11)

(4) Indicate the distance between all property lines and the existing building. (03.04.B, of Article 11)

(5) Indicate all existing property lines. (Subsection 03.04.B, of Article 11)

(6) Indicate the building setbacks adjacent to Ridge Road. (Subsection 03.04.B, of Article 11)

(7) Indicate utilities. (Subsection 03.04B, of Article 11)

(8) Indicate all drive/turning radii, drive widths, and fire lanes. (Subsection 03.04.B, of Article 11)

(9) Indicate all existing fire hydrants. (Subsection 03.04.B, of Article 11)

(10) Indicate and label widths of all sidewalks. (Subsection 03.04.B, of Article 11)

(11) Indicate all adjacent right-of-way information, centerlines, and any median breaks for adjacent streets. (Subsection 03.04.B, of Article 11)

(12) Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)

(13) Provide a parking table indicated the total number of required parking spaces (i.e. 26) and the total number provided. (Subsection 05.01,of Article 06)

(14) Currently the site plan shows 23 parking spaces on the subject property, 26 is required. Please indicate if there is a shared parking agreement with the Waffle House property and provide staff with the agreement. (Table 5, Article 06)

(15) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05)

M.12 Photometric Plan

(1) If any additional lighting is proposed, a photometric plan will need to be submitted. (Subsection 03.03, of Article 07)

M.8 Building Elevations

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.

(2) Dumpster enclosure must be screened, self-latching, and faced with primary building materials. (Subsection 01.05.B, of Article 05)

(3) Please indicate exterior elevations adjacent to Public Right-of-way (i.e. facing Ridge Road).

I.9 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Corporate Branding. According to Subsection 06.02.C8, General Overlay District Standards, of the Unified Development Code (UDC), (a) company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, Variances to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures.

M.10 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 this case, staff has identified two (2) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances and the four (4) required compensatory measures. (Subsection 09.02, of Article 11).

Some additional compensatory measures to consider:

(1) Additional landscaping.

(2) Inclusion of 20% natural or cultured stone.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on June 28, 2022.

(2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022

I.13 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 prefers that a

representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: Need to check # and descriptions on plan. They don't seem to match the Keyed Notes.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

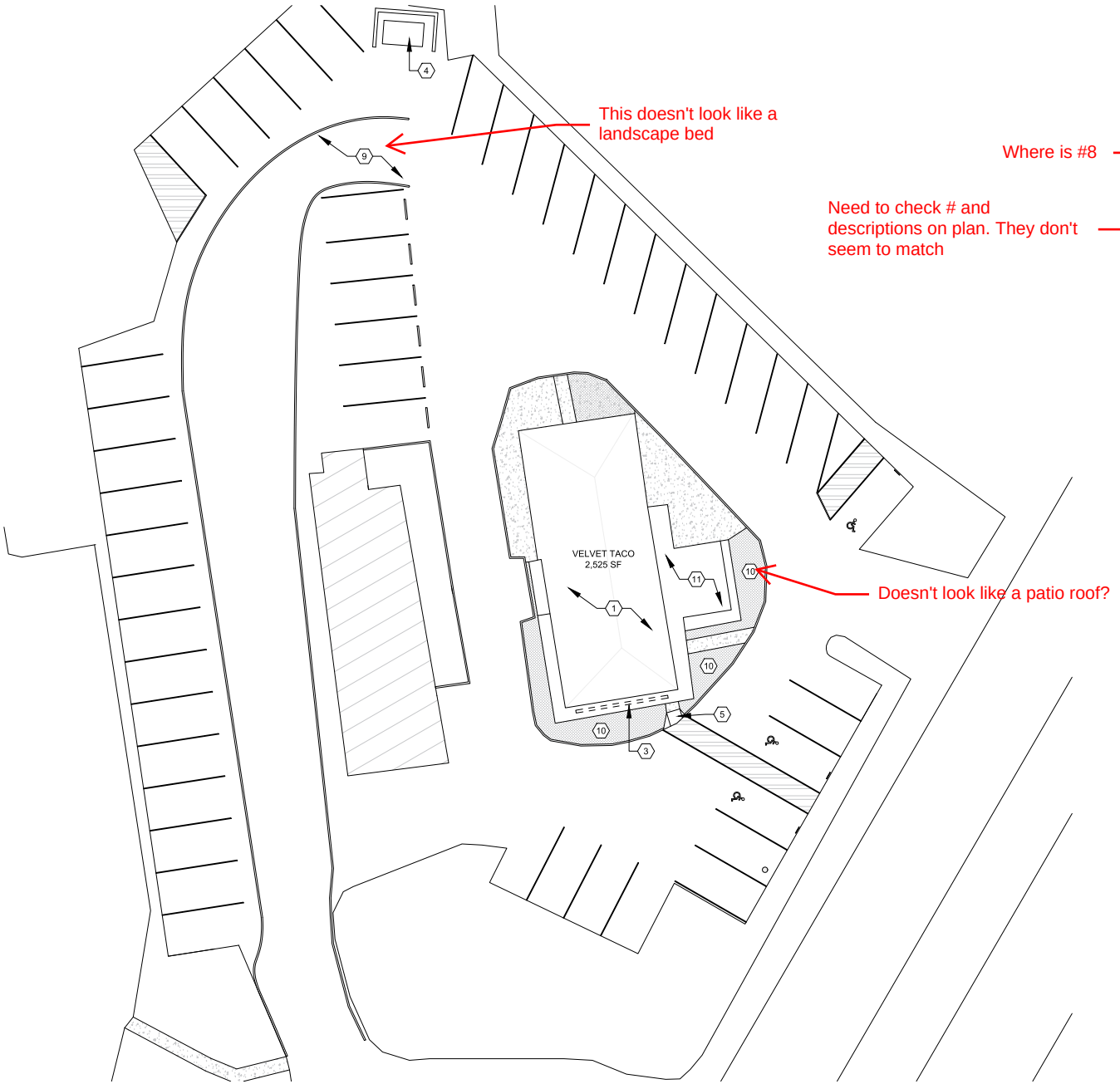
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: .



KEYED NOTES	
##	NOTES
1	VELVET TACO SPACE.
2	NOT USED
3	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.
4	TRASH ENCLOSURE.
5	RAMP DOWN FOR ACCESSIBILITY.
6	NOT USED
7	NOT USED
8	NO PARKING - FIRE LANE.
9	LANDSCAPE BED.
10	PATIO ROOF.

SARGENTI

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT ROBERT J. SARGENTI 17168 STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
1	06/13/22	OWNER COMMENTS
	06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY

△	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

ISSUE DATE: 06/15/22
PROJECT NUMBER: 8233-22
AREA: 2,607 SQ FT
DRAWN BY: AM REVIEWED BY: JN

TITLE:

SITE PLAN

SHEET NUMBER:

A0.05

SITE PLAN

3/32" = 1'-0"

1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-030

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2606 Ridge Road, Rockwall TX 75087				
SUBDIVISION	I-30 740 West Addn	LOT	1	BLOCK	
GENERAL LOCATION	Ridge Road and I-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Closed Restaurant
PROPOSED ZONING	C	PROPOSED USE	Restaurant
ACREAGE	0.448	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		APPLICANT	Roxanne Berlien
CONTACT PERSON	Stephen Wall	CONTACT PERSON	
ADDRESS	7700 Windrose Ave Suite G300	ADDRESS	12 turnberry dr
CITY, STATE & ZIP	Plano TX 75035	CITY, STATE & ZIP	Coto de Caza CA 92679
PHONE	469-343-2055	PHONE	310 407 9789
E-MAIL	stephen.wall@velvettaco.com	E-MAIL	RoxanneB@commercialPermitgroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Wall [*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 $ 100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* June *, 20* 22 *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."*

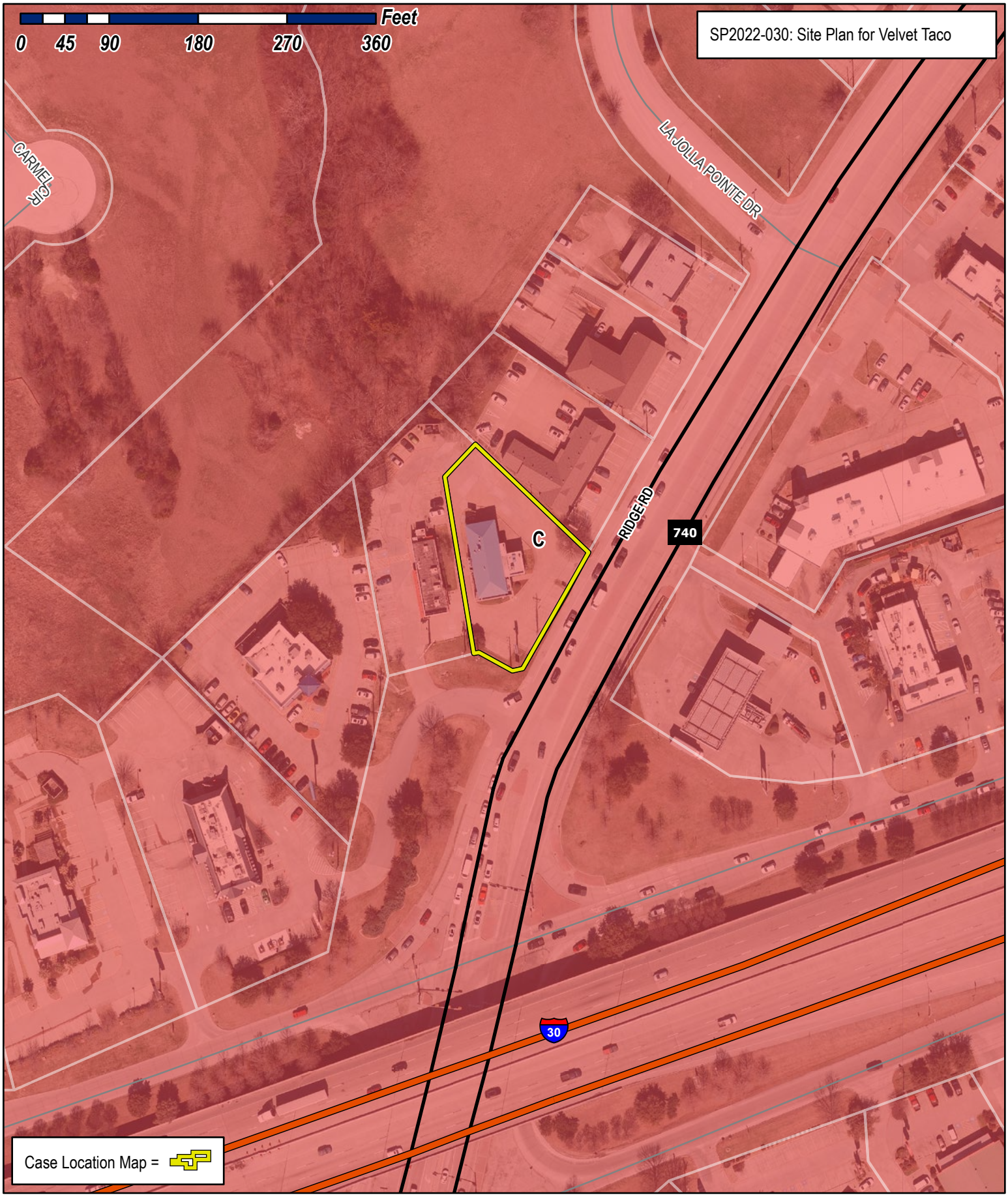
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* June *, 20* 22

OWNER'S SIGNATURE Stephen Wall

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jessica Lowrey

MY COMMISSION EXPIRES January 13, 2025

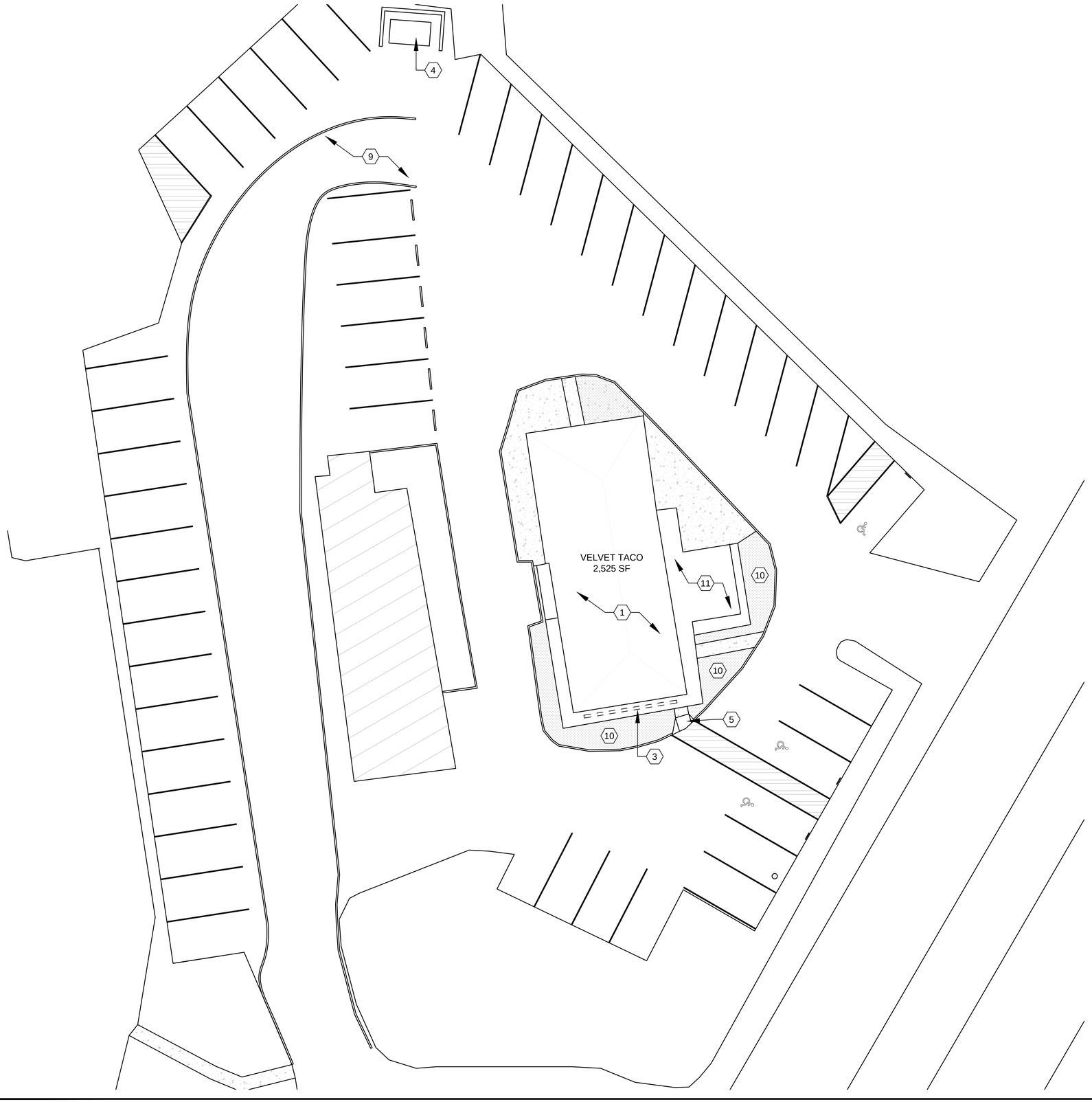
NOTARY PUBLIC STATE OF TEXAS
JESSICA LOWREY
Notary ID #132865951
My Commission Expires
January 13, 2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



KEYED NOTES

##	NOTES
1	VELVET TACO SPACE.
2	NOT USED
3	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.
4	TRASH ENCLOSURE.
5	RAMP DOWN FOR ACCESSIBILITY.
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8	NO PARKING - FIRE LANE.
9	LANDSCAPE BED.
10	PATIO ROOF.

SITE PLAN

3/32" = 1'-0"

1

SARGENTI
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T | 480.448.6250 ▪ WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT
ROBERT J. SARGENTI
17184
STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
1	06/13/22	OWNER COMMENTS
	06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY

	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

ISSUE DATE: 06/15/22
PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY: AH
REVIEWED BY: JN

TITLE:

SITE PLAN

SHEET NUMBER:

A0.05

Velvet Taco

ROCKWALL, TEXAS
EXTERIOR DESIGN PACKAGE

SARGENTI

EXISTING CONDITIONS

SARGENTI

DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

This document and its contents are an instrument of service and the property of Sargenti Architects and may not be reporoduced or utilized in any manner without their written premision.

VELVET TACO
ROCKWALL,TX
06/23/2022

ELEVATION - NORTH

SARGENTI

TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM

TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY (HC-169)
APPLICATION: PAINT ON STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY (HC-168)
APPLICATION: PAINT ON COPPING, TRIM, WINDOW TRIM

TAG: EP-4
MGF: GAF
USE: TIMBERLINE HDZ
COLOR: CHARCOAL
APPLICATION: SHINGLES ON ROOF

TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON CANOPY

TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING

TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

SARGENTI

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VELVET TACO
ROCKWALL,TX
06/23/2022

ELEVATION - EAST

TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM

TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY (HC-169)
APPLICATION: PAINT ON STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY (HC-168)
APPLICATION: PAINT ON COPPING, TRIM, WINDOW TRIM

TAG: EP-4
MGF: GAF
USE: TIMBERLINE HDZ
COLOR: CHARCOAL
APPLICATION: SHINGLES ON ROOF

TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON CANOPY

TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING

TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

SARGENTI

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VELVET TACO
ROCKWALL,TX
06/23/2022

ELEVATION - SOUTH

TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM

TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY (HC-169)
APPLICATION: PAINT ON STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY (HC-168)
APPLICATION: PAINT ON COPPING, TRIM, WINDOW TRIM

TAG: EP-4
MGF: GAF
USE: TIMBERLINE HDZ
COLOR: CHARCOAL
APPLICATION: SHINGLES ON ROOF

TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON CANOPY

TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING

TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

SARGENTI

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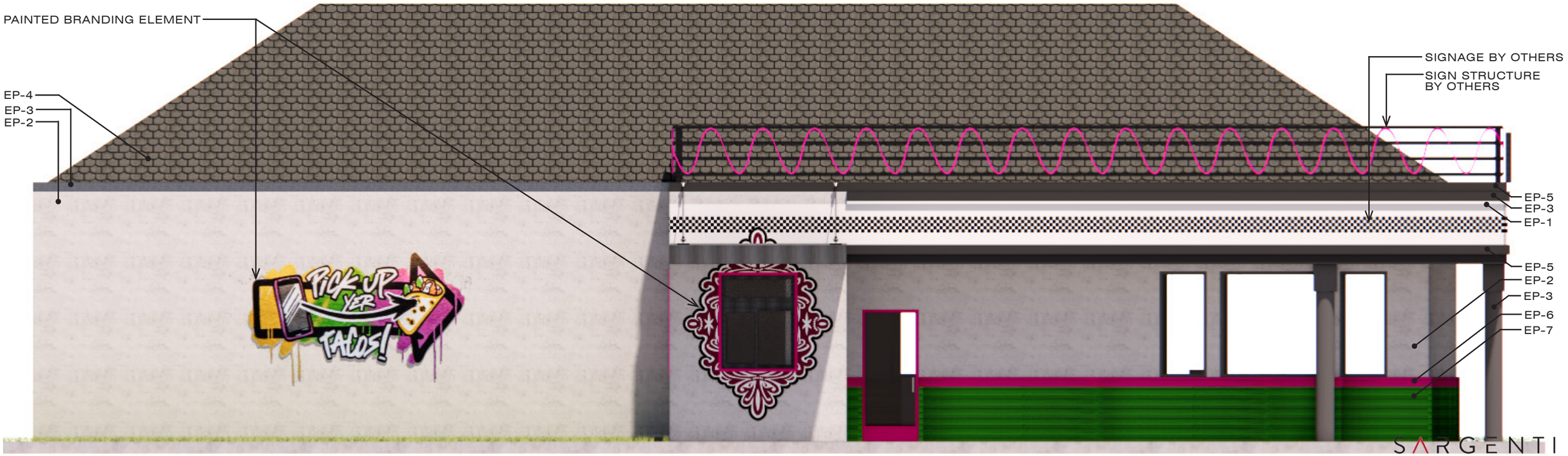
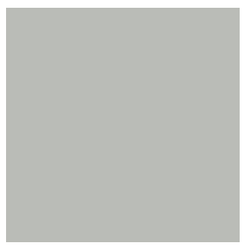
ROCKWALL,TX
06/23/2022

ELEVATION - WEST



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY (HC-169)
APPLICATION: PAINT ON STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY (HC-168)
APPLICATION: PAINT ON COPPING, TRIM, WINDOW TRIM

TAG: EP-4
MGF: GAF
USE: TIMBERLINE HDZ
COLOR: CHARCOAL
APPLICATION: SHINGLES ON ROOF

TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON CANOPY

TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING

TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

SARGENTI

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VELVET TACO
ROCKWALL,TX
06/23/2022

RENDERING

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VELVET TACO
ROCKWALL,TX
06/23/2022

RENDERING - WALL MURAL

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06/23/2022

RENDERING - GREEN CANOPY

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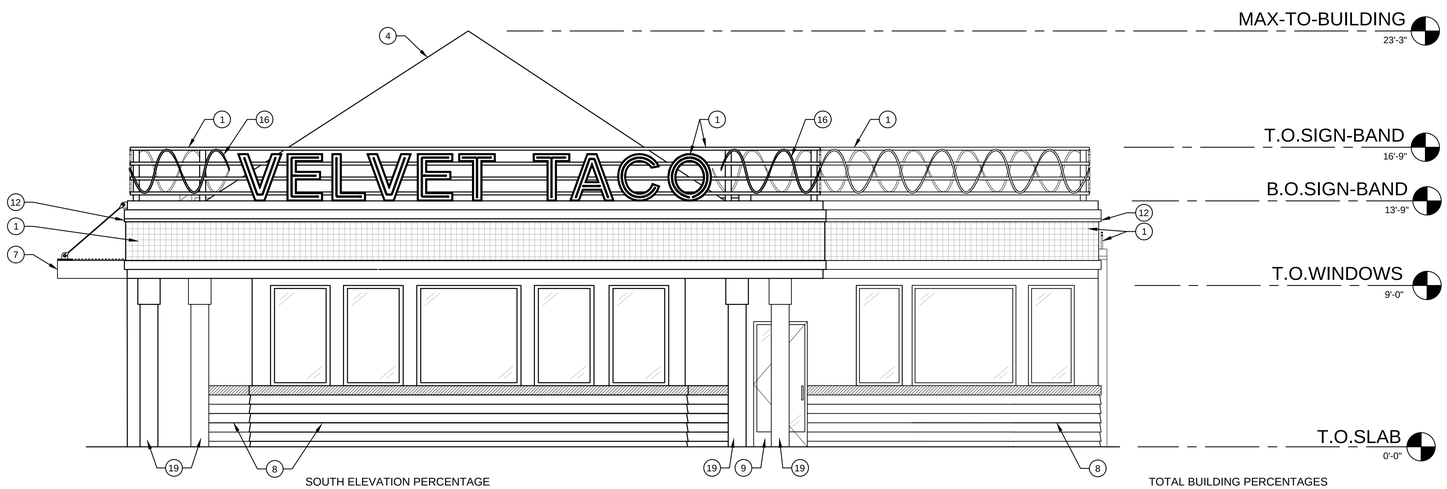
VELVET TACO
ROCKWALL,TX
06/23/2022



SOUTH ELEVATION PERCENTAGE

EP-1		EP-6		TOTAL
118 SQ.FT	15.5%	21 SQ.FT	3%	757 SQ.FT
EP-2		EP-7		
169 SQ.FT	23%	116 SQ.FT	15%	
EP-3		ROOF		
191 SQ.FT	25%	138 SQ.FT	18%	
EP-5				
4 SQ.FT	0.5%			

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

EXTERIOR ELEVATION - SOUTH

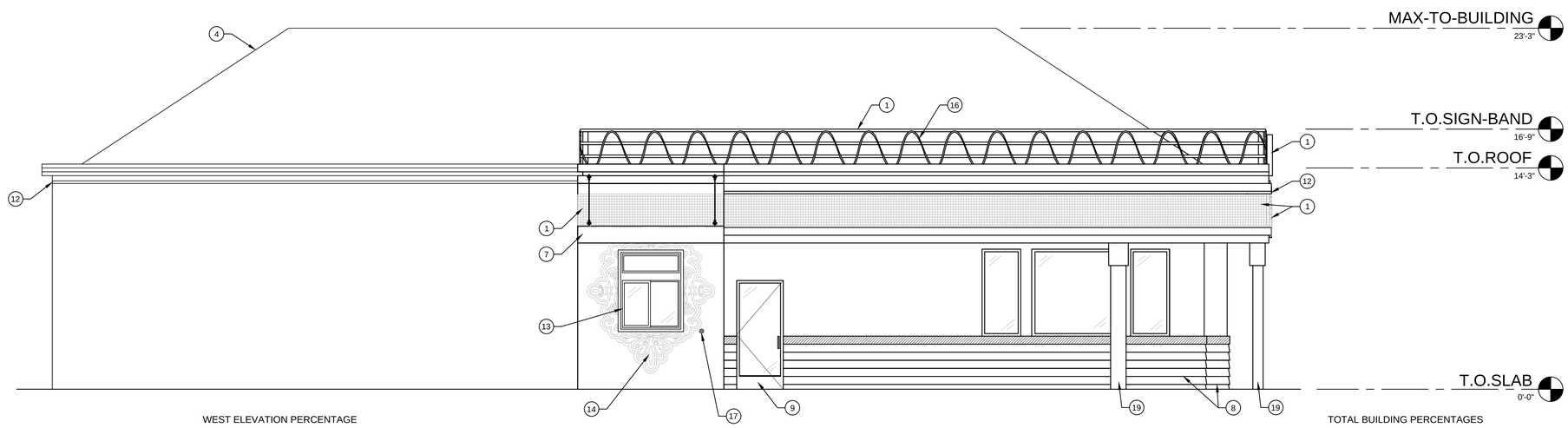
1/4" = 1'-0" | 1

EXTERIOR ELEVATIONS - KEYNOTES

1	SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
2	OPENING TO COVERED OUTDOOR PATIO AREA.
3	NOT USED,
4	NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
5	PLANTERS AT OPEN PATIO AREA BY OWNERS.
6	NEW STEEL POST TO SUPPORT CANVAS SHADE AND STRING LIGHTS.
7	NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
8	EXISTING SIDING TO REMAIN. ADD NEW FINISH.
9	EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
10	EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
11	EXISTING GAS METER TO REMAIN.
12	LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
13	NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
14	VELVET TACO GRAPHICS AROUND DRIVE THRU WINDOW, BY OWNER
15	NOT USED.
16	NEON WAVE BY SIGN VENDOR. G.C. TO PROVIDE POWER.
17	DOOR BELL AT DRIVE THRU.
18	OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
19	EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.

KEYNOTES

1/4" = 1'-0" | -



WEST ELEVATION PERCENTAGE

EP-1		EP-6		TOTAL
105 SQ.FT	9.5%	15 SQ.FT	1.5%	1,102 SQ.FT
EP-2		EP-7		
124 SQ.FT	11%	87 SQ.FT	8%	
EP-3		ROOF		
246 SQ.FT	22%	515 SQ.FT	47%	
EP-5				
10 SQ.FT	1%			

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

TAG:EP-1
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:SIMPLY WHITE (2143-70)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-2
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:COVENTRY GRAY (HC-169)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-3
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CHELSEA GRAY (HC-168)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-5
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:BLACK (2132-10)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-6
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CRUSHED BERRY (2076-30)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-7
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CACTUS GREEN (2035-20)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.

EXTERIOR ELEVATION - WEST

1/4" = 1'-0" | 2

SARGENTI
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T | 480.448.6250 ▪ WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT ROBERT J. SARGENTI 17184 STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF. THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
1	06/13/22	OWNER COMMENTS
	06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY
△	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

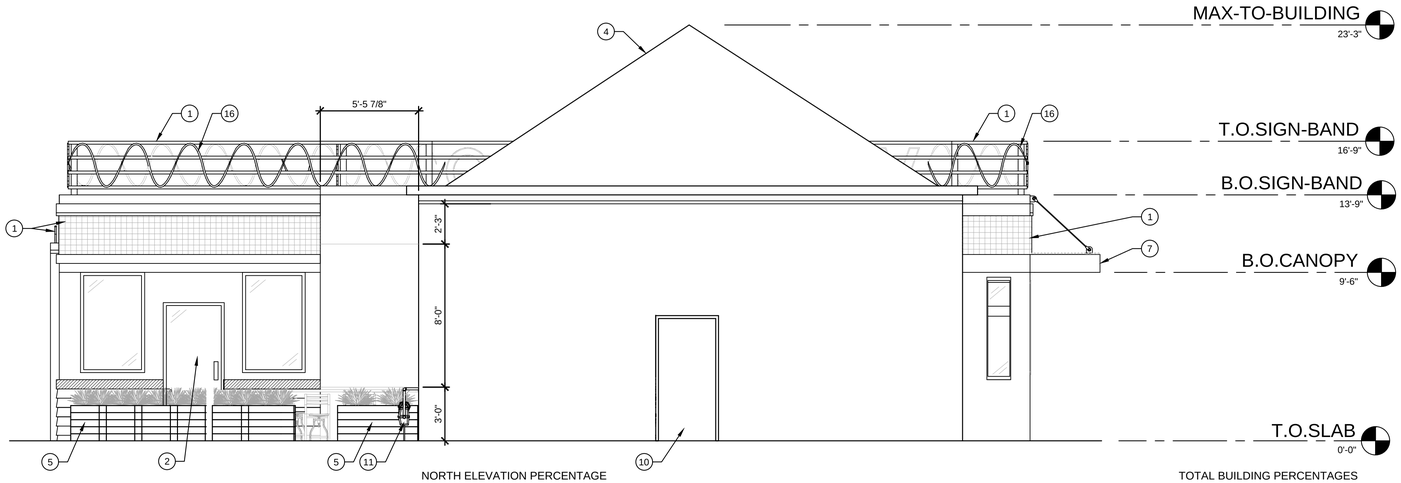
ISSUE DATE: 06/15/22
PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY: AH
REVIEWED BY: JN

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A9.01



NORTH ELEVATION PERCENTAGE

EP-1	40 SQ.FT	5%	EP-6	6 SQ.FT	1%
EP-2	519 SQ.FT	62%	EP-7	34 SQ.FT	4%
EP-3	102 SQ.FT	12%	ROOF	124 SQ.FT	15%
EP-5	8 SQ.FT	1%			

TOTAL
833 SQ.FT

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

EXTERIOR ELEVATION - NORTH

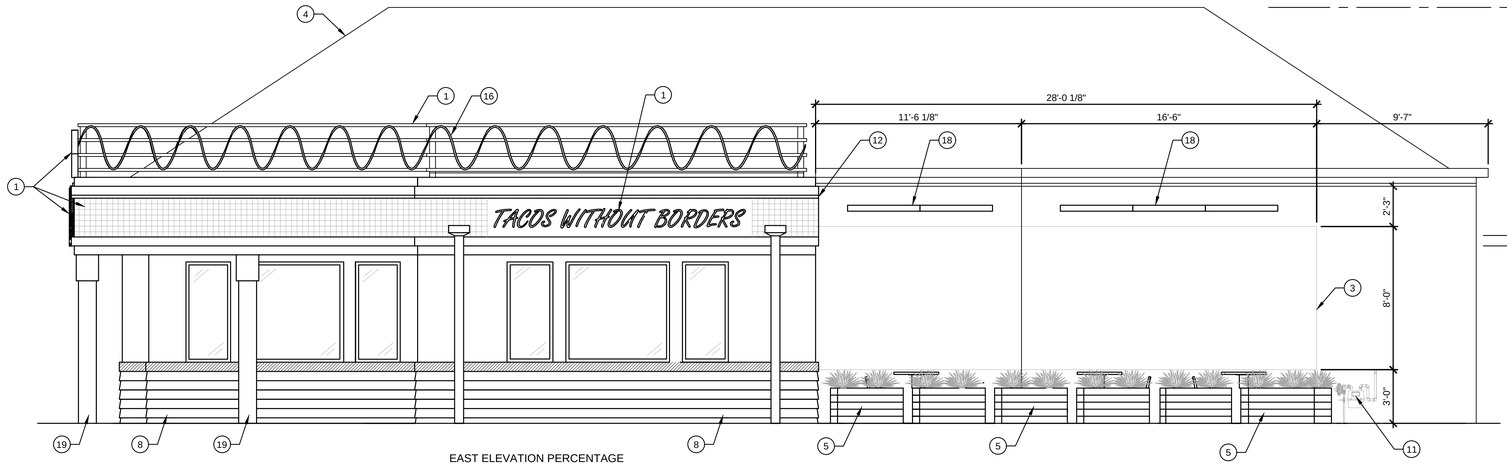
1/4" = 1'-0" | 3

EXTERIOR ELEVATIONS - KEYNOTES

1	SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
2	OPENING TO COVERED OUTDOOR PATIO AREA.
3	CUSTOM MURAL BY OTHERS.
4	NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
5	PLANTERS AT OPEN PATIO AREA BY OWNERS.
6	NOT USED.
7	NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
8	EXISTING SIDING TO REMAIN. ADD NEW FINISH.
9	EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
10	EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
11	EXISTING GAS METER TO REMAIN.
12	LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
13	NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
14	VELVET TACO GRAPHICS AROUND PICK-UP WINDOW, BY OWNER
15	NOT USED.
16	NEON WAVE BY OTHERS UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
17	DOOR BELL AT DRIVE THRU.
18	OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
19	EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.

KEYNOTES

1/4" = 1'-0" | -



EAST ELEVATION PERCENTAGE

EP-1	90 SQ.FT	9%	EP-6	20 SQ.FT	2%
EP-2	115 SQ.FT	11.5%	EP-7	84 SQ.FT	8.5%
EP-3	133 SQ.FT	13%	ROOF	552 SQ.FT	56%

TOTAL
994 SQ.FT

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

TAG:EP-1
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:SIMPLY WHITE (2143-70)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-2
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:COVENTRY GRAY (HC-169)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-3
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CHELSEA GRAY (HC-168)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-5
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:BLACK (2132-10)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-6
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CRUSHED BERRY (2076-30)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-7
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CACTUS GREEN (2035-20)
SPEC.::SEE FINISH SCEDULE FOR MORE INFO.

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.

EXTERIOR ELEVATION - EAST

1/4" = 1'-0" | 4

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5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
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CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT · ROBERT J. SARGENTI · 17184 · STATE OF TEXAS

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LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

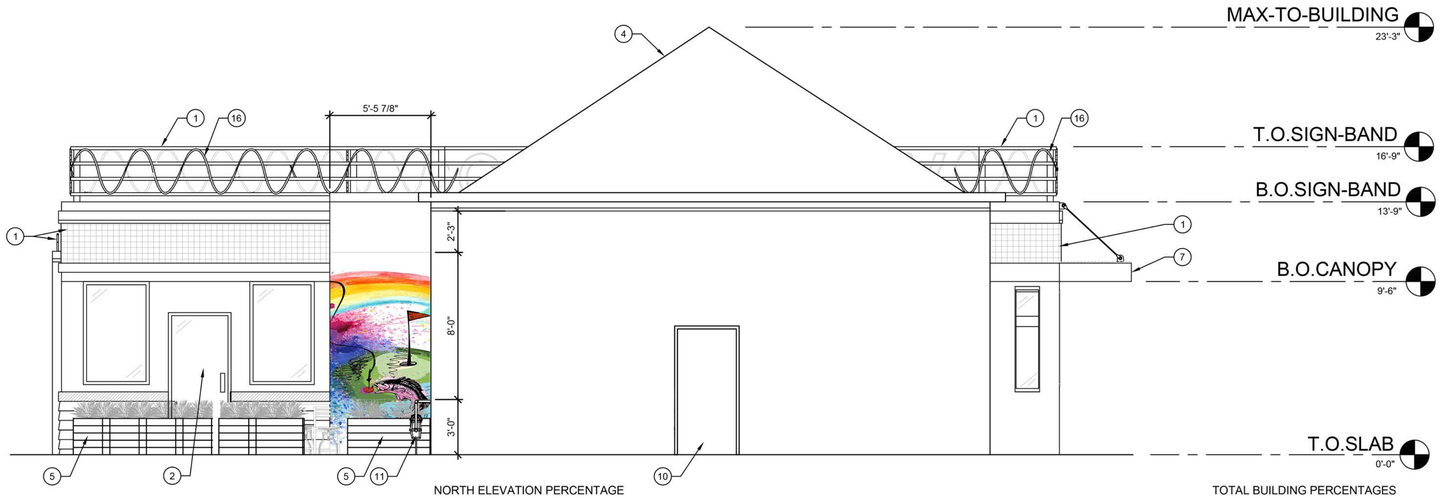
ISSUE DATE: 06/15/22
PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY: AH
REVIEWED BY: JN

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A9.02



NORTH ELEVATION PERCENTAGE

EP-1	EP-6	TOTAL
40 SQ.FT 5%	6 SQ.FT 1%	833 SQ.FT
EP-2	EP-7	
519 SQ.FT 62%	34 SQ.FT 4%	
EP-3	ROOF	
102 SQ.FT 12%	124 SQ.FT 15%	
EP-5		
8 SQ.FT 1%		

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

3

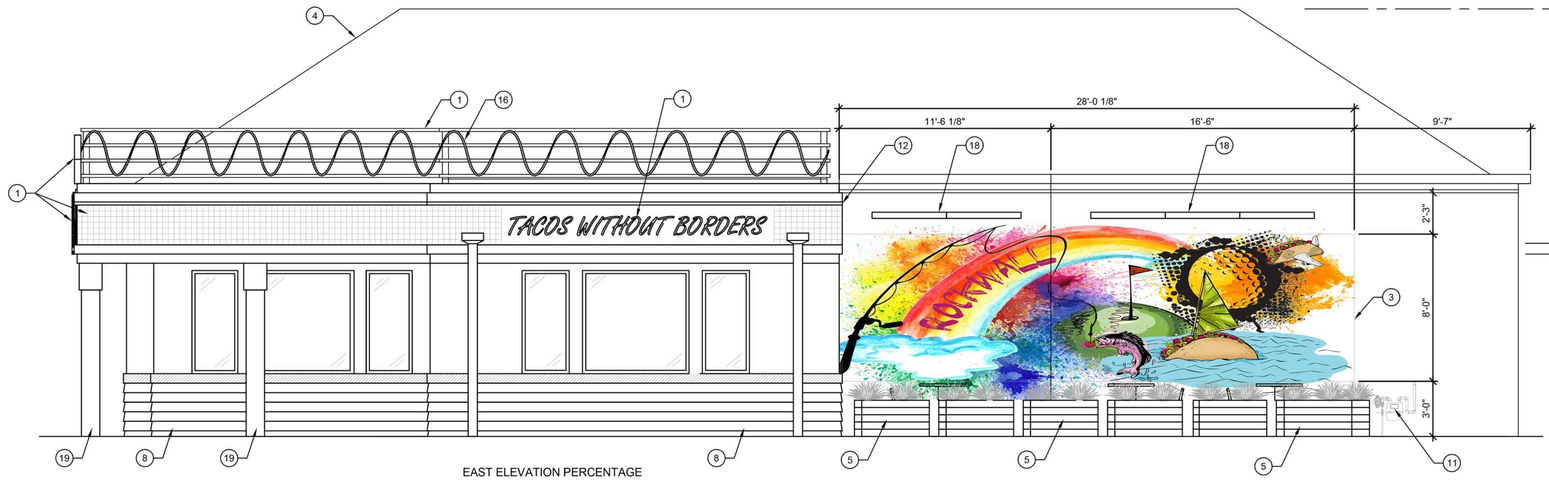
EXTERIOR ELEVATIONS - KEYNOTES

1	SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
2	OPENING TO COVERED OUTDOOR PATIO AREA.
3	CUSTOM MURAL BY OTHERS.
4	NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
5	PLANTERS AT OPEN PATIO AREA BY OWNERS.
6	NOT USED.
7	NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
8	EXISTING SIDING TO REMAIN. ADD NEW FINISH.
9	EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
10	EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
11	EXISTING GAS METER TO REMAIN.
12	LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
13	NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
14	VELVET TACO GRAPHICS AROUND PICK-UP WINDOW, BY OWNER
15	NOT USED.
16	NEON WAVE BY OTHERS UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
17	DOOR BELL AT DRIVE THRU.
18	OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
19	EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.

KEYNOTES

1/4" = 1'-0"

-



EAST ELEVATION PERCENTAGE

EP-1	EP-6	TOTAL
90 SQ.FT 9%	20 SQ.FT 2%	994 SQ.FT
EP-2	EP-7	
115 SQ.FT 11.5%	84 SQ.FT 8.5%	
EP-3	ROOF	
133 SQ.FT 13%	552 SQ.FT 56%	

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

TAG:EP-1
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:SIMPLY WHITE (2143-70)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-2
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:COVENTRY GRAY (HC-169)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-3
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CHELSEA GRAY (HC-168)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-5
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:BLACK (2132-10)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-6
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CRUSHED BERRY (2076-30)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

TAG:EP-7
MGF.:BENHAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CACTUS GREEN (2035-20)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.

EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

4

SARGENTI
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T| 480. 448.6250 • WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

REGISTERED ARCHITECT ROBERT J. SARGENTI 17184 STATE OF TEXAS

ISSUE DATE: 05/27/22

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUWI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

	DATE	ISSUE
	05/27/22	ISSUE FOR PERMIT
△1	06/13/22	OWNER COMMENTS

△	DATE	REVISION

LOCATION:

VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

PROJECT INFORMATION:

ISSUE DATE: 05/27/22
PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY: AH
REVIEWED BY: JN

TITLE:

MURAL EXTERIOR ELEVATIONS

SHEET NUMBER:

A9.03

PROPOSED MURAL ARTWORK

PROJECT COMMENTS

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

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-031	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Garages of Texas	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	5901 HORIZON RD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a Mini-Warehouse and Office/Warehouse Development on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: 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 a Mini-Warehouse and Office/Warehouse Development on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-031) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 96 (PD-96) standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Site Plan:

1. On the Site Data Summary Table under Legal please remove the existing zoning and land use and change the proposed zoning and proposed base zoning to current. (Subsection 03.04. B, of Article 11)
2. The Site Data Summary Table should show both the code requirement and how your project complies. For instance, for impervious cover it has only the code requirement but not the calculation for your project. Please update the table to show both. (Subsection 03.04. B, of Article 11)
3. Indicate each wall that will be fire rated. (Subsection 03.04. B, of Article 11)
4. Dumpster enclosures cannot be located in building setbacks. Please correct the site plan to reflect this. (Subsection 03.04. B, of Article 11)
5. Please label the fire lane as “Fire lane, Public Access, and Utility Easement.” (Subsection 03.04. B, of Article 11)
6. Please any proposed fire hydrants. (Subsection 03.04. B, of Article 11)
7. On the landscape plan it shows proposed fencing, this must be indicated on the site plan. Also include the proposed height and type of fencing. (Subsection 03.04. B, of Article 11)
8. Please indicate any ground mounted utility equipment and their subsequent screening. (Subsection 01.05. C, of Article 05)
9. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
10. The dumpster enclosures must be constructed with a self-latching gate. Please update the plans to reflect this. Also, the enclosures must have 5-gallon shrubs planted around it. Please indicate this on the landscape plan. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:

1. Please remove the parking and setback information from the site data table. (See Sec. 2.1 of this checklist)
2. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
3. All shrubs must be 5-gallon (Subsection 05.03. B, of Article 08)
4. The landscape buffer along Horizon Road must be 20-feet, please delineate this. Also, within the buffer must be a berm and shrubs that are 30”- 48” in height. Please indicate this as well. (Subsection 05.01, of Article 08)
5. All parking spaces shall be within 80-feet of a canopy tree. Please show conformance to this requirement. (Subsection 05.03. E, of Article 08)
6. All headlight screening shrubs shall be evergreen shrubs. (Subsection 05.01, of Article 08)
7. Within the landscape buffer the tree requirement is three (3) canopy and four (4) accent trees per 100-feet. In this case there should be 33 canopy and 44 accent trees. Please update the landscape plan to reflect this. The east property line is to have canopy trees on 20-foot centers and a continuous row of shrubs; this would be 78 canopy trees. Please update the landscape plan to reflect this. (Subsection 05.01, of Article 08)
8. Please identify the visibility triangles at all driveway intersections with public streets (i.e. Horizon Road). (Subsection 01.08, of Article 05)

M.9 Treescape Plan:

1. Cedar Elms are mitigated in full (only Eastern Red Cedars are mitigated for half) and Bodark are non-protected. Please update the table to reflect this. These changes will change the mitigation total from 933.5” to 1,176.” (Subsection 03.01. G, of Article 09)
2. Based on the changes to the landscape plan and the changes to the Treescape plan the mitigation balance will need to be reevaluated. The UDC requires an 80/20 planting vs. payment. In this case you have a mitigation balance of 1,176”, which makes the 80/20 rule 940.8” (236 canopy trees) must be planted and 235.2” ($23,520.00) can be payed. If you want to go outside the 80/20 rule and pay more than 20% you would need to request and Alternative Tree Mitigation Settlement Agreement, which must get approval from the Planning and Zoning Commission and City Council. Once the plans are corrected let me know what you would like to do.

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The light poles and fixtures cannot exceed 20-feet. (Ordinance No. 22-32)
3. Provide cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)

M.11 Building Elevations:

1. The dumpster enclosures on the site plan indicate they will be 8-feet tall, but the detail indicates that they will be 6-feet. Please update the plans so they match. (Subsection 01.05. B, of Article 05)
2. Remove all signage from the building elevations. (Subsection 06.02. F, of Article 05)
3. Building elevations must be provided for each building. (Subsection 04.01, of Article 05)

4. Parapets must be enclosed systems; if there is a parapet it must go all the way around the roofline. Also, any parapets or tower elements must be finished in the same materials as the exterior facing wall. Please indicate this. (Subsection 04.01, of Article 05)
5. Please provide the material percentages on each façade on all of the proposed buildings. (Subsection 04.01, of Article 05)
6. Buildings 1 and 2 of the Flex Office must meet the overlay district material requirements on the front and side elevations. Buildings 1 and 2 of the Mini-Warehouse with Office must meet the overlay district material requirements on the front and side elevations. The overlay district material requirements are 20% natural or quarried stone and 90% masonry materials. (Ordinance No. 22-32 and Subsection 06.02. C, of Article 05)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 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 July 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.15 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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Henry Lee	06/24/2022	Needs Review

06/23/2022: - Must show rough proposed water, storm, and sewer layout.
-
The following items are informational for the engineering design process.
General Items:
-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage

Drainage Items:
-Detention is required. Manning's C-value is by zoning
-No vertical walls are allowed in detention easements. Max side slope is 4:1.
- Must have a WoTUS and Wetland determination for any ponds.
- Drainage must be at sheet flow conditions when crossing property lines.
- No grate inlets allowed
- All dumpsters must drain to a private oil/water separator prior to storm system
- Must include off-site drainage from the western properties, but you don't have to detain it.

Water and Wastewater Items:
-Must loop the 8" min. water line on site. Only one use allowed off a dead end line.
- Water line is across Horizon Road. Must be bored under the roadway. TxDOT permit is required.
- Full panel concrete replacement for road repairs.

- Sewer Pro-rata $432.74/acre

Roadway Paving Items:
-Parking to be 20'x9'
-No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
-Drive aisles to be a min. 24' wide
-Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
-Fire lane to be platted
- Must meet TxDOT driveway spacing requirements. Min Spacing is 425' or you must use the existing driveways.
- TIA required. Review fees apply. My require traffic signal improvements at country Club Drive.

Landscaping:
-No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
-No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved w/ Comments

06/23/2022: Unable to review for placement of fire department connections (FDC) and fire hydrants. Not shown on the plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

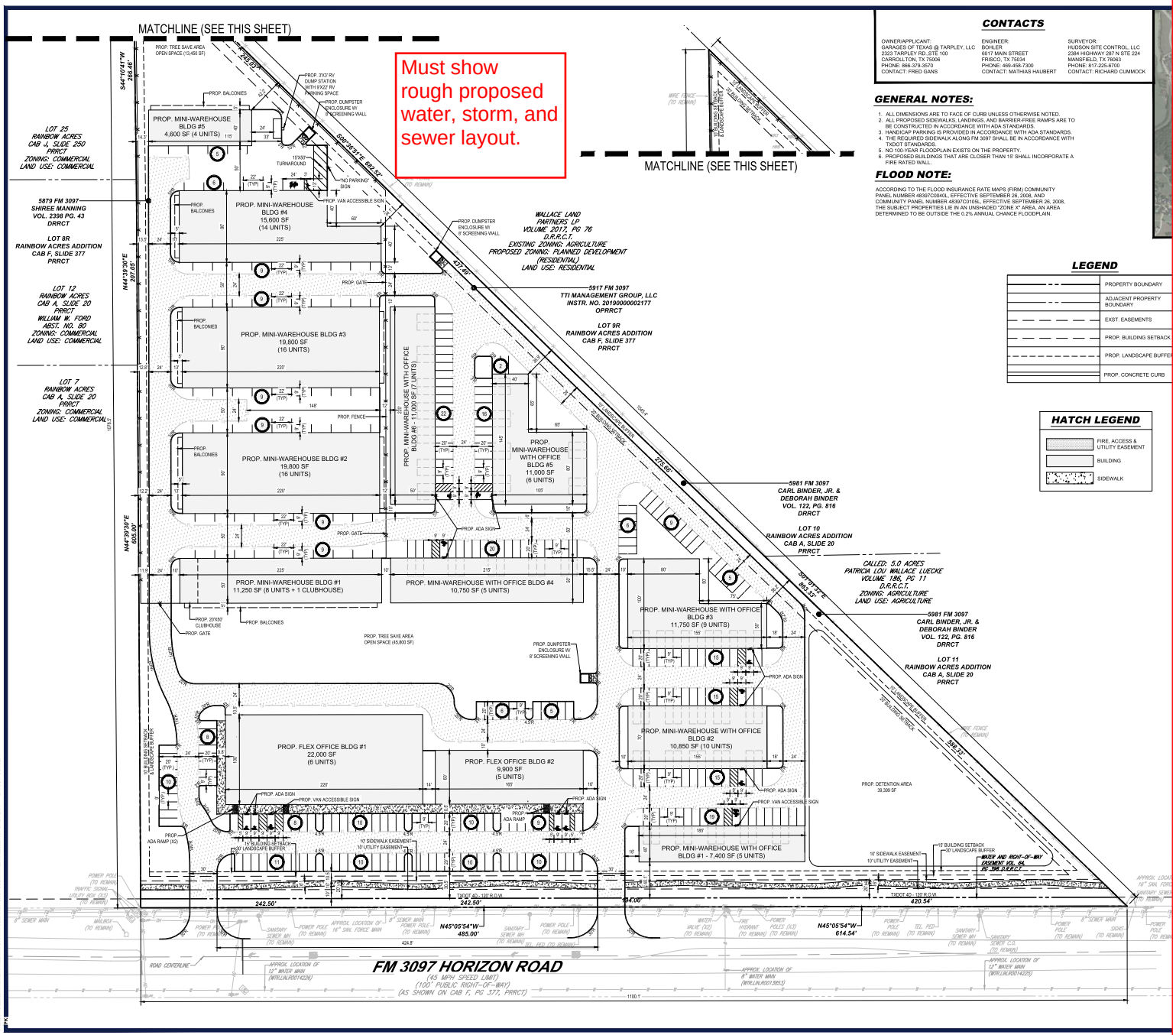
06/21/2022: Assigned overall complex address will be *5901 HORIZON RD, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plans:
approved, except for the variance on remaining caliper inches
Landscape Plan:
trees being saved as screens and open space need to be in good health to count towards requirments



CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD, STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0840L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0195L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

General Items:

-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage

Drainage Items:

-Detention is required. Manning's C-value is by zoning
-No vertical walls are allowed in detention easements. Max side slope is 4:1.
- Must have a WoTUS and Wetland determination for any ponds.
- Drainage must be at sheet flow conditions when crossing property lines.
- No grate inlets allowed
- All dumpsters must drain to a private oil/water separator prior to storm system
- Must include off-site drainage from the western properties, but you don't have to detain it.

Water and Wastewater Items:

-Must loop the 8" min. water line on site. Only one use allowed off a dead end line.
- Water line is across Horizon Road. Must be bored under the roadway. TxDOT permit is required.
- Full panel concrete replacement for road repairs.
- Sewer Pro-rata $432.74/acre

Roadway Paving Items:

-Parking to be 20'x9'
-No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
-Drive aisles to be a min. 24' wide
-Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
-Fire lane to be platted
- Must meet TxDOT driveway spacing requirements. Min Spacing is 425' or you must use the existing driveways.
- TIA required. Review fees apply. My require traffic signal improvements at country Club Drive.

Landscaping:

-No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
-No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	LOTS [PROPOSED]	1

☑ *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	BINDER ~~CARL JR~~ DEBORAH	☐ APPLICANT	
CONTACT PERSON	BINDER ~~CARL JR~~ "	CONTACT PERSON	
ADDRESS	5981 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7790	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH BINDER [*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 15TH DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15TH DAY OF June, 2022.

OWNER'S SIGNATURE DEBORAH BINDER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MACKENZIE LIDDELL
Notary Public, State of Texas
Comm. Expires 06-07-2025
Notary ID 133142302

MY COMMISSION EXPIRES 6/7/25

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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CITY ENGINEER:

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- ☐ 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	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	LOTS [PROPOSED]	1

☑ ***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	TTI MANAGEMENT GROUP LLC	☐ APPLICANT	
CONTACT PERSON	TTI MANAGEMENT GROUP LLC	CONTACT PERSON	
ADDRESS	1435 QUAIL RUN RD	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doyle Tully [*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 15th *DAY OF* June, 20 22

OWNER'S SIGNATURE Doyle Tully

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amy Kinnard

AMY KINNARD
Notary Public, State of Texas
Comm. Expires 10-18-2025
Notary ID 133393269

MY COMMISSION EXPIRES 10-18-2025

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	MCCOY SHIREE DAY	☐ APPLICANT	
CONTACT PERSON	MCCOY SHIREE DAY	CONTACT PERSON	
ADDRESS	5879 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7788	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shiree McCoy [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 $ 0, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

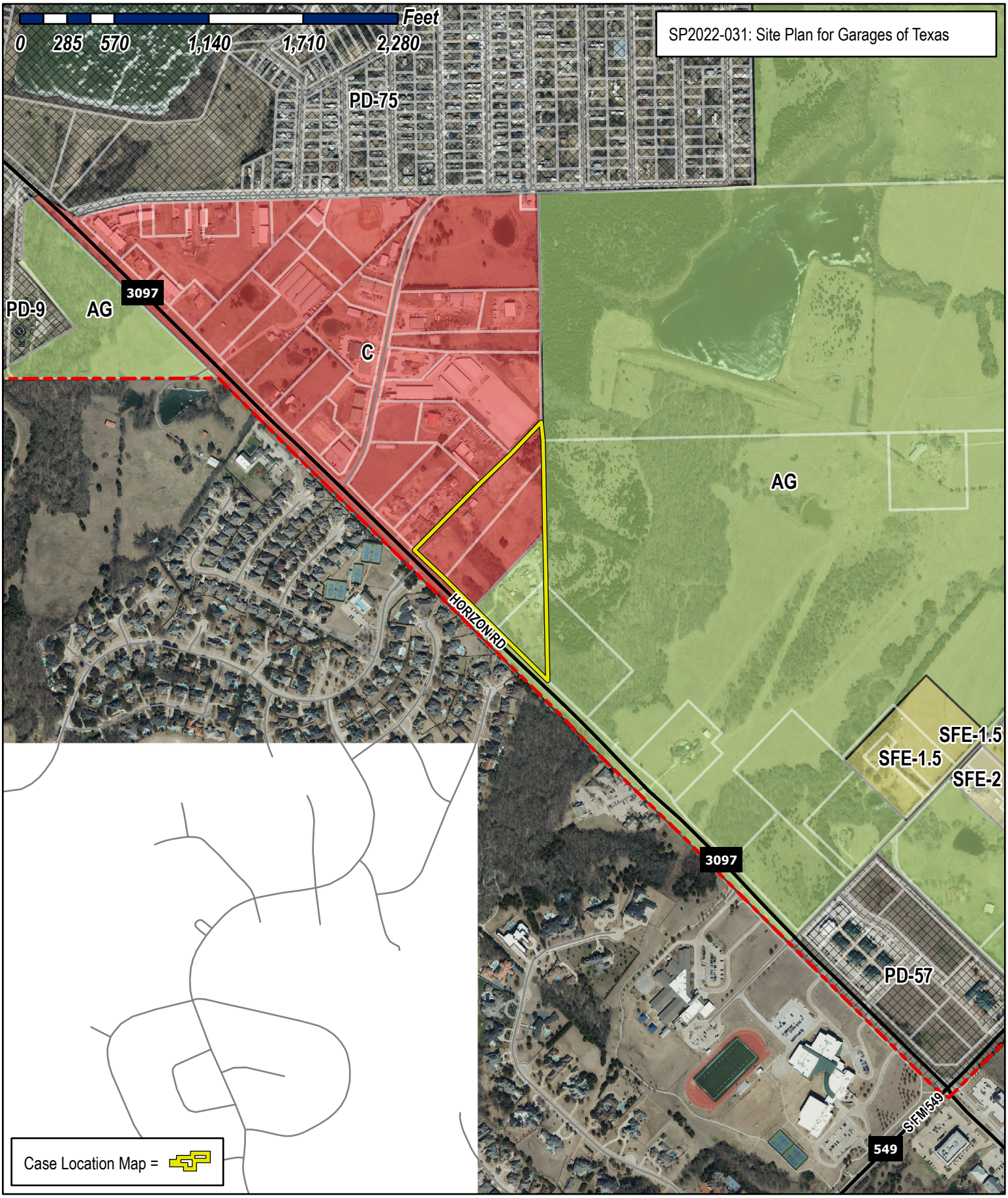
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
SAMUEL ZAMMUTO
Notary ID #133592860
My Commission Expires
February 16, 2026

MY COMMISSION EXPIRES 2/16/2026



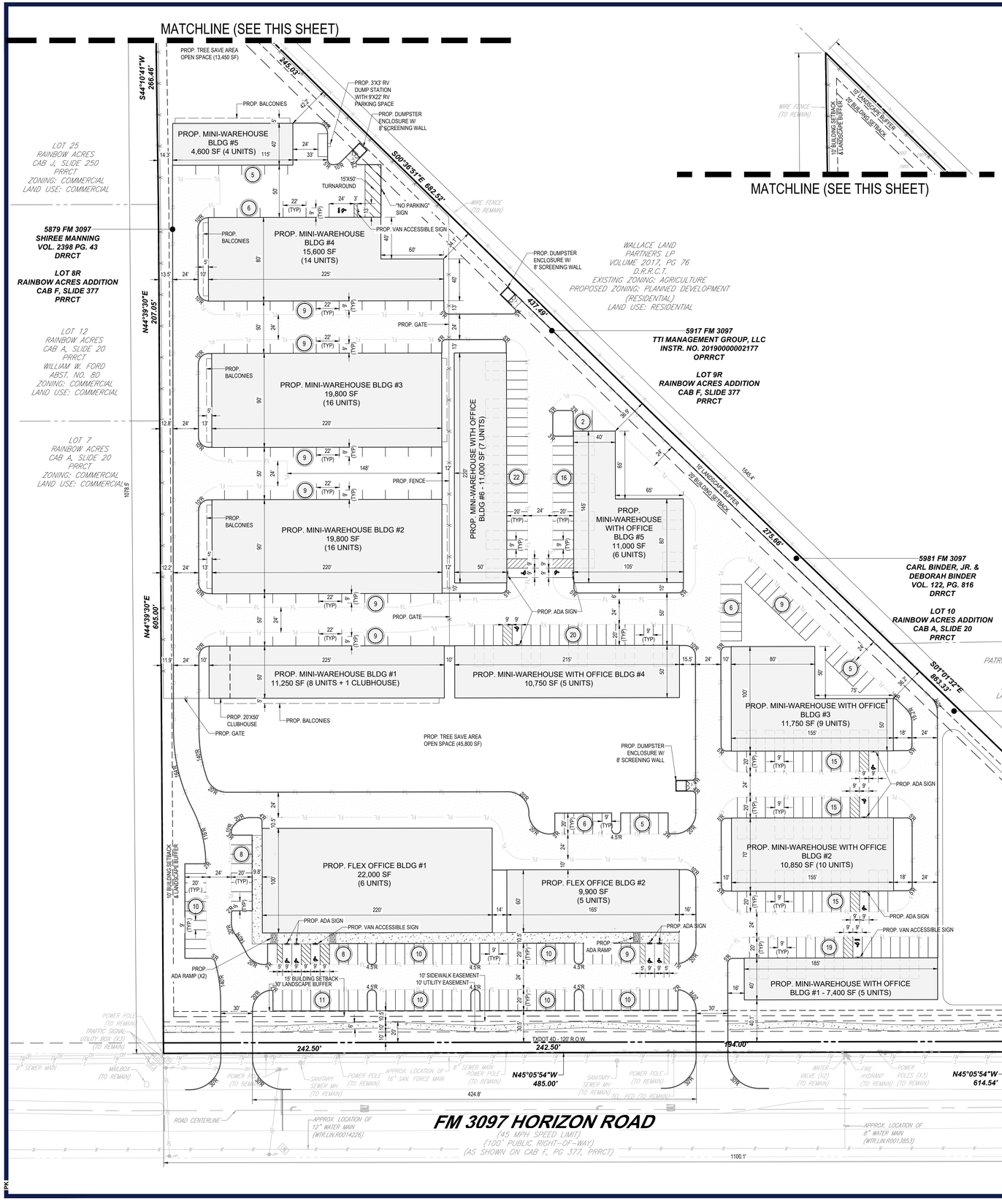
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)



CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD ,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	221 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
TOTAL PROVIDED PARKING	393 SPACES
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

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

WITNESS OUR HANDS, this day of . .

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

50 25 12.5 0 50
1"= 50'

H:\2022\TX\220027.000\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\TX220027.00 - SITE PLAN---LAYOUT: CONCEPT
PKT

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER LOGO AND CONTENT OF THIS PLANSET ARE PROPRIETARY AND COPYRIGHTED MATERIAL AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED AND SEALED PLANSETS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

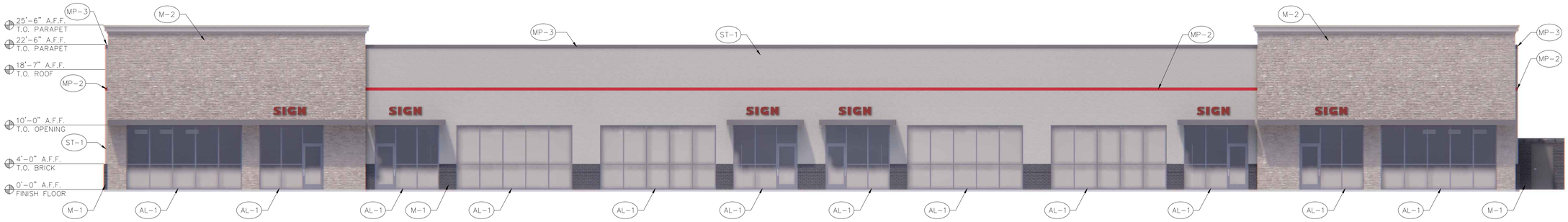
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

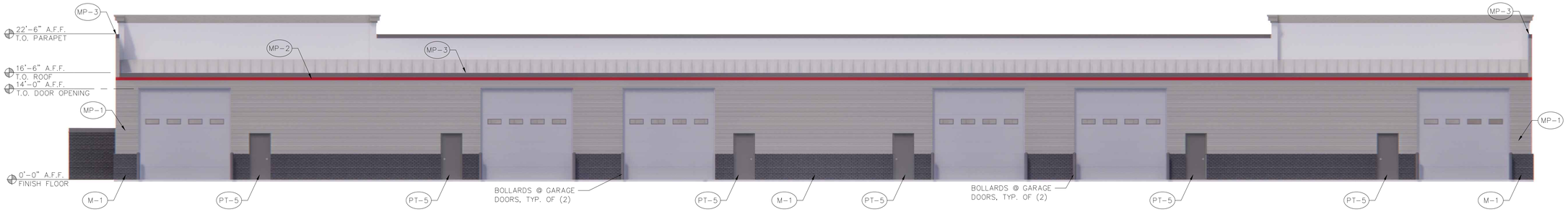
01

ZONING CASE: Z2022-019

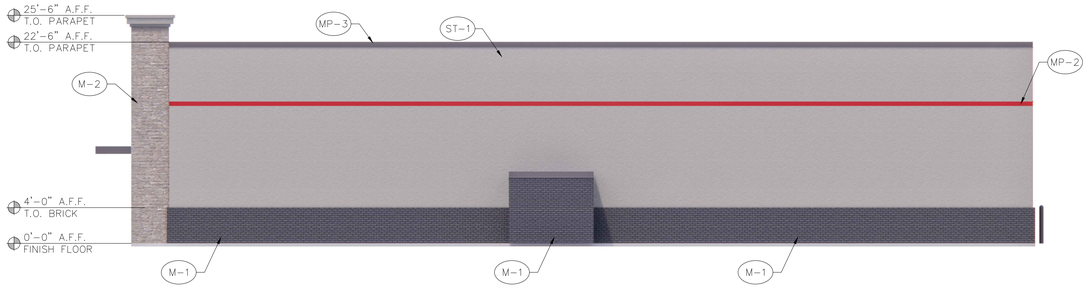


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

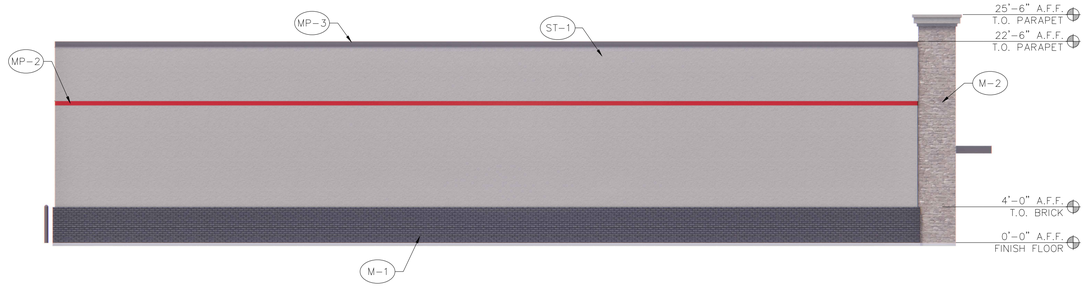
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,310 SQ. FT. (25.3%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,689 SQ. FT. (32.6%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (2.2%)
GLAZING:	1,680 SQ. FT. (32.4%)
MISC:	391 SQ. FT. (7.5%)
FACADE TOTAL:	5,183 SQ FT.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

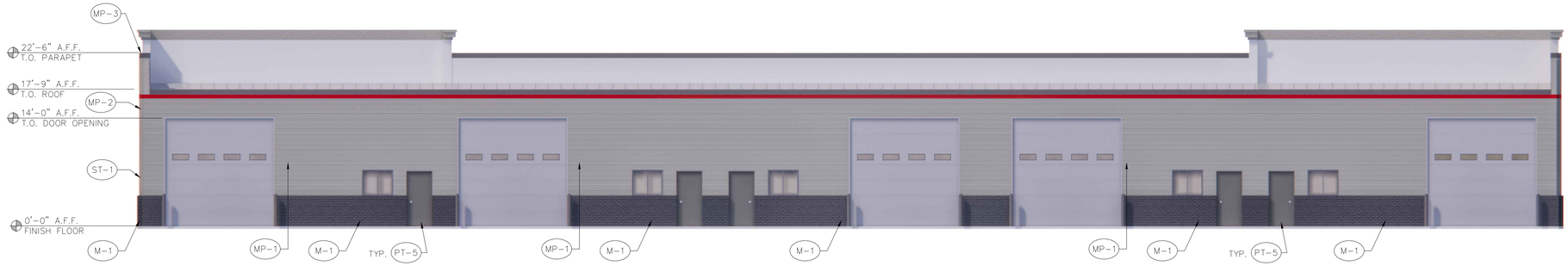
GARAGES OF TEXAS

ADDRESS TBD
5.153 ACRES
5870, 5917 & 6081 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

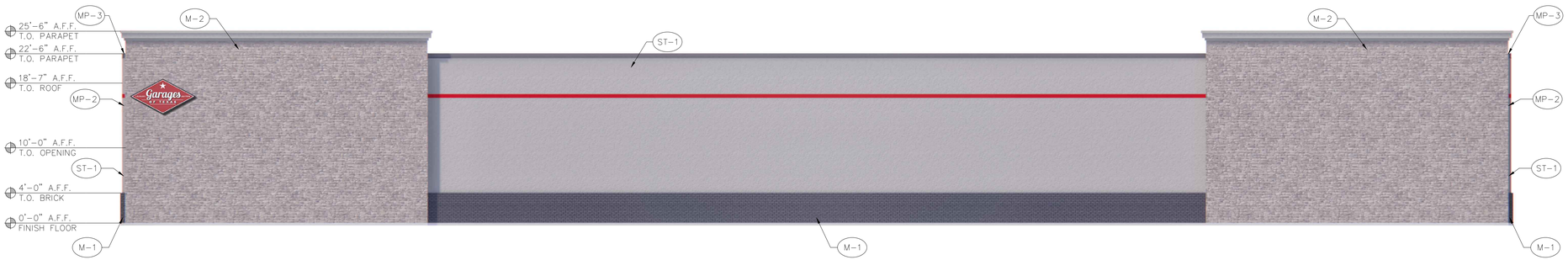
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

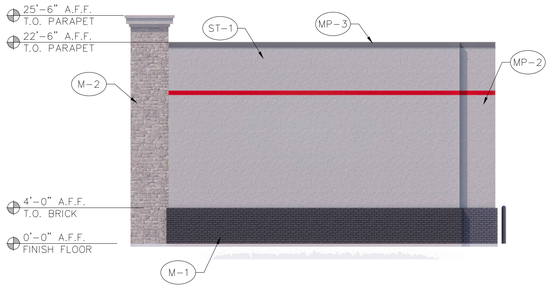
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 1



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
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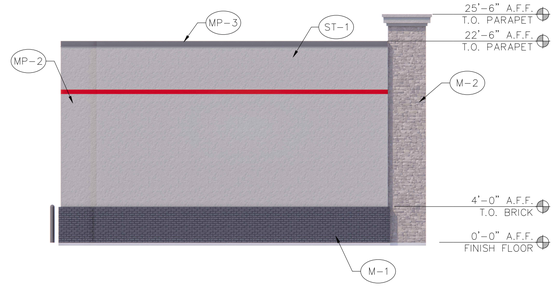

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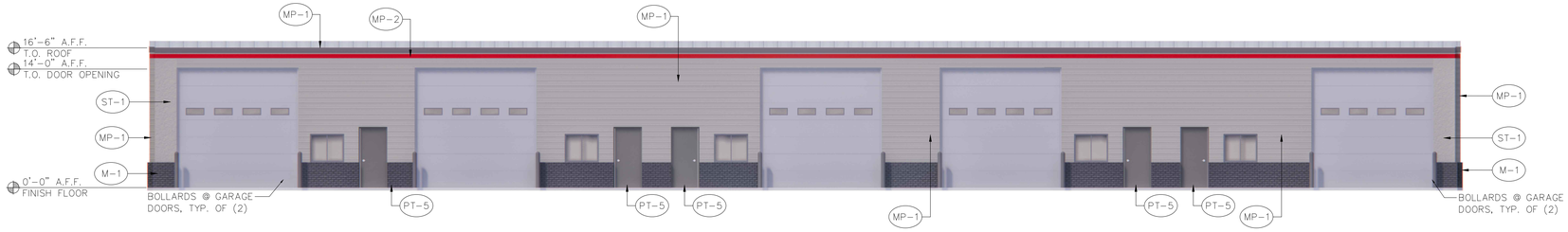
SHEET
A2.2
EXTERIOR ELEVATION
BLDG 1 MINI WAREHOUSE WITH OFFICE



1 NORTH ELEVATION
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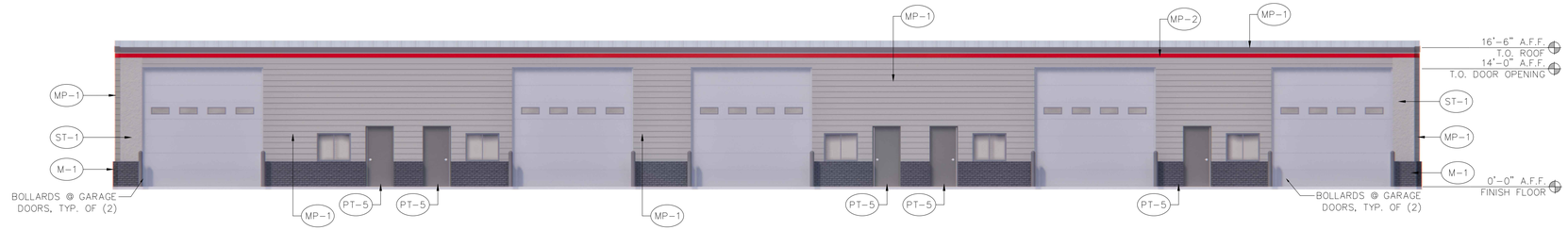
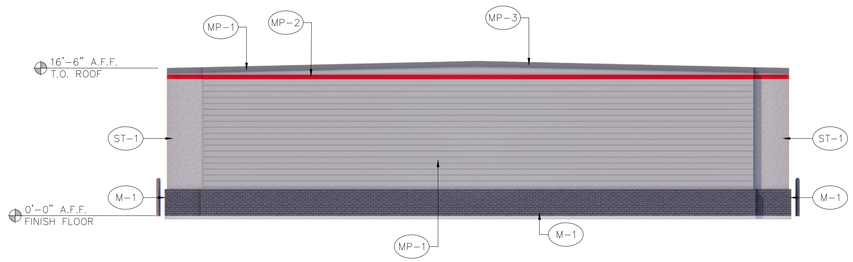
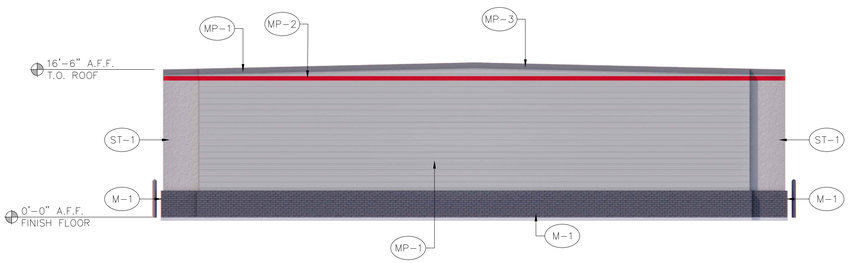


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

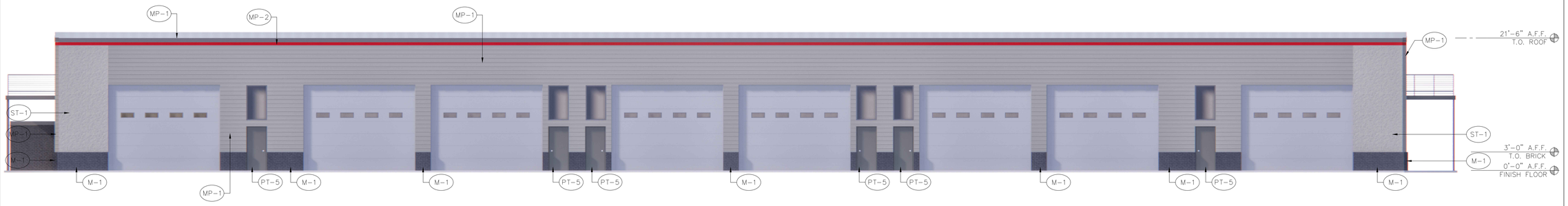
GARAGES OF TEXAS

ADDRESS TBD
5879, 5913 & 5951 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

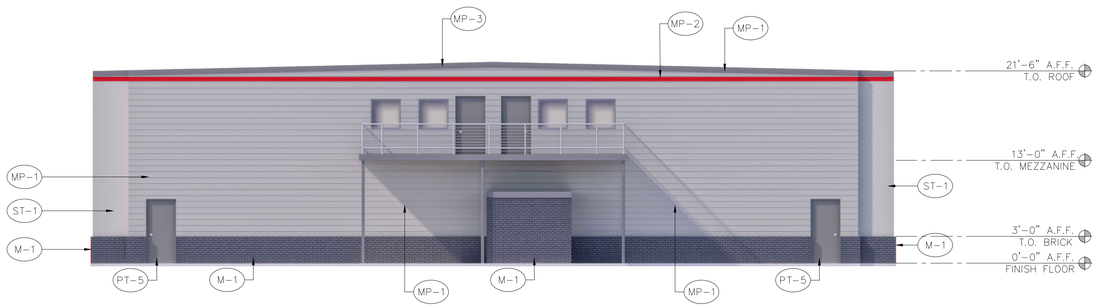
File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 2

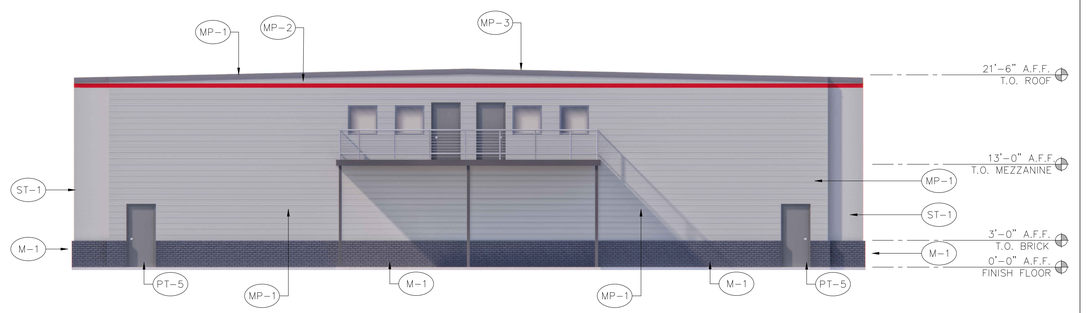


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
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GARAGES OF TEXAS

ADDRESS TBD
5173 & 5187 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161- A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

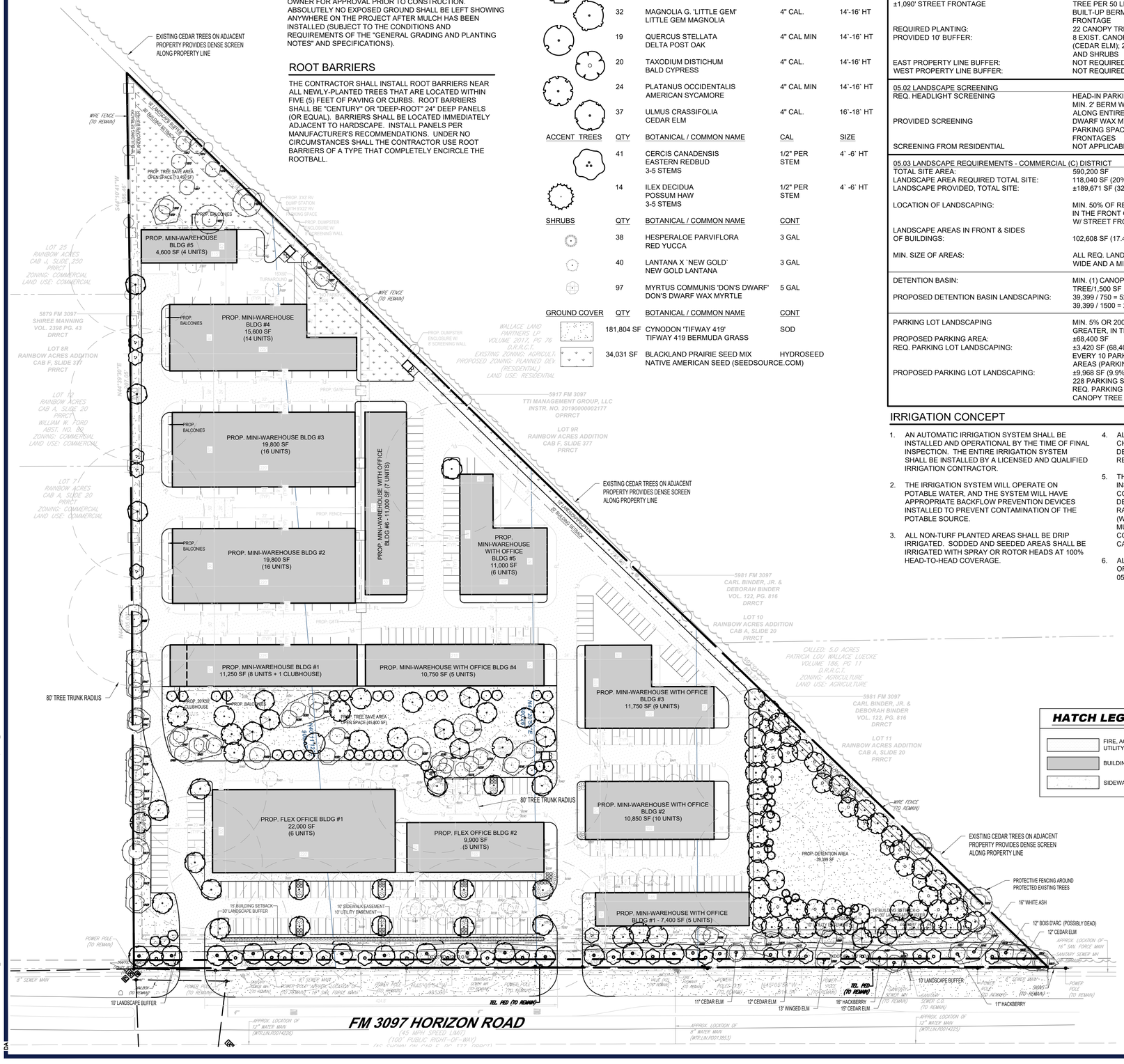
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 3

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	15	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL.	16'-18' HT
	32	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	4" CAL.	14'-16' HT
	19	QUERCUS STELLATA DELTA POST OAK	4" CAL MIN	14`-16` HT
	20	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL.	14'-16' HT
	24	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	4" CAL MIN	14`-16` HT
	37	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	41	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	1/2" PER STEM	4` -6` HT
	14	ILEX DECIDUA POSSUM HAW 3-5 STEMS	1/2" PER STEM	4` -6` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	38	HESPERALOE PARVIFLORA RED YUCCA	3 GAL
	40	LANTANA X `NEW GOLD` NEW GOLD LANTANA	3 GAL
	97	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	181,804 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD
	34,031 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
FM 3097 - HORIZON RD.: ±1,090' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING:	22 CANOPY TREES, 22 ACCENT TREES, BERM W/ SHRUBS
PROVIDED 10' BUFFER:	8 EXIST. CANOPY TREES + 14 NEW CANOPY TREES (CEDAR ELM); 22 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS
EAST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED AGRICULTURAL (AG)
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	DWARF WAX MYRTLE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
SCREENING FROM RESIDENTIAL	NOT APPLICABLE
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	590,200 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	118,040 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±189,671 SF (320%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN:	MIN. (1) CANOPY TREE PER 750 SF & (1) ACCENT TREE/1,500 SF
PROPOSED DETENTION BASIN LANDSCAPING:	39,399 / 750 = 52.5 (53) CANOPY TREES 39,399 / 1500 = 26.2 (26) ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±68,400 SF
REQ. PARKING LOT LANDSCAPING:	±3,420 SF (68,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)
PROPOSED PARKING LOT LANDSCAPING:	±9,968 SF (9.9%) 228 PARKING SPACES / 10 = 22.8 (23) TREES REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	933.5"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (147) TO BE PLANTED ONSITE:	588.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (186.7" x $200 = $37,340 PAYMENT INTO THE CITY'S TREE FUND)	186.7"
TOTAL MITIGATION PROVIDED:	774.7"

REQUEST VARIANCE FOR REMAINING 158.8" OF MITIGATION

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

LEGEND

- EXIST. PROPERTY LINE
- PROP. PROPERTY LINE
- SETBACK LINE
- LANDSCAPE BUFFER
- PROP. FIRE & UTILITY EASEMENT
- PROP. SIDEWALK
- PROP. FIRE LANE
- PROP. FENCE

LOCATION MAP

SCALE: N.T.S.

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	228 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

60 30 15 0 60

1"= 60'

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019
SUBMITTED: 05-03-2022

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD, STE 100	6017 MAIN STREET	2364 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

REGISTERED LANDSCAPE ARCHITECT — DARCY R. BRADDOCK — 3423 — STATE OF TEXAS
06/14/2022

SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET NUMBER:

LP-1

ZONING CASE: Z2022-019

C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\ED\GARAGES OF TX - ROCKWALL TX\GARAGES OF TX - ROCKWALL_TX LP_2022-06-16 - LAYOUT LP-1

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

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
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PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. FENCE
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- EXST. TREE TO REMAIN
- EXST. TREE TO BE REMOVED

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

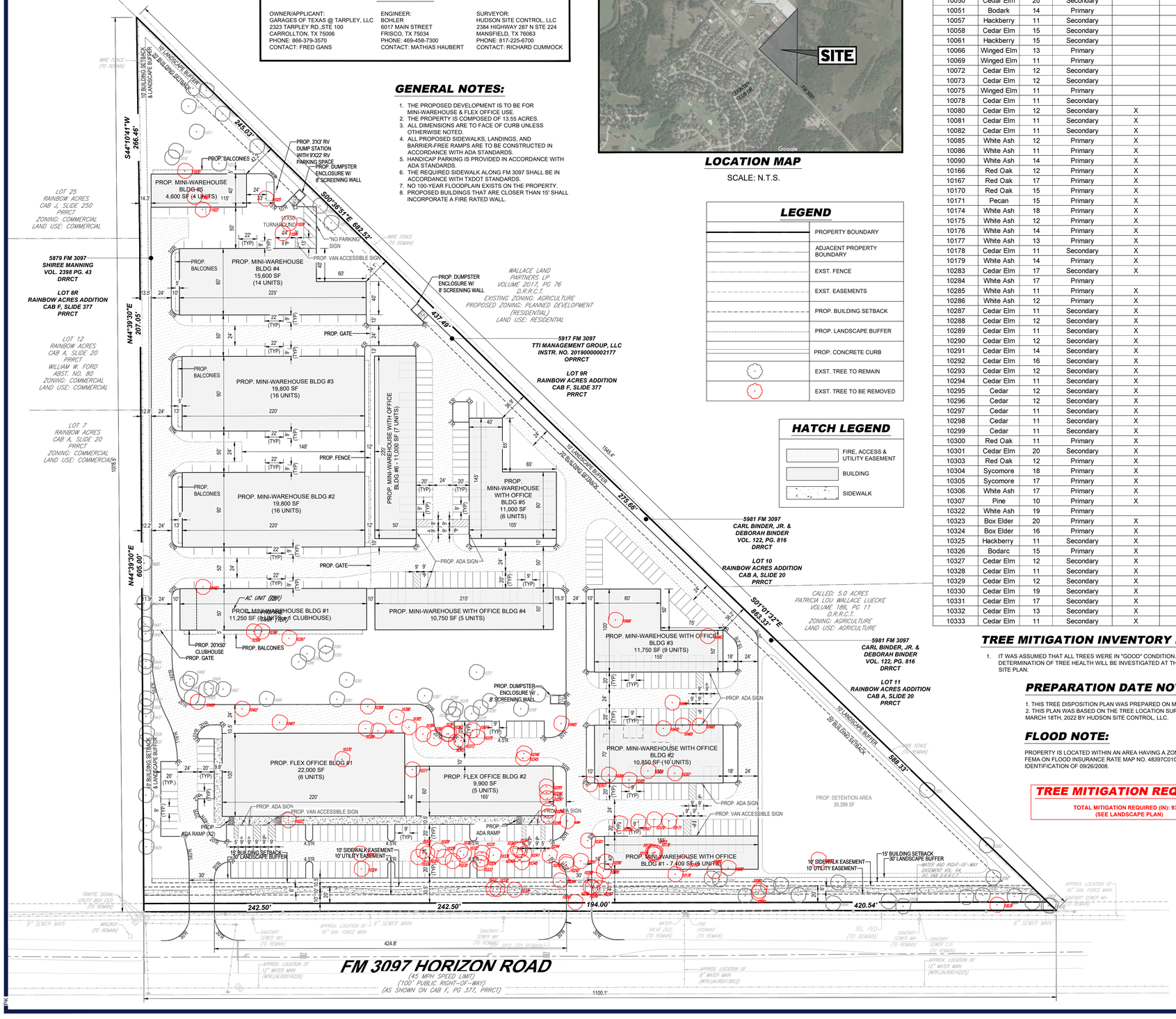
1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)



60 30 15 0 60
1"= 60'

Jun 16, 2022
H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\X-EXST-TXA220027.00 - TREES----LAYOUT 01 - PROP

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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FOR CONCEPT PURPOSES ONLY

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PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

01

ZONING CASE: Z2022-019

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

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

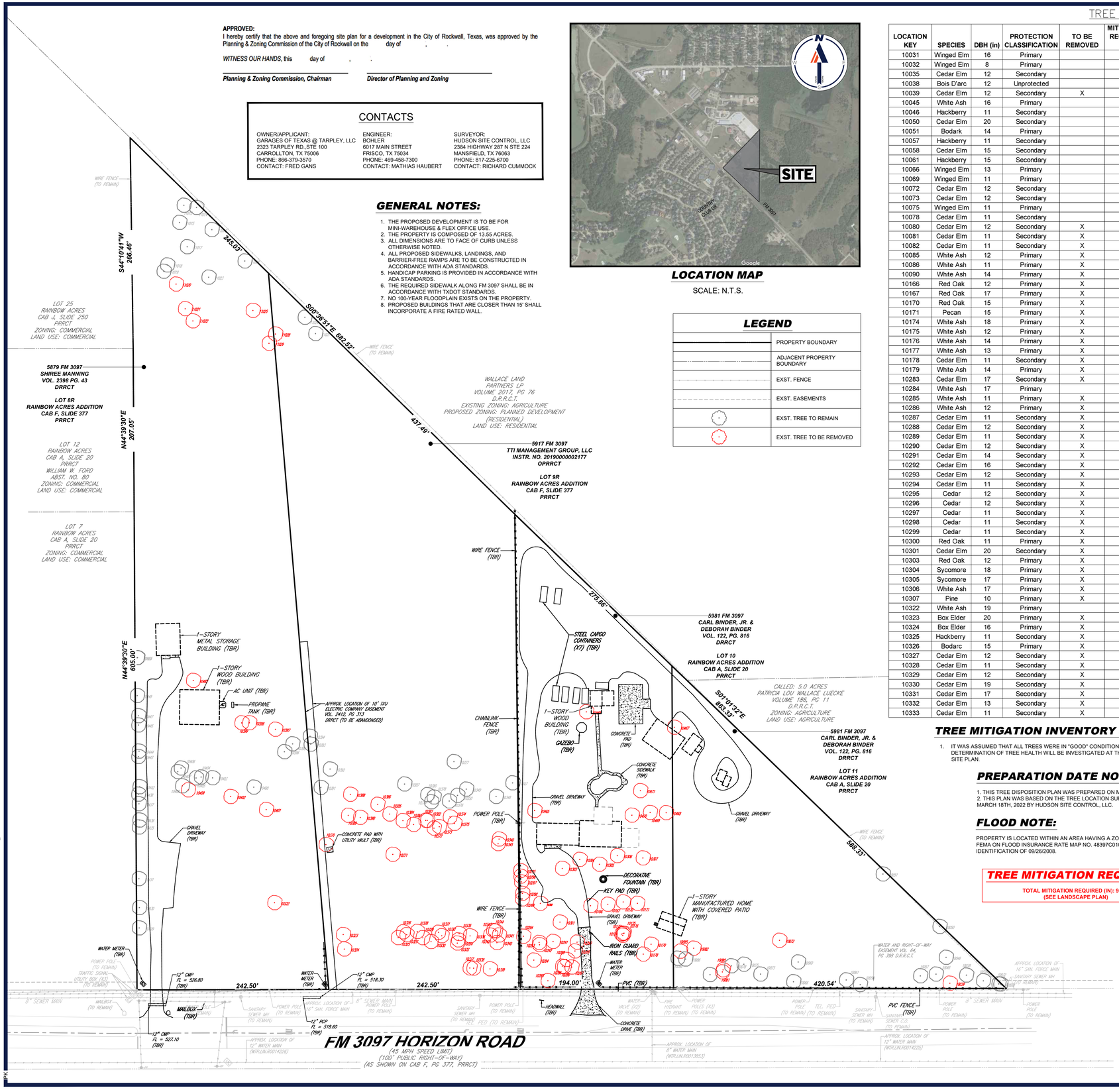
1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. FENCE
	EXST. EASEMENTS
	EXST. TREE TO REMAIN
	EXST. TREE TO BE REMOVED



TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING
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TRANSPORTATION SERVICES

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PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

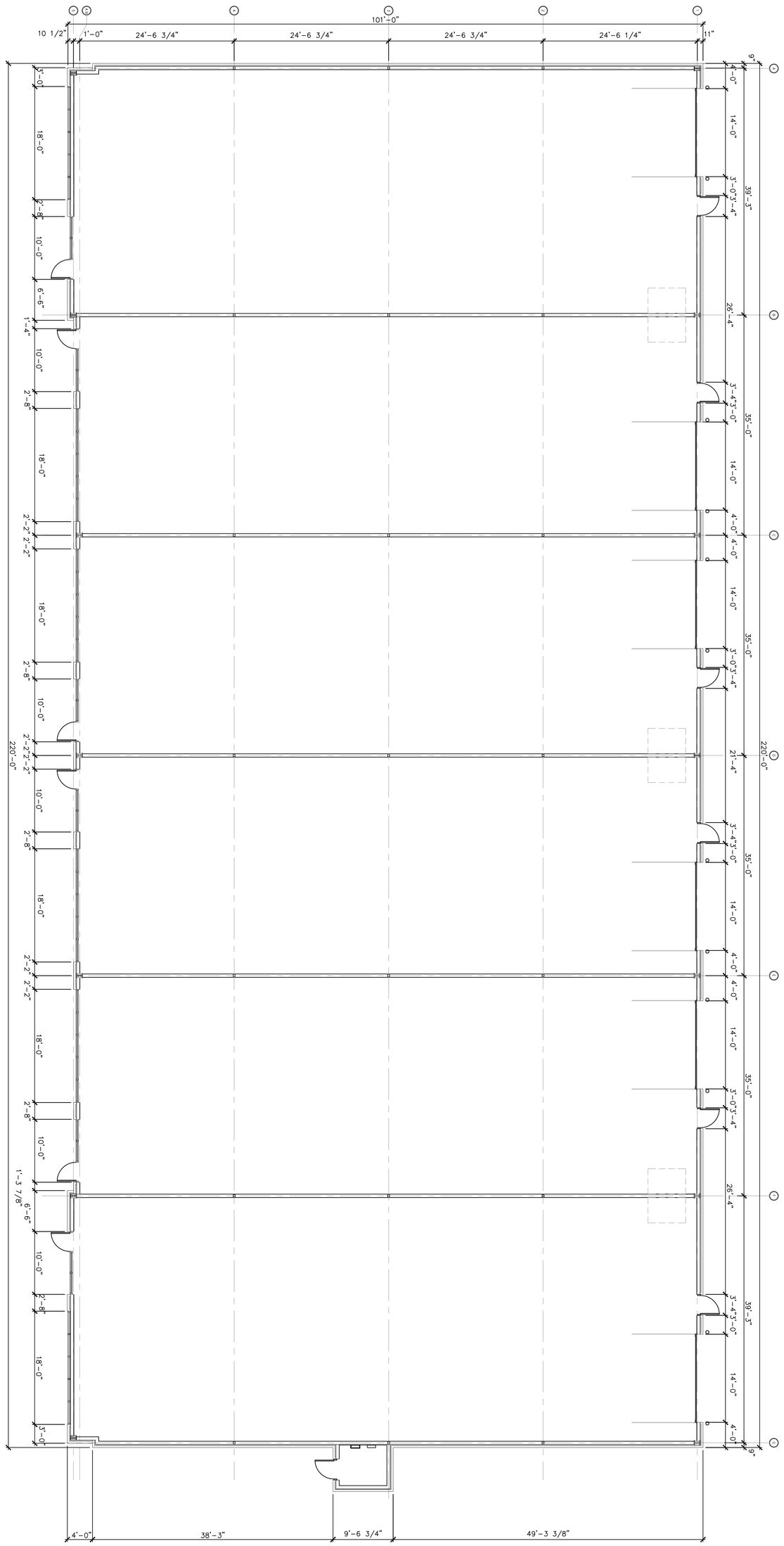
TREE MITIGATION PLAN

SHEET NUMBER:

02

ZONING CASE: Z2022-019

Jun 16, 2022
H:\2022\TXA220027.00\04ENGINEERING\DRAWINGS\EXHIBITS\ST SUBMITTALS\ EXST T TXA220027.00 - TREES_EXST——LAYOUT: 02-EXST
PAK



1 FLOOR PLAN – BUILDING 1
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.1
SHEET
FLOOR PLAN
BUILDING 1

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

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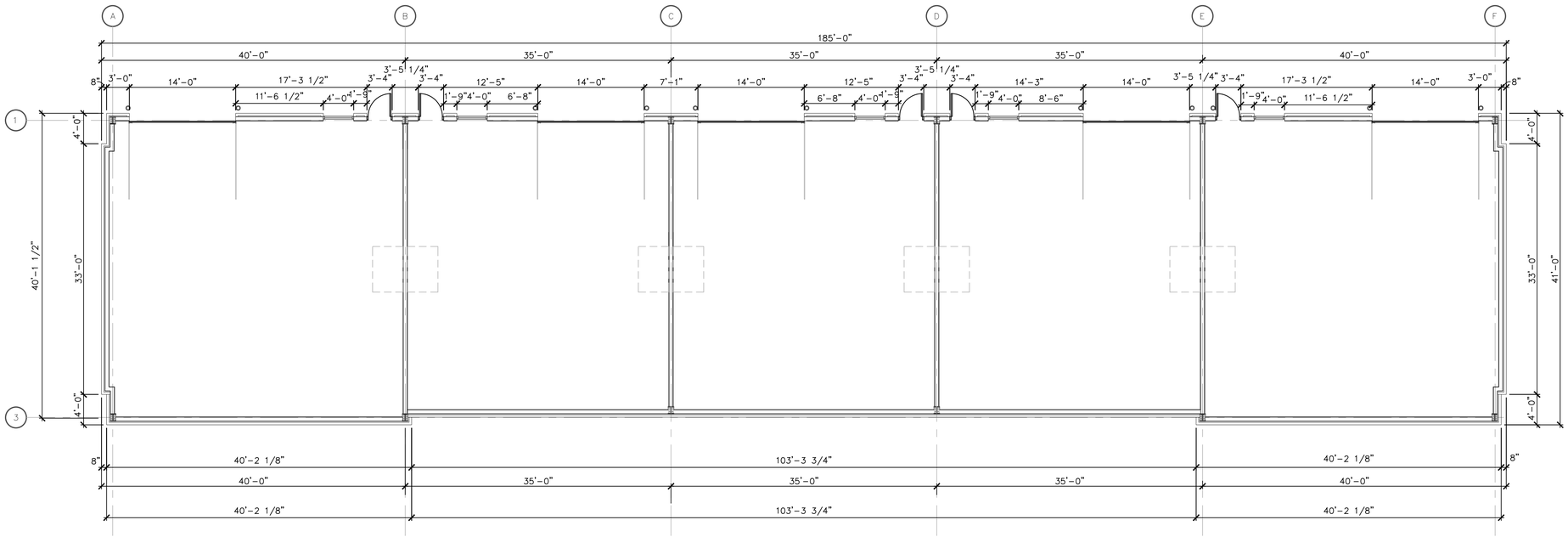

N

1 FLOOR PLAN – BLDG 1 MINI WAREHOUSE

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

0 4' 8' 16'

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4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-5922
www.Franzarchitects.com

GARAGES OF TEXAS

ADDRESS TBD
5.153 ACRES
5870, 5917 & 6981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
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2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 - A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BLDG 1 MINI
WAREHOUSE
WITH OFFICE

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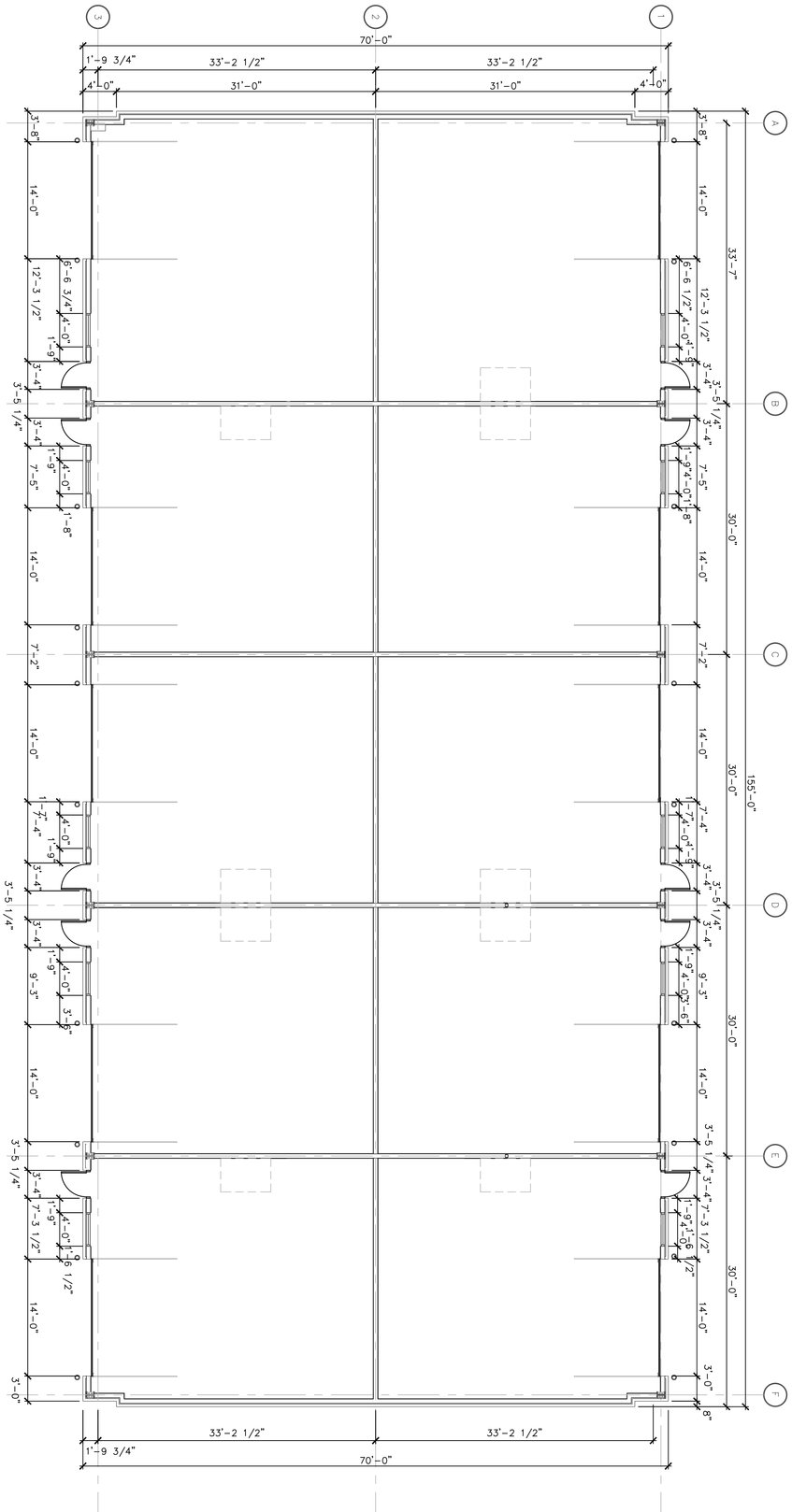

1 FLOOR PLAN – BUILDING 2

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

0 4' 8' 16'

copyright © 2022

A1.1

SHEET

FLOOR PLAN
BUILDING 2

File Name: 22161– A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

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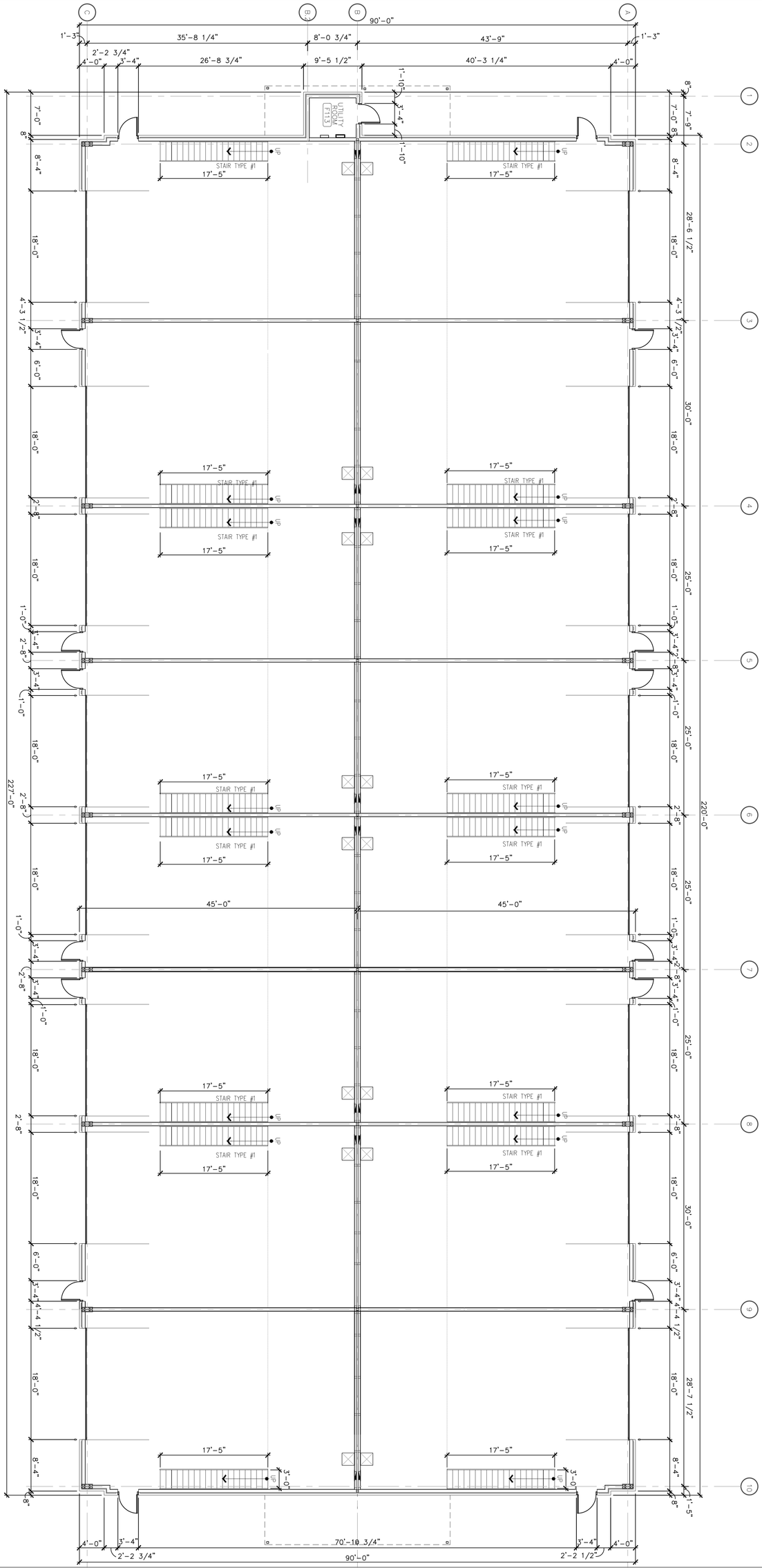

1 FLOOR PLAN – BUILDING 3
SCALE: 1/8" = 1'-0"

copyright @ 2022

A1.1
SHEET
FLOOR PLAN
BUILDING 3

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

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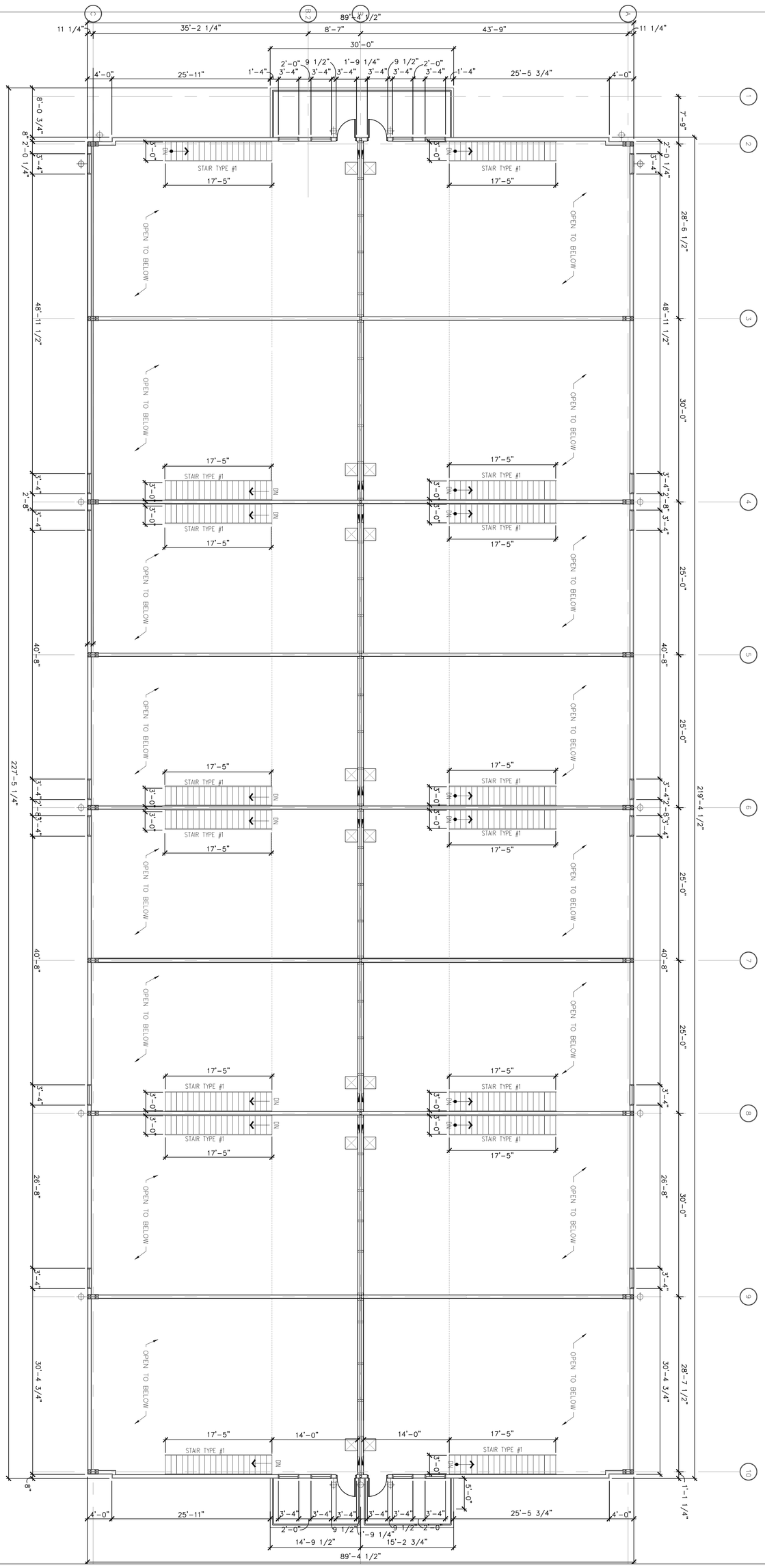

1 FLOOR PLAN MEZZANINE – BUILDING 3
SCALE: 1/8" = 1'-0"

copyright © 2022

A1.2
SHEET
FLOOR PLAN MEZZ
BUILDING 3

File Name:	22161– A1.2
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)–341–9620
Contact: FRED GANS

GARAGES OF TEXAS

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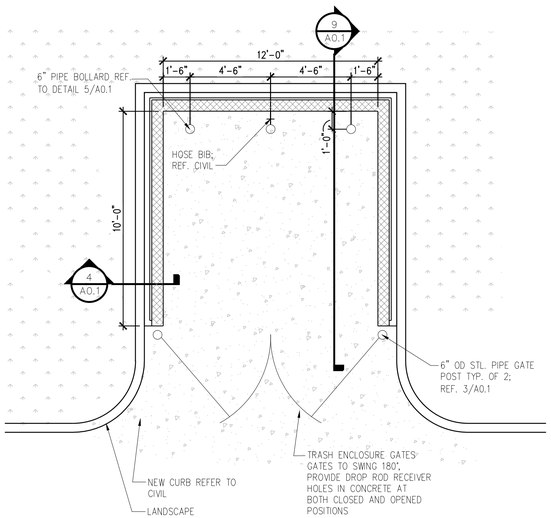
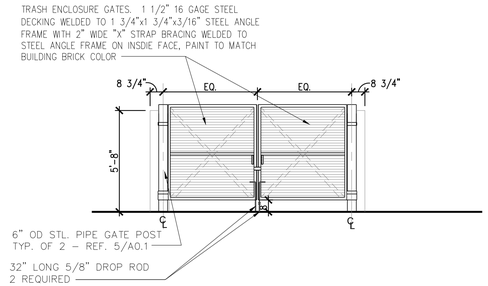


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

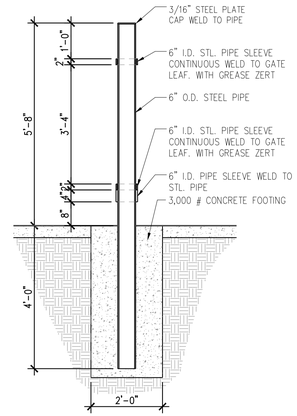
0 2' 4' 8'

TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
4	RICHARD WLCOX: HINGE	1035.00271 24" – BLK
2	RICHARD WLCOX: CANE BOLT	0524.00021 – BLK
2	LAWRENCE BROS PULL	CD1210S – BLK
1	LAWRENCE BROS HASP	CD1915S–6"
1	PADLOCK	C955–2 FIC – 606
1	CYLINDER CORE	(hardware number to be determined)



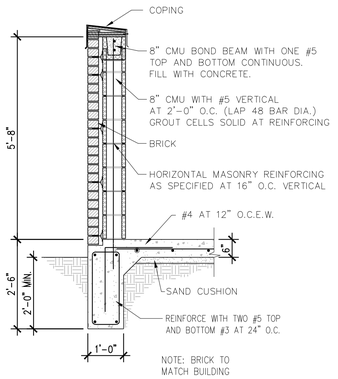
2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



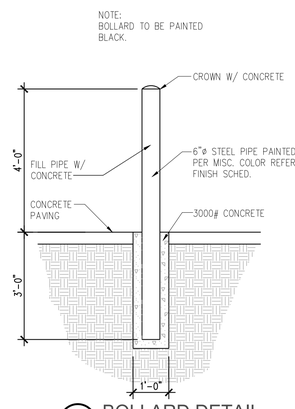
3 GATE POST
SCALE: 1/2" = 1'-0"

0 1' 2' 4'



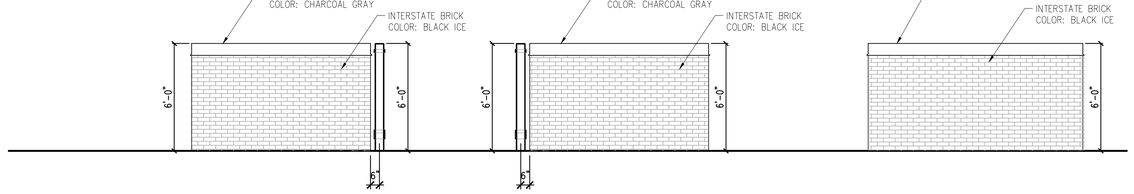
4 SECTION
SCALE: 1/2" = 1'-0"

0 1' 2' 4'



5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

0 1' 2' 4'



6 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

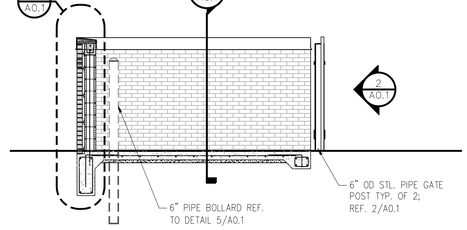
0 2' 4' 8'

7 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

8 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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ZONING CASE NO. Z2022-019

OWNER:
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2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 – A0.1
Project No: 22161
Date: 06/6/22
Drawn By: MNK
Checked By: JWF

SHEET
A0.1
SITE PLAN AND DETAILS

PROJECT COMMENTS

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

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-032	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for Heritage Christian Academy	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1408 S GOLIAD ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Approved w/ Comments

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com. July 6, 2022 is the deadline to have all comments; please provide staff revised plans before July 6, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-032) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please include the standard site plan signature block contained in the development packet.

M.5 Please provide the case number, a vicinity map, and a north arrow.

M.6 Doors and windows should not be included in the material percentages; please update them accordingly. Also, I believe the stone on the west elevation was left out of the material percentage (it was included with the original building elevations for the project); please update this as well.

I.7 The following is a breakdown of the changes between the originally approved building elevations and the proposed building elevations. As a note, the proposed building elevations bring the building further out of compliance with the material requirements for the General Overlay District Standards within the Unified Development Code (UDC).

(1) North Elevation:
(a) Brick increased from 73% to 74.7%
(b) Metal increased from 15.3% to 19.3%
(c) There are less windows
(2) South Elevation:
(a) Brick decreased from 72% to 36.3%

(b) Stone decreased from 4.7% to 0%
(c) Metal increased from 10.8% to 29%
(3) East Elevation:
(a) Brick decreased from 67.3% to 51%
(b) Metal increased from 20% to 43.6%
(c) There are less windows
(4) West Elevation:
(a) Brick decreased from 63.2% to 34.6%
(b) Metal increased from 13.6% to 24.9%
(5) The building is three (3) feet taller.
(6) The louvers for the RTU screening have been removed.
(7) The roof color changed from Black Matte to Midnight Bronze.

M.8 Please crosshatch/indicate the RTUs and their subsequent screening. The louvers were removed from the elevations and staff cannot confirm compliance with the screening requirements.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.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 July 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

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

1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved

06/23/2022: All retaining walls 18" or taller to be rock or stone faced. No smooth concrete.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: .

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[X] 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]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1408 S. GOLIAD, ROCKWALL TX 75087				
Subdivision	Heritage Christian Academy Addition	Lot	1	Block	a
General Location	Damascus RD & S. Goliad St.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	MF-14	Current Use	PRIVATE SCHOOL		
Proposed Zoning	NO CHANGE	Proposed Use	NO CHANGE		
Acreage	6.641	Lots [Current]	1	Lots [Proposed]	1

[X] ***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	HERITAGE CHRISTIAN ACADEMY	[X] Applicant	Craddock Architecture
Contact Person	Brad Helmer Ed.D. Head of School	Contact Person	Phil Craddock, AIA
Address	1408 S. Goliad	Address	P.O. Box #188
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Rockwall, TX 75087
Phone	972-772-3003	Phone	214-952-0527
E-Mail	bhelmer@hcarockwall.org	E-Mail	phillip@craddockarchitecture.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared BRAD HELMER [*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 $ 100.00 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 14TH *day of* JUNE *, 20*22 *. 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."*

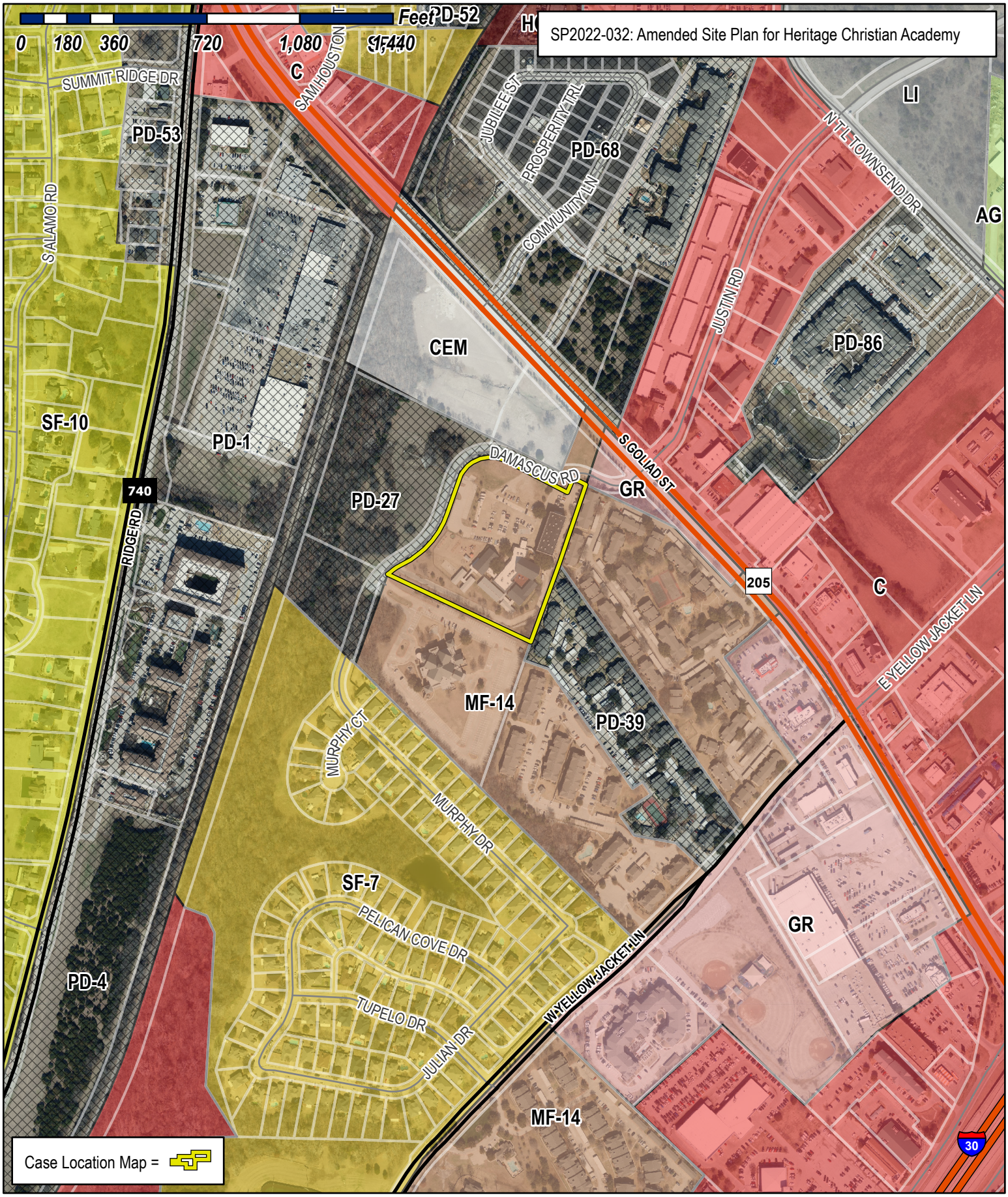
Given under my hand and seal of office on this the 14TH *day of* JUNE *, 20*22

Owner's Signature

Notary Public in and for the State of Texas Paige S. Prado-Baesa

PAIGE S. PRADO-BAESA
Notary Public, State of Texas
Comm. Expires 06-17-2025
Notary ID 131171630

My Commission Expires 06-17-2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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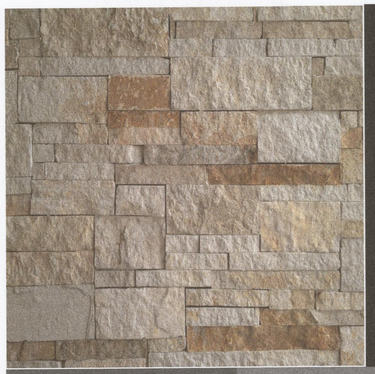

www.legendstone.com

PRODUCT NAME:
Hill Country Ledgestone

Our building stones are available in all colors, shapes, and sizes and offer unlimited design possibilities. Common applications for building stone include everything from exterior and interior veneers to fireplaces and garden walls.

Ledgestone is commonly used for both interior and exterior applications. It is ideal for interior walls, fireplaces and exterior garden walls. Part of ledgestone's inherent beauty outdoors is in the manner in which ambient light accentuates its texture and rich earth tone colors. It is available in random lengths and it ranges in height from 2" to 8" varying lengths.

Course Height/Size:
Approx 2/4/6" Combinations

Thickness:
3-5"

Color Tones:
shades of white with accents of copper, rust and cream tones with light to moderate texture

Sawn or Quarry Chop:
Natural Cleft

Length:
Random

THIN VENEER

Course Height/Size:
Approx 2/4/6" Combinations

Thickness:
.75" - 1.5"

Color Tones:
shades of white with accents of copper, rust and cream tones with light to moderate texture

Serving: Austin | Dallas | Houston | San Antonio

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		4,773	
MASONRY			
	BRICK	3,564	74.7%
	STONE	0	0.0%
METAL PANEL		922	19.3%
WINDOWS		389	8.2%
DOORS		50	1.0%
EAST ELEVATION		3,460	
MASONRY			
	BRICK	1,763	51.0%
	STONE	0	0.0%
METAL PANEL		1,508	43.6%
WINDOWS		142	4.1%
DOORS		0	0.0%
SOUTH ELEVATION		5,316	
MASONRY			
	BRICK	1,930	36.3%
	STONE	0	0.0%
METAL PANEL		1,541	29.0%
WINDOWS		530	10.0%
DOORS		74	1.4%
WEST ELEVATION		4,373	
MASONRY			
	BRICK	1,512	34.6%
	STONE	0	0.0%
METAL PANEL		1,087	24.9%
WINDOWS		136	3.1%
DOORS		4	0.1%

KEYNOTE LEGEND	
Key Value	**Keynote Text**
05.50	SBS METAL BUILDING STANDING SEAM ROOF - KYNAR PREFINISHED MIDNIGHT BRONZE
05.51	SBS METAL FACIA COLOR MIDNIGHT BRONZE
05.55	DOWNSPOUT - BY METAL BUILDING MFG. - SBS MIDNIGHT BRONZE INTO UNDERGROUND DRAIN
05.69	PROVIDE DOUBLE HEADER ABOVE OPENINGS (2) 1 5/8" X 12" X 14 GA. METAL STUDS
05.83	DECORATIVE METAL HANDRAIL - DECORATIVE WITH METAL PANEL INSERT W/ SCHOOL LOGO, CONTACT ARCHITECT / OWNER FOR FINAL DESIGN APPROVAL, CONTRACTOR SHALL PROVIDE AND INSTALL - PROVIDE COLOR / STYLE SELECTION FOR ARCHITECT AND OWNERS APPROVAL
05.87	BENT PLATE METAL PREFINISHED - KYNAR 500 - MATCH REGAL RED BY SBS
05.89	SOFFIT PANEL - METAL SOFFIT, LINEAR PANEL "MCBI" ARTISIAN OR SIMILAR - KYNAR MIDNIGHT BRONZE
05.90	METAL WALL PANEL - BY SBS BUILDING SYSTEMS - COLOR KYNAR MINDIGHT BRONZE
05.93	GUTTER - BY METAL BUILDING MFG - KYNAR 500 MATCH REGAL RED BY SBS
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS. - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS
MTL-1	ARCHITECTURAL METAL PANEL COLOR (RED): KYNAR REGAL RED BY SBS W/ FLAT SEAMS AT DECORATIVE STRIPE
MTL-3	FACIA METAL PANEL COLOR (BLACK) MIDNIGHT BRONZE BY SBS W/ FLAT SEAMS
S-1	NATURAL STONE VENEER - (STONE) HILL COUNTRY LEDGESTONE - BASIS OF DESIGN, LEGENDS ARCHITECTURAL STONE, CONTACT PAT WILSON 281-377-3434 X106

2 WEST ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

6/8/2022 11:18:27 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP BAY CRADDOCK 9201 STATE OF TEXAS

6.8.2022

ARCHITECT: PHILLIP CRADDOCK

HCA

HERITAGE CHRISTIAN ACADEMY

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION

#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad St.
Rockwall, Texas 75087

Project number 2020-109 Date 5/23/2022

EXTERIOR ELEVATIONS

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

A600

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		4,773	
MASONRY			
	BRICK	3,564	74.7%
	STONE	0	0.0%
METAL PANEL		922	19.3%
WINDOWS		389	8.2%
DOORS		50	1.0%
EAST ELEVATION		3,460	
MASONRY			
	BRICK	1,763	51.0%
	STONE	0	0.0%
METAL PANEL		1,508	43.6%
WINDOWS		142	4.1%
DOORS		0	0.0%
SOUTH ELEVATION		5,316	
MASONRY			
	BRICK	1,930	36.3%
	STONE	0	0.0%
METAL PANEL		1,541	29.0%
WINDOWS		530	10.0%
DOORS		74	1.4%
WEST ELEVATION		4,373	
MASONRY			
	BRICK	1,512	34.6%
	STONE	0	0.0%
METAL PANEL		1,087	24.9%
WINDOWS		136	3.1%
DOORS		4	0.1%

KEYNOTE LEGEND	
Key Value	Keynote Text
04.23	MASONRY CONTROL JT PROVIDE PRE-FORMED GASKET AT CMU & RAKED JT. WITH BACKER ROD AND SEALANT AT EACH SIDE
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER, ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.56	DOWNSPOUT WITH COLLECTOR BOX AND OVERFLOW, PROVIDED AND INSTALLED BY CONTRACTOR - CONNECT TO UNDERGROUND DRAIN - FIELD COORDINATE EXACT LOCATION - THE SCUPPER TO DRAIN FROM ROOF SHALL BE 8"H X 16"W., WITH 6X6 DOWNSPOUT - COLOR TO MATCH SBS MIDNIGHT BRONZE
05.90	METAL WALL PANEL - BY SBS BUILDING SYSTEMS - COLOR KYNAR MINDIGHT BRONZE
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS. - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
13.01	FLAG POLE - PROVIDED AND INSTALLED BY CONTRACTOR - 35' LIT, CONTRACTOR TO PROVIDE CUTSHEETS FOR OWNER APPROVAL
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS

2 EAST ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"

6/8/2022 11:18:59 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK 9201 STATE OF TEXAS

6.8.2022

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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HCA HERITAGE CHRISTIAN ACADEMY

REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad St.
Rockwall, Texas 75087

Project number 2020-109 Date 5/23/2022

EXTERIOR ELEVATIONS

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

A600.1

PROJECT COMMENTS

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

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-033	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Dunkin' Donuts	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2335 S GOLIAD ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: 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 a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the SH-205 Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Site Plan:

1. The building square footage varies between the site data table and the callout. Please verify which one is accurate and make them consistent. (Subsection 03.04. B, of Article 11)
2. The front building setback is 25-feet. Please correct the site plan to reflect this. (Subsection 03.04. B, of Article 11)
3. Please indicate all drive/turn radii. (Subsection 03.04. B, of Article 11)
4. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
5. Parking against the building must be 9x20 per the Engineering Standards of Design. (Subsection 05.03, of Article 06)
6. Remove signage on the site plan. Signage is covered by a separate permit at the time of building permit. (Subsection 06.02. F, of Article 05)
7. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
8. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
9. Dumpster Screening. The masonry screening wall must be 8-feet in height because the property is located in an overlay district. The gate must be self-latching and not manual. The dumpster enclosure must be faced in the same material as the primary building. The enclosure must have 5-gallon shrubs planted around it. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:

1. Provide the same site data as the site plan site data table. (See Sec. 2.1 of this checklist)
2. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
3. Clearly indicate and delineate the landscape buffer (i.e. 20-feet) along S. Goliad Street. The buffer should include a 30”-48” berm, three (3) canopy trees, five (5) accent trees, and a row of shrubs. (Subsection 05.01, of Article 08)
4. All canopy trees shall be 4” caliper and all shrubs shall be five (5) gallon. (Subsection 05.03. B, of Article 08)
5. Headlight screening shall be provided along the entire drive-through per the approved Specific Use Permit (SUP). Headlight screening shall also be provided in front of the drive-through to prevent headlights from shining onto S. Goliad Street. All of the headlight screening shrubs shall be evergreen. (Subsection 05.03. B, of Article 08)
6. Four (4) or more canopy or accent trees shall be planted along perimeter of the subject property to the rear of the building. In this case they could be located along the entry of the drive-through on the north-east side. (Subsection 05.03. B, of Article 08)
7. Crape Myrtle are not considered accent trees. Please change out the Crape Myrtles with an accent tree in the landscape buffer. (Appendix C)
8. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
9. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)
10. If no trees are being removed from the property we do not need a Treescape Plan.

M.9 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
3. Provide cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)

M.10 Building Elevations:

1. Please provide the material percentages on each façade of the proposed building. (Subsection 04.01, of Article 05)
2. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
3. 90% masonry materials are required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
4. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. (Subsection 06.02. C.2, of Article 05)
5. Please provide more information on the proposed materials. (Subsection 04.01, of Article 05)
6. Include a note that the parapet will be finished on both sides with the same material as the external facing façade. Also, indicate the parapet height. (Subsection 04.01, of Article 05)
7. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
8. Within the SH-205 Overlay District “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.” In this case the building must have primary façade articulation on all sides of the building. Given this the wall lengths do not meet on North and South sides, because the wall length is greater than three (3) times the wall height.

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] no pitched roof, and [4] primary articulation. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased landscaping, increased architectural elements, more pedestrian amenity, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 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 July 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.15 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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Label and show existing detention system.
- Will be required to replat both lots to show relocated detention.
- Required to show and label ex. and proposed water and sewer.
- Ex. concrete drainage flume. Will need to get this drainage to detention pond or leave flume in place.
- No structures or overhangs in 20' easement.
- 12' drive aisles for drive thru.
- Prop. mutual access and fire lane easement.
- All 3,600 psi shall be a min. 6.5 sack mix concrete.
- All 3,000 psi shall be a min. 5.5 sack mix concrete.
- Dumpster to drain to an oil/water separator and then the storm lines.
- Flood study will need to be updated to show this area being reclaimed. Review fees apply.
- Parking to be 20'x9' min.

The following items are informational for the engineering design process.
General Items:
- Must meet City 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, signs, overhangs, or canopies allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Site to drain to ex. detention pond per approved detention plans
- Manning's C-value is determined by use.
- Detention outfall must be above the floodplain.

- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls in detention.
- Will need to verify and confirm capacity and outfall for the existing detention system is per approved plan

Water and Wastewater Items:
- Design engineer will need to check the deadend 8" water line. If the proper capacity and pressure isn't available, must loop an 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.
- 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.

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: Assigned 911 address will be *2335 S Goliad St, Rockwall, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
Please identify species, health and caliper inch

Landscape Plan
All canopy trees are required to be 4" caliper minimum

General Items:
- Must meet City 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, signs, overhangs, or canopies allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Site to drain to ex. detention pond per approved detention plans
- Manning's C-value is determined by use.
- Detention outfall must be above the floodplain.
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- Design engineer will need to check the deadend 8" water line. If the proper capacity and pressure isn't available, must loop an 8" water line on site.
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Label and show existing detention system

Will be required to replat both lots to show relocated detention

Required to show and label ex. and proposed water and sewer

Ex. concrete drainage flume. Will need to get this drainage to detention pond or leave flume in place

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12' drive aisles

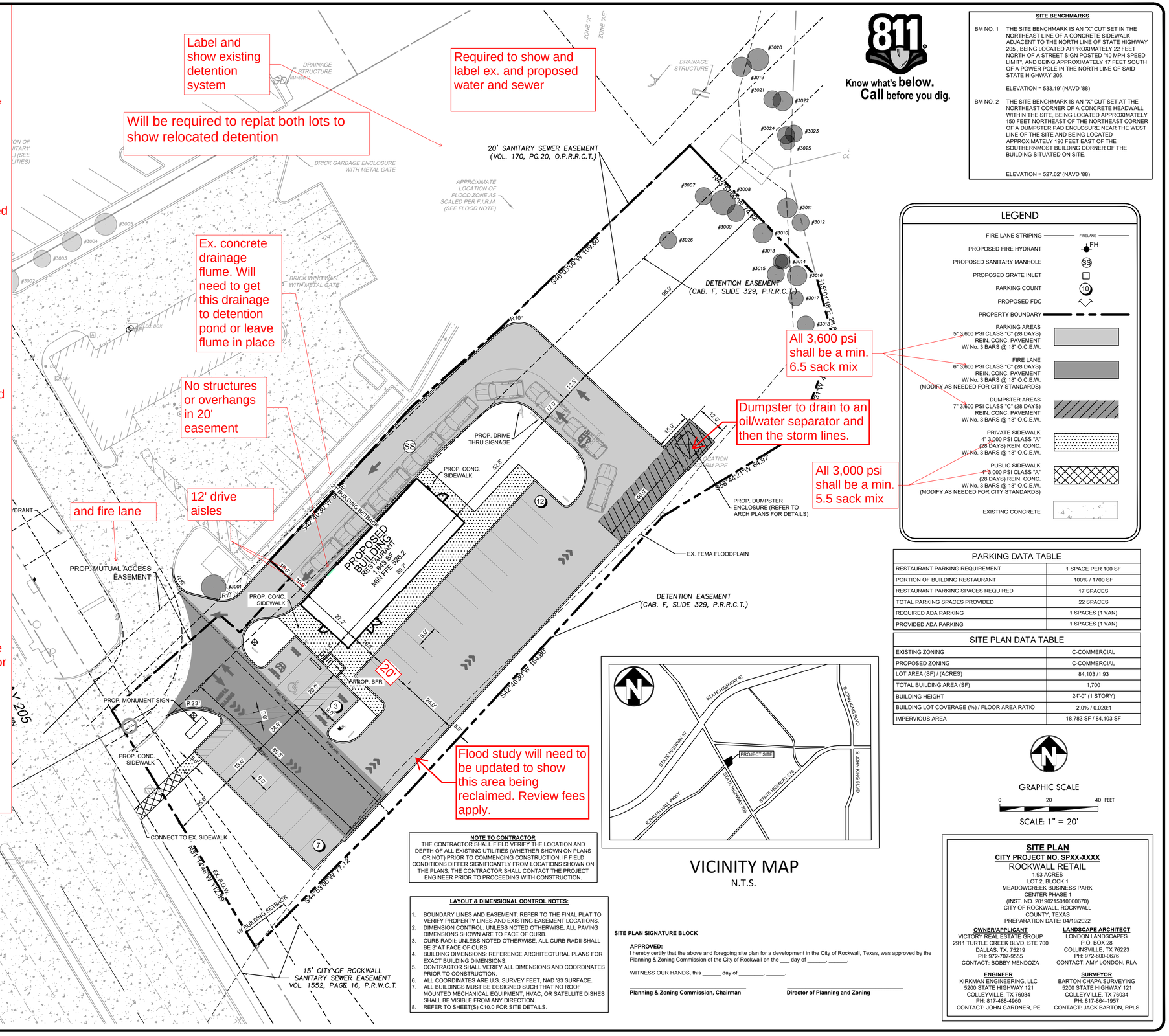
and fire lane

All 3,600 psi shall be a min. 6.5 sack mix

Dumpster to drain to an oil/water separator and then the storm lines.

All 3,000 psi shall be a min. 5.5 sack mix

Flood study will need to be updated to show this area being reclaimed. Review fees apply.



811 Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205 , BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)

LEGEND

- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED GRATE INLET
- PARKING COUNT — 10
- PROPOSED FDC
- PROPERTY BOUNDARY
- PARKING AREAS — 5" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- FIRE LANE — 6" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)
- DUMPSTER AREAS — 7" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- PRIVATE SIDEWALK — 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W.
- PUBLIC SIDEWALK — 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)
- EXISTING CONCRETE

PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	22 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

SITE PLAN DATA TABLE

EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF

VICINITY MAP
N.T.S.

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES SHALL BE VISIBLE FROM ANY DIRECTION.
8. REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

SITE PLAN SIGNATURE BLOCK

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

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

_____ **Planning & Zoning Commission, Chairman**

_____ **Director of Planning and Zoning**

PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

JOHN D. GARDNER
P.E.# 138295
DATE: June 16, 2022

VICTORY GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL
1.93 ACRES
LOT 2, BLOCK 1
MEADOWCREEK BUSINESS PARK
CENTER PHASE 1
(INST. NO. 20190215010000670)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 04/19/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, STE 700
DALLAS, TX, 75219
PH: 972-707-9555
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TX 76223
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

SHEET: C3.0

FULL PATH: K:\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Production\K:\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Production\C3.0 SITE PLAN_ - NEW
FILENAME: C3.0 SITE PLAN_ - NEW.dwg
PLOTTED BY: Chris Rivera
PLOTTED DATE: 6/7/2022

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2325 S Goliad Street				
SUBDIVISION	Meadowcreek Business Park Center	LOT	2	BLOCK	1
GENERAL LOCATION	The intersection of S Goliad Street and Ralph Hall Parkway				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C-Commercial		CURRENT USE	Undeveloped	
PROPOSED ZONING	C-Commercial - SUP		PROPOSED USE	Multi Tenant Retail / Restaurant with DT	
ACREAGE	0.799ac	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***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		☒ APPLICANT	Kirkman Engineering
CONTACT PERSON		CONTACT PERSON	John Gardner
ADDRESS		ADDRESS	5200 State Highway 121
CITY, STATE & ZIP		CITY, STATE & ZIP	Colleyville, TX 76034
PHONE		PHONE	817-488-4960
E-MAIL		E-MAIL	john.gardner@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marlyn Roberts [*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."

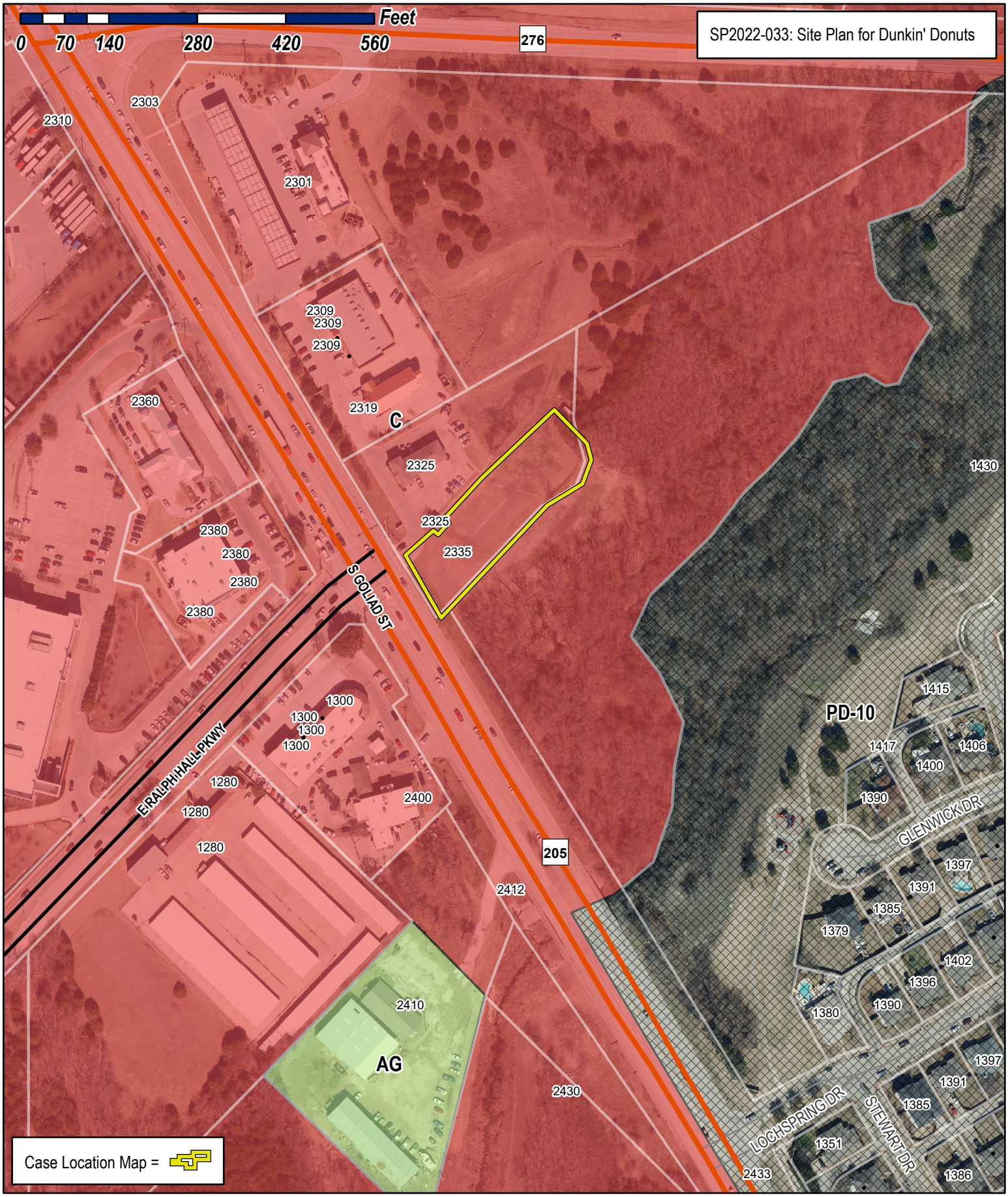
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th *DAY OF* MAY, 2022

OWNER'S SIGNATURE Marlyn Roberts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amy Kimmard — Notary Public, State of Texas

Comm. Expires 10-18-2025
Notary ID 133398269

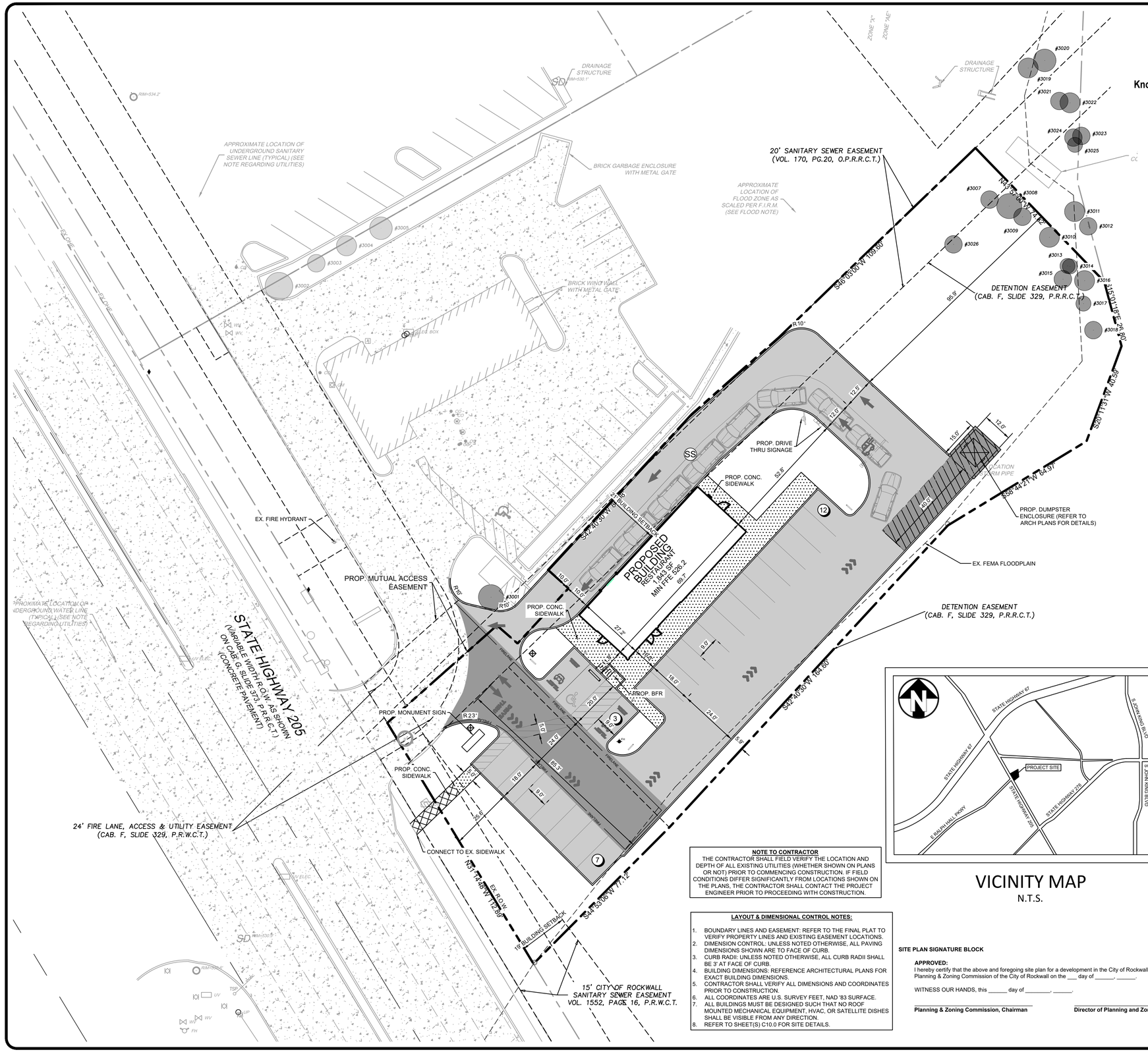
MY COMMISSION EXPIRES 10-18-2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205 , BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)

LEGEND

- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED GRATE INLET
- PARKING COUNT — 10
- PROPOSED FDC
- PROPERTY BOUNDARY
- PARKING AREAS: 5" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- FIRE LANE: 6" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)
- DUMPSTER AREAS: 7" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.
- PRIVATE SIDEWALK: 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W.
- PUBLIC SIDEWALK: 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)
- EXISTING CONCRETE

PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	22 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

SITE PLAN DATA TABLE

EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF

VICINITY MAP
N.T.S.

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES SHALL BE VISIBLE FROM ANY DIRECTION.
8. REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

SITE PLAN SIGNATURE BLOCK

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

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

_____ **Planning & Zoning Commission, Chairman**

_____ **Director of Planning and Zoning**

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL
1.93 ACRES
LOT 2, BLOCK 1
MEADOWCREEK BUSINESS PARK
CENTER PHASE 1
(INST. NO. 20190215010000670)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 04/19/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, STE 700
DALLAS, TX, 75219
PH: 972-707-9555
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TX 76223
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

JOHN D. GARDNER
P.E.# 138295
DATE: June 16, 2022

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

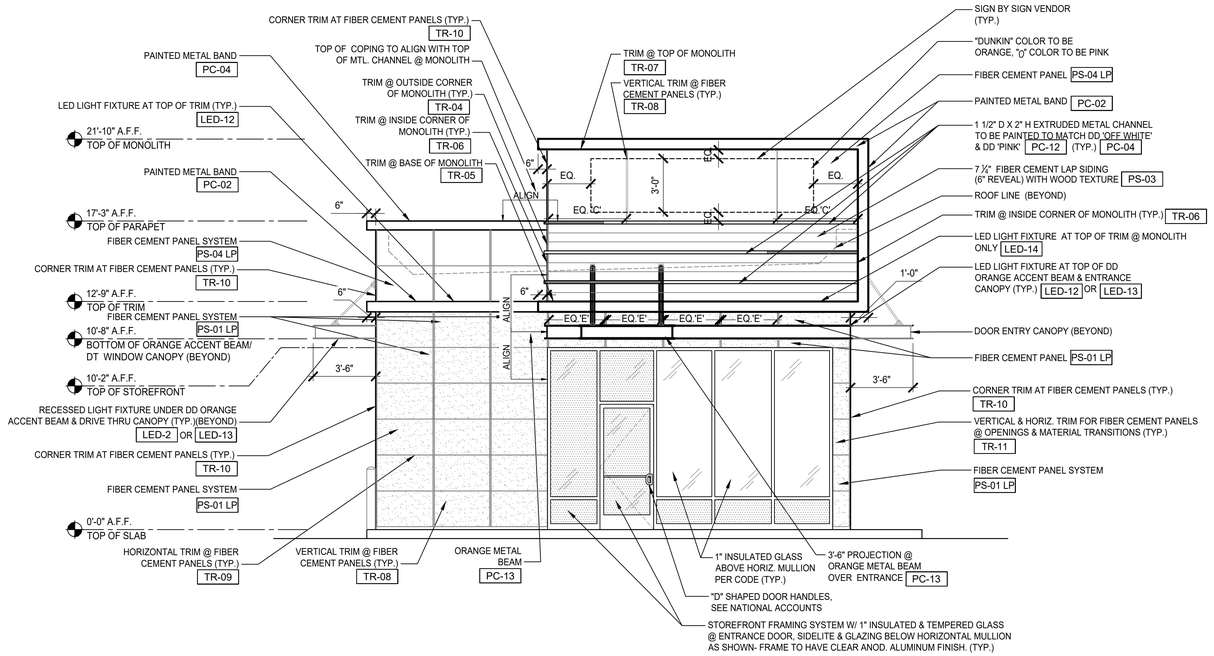
JOB NUMBER: VIC21014

ISSUE DATE:

SITE PLAN

SHEET:
C3.0

FULL PATH: K:\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Production\Jobs\VIC21014_Rockwall\Drawings\03_ENGR\03 - Production\C3.0 SITE PLAN_ - NEW
FILENAME: C3.0 SITE PLAN_ - NEW.dwg
PLOTTED BY: Chris Poore
PLOTTED DATE: 6/7/2022



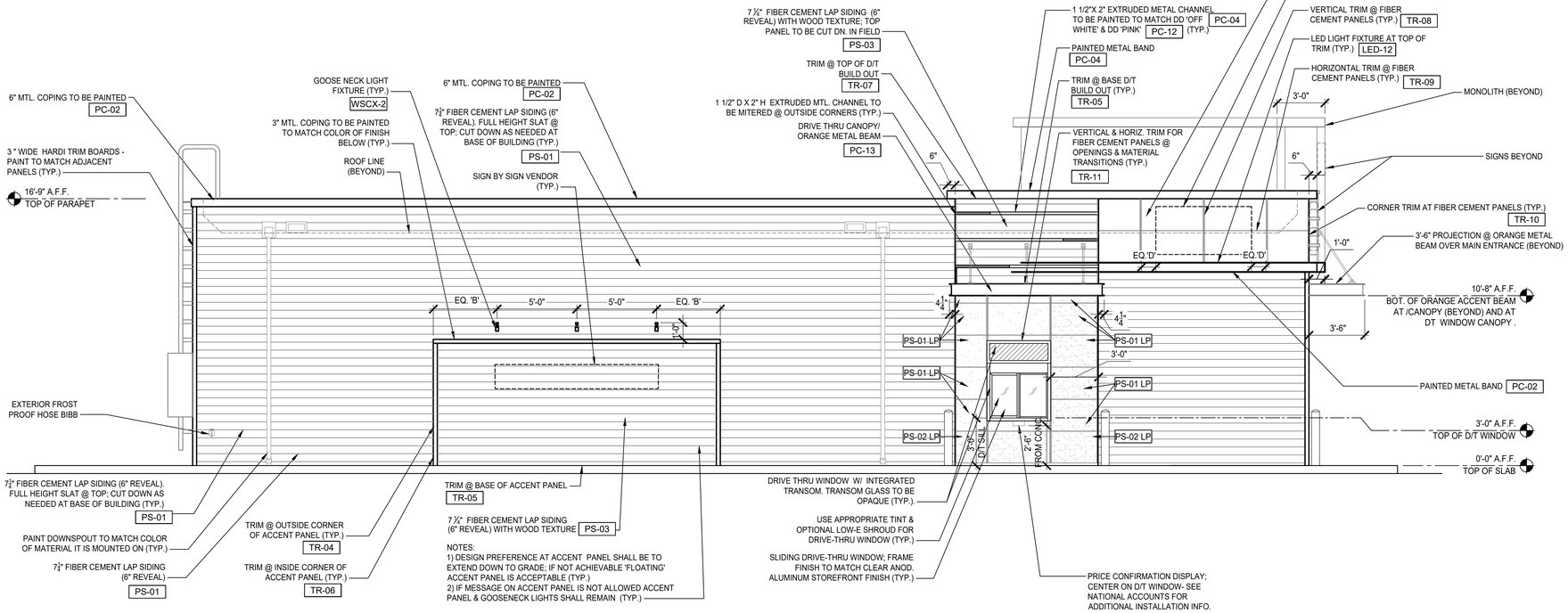
1 WEST ELEVATION
SCALE: 1/4"=1'-0"

NOTE:

ORANGE BEAM LIGHTING

1) UNDERSIDE OF BEAM - WHEN USING THE NATIONAL ACCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE UNDERSIDE OF THE BEAM; WHEN THE ORANGE BEAM IS FIELD FRAMED LED-2 SHALL BE PROVIDED BY THE G.C. AND USED ON THE UNDERSIDE OF THE BEAM

2) TOP OF BEAM - WHEN USING THE NATIONAL ACCCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE TOP OF THE BEAM; WHEN THE ORANGE BEAM IS FIELD FRAMED LED-12 SHALL BE PROVIDED BY THE G.C. AND USED ON TOP OF THE BEAM.



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

DATE: 04/06/2022
JOB NO: 222108
DRAWN: PA
CHECKED: OR

RAY ARCHITECTS, INC.
1601 EAST LAMAR BLVD.
SUITE 213
ARLINGTON, TX 76011
(817) 548-3104

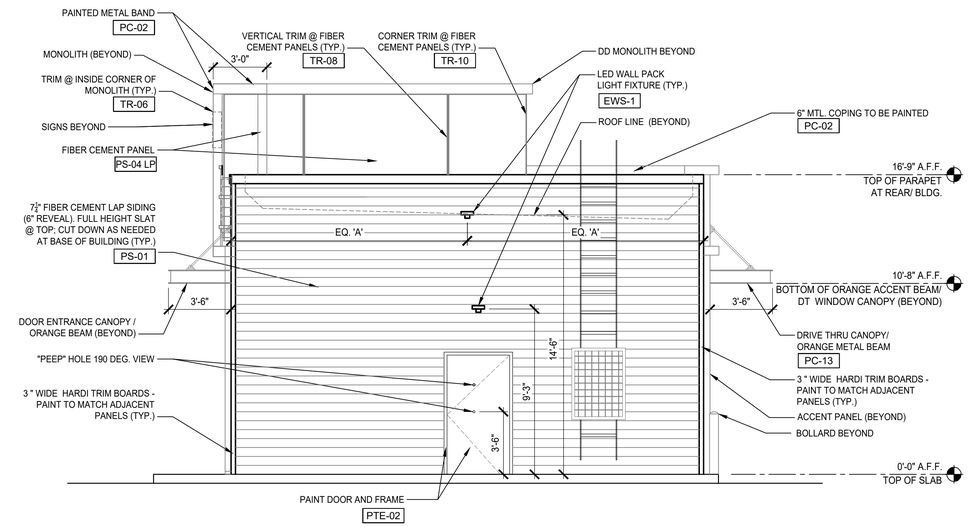
dunkin' brands

2325 S. GOLIAD STREET
PC #
ROCKWALL, TEXAS

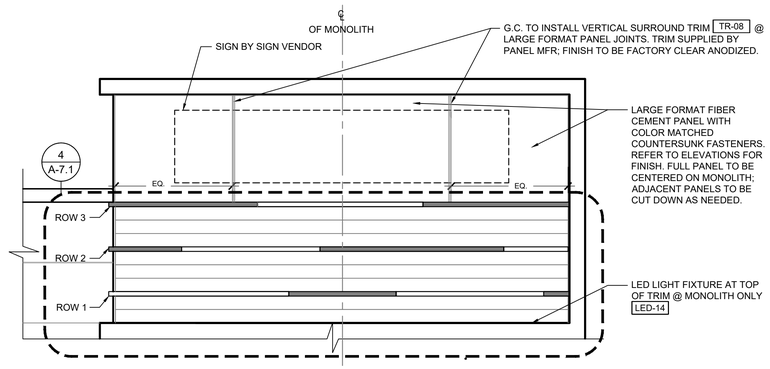
REVISIONS
'A' – 04/08/2022
ISSUED FOR OWNER'S REVIEW
"B" –05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

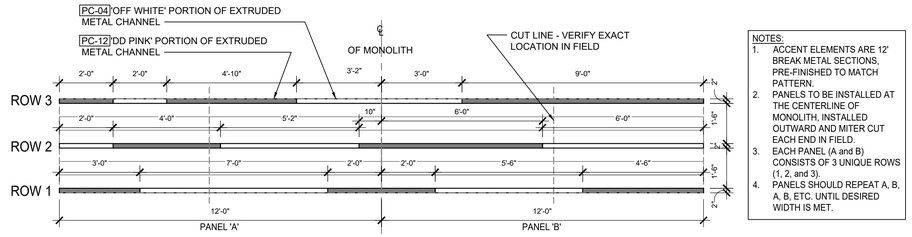
SHEET NUMBER
A-7.0



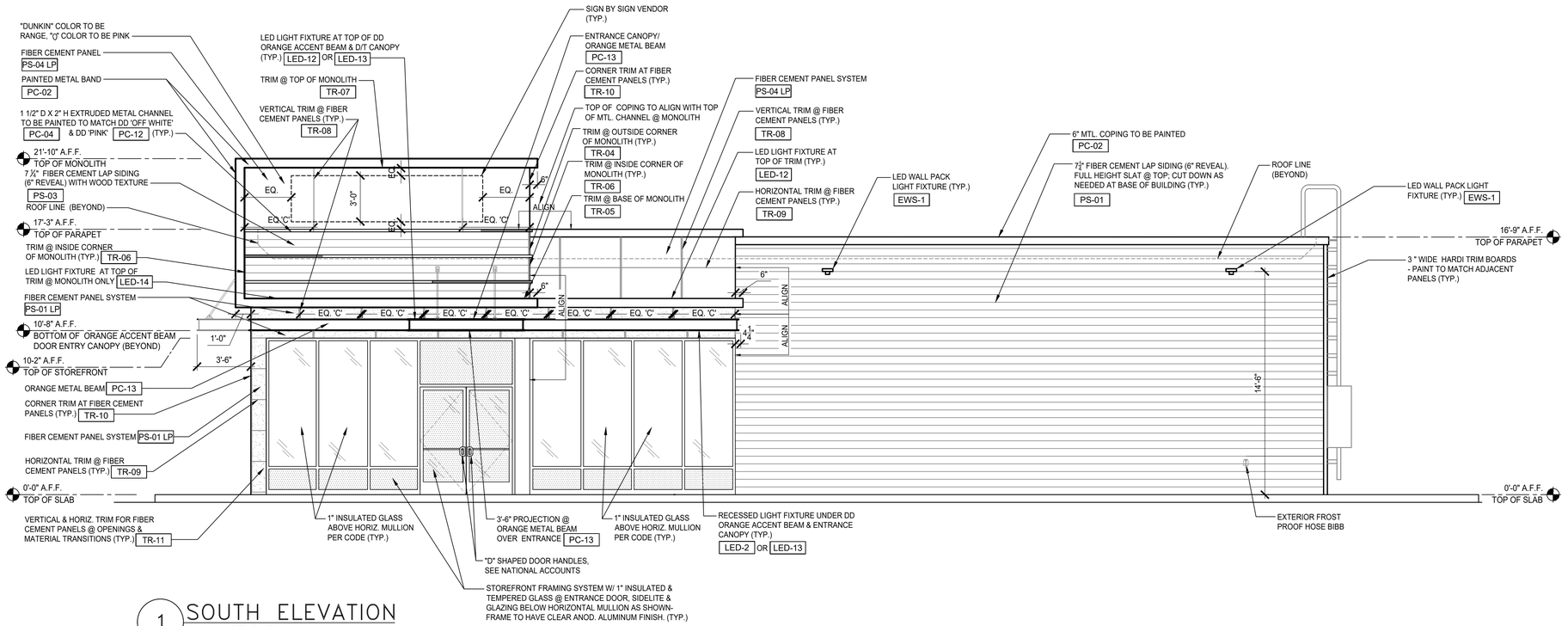
2 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 ENLARGED ELEVATION AT MONOLITH
SCALE: 1/4"=1'-0"



4 ENLARGED DETAIL AT 2"x2" EXTRUDED CHANNELS
SCALE: 1/4"=1'-0"



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

DATE: 04/06/2022
JOB NO: 222108
DRAWN: PA
CHECKED: OR

RAY ARCHITECTS, INC.
1601 EAST LAMAR BLVD.
SUITE 213
ARLINGTON, TX 76011
(817) 548-3104

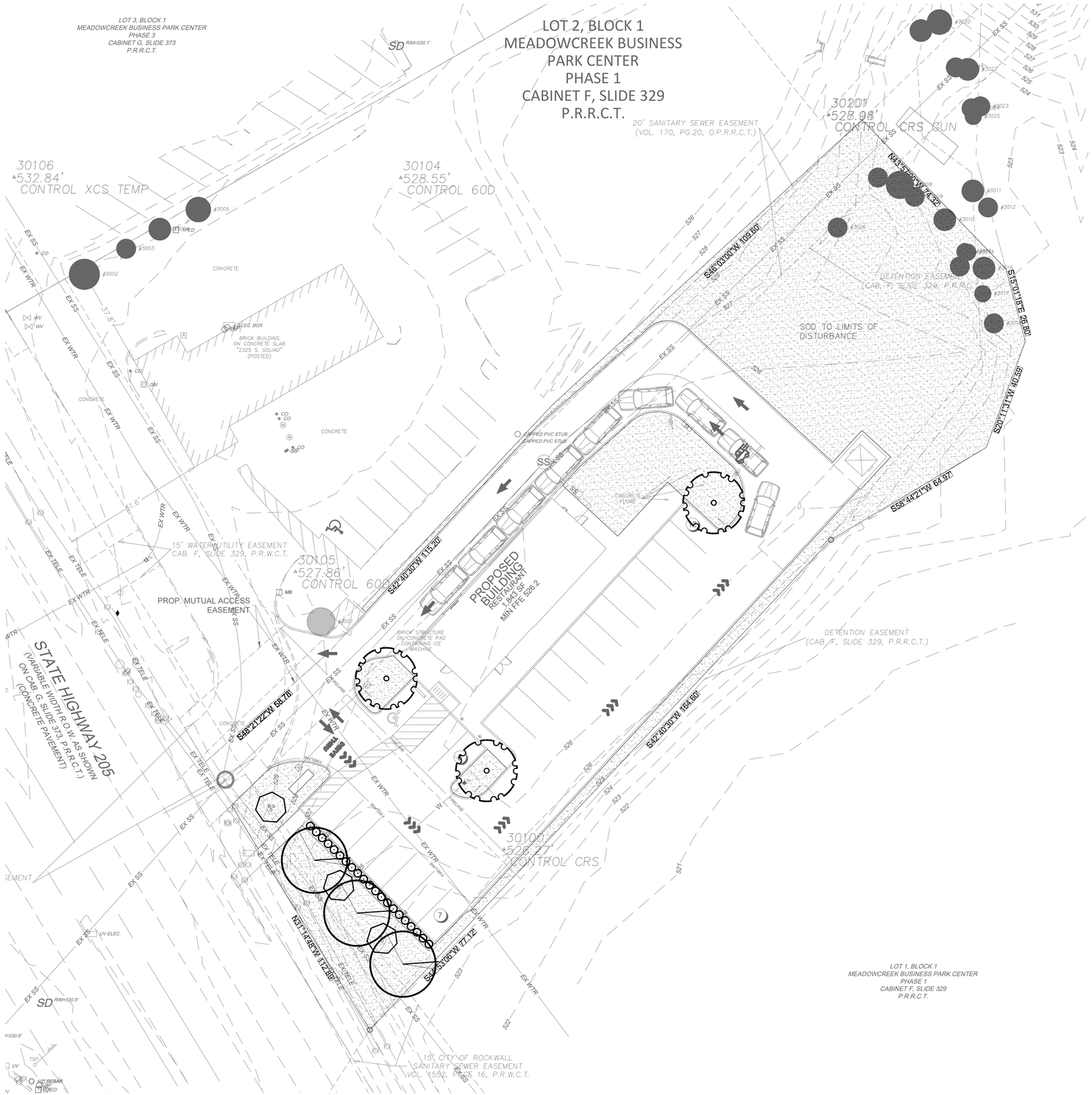
dunkin' brands

2325 S. GOLIAD STREET
PC #
ROCKWALL, TEXAS

REVISIONS
'A' – 04/08/2022
ISSUED FOR OWNER'S REVIEW
"B" –05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

SHEET NUMBER
A-7.1



LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

KEY

TREES					
	3	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	3	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	3	LI	Lagerstroemia indica	Crape Myrtle	3" Multi Stem 8'–10' Ht. Min. Specimen
SHRUBS					
	21	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUNDCOVER					
	15,600 SF	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
		EDGE	Aluminum Edging	Cur–Rite Aluminum Edging	Submit Colors for Approval by Landscape Architect or Owner

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFERS:
- REQUIRED: 10' BUFFERYARD, BERM, SHRUBS AND 1 CANOPY TREE AND 1 ACCENT TREE PER 50 LF.
- 112.89 LF / 50 = 3 CANOPY TREES AND 3 ACCENT TREES
- PROVIDED: YES

LANDSCAPE REQUIREMENTS
- REQUIRED: 36,178 X 20% =7,235 SF
- PROVIDED: 15,600 SF 43%

PARKING LOT LANDSCAPING
- REQUIRED: 1 LARGE TREE / 10 SPACES
- 22 / 10 = 3 TREES
- PROVIDED: 3 TREES

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FEET

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

REGISTERED LANDSCAPE ARCHITECT
DAN S. LONDON
2504
STATE OF TEXAS
5/10/22

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

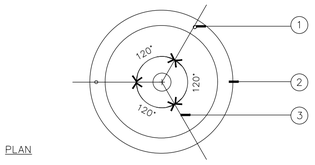
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

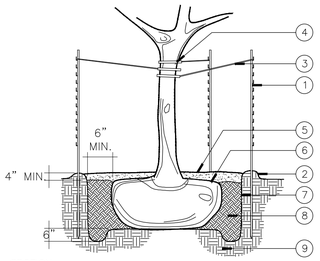
ISSUE DATE: 5/10/22

LANDSCAPE PLAN

SHEET:
L1.00



PLAN



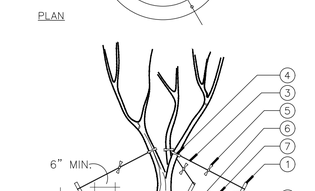
SECTION

1. 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS.
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. 3" ORGANIC MULCH
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)
7. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
8. PIT BACKFILL SOIL PER SPECIFICATIONS
9. UNDISTURBED EARTH

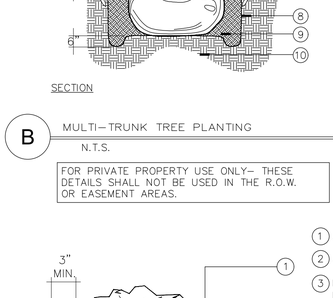
A TREE PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



PLAN



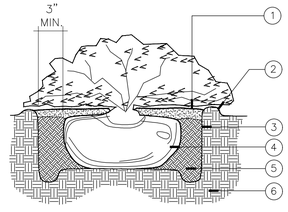
SECTION

1. 2"x2"x24" WOOD STAKE, 3 PER TREE, SPACED EQUALLY
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. WARNING FLAGS
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
7. 3" ORGANIC MULCH
8. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
9. PIT BACKFILL SOIL
10. UNDISTURBED EARTH

B MULTI–TRUNK TREE PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

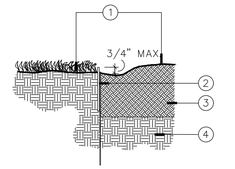


1. 3" ORGANIC MULCH LAYER.
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

C SHRUB PLANTING

N.T.S.

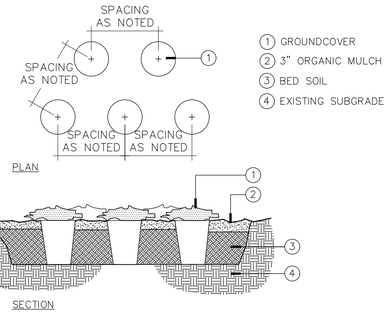


1. DIFFERENT SURFACE TREATMENTS.
2. STEEL EDGING
3. BED SOIL. 6" MINIMUM DEPTH.
4. NATIVE SOIL

D STEEL EDGING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



1. GROUNDCOVER
2. 3" ORGANIC MULCH
3. BED SOIL
4. EXISTING SUBGRADE

PLAN

SECTION

E GROUNDCOVER PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
5. TREES MUST BE PLANTED FOUR FEET (4′) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24–HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3–4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1–2" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICALVTRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS ANDVANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP–DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT–OF–WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3′ HORIZONTAL TO 1′ VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 346–3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER'S PUBLIC WORKS DEPARTMENT STANDARDS.
28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

REGISTERED LANDSCAPE ARCHITECT
DAN S. LONDON
STATE OF TEXAS
5/10/22

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL
LOT 2, ######
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE: 5/10/22

LANDSCAPE DETAILS

SHEET:

L1.01

LOT 3, BLOCK 1
MEADOWCREEK BUSINESS PARK CENTER
PHASE 3
CABINET G, SLIDE 373
P.R.R.C.T.

LOT 2, BLOCK 1
MEADOWCREEK BUSINESS
PARK CENTER
PHASE 1
CABINET F, SLIDE 329
P.R.R.C.T.

20' SANITARY SEWER EASEMENT
(VOL. 170, PG.20, O.P.R.R.C.T.)

DETENTION EASEMENT
(CAB. F, SLIDE 329, P.R.R.C.T.)

PROP. MUTUAL ACCESS
EASEMENT

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W. AS SHOWN
ON CAB. G, SLIDE 373, P.R.R.C.T.)
(CONCRETE PAVEMENT)

24' FIRE LANE, ACCESS & UTILITY EASEMENT
(CAB. F, SLIDE 329, P.R.R.C.T.)

15' CITY OF ROCKWALL
SANITARY SEWER EASEMENT
VOL. 1550, PAGE 16, P.R.W.C.T.

LOT 1, BLOCK 1
MEADOWCREEK BUSINESS PARK CENTER
PHASE 1
CABINET F, SLIDE 329
P.R.R.C.T.

Know what's below.
Call before you dig.

N43°53'30"W 14.39'
S46°03'30"W 109.60'
S42°40'30"W 64.98'
N51°19'30"W 112.30'
S42°40'30"W 164.60'
S47°33'06"W 77.12'
S36°01'18"E 2.80'
S20°11'57"W 47.59'
S58°44'21"W 64.97'

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205 , BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)

LEGEND

EXISTING CONTOUR — — — 500 — — —

PROPERTY BOUNDARY

EXISTING TREE #3010

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

TREE TABLE

TAG#	DIAMETER (INCHES)	GENERAL SPECIES	TO BE REMOVED?
3001	10	CYPRESS	NO
3002	11	CYPRESS	NO
3003	7	CYPRESS	NO
3004	8	CYPRESS	NO
3005	9	CYPRESS	NO
3007	7	ASH	NO
3008	10	CEDAR	NO
3009	7	CEDAR	NO
3010	8	CEDAR	NO
3011	8	CWS	NO
3012	7	CEDAR	NO
3013	6	CEDAR	NO
3014	6	ASH	NO
3015	7	ASH	NO
3016	8	CEDAR	NO
3017	6	CEDAR	NO
3018	7	ASH	NO
3019	8	CEDAR	NO
3020	9	CEDAR	NO
3021	7	CEDAR	NO
3022	8	CEDAR	NO
3023	7	CEDAR	NO
3024	9 (MULTI-TRUNK)	CEDAR	NO
3025	6	CEDAR	NO
3026	10 (MULTI-TRUNK)	ASH	NO

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

JOHN D. GARDNER
P.E.# 138295
DATE: June 14, 2022

VICTORY | GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

TREESCAPE PLAN

SHEET:
C1.0

FULL PATH: K:\Jobs\VIC2014_Rockwall\Drawings\03_ENGR\04 - Exhibits\Jobs\VIC2014_Rockwall\Drawings\03_ENGR\04 - Exhibits\TREESCAPE PLAN

FILENAME: _TREESCAPE PLAN.dwg
PLOTTED By: Chris Rivera
PLOTTED DATE: 6/14/2022

NORTH 1 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 20'-0"

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	Lithonia Lighting	WDGE1 LED WITH P1 – PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1 LED P1 40K 80CRI VF	1x	1227 lm	0.80	10 W	6
2	Lithonia Lighting	WDGE2 LED WITH P4 – PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED P4 40K 80CRI VF	1x	4412 lm	0.80	35 W	5
3	Lithonia Lighting	DSX0 LED P3 40K T4M MVOLT with houseside shield	DSX0 LED P3 40K T4M MVOLT HS	1x LED	6417 lm	0.80	71 W	2

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Surface result object 1	Perpendicular Illuminance (Adaptive)	0.000 fc	10.1 fc	0.84 fc	–	–
		Luminance (Adaptive)	0.000 cd/m²	6.89 cd/m²	0.58 cd/m²	–	–

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE 20' HIGH POLE LIGHT AND WALL PACK POWER WITH BUILDING ELECTRICAL SERVICE.
2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT.

PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE OF 0 FEET AFG.

Texas Engineers
13601 Preston Road, Suite #W204
Dallas, TX 75240
972-308-4444
Texas Registered Firm F-20785

STATE OF TEXAS
XIN LIU
133745
LICENSED PROFESSIONAL ENGINEER
05/19/22

Project No. 22013
Designed by DL
Drawn by DL
Checked by DL
Date 05/18/2022

Revisions

ROCKWALL RETAIL

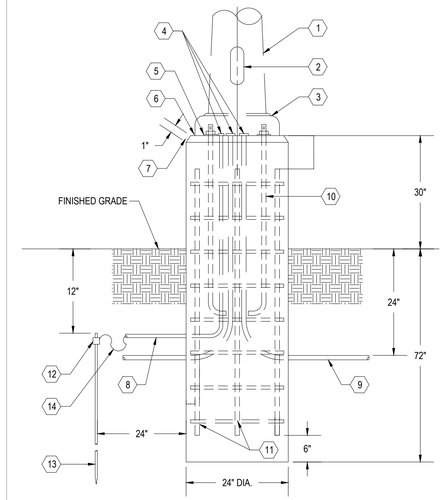
LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

Sheet Title
SITE PLAN - PHOTOMETRIC

Sheet No.
E1
Of

1 SITE PLAN - LIGHTING

SCALE: 1" = 20'-0"



LIGHT POLE BASE

SCALE: NONE

LIGHTING BASE NOTES

1. LIGHTING STANDARD.
2. WIRING ACCESS - PROVIDE INTERIOR GROUNDING LUG ACCESSIBLE FROM OPENING.
3. PROVIDE ANCHOR BOLT COVER TO MATCH MATERIAL OF POLE.
4. CONNECT CONDUITS TO GROUNDING LUG & GROUNDING CONDUCTOR TO GROUND ROD.
5. PROVIDE STANDARD SHIMS UNDER ANCHOR BOLT LUGS FOR LEVELING AS REQUIRED.
6. FILL ALL GAPS BETWEEN METAL BASE AND CONCRETE BASE WITH CEMENT GROUT.
7. CHAMFER EDGES ON BASED.
8. 1/2" RIGID CONDUIT.
9. RIGID GALVANIZED STEEL CONDUITS TO EDGE OF CONCRETE BASE.
10. GALVANIZED STEEL ANCHOR BOLTS AS REQUIRED BY MANUFACTURER FURNISHING POLE.
11. CONNECTOR.
12. 3/4" x 8'-0" COPPER CLAD GROUND ROD.
13. #8 BARE STANDARD COPPER GROUND WIRE - CONNECT TO GROUND ROD, CONDUITS & GROUNDING LUG.

FLOOR PLAN KEY NOTES: (DESIGNATED BY " ⟨#⟩ ")

1. RE: BUILDING ELECTRICAL PLAN FOR PANEL LOCATION AND CIRCUIT #.
2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT. (TYPICAL)

SITE PLAN GENERAL NOTES

A. REFER TO SHEET E1 FOR ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
B. ELECTRICAL CONTRACTOR SHALL VERIFY ALL POWER AND TELEPHONE REQUIREMENTS AND EQUIPMENT PRIOR TO INSTALLATION.
C. ELECTRICAL CONTRACTOR TO VERIFY UNDERGROUND SERVICE REQUIREMENTS WITH POWER CO.
D. SIGNAGE TO BE INSTALLED BY SIGN CONTRACTOR. VERIFY EXACT LOCATIONS, LOADS AND WIRING REQUIREMENTS PRIOR TO INSTALLATION.
E. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND CONNECTIONS FOR EXTERIOR LIGHTS. COORDINATE EXACT LOCATIONS WITH CIVIL AND ARCHITECTURAL PLANS.
F. ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH GENERAL CONTRACTOR.
G. UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH NEC ARTICLE 300.5
H. EXTERIOR LIGHTING AND SIGN LIGHTING SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL.
I. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEC AS WELL AS ALL APPLICABLE FEDERAL STATE, AND LOCAL REQUIREMENTS.WHERE CONFLICTS ARISE,THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.
J. ALL UNDERGROUND CONDUIT RUNS SHALL BE ROUTED CLEAR OF UNDERGROUND DETENTION.
L. ALL EXTERIOR LIGHT POLES, FLAGPOLE LIGHTS, SIGNAGE, AND EXTERIOR MENU BOARDS SHALL ROUTE THROUGH THE BMS - LIGHTING CONTROL PANEL.

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STATE OF TEXAS
XIN LIU
133745
PROFESSIONAL ENGINEER
05/19/22

Project No. 22013
Designed by DL
Drawn by DL
Checked by DL
Date 05/18/2022

Revisions

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

Sheet Title
SITE PLAN
-LIGHTING

Sheet No.
E2
Of

PROJECT COMMENTS

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

DATE: 6/23/2022

PROJECT NUMBER:	SP2022-034	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Chewters	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2911 DISCOVERY BLVD	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Waivering of the Rockwall Economic Development Corporation John Gardner of Kirkman Engineering for the approval of a Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: SP2022-034; Site Plan for Chewters
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Waivering of the Rockwall Economic Development Corporation John Gardner of Kirkman Engineering for the approval of a Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. July 6, 2022 is the deadline to have all comments; please provide staff revised plans before July 6, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-034) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)
M.4 Please add the standard signature block to all pages of all revised plan submittals. Currently the site plan and photometric plan do not have a signature block. (Subsection 03.04.A, of Article 11, UDC)

M.5 Include a numeric and graphic scale on all pages of the submittal (Subsection 03.04.A, of Article 11)
M.6 Include a vicinity map that locates the site relative to the nearest major roadways in a one-half mile radius. (03.04.A, of Article 11)

M.5 Site Plan:
(1) Indicate the building setbacks adjacent to Discovery Boulevard. (Subsection 03.04.B, of Article 11)
(2) Indicate the street centerline for all existing streets. (Subsection 03.04.B, of Article 11)
(3) Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)
(4) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05)
(5) Dumpster enclosure must be screened, self-latching, and faced with primary building materials. Please provide an exhibit of the dumpster enclosure. (Subsection 01.05.B, of Article 05)

M.6 Landscape Plan:
(1) Ensure all trees are planted far enough away from utility lines; confirm that the Engineering Standards are being met. (Subsection 05.03. E, of Article 08)
(2) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(3) Eve's Necklace is considered an accent tree. Provide a different plant to serve as a canopy tree within the landscape buffer. (Table 1, Appendix C, of the UDC)
(4) Include a berm along Discovery Boulevard, Springer Road, and Corporate Crossing. (Subsection 05.01. B, of Article 08)
(5) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(6) Provide one canopy tree per 750 SF of detention area and one accent tree for every 1,500 SF of detention area. Please provide square footage for the detention area. (Subsection 05.03.D, Article 08)
(7) Verify that all parking spaces adjacent to Springer road are within 80' of a canopy tree. (Subsection 05.03.E, of Article 08)
(8) Indicate all grass types within the landscape table. (Subsection 05.03.B, of Article 08)
(9) Provide updated headlight screening exhibit with berm. (Subsection 05.02, of Article 08)
(10) Indicate all required landscape buffers that are required. A 50' landscape buffer is required on Corporate Crossing, 10' landscape buffer along Springer Road and Discovery Boulevard. (Subsection 06.02D, of Article 05 and Subsection 05.01, of Article 08)
(11) All landscape buffers adjacent to Spring Road and Discovery Boulevard shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. Please review tree classifications in Appendix C of the Unified Development Code (UDC) and label with the correct classification in the landscape table.
(12) The landscape buffer adjacent to the Primary Roadway (i.e. Corporate Crossing/FM 549). shall incorporate berms and shrubbery shall each have a minimum height of 30 -inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway (i.e. Corporate Crossing/FM 549). In the E. SH-66 Overlay (E SH-66 OV), FM549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway (i.e. Corporate Crossing/FM 549). (Subsection 06.02E.i, of Article 05)
(13) Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building. (Subsection 06.02.5, Article 05)

M.8 Photometric Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Indicate the mounting height for all proposed light fixtures. No light pole, base or combination thereof shall exceed 30 feet. (Subsection 03.03. D, of Article 07)
(3) The maximum outdoor maintained, computed, and maintained measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site With the allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle (Subsection 03.03. C, of Article 07). The current light intensity measured at the property line exceeds this maximum light intensity.
(4) The only photometric page required is page 1 of 4; no need to revise or return pages 2-4.

M.9 Building Elevations:
(1) Indicate the surface area of each façade and the percentage and square footage of each material used on each façade. (Subsection 04.01 of Article 05)
(2) Specify building materials on each façade. (Subsection 04.01, of Article 05)
(3) Please add horizontal and vertical measurements to the building elevations.
(4) Tilt wall is not considered masonry material. (Subsection 05.01a, of Article05)
(5) Indicate all roof mounted mechanical equipment and indicate how these will be screened from the view of all adjacent properties and roadways. (Subsection 01.05.C of Article 5)
(6) Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, the proposed building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. (Subsection 06.02.5, Article 05).

M.10 Based on the materials submitted staff has identified the following exceptions for this project:
(1) Building Articulation on the Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the three of the building facades (i.e. East, West, and South) do not meet these standards.

(2) Primary Materials. According to Subsection 05.01A1.a of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials.
(3) Four-sided Architecture. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.

M. 11 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). Compensatory measures to consider:

(1) Higher caliper trees.
(2) Additional landscaping.
(3) Increased building articulation.
(4) Increased architectural elements.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.15 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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - These parking spaces are not within 80' of a tree. Trees will likely need to be planted in detention easement.
- Must show existing and approximate location of proposed water and sewer lines.
- Must get written approval from NTMWD to be in their easement with grading, landscaping, and paving.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Roadway Paving Items:
Variance required for driveway spacing
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum with 2' clear overhang (no shrubs, bushes, or trees).
- All drive isles to be 24' wide.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Public water and sewer lines must be 8" minimum.

- Sewer pro-rata $981.56/acre
- Max sewer capacity 1000gal/acre/day
Max water capacity 2000gal/acre/day

Drainage Items:
- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved w/ Comments

06/23/2022: Not reviewed for fire hydrant coverage or fire department connection location.

The fire lane shall have a minimum interior radius of 30 feet.

(Items not shown on the site plan)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: Assigned address will be *2911 DISCOVERY BLVD, ROCKWALL, TX 75032*

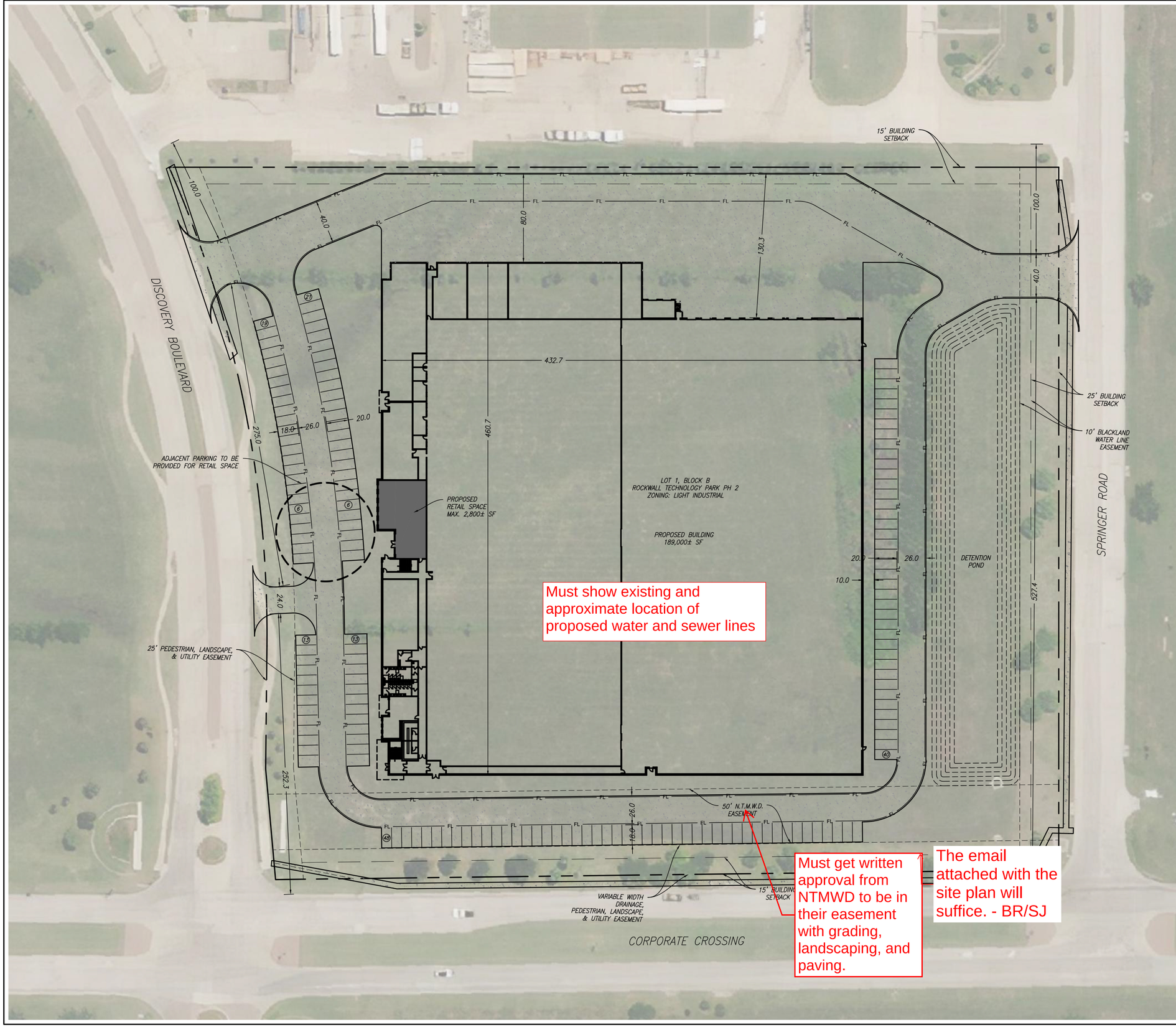
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
Please provide plan

Landscape Plan:
Approved



Must show existing and approximate location of proposed water and sewer lines

Must get written approval from NTMWD to be in their easement with grading, landscaping, and paving.

The email attached with the site plan will suffice. - BR/SJ

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Roadway Paving Items:
Variance required for driveway spacing
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum with 2' clear overhang (no shrubs, bushes, or trees).
- All drive isles to be 24' wide.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Public water and sewer lines must be 8" minimum.
- Sewer pro-rata $981.56/acre
- Max sewer capacity 1000gal/acre/day
Max water capacity 2000gal/acre/day

Drainage Items:
- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.

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".

10.65 AC
7.74 AC

2.944	AC
4.358	AC
0.189	AC
0.082	AC
0.163	AC

1/300	26	SPACES
1/250	11	SPACES
1/1000*	91	SPACES
1/500*	170	SPACES
ON):	298	SPACES
	26	SPACES
	12	SPACES
	20	SPACES
	108	SPACES
	166	SPACES

ESSIBLE PARKING SPACES

nstructors, inc.
Great Southwest Pkwy
rt Worth, TX 76106
817-626-7300

EWTERS
COLATES
EADQUARTERS

CHEWTERS CHOCOLOATE	
Case No.	
DATE:	2022.06.15
CIVIL SITE PLAN	
C-1	

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-1

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

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

10.649 ACRES
463,889 SQ. FT.

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
INST. NO. 20140000017579
O.P.R.R.C.T.

DISCOVERY BOULEVARD
(85' R.O.W.)

SPRINGER ROAD
(VARIABLE WIDTH R.O.W.)

These parking spaces are not within 80' of a tree. Trees will likely need to be planted in detention easement.

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN (BUT NOT COUNTED IN CALCULATIONS)

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN (BUT NOT COUNTED IN CALCULATIONS)

1 OVERALL LANDSCAPE PLAN
SCALE: 1:30

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Rockwall Technology Park, Phase II	LOT	1	BLOCK	B
GENERAL LOCATION	Southeast corner of Discovery Blvd & Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	unimproved
PROPOSED ZONING	Light Industrial with PD for factory store	PROPOSED USE	manufacturing/warehouse/office/factory store
ACREAGE	10.649	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

☐ ***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	Rockwall Economic Development Corporation	☒ APPLICANT	db constructors
CONTACT PERSON	Matt Wavering	CONTACT PERSON	Matthew Peterson, AIA
ADDRESS	2610 Observation Trl, Suite 104	ADDRESS	2400 Great Southwest Parkway
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Fort Worth, TX 76106
PHONE	972-772-0025	PHONE	817-626-7300
E-MAIL	mwavering@rockwalledc.com	E-MAIL	matthew@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

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

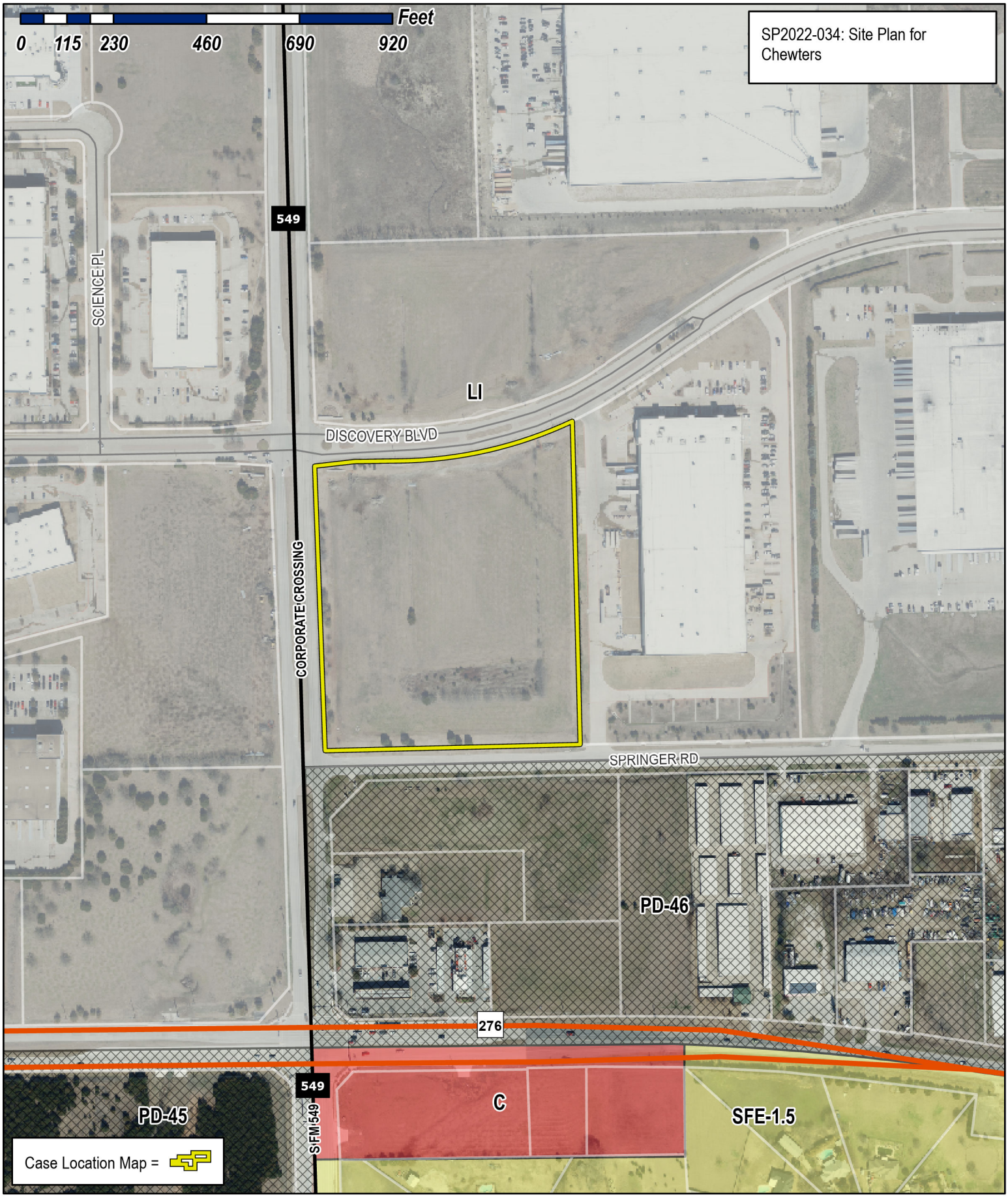
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 462.98 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June, 2022. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-5
MY COMMISSION EXPIRES Exp. 01-08-2024



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

db constructors, inc.

Bethany Ross
Planner
City of Rockwall
bross@rockwall.com
972.772.6488

RE : Site Plan Submittal : Chewters Chocolates
Discovery Boulevard
Lot 1, Block B Rockwall Technology Park

Ms. Ross,

First, we want to thank you for all of the assistance you have given us as we have been putting this together. We can't tell you how much we have appreciated it!

Enclosed within this package is the following :

1. Development Application
2. Civil Site Plan
3. Landscape Design Plans
4. Building Plan and Elevation Design Plans
5. 3D Rendering Boards
6. Photometric
7. Physical Sample Board
8. Email from David Scott (NTMWB) discussing the easement
9. Letter from Chewters Chocolates discussing their employee head count

We look forward to working through the process with the City of Rockwall on this project!

Sincerely,

Matthew J Peterson, AIA
Vice-President of Design & Development

CHEWTERS
CHOCOLATES

Chewters Chocolates
1648 Derwent Way
Delta, BC
V3M 6R9

Att: Matthew Peterson
DB Constructors, Inc
2400 Great Southwest Parkway
Fort Worth, TX
76106

Subject: Parking Spaces – Rockwall, TX Facility

Matthew,

In response to your request regarding the number of full-time employees forecasted to be working at the new Chewters Chocolates facility in Rockwall, TX, we anticipate the following based on our current business growth forecast.

The production schedule for the facility will be based on a 3 shift rotation, so the hourly head count will be spread across the 3 production shifts. During shift change, at 7:00am, 3:00pm, and 11:00pm, we will have overlap of employees. Salaried employees will predominantly be working during the day shift, with overlap onto the afternoon and midnight shift.

	Total Employees	**Salaried**	**Hourly**	**Max Per Day Shift**
Year 1	19 employees	5 employees	14 employees	12 employees
Year 2	31 employees	5 employees	26 employees	20 employees
Year 3	43 employees	7 employees	36 employees	24 employees
Year 4	60 employees	10 employees	50 employees	30 employees
Year 5	90 employees	20 employees	70 employees	45 employees
Year 6	90 employees	20 employees	70 employees	55 employees
Year 7	110 employees	25 employees	85 employees	60 employees
Year 8	110 employees	25 employees	85 employees	60 employees
Year 9	110 employees	25 employees	85 employees	60 employees
Year 10	120 employees	30 employees	90 employees	65 employees

We anticipate a total of 120 full-time employees will work at the Rockwall facility. The maximum number of employees working on the day shift will be 65. The number of employee parking spaces requires to support day shift employees, plus shift change over-lap is 125 parking spaces.

Please contact me if have any questions or require additional information.

Regards,

John Oucharek
Vice President, Operations

Matthew Peterson

From: David Scott <dscott@NTMWD.COM> on behalf of David Scott
Sent: Friday, 13 May, 2022 08:16
To: Cameron Ehn
Cc: Matthew Peterson
Subject: RE: Chewters - New Development Coor.

Shrubs or Crepe Myrtles are okay

From: Cameron Ehn <cameron@dbconstructors.com>
Sent: Thursday, May 12, 2022 4:57 PM
To: David Scott <dscott@NTMWD.COM>
Cc: Matthew Peterson <matthew@dbconstructors.com>
Subject: RE: Chewters - New Development Coor.

Thanks David. Appreciate the quick turnaround.

Also to confirm, we are allowed to plan shrubs and ornamental trees within the easement correct?

db constructors, inc.

Cameron Ehn, PE
Director of Engineering

O: 817-626-7300 x110
M: 940-597-5146
E: cameron@dbconstructors.com

2400 Great Southwest Parkway
Fort Worth, TX 76106
www.dbconstructors.com

Top 50 North Texas General Contractors – Dallas Business Journal 2020

From: David Scott <dscott@NTMWD.COM>
Sent: Thursday, May 12, 2022 4:50 PM
To: Cameron Ehn <cameron@dbconstructors.com>
Cc: Matthew J. Peterson <matthew@dbconstructors.com>
Subject: RE: Chewters - New Development Coor.

Cameron, Here's our waterline plans and notes for your drwgs. There are several above ground appurtenances in this area as noted on plans.

Notes and instructions below:

The following NTMWD notes shall be included on the cover sheet, grading, paving, storm sewer, water and sewer, illumination and landscaping plan sheets or referenced by note.

"NTMWD NOTES"

A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.

B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.

C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.

D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.

E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.

F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.

G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.

H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

Regards

David Scott
Program Manager
North Texas Municipal Water District
505 E. Brown Street | Wylie, Texas 75098
Direct: 469.626.4712 | Cell: 214.733.4986
dscott@ntmwd.com

From: Cameron Ehn <cameron@dbconstructors.com>
Sent: Thursday, May 12, 2022 3:48 PM
To: David Scott <dscott@NTMWD.COM>
Cc: Matthew J. Peterson <matthew@dbconstructors.com>
Subject: Chewters - New Development Coor.

Afternoon Scott,

Appreciate you taking my call earlier. Per our discussion I've attached our Conceptual Site Plan. We have some tweaks to make, but we don't expect things to change drastically. As it relates to your line, we plan on putting standard car parking over the top of it as well as a drive isle/fire lane.

Please review the attached at your earliest convenience. We're still in the conceptual design phase, but we hope to have more robust plans to share in the coming weeks. We will forward those along as soon as they're ready. In the meantime, if you have any questions or need additional information do not hesitate to ask.

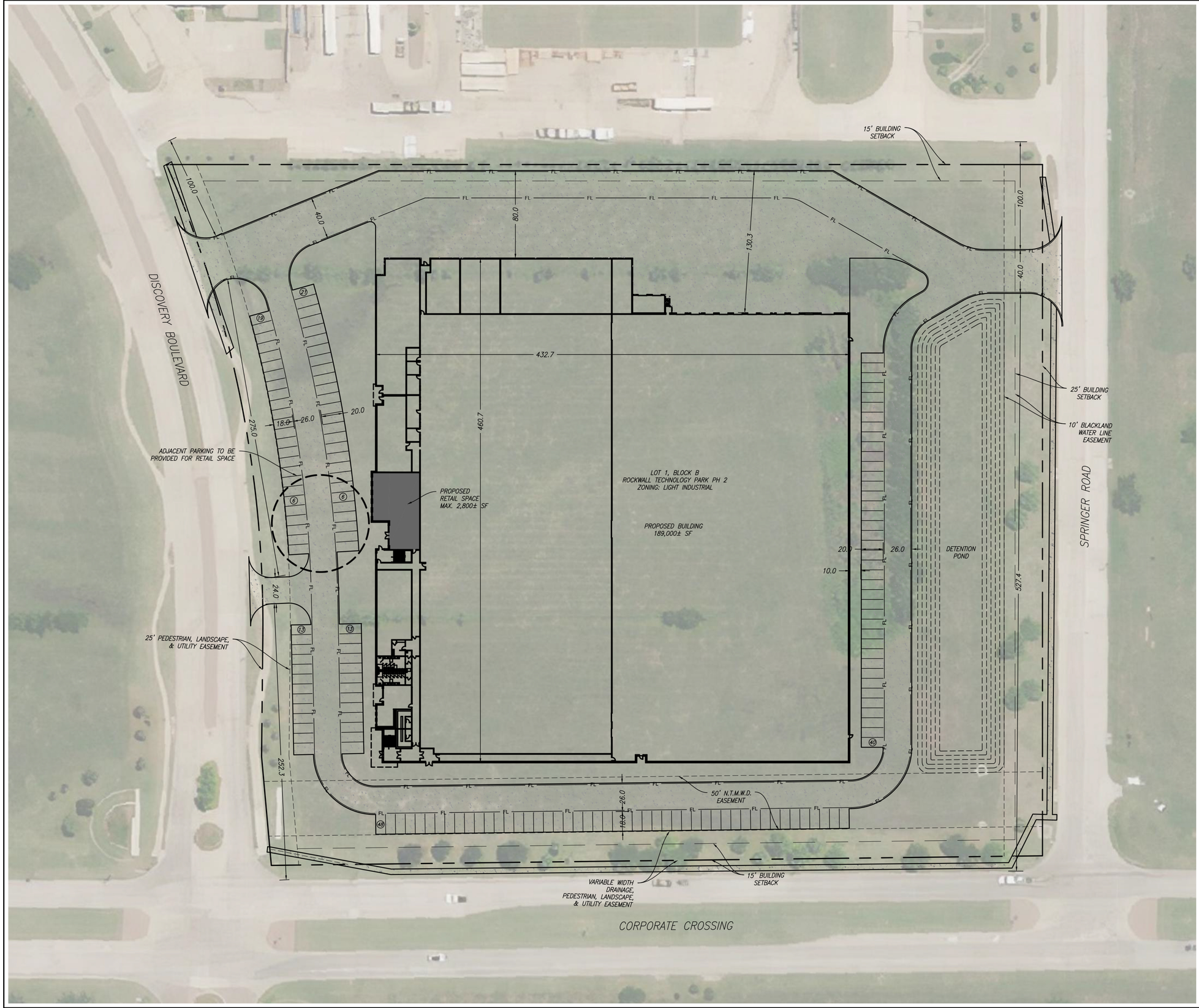
Sincerely,

Cameron Ehn, PE
Director of Engineering

O: 817-626-7300 x110
M: 940-597-5146
E: cameron@dbconstructors.com

2400 Great Southwest Parkway
Fort Worth, TX 76106
www.dbconstructors.com

Top 50 North Texas General Contractors – Dallas Business Journal 2020



CHEWTERS CHOCOLATE

16-Jun-22

SITE TABULATIONS :

TOTAL SITE AREA :	463,889	SF	10.65	AC
TOTAL IMPERVIOUS :	336,997	SF	7.74	AC

ROADS + PARKING :	128,231	SF	2.944	AC
BUILDING :	189,853	SF	4.358	AC
BUILDING SIDEWALKS :	8,234	SF	0.189	AC
EXISTING SIDWALKS :	3,586	SF	0.082	AC
ROW SIDEWALKS :	7,093	SF	0.163	AC

REQUIRED PARKING :

OFFICE :	7925	SF	1/300	26	SPACES
RETAIL :	2700	SF	1/250	11	SPACES
WAREHOUSE :	90500	SF	1/1000*	91	SPACES
MANUFACTURING :	85161	SF	1/500*	170	SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):	298	SPACES

PARKING PROVIDED :

OFFICE :	26	SPACES
RETAIL :	12	SPACES
WAREHOUSE :	20	SPACES
MANUFACTURING :	108	SPACES
	166	SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

N

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300

CHEWTERS CHOCOLATES
NEW HEADQUARTERS

OWNER :

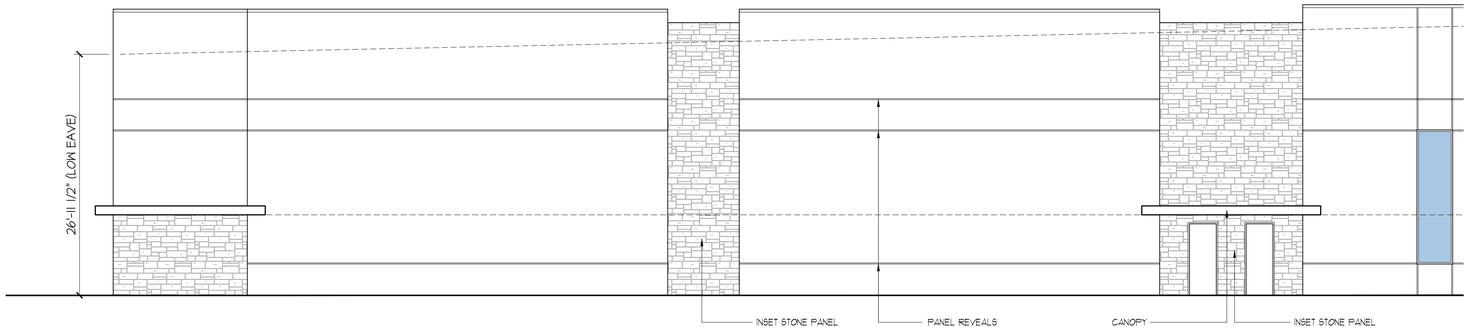
ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

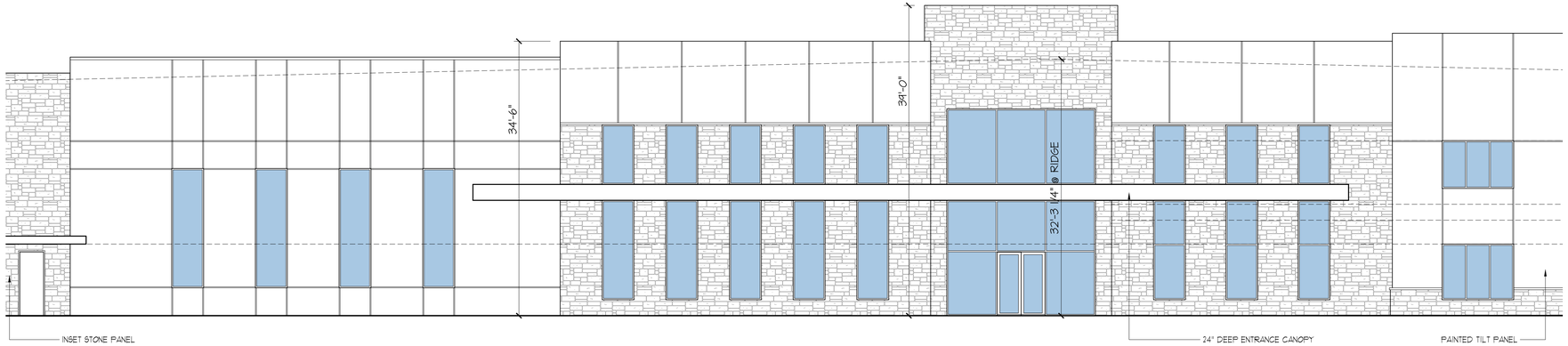
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

CHEWTERS CHOCOLOATE
Case No. _____
DATE: 2022.06.15
CIVIL SITE PLAN
C-1



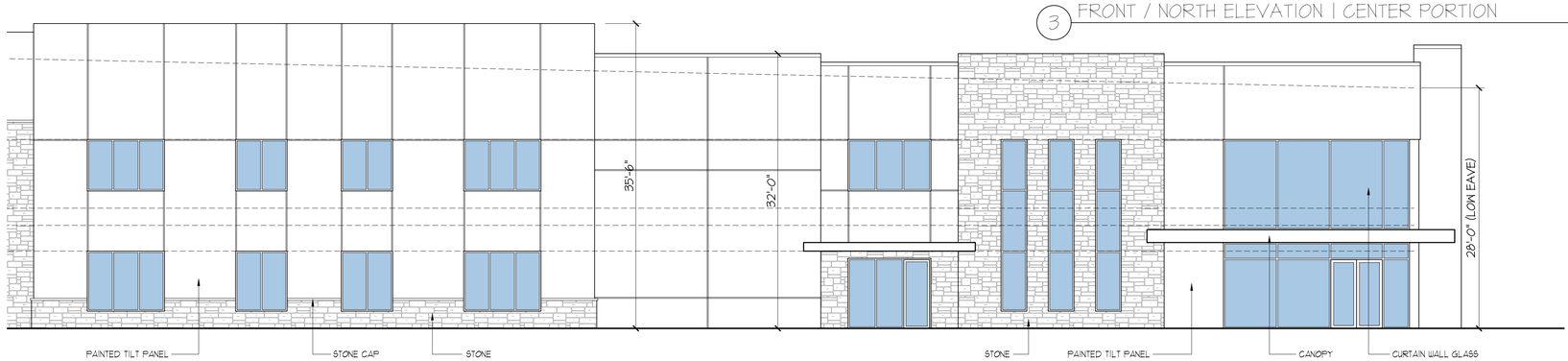
4 FRONT / NORTH ELEVATION | EAST PORTION

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



3 FRONT / NORTH ELEVATION | CENTER PORTION

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

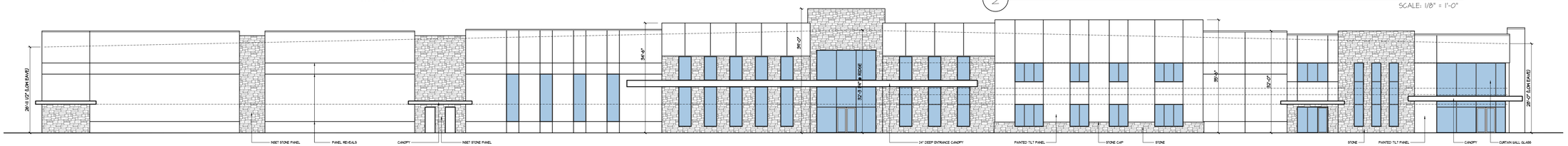


0 4' 8' 16'

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

2 FRONT / NORTH ELEVATION | WEST PORTION

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



0 8' 16' 32'

Scale: 1/16" = 1'-0"

1 FRONT / NORTH ELEVATION | DISCOVERY BLVD

SCALE: 1/16" = 1'-0"

CHEWTERS CHOCOLATE
15-Jun-22

FRONT ELEVATION :
(DISCOVERY BLVD)

TOTAL FRONT ELEVATION AREA :	15286	SF
DOORS & GLAZING :	2631	SF
NET FRONT ELEVATION AREA :	12655	SF
STONE :	3191	SF
STONE PERCENTAGE :	25%	
MASONRY PERCENTAGE :	100%	

RIGHT ELEVATION :
(CORPORATE CROSSING)

TOTAL FRONT ELEVATION AREA :	13634	SF
DOORS & GLAZING :	458	SF
NET FRONT ELEVATION AREA :	13176	SF
STONE :	2602	SF
STONE PERCENTAGE :	20%	
MASONRY PERCENTAGE :	100%	

REAR ELEVATION :
(SPRINGER LANE)

TOTAL FRONT ELEVATION AREA :	15048	SF
DOORS & GLAZING :	24	SF
NET FRONT ELEVATION AREA :	15024	SF
STONE :	2585	SF
STONE PERCENTAGE :	17%	
MASONRY PERCENTAGE :	100%	

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

WITNESS OUR HAND, this _____ day of _____, 2022

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

PLAN STATUS	REV.	DATE	CHANGE	BY
	-	06.17.2021	SITE PLAN SUBMITTAL	MP
	-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

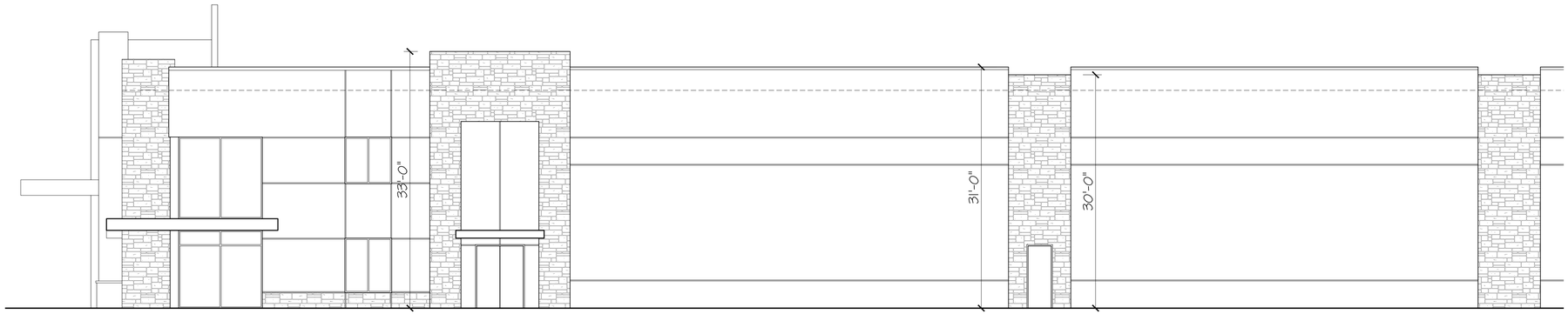
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

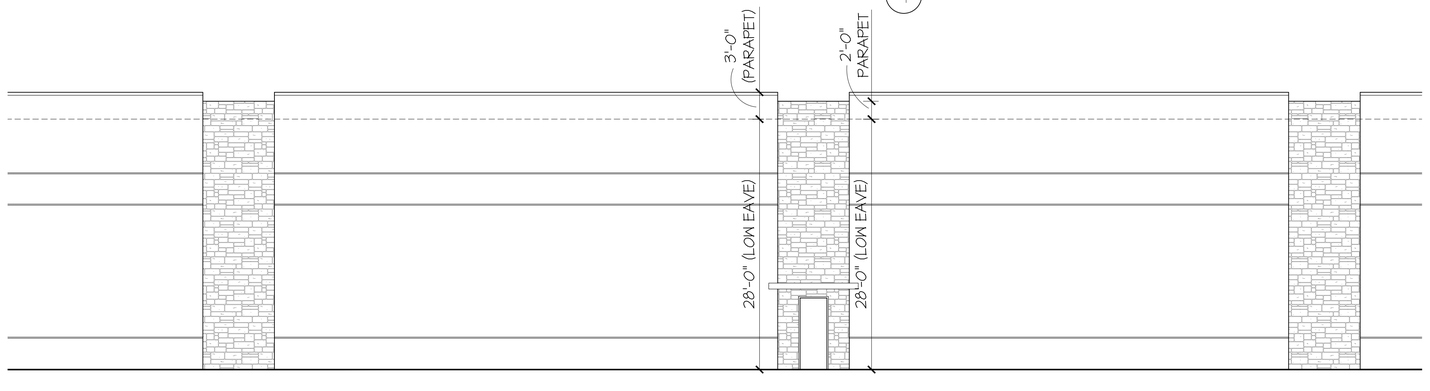
FRONT ELEV.

A-2



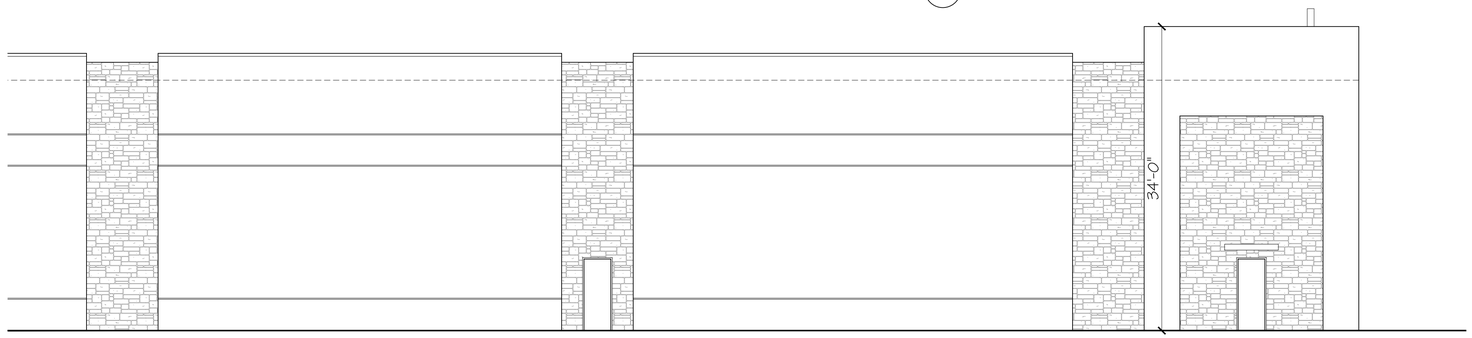
4 RIGHT / WEST ELEVATION | NORTH PORTION

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



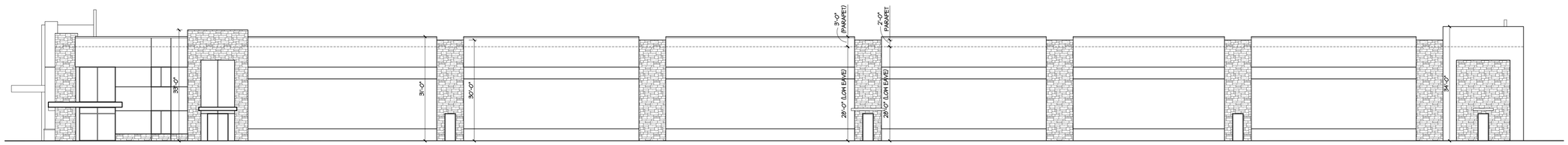
3 RIGHT / WEST ELEVATION | CENTER PORTION

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



2 RIGHT / WEST ELEVATION | SOUTH PORTION

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



1 RIGHT SIDE / WEST ELEVATION | CORPORATE CROSSING

SCALE: 1/16" = 1'-0"

CHEWTERS CHOCOLATE
15-Jun-22

FRONT ELEVATION :
(DISCOVERY BLVD)

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WITNESS OUR HAND, this _____ day of _____, 2022

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
--	06.17.2021	SITE PLAN SUBMITTAL	MP
--			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

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APPLICANT :

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MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

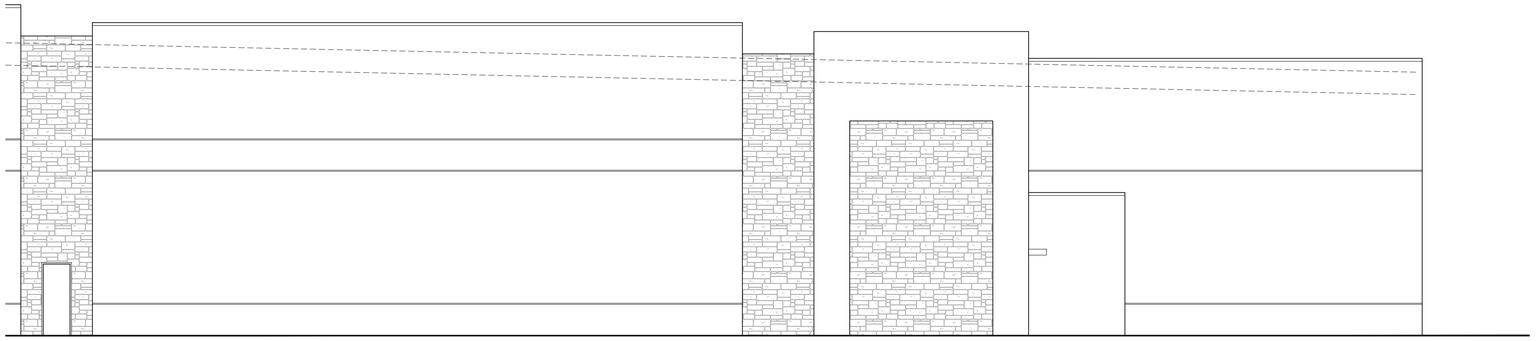
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

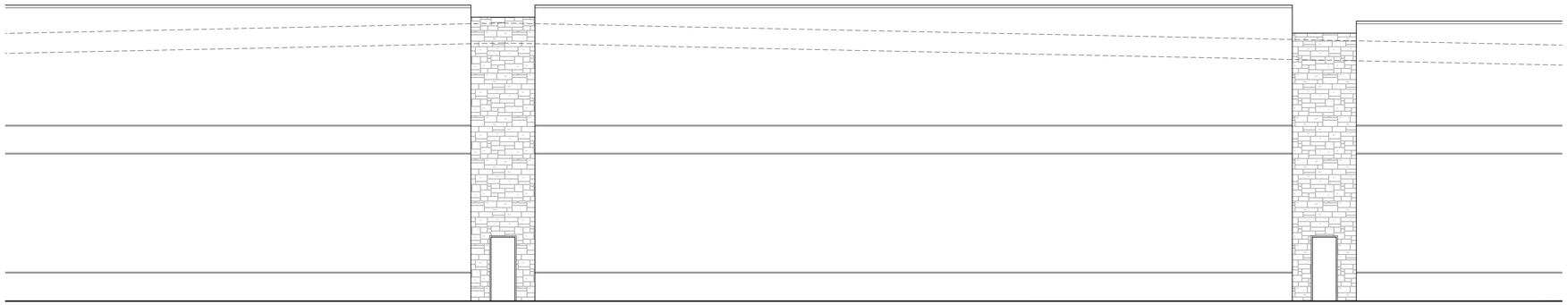
SIDE ELEV.

A-3



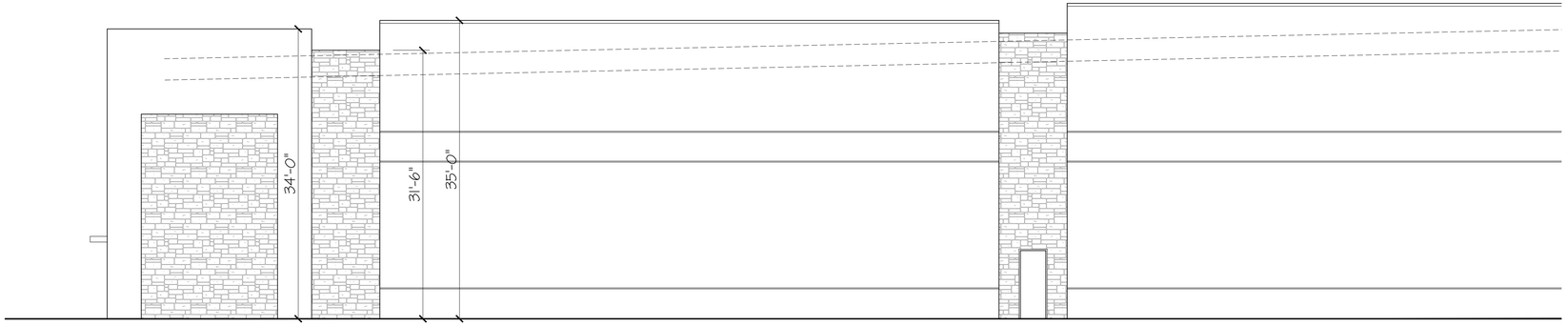
4 REAR / SOUTH ELEVATION | SPRINGER LANE - EAST PORTION

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



3 REAR / SOUTH ELEVATION | SPRINGER LANE - CENTER PORTION

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

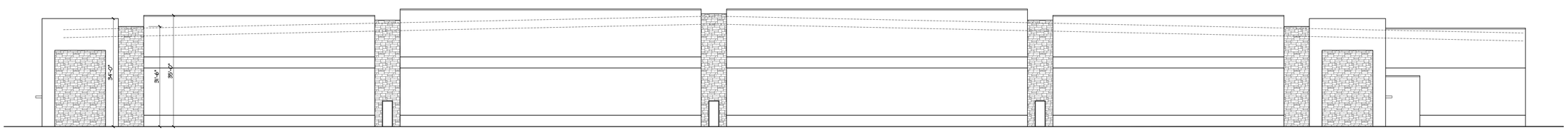


0 4' 8' 16'

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

2 REAR / SOUTH ELEVATION | SPRINGER LANE - WEST PORTION

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



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CHEWTERS CHOCOLATE
15-Jun-22

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(DISCOVERY BLVD)

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_____ Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
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APPLICANT :

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MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

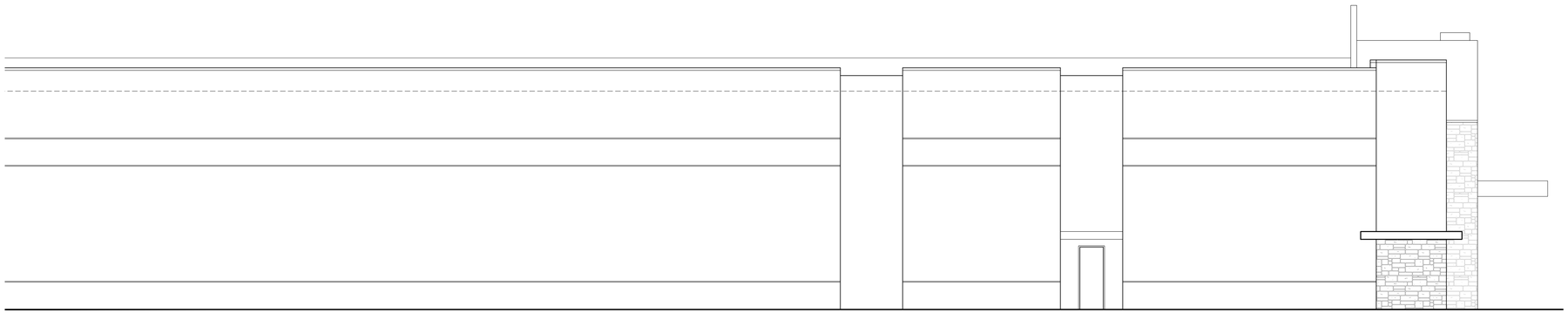
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

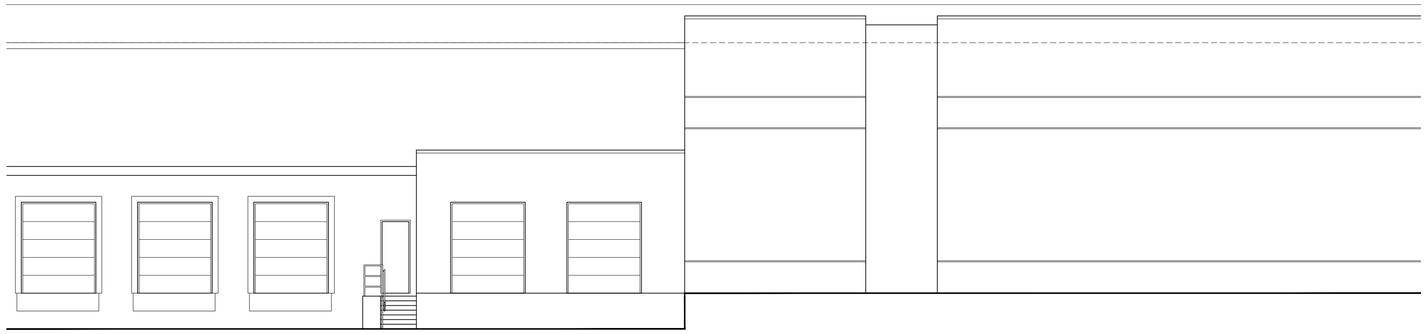
REAR ELEV.

A-4



4 LEFT / EAST ELEVATION | NORTH PORTION

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

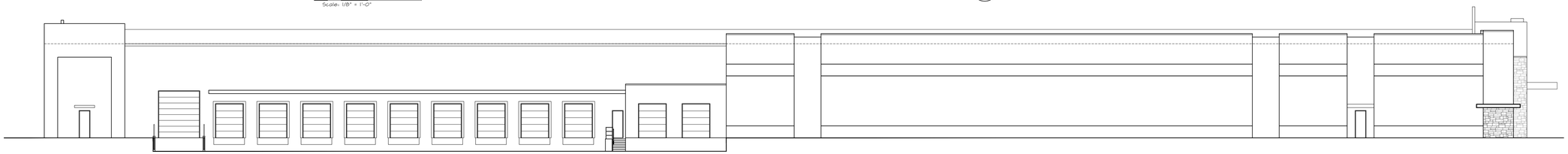


3 LEFT / EAST ELEVATION | CENTER PORTION

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

2 LEFT / EAST ELEVATION | SOUTH PORTION

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



1 LEFT SIDE / EAST ELEVATION

SCALE: 1/16" = 1'-0"

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WITNESS OUR HAND, this _____ day of _____, 2022

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-	-		

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

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MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

SIDE ELEV.

A-5

db constructors, inc.

CHEWTERS CHOCOLATES
ELEVATION AESTHETICS

CHEWTERS CHOCOLATES

db constructors, inc.

CHEWTERS CHOCOLATES
DISCOVERY BLVD ELEVATION

CHEWTERS
CHOCOLATES

db constructors, inc.

CHEWTERS CHOCOLATES
CORPORATE CROSSING ELEVATION

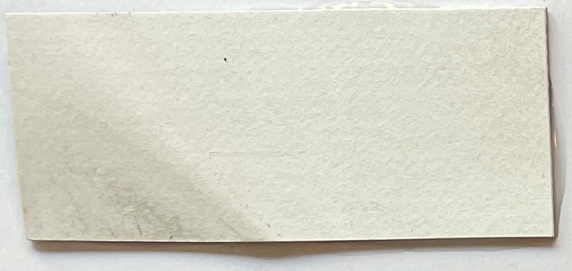
CHEWTERS CHOCOLATES

db constructors, inc.

CHEWTERS CHOCOLATES
SPRINGER ROAD ELEVATION

CHEWTERS
CHOCOLATES

6. low e glass, nuetral tint
(slight gray/blue tone)



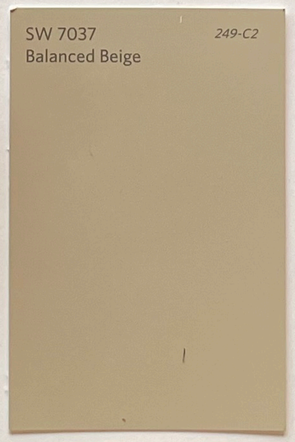
7. white tpo membrane roof
(not shown in rendering)

4. charcoal aluminum (awning)

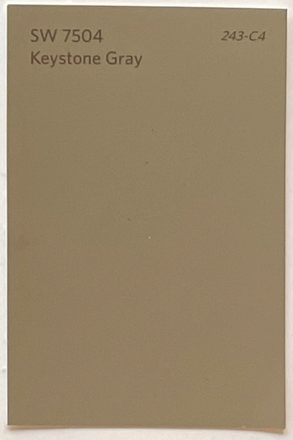
5. dark bronze (window/door frames)

artist rendering depicting desired color scheme

1. stone : equivalent to "marble stack stone" by texas stone designs, inc



2. main body panel color : sw7037
balanced beige



3. accent panel color : sw7504
keystone gray

db constructors, inc.

CHEWTERS
CHOCOLATES

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

PLAN STATUS			
REV.	DATE	CHANGE	BY
–	06.17.2021	SITE PLAN SUBMITTAL	MP
–			

db constructors, inc.
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DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-1

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

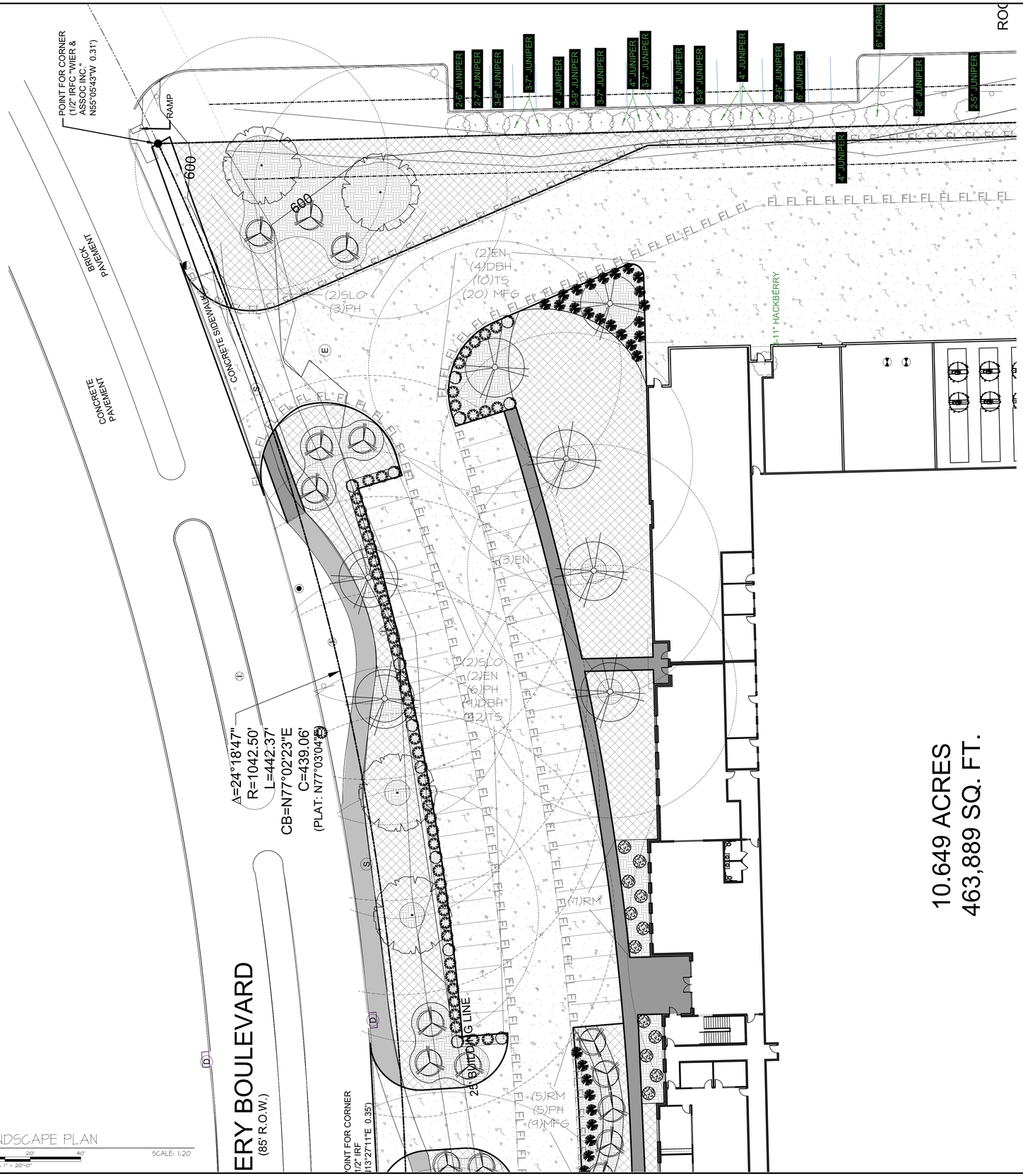
WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

1 OVERALL LANDSCAPE PLAN
SCALE: 1:30

Scale: 1/16" = 1'-0"



1 LANDSCAPE PLAN
0 20' 40'
Scale: 1" = 20'-0"
SCALE: 1:20

10.649 ACRES
463,889 SQ. FT.

CHEWTERS CHOCOLATE
16-Jun-22
SITE TABULATIONS :

TOTAL SITE AREA :	463,889	SF	10.65 AC
TOTAL IMPERVIOUS :	336,997	SF	7.74 AC

ROADS + PARKING :	128,231	SF	2.944 AC
BUILDING :	189,853	SF	4.358 AC
BUILDING SIDEWALKS :	8,234	SF	0.189 AC
EXISTING SIDWALKS :	3,586	SF	0.082 AC
ROW SIDEWALKS :	7,093	SF	0.163 AC

REQUIRED LANDSCAPE :	15%		OF TOTAL AREA
	69583	SF	1.60 AC
PROPOSED LANDSCAPE :			
TURF / GRASS AREA:	46,577	SF	1.069 AC
MULCHED BEDS :	22,485	SF	0.516 AC
DETENTION POND :	33,108	SF	0.760 AC

LANDSCAPE PROVIDED (W/POND):	102,170	SF*	2.346 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062	SF*	1.585 AC

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925	SF	1/300	26	SPACES
RETAIL :	2700	SF	1/250	11	SPACES
WAREHOUSE :	90500	SF	1/1000*	91	SPACES
MANUFACTURING :	85161	SF	1/500*	170	SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):	**298 SPACES**

PARKING PROVIDED :

OFFICE :	26 SPACES
RETAIL :	12 SPACES
WAREHOUSE :	20 SPACES
MANUFACTURING :	108 SPACES
	166 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	qty.	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	14	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	EVE'S NECKLACE	EN	Styphnolobium affine	4" CALIPER MINIMUM, 9' HT.; 3' SPREAD, 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	31	POSSUMHAW HOLLY	PH	Unlgnadia Speciosa	MULTI-TRUNK, 30 GAL., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	30 GAL., 60" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	34	DWARF BURFORD HOLLY	DBH	Ilex cornuta "burfordii nana"	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	173	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	43	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'

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Director of Planning and Zoning

PLAN STATUS			
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DESIGN	DRAWN	CHKD
MP	MP	MP

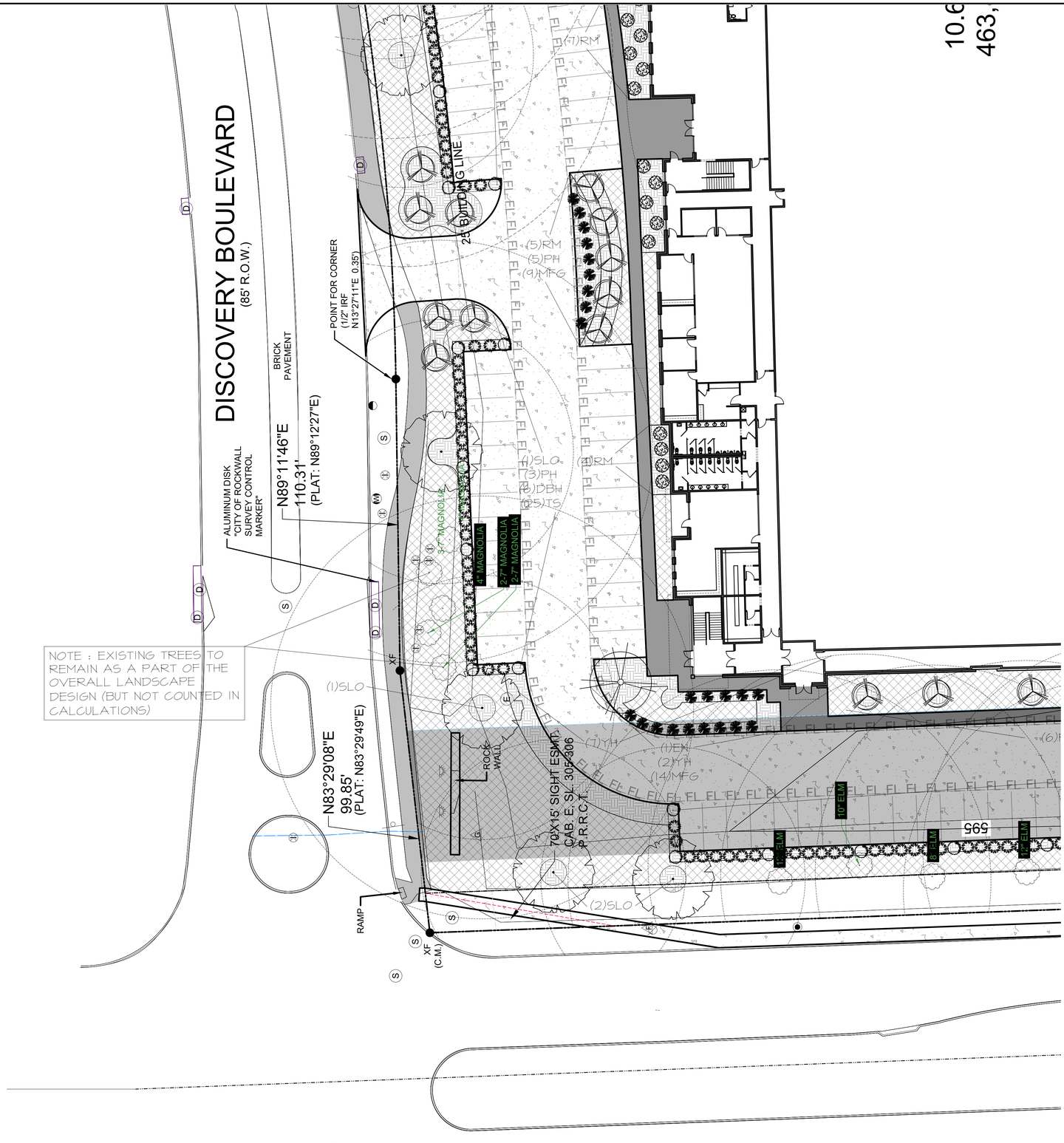
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-2



CHEWTERS CHOCOLATE

16-Jun-22

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OFFICE :	26	SPACES
RETAIL :	12	SPACES
WAREHOUSE :	20	SPACES
MANUFACTURING :	108	SPACES
	166	**SPACES**

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	qty.	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	14	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	EVE'S NECKLACE	EN	Styphnolobium affine	4" CALIPER MINIMUM, 9' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	31	POSSUMHAW HOLLY	PH	Unignadia Speciosa	MULTI-TRUNK, 30 GAL., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	30 GAL., 60" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	34	DWARF BURFORD HOLLY	DBH	Ilex cornuta "burfordii nana"	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	173	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	43	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'

APPROVED :

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

WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

1 LANDSCAPE PLAN

0 20' 40'

Scale: 1" = 20'-0"

SCALE: 1:20

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

CHEWTERS CHOCOLATE

LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

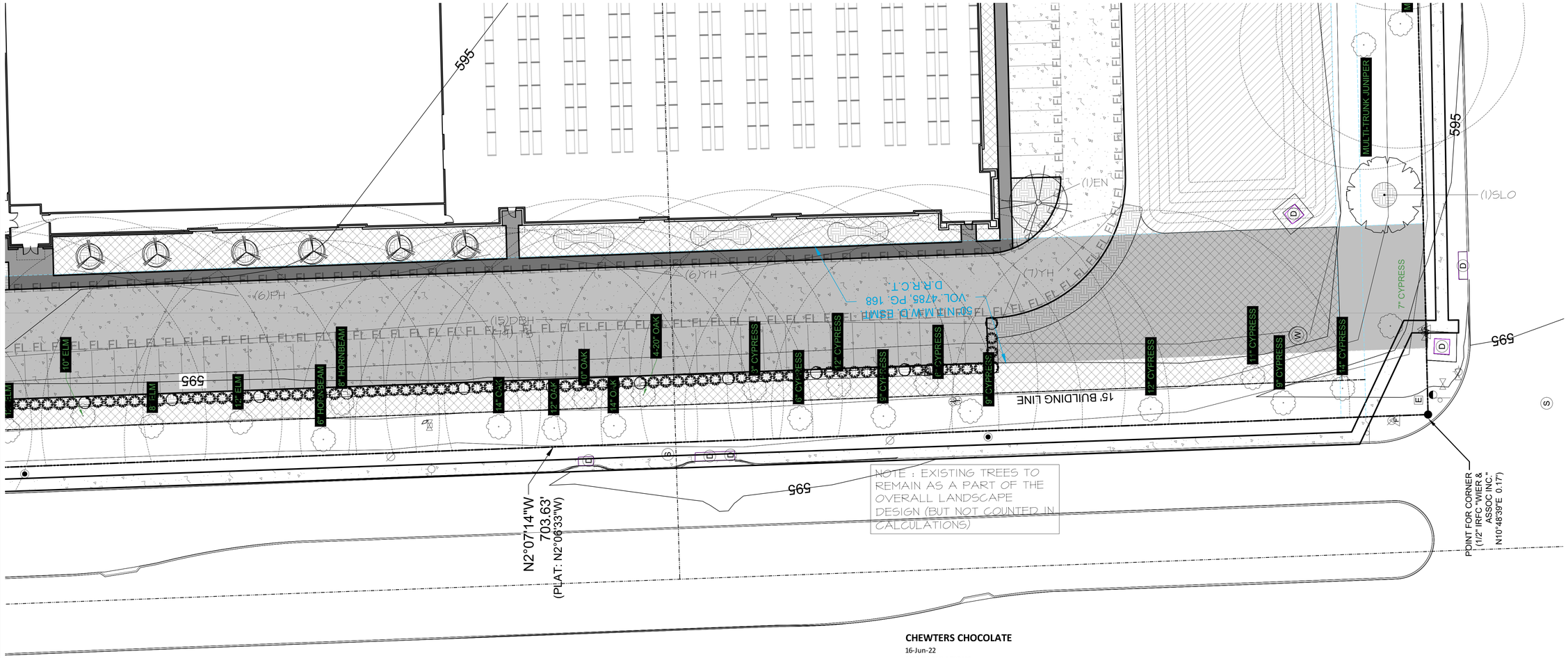
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-3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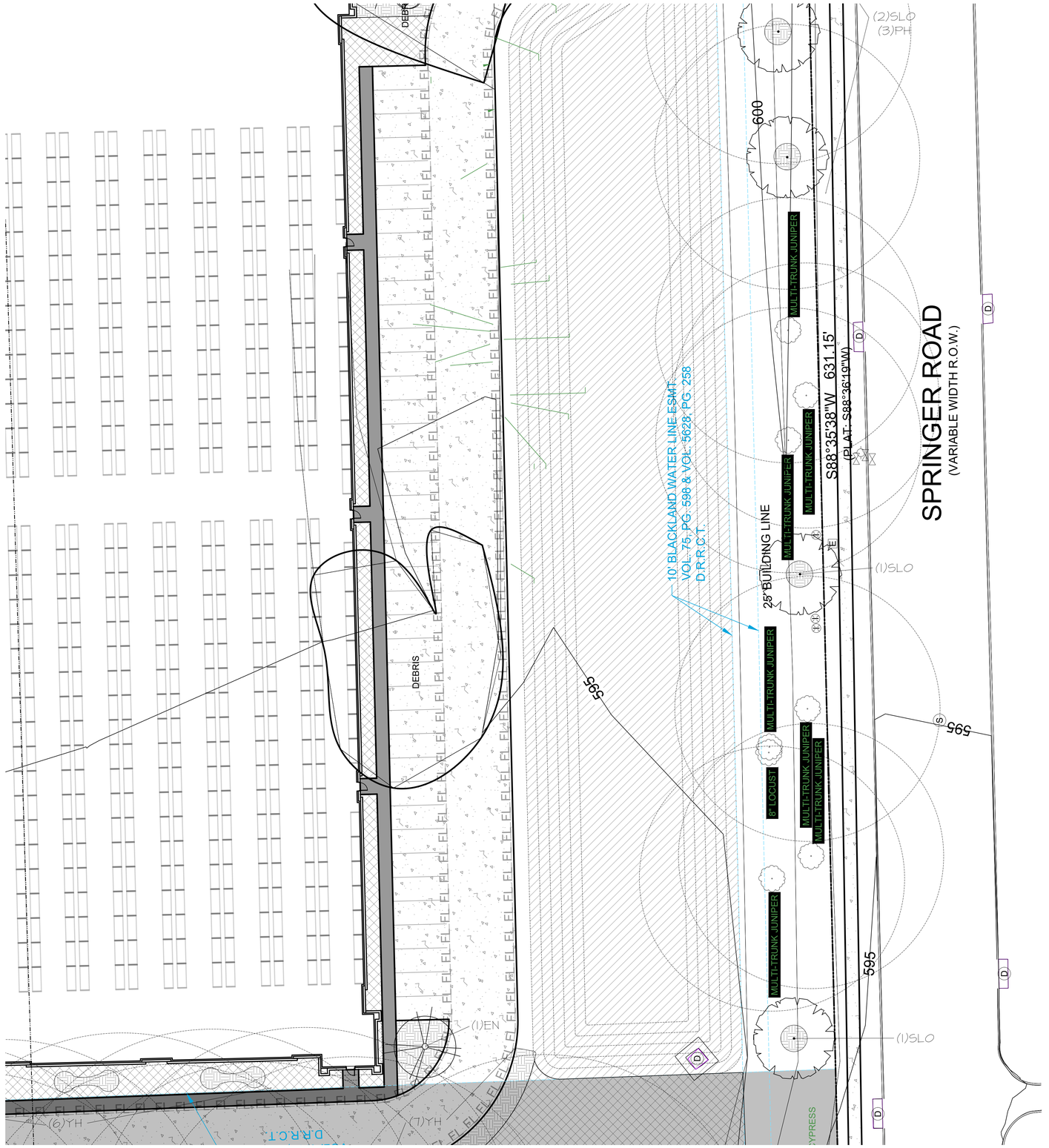

1 LANDSCAPE PLAN
SCALE: 1:20
0 20' 40'
Scale: 1" = 20'-0"

CHEWTERS CHOCOLATE
16-Jun-22
SITE TABULATIONS :

TOTAL SITE AREA :	463,889	SF	10.65 AC
TOTAL IMPERVIOUS :	336,997	SF	7.74 AC

ROADS + PARKING :	128,231	SF	2.944 AC
BUILDING :	189,853	SF	4.358 AC
BUILDING SIDEWALKS :	8,234	SF	0.189 AC
EXISTING SIDWALKS :	3,586	SF	0.082 AC
ROW SIDEWALKS :	7,093	SF	0.163 AC

REQUIRED LANDSCAPE :	15%		OF TOTAL AREA
	69583	SF	1.60 AC
PROPOSED LANDSCAPE :			
TURF / GRASS AREA:	46,577	SF	1.069 AC
MULCHED BEDS :	22,485	SF	0.516 AC
DETENTION POND :	33,108	SF	0.760 AC

LANDSCAPE PROVIDED (W/POND):	102,170	SF*	2.346 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062	SF*	1.585 AC

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925	SF	1/300	26	SPACES
RETAIL :	2700	SF	1/250	11	SPACES
WAREHOUSE :	90500	SF	1/1000*	91	SPACES
MANUFACTURING :	85161	SF	1/500*	170	SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):	298	SPACES

PARKING PROVIDED :

OFFICE :	26	SPACES
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WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

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LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
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APPLICANT :

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MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

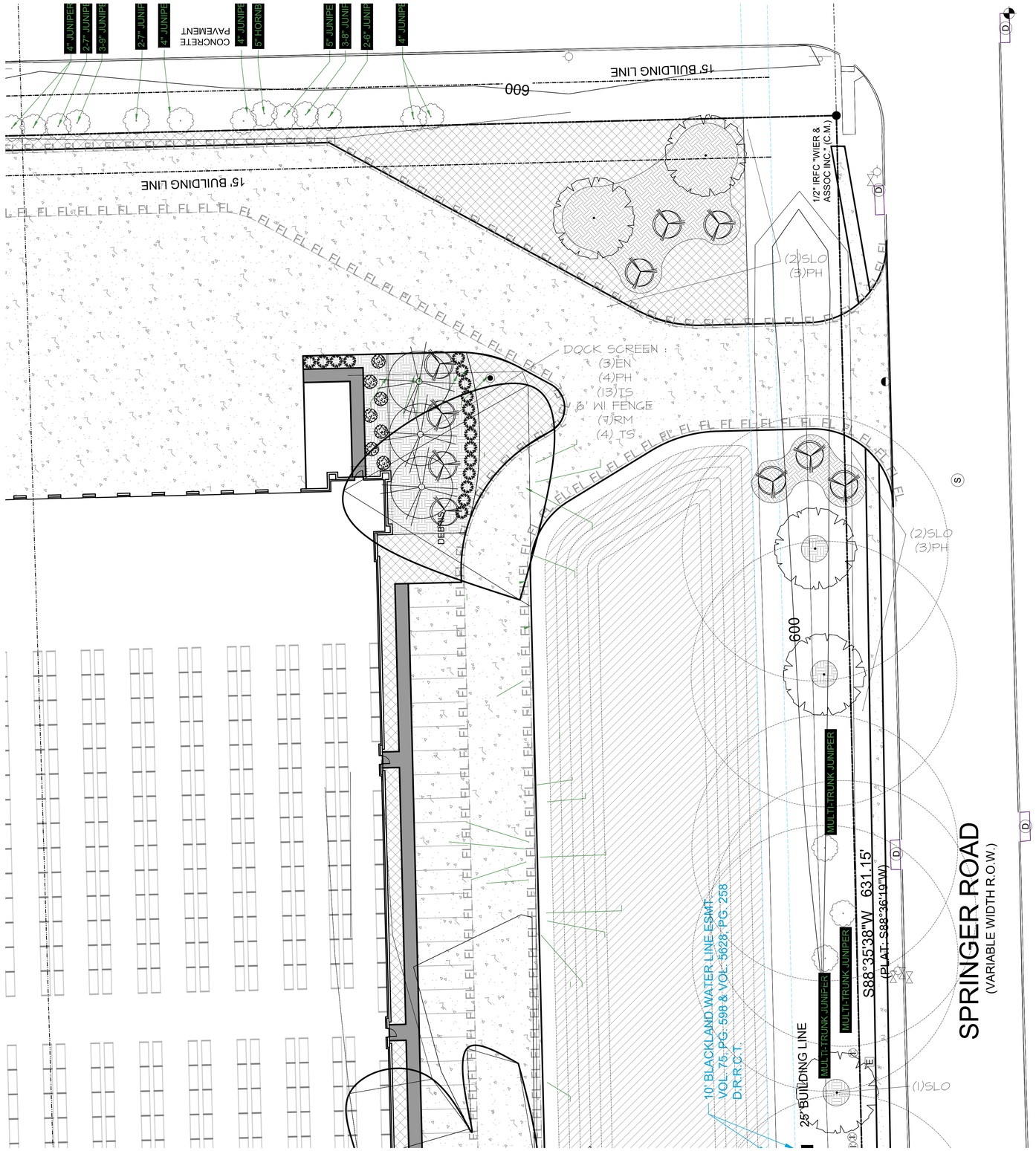
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-5



1 LANDSCAPE PLAN

0 20' 40'

Scale: 1" = 20'-0"

SCALE: 1:20

CHEWTERS CHOCOLATE

16-Jun-22

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WITNESS OUR HAND, this _____ day of _____, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	06.17.2021	SITE PLAN SUBMITTAL	MP
-			

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604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

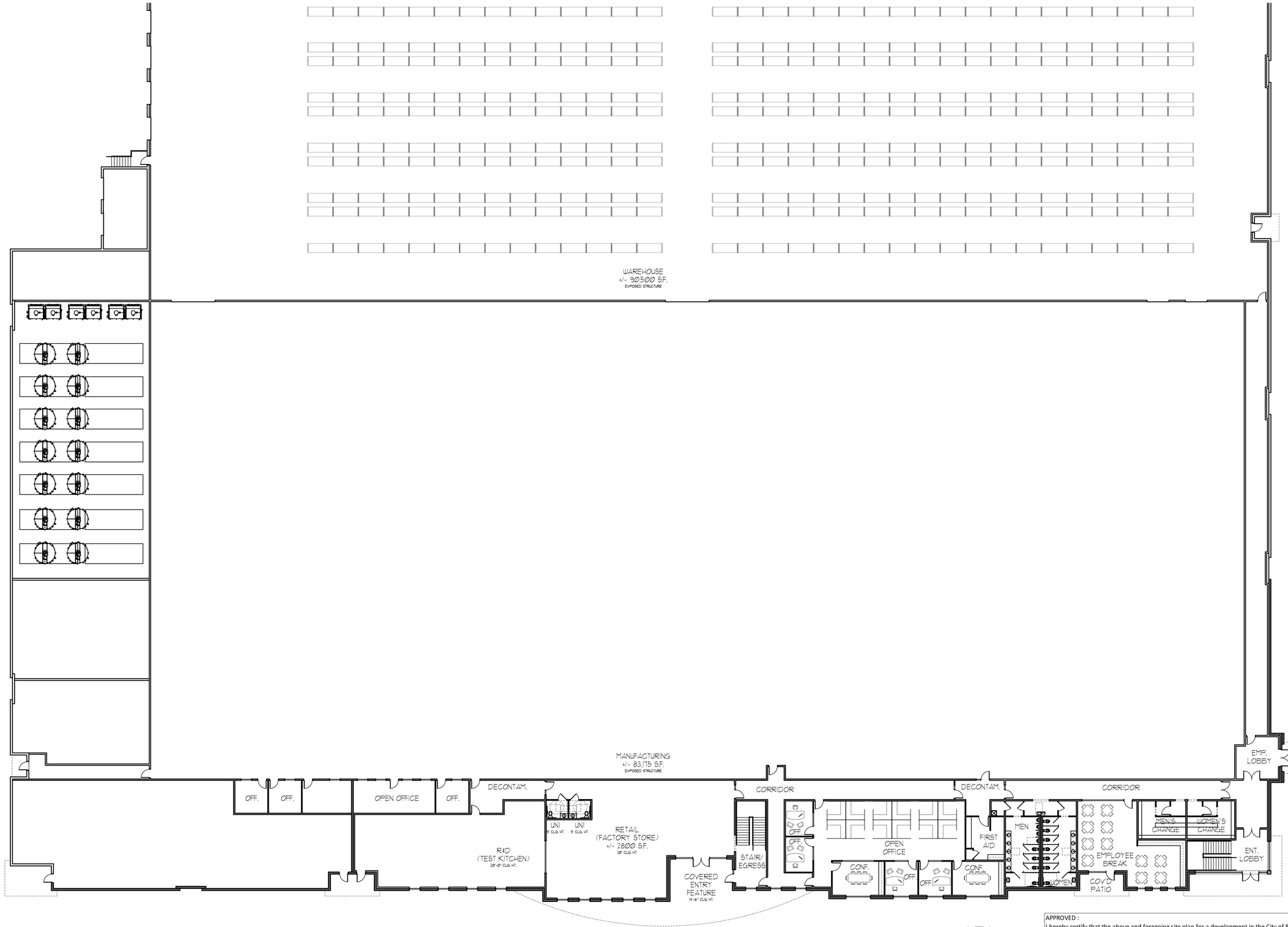
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

LANDSCAPE

L-6



0 8' 16' 32'
Scale: 1/16" = 1'-0"

1 BUILDING PLAN OVERALL
SCALE: 1/16" = 1'-0"

APPROVED :
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MATTHEW J PETERSON
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MATTHEW@DBCONSTRUCTORS.COM

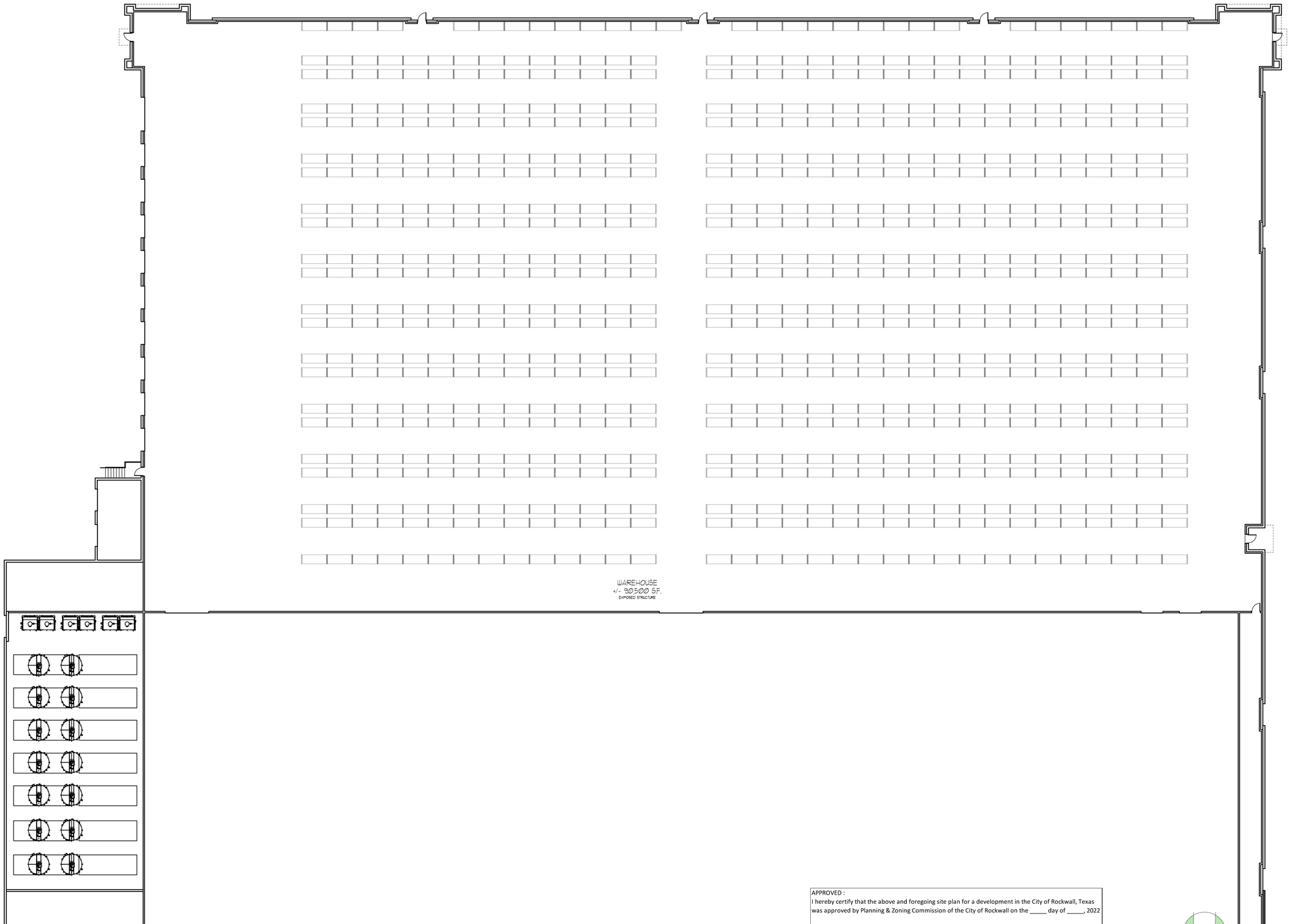
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

BLDG. PLAN
A-1A



0 8' 16' 32'
Scale: 1/16" = 1'-0"

1 BUILDING PLAN OVERALL - MATCH FROM PREVIOUS
SCALE: 1/16" = 1'-0"

APPROVED :
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CHEWTERS CHOCOLATE

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DESIGN	DRAWN	CHKD
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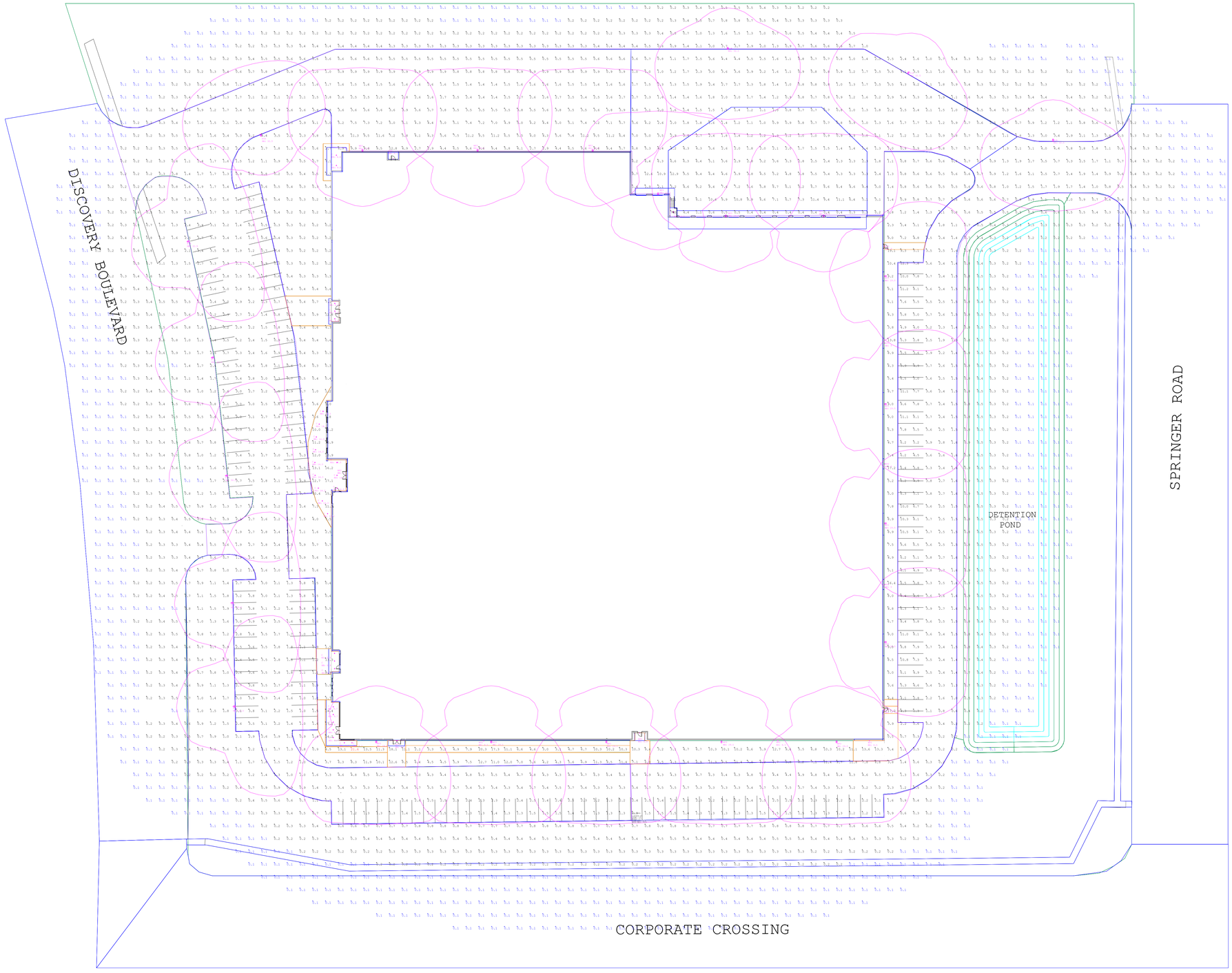
CHEWTERS CHOCOLOATE

Case No. _____

DATE: 2022.06.15

BLDG. PLAN
A-1B



Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Lumens	Total	Watts
○	28	C	LIGHTOLIER # 6RN / P6R-DL-20-840-CD-P-Z10-U	0.95	2,000	(21)	588
⟶	4	P1A	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-17,235-40-T3-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS30-B-5-4-D190-BM	0.95	17,235	(150)	600
⟶	5	P1B	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-18,220-40-T4-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS30-B-5-4-D190-BM	0.95	18,220	(150)	750
▯	12	WP2	ADVANTAGE LIGHTING SOLUTIONS # WFA-3/23-3,634-SC/4000K-DB-UD	0.95	3,634	(23)	305
⟶	15	WP3	ADVANTAGE LIGHTING SOLUTIONS # ALV-200-30,000-40-T4-DB-UNVD-MOUNT ALV-WM	0.95	30,000	(200)	3000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.69	21.6	0.1	16.90	216.00
PAVED SURFACE	Illuminance	Fc	2.80	12.9	0.1	28.00	129.00

LIGHTOLIER by ⓒignify

Downlighting

LyteProfile

P6R 6" Round Downlight & Wall Wash

LyteProfile downlights and wall washers provide a perfect balance of functionality with glare control. The robust and versatile UniFrame frame-in kit makes changes and updates easy to manage and install. Ideal for use in a variety of applications including open office, institutional, healthcare, and retail.

Standard luminaire = Frame + Engine/Trim + Accessories (optional)

Buy American Act of 1933 (BAA)** Compliant luminaire* = Frame-BAC + Engine/Trim-BAC

* BAA compliance requires that BAC option be selected for each of frame and engine/trim. Frame and engine/trim will be ordered/shipped together (ex: 4RN-BAC-Z4RDL20830WOCDZ10U-BAC).
Accessories (optional) are not currently BAA-compliant.

Project:	CHEWTERS CHOCOLATE
Location:	ROCKWALL, TEXAS
Cat. No:	6RN / P6R DL 20-840-CD-P-Z10-U
Type:	C
Qty:	
Notes:	

ALS Advantage Lighting Solutions

ALV SERIES AREA LIGHT

Client:
Project: CHEWTERS CHOCOLATE
Type: P1A
Quantity:

CONSTRUCTION
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPA (0.652) ft²

OPTICS (ROTATABLE)
UV-resistant acrylic optics, available in Type II, III, IV, V distributions. Silicone gasket ensures a weather-proof seal around each individual optics. Optics rotatable (90° increment) and interchangeable. Full cutoff (U0) when mounted with non-adjustable pole mount (SR) or 0 degree tilt with adjustable Slipfitter (SF), meets Dark Sky requirement. Optional backlight cover for optics available.

ELECTRICAL
80+ CRI Samsung LED.
-40°C up to 50°C (-40°F up to 122°F) maximum operating temperature.
Long-life greater than 100,000 hr at L80.
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10%. 50/60Hz, <20% THD, 0.9 power factor. Standard 4kV surge protection.
Optional 10kV surge protection.
Optional 347/480V input.

Pole Mount

ALS Advantage Lighting Solutions

ALV SERIES AREA LIGHT

Client:
Project: CHEWTERS CHOCOLATE
Type: P1B
Quantity:

CONSTRUCTION
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPA (0.652) ft²

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Optional 10kV surge protection.
Optional 347/480V input.

Pole Mount

ALS Advantage Lighting Solutions

WFA SERIES FULL CUTOFF SELECTABLE WALL PACK

Client:
Project: CHEWTERS CHOCOLATE
Type: WP2
Quantity:

CONSTRUCTION
Sleek and modern design, die-cast aluminum housing, rugged design protects internal components and provides excellent thermal management.
Hiden door assembly hinges on the side, cast aluminum housing with 1/2" conduit entries (on top and side) for surface conduit.

OPTICS
Full cut-off distribution conform to dark sky requirement - individual acrylic LED optics provide IES Type IV distribution.
Light engines are selectable between 3000K, 4000K, and 5000K (80+ CRI) configurations.

ALS Advantage Lighting Solutions

ALV SERIES AREA LIGHT

Client:
Project: CHEWTERS CHOCOLATE
Type: WP3
Quantity:

CONSTRUCTION
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPA (0.652) ft²

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Optional 10kV surge protection.
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WALL MOUNT

NEXGEN LIGHTING SOLUTIONS

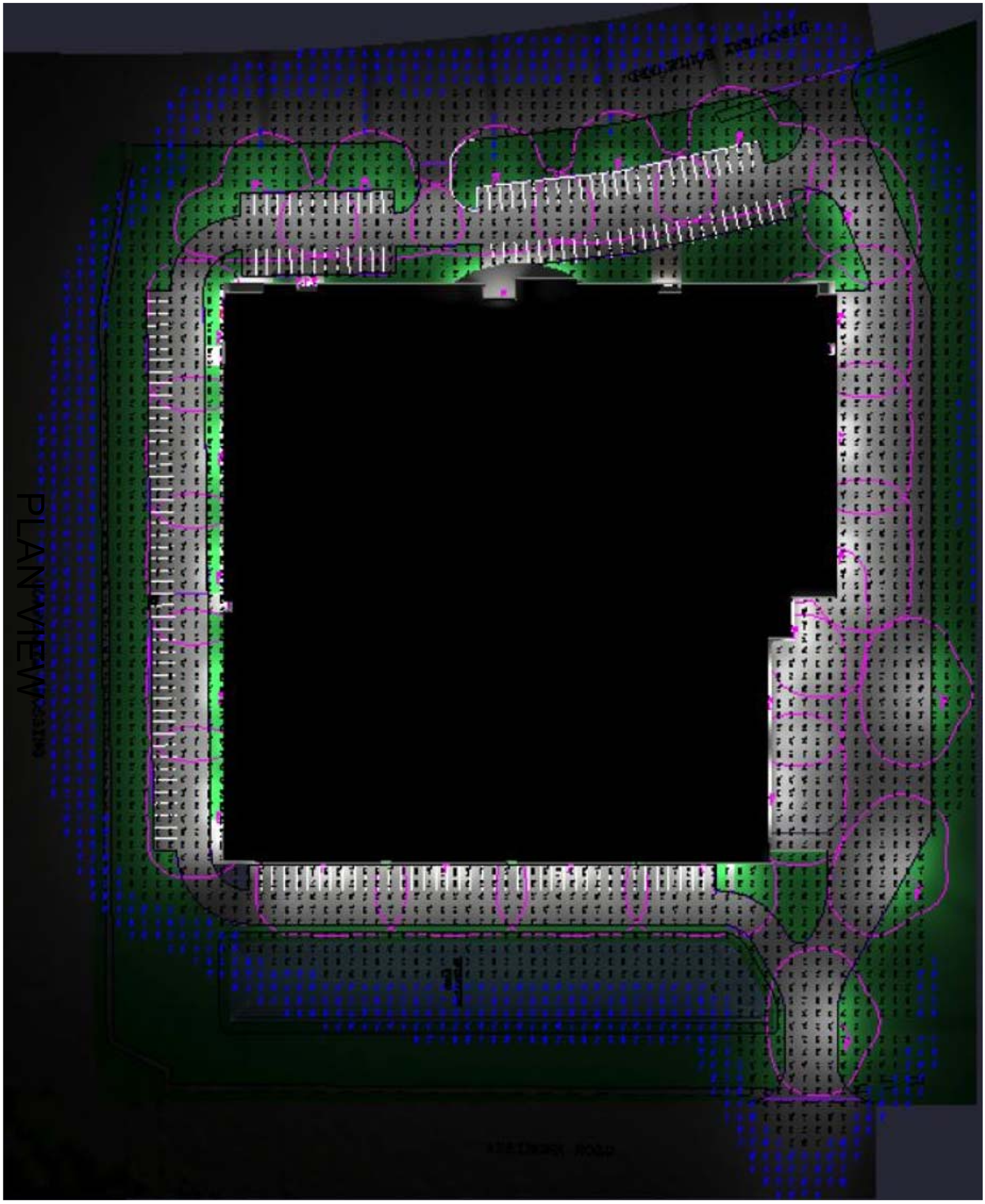
CHEWTERS CHOCOLATE FACILITY
ROCKWALL, TEXAS
EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer
D.POPE

Date
JUNE 17TH, 2022

Scale

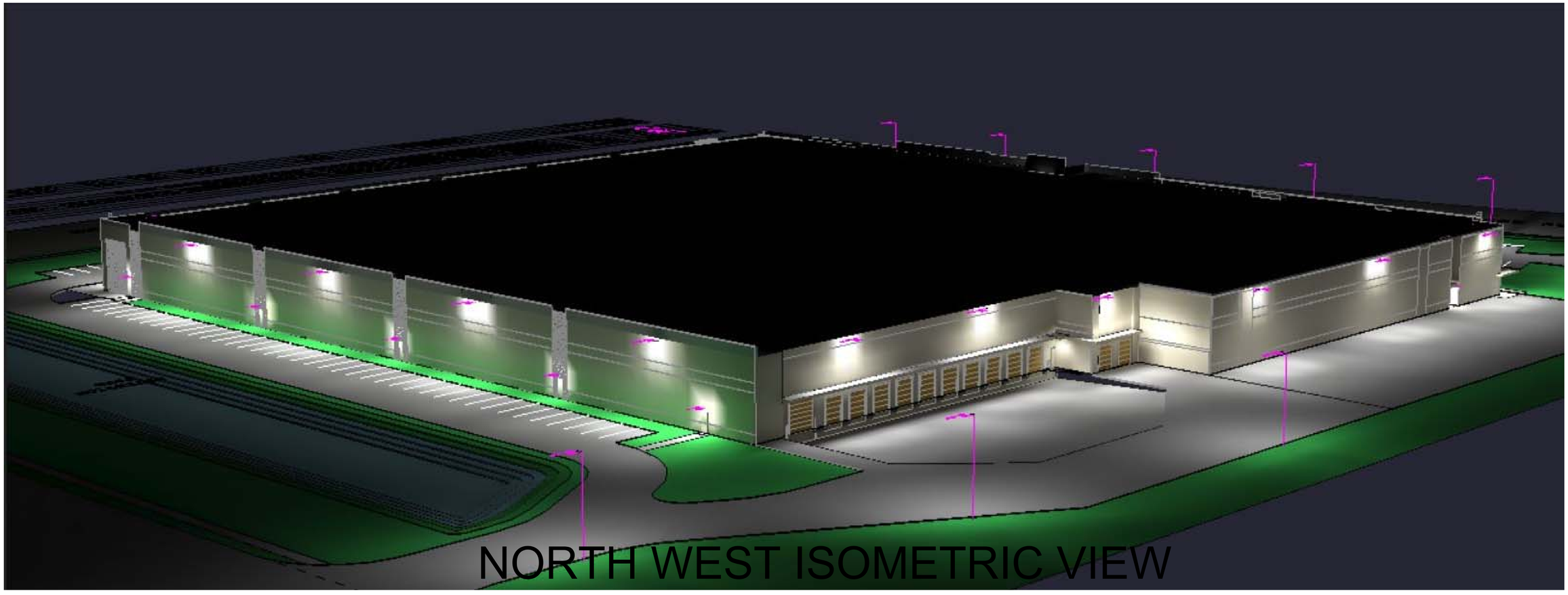
Drawing No.



CHEWTERS CHOCOLATE FACILITY
ROCKWALL, TEXAS
EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer D.POPE
Date JUNE 17TH, 2022
Scale
Drawing No.

SOUTH EAST ISOMETRIC VIEW



NORTH WEST ISOMETRIC VIEW

NEXGEN LIGHTING SOLUTIONS

CHEWTERS CHOCOLATE FACILITY
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EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

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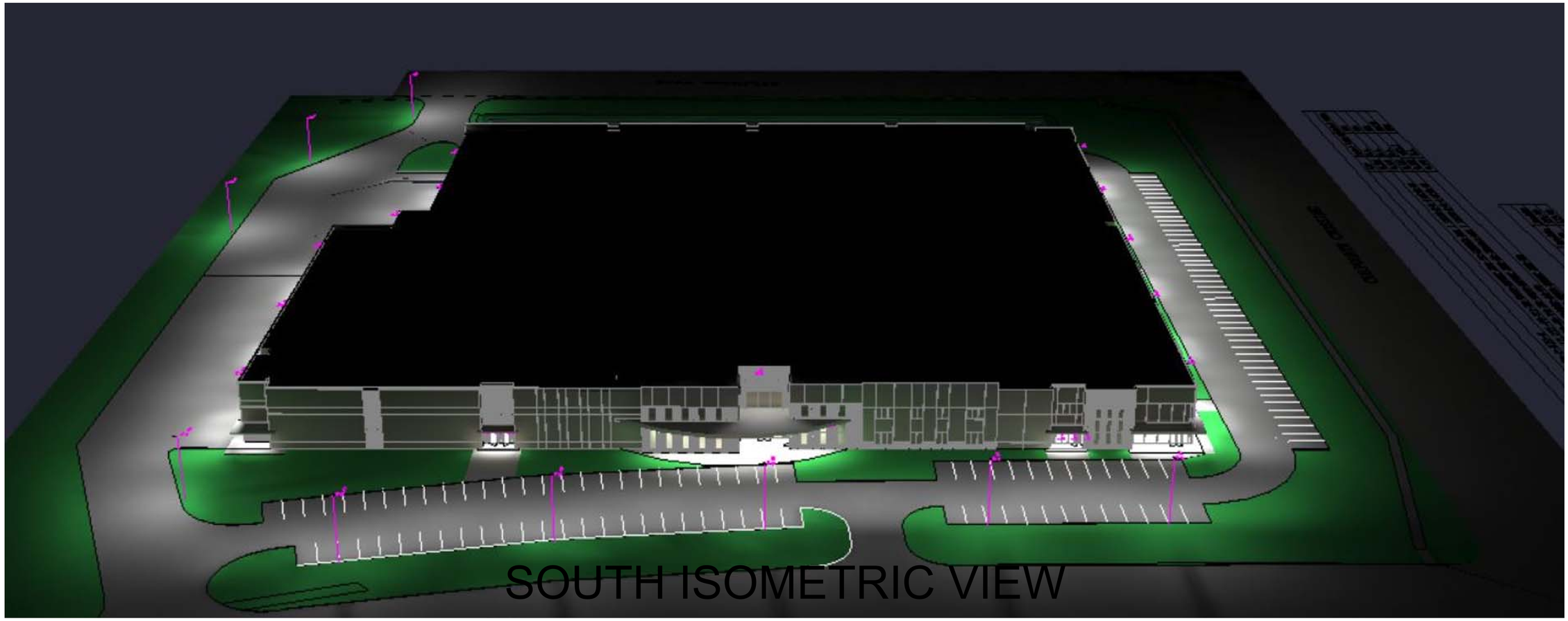
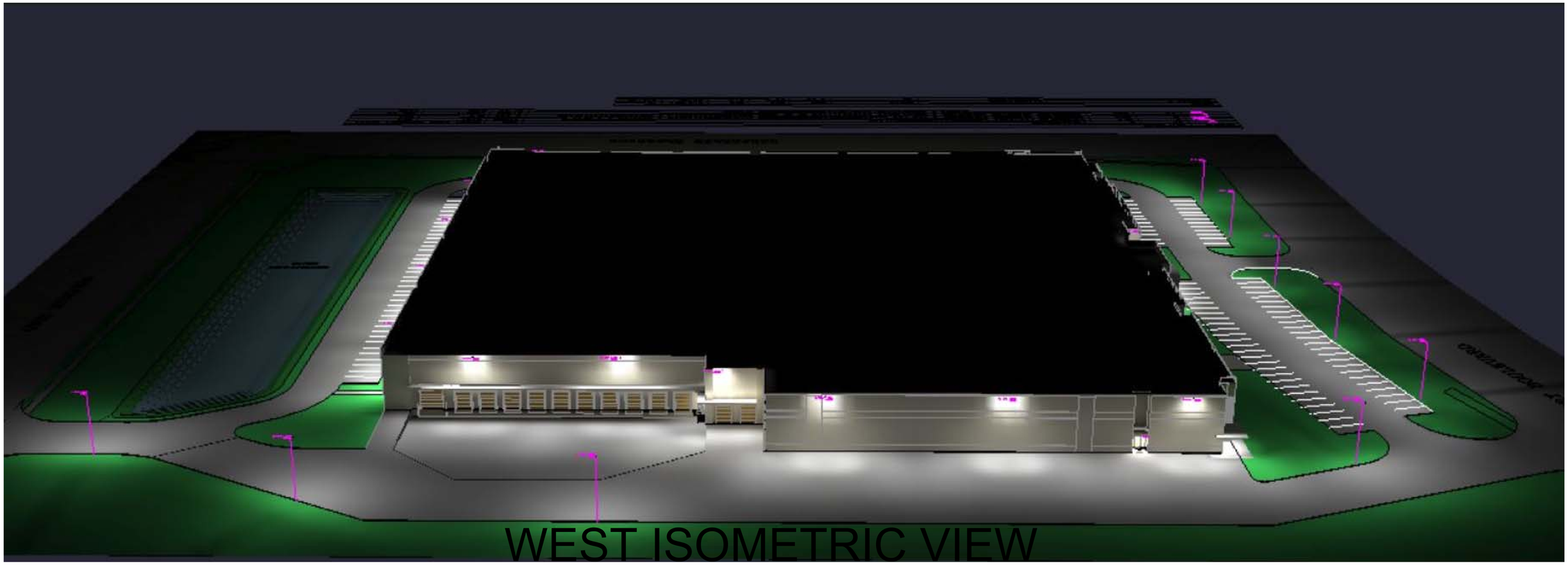
Scale

Drawing No.



SOUTH ISOMETRIC VIEW



WEST ISOMETRIC VIEW

NEXGEN LIGHTING SOLUTIONS

CHEWTERS CHOCOLATE FACILITY
ROCKWALL, TEXAS
EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer
D.POPE

Date
JUNE 17TH, 2022

Scale

Drawing No.

PROJECT COMMENTS

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

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-035	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Harbor Residences	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Asher Hamilton of RIV Properties, LLC for the approval of a Site Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: 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 a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-035) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 32 (PD-32), the PD-32 Design Guidelines (Resolution No. 10-40), the IH-30 Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Provide a physical material sample board. (Subsection 03.04. A, of Article 11)

M.8 Provide a Streetscape Plan, that includes the right-of-way (ROW), sidewalks, light fixtures, landscaping, benches, trash receptacles, seat wells, bike racks, etc. Examples of a Streetscape Plan can be found within the PD-32 zoning ordinance, Ordinance No. 17-22.

M.9 Site Plan:

1. Provide a numeric and graphic scale. (Subsection 03.04. A, of Article 11)
2. Please include the lot square footage. (Subsection 03.04. B, of Article 11)
3. Please indicate the dimensions of the site in feet. (Subsection 03.04. B, of Article 11)
4. Please indicate all wall lengths. (Subsection 03.04. B, of Article 11)
5. Please indicate the distance between the building and all property line. (Subsection 03.04. B, of Article 11)
6. Please indicate all existing lot property lines. These may be ghosted. (Subsection 03.04. B, of Article 11)
7. Please indicate all building setbacks adjacent to public ROW. The building setbacks were changed as part of the PD Development Plan from the previously approved case (Case No. Z2022-001), so use these setbacks. (Subsection 03.04. B, of Article 11)
8. Please indicate all existing and proposed easements. (Subsection 03.04. B, of Article 11)
9. Please label all proposed fire lanes. (Subsection 03.04. B, of Article 11)
10. Please indicate all adjacent streets ROW. (Subsection 03.04. B, of Article 11)
11. Please only provide the parking table on the site plan. (Subsection 03.04. B, of Article 11)
12. Please indicate the type and height of all proposed fencing. (Subsection 03.04. B, of Article 11)
13. If there is any ground mounted equipment it must indicated on the site plan with the subsequent screening. (Subsection 01.05. C, of Article 05)
14. Please crosshatch all the roof mounted utility equipment on the building elevations. (Subsection 01.05. C, of Article 05)
15. Please indicate the dog park as private. (Subsection 03.04. B, of Article 11)

M.10 Landscape Plan:

1. Provide the same site data as the site plan site data table. (See Sec. 2.1 of this checklist)
2. Provide the impervious vs. landscaped area within the site data table. Verify the impervious area as the building is included in that calculation. (Subsection 01.01. B, of Article 05)
3. All shrubs shall be 5-gallon (Subsection 05.03. B, of Article 08)
4. Provide more detail on the “shrub area;” include the species and location of the planting. (Subsection 05.03, of Article 08)
5. The October Glory Red Maple, Possumhaw Holly, and Eastern Red Cedar are not approved trees for PD-32. PD-32 includes a master planting list that you should consult it. (Ordinance No. 17-22)

M.11 Treescape Plan:

1. Provide the same site data as the site plan site data table. (See Sec. 2.1 of this checklist)
2. The total mitigation is 801.5 caliper inches. Based on the current landscape plan you are replanting 208 caliper inches, which leaves a mitigation balance of 593.5. This does not meet our 80/20 replanting vs. payment ratio. You will need to request an Alternative Tree Mitigation Settlement Agreement is conjunction with this case. The agreement requires approval from both the Planning and Zoning Commission and City Council. I will just need a letter requesting the agreement, which outlines the total mitigation balance, the remaining mitigation balance, and why you are requesting the agreement. Payment for the remaining inches will be $100.00 per inch.

M.12 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Please provide the Foot-candles at the to confirm that the 0.2 FC is being met. Currently it appears that some of the light levels might run afoul from this requirement. (Subsection 03.03. G, of Article 07)
3. Please indicate the height that the lighting fixtures will be mounted; this includes both wall mounted and pole mounted. (Subsection 03.03. D, of Article 07)

M.13 Building Elevations:

1. Please remove all of the signage from the building elevations. (Subsection 06.02. F, of Article 05)
2. Please indicate where the dumpster enclosure is on the elevations. (Subsection 01.05. B, of Article 05)
3. Please provide callouts for the materials on the building. (Subsection 04.04, of Article 05)
4. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
a. If you do not end up meeting this requirement it should be noted that the overlay district standards also indicate that "(a)ll buildings within a common…development shall incorporate complementary architectural styles, materials, and colors." In this case, if you are generally matching the architectural styles of the adjacent buildings then there is justification for a variance to the material requirement.
5. 90% masonry materials are required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
6. Include a note that the parapet will be finished on both sides with the same material as the external facing façade. Also, indicate the parapet height. (Subsection 04.01, of Article 05)
7. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
8. Please indicate any design elements on the proposed building. (Subsection 04.01, of Article 05)
9. Provide the vertical projection heights to confirm conformance with the vertical articulation standards (i.e. vertical wall projections shall be 25% of the wall height). Currently the vertically projecting elements do not appear to meet. (Subsection 04.01, of Article 05)
10. The wall projections do not meet our articulation standards (i.e. wall projections must be 25% of the wall height). That being said they appear to meet the articulation standards of the Horizon/Summer Lee Subdistrict within PD-32. Please show conformance to the PD-32 articulation requirements. (Subsection 06.02, of Article 05 and Ordinance 17-22)

M.14 PD-32 Design Guidelines:
1. Review the PD-32 design guidelines that were attached with these comments. Make note to the text outlined by a pink box. These design guidelines contain more specific requirements that are applicable to the subject property and the architectural style selected for the project. (Resolution No. 10-40)

M.15 All franchise utilities must be underground. (Subsection 06.02, of Article 05)

I.16 Should you decide to request any variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased landscaping, increased architectural elements, more pedestrian amenity, etc.

I.17 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.18 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 July 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.19 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.20 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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Need to show and label ex. water and sewer.
- Parallel parking to be 22x9' min.
- Show proposed 8" water connecting to 12" water.
- 8" minimum water and sewer size.

- Parking to be 20'x9' with 24' wide drive isles.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.
- Will require WOUS and wetland study for creek

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- 12" water line to be installed in Glen Hill Way to connect to ex. 12" water

Roadway Paving Items:
- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Needs Review

06/23/2022: Review landscape plans for obstruction caused by tree branches/limbs of required clear height above all fire apparatus roadway. A minimum clear vertical height clearance of 14 feet is required.

Review landscape plans for obstruction caused by tree branches/limbs of fire aerial apparatus access to the building. Buildings or portions of buildings or facilities three or more stories or 30 feet or more in height above the lowest level of fire department vehicle access shall be provided with an aerial apparatus access a minimum of 15 feet to a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Provide exhibit showing available access with proposed landscaping at mature heights.

Show the location of the proposed fire department connection and fire pump control room.

Fire lane cannot exceed 10% in grade change, with a cross slope not exceeding 5%. The angles of approach and departure shall not exceed 12 %.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: Please let us know what side of the building you would like to be addressed off of.
Also please provide an interior unit addressing plan following our requirements http://www.rockwall.com/pz/GIS/AddressingStandards.pdf

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
What is the plan for the balance of the 802' of mitigation required

Landscape Plan:
Approved

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.
- Will require WOUS and wetland study for creek

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- 12" water line to be installed in Glen Hill Way to connect to ex. 12" water

Roadway Paving Items:
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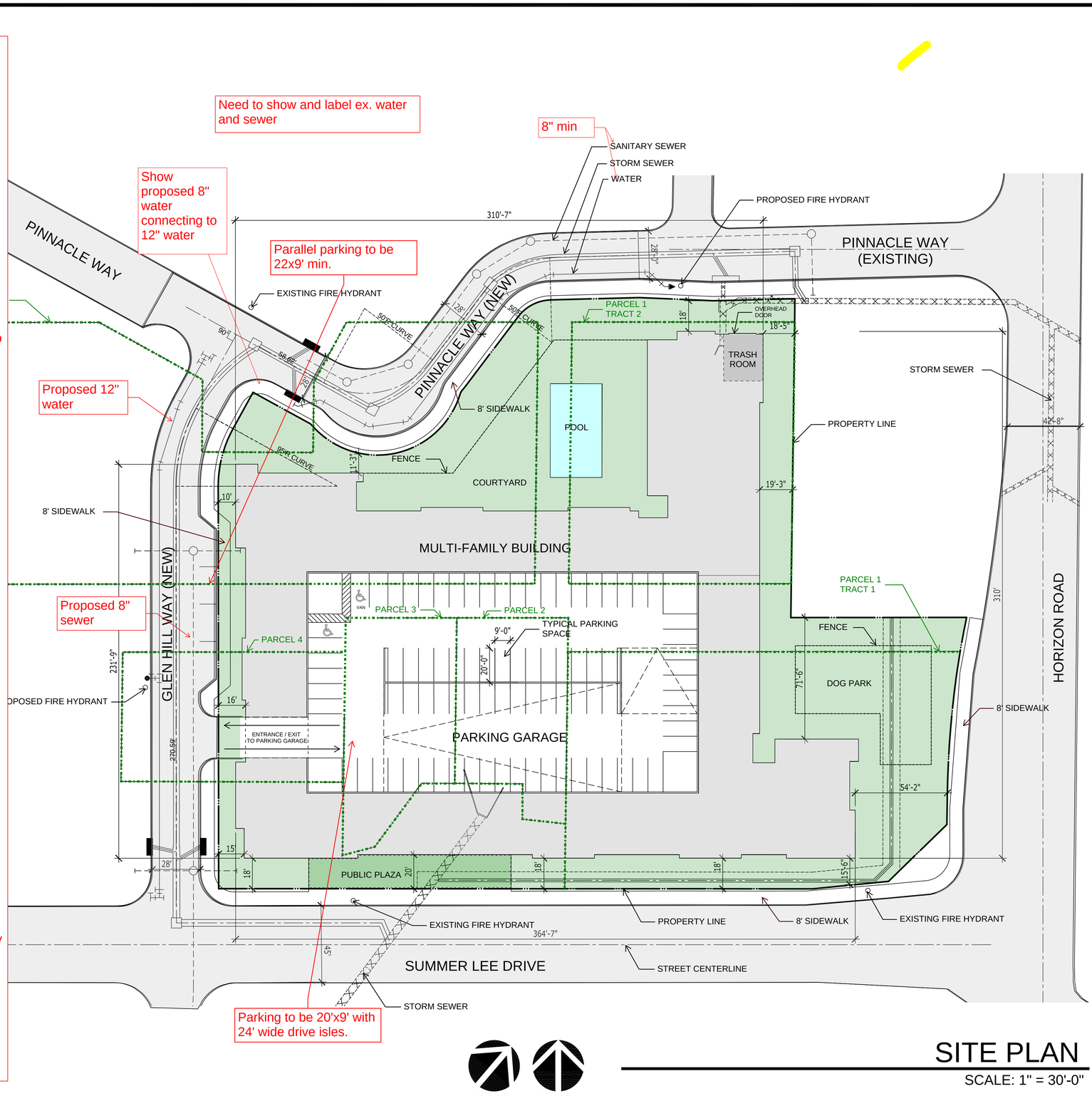
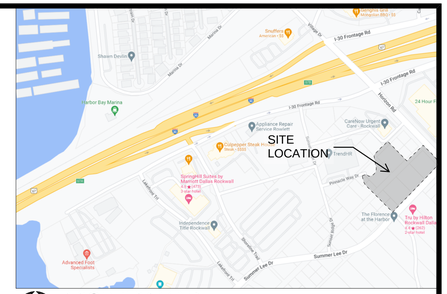
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

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".

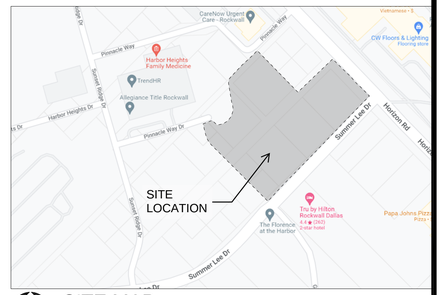


SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

PROJECT DATA

SITE AREA:
2.69 ACRES

LAND USE:
COMMERCIAL

BUILDING INFORMATION:
(1) FOUR/FIVE STORY BUILDING
SQUARE FOOTAGE:
346,815 GSF
196,592 NRSF

UNIT INFORMATION:
1,117 SF AVG. UNIT SIZE

1 BEDRM UNIT TOTAL: 104 UNITS
2 BEDRM UNIT TOTAL 72 UNITS
TOTAL: 176 UNITS

PARKING INFORMATION:
300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT

7 ACCESSIBLE PARKING SPACES TO BE PROVIDED DISTRIBUTED THROUGH EACH PARKING LEVEL

SITE PLAN REQUIRES REPLATTING LINES SHOW AS FOLLOWS:
CURRENT PLATS
FUTURE PLAT

PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW

DRIVES: 6" 3600 PSI CONCRETE W/#3 @24" OCEW

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
2.1 SITE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.
SUBDIVISION	
GENERAL LOCATION	

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	3.59 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☒ ***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]

☒ Agent	RIV Properties LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684	PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 321.80, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

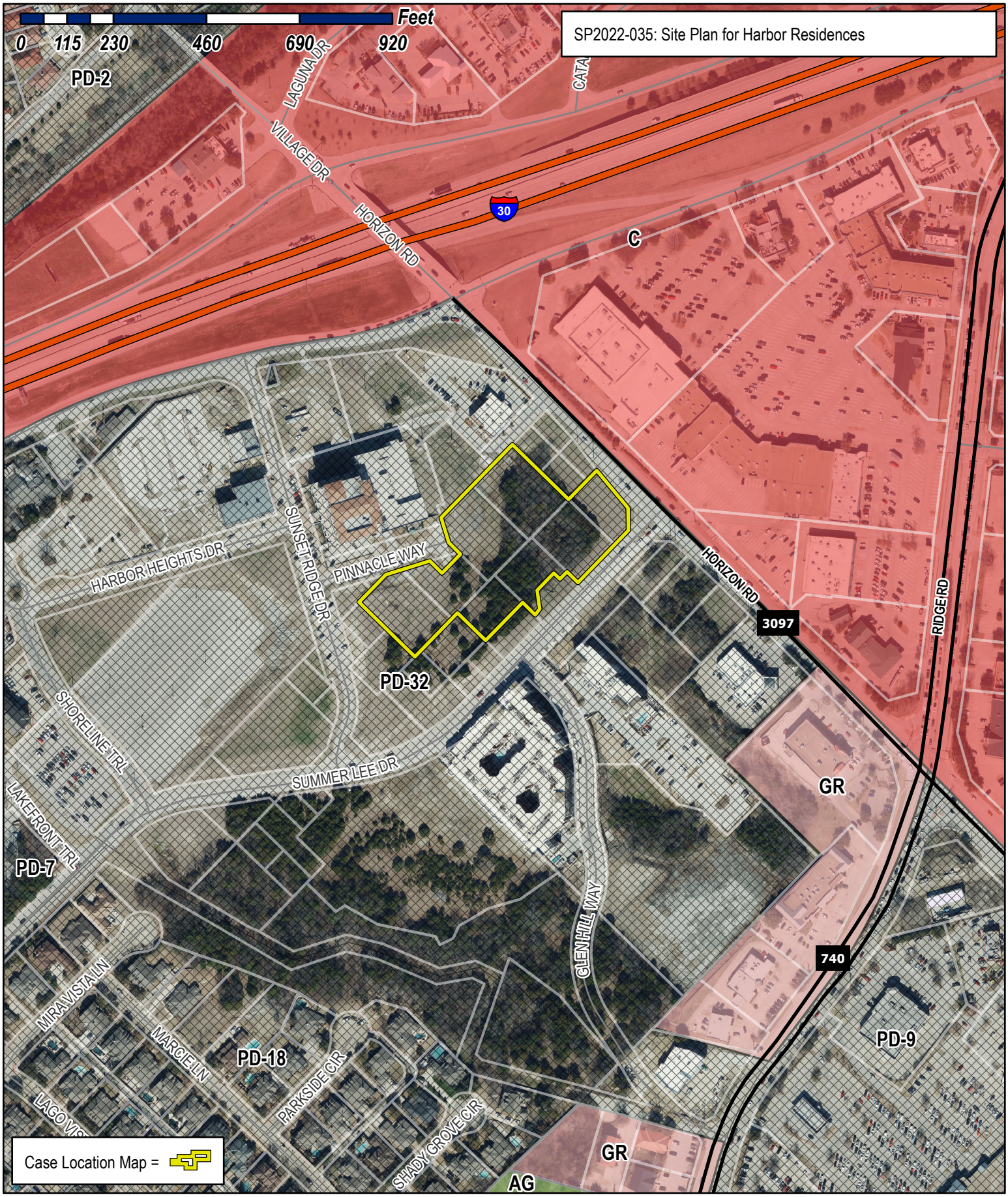
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF June, 2022

AGENT'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GABRIELA BLAKE
Notary ID #133451281
My Commission Expires
November 16, 2025

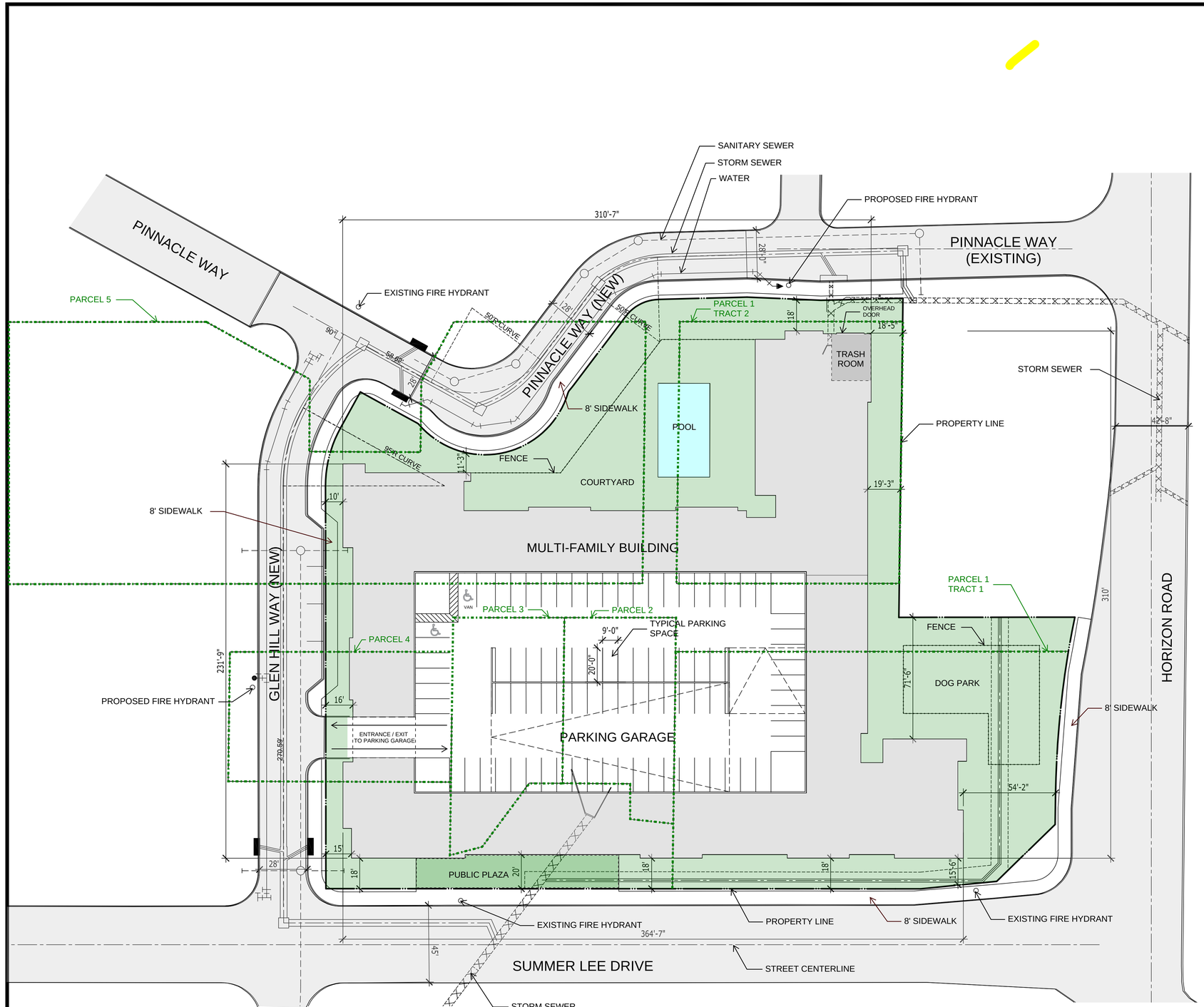
MY COMMISSION EXPIRES 11/16/2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

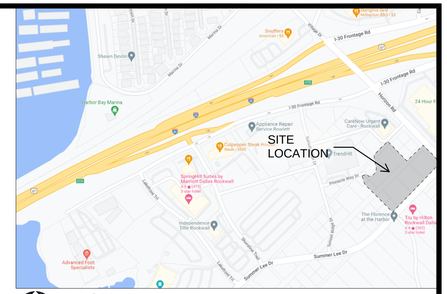
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



TRUE NORTH PLAN NORTH

SITE PLAN

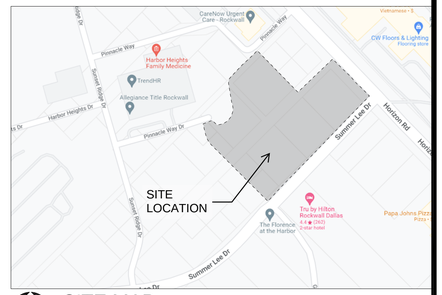
SCALE: 1" = 30'-0"



NORTH

VICINITY MAP

N.T.S.



NORTH

SITE MAP

N.T.S.

PROJECT DATA

SITE AREA:
2.69 ACRES

LAND USE:
COMMERCIAL

BUILDING INFORMATION:
(1) FOUR/FIVE STORY BUILDING
SQUARE FOOTAGE:
346,815 GSF
196,592 NRSF

UNIT INFORMATION:
1,117 SF AVG. UNIT SIZE

1 BEDRM UNIT TOTAL: 104 UNITS
2 BEDRM UNIT TOTAL 72 UNITS
TOTAL: 176 UNITS

PARKING INFORMATION:
300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT

7 ACCESSIBLE PARKING SPACES TO BE PROVIDED
DISTRIBUTED THROUGH EACH PARKING LEVEL

SITE PLAN REQUIRES REPLATTING LINES SHOW AS FOLLOWS:

CURRENT PLATS

FUTURE PLAT

PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW

DRIVES: 6" 3600 PSI CONCRETE W/#3 @24" OCEW

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
2.1 SITE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

Surface Area: 17,647 SF

Material Percentages
Brick: 32%
Stucco: 68%

01 EAST ELEVATION
Scale: 1" = 30'-0"

Surface Area: 21,154 SF

Material Percentages
Brick: 34%
Stucco: 66%

02 SOUTH ELEVATION
Scale: 1" = 30'-0"

Surface Area: 187,833 SF

Material Percentages
Brick: 33%
Stucco: 67%

03 WEST ELEVATION
Scale: 1" = 30'-0"

Surface Area: 14,488 SF

Material Percentages
Brick: 30%
Stucco: 70%

04 NORTH ELEVATION
Scale: 1" = 30'-0"

ROOFTOP EQUIPMENT:

Mechanical equipment to be on the rooftop. This will either be hidden by the parapets or screened

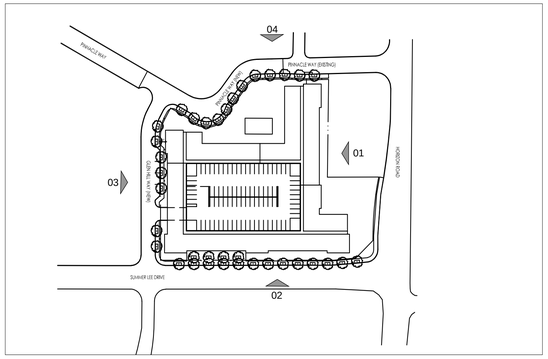
PROPOSED BUILDING MATERIAL:

Brick:
ACME Brick; Marble Grey
ACME Brick; Ridgemar

Stucco Colors
Sherwin Williams; SW 9165; Gossamer Veil
Sherwin Williams; SW 7066; Gray Matters
Sherwin Williams; SW 7069; Iron Ore

Roof Materials
BORAL Concrete Roof Tile ; Saxony Country Slate; Charcoal Blend
Thermoplastic Polyolefin

Precast Stone
Coronado Stone; Lompoc



ELEVATION KEY PLAN
Scale: N.T.S.

DESIGN BALANCE, INC.
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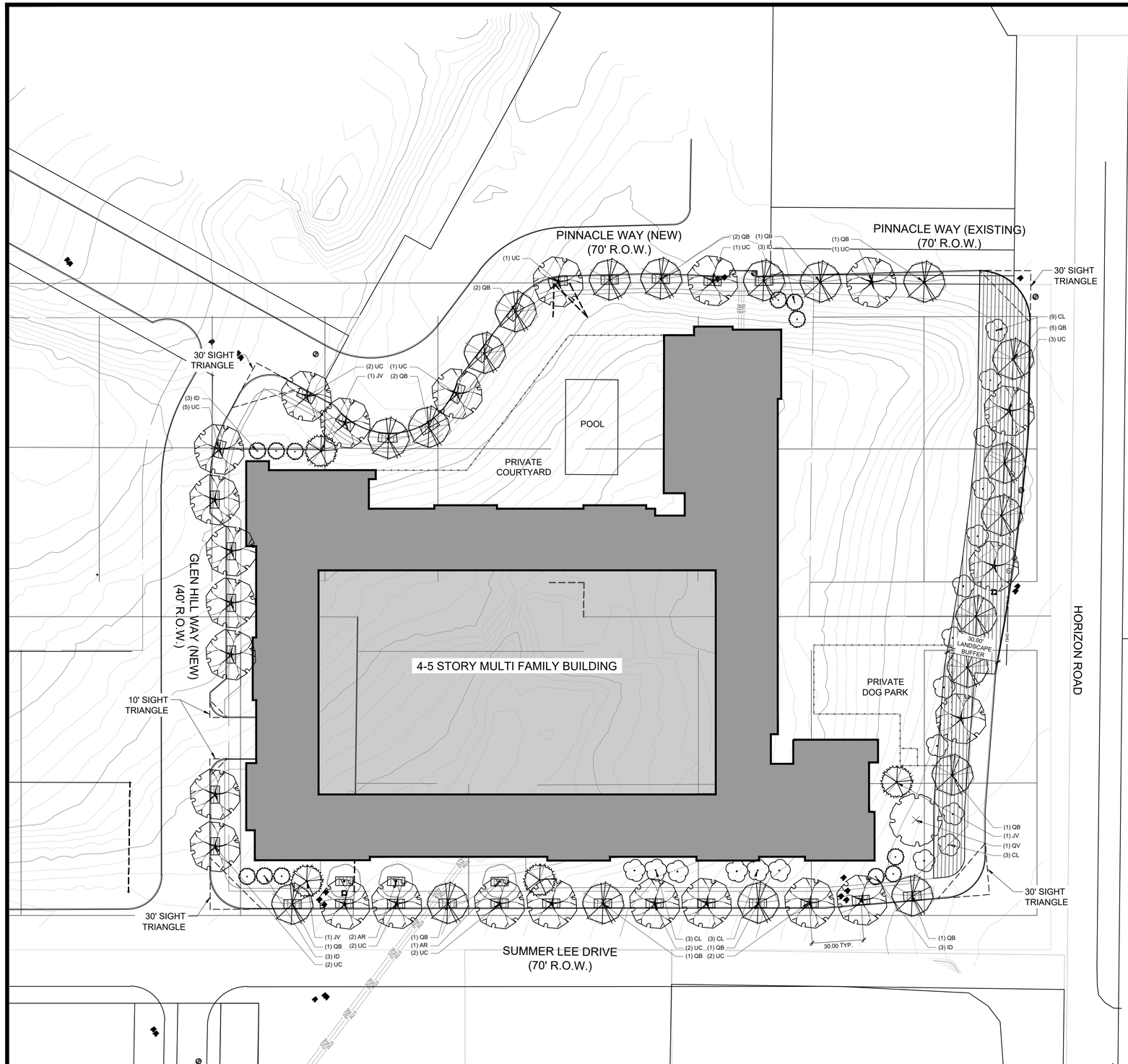
DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
6.1 BUILDING ELEVATIONS

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPEC SIZE
	AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	BOX	4"	
	CL	18	Chilopsis linearis	Desert Willow	BOX		4` HT
	ID	12	Ilex decidua	Possumhaw Holly	BOX		4` HT
	JV	4	Juniperus virginiana	Eastern Redcedar	BOX	4"	
	QB	20	Quercus buckleyi	Texas Red Oak	BOX	4"	
	QV	1	Quercus virginiana	Southern Live Oak	BOX	4"	
	UC	24	Ulmus crassifolia	Cedar Elm	BOX	4"	

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	MIN HT
	SHR S14	10,665 sf	SHRUB AREA	SHRUB AREA	3 GAL		

TOTALS

	QTY
TREES	82
SHRUB AREAS	10,665 sf

PROJECT DATA

SITE AREA:
2.73 ACRES (ESTIMATED)
63% LOT COVERAGE

(1) FOUR/FIVE STORY BUILDING
346,815 GSF
196,592 NRSF
1,117 SF AVG. UNIT SIZE
176 UNITS

INTERIOR AMENITY SPACE
7,500 GSF

REQUIRED PARKING:

1 BR UNITS	104 UNITS	156 SPACES
2 BR UNITS	72 UNITS	144 SPACES
TOTAL UNITS	176 UNITS	300 SPACES

PROVIDED PARKING:

GARAGES	300 SPACES
TOTAL PARKING	300 SPACES

300 PARKING SPACES PROVIDED
@ 1.7 SPACE / UNIT

IMPERVIOUS AREA = 14,070 SF (11% OF SITE AREA)
LANDSCAPE / OPENSPACE AREA = 30,884 SF (26% OF SITE AREA)

NOTES:
1. IRRIGATION WILL MEET ALL REQUIREMENTS OF THE ROCKWALL, TX UDC

1 **LANDSCAPE PLAN**
SCALE: 1" = 30' - 0"

1"=30'
0 15' 30' 60'

DESIGN BALANCE, INC.
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DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

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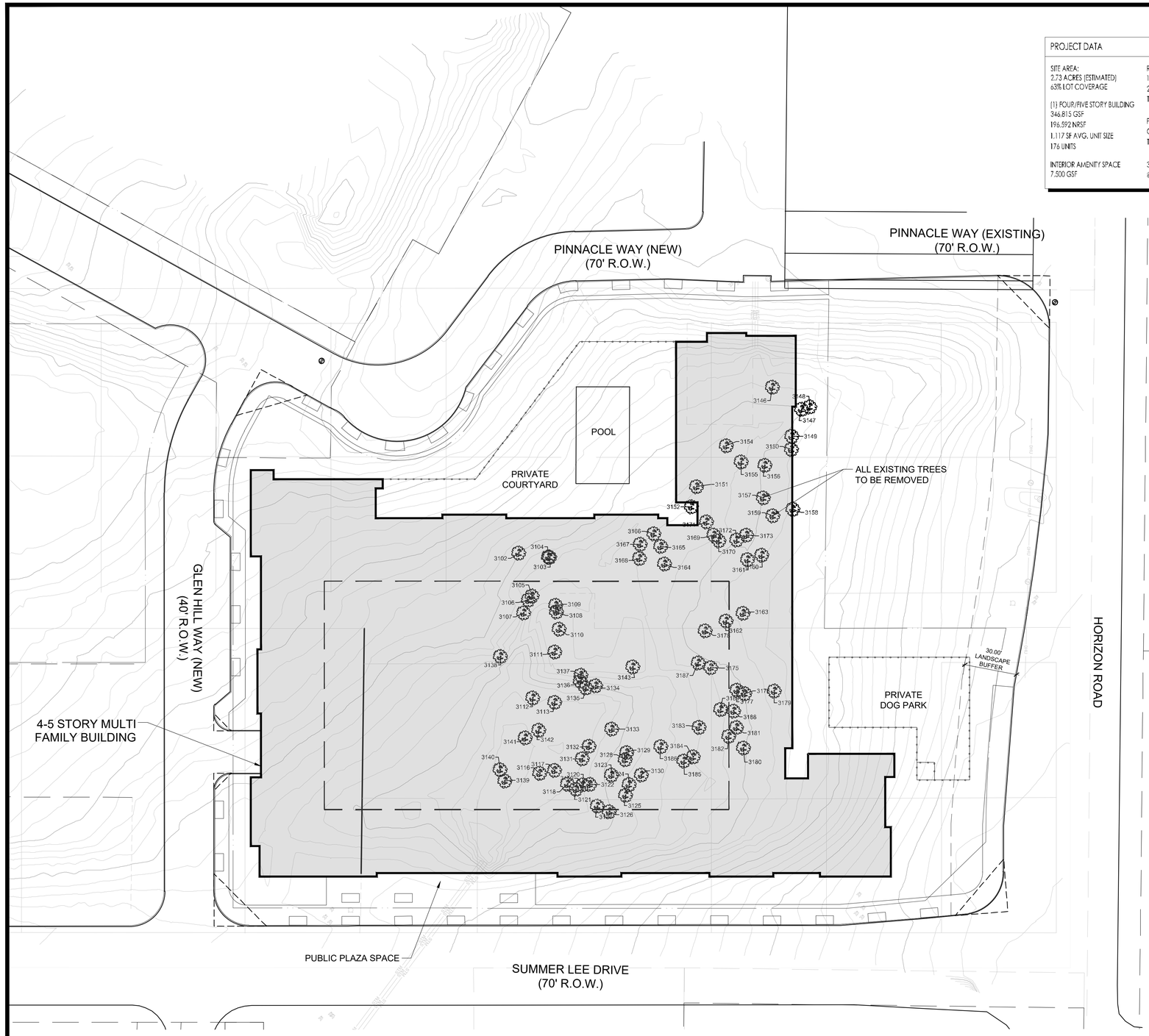
DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
3.1 LANDSCAPE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



PROJECT DATA

SITE AREA:
2.73 ACRES (ESTIMATED)
63% LOT COVERAGE

(1) FOUR/FIVE STORY BUILDING
346,815 GSF
196,592 NRSF
1,117 SF AVG. UNIT SIZE
176 UNITS

INTERIOR AMENITY SPACE
7,500 GSF

REQUIRED PARKING:

1 BR UNITS	104 UNITS	156 SPACES
2 BR UNITS	72 UNITS	144 SPACES
TOTAL UNITS	176 UNITS	300 SPACES

PROVIDED PARKING:

GARAGES	300 SPACES
TOTAL PARKING	300 SPACES

300 PARKING SPACES PROVIDED
@ 1.7 SPACE / UNIT

Existing Tree Survey

Tree #	Family	Size	Status	Classified
3102	Oak	17"	Healthy	Protected
3103	Hackberry	9"	Healthy	Secondary
3104	Hackberry	6"	Healthy	Secondary
3105	Hackberry	11"	Healthy	Secondary
3106	Hackberry	6"	Healthy	Secondary
3107	Oak	14"	Healthy	Protected
3108	Oak	23"	Healthy	Protected
3109	Oak	13"	Healthy	Protected
3111	Oak	10"	Healthy	Protected
3112	Oak	6"	Healthy	Protected
3113	Oak	8"	Healthy	Protected
3116	Oak	9"	Healthy	Protected
3117	Oak	10"	Healthy	Protected
3118	Elm	17"	Healthy	Protected
3119	Oak	32"	Healthy	Protected
3120	Hackberry	15"	Healthy	Secondary
3121	Elm	12"	Healthy	Protected
3122	Elm	11"	Healthy	Protected
3123	Hackberry	12"	Healthy	Secondary
3124	Oak	15"	Healthy	Protected
3125	Oak	14"	Healthy	Protected
3126	Hackberry	9"	Healthy	Secondary
3127	Hackberry	13"	Healthy	Secondary
3128	Oak	9"	Healthy	Protected
3129	Elm	9"	Healthy	Protected
3130	Oak	17"	Healthy	Protected
3131	Elm	15"	Healthy	Protected
3132	Elm	12"	Healthy	Protected
3133	Oak	23"	Healthy	Protected
3134	Hackberry	13"	Healthy	Secondary
3135	Hackberry	10"	Healthy	Secondary
3136	Hackberry	13"	Healthy	Secondary
3137	Hackberry	12"	Healthy	Secondary
3138	Hackberry	8"	Healthy	Secondary
3139	Oak	12"	Healthy	Protected
3140	Oak	13"	Healthy	Protected
3141	Oak	12"	Healthy	Protected
3142	Hackberry	8"	Healthy	Secondary
3143	Hackberry	14"	Healthy	Secondary
3146	Oak	12"	Healthy	Protected
3147	Pecan	10"	Healthy	Protected
3148	Elm	9"	Healthy	Protected
3149	Oak	14"	Healthy	Protected
3150	Oak	16"	Healthy	Protected
3151	Oak	8"	Healthy	Protected
3152	Elm	11"	Healthy	Protected
3154	Elm	11"	Healthy	Protected
3155	Hackberry	9"	Healthy	Secondary
3156	Elm	11"	Healthy	Protected
3157	Oak	7"	Healthy	Protected
3158	Oak	17"	Healthy	Protected
3159	Hackberry	14"	Healthy	Secondary
3160	Oak	14"	Healthy	Protected
3161	Oak	15"	Healthy	Protected
3162	Elm	11"	Healthy	Protected
3163	Oak	8"	Healthy	Protected
3164	Elm	9"	Healthy	Protected
3165	Elm	10"	Healthy	Protected
3166	Oak	16"	Healthy	Protected
3167	Oak	13"	Healthy	Protected
3168	Oak	10"	Healthy	Protected
3169	Elm	8"	Healthy	Protected
3170	Hackberry	9"	Healthy	Secondary
3171	Hackberry	9"	Healthy	Secondary
3172	Oak	8"	Healthy	Protected
3173	Hackberry	12"	Healthy	Secondary
3175	Oak	8"	Healthy	Protected
3176	Oak	8"	Healthy	Protected
3177	Hackberry	9"	Healthy	Secondary
3178	Elm	8"	Healthy	Protected
3179	Oak	17"	Healthy	Protected
3180	Elm	11"	Healthy	Protected
3181	Oak	9"	Healthy	Protected
3182	Oak	8"	Healthy	Protected
3183	Oak	11"	Healthy	Protected
3184	Oak	14"	Healthy	Protected
3185	Elm	10"	Healthy	Protected
3186	Hackberry	8"	Healthy	Secondary
3187	Oak	11"	Healthy	Protected
3188	Hackberry	8"	Healthy	Secondary
3189	Oak	9"	Healthy	Protected

Site Mitigation Requirements

Type of Tree	Total Inches	Mitigation Requirement	Mitigated Inches
Primary	673	1" : 1"	673
Secondary	129	1" : 1/2"	65
Featured	32	1" : 2"	64
Total Mitigation Inches Required			**802**

1 TREESCAPE PLAN
SCALE: 1" = 30' - 0"

1"=30'
0 15' 30' 60'

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
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DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
06/17/2022

SHEET NUMBER AND TITLE:
4.1 TREESCAPE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Fixture Height
A	1	WPCP-LED10	Single	1.000	1150	11.6	11.6	10'
B	1	MWPCL-LED80-10FT	Single	1.000	8996	87.2	87.2	10'
C	1	MWPCL-LED50-8FT	Single	0.993	4867	45.3	45.3	8'
D	3	MWPCL-LED50	Single	0.993	4867	45.3	135.9	10'
E	6	PSLM-LED150-IV	Single	1.000	17972	147.37	884.22	15'
F	3	PSLM-LED150-III	Back-Back	1.000	17786	147.41	884.46	15'
G	3	MWPCL-LED80	Single	1.000	8996	87.2	261.6	20'
H	2	PSLS-LED70-IV	Single	1.000	9450	72.3	144.6	15'

HSS - HOUSE SIDE SHIELD
EM - 90 MINUTE INVERTER BACKUP

PHOTOMETRIC STUDY

SITE PLAN

1"=30'-0"

MEP CONSULTANT:
SDC Engineers, LLC
MEP CONSULTANTS
8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX. 77007
PHONE:713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

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SEAL:

STATE OF TEXAS
THOMAS K. MCINNIS II
101183
LICENSED
PROFESSIONAL ENGINEER
06/17/22

TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.
2231 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

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DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1a
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

WALLPACKS

FULL CUTOFF WALLPACKS

DIVINE LIGHTING

DIMENSIONS:
MWPCL
14.25"W x 9.25"H x 7.5"E
LWPCL
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Full Cutoff Finned LED Wallpack with Slits
Materials:
Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Borosilicate Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL 1598 Standard
Dark Sky Compliant
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCL	BL-BLACK	LED50	40K	
Model **MWPCL** **LWPCL**	**Finish** **DB** - Dark Bronze (Standard) **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (MWPCL)** **LED50** - 50W LED 5000 Lms **LED80** - 80W LED 8000 Lms **Wattage (LWPCL)** **LED100** - 100W LED 10100 Lms **LED120** - 120W LED 12000 Lms	**Kelvin** **40** - 40K **50** - 50K	**Options** **PC** - Photocell **EM5** - 500 Lm Emergency **EM12** - 1200 Lm Emergency

Divine Lighting & Fab., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

WALLPACKS

FULL CUTOFF WALLPACKS

DIVINE LIGHTING

DIMENSIONS:
MWPCL
14.25"W x 9.25"H x 7.5"E
LWPCL
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Full Cutoff Finned LED Wallpack with Slits
Materials:
Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Borosilicate Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL 1598 Standard
Dark Sky Compliant
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCL	BL-BLACK	LED50	40K	EM12
Model **MWPCL** **LWPCL**	**Finish** **DB** - Dark Bronze (Standard) **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (MWPCL)** **LED50** - 50W LED 5000 Lms **LED80** - 80W LED 8000 Lms **Wattage (LWPCL)** **LED100** - 100W LED 10100 Lms **LED120** - 120W LED 12000 Lms	**Kelvin** **40** - 40K **50** - 50K	**Options** **PC** - Photocell **EM5** - 500 Lm Emergency **EM12** - 1200 Lm Emergency

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WALLPACKS

FULL CUTOFF WALLPACKS

DIVINE LIGHTING

DIMENSIONS:
MWPCL
14.25"W x 9.25"H x 7.5"E
LWPCL
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Full Cutoff Finned LED Wallpack with Slits
Materials:
Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Borosilicate Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL 1598 Standard
Dark Sky Compliant
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCL	BL-BLACK	LED80	40K	
Model **MWPCL** **LWPCL**	**Finish** **DB** - Dark Bronze (Standard) **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (MWPCL)** **LED50** - 50W LED 5000 Lms **LED80** - 80W LED 8000 Lms **Wattage (LWPCL)** **LED100** - 100W LED 10100 Lms **LED120** - 120W LED 12000 Lms	**Kelvin** **40** - 40K **50** - 50K	**Options** **PC** - Photocell **EM5** - 500 Lm Emergency **EM12** - 1200 Lm Emergency

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WALLPACKS

FULL CUTOFF WALLPACKS

DIVINE LIGHTING

DIMENSIONS:
MWPCL
14.25"W x 9.25"H x 7.5"E
LWPCL
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Full Cutoff Finned LED Wallpack with Slits
Materials:
Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Borosilicate Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL 1598 Standard
Dark Sky Compliant
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCL	BL-BLACK	LED80	40K	EM12
Model **MWPCL** **LWPCL**	**Finish** **DB** - Dark Bronze (Standard) **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (MWPCL)** **LED50** - 50W LED 5000 Lms **LED80** - 80W LED 8000 Lms **Wattage (LWPCL)** **LED100** - 100W LED 10100 Lms **LED120** - 120W LED 12000 Lms	**Kelvin** **40** - 40K **50** - 50K	**Options** **PC** - Photocell **EM5** - 500 Lm Emergency **EM12** - 1200 Lm Emergency

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http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

SITE LIGHTING

PSLS / PSLL

DIVINE LIGHTING

DIMENSIONS:
PSLS 3.5"H x 13"W x 17.5"E (No Arm)
5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output
Materials:
Die Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Heat-Resistant Clear Polycarbonate
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Rated
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	LED70	40K	IV	
Model **PSLS** **PSLL**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (PSLS)** **LED70** - 70W LED 9300-10000 lms **LED100** - 100W LED 12300-13500 lms **LED150** - 150W LED 17700-18500 lms **LED180** - 180W LED 20600-12500 lms **Wattage (PSLL)** **LED220** - 220W LED 30200-31000 lms **LED310** - 310W LED 36800-38400 lms	**Kelvin** **30** - 30K **40** - 40K **50** - 50K	**Type** **III** - Type III **IV** - Type IV **V** - Type V* *Standard	**Options** **PC**- Photocell **MOT** - Motion **DIM0-10** - 0-10V Dimmable **TRUN** - Trunnion Mount **LSF** - Large Slip Fitter **MA** - Mounting Arm **SF** - Slip Fitter **EM5** - Emergency Backup500 Lms **EM12** - Emergency Backup 1200Lms

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3704 Hilltop Dr. Ste. 200
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customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

LIGHTING SPECIFICATIONS

MEP CONSULTANT:
SDC Engineers, LLC
MEP CONSULTANTS
8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX. 77007
PHONE: 713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

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SEAL:

TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.
2231 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1b
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

SITE LIGHTING

PSLS / PSLL

DIVINE LIGHTING

DIMENSIONS:

PSLS 3.5"H x 13"W x 17.5"E (No Arm)
5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output
Materials:
Die Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Heat-Resistant Clear Polycarbonate
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Rated
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	
Model **PSLS** **PSLL**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (PSLS)** **LED70** - 70W LED 9300-10000 lms **LED100** -100W LED 12300-13500 lms **LED150** - 150W LED 17700-18500 lms **LED180** - 180W LED 20600-12500 lms **Wattage (PSLL)** **LED220** - 220W LED 30200-31000 lms **LED310** - 310W LED 36800-38400 lms	**Kelvin** **30** - 30K **40** - 40K **50** - 50K	**Type** **III** - Type III **IV** - Type IV **V** - Type V* *Standard	**Options** **PC** - Photocell **MOT** - Motion **DIM0-10** - 0-10V Dimmable **TRUN** - Trunnion Mount **LSF** - Large Slip Fitter **MA** - Mouting Arm **SF** - Slip Fitter **EM5** - Emergency Backup500 Lms **EM12** - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

SITE LIGHTING

PSLS / PSLL

DIVINE LIGHTING

DIMENSIONS:

PSLS 3.5"H x 13"W x 17.5"E (No Arm)
5.6"W x 13"W x 25.2"E (Staright Arm)
PSLL 3.5"H x 13"W x 21.1"E (No Arm)
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Finish:
Powder Coated
Lens:
Heat-Resistant Clear Polycarbonate
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Rated
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

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Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	EM12
Model **PSLS** **PSLL**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (PSLS)** **LED70** - 70W LED 9300-10000 lms **LED100** -100W LED 12300-13500 lms **LED150** - 150W LED 17700-18500 lms **LED180** - 180W LED 20600-12500 lms **Wattage (PSLL)** **LED220** - 220W LED 30200-31000 lms **LED310** - 310W LED 36800-38400 lms	**Kelvin** **30** - 30K **40** - 40K **50** - 50K	**Type** **III** - Type III **IV** - Type IV **V** - Type V* *Standard	**Options** **PC** - Photocell **MOT** - Motion **DIM0-10** - 0-10V Dimmable **TRUN** - Trunnion Mount **LSF** - Large Slip Fitter **MA** - Mouting Arm **SF** - Slip Fitter **EM5** - Emergency Backup500 Lms **EM12** - Emergency Backup 1200Lms

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SITE LIGHTING

PSLS / PSLL

DIVINE LIGHTING

DIMENSIONS:

PSLS 3.5"H x 13"W x 17.5"E (No Arm)
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Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Flat Top Site Light with Low to High Output
Materials:
Die Cast Aluminum Housing
Finish:
Powder Coated
Lens:
Heat-Resistant Clear Polycarbonate
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Rated
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	IV	
Model **PSLS** **PSLL**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage (PSLS)** **LED70** - 70W LED 9300-10000 lms **LED100** -100W LED 12300-13500 lms **LED150** - 150W LED 17700-18500 lms **LED180** - 180W LED 20600-12500 lms **Wattage (PSLL)** **LED220** - 220W LED 30200-31000 lms **LED310** - 310W LED 36800-38400 lms	**Kelvin** **30** - 30K **40** - 40K **50** - 50K	**Type** **III** - Type III **IV** - Type IV **V** - Type V* *Standard	**Options** **PC** - Photocell **MOT** - Motion **DIM0-10** - 0-10V Dimmable **TRUN** - Trunnion Mount **LSF** - Large Slip Fitter **MA** - Mouting Arm **SF** - Slip Fitter **EM5** - Emergency Backup500 Lms **EM12** - Emergency Backup 1200Lms

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WALLPACKS

WPCP

DIVINE LIGHTING

DIMENSIONS:

12W: 3.375"E x 5"W x 6"H
28-50W: 4.5"E x 7.6"W x 11"H
80-120W: 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Wallpack with Full Cutoff Capability
Dark Sky Standard
Materials:
Die-Cast Aluminum
Finish:
Powder Coated
Lens:
Impact Resistant Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Sealed
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

DARK SKY COMPLIANT LIGHTING

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN
WPCP	BL-BLACK	LED 10W	40K
Model **WPCP**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage** **LED10** - 10W LED 1150 Lms **Wattage** **LED28** - 28W LED 3239 Lms **LED50** - 50W LED 5193 Lms **Wattage** **LED80** - 80W LED 9000 Lms **LED120** - 120W LED 13700 Lms	**Kelvin** **30** - 30K *Special Order* **40** - 40K **50** - 50K

Divine Lighting & Mfg., LLC.
3704 Hilltop Dr. Ste. 200
http://www.divinelighting.net
customerservice@divinelighting.net
PH: 936-494-3900
FX: 936-494-3910

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WALLPACKS

WPCP

DIVINE LIGHTING

DIMENSIONS:

12W: 3.375"E x 5"W x 6"H
28-50W: 4.5"E x 7.6"W x 11"H
80-120W: 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	

PRODUCT SPECIFICATIONS

Description:
Wallpack with Full Cutoff Capability
Dark Sky Standard
Materials:
Die-Cast Aluminum
Finish:
Powder Coated
Lens:
Impact Resistant Glass
LED:
Integrated LED Array
Listing:
Wet List to Meet UL1598 Standard
IP65 Sealed
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

DARK SKY COMPLIANT LIGHTING

ORDER INFORMATION
Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
WPCP	BL-BLACK	LED 10W	40K	EMBOX - EM12
Model **WPCP**	**Finish** **DB** - Dark Bronze **BL** - Black **AS** - Anodized Silver **WH**- White **CC** - Custom Color	**Wattage** **LED10** - 10W LED 1150 Lms **Wattage** **LED28** - 28W LED 3239 Lms **LED50** - 50W LED 5193 Lms **Wattage** **LED80** - 80W LED 9000 Lms **LED120** - 120W LED 13700 Lms	**Kelvin** **30** - 30K *Special Order* **40** - 40K **50** - 50K	EMBOX - EM5 500LMS EMBOX - EM12 1200LMS

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FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

LIGHTING SPECIFICATIONS
(CONTINUED)

MEP CONSULTANT:

SDC Engineers, LLC
MEP CONSULTANTS

8100 WASHINGTON AVE, SUITE 250
HOUSTON, TX. 77007
PHONE: 713-552-1777
TOMMY@SDC-MEP.COM
TEXAS ENGINEERING FIRM #21385

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ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1c
PHOTOMETRIC & LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

PROJECT COMMENTS

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

DATE: 6/23/2022

PROJECT NUMBER:	SP2022-037	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Triten Rockwall	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1775 STATE HIGHWAY 276	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Site Plan for a Warehouse/Distribution Center on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: SP2022-037; Site Plan for Triten Rockwall
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Site Plan for a Warehouse/Distribution Center on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. July 6, 2022 is the deadline to have all comments; please provide staff revised plans before July 6, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-037) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)

M.4 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

M.5 Site Plan:
(1) All head-in (ninety-degree) parking shall be 20'x9'. (Subsection 2.20, Off-Street Parking, City's Standards of Design and Construction.
(2) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05, UDC)
(3) The dumpster enclosure must include a self-latching gate and be faced with materials matching the primary structure. Please provide an exhibit of the dumpster enclosure. (Subsection 01.05. B, of Article 05, UDC)
(4) Barb wire fences are prohibited. Please indicate if the fences in the site plan are existing or proposed. (Subsection 08.02.B.1, of Article 08, UDC)
(5) Label the height of any proposed fences. (Subsection 08.02.F, of Article 08)
(6) Off-street loading docks and outside storage must be screened from all public streets. (Subsection 01.05.A, of Article 05 & Subsection 05.02, Article 08, UDC)
(7) All overhead utilities within any overlay district shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
(8) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. Please provide the square footage of the detention area. (Subsection 05.03.D, Article 08, UDC)
(9) The sidewalk along SH-276 shall be continuous, please indicate as such. (Subsection 03.04.B, of Article 11)

M.6 Landscape Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Ensure all parking spaces are within 80' of a tree. (Subsection 05.03.E, of Article 08, UDC).
(3) Ensure all trees are planted far enough away from utility lines; confirm that the Engineering Standards are being met. (Subsection 05.03. E, of Article 08)
(4) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(5) Downy Hawthorn is not an approved accent tree within the SH-276 Overlay District. Provide an approved accent tree to replace the Downy Hawthorn. (Table 1, Appendix C, of the UDC)
(6) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(7) Provide one canopy tree per 750 SF of detention area and one accent tree for every 1,500 SF of detention area. Please provide square footage for the detention area. (Subsection 05.03.D, Article 08)
(8) Provide updated headlight screening exhibit with berm to show adequate headlight screening. (Subsection 05.02, of Article 08)
(9) A 50-foot landscape buffer is required along SH-276. The landscape buffer shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway (SH-276). Currently, the landscape buffer along SH-276 shows 22 Canopy trees and 23 accent trees; 18 Canopy and 36 accent are required. (Subsection 06.02.E.i, Article 05, UDC)
(10) A minimum 10-ft landscape buffer is required adjacent to Discovery Boulevard shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. Please review tree classifications in Appendix C of the Unified Development Code (UDC) and label with the correct classification in the landscape table.

M.7 Treescape Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Please provide the treescape table in .XLS format.

M.8 Photometric Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Show lighting levels in foot-candles (FC) measured throughout the site. (Subsection 03.03, of Article 07)
(3) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle (Subsection 03.03. C, of Article 07). The current light intensity measured at the property line exceeds this maximum light intensity on the north and west side of the property.

M.9 Building Elevations:
(1) If the building elevation for Building 1 is different, please provide an elevation for it as well. (Subsection 03.04, of Article 11)
(2) Indicate exterior elevations adjacent to public right-of-way.
(3) Do not include windows and doors in overall material percentage. (Subsection 04.01, of Article 05, UDC)
(4) Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements. (Subsection 04.01 of Article 5)
(5) Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01, of Article 05)

M.10 Based on the materials submitted staff has identified the following exceptions and variances for this project:
(1) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C1. In this case the two (2) primary facades (i.e. the north and south building elevations) do not meet these standards.
(2) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the two (2) secondary facades (i.e. the east and west building elevations) do not meet these standards.
(3) Primary Materials. According to Subsection 05.01A1.a of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials and 20% Stone.

(4) Four-sided Architecture. According to Article 05, Development Standards, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.
(5) Undergrounding Overhead Utilities. According to Article 05, Developmental Standards, of the Unified Development Code (UDC), all overhead utilities within any overlay district shall be placed underground. In this case, the proposed site plan has overhead utilities along the entire length of SH-276. The applicant has requested a variance to this.

M. 11 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).

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.14 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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Maximum 4:1 slope. No walls allowed in detention.
- This median will need to be a min of 10' back to back to allow for 5' clearance around the fire hydrant.
- There's an 8" sewer proposed here trees must be 5' away from the line.
- Must show the water and sewer lines to verify spacing for trees. Fire hydrants must have 5' clear around them.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures or overhangs allowed in easements.

Roadway Paving Items:
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum. No streets, shrubs, or lights to be within 4' of the back of curb on any 18'x9' parking spaces
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must install a 5' wide sidewalk along Discovery.
- No dead-end parking
- Traffic Impact Analysis required. Review fees apply.
- Driveway spacing to meet TXDOT Spacing requirements on SH 276.
- Install left turn lane in SH 276 to City and TXDOT standards

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Loop in water two location into existing waterline in SH 276.
- There is an existing 8" sewer line running in the ROW for Carrier Dr. This sewer will need to be relocated if the ROW is abandoned.
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.
- Make sure there is 5' clear around all fire hydrants including parking spaces and landscaping
- All water lines and public sewer to be in the center of a 20' easement.
- All water, sewer, and storm to have 10' separation

Drainage Items:
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Detention is required. No vertical walls in detention easement.
- Rational Method C-value is per zoning type.
- Remove all grate inlets from plans. Grate inlets are not allowed. Show curb inlets.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Flood study required if you pipe the creek system. Review fees apply.
- Recommend piping as two separate systems to reduce size of pond. One for off-site water/passthrough and one for on-site to the pond.
- Detention Pond to have Trash Rack.

Detention pond to have emergency overflow that is sized for 100-yr storm event. overflow can't go across firelane or access accross/into site.

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved w/ Comments

06/23/2022: Fire lane cannot exceed 10% in grade change, with a cross slope not exceeding 5%. The angles of approach and departure shall not exceed 12 %.

The inside radius of all fire lanes shall be a minimum of 30 feet.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: +Address assignments+
Building 1 will be: *2335 DISCOVERY BLVD, ROCKWALL, TX 75032*
Building 2 will be: *1775 STATE HIGHWAY 276, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plan:
Please provide full plan next submittal as stated

Landscape Plan:

1. Detention Pond requires (1) Canopy tree for every 750 sqft. and (1) accent tree for every 1,500 sqft. I only see accent trees
2. Headlight screen shrub row on 276?

DISCOVERY BLVD.
(85' R.O.W. WIDTH)

STATE HIGHWAY 276
(120' R.O.W. WIDTH)

Maximum 4:1 slope. No walls allowed in detention.

This median will need to be a min of 10' back to back to allow for 5' clearance around the fire hydrant

BUIDING 1
676' X 180' = 121,680 SQ.FT.
44 DOCKS DOORS
196 PARKING SPACES

BUIDING 2
780' X 210' = 163,800 SQ.FT
52 DOCKS DOORS
146 PARKING SPACES

PROPOSED DETENTION AREA

CONNECT TO EXIST. 12" WATER STUB OUT

CONNECT TO EXIST. 4' DIA. WW MANHOLE

IRRIGATION METER

4' DIA. WW MANHOLE

20' UTIL. & PEDESTRIAN EASEMENT CAB. D, SLD. 220

10' LANDSCAPE SETBACK

25' BUILDING SETBACK

50' BUILDING SETBACK

25' LANDSCAPE SETBACK

5' SIDEWALK

5' CURB INLET

10' CURB INLET

4'x4' "Y" INLET

18' SCREEN WALL

24' FIRE LANE

30' FIRE LANE

FIRE HYDRANT

4'x4' JUNCTION BOX

2-WAY CLEANOUT

9'x9' JUNCTION BOX

DOMESTIC METER

TRANSFORMER

FDC

DUMPSTER LOCATION

DEMO EXISTING DRIVE APPROACH

GRATE INLET

FENCE BARBED WIRE

FENCE WROUGHT IRON

R.O.W.

N

0 25 50

SCALE

DEVELOPER
TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ARCHITECT
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DALE RHOADS
EMAIL: DRHOADS@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J. GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

LANDSCAPE
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: JAMES KINDRED
EMAIL: JKINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures or overhangs allowed in easements.

Roadway Paving Items:
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum. No streets, shrubs, or lights to be within 4' of the back of curb on any 18'x9' parking spaces
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must install a 5' wide sidewalk along Discovery.
- No dead-end parking
- Traffic Impact Analysis required. Review fees apply.
- Driveway spacing to meet TXDOT Spacing requirements on SH 276.
- Install left turn lane in SH 276 to City and TXDOT standards

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Loop in water two location into existing waterline in SH 276.
- There is an existing 8" sewer line running in the ROW for Carrier Dr. This sewer will need to be relocated if the ROW is abandoned.
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.
- Make sure there is 5' clear around all fire hydrants including parking spaces and landscaping
- All water lines and public sewer to be in the center of a 20' easement.
- All water, sewer, and storm to have 10' separation

Drainage Items:
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Detention is required. No vertical walls in detention easement.
- Rational Method C-value is per zoning type.
- Remove all grate inlets from plans. Grate inlets are not allowed. Show curb inlets.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Flood study required if you pipe the creek system. Review fees apply.
- Recommend piping as two separate systems to reduce size of pond. One for off-site water/passthrough and one for on-site to the pond.
- Detention Pond to have Trash Rack.

Detention pond to have emergency overflow that is sized for 100-yr storm event. overflow can't go across firelane or access accross/into site.

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".

1725 TX-276,
ROCKWALL, TEXAS

HALFF
101 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200

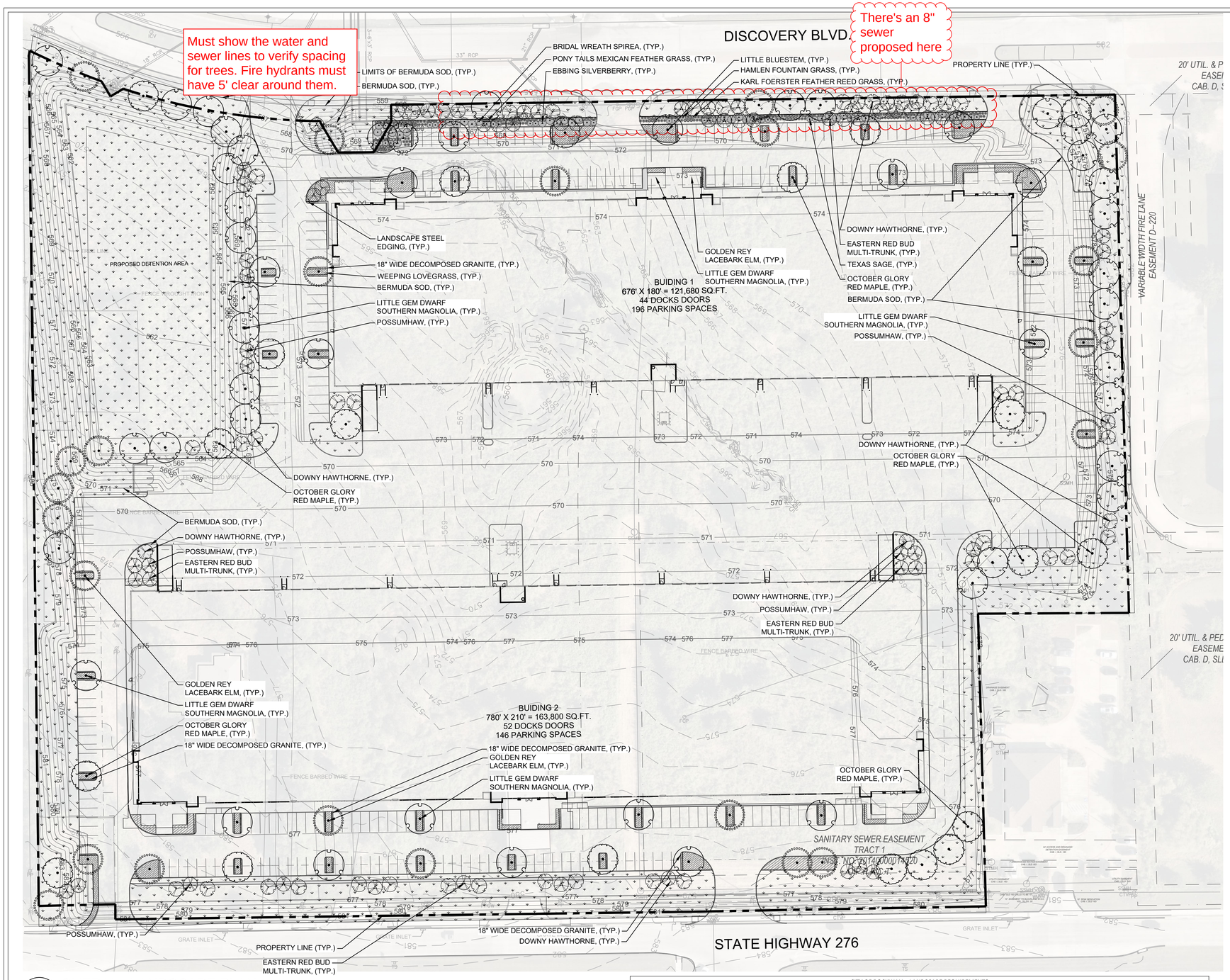
PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, PERMIT, OR RECORDING PURPOSES, AND WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
MATTHEW J. GARDNER — 107349 — P.E. NO. — 6-17-22

Project No.	46587
Date:	APRIL, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2

Sheet Title: SITE PLAN

Sheet Number: SP1.01



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse
Zoning	Light Industrial
Total Site Area	816,195 S.F.
Building Area	285,480 S.F.
Vehicular Paving Area	310,100 S.F.
Total Landscape Area	216,951 S.F.

REQUIREMENTS		Required	Provided	Comments
Required Landscape Areas:	Minumum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F (15%)	**216,951 S.F. (26.6%)**	
Landscape Buffers:	10' wide min. Discovery Blvd. (832 LF.) 10' wide min. SH 276 (934 LF.)	10' min.	**10'**	
Buffer Requirements:	(1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,766 LF / 50 = 36 TREES)	36 Canopy Trees 36 Accent Trees	**41 Canopy Trees** **67 Accent Trees**	Sunken grade of site creates natural screening berm: Some canopy trees planted internal to site due to overhead utility conflicts
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (341 Spaces / 10 = 34 TREES)	34 Canopy Trees	**37 Canopy Trees**	No space to be more than 80' from the trunk of Canopy Tree

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) *Non-Residential Landscape Buffers.* (see Figure 3: Commercial Landscape Buffers Example)
(1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

(A) *Loading Docks and Outside Storage Areas.* Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).

(C) *Headlight Screening.* Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:

(1) *Alternative #1.* A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.

(2) *Alternative #2.* A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

(A) *Amount of Landscaping.* The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%.**

(B) *Location of Landscaping.* A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(E) *Parking Lot Landscaping.* The following landscape requirements will apply to parking lots:

(1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.
(3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.
(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

(G) *Landscaping in Landscape Buffers and Public Right-of-Way.* All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (*i.e. sod -- hydro mulch shall be prohibited in these areas*) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

LEGEND

ORNAMENTAL TREES	COMMON / BOTANICAL NAME
	Eastern Redbud Multi-trunk / Cercis canadensis
	Downy Hawthorne / Crataegus mollis
	Possumhaw / Ilex decidua
SHADE TREE	**COMMON / BOTANICAL NAME**
	October Glory Red Maple / Acer rubrum 'October Glory'
	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'
	Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'
SHRUBS	**COMMON / BOTANICAL NAME**
	Ebbing Silverberry / Elaeagnus x ebbingei
	Texas Sage / Leucophyllum frutescens
	Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'
ORNAMENTAL GRASSES	**COMMON / BOTANICAL NAME**
	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'
	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'
	Little Bluestem / Schizachyrium scoparium
	Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Weeping Lovegrass / Eragrostis curvula
MISCELLANEOUS	**COMMON / BOTANICAL NAME**
	Decomposed Granite / -Native decompsed granite
	Landscape Steel Edging

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES R. KINDRED	2255
NAME	R.L.A. NO.
DATE	06/17/2022

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L1.00
Sheet Number

Ross, Bethany

From: Traci Petersen <tpetersen@triten.com>
Sent: Friday, June 24, 2022 2:56 PM
To: Traci Petersen
Subject: FW: [External] Rockwall - Overhead Power Lines

Traci Petersen
Triten Real Estate Partners
Phone • Cell 904-501-5500
tpetersen@triten.com

From: Matt Coscio <mcoscio@HarveyBuilders.com>
Sent: Thursday, June 16, 2022 3:37 PM
To: Traci Petersen <tpetersen@triten.com>
Cc: David Shipman <dshipman@triten.com>
Subject: RE: [External] Rockwall - Overhead Power Lines

I couldn't find any numbers on the Oncor costs, but here is a swag after making a phone call. The Oncor costs can vary wildly depending upon a lot of scenarios, but below is a best guess attempt at it.

		(2) 4" Primary conduits and (1) Pull box	1,100	LF	$ 95.00	$
		Install of Exist. Feeders	1,100	LF	$ 175.00	$
		Removal of Existing Poles/Wire	1	LS	$ 20,000.00	$
		Relocate OHD Equip	1	Ea	$ 30,000.00	$
					Total	

Matt Coscio
Director/Shareholder

O: 713-783-8710
C: 832-256-8060

Harvey | Harvey-Cleary Builders
3663 Briarpark Drive, Suite 101
Houston, TX 77042

out more Click Here.

DocuSign Envelope ID: 07E01F48-E909-451C-90F4-44EC473C0336

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1725 TX-276, Rockwall, TX 75032				
SUBDIVISION	Rockwall Technology Park	LOT	1	BLOCK	1
GENERAL LOCATION	Lamberth Tract E. of John King between Discovery Blvd. & TX-276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Land/AG
PROPOSED ZONING	Light Industrial	PROPOSED USE	Light Industrial
ACREAGE	18.48	LOTS [CURRENT]	2	LOTS [PROPOSED]	1

☒ ***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	BSKJ Development Corp.	☒ APPLICANT	Triten Real Estate Partners
CONTACT PERSON	Robert E. Lamberth	CONTACT PERSON	David Shipman
ADDRESS	714 Sanctuary Way	ADDRESS	15110 N. Dallas Parkway
			Suite 550
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75248
PHONE	972-345-1498	PHONE	817-891-4123
E-MAIL	rglamberth@aol.com	E-MAIL	dshipman@triten.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Shipman [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 $ 619.60, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

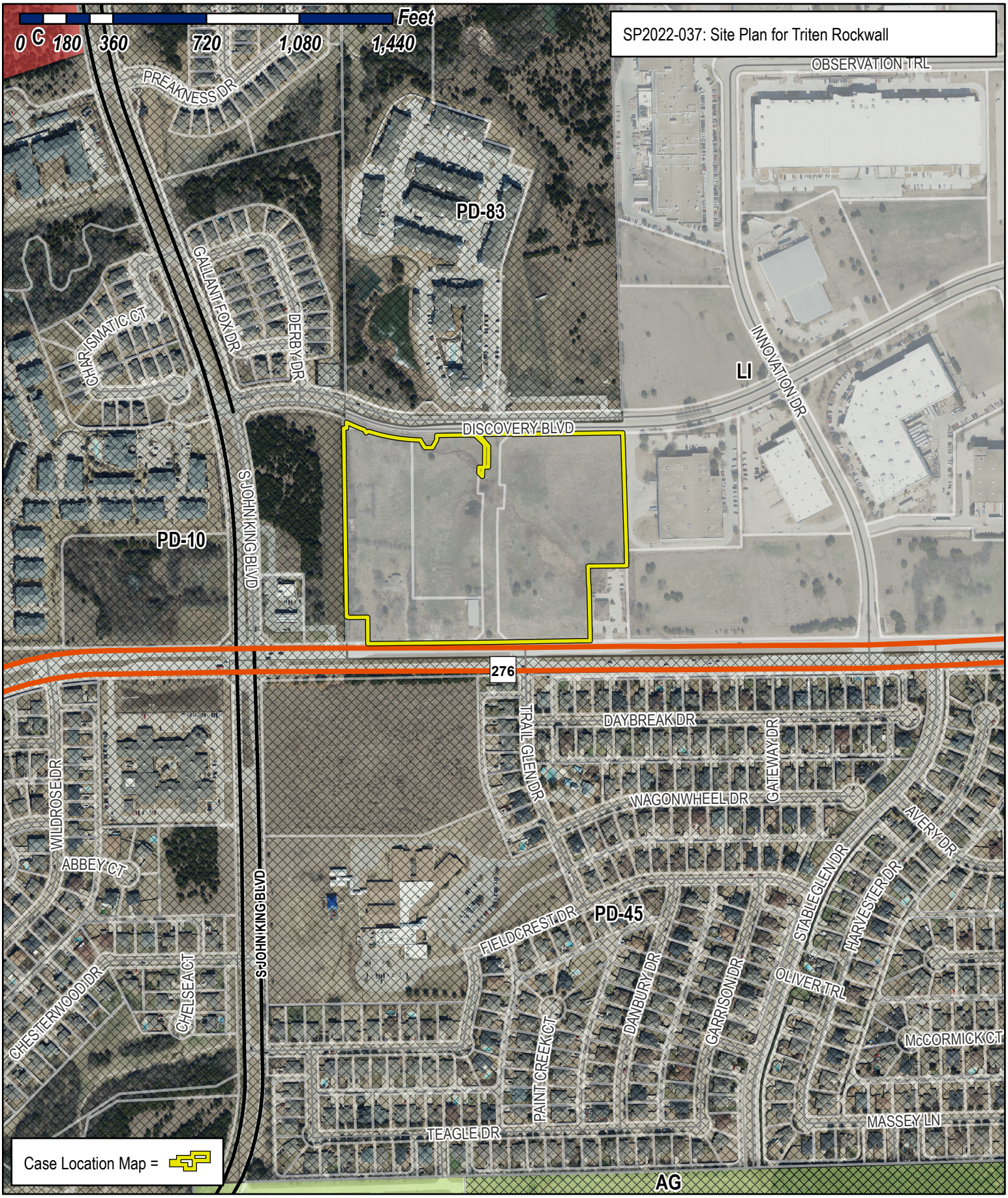
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2022

ERIN ELLIS
Notary Public, State of Texas
Comm. Expires 12-08-2024
Notary ID 132814622

OWNER'S SIGNATURE DocuSigned by: David Shipman DC15D6EA63F54ED...

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 12-08-2024



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

City of Rockwall Planning Division
385 S Goliad St.
Rockwall, TX, 75087

June 17, 2022

Per SH 276 overlay district, subsection 6.02H, Article 05, overhead utilities within an overlay district shall be placed underground. Based upon a driving tour of SH276 along the entire length within the City of Rockwall, there is no portion of the road that does not have existing overhead power lines. We respectfully request a variance from this provision based upon existing precedent.

SH 276 east of site

1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

SH 276 east of site

SH 276 east of site

1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

SH 276 east of site

SH 276 east of site

1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
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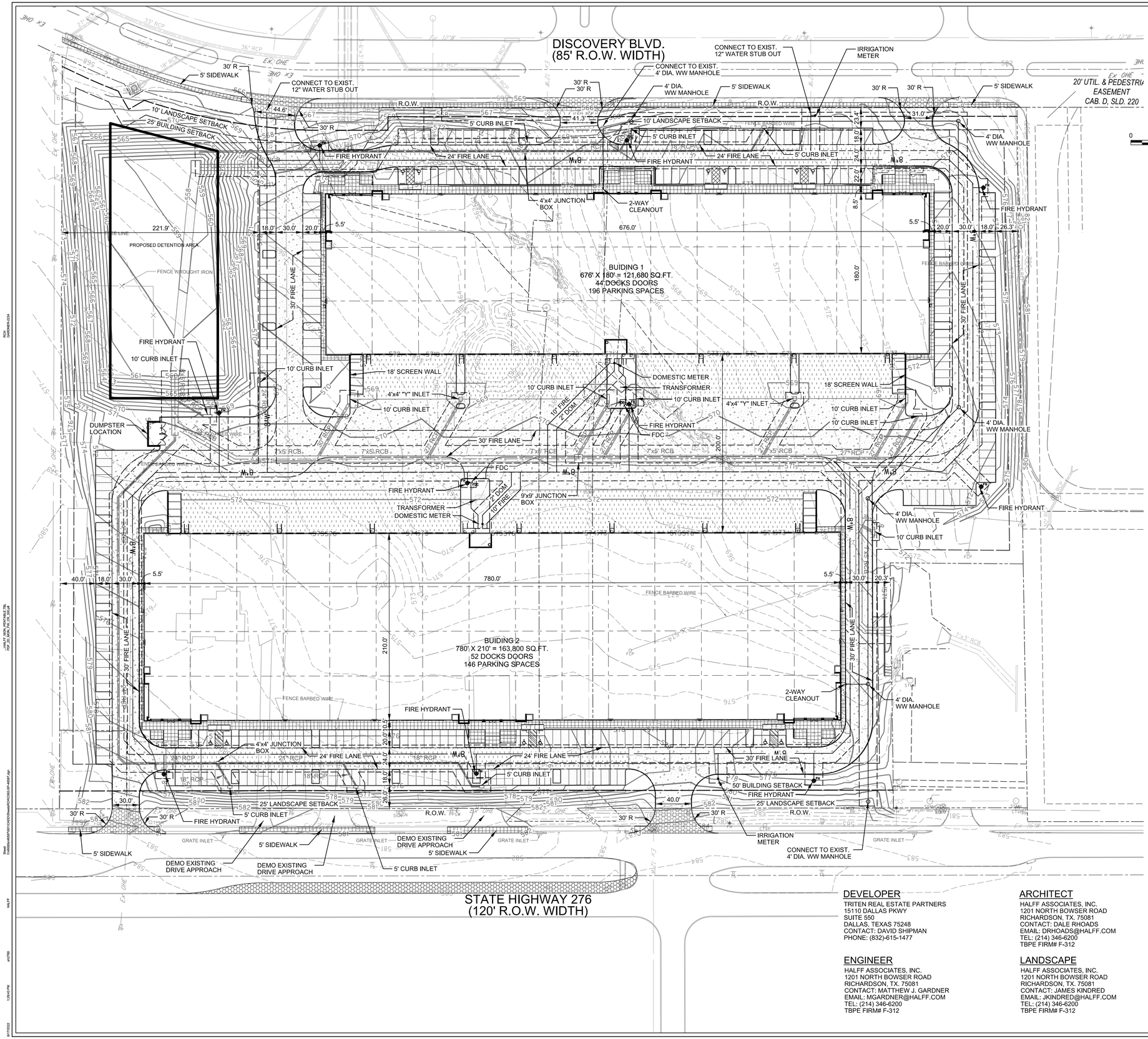
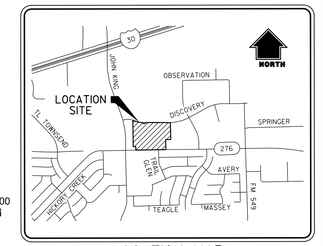
SH 276 west of site

SH 276 west of site





LOCATION MAP
SCALE/NOT TO SCALE

N

0 25 50 75 100
SCALE: 1"=50'

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	Light Industrial	
TOTAL SITE AREA:	18.48 AC, (816,195 SF)	
SITE ARES:		
BUILDING:	284,480	SF
PAVING:	310,100	SF
LANDSCAPE	216,951	SF
PARKING:		
REQUIRED:		
WAREHOUSE (1:1000 SF)(256,932 sf)	257.00	SPACES
OFFICE (1 SPACE/300 SF)(28,548 sf):	96.00	SPACES
TOTAL REQUIRED:	353	SPACES
PROVIDED:	357	SPACES
ACCESSIBLE SPACES PROVIDED:	12	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

NOTE:
ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

PAVING LEGEND

- 9" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 8" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 6" THICK,3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 4" THICK, 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 449 EXISTING CONTOUR
- X EXISTING FENCE
- 12"W EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- WM EXISTING WATER METER
- EX. 10" WW EXISTING WASTEWATER LINE
- EXISTING SANITARY SEWER MANHOLE
- 18" RCP EXISTING STORM SEWER
- FIB OPT EXISTING FIBER OPTIC
- OHE EXISTING OVERHEAD ELECTRIC
- PP EXISTING POWER POLE

DEVELOPER

TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ENGINEER

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ARCHITECT

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DISCOVERY ROCKWALL SITE PLAN

REVELATION LOT 1, BLOCK 1

BEING AN

18.480 ACRES

ADDITION TO THE

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2

DISCOVERY ROCKWALL

1725 TX-276,
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

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ROBERT E. GOSSETT	107349
NAME	P.E. NO.
DATE	6-17-22
TBPE FIRM # F-312	

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title
SITE PLAN

SP1.01
Sheet Number

REQUIRED ARCHITECTURAL ELEMENTS

ALL DESIGN STANDARDS SHOWN HERE IN ACCORDANCE WITH CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE | ORDINANCE NO. 22-03, DATED FEBRUARY 7, 2022 | ARTICLE 5 - DISTRICT DEVELOPEMNT STANDARDS | SECTION 05: INDUSTRIAL DISTRICTS AND SUBSECTION 06.14: SH-276 OVERLAY (SH -276 OV) DISTRICT.

REQUIRED ARCHITECTURAL ELEMENTS

- ALL BUILDINGS SHALL BE ARCHITECTURALLY FINISHED ON ALL FOUR (4) SIDES UTILIZING THE SAME MATERIALS, DETAILING, ARTICULATION, AND FEATURES.
- BUILDINGS OVER 100,000 SF SHALL INCLUDE A MINIMUM OF SEVEN (7) OF THE FOLLOWING ARCHITECTURAL ELEMENTS. THE ELEMENTS UTILIZED ON THIS PROJECT ARE SHOWN IN **BOLD TEXT**:

a. **CANOPIES, AWNINGS, OR PORTICOS**
b. **RECESSES / PROJECTIONS**
c. ARCADES
d. PEAKED ROOF FORMS
e. ARCHES
f. **OUTDOOR PATIOS**
g. **DISPLAY WINDOWS**
h. ARCHITECTURAL DETAILS
i. **ARTICULATED GROUND FLOOR LEVEL OR BASES**
j. ARTICULATED CORNICE LINE
k. **INTEGRATED PLANTERS / WING WALLS**
l. **OFFSETS, REVEALS, OR PROJECTING RIBS EXPRESSING STRUCTURAL BAYS**
m. **VARIED ROOF HEIGHTS**

BUILDING ELEMENT COMPLIANCE CHART

FACADE	a	b	c	d	e	f	g	h	i	j	k	l	m
NORTH	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y
SOUTH	Y	Y	N	N	N	N	N	N	Y	N	N	Y	Y
EAST	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y
WEST	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y

INDUSTRIAL BUILDING ARTICULATION STANDARDS

PRIMARY ELEVATION

ELEMENT	FORMULA	REQUIREMENT	PROVIDED
① WALL HEIGHT (WH)	N/A	N/A	39' - 0"
② WALL LENGTH (WL)	4 x WH (MAX.)	156' - 0"	96' - 1" (MAX.)
③ WALL PROJECTION (WP)	0.25 x WH (MIN.)	9' - 9"	9' - 9"
④ ENTRY / ARCHITECTURAL ELEMENT LENGTH (E/AEL)	0.33 x WL (MIN.)	52' - 0"	54' - 1 1/2" (CORNER) 76' - 0" (CENTER)
⑤ PROJECTION HEIGHT (PH)	1.25 x WH (MIN.)	48' - 9"	48' - 9"
⑥ ENTRY / ARCHITECTURAL ELEMENT WIDTH (E/AEW)	2 x WP (MIN.)	19' - 6"	58' - 2 3/4"

SECONDARY ELEVATION

ELEMENT	FORMULA	REQUIREMENT	PROVIDED
① WALL HEIGHT (WH)	N/A	N/A	39' - 0"
② WALL LENGTH (WL)	3 x WH (MAX.)	117' - 0"	58' - 10" (MAX.)
③ SECONDARY ENTRY / ARCHITECTURAL ELEMENT LENGTH (SE/AEL)	0.15 x WL (MIN.)	17' - 7"	53' - 8"
④ SECONDARY ENTRY / ARCHITECTURAL ELEMENT WIDTH (SE/AEW)	0.15 x WH (MIN.)	5' - 10 1/4"	6' - 0"
⑤ PROJECTION HEIGHT (PH)	1.15 x WH (MIN.)	44' - 10 1/4"	48' - 9"

VARIANCE REQUESTS AND PROPOSED OFFSETS

THE FOLLOWING IS A SUMMARY OF RQEQUESTED VARIANCES TO THE REQUIRED ARCHITECTURAL ELEMENTS AND THE PROPOSED COMPENSATORY MEASURES:

VARIANCE REQUEST 1

UNIFIED DEVELOPMENT CODE REQUIREMENT: ALL OVERHEAD UTILITIES WITHIN AN OVERLAY DISTRICT SHALL BE PLACED UNDERGROUND.
PROVIDED IN LIEU OF CODE REQUIREMENT: LEAVE OVERHEAD UTILITY LINES ABOVE GROUND.
PROPOSED COMPENSATORY MEASURES:
1) 8 ARCHITECTURAL ELEMENTS USED IN LIEU OF 7 MINIMUM.
2) ARCHITECTURAL ELEMENTS USED 3 TIMES PER BUILDING, AT EACH ENTRY POINT.

VARIANCE REQUEST 2

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM OF 90% MASONRY REQUIRED ON ALL FACADES.
PROVIDED IN LIEU OF CODE REQUIREMENT: PAINTED CONCRETE TILT-WALL PANELS.
PROPOSED COMPENSATORY MEASURES:
1) 25' LANDSCAPE BUFFER TYPICAL ALONG DISCOVERY BLVD. IN LIEU OF 10' MIN.
2) 40' LANDSCAPE BUFFER ALONG 1/3 OF SH 276 IN LIEU OF 25' MIN

VARIANCE REQUEST 3

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM OF 20% STONE REQUIRED ON ALL FACADES.
PROVIDED IN LIEU OF CODE REQUIREMENT: GREATER THAN 5% ADHERED MANUFACTURED STONE AT MAIN ENTRANCES.
PROPOSED COMPENSATORY MEASURES:
1) PARKING LOT CANOPY TREES EXCEEDS MINIMUM REQUIREMENTS. 36 REQUIRED, 41 PROVIDED.
2) LANDSCAPE BUFFER ACCENT TREES EXCEED MINIMUM REQUIREMENTS. 36 REQUIRED, 67 PROVIDED.

VARIANCE REQUEST 4

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM 10 FT. LANDSCAPE BUFFER ON DISCOVERY BLVD. (AT TRAPEZOIDAL ROW AREA).
PROVIDED IN LIEU OF CODE REQUIREMENT: LANDSCAPE BUFFER OMITTED @ TRAPEZOIDAL ROW AREA
PROPOSED COMPENSATORY MEASURES:
1) SIZE OF SITE LANDSCAPE AREAS EXCEEDS MINIMUM REQUIREMENTS. 122,429 SF REQUIRED, 216,951 SF PROVIDED.
2) DUE TO MULTIPLE BUILDING ARTICULATION ELEMENTS, WALL LENGTH IS BELOW THE MAXIMUM LENGTH ALLOWABLE.156 FT MAX. ALLOWABLE, 96 FT PROVIDED.

BUILDING MATERIALS TABLE

1) EAST ELEVATION (SECONDARY)

TOTAL SQUARE FOOTAGE: 9,545 SF
TOTAL GLAZING: 987 SF (10.3%)
TOTAL CANOPY: 118 SF (1.2%)
TOTAL MFR. STONE VENEER: 860 SF (9%)
TOTAL TILTWALL W/ REVEAL: 7,580 SF (79.5%)

2) WEST ELEVATION (SECONDARY)

TOTAL SQUARE FOOTAGE: 9,545 SF
TOTAL GLAZING: 987 SF (10.3%)
TOTAL CANOPY: 118 SF (1.2%)
TOTAL MFR. STONE VENEER: 860 SF (9%)
TOTAL TILTWALL W/ REVEAL: 7,580 SF (79.5%)

3) NORTH ELEVATION

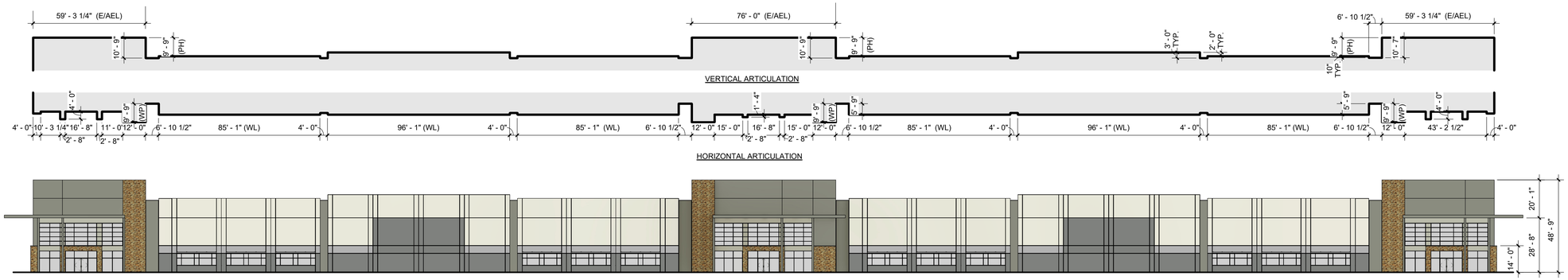
TOTAL SQUARE FOOTAGE: 27,565 SF
TOTAL GLAZING: 590 SF (2%)
TOTAL CANOPY: 0 SF
TOTAL MFR. STONE VENEER: 0 SF (0%)
TOTAL TILTWALL W/ REVEAL: 26,975 SF (98%)

4) SOUTH ELEVATION (PRIMARY)

TOTAL SQUARE FOOTAGE: 30,030 SF
TOTAL GLAZING: 2,975 SF (10%)
TOTAL CANOPY: 420 SF (1.3%)
TOTAL MFR. STONE VENEER: 2,378 SF (8%)
TOTAL TILTWALL W/ REVEAL: 24,257 SF (80.7%)

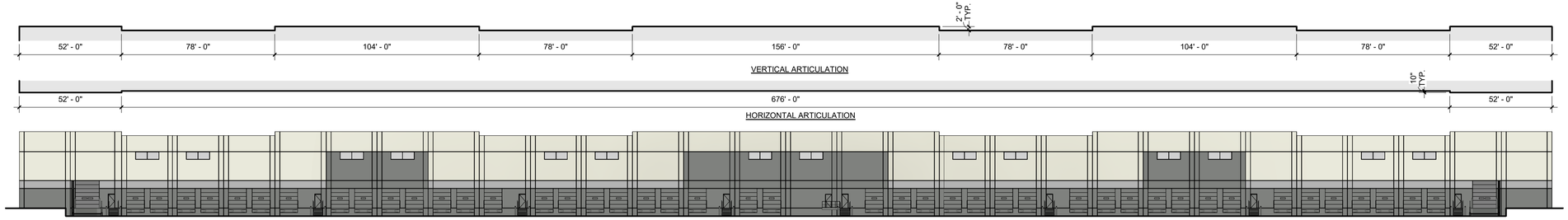
BUILDING MATERIALS LEGEND

- PAINTED TILTWALL (COLOR 1) W/ TYP. 2" REVEALS
- PAINTED TILTWALL (COLOR 2)
- PAINTED TILTWALL (COLOR 3)
- MANUFACTURED STONE VENEER
- WOOD SLAT WALL
- CANOPIES
- GLAZING
- METAL DOORS



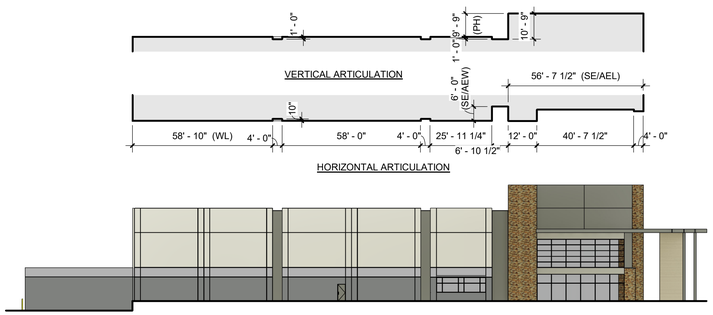
4 BUILDING 2 - SOUTH ELEVATION (PRIMARY)

1" = 30'-0"



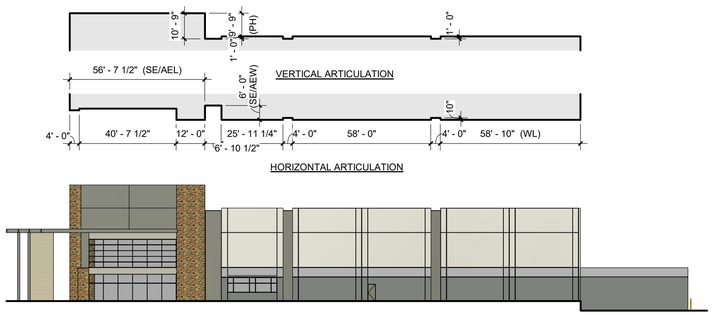
3 BUILDING 2 - NORTH ELEVATION

1" = 30'-0"



2 BUILDING 2 - WEST ELEVATION (SECONDARY)

1" = 30'-0"



1 BUILDING 2 - EAST ELEVATION (SECONDARY)

1" = 30'-0"

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DISCOVERY ROCKWALL SITE PLAN

OF

REVELATION LOT 1, BLOCK 1

BEING AN

18.480 ACRES

ADDITION TO THE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SITUATED IN THE

JAMES M. ALLEN SURVEY, ABSTRACT NO. 2

DISCOVERY ROCKWALL

1725 TX-276,
Rockwall, Texas 75032
CONCEPTUAL DESIGN

HALFF
1201 NORTH BOWSER ROAD
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(214) 346-6200

Revision No.	Date	Description

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DALE RHOADS	20504
NAME	R.A. NO.
DATE	06/17/2022

AVO:	46587
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Sheet Title

EXTERIOR ELEVATIONS

A200

Sheet Number

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DISCOVERY ROCKWALL
SITE PLAN
OF
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
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RENDERINGS

A10.1
Sheet Number

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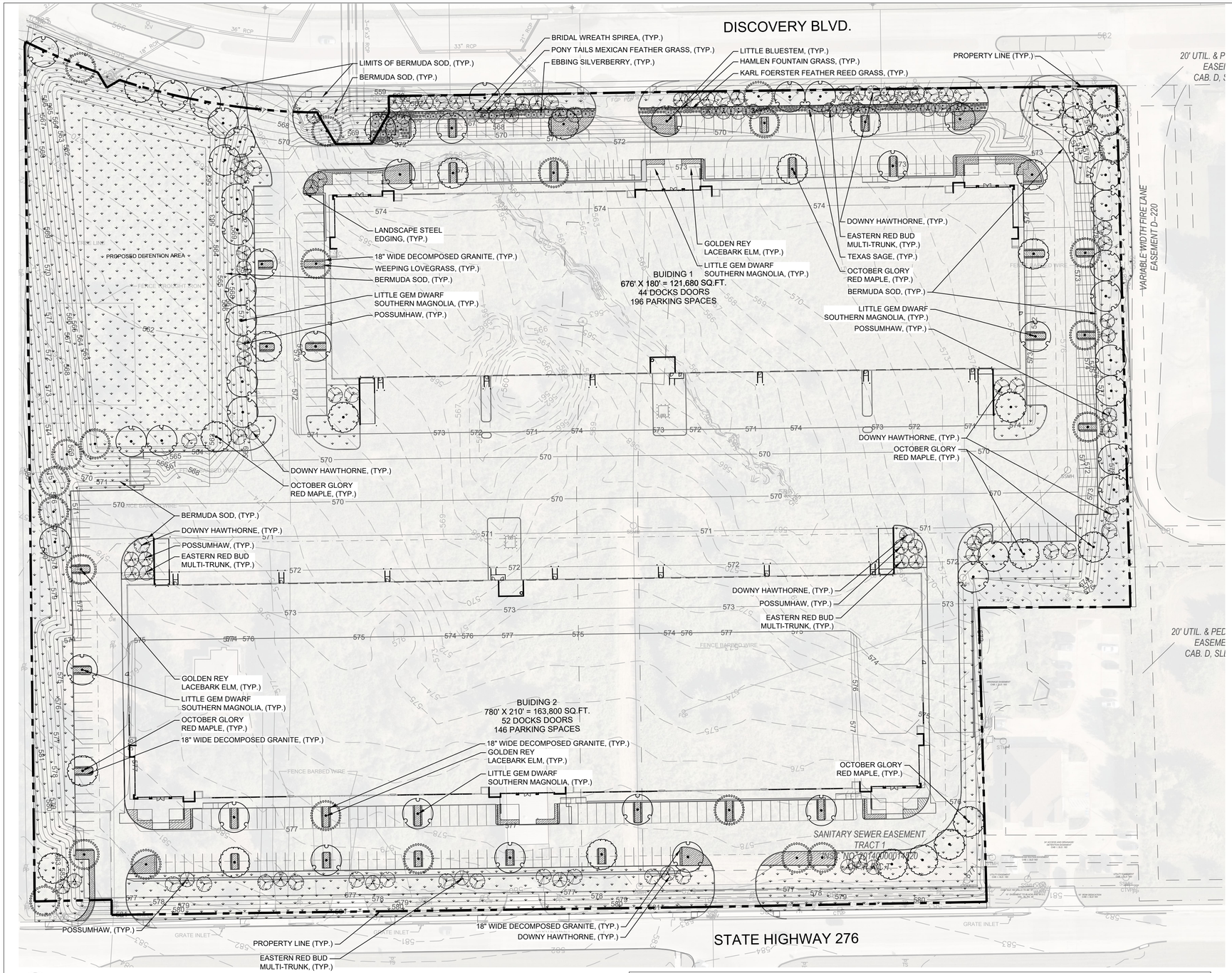

1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse
Zoning	Light Industrial
Total Site Area	816,195 S.F.
Building Area	285,480 S.F.
Vehicular Paving Area	310,100 S.F.
Total Landscape Area	216,951 S.F.

REQUIREMENTS		Required	Provided	Comments
Required Landscape Areas:	Minumum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F (15%)	**216,951 S.F. (26.6%)**	
Landscape Buffers:	10' wide min. Discovery Blvd. (832 LF.) 10' wide min. SH 276 (934 LF.)	10' min.	**10'**	
Buffer Requirements:	(1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,766 LF / 50 = 36 TREES)	36 Canopy Trees 36 Accent Trees	**41 Canopy Trees** **67 Accent Trees**	Sunken grade of site creates natural screening berm: Some canopy trees planted internal to site due to overhead utility conflicts
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (341 Spaces / 10 = 34 TREES)	34 Canopy Trees	**37 Canopy Trees**	No space to be more than 80' from the trunk of Canopy Tree

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) *Non-Residential Landscape Buffers.* (see Figure 3: Commercial Landscape Buffers Example)
(1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

(A) *Loading Docks and Outside Storage Areas.* Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).

(C) *Headlight Screening.* Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:

(1) *Alternative #1.* A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.

(2) *Alternative #2.* A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

(A) *Amount of Landscaping.* The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%.**

(B) *Location of Landscaping.* A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(E) *Parking Lot Landscaping.* The following landscape requirements will apply to parking lots:

(1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.
(3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.
(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

(G) *Landscaping in Landscape Buffers and Public Right-of-Way.* All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (*i.e. sod -- hydro mulch shall be prohibited in these areas*) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

LEGEND

ORNAMENTAL TREES	COMMON / BOTANICAL NAME
	Eastern Redbud Multi-trunk / Cercis canadensis
	Downy Hawthorne / Crataegus mollis
	Possumhaw / Ilex decidua
SHADE TREE	**COMMON / BOTANICAL NAME**
	October Glory Red Maple / Acer rubrum 'October Glory'
	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'
	Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'
SHRUBS	**COMMON / BOTANICAL NAME**
	Ebbing Silverberry / Elaeagnus x ebbingei
	Texas Sage / Leucophyllum frutescens
	Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'
ORNAMENTAL GRASSES	**COMMON / BOTANICAL NAME**
	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'
	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'
	Little Bluestem / Schizachyrium scoparium
	Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Weeping Lovegrass / Eragrostis curvula
MISCELLANEOUS	**COMMON / BOTANICAL NAME**
	Decomposed Granite / -Native decompsed granite
	Landscape Steel Edging

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

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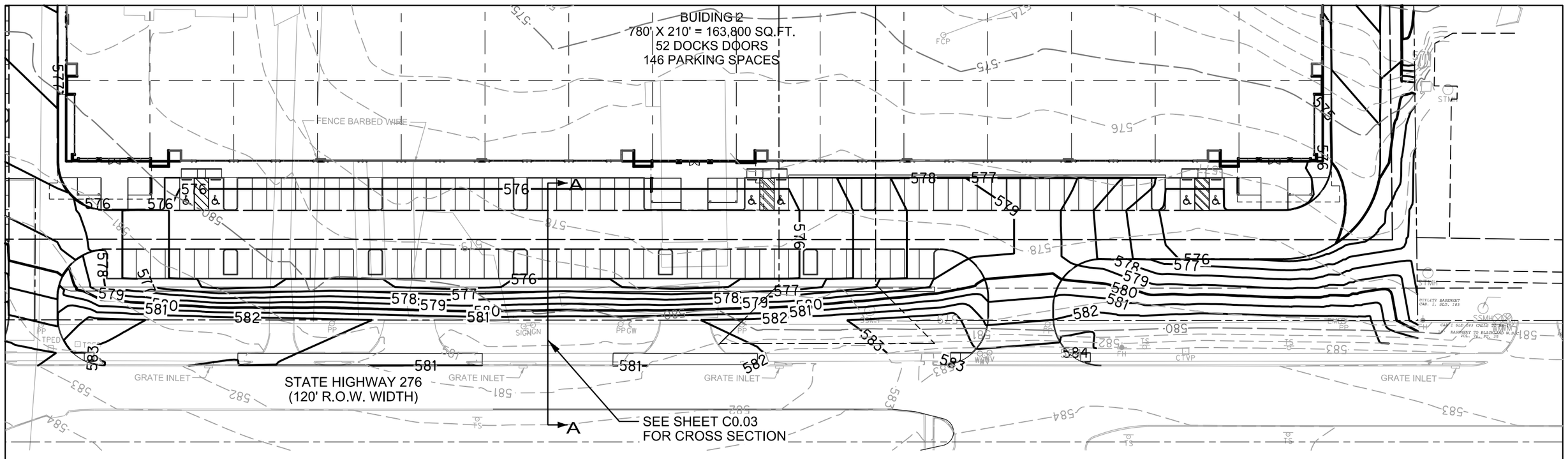
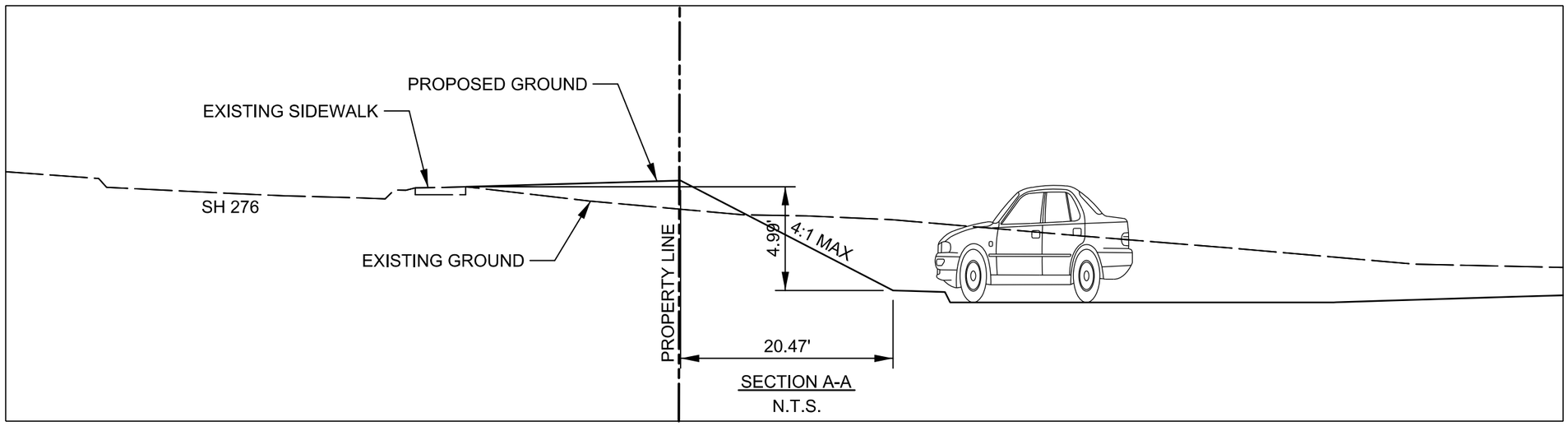
Sheet Title

LANDSCAPE PLAN

L1.00
Sheet Number





SECTION A-A
N.T.S.

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DISCOVERY ROCKWALL

1725 TX-276,

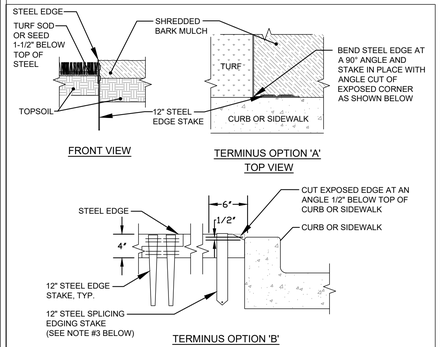
ROCKWALL, TEXAS

N

0 30 60 90 120

SCALE: 1"=60'

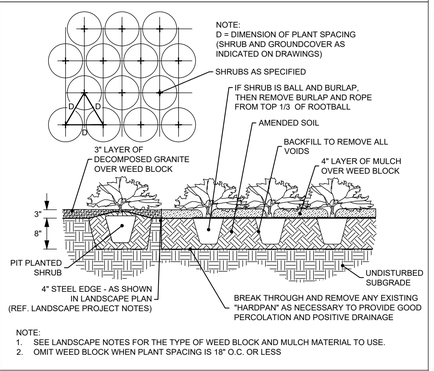
Project No.: · 46587
Issued: ·
TX 276 SECTION DETAIL
1



NOTES:

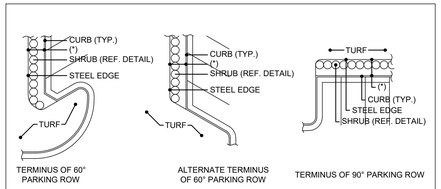
1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.



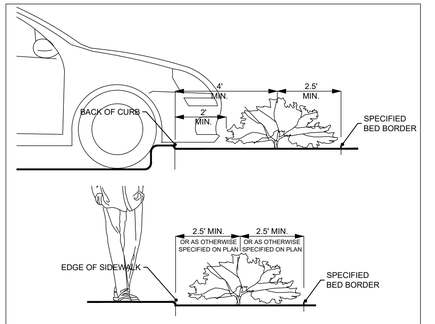
NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.



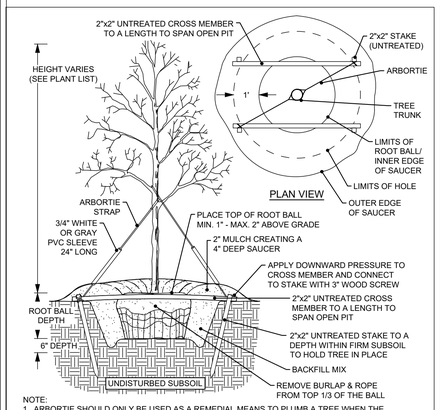
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



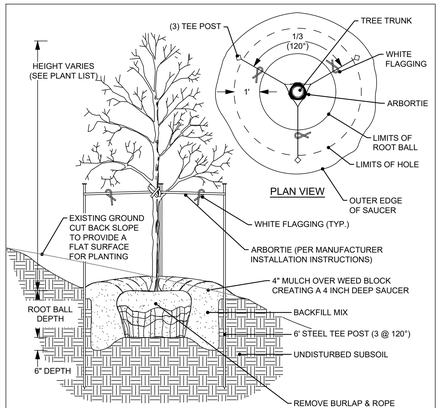
NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



NOTE:
SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) *General Irrigation Requirements.* The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.

(B) *Irrigation Methods.*

(1) *Landscaped Areas.* One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
(a) *Conventional System.* An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
(b) *Drip or Leaky-Pipe System.* An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
(c) *Temporary and Aboveground Watering.* Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.

(2) *Natural and Undisturbed Areas.* No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law.* All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	30	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	23	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	49	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	24	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4`-8` HT 6`-8` SPD	
	28	Leucophyllum frutescens / Texas Sage	5 gal	4`-8` HT 4`-6` SPD	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2`-6` HT 36" O.C.	
	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2`-3` 1`-3` Spd	
	77	Schizachyrium scoparium / Little Bluestem	5 gal	3`-4` 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1`-2` Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	201,076 sf	Cynodon dactylon / Bermuda Grass	Sod		
	9,793 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	1,517 sf	-Native decompsed granite / Decomposed Granite	flat		
	2,362 LF	Landscape Steel Edging			

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. **Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

SOIL PREPARATION :
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. **All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod.** Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 06/17/2022

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title
LANDSCAPE NOTES AND DETAILS

L1.01
Sheet Number

NOTE:
FULL SITE TREESCAPE PLAN WILL BE PROVIDED WITH THE NEXT SUBMITTAL.

EXISTING TREES

- PROTECTED TREE
- NON-PROTECTED TREE
- TREES OFF PROPERTY
- EXISTING TREE TO BE REMOVED

N

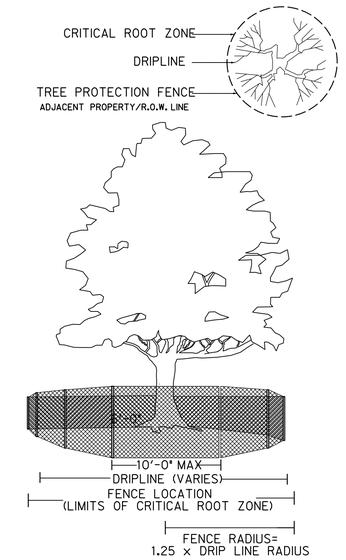
0 25 50 75 100

SCALE: 1"=50'

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
   B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimized root damage);
   C. Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
   D. Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

   Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no silting of stock piling of material or dirt is allowed around trees.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



TREE PROTECTION DETAIL

N.T.S.

DISCOVERY ROCKWALL

1725 TX-276,
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

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ROBERT E. GOSSETT — 107349
NAME — P.E. NO.
DATE — 6/17/2022
TBPE FIRM # F-312

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

TREESCAPE PLAN

C0.05

Sheet Number

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1	Eastern red cedar	*Juniperus virginiana*	11,5		Good	Secondary Protected
2	Black willow	*Salix nigra*	10	7X	Good	Non-protected
3	Sugar hackberry	*Celtis laevigata*	7	2X	Poor	Non-protected
4	Sugar hackberry	*Celtis laevigata*	4	3X	Good	Non-protected
5	Red mulberry	*Morus rubra*	6	7X	Poor	Primary Protected
6	Sugar hackberry	*Celtis laevigata*	11.5	2X	Good	Secondary Protected
7	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
8	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected
9	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected
10	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
11	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
12	Eastern red cedar	*Juniperus virginiana*	9		Good	Non-protected
13	Eastern red cedar	*Juniperus virginiana*	13.5	3X	Poor	Secondary Protected
14	Sugar hackberry	*Celtis laevigata*	5.5	2X	Good	Non-protected
15	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
16	Sugar hackberry	*Celtis laevigata*	10	3X	Good	Non-protected
17	Eastern cottonwood	*Populus deltoides*	22.5		Good	Non-protected
18	Eastern cottonwood	*Populus deltoides*	17		Good	Non-protected
19	Eastern cottonwood	*Populus deltoides*	15		Good	Non-protected
20	Red mulberry	*Morus rubra*	30	2X	Good	Feature Protection
21	Sugar hackberry	*Celtis laevigata*	18,5	3X	Good	Secondary Protected
22	Eastern redbud	*Cercis canadensis*	6,5	2X	Poor	Primary Protected
23	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
24	Sugar hackberry	*Celtis laevigata*	16.5	2X	Good	Secondary Protected
25	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
26	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
27	Sugar hackberry	*Celtis laevigata*	22	3X	Good	Secondary Protected
28	Sugar hackberry	*Celtis laevigata*	10,5	2X	Good	Non-protected
29	Arizona ash	*Fraxinus velutina*	22	4X	Good	Primary Protected
30	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
31	Eastern red cedar	*Juniperus virginiana*	13.5	2X	Good	Secondary Protected
32	Sugar hackberry	*Celtis laevigata*	13,5	3X	Good	Secondary Protected
33	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
34	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
35	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
36	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
37	Eastern red cedar	*Juniperus virginiana*	7		Good	Non-protected
38	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected
39	Eastern red cedar	*Juniperus virginiana*	8.5		Good	Non-protected
40	Hercules club	*Zanthoxylum clava-herculis*	7		Good	Primary Protected
41	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected
42	Eastern red cedar	*Juniperus virginiana*	4.5		Good	Non-protected
43	Hercules club	*Zanthoxylum clava-herculis*	4		Poor	Primary Protected
44	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
45	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected
46	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
47	Sugar hackberry	*Celtis laevigata*	5.5		Good	Non-protected
48	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
49	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected
50	Sugar hackberry	*Celtis laevigata*	8.5		Good	Non-protected
51	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
52	Sugar hackberry	*Celtis laevigata*	12		Good	Secondary Protected
53	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
54	Sugar hackberry	*Celtis laevigata*	19	3X	Good	Secondary Protected
55	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
56	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
57	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
58	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
59	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
60	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
61	Sugar hackberry	*Celtis laevigata*	23	2X	Good	Secondary Protected
62	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
63	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
64	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
65	Western soapberry	*Sapindus saponaria*	7	2X	Good	Primary Protected
66	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
67	Sugar hackberry	*Celtis laevigata*	9	3X	Good	Non-protected
68	Sugar hackberry	*Celtis laevigata*	7.5		Good	Non-protected
69	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
70	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
71	Sugar hackberry	*Celtis laevigata*	11,5	3X	Good	Secondary Protected
72	Sugar hackberry	*Celtis laevigata*	6	3X	Good	Non-protected
73	Sugar hackberry	*Celtis laevigata*	4.5		Good	Non-protected
74	Sugar hackberry	*Celtis laevigata*	7.5	2X	Good	Non-protected
75	Sugar hackberry	*Celtis laevigata*	7.5	3X	Good	Non-protected
76	Eastern cottonwood	*Populus deltoides*	22.5		Poor	Non-protected
77	Sugar hackberry	*Celtis laevigata*	6.5	4X	Good	Non-protected
78	Eastern redbud	*Cercis canadensis*	10	10X+	Good	Primary Protected
79	Pecan	*Carya illinoinensis*	12	2X	Poor	Primary Protected
80	Red mulberry	*Morus rubra*	22,5		Good	Primary Protected
81	Red mulberry	*Morus rubra*	19,5		Poor	Primary Protected
82	Red mulberry	*Morus rubra*	18,5		Poor	Primary Protected
83	Eastern red cedar	*Juniperus virginiana*	21.5		Good	Secondary Protected
84	Red mulberry	*Morus rubra*	34		Poor	Feature Protection
85	Arizona ash	*Fraxinus velutina*	14		Good	Primary Protected
86	Pecan	*Carya illinoinensis*	15,5		Good	Primary Protected
87	Red mulberry	*Morus rubra*	23		Poor	Primary Protected
88	Red mulberry	*Morus rubra*	25		Poor	Primary Protection
89	Pecan	*Carya illinoinensis*	10,5		Good	Primary Protected
90	Pecan	*Carya illinoinensis*	19		Good	Primary Protected
91	Pecan	*Carya illinoinensis*	14,5		Good	Primary Protected
92	Bradford pear	*Pyrus calleryana*	19,5	5X	Good	Primary Protected
93	Sugar hackberry	*Celtis laevigata*	25,5	3X	Good	Feature Protection
95	Sugar hackberry	*Celtis laevigata*	24.5		Good	Secondary Protected
94	Pecan	*Carya illinoinensis*	13	4X	Good	Primary Protected
96	Sugar hackberry	*Celtis laevigata*	10,5	3X	Good	Non-protected
97	Bois d'arc	*Maclura pomifera*	37	2X	Good	Non-protected
98	Sugar hackberry	*Celtis laevigata*	22.5		Good	Secondary Protected
99	Sugar hackberry	*Celtis laevigata*	6.5		Good	Non-protected
100	Bois d'arc	*Maclura pomifera*	10	2X	Good	Non-protected

TREE INVENTORY / MITIGATION

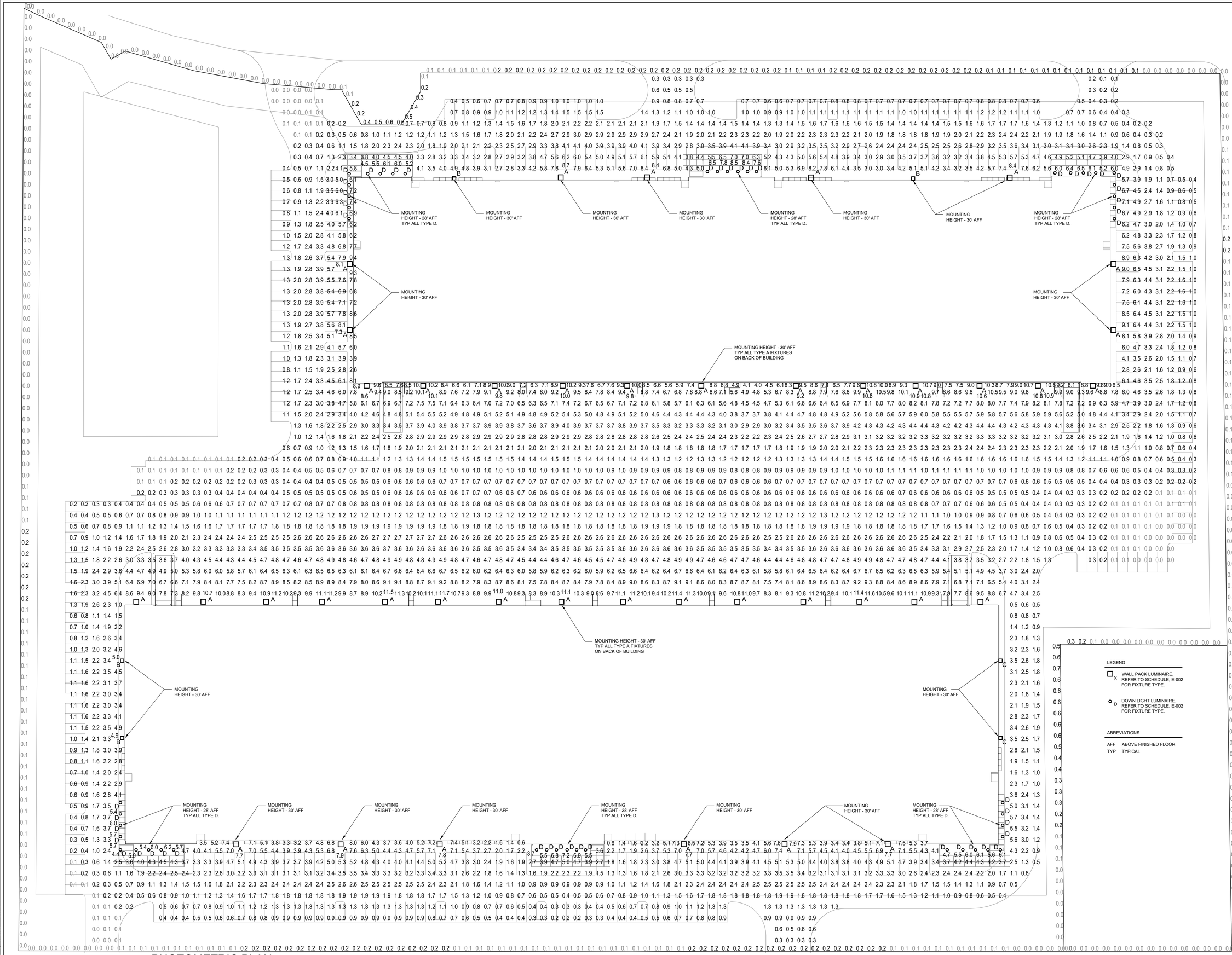
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
101	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
102	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
103	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
104	Eastern cottonwood	*Populus deltoides*	5	2X	Good	Non-protected
105	Eastern cottonwood	*Populus deltoides*	4	3X	Good	Non-protected
106	Eastern cottonwood	*Populus deltoides*	4	2X	Good	Non-protected
107	Eastern cottonwood	*Populus deltoides*	6	2X	Good	Non-protected
108	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
109	Eastern cottonwood	*Populus deltoides*	4,5	3X	Good	Non-protected
110	Eastern cottonwood	*Populus deltoides*	5	4X	Good	Non-protected
111	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
112	Eastern cottonwood	*Populus deltoides*	4	2X	Good	Non-protected
113	Eastern cottonwood	*Populus deltoides*	4		Good	Non-protected
114	Red mulberry	*Morus rubra*	4		Good	Primary Protected
115	Red mulberry	*Morus rubra*	7,5		Good	Primary Protected
116	Bois d'arc	*Maclura pomifera*	20	2X	Good	Non-protected
117	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
118	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
119	Honey locust	*Gleditsia triacanthos*	5,5		Good	Non-protected
120	Sugar hackberry	*Celtis laevigata*	5,5	3X	Good	Non-protected
121	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
122	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
123	Western soapberry	*Sapindus saponaria*	4,5	2X	Good	Primary Protected
124	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
125	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
126	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
127	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
128	Sugar hackberry	*Celtis laevigata*	6,5	4X	Good	Non-protected
129	Eastern red cedar	*Juniperus virginiana*	16		Good	Secondary Protected
130	Eastern red cedar	*Juniperus virginiana*	14		Good	Secondary Protected
131	Eastern red cedar	*Juniperus virginiana*	13		Good	Secondary Protected
132	Sugar hackberry	*Celtis laevigata*	6,5	2X	Good	Non-protected
133	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
134	Eastern red cedar	*Juniperus virginiana*	16	3X	Good	Secondary Protected
135	Sugar hackberry	*Celtis laevigata*	16,5	6X	Poor	Secondary Protected
136	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
137	Eastern red cedar	*Juniperus virginiana*	9	2X	Good	Non-protected
138	Sugar hackberry	*Celtis laevigata*	7	3X	Good	Non-protected
139	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
140	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
141	Black willow	*Salix nigra*	16,5	2X	Good	Non-protected
142	Sugar hackberry	*Celtis laevigata*	5	2X	Good	Non-protected
143	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
144	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
145	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
146	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
147	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
148	Sugar hackberry	*Celtis laevigata*	24,5		Good	Secondary Protected
149	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
150	Sugar hackberry	*Celtis laevigata*	22,5	4X	Good	Non-protected
151	Sugar Hackberry	Celtis laevigata	8,5	2X	Good	Non-Protected
152	Sugar Hackberry	*Celtis laevigata*	6	2X	Good	Non-Protected
153	Sugar Hackberry	*Celtis laevigata*	4		Good	Non-Protected
154	Osage Orange	Maclura pomifera	5,5	2X	Good	Non-Protected
155	Sugar Hackberry	Celtis laevigata	6	3X	Good	Non-Protected
156	Osage Orange	Maclura pomifera	8		Good	Non-Protected
157	Black Willow	Salix nigra	15	4X	Good	Non-Protected
158	Black Willow	Salix nigra	18	6X	Good	Non-Protected
159	Black Willow	Salix nigra	5	2X	Good	Non-Protected
160	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected
161	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
162	Sugar Hackberry	Celtis laevigata	7,5	2X	Good	Non-Protected
163	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected
164	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
165	Honey Locust	Gleditsia triacanthos	5		Good	Non-Protected
166	Sugar Hackberry	*Celtis laevigata*	4,5		Good	Non-Protected
167	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected
168	Sugar Hackberry	Celtis laevigata	17,5		Good	Secondary Protected
169	Osage Orange	Maclura pomifera	15	10X+	Poor	Non-Protected
170	Eastern Red Cedar	Juniperus virginiana	7,5		Good	Non-Protected
171	Sugar Hackberry	Celtis laevigata	5	2X	Good	Non-Protected
172	Sugar Hackberry	Celtis laevigata	7	10X+	Good	Non-Protected
173	Sugar Hackberry	Celtis laevigata	4,5	2X	Good	Non-Protected
174	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
175	Sugar Hackberry	Celtis laevigata	8,5	3X	Good	Non-Protected
176	Sugar Hackberry	Celtis laevigata	13		Good	Secondary Protected
177	Honey Locust	Gleditsia triacanthos	9,5		Good	Non-Protected
178	Sugar Hackberry	Celtis laevigata	13,5		Poor	Secondary Protected
179	Osage Orange	Maclura pomifera	9,5	2X	Good	Non-Protected
180	Honey Locust	Gleditsia triacanthos	7,5		Good	Non-Protected
181	Sugar Hackberry	Celtis laevigata	5,5	2X	Good	Non-Protected
182	Sugar Hackberry	Celtis laevigata	13	2X	Good	Secondary Protected
183	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
184	Eastern Red Cedar	Juniperus virginiana	10	3X	Good	Non-Protected
185	Eastern Red Cedar	Juniperus virginiana	9,5		Good	Non-Protected
186	Osage Orange	Maclura pomifera	8,5		Good	Non-Protected
187	Eastern Red Cedar	Juniperus virginiana	15,5	2X	Good	Secondary Protected
188	Hercules Club	*Zanthoxylum clava-herculis*	10	4X	Good	Primary Protected
189	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
190	Red Mulberry	Morus rubra	8,5	3X	Good	Primary Protected
191	Red Mulberry	*Morus rubra*	9,5	6X	Good	Primary Protected
192	Hercules Club	Zanthoxylum clava-herculis	8,5	4X	Good	Primary Protected
193	Hercules Club	Zanthoxylum clava-herculis	8,5		Good	Primary Protected
194	Hercules Club	Zanthoxylum clava-herculis	9,5	2X	Good	Primary Protected
195	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
196	Hercules Club	*Zanthoxylum clava-herculis*	9,5	4X	Good	Primary Protected
197	Sugar Hackberry	Celtis laevigata	5,5	6X	Good	Non-Protected
198	Hercules Club	*Zanthoxylum clava-herculis*	9,5		Poor	Primary Protected
199	Sugar Hackberry	*Celtis laevigata*	5,5		Good	Non-Protected
200	Osage Orange	*Maclura pomifera*	4,5	2X	Good	Non-Protected

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
201	Honey Locust	Gleditsia triacanthos	19,5	4X	Good	Non-Protected
202	Honey Locust	*Gleditsia triacanthos*	4	5X	Good	Non-Protected
203	Honey Locust	Gleditsia triacanthos	5,5	3X	Good	Non-Protected
204	Honey Locust	Gleditsia triacanthos	7	2X	Good	Non-Protected
205	Osage Orange	Maclura pomifera	8,5	6X	Good	Non-Protected
206	Honey Locust	Gleditsia triacanthos	11,5		Good	Non-Protected
207	Osage Orange	Maclura pomifera	7,5	5X	Good	Non-Protected
208	Red Mulberry	Morus rubra	11	10X+	Good	Primary Protected
209	Red Mulberry	Morus rubra	4	8X	Good	Primary Protected
210	Bradford Pear	Pyrus calleryana	8,5	4X	Good	Primary Protected
211	Black Willow	Salix nigra	14	3X	Good	Non-Protected
212	Black Willow	*Salix nigra*	10	2X	Good	Non-Protected
213	Black Willow	*Salix nigra*	5		Good	Non-Protected
214	Eastern Cottonwood	Populus deltoides	4,5	3X	Good	Non-Protected
215	Black Willow	Salix nigra	16,5	2X	Good	Non-Protected
216	Sugar Hackberry	Celtis laevigata	19		Poor	Secondary Protected
217	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
218	Sugar Hackberry	Celtis laevigata	4,5		Poor	Non-Protected
219	Bradford Pear	*Pyrus calleryana*	7	8X	Good	Primary Protected
220	Sugar Hackberry	Celtis laevigata	9,5		Good	Non-Protected
221	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected
222	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected
223	Osage Orange	*Maclura pomifera*	12,5		Good	Non-Protected
224	Osage Orange	Maclura pomifera	8		Good	Non-Protected
225	Osage Orange	Maclura pomifera	7	3X	Good	Non-Protected
226	Eastern Red Cedar	Juniperus virginiana	5		Good	Non-Protected
227	Eastern Red Cedar	Juniperus virginiana	7	2X	Good	Non-Protected
228	Eastern Red Cedar	Juniperus virginiana	5,5		Good	Non-Protected
229	Eastern Red Cedar	Juniperus virginiana	6	2X	Good	Non-Protected
230	Eastern Red Cedar	Juniperus virginiana	4,5		Good	Non-Protected
231	Black Willow	Salix nigra	34	4X	Poor	Non-Protected
232	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
233	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
234	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
235	Hercules Club	Zanthoxylum clava-herculis	6	2X	Good	Primary Protected
236	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
237	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protected
238	Black Willow	Salix nigra	17	7X	Good	Non-Protected
239	Honey Locust	Gleditsia triacanthos	7		Good	Non-Protected
240	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protected
241	Honey Locust	Gleditsia triacanthos	4,5		Good	Non-Protected
242	Sugar Hackberry	Celtis laevigata	8		Good	Non-Protected
243	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
244	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
245	Sugar Hackberry	*Celtis laevigata*	7	3X	Good	Non-Protected
246	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
247	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
248	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
249	Red Mulberry	Morus rubra	5,5	4X	Good	Primary Protected
250	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protected
251	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
252	Eastern Red Cedar	Juniperus virginiana	5,5		Good	Non-Protected
253	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
254	Honey Locust	Gleditsia triacanthos	5,5	2X	Good	Non-Protected
255	Honey Locust	Gleditsia triacanthos	4,5		Good	Non-Protected
256	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected
257	Eastern Red Cedar	Juniperus virginiana	9,5	2X	Good	Non-Protected
258	Eastern Red Cedar	Juniperus virginiana	5,5		Good	Non-Protected
259	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
260	Honey Locust	*Gleditsia triacanthos*	4,5	2X	Good	Non-Protected
261	Eastern Red Cedar	Juniperus virginiana	4		Good	Non-Protected
262	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
263	Honey Locust	Gleditsia triacanthos	4	3X	Good	Non-Protected
264	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
265	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
266	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
267	Sugar Hackberry	Celtis laevigata	4,5	2X	Good	Non-Protected
268	Hercules Club	Zanthoxylum clava-herculis	5		Good	Primary Protected
269	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
270	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
271	Sugar Hackberry	Celtis laevigata	8,5		Good	Non-Protected
272	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
273	Sugar Hackberry	Celtis laevigata	10,5	2X	Good	Non-Protected
274	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected
275	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
276	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
277	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
278	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
279	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
280	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
281	Hercules Club	Zanthoxylum clava-herculis	5		Good	Primary Protected
282	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
283	Sugar Hackberry	*Celtis laevigata*	4,5		Good	Non-Protected
284	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
285	Hercules Club	Zanthoxylum clava-herculis	11	7X	Good	Primary Protected
286	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
287	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected
288	Sugar Hackberry	Celtis laevigata	9		Poor	Non-Protected
289	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
290	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
291	Sugar Hackberry	Celtis laevigata	5,5	2X	Good	Non-Protected
292	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protected
293	Sugar Hackberry	Celtis laevigata	6	6X	Good	Non-Protected
294	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
295	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
296	Eastern Red Cedar	Juniperus virginiana	11	2X	Good	Secondary Protected
297	Sugar Hackberry	Celtis laevigata	5	2X	Good	Non-Protected
298	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
299	Sugar Hackberry	Celtis laevigata	7	2X	Good	Non-Protected
301	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
301	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
302	Honey Locust	Gleditsia triacanthos	5,5		Good	Non-Protected
303	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
304	Sugar Hackberry	*Celtis laevigata*	4,4		Good	Non-Protected
305	Sugar Hackberry	*Celtis laevigata*	5,5		Good	Non-Protected
306	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
307	Sugar Hackberry	Celtis laevigata	7,5	2X	Good	Non-Protected
308	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected
310	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
313	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected
314	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected
315	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protected
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
318	Eastern Red Cedar	Juniperus virginiana	7,5		Good	Non-Protected
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
322	Eastern Red Cedar	Juniperus virginiana	9,5		Good	Non-Protected
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Protected
324	Sugar Hackberry	Celtis laevigata	12		Good	Secondary Protected
325	Sugar Hackberry	*Celtis laevigata*	6,5		Good	Non-Protected
326	Sugar Hackberry	Celtis laevigata	8,5		Good	Non-Protected
327	Sugar Hackberry	Celtis laevigata	4,5		Good	Non-Protected
328	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
329	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
330	Eastern Red Cedar	*Juniperus virginiana*	8		Good	Non-Protected
331	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected
332	Sugar Hackberry	Celtis laevigata	5	3X	Good	Non-Protected
333	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
334	Hercules Club	Zanthoxylum clava-herculis	4	3X	Good	Primary Protected
335	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
336	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected
337	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
338	Sugar Hackberry	Celtis laevigata	9	2X	Poor	Non-Protected
339	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected
340	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
341	Sugar Hackberry	Celtis laevigata	5,5		Good	Non-Protected
342	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
343	Sugar Hackberry	Celtis laevigata	8	4X	Good	Non-Protected
344	Hercules Club	Zanthoxylum clava-herculis	6,5		Good	Primary Protected
345	Sugar Hackberry	Celtis laevigata	7	3X	Poor	Non-Protected
346	Sugar Hackberry	Celtis laevigata	5,5	2X	Good	Non-Protected
347	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
348	Hercules Club	Zanthoxylum clava-herculis	5,5		Good	Primary Protected
349	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected
350	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
351	Sugar Hackberry	*Celtis laevigata*	10	2X	Poor	Non-Protected
352	Sugar Hackberry	*Celtis laevigata*	10,5	4X	Good	Non-Protected
353	Sugar Hackberry	*Celtis laevigata*	13	6X	Poor	Secondary Protected
354	Sugar Hackberry	*Celtis laevigata*	6		Good	Non-Protected
355	Sugar Hackberry	*Celtis laevigata*	12,5	3X	Good	Secondary Protected
356	Sugar Hackberry	*Celtis laevigata*	4		Good	Non-Protected
357	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
358	Sugar Hackberry	*Celtis laevigata*	4		Good	Non-Protected
359	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
360	Sugar Hackberry	*Celtis laevigata*	7,5	2X	Good	Non-Protected
361	Sugar Hackberry	*Celtis laevigata*	5,5		Good	Non-Protected
362	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected
363	Hercules Club	*Zanthoxylum clava-herculis*	4,5		Good	Primary Protected
364	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
365	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
366	Sugar Hackberry	*Celtis laevigata*	5,5		Good	Non-Protected
367	Sugar Hackberry	*Celtis laevigata*	6,5		Good	Non-Protected
368	Hercules Club	*Zanthoxylum clava-herculis*	7		Poor	Primary Protected
369	Sugar Hackberry	*Celtis laevigata*	7		Good	Non-Protected
370	Sugar Hackberry	*Celtis laevigata*	5		Good	Non-Protected
371	Sug



1 PHOTOMETRIC PLAN
1" = 30'-0"

LEGEND

- X — WALL PACK LUMINAIRE. REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.
- D — DOWN LIGHT LUMINAIRE. REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.

ABREVIATIONS

AFF	ABOVE FINISHED FLOOR
TYP	TYPICAL

DISCOVERY ROCKWALL

TRITEN
ROCKWALL

HALFF
1201 N. BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200
TBPE FIRM #312
A/O XXX

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

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PHILLIP R. APPLEBAUM — 68404
NAME — P.E. NO.
DATE — 06/17/2022
TBPELS FIRM #F-312

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Issued:	06/17/2022
Drawn By:	BM
Checked By:	PA
Scale:	AS NOTED

Sheet Title

ELECTRICAL SITE PHOTOMETRIC

E-001
Sheet Number

File Name: I:\46000s\46587\001\CAD\Sheets\RCH\E001 - PH010.dwg
Current Tab: (Layout): E-001 User: AH3167
Printed Date: 6/16/2022 11:35:45 AM

Parameter Table

Electrical Data

Model		AOK-75WoT	AOK-115WoT	AOK-145WoT	AOK-180WoT	AOK-200WoT	AOK-230WoT	AOK-300WoT	AOK-420WoT
Power(W)		75 W	115 W	145 W	180 W	200 W	230 W	300 W	420 W
Input voltage		100-277VAC, 50/60Hz, 347/480VAC optional							
THD		7.50%	7.00%	6.50%	7.20%	7.80%	7.70%	3.90%	7.70%
PF		0.98	0.98	0.99	0.98	0.99	0.99	0.99	0.99
Operating temperature		-40°C to 50°C (-40 °F to 122 °F)							
Control Option		DALI, 1-10V/ PWM / timer dimming, Nema, Zhaga, Presence detection sensor. Dim-to-Off with standby power <= 0.5W. DIP switch.							
Driver		Meanwell / Inventronics/Sosen							
Surge Protection		10kV / 20kV optional							

Photometric Data

Efficacy(lm/W) (**LUMILEDS**,Std. Dev. ±3%)	T501	144 lm/W	131 lm/W	113 lm/W	142 lm/W	140 lm/W	135 lm/W	126 lm/W	
	T502	166 lm/W	159 lm/W	152 lm/W	169 lm/W	163 lm/W	160 lm/W	153 lm/W	142 lm/W
	T601	140 lm/W	135 lm/W	127 lm/W	141 lm/W	140 lm/W	135 lm/W	131 lm/W	
	T602	167 lm/W	168 lm/W	161 lm/W	170 lm/W	163 lm/W	160 lm/W	149 lm/W	139 lm/W
Efficacy(lm/W) (**SOUL**,Std. Dev. ±3%)	T501	146 lm/W	135 lm/W	129 lm/W	143 lm/W	140 lm/W	133 lm/W	130 lm/W	
	T502	169 lm/W	162 lm/W	153 lm/W	173 lm/W	168 lm/W	157 lm/W	155 lm/W	145 lm/W
	T302	171 lm/W	170 lm/W	165 lm/W	173 lm/W	173 lm/W	170 lm/W	167 lm/W	156 lm/W
	T602	170 lm/W	169 lm/W	165 lm/W	176 lm/W	175 lm/W	170 lm/W	160 lm/W	150 lm/W
	T502	176 lm/W	172 lm/W	169 lm/W	179 lm/W	178 lm/W	172 lm/W	170 lm/W	160 lm/W
Luminous flux (lm) (**LUMILEDS**)	T501	10765 lm	15066 lm	16378 lm	25648 lm	28058 lm	31123 lm	37868 lm	
	T502	12467 lm	18253 lm	22001 lm	30435 lm	32576 lm	36908 lm	43817 lm	59512 lm
	T601	10501 lm	15518 lm	18401 lm	25456 l m	27930 lm	31121 lm	39157 lm	
	T602	12528 lm	19327 lm	23367 lm	30683 l m	32662 lm	36911 lm	44763 lm	58579 lm
Luminous flux (lm) (**SOULE**)	T501	10984 lm	15579 lm	18656 lm	25744 l m	27916 lm	30492 lm	38953 l m	
	T502	12708 lm	18577 lm	22179 lm	31142 lm	33572 lm	36052 l m	46479 lm	60867 lm
	T302	12819 lm	19495 lm	23976 lm	31191 l m	34599 l m	39156 lm	50167 lm	65599 lm
	T602	12761 lm	19491 lm	23992 lm	31766 l n	35074 l m	39185 l m	48053 l m	63203 lm
	T502	13176 lm	19824 lm	24540 lm	32145 l m	35672 l m	39569 l m	51087 l m	67305 lm
ULOR		< 0%, @ Luminaire inclination 0°							
CCT		3000K, 4000K, 5000K, 5700K, 6500K							
CRI		70Ra, 80Ra, 90Ra optional							
Beam angle		Type III/Type IV/Type V/T512							
LED Manufacturer		LUMILEDS/Sosuel							
LED model		Lumileds 3030/Lumileds 5050/Sosuel 5050							
Working current of single LED (mA)	T301	0.065	0.101	0.127(0.12)	0.08	0.088	0.099	0.128	
	T302	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
	T901	0.065	0.101	0.127（0.12）	0.08	0.088	0.099	0.128	
	T902	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
	T501	0.065	0.101	0.127（0.12）	0.08	0.088	0.099	0.128	
	T502	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
Lens		Polycarbonate (better impact resistance than glass)							

Mechanical Data

IP/IK		IP66/IK10, according to standard EN 60529 and EN 62262							
Vibration resistance		3G, conform to standard IEC 68-2-6							
SCx		Front: 0.11997m^2; Front-side: 0.0152m^2; Side: 0.0297m^2			Front: 0.17926m^2; Front-side: 0.0196 m^2; Side: 0.03142 m^2			Front: 0.201256m^2; Front-side: 0.0269 m^2; Side: 0.04686 m^2	
Housing/Materials		Heavy-duty die-cast aluminum (EN AC-46100)							
Surface treatment		Anti-UV thermosetting polyester / 80 micron epoxy primer + Anti-UV thermosetting polyester (for extremely corrosive environments).							
Painting		Black, Bronze, Custom request							
Cable		Pre-wired with a 70 cm cable (Other lengths on request)							
Mounting		Slip fitter/Arm mount/Yoke mount/Slide & lock/Square pole/Round pole/Trunnion							

Others

Model	AOK-75WoT	AOK-115WoT	AOK-145WoT	AOK-180WoT	AOK-200WoT	AOK-230WoT	AOK-300WoT	AOK-420WoT
Lifespan	L90B10 > 52000h, @Ta 25°C							
Warranty	5 years (Warranty extension up to 10 years on request)							
Certification	UL/cUL/FCC/CE/ENEC/SAA/RoHS,For other certificates please request							
Product size	507*327*185mm	507*327*185mm	507*327*185mm	600*410*185mm	600*410*185mm	600*410*185mm	650*423*180mm	650*440*390mm
Net weight(±10%)	3.7kg	4.0kg	4.0kg	5.6kg	5.1kg	5.6kg	8.9kg	9.6kg
Recommended installation height	General 4-12m, based on actual project requirements							
Application field	Suitable for area lighting such as parking lot, loading bay and street, Tennis court							

Dual LEDs CCT adjustable solution specification

Watt(W)	LED Chips	CCT	Current Output(mA)	Power(W)	Efficacy T302	Efficacy T502	Efficacy T502
75	C46×W46	3000	515	74.5	148	149	152
		4000		72.8	161	161	165
		5000		74.16	158	158	162
		5700		75.15	156	156	160
115	C46×W46	3000	790	113.8	144	144	148
		4000		109.3	161	161	165
		5000		112.2	156	156	159
		5700		113.9	151	151	155
145	C46×W46	3000	985	144.4	138	138	141
		4000		137.4	157	158	161
		5000		141.7	151	150	154
		5700		144.1	146	145	148
180	C84×W84	3000	1045	178.4	150	153	155
		4000		172.6	166	169	171
		5000		177.1	161	165	166
		5700		179.0	157	161	163
200	C84×W84	3000	1155	199.2	147	151	152
		4000		191.2	164	169	170
		5000		196.4	159	163	164
		5700		199.1	154	158	160
230	C84×W84	3000	1315	228.5	144	147	149
		4000		218.6	163	166	168
		5000		225.1	158	161	161
		5700		228.5	152	155	157

Ordering Information

AOK								
WATTS	VOLTAGE	LED CHIPS	TYPE OF SENSOR	CCT&CRI	DISTRIBUTION	MOUNT	HOUSING	OPTIONS
75WoT	NV=120-277V	L3=LUMILED 3030	00=Without Sensor	3000=3000K 70CRI	T3=TYPE 3	A=Slip Fitter	B=Black	SPD 10KV
115WoT	HV=347/480V	L5=LUMILED 5050	SN=Motion Sensor	4070=4000K 70CRI	T4=TYPE 4	B=Adjustable Arm	BZ=Bronze	SPD 20KV
145WoT		S5=SEOUL 5050	PH=Photocell	5070=5000K 70CRI	T5=TYPE 5	C=Yoke Mount	RD=Ride	DIP Switch
180WoT		W3=SEOUL W3	DV=Dimmable	5730=5700K 70CRI	T512=TYPE T5WQ	D= Slide and Lock	WH=White	
200WoT				6570=6500K 70CRI		E= Square Pole	SG=Silver Gray	
230WoT				3080=3000K 80CRI		F= Round Pole		
300WoT				4080=4000K 80CRI		G= Trunnion Mount		
420WoT				5080=5000K 80CRI				
				5730=5700K 80CRI				
				6580=6500K 80CRI				

OT Series Specification Sheet

*Due to the constant improvements in product development, individual parameters might change. Please refer to our sales or R&D team for most up-to-date content as specifications are subject to change without notice.

wally@aokledlight.com
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+86 750 2317 916# (CN)
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AOK Quality, Security, Service and Innovation

SCHEDULE			
LABEL	MANUFACTUER	WATTAGE	DESCRIPTION
A	AOK	198	AOK-200WoT-NV-L5-00-5070-T402-P
B	AOK	114	AOK-115WoT-NV-L5-00-5070-T402-P
C	AOK	75	AOK-75WoT-NV-L3-00-5070-T401-P
D	LIGHTOLIER BY SIGNIFY	32	EASYLYTE

STATISTICS			
AVG	MAX	MIN	DESCRIPTION
3.0 fc	11.7 fc	0.0 fc	OVERALL SITE
0.2 fc	0.7 fc	0.0 fc	PROPERTY LINE

DISCOVERY ROCKWALL
TRITEN
ROCKWALL

HALFF
1201 N. BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200
TBPE FIRM #F-312
AOS XXXX

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

PHILLIP R. APPLEBAUM — 68404
NAME — P.E. NO.

DATE — 06/17/2022

TBPELS FIRM #F-312

Project No.:	46587.001
Issued:	06/17/2022
Drawn By:	BM
Checked By:	PA
Scale:	AS NOTED

Sheet Title

ELECTRICAL SCHEDULES

E-002

Sheet Number

File Name: I:\46000s\46587\001\CADD\SheetsRCH\E001 - PHOTO.dwg
Current Tab (Layout): E-002 User: AH3167
Printed Date: 6/16/2022 11:30:45 AM

Ross, Bethany

From: Traci Petersen <tpetersen@triten.com>
Sent: Friday, June 24, 2022 2:58 PM
To: Traci Petersen
Subject: FW: [External] Existing Overhead Lines Inquire

From: Stevens, Clint <Clinton.Stevens@oncor.com>
Sent: Friday, June 17, 2022 9:13 AM
To: Gardner, Matthew <mGardner@Halff.com>
Cc: Priestner, Greyson <gPriestner-i@halff.com>; Gossett, Robert <rGossett@Halff.com>; David Shipman <dshipman@triten.com>; Downs, Derek <Derek.Downs@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

So the general rough cost to relocate this 1000' of 3phase conductor from Overhead to underground will cost potentially $120,000. The main reason is because there is a tap that comes off one of these poles that causes us to have to install a switchgear.

That being said, this does not include what you would be responsible for, and that is the civil for the entire project. Meaning conduit for the 3ph primary, plus a spare, and the pad for the switchgear.

So, it would be $120,000 plus cost to install your civil. Not sure what that would be.

Hope this helps.

For any new or existing residential or commercial projects please follow this link.
https://www.oncor.com/SitePages/*ConstructionAndDevelopment.*aspx

Customer New Service Portal

To select a Retail Electric Provider (REP) go to **http://www.powertochoose.org/**
For Electric Service Guidelines or Construction Specs **http://oncor.com/EN/Pages/Construction-Guidelines.aspx**

Clint Stevens
Project Manager
Oncor | PMDS
3873 Highway 69 North
Greenville, Tx 75401
Cell: 903.456.1660
Office: 903.458.7060
Clinton.stevens@oncor.com

Cole Bridges
Design Supervisor
Oncor | PMDS
4530 Greenville Avenue
Dallas, Texas 75206

469.261.2226

thomas.bridges@oncor.com

From: Gardner, Matthew [mailto:mGardner@Halff.com]
Sent: Wednesday, June 15, 2022 10:04 AM
To: Stevens, Clint <Clinton.Stevens@oncor.com>
Cc: Priestner, Greyson <gPriestner-i@halff.com>; Gossett, Robert <rGossett@Halff.com>; David Shipman <dshipman@triten.com>; Downs, Derek <Derek.Downs@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Clint,

The above is what we have so far. The Circle poles are what we are estimating will need be put underground.

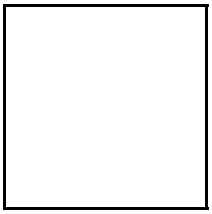
This is a requirement by City of Rockwall for these lines to be buried. We are needing the cost/ estimated schedule of when the work could possibly be completed by.

We are trying to get out of doing this but we have to have all the facts when we go back to the city to fight this requirement.

Thank you,

Matthew Gardner, PE
Project Manager
Halff Associates, Inc.

O: (214) 346-6308



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From: Stevens, Clint <Clinton.Stevens@oncor.com>
Sent: Wednesday, June 15, 2022 9:56 AM
To: Priestner, Greyson <gPriestner-i@halff.com>
Cc: Gardner, Matthew <mGardner@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Greyson, My name is Clint, can you provide me with location info and a summary of what you are needing done? I was asked to see if I can help with your request. All I see is a request for potential cost to install a dip.

Can you provide as much info o this as you can> I will review and get back to you as soon as I can.

Thanks.

For any new or existing residential or commercial projects please follow this link.
https://www.oncor.com/SitePages/*ConstructionAndDevelopment*.aspx

Customer New Service Portal

To select a Retail Electric Provider (REP) go to **http://www.powertochoose.org/**
For Electric Service Guidelines or Construction Specs **http://oncor.com/EN/Pages/Construction-Guidelines.aspx**

Clint Stevens
Project Manager
Oncor | PMDS
3873 Highway 69 North
Greenville, Tx 75401
Cell: 903.456.1660
Office: 903.458.7060
Clinton.stevens@oncor.com

Cole Bridges
Design Supervisor
Oncor | PMDS
4530 Greenville Avenue
Dallas, Texas 75206

469.261.2226
thomas.bridges@oncor.com

From: Bridges, Cole
Sent: Monday, June 13, 2022 3:47 PM
To: Thornhill, Sam <Jerry.Thornhill@oncor.com>; Mclemore, Drake <Drake.Mclemore@oncor.com>; Stevens, Clint <Clinton.Stevens@oncor.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Clint – See below. Is this something you can help with sir?

Thanks,

Cole Bridges
Oncor | PDMS
469-261-2226

From: Thornhill, Sam
Sent: Monday, June 13, 2022 3:34 PM
To: Mclemore, Drake <Drake.Mclemore@oncor.com>; Bridges, Cole <Thomas.Bridges@oncor.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Thanks Drake, sorry about that.
I just need a block cost if that's possible for a dip it sounds like….

Thank you

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email: Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: Mclemore, Drake
Sent: Monday, June 13, 2022 3:31 PM
To: Bridges, Cole <Thomas.Bridges@oncor.com>
Cc: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Subject: FW: [External] Existing Overhead Lines Inquire

Cole,

Can Clint help with this?

276 Overlay district within the city of Rockwall

Best Regards,
Drake

_____

Drake McLemore
Design Supervisor
Oncor | PMDS
Cell: 214.771.2833
drake@oncor.com
oncor.com

My Manager : Jason Hagmeier
Cell: 469.261.6448 Email: Jason.hagmeier@oncor.com

_____

From: Gardner, Matthew [mailto:mGardner@Halff.com]
Sent: Monday, June 13, 2022 2:57 PM
To: Mclemore, Drake <Drake.Mclemore@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; David Shipman <dshipman@triten.com>; Gossett, Robert <rGossett@Halff.com>; Thornhill, Sam <Jerry.Thornhill@oncor.com>; Ward, Matthew <Matthew.Ward@oncor.com>; Flumerfelt, Dawn <Dawn.Flumerfelt@oncor.com>
Subject: RE: [External] Existing Overhead Lines Inquire

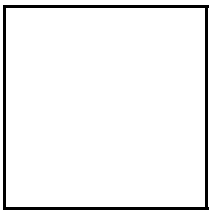
Mr. Mclemore,

Following up. We really need to get this as soon as possible.

Thank you,

Matthew Gardner, PE
Project Manager
Halff Associates, Inc.

O: (214) 346-6308



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From: Gardner, Matthew <mGardner@Halff.com>
Sent: Wednesday, June 8, 2022 8:17 AM
To: Mclemore, Drake <Drake.Mclemore@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; David Shipman <dshipman@triten.com>; Gossett, Robert <rGossett@Halff.com>; Thornhill, Sam <Jerry.Thornhill@oncor.com>; Ward, Matthew <Matthew.Ward@oncor.com>; Flumerfelt, Dawn <Dawn.Flumerfelt@oncor.com>
Subject: RE: [External] Existing Overhead Lines Inquire

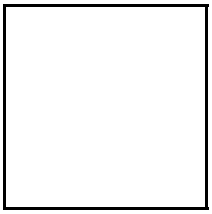
Mr. Mclemore,

Can we get a status update and see when we could be expecting this.

Thank you,

Matthew Gardner, PE
Project Manager
Halff Associates, Inc.

O: (214) 346-6308



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---

From: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Sent: Friday, June 3, 2022 1:15 PM
To: Gardner, Matthew <mGardner@Halff.com>; Mclemore, Drake <Drake.Mclemore@oncor.com>; Flumerfelt, Dawn <Dawn.Flumerfelt@oncor.com>; Ward, Matthew <Matthew.Ward@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; David Shipman <dshipman@triten.com>; Gossett, Robert <rGossett@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Thank you Matthew for the information.

Mr. Mclemore,
Do you have anyone that can work up a block cost real quick for Matthew and his team?

Dawn and Matt W- Not sure if this location is on your radar or not?

Thank you

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email: Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: Gardner, Matthew [mailto:mGardner@Halff.com]
Sent: Friday, June 3, 2022 12:25 PM
To: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; David Shipman <dshipman@triten.com>; Gossett, Robert <rGossett@Halff.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Sam,

This property is located in a 276 Overlay district within the city of Rockwall. Rockwall is requiring us to go underground with the Power.

At this time we are just need a cost for this work see attached circled poles in front of our project.

We would prefer to not have to do this but believe we need the cost associated with this in order to help in our discussions with the City.

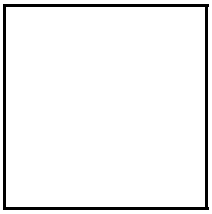
We currently have a will serve lever from Farmers CO OP who is currently serving the small house on the project.

Please let me know if you have any questions.

Thank you,

Matthew Gardner, PE
Project Manager
Halff Associates, Inc.

O: (214) 346-6308



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From: David Shipman <dshipman@triten.com>
Sent: Friday, June 3, 2022 10:18 AM
To: Gardner, Matthew <mGardner@Halff.com>; Gossett, Robert <rGossett@Halff.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>
Subject: FW: [External] Existing Overhead Lines Inquire

Matthew & Bobby – see below for correspondence with Oncor. We've been running traps on our end to get to the bottom of this.

Are we planning to request the variance at site plan submittal? If we can get pricing/timing from Oncor before the variance request, it could help us defend our request.

David Shipman
Triten Real Estate Partners

Phone 832-615-1477 • Cell 817-891-4123
dshipman@triten.com

From: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Sent: Friday, June 3, 2022 10:04 AM
To: David Shipman <dshipman@triten.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; Traci Petersen <tpetersen@triten.com>
Subject: RE: [External] Existing Overhead Lines Inquire

David,
Hello again. Have you submitted a request through our serve new portal to have a project manager or utility designer assigned?

Thanks

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email: Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: David Shipman [mailto:dshipman@triten.com]
Sent: Friday, June 3, 2022 9:54 AM
To: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Cc: Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>; Traci Petersen <tpetersen@triten.com>
Subject: RE: [External] Existing Overhead Lines Inquire

Thanks Sam. Can you help us get pricing and timing for placing these lines underground?

David Shipman
Triten Real Estate Partners
Phone 832-615-1477 • Cell 817-891-4123
dshipman@triten.com

From: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Sent: Friday, June 3, 2022 8:03 AM
To: dwilcox@mccowngordon.com
Cc: David Shipman <dshipman@triten.com>; Myron Pendley <MPendley@triten.com>; Will Hedges <WHedges@triten.com>
Subject: FW: [External] Existing Overhead Lines Inquire

Deren,
Good morning again. It was nice to visit with you sir.

Please fin the information below that I provided to Halff on Wednesday.

Please let me know if you have any more questions.

Thank you

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email:** **Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: Thornhill, Sam
Sent: Wednesday, June 1, 2022 10:03 AM
To: 'Priestner, Greyson' <gPriestner-i@halff.com>
Cc: Gardner, Matthew <mGardner@Halff.com>
Subject: RE: Existing Overhead Lines Inquire

Greyson,
I compared to our internal maps to the certification maps, and that area is only Oncor. We have three phase feeder that runs east and west between Innovation & John King on the north side of 276.
Then on the left side we have another three phase line that runs north to Discovery. All of the east/west facilities along Discovery are underground facilities.

Hope this helps sir

Thanks

Sam Thornhill
Oncor | PMDS Supervisor New Construction Management
Metro East | Tyler

Cell: 214-681-3546
www.oncor.com

My Manager: Drew Crawford
Cell: 254.226.7653 **Email: Drew.Crawford@Oncor.com**

Serve New Request : Visit https://www.oncor.com/SitePages/NewConstruction.aspx and submit your request.

From: Priestner, Greyson [mailto:gPriestner-i@halff.com]
Sent: Wednesday, June 1, 2022 9:47 AM
To: Thornhill, Sam <Jerry.Thornhill@oncor.com>
Cc: Gardner, Matthew <mGardner@Halff.com>
Subject: Existing Overhead Lines Inquire

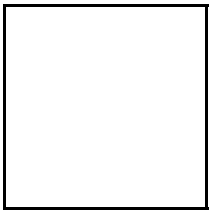
Mr. Thornhill,

We have a new development in Rockwall, Tx and are trying to find out who the provider is for the existing overhead lines (specifically the lines on the north side of 276).

I have attached a .PDF of the Preliminary Plat as well as a snippet of the site location for your convenience. If there is any other information I can provide you, please let me know.

Thanks,

Greyson Priestner
Intern
Halff Associates, Inc.



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PROJECT COMMENTS

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

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-038	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for 4649 SH 276	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	4649 STATE HIGHWAY 276	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Site Plan for a Mini-Warehouse and Office Warehouse Facility on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: 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 a Mini-Warehouse and Office Warehouse Facility on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-038) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Light Industrial (LI) District standards, the SH-276 Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Please provide a physical material sample board for the June 28 Architectural Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11)

M.6 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____

M.8 Site Plan:

1. Remove the existing zoning from the site data table and changed the proposed to current. (Subsection 03.04. B, of Article 11)
2. Please indicate all drive/turn radii. (Subsection 03.04. B, of Article 11)
3. Please indicate the driveway widths. (Subsection 03.04. B, of Article 11)
4. Please label the non-gated fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
5. Indicate any proposed fire hydrants. (Subsection 03.04. B, of Article 11)
6. Provide a detail of the masonry screening wall and the wrought iron fence. (Subsection 08.02. F, of Article 08)
7. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
8. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
9. Dumpster Screening. Provide a dumpster detail that meets the following requirements. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. Also, the enclosure must have 5-gallon shrubs planted around it. (Subsection 01.05. B, of Article 05)
10. Outside storage shall not be permitted as it has not been indicated on the site plan.

M.9 Landscape Plan:

1. The landscape buffer is 50-feet and no parking or paving may be within the buffer. The landscape buffer must include a berm and shrubs 30" – 48" in height. (Subsection 05.01, of Article 08)
2. The landscape buffer is required to have two (2) canopy and four (4) accent trees per 100-feet. In this case there needs to be five (5) canopy and ten (10) accent trees. Please add more accent trees to meet this requirement. (Subsection 05.01, of Article 08)
3. All parking spaces shall be within 80-feet of a canopy tree. Also, at the rear of the property there shall be a row of trees (i.e. at least four (4) canopy or accent trees). (Subsection 05.03. E, of Article 08)
4. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)
5. If there are any trees being removed from the property include a removed treescape table of the landscape plan.

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
3. Light poles cannot exceed 20-feet. (Subsection 03.03. D, of Article 07)

M.11 Building Elevations:

1. Please provide the material percentages on each façade of each proposed building. (Subsection 04.01, of Article 05)
2. 20% natural or quarried stone is required on each façade of the proposed buildings. (Subsection 06.02. C, of Article 05)
3. 90% masonry materials are required on each façade of the proposed buildings. (Subsection 06.02. C, of Article 05)
4. Smooth CMU is not an approved material within the overlay district. Please propose a different material. (Subsection 06.02, of Article 05)
5. The minimum roof pitch within an industrial district is 6:12. (Subsection 05.01, of Article 05)
6. The horizontal articulation on each of the buildings is not met. The buildings all have wall lengths that exceed 4-times their height. (Subsection 05.01, of Article 05)
7. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)

M.12 If you are requesting any variances for the proposed project please provide staff with a variance letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased landscaping, increased architectural elements, more pedestrian amenity, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 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 July 6, 2022; 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 July 12, 2022 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.16 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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Need to show existing and proposed water, sewer, and detention on site plan.
- Check for NTMWD easement in back for the 54" line.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for expansion (Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.
- Must have written approval from power company to be in their easement and place utilities, paving, and landscaping

Drainage Items:
- Detention is required .
- Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Will need a WOTUS & Wetland determination on pond

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- 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.
- TXDOT permit will be required

Water and Wastewater Items:
- Show proposed utility lines (Water, Sewer, etc.)

- Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
- Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Needs Review

06/23/2022: Fire hydrant and fire department connection locations were not reviewed for compliance. Not shown on the plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

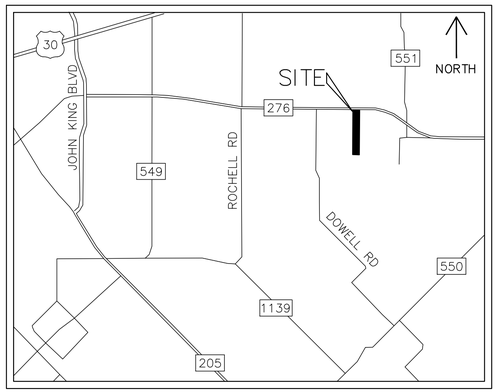
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Approved



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for expansion (Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.
- Must have written approval from power company to be in their easement and place utilities, paving, and landscaping

Drainage Items:
- Detention is required .
- Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
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Roadway Paving Items:
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- No dead-end parking allowed.
- 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.
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- Show proposed utility lines (Water, Sewer, etc.)
- Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
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- 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".

Need to show existing and proposed water, sewer, and detention on site plan

Check for NTMWD easement in back for the 54" line

LEGEND
- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

N
0 80 160
DRAWING SCALE
1"=80'

STATE HIGHWAY NO. 276 (VARIABLE WIDTH RIGHT-OF-WAY)
EX. ASPHALT PAVEMENT
TXDOT ROW INST#20210000005282
EASEMENT DEED FOR BILLBOARD VOL. 2714, PG. 0126
SOUTHWESTERN BELL EASEMENT FOR EQUIPMENT STATION VOL. 164, PG. 833
EX. WIRE FENCE
EX. BILLBOARD
S 89°20'24" E 159.20'
EX. 24" CMP
BUILDING SETBACK LINE
PROPOSED 6' ROD IRON FENCE WITHIN TEXAS POWER & LIGHT ESMT.
PROPOSED 6' MASONRY WALL
S 00°00'00" E – 2650.60'
BUILDING SETBACK LINE
(CALLED 10.04 AC.) MICHAEL G. SARAGUSA VOL. 4131, PG. 153 D.R.R.C.R.
PROPOSED FIRELANE
14.7772 AC. (CALLED 15.0 AC.) GEORGE R. HEARD AND MITZI HEARD VOL. 1202, PG. 50 D.R.R.C.T.
PROPOSED ACCESS GATE WITH FIRE DEPARTMENT ACCESS DEVICE
STORAGE BUILDING 2 39,856 SF ±376.3'
DRIVE-UP STORAGE 3 – 9,500 SF
DRIVE-UP STORAGE 4 – 14,000 SF ±351.4'
DRIVE-UP STORAGE 5 – 11,400 SF ±381.3'
OFFICE
STORAGE BUILDING 1 14,580 SF
DRIVE-UP STORAGE 1 – 5,946 SF ±199.5'
DRIVE-UP STORAGE 2 – 10,345 SF ±346.3'
PROPOSED ACCESS GATE WITH FIRE DEPARTMENT ACCESS DEVICE
APPARENT CENTERLINE LOCATION OF 20' UTILITY EASEMENT & COVENANT OF ACCESS VOL. 254, PG. 243 VOL. 1742, PG. 244
S 72°55'54" E 86.96'
PROPOSED 6' MASONRY WALL
PROPOSED DUMPSTER ENCLOSURE WITH 8' SOLID MASONRY SCREENING WALL
PROPOSED 6' ROD IRON FENCE WITHIN TEXAS POWER & LIGHT ESMT.
TEXAS POWER & LIGHT EASEMENT & RIGHT-OF-WAY VOL. 67, PG. 279
N 00°00'00" W – 2678.33'
PROPOSED 6' MASONRY WALL
EX. WIRE FENCE
PROPOSED 6' MASONRY WALL
PROPOSED DUMPSTER ENCLOSURE WITH 8' SOLID MASONRY SCREENING WALL
PROPOSED FLEX – 1 4,900 SF ±100.0'
PROPOSED FLEX – 2 4,900 SF ±100.0'
PROPOSED FLEX – 3 4,900 SF ±100.0'
PROPOSED FLEX – 4 4,900 SF ±100.0'
PROPOSED FLEX – 5 4,900 SF ±100.0'
PROPOSED FLEX – 6 4,900 SF ±100.0'
PROPOSED FLEX – 7 4,900 SF ±100.0'
PROPOSED FLEX – 8 4,900 SF ±100.0'
S 89°54'43" W – 242.32'
BUILDING SETBACK LINE
(CALLED 15.00 AC.) COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP INST# 20190000023410 O.P.R.R.C.T.
PARCEL 35 TO THE STATE OF TEXAS INST#20210000022794

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-XXX

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

Copyright 2022 Cumulus Design. All Rights Reserved. This drawing is the property of Cumulus Design. Any modification or use of this drawing without the express written consent of Cumulus Design is prohibited.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\SITE PLAN CD22011.DWG

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-038

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4649 SH276.				
SUBDIVISION	JH BAILEY SURVEY		LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1		CURRENT USE	VACANT LAND	
PROPOSED ZONING			PROPOSED USE	SELF STORAGE	
ACREAGE	14.78	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	DON VALK	☐ APPLICANT	HELLEN BYRD
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1450 TL TOWNSEND DR SUITE 100	ADDRESS	1450 TL TOWNSEND DR SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	ROCKWALL, TX 75032
PHONE		PHONE	
E-MAIL	HELLEN@PLATINUMTX.COM	E-MAIL	HELLEN@PLATINUMTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hellen I Byrd [*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 $ 545.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* June, 20 22 *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 17th DAY OF June, 20 22

OWNER'S SIGNATURE Hellen Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tanya Buehler

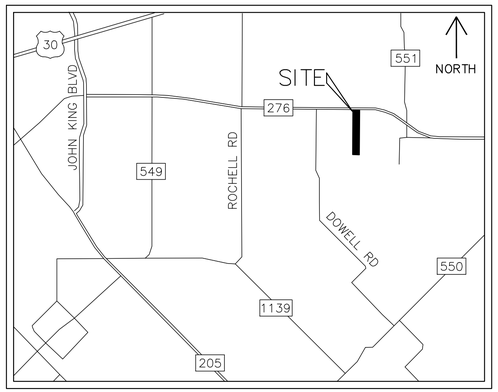
MY COMMISSION EXPIRES

TANYA BUEHLER
Notary Public
STATE OF TEXAS
ID# 13099192-5
My Comm. Exp. MAR. 10, 2025

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, THE ROCKWALL MUNICIPAL CODE OF ORDINANCES, CITY ADOPTED ENGINEERING AND FIRE CODES AND WITH ALL OTHER APPLICABLE REGULATORY REQUIREMENTS ADMINISTERED AND/OR ENFORCED BY THE STATE AND FEDERAL GOVERNMENT.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.

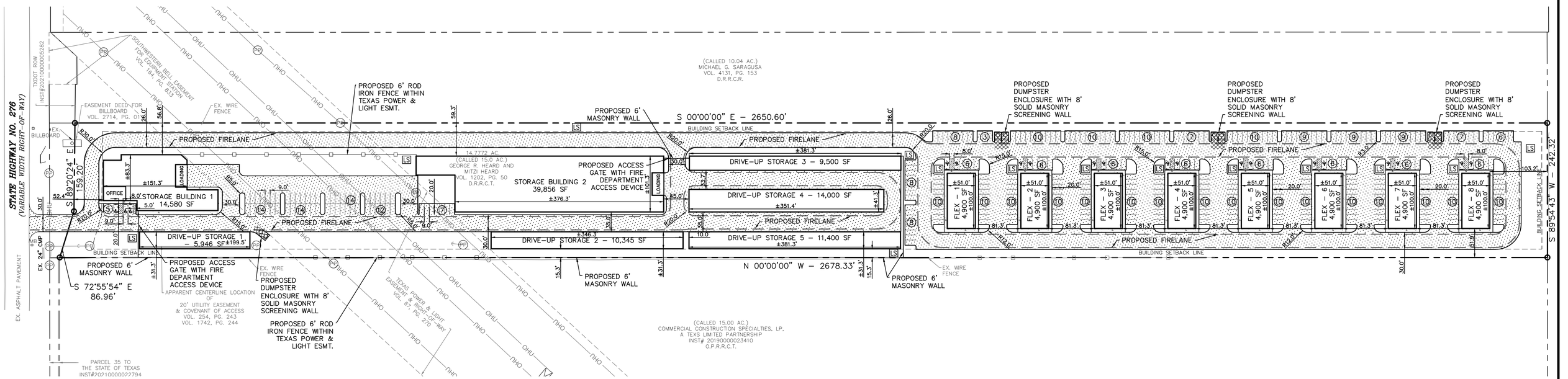
LEGEND

- EXISTING CURB
- PROPOSED CURB
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" CENTERS. FIRELANES SHALL BE 7" 4,500 MINIMUM PSI WITH #4 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 8" 4,500 MINIMUM PSI REINFORCED CONCRETE PAVEMENT WITH NO. 5 AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- PROPOSED ADA SPACE PER CURRENT ADA/TSA STANDARDS

N

0 80 160

DRAWING SCALE
1"=80'



SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____,_____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/22.

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CASE NUMBER: SP2022-XXX

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500

OWNER:
DONALD VALK
4649 HWY 276
ROCKWALL, TX 75032,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
PO BOX 2119
EULESS, TEXAS 76039
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

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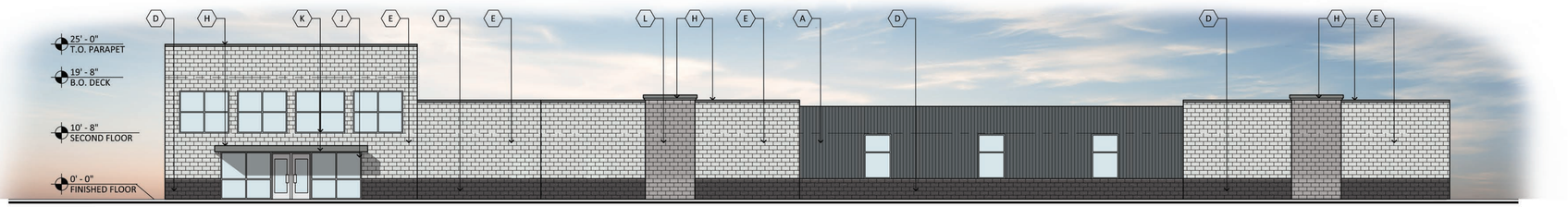
Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
4649 HIGHWAY 276
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J.H. BAILEY SURVEY, ABST NO. 34

DATE	PROJECT NO	DRAWING SCALE	SHEET
06/15/22	CD22011	1" = 80'	SP

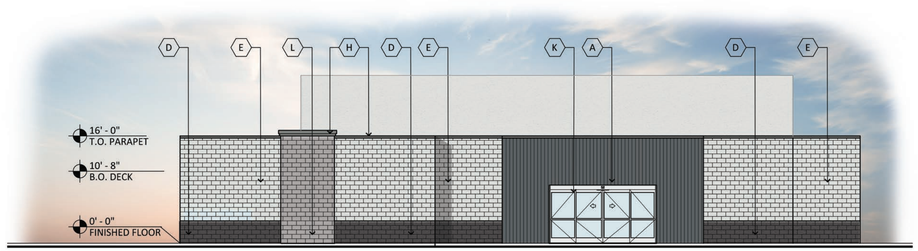
\\SERVER-PC\SERVER\2022 PROJECTS\CD22011 - ROCKWALL SH 276\PLANS\SITE PLAN CD22011.DWG



WEST ELEVATION- STORAGE BLDG 1

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



SOUTH ELEVATION- STORAGE BLDG 1

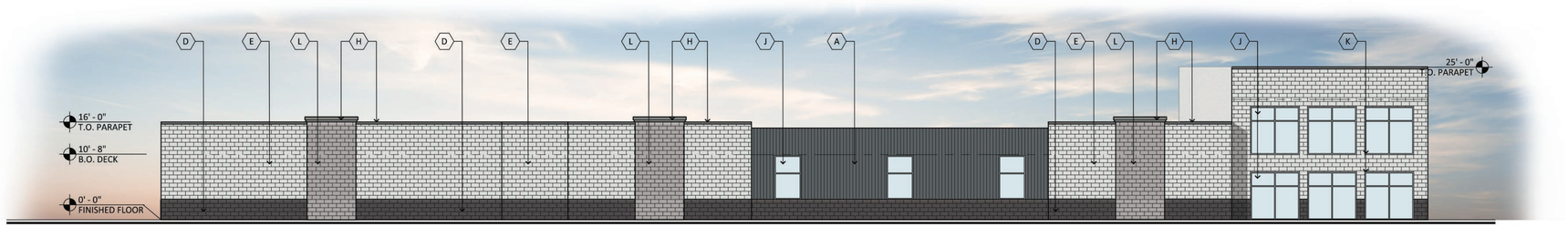
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

NORTH ELEVATION- STORAGE BLDG 1

SCALE: 3/32"=1'-0"

0' 5' 10' 20'

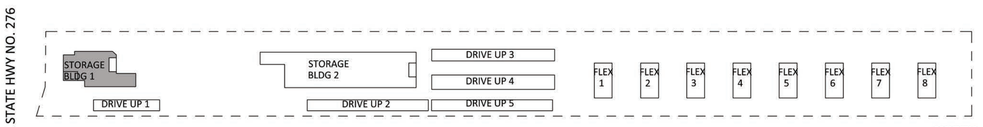


EASTELEVATION- STORAGE BLDG 1

SCALE: 3/32"=1'-0"

0' 5' 10' 20'

STATE HWY NO. 276



NORTH

KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-1
BLDG 1

RKAA# 22040.00

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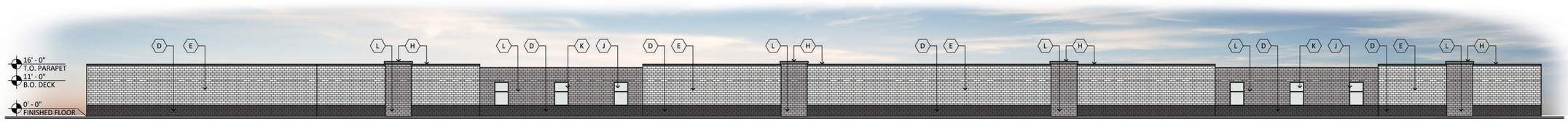
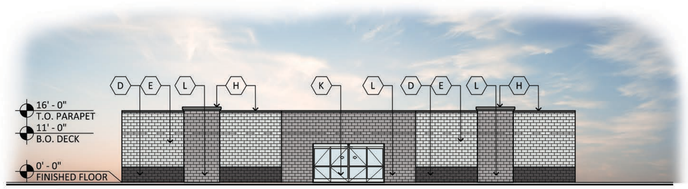


WEST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

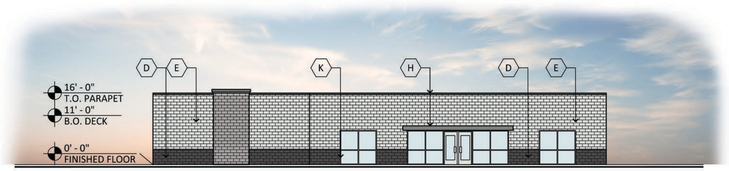
0' 10' 20' 40'



SOUTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

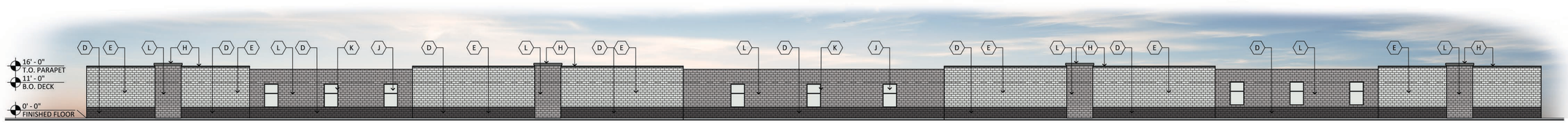
0' 10' 20' 40'



NORTH ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'



EAST ELEVATION- STORAGE BLDG 2

SCALE: 1/16"=1'-0"

0' 10' 20' 40'

MATERIAL AND COLORS

A METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

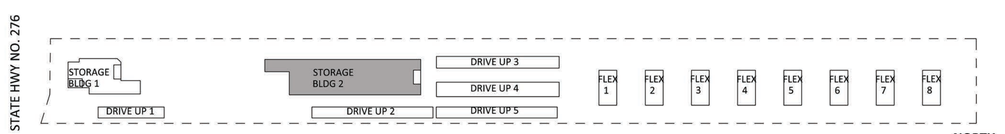
G PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-2
BLDG 2

RKAA# 22040.00

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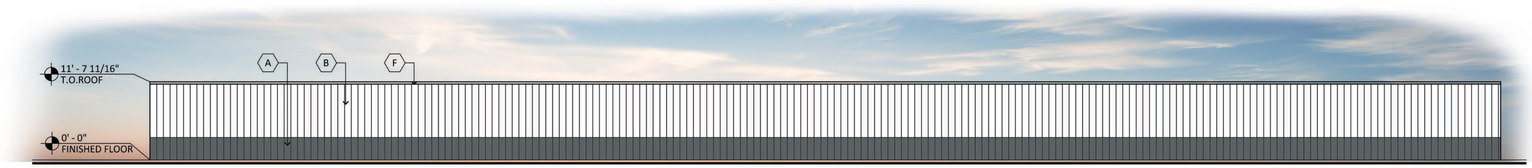
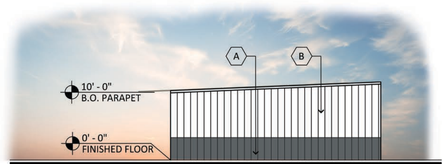


WEST ELEVATION- DRIVE UP 1

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 1

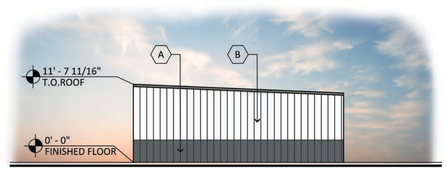
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

EAST ELEVATION- DRIVE UP 1

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 1

SCALE: 3/32"=1'-0"

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

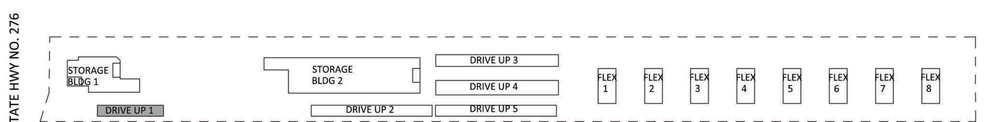
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-3
DRIVE UP 1

RKAA# 22040.00

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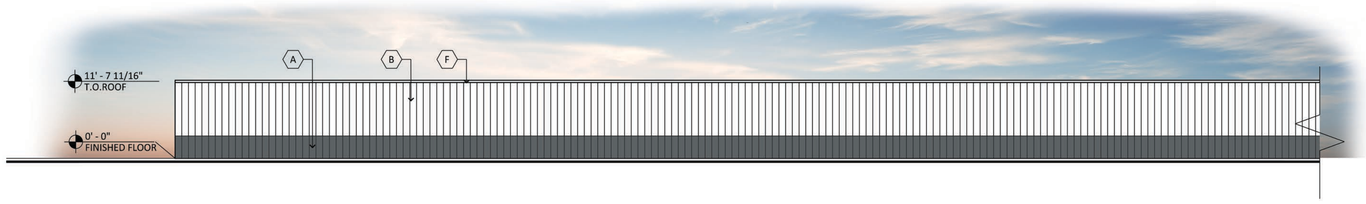
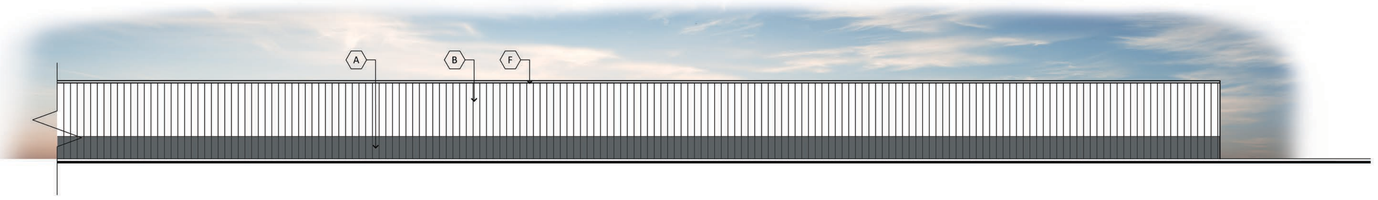
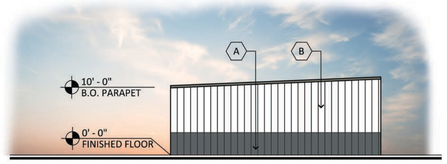




WEST ELEVATION- DRIVE UP 2

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 2

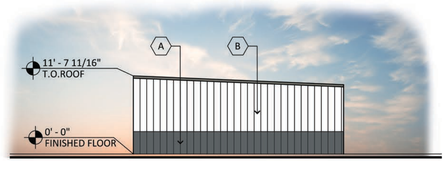
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

EAST ELEVATION- DRIVE UP 2

SCALE: 3/32"=1'-0"

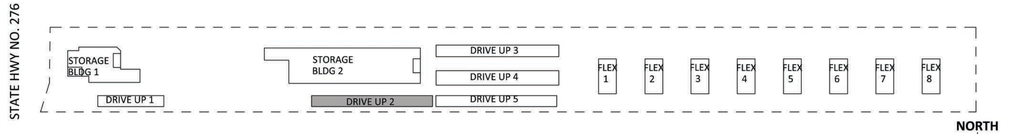
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 2

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-4
DRIVE UP 2

RKAA# 22040.00

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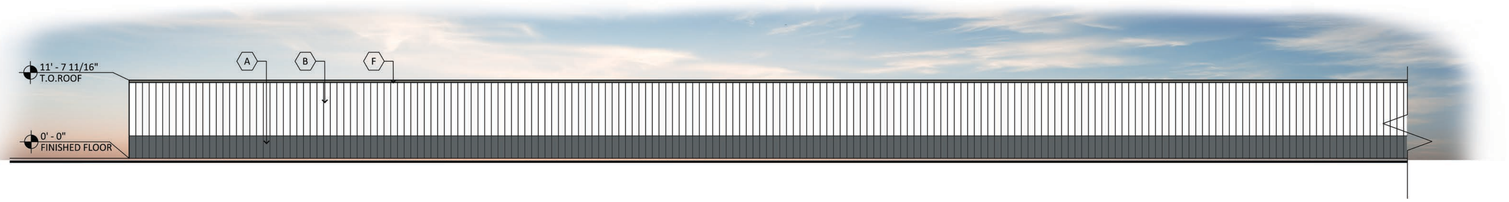
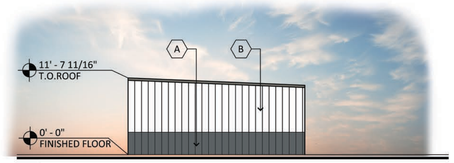


WEST ELEVATION- DRIVE UP 3

SCALE: 3/32"=1'-0"

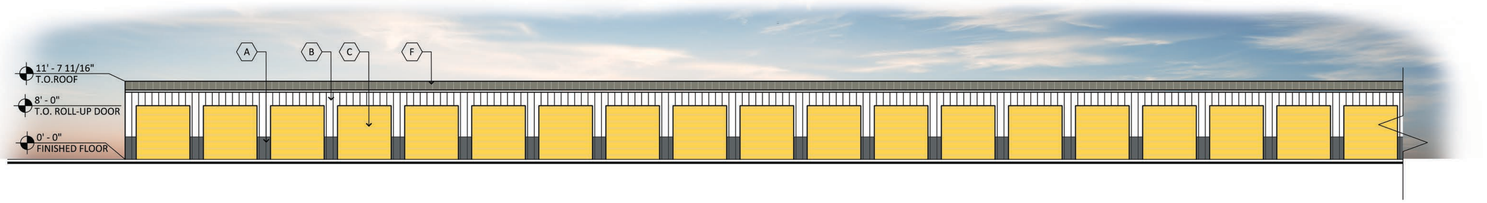
0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 3

SCALE: 3/32"=1'-0"

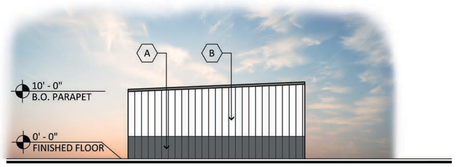
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 3

SCALE: 3/32"=1'-0"

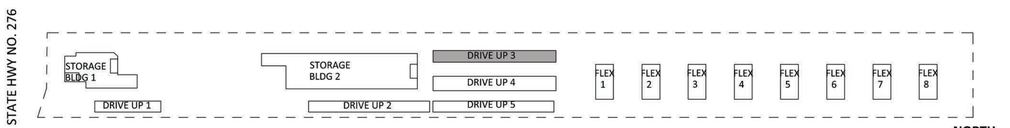
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 3

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-5
DRIVE UP 3

RKAA# 22040.00

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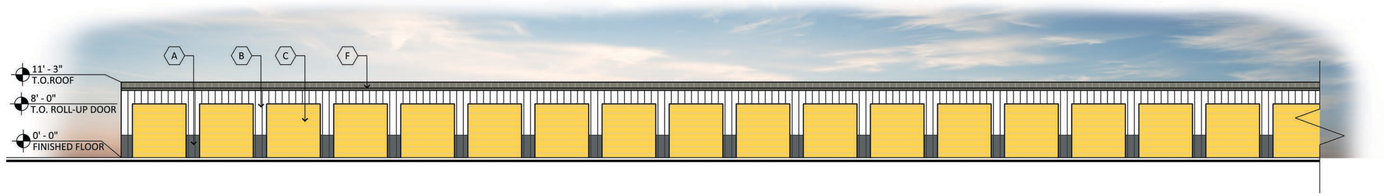
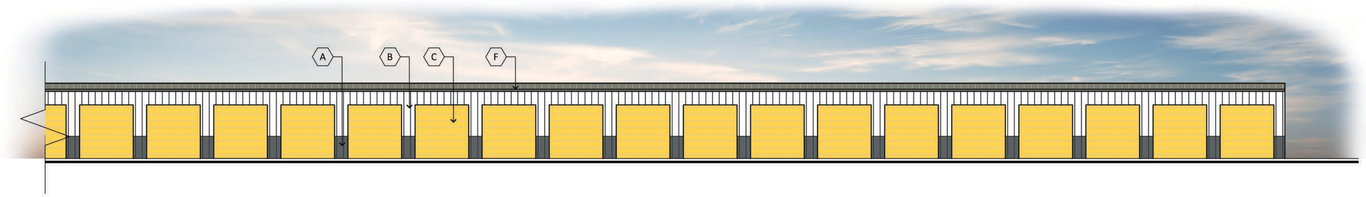
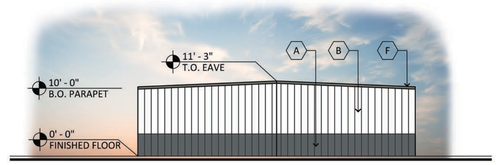




WEST ELEVATION- DRIVE UP 4

SCALE: 3/32"=1'-0"

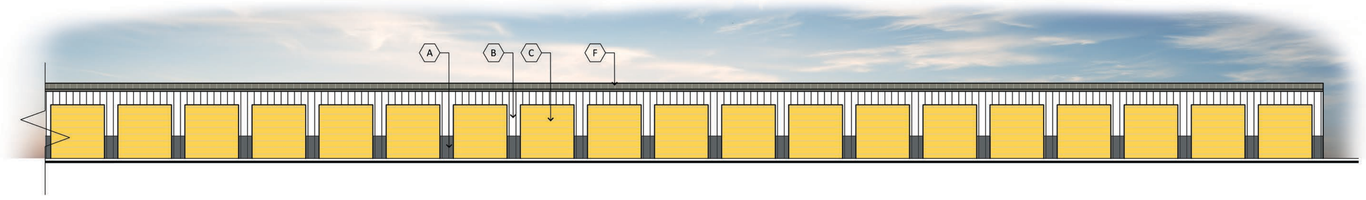
0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 4

SCALE: 3/32"=1'-0"

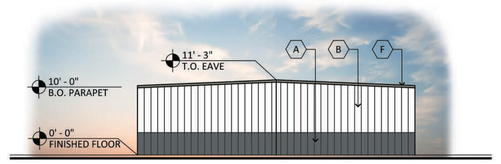
0' 5' 10' 20'



EAST ELEVATION- DRIVE UP 4

SCALE: 3/32"=1'-0"

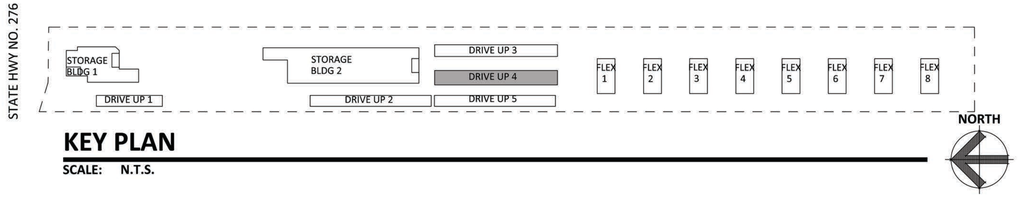
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 4

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-6
DRIVE UP 4

RKAA# 22040.00

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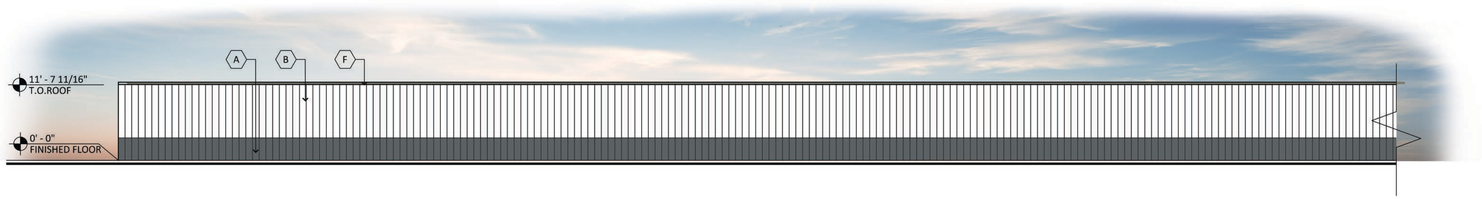
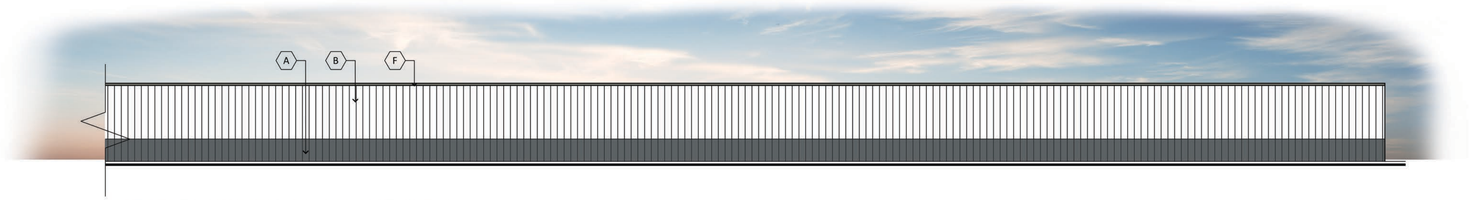
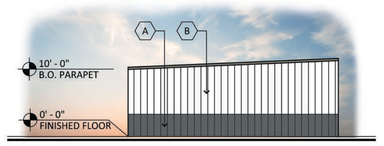




WEST ELEVATION- DRIVE UP 5

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



NORTH ELEVATION- DRIVE UP 5

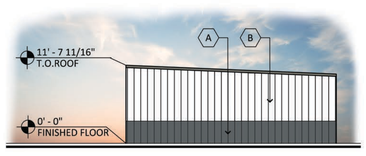
SCALE: 3/32"=1'-0"

0' 5' 10' 20'

EAST ELEVATION- DRIVE UP 5

SCALE: 3/32"=1'-0"

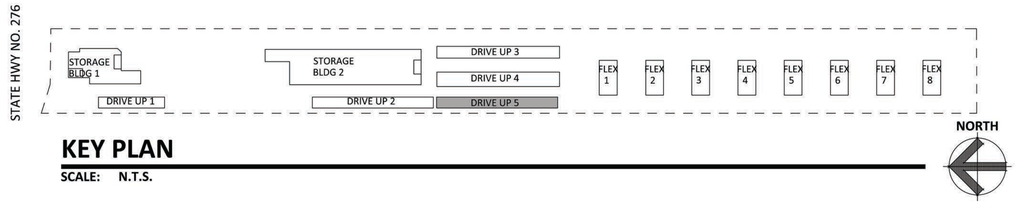
0' 5' 10' 20'



SOUTH ELEVATION- DRIVE UP 5

SCALE: 3/32"=1'-0"

0' 5' 10' 20'



KEY PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-7
DRIVE UP 5

RKAA# 22040.00

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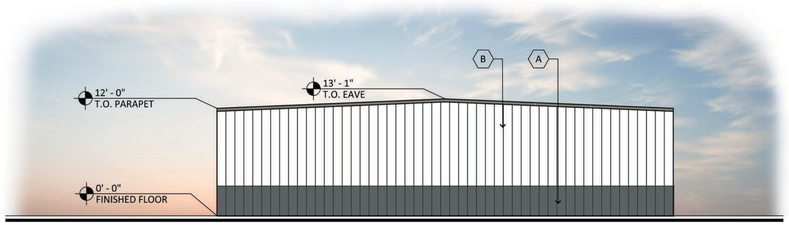


WEST ELEVATION- METAL FLEX BLDG TYPE.

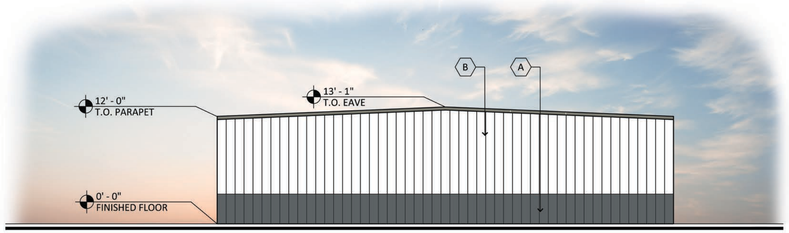
SCALE: 1/8"=1'-0"

0' 5' 10' 20'

NORTH ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'



EAST ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'

SOUTH ELEVATION- METAL FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

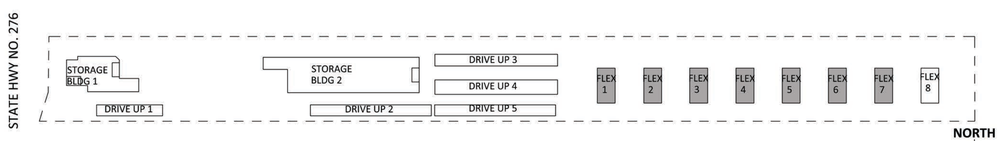
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-8
FLEX 1-7

RKAA# 22040.00

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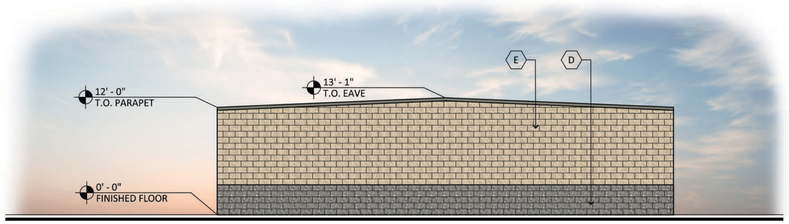


WEST ELEVATION- MASONRY FLEX BLDG TYPE.

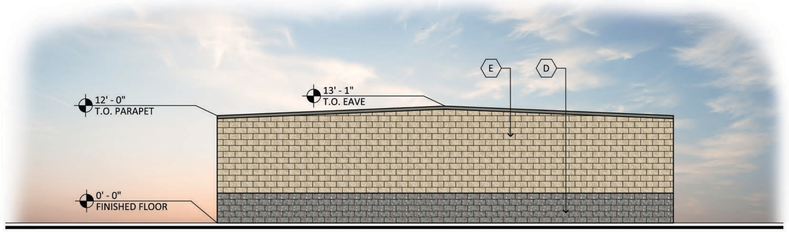
SCALE: 1/8"=1'-0"

0' 5' 10' 20'

NORTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

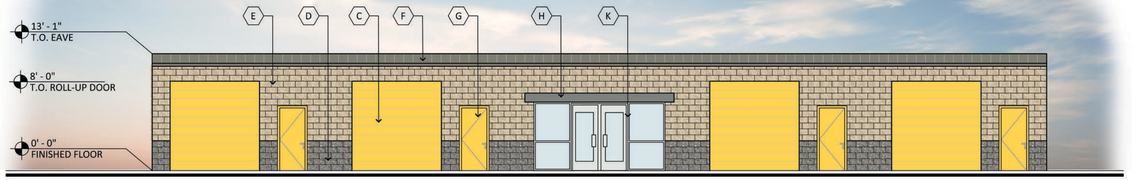
0' 5' 10' 20'



EAST ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'



SOUTH ELEVATION- MASONRY FLEX BLDG TYPE.

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

0' 5' 10' 20'

MATERIAL AND COLORS

A — METAL PANEL:
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B — METAL PANEL:
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

C — PAINTED ROLL UP DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

D — CMU:
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

F — STANDING SEAM ROOF:
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK

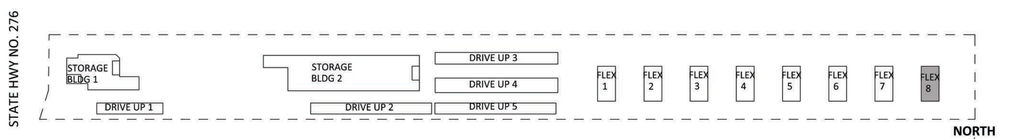
G — PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H — PAINTED METAL COPING / AWNING:
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J — FAUX WINDOWS:
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K — MULLIONS:
MFG: KAWNEER
COLOR: CLEAR

L — CMU:
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL



KEY PLAN

SCALE: N.T.S.

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-15-2022 (PRELIMINARY)

EL-9
FLEX 8

RKAA# 22040.00

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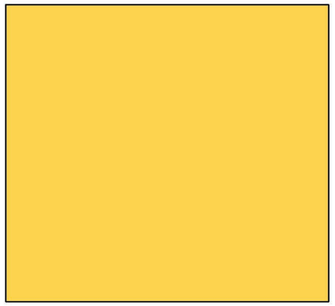
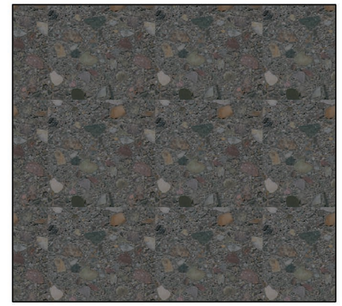
A **METAL PANEL:**
MFG: ATAS
COLOR: CHARCOAL GRAY
SPEC: DWF 120

B **METAL PANEL:**
MFG: ATAS
COLOR: BONE WHITE
SPEC: DWF 120

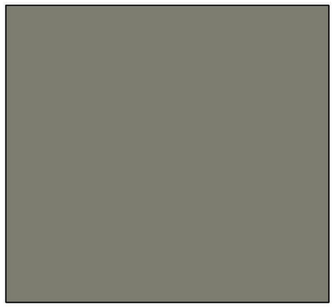


C **PAINTED ROLL UP DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

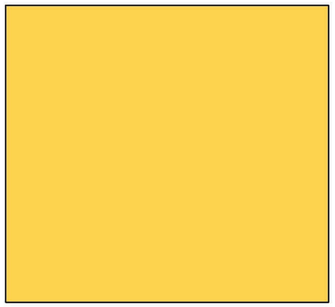


D **CMU:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: BLACK CANYON

E **CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN



F **STANDING SEAM ROOF:**
MFG: ATAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK



G **PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW

H **PAINTED METAL COPING / AWNING:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"

J **FAUX WINDOWS:**
MFG: VITRO
COLOR: SPANDREL GLASS WHITE

K **MULLIONS:**
MFG: KAWNEER
COLOR: CLEAR

L **CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: CHARCOAL

RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

MB

RKAA# 22040.00

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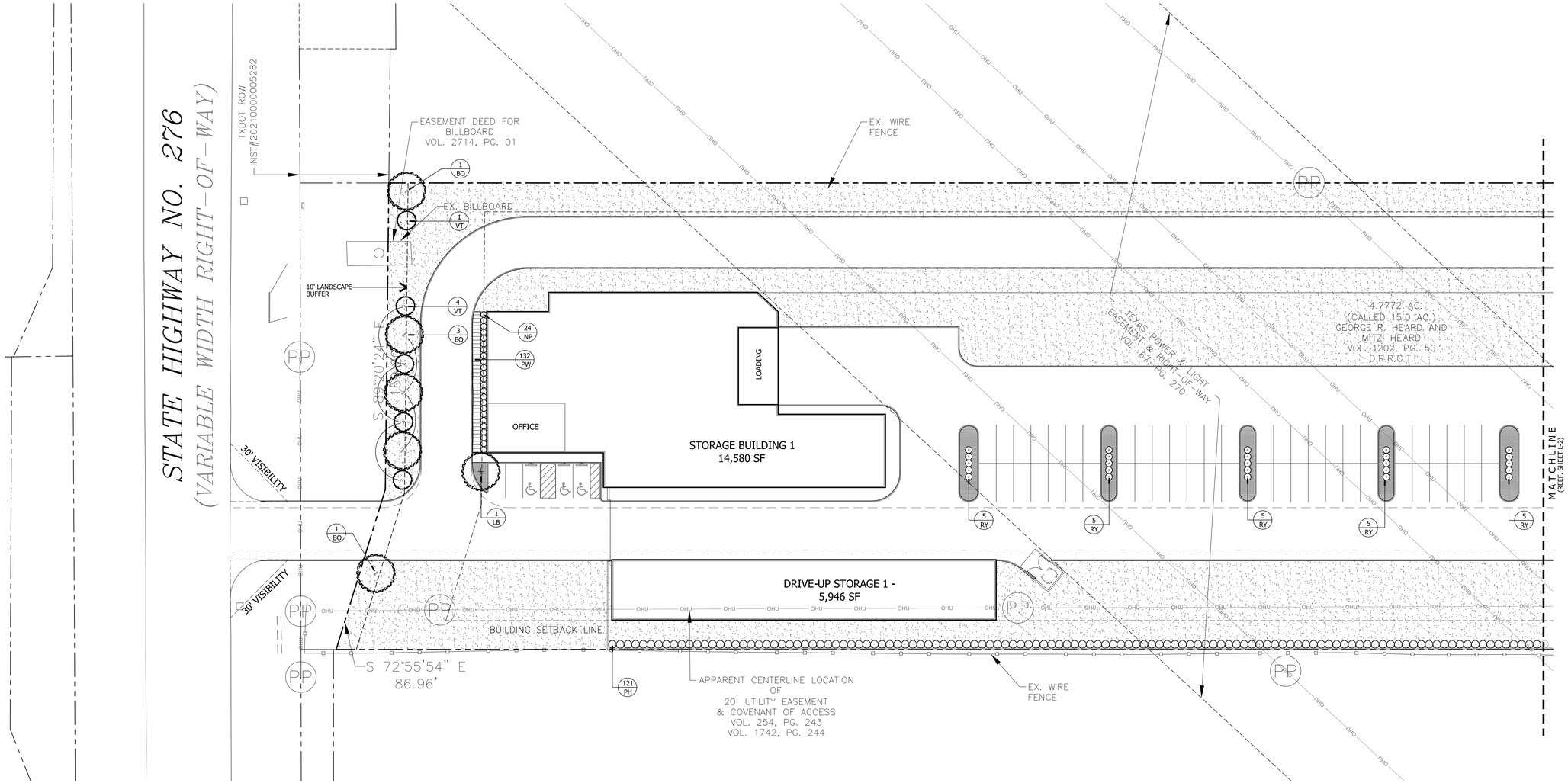

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	16	4" CAL.	11-13'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	13	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	17	4" CAL.	11-13'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	PHOTINIA PHOTINIA FRASERI	631	5 GAL.	30"	20"	FULL	48"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	25	5 GAL.	15"	20"	FULL	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	213	5 GAL.	26"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	42	5 GAL.	15"	15"	FULL	30"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	132	1 GAL.	MIN. 3-12"		RUNNERS	18"oc

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-4.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.
10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

CITY REQUIREMENTS

STREET FRONTAGE

10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES

1 SHADE TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

1 ACCENT TREE PER 50 LF STREET FRONTAGE
STATE HIGHWAY 276
$\frac{246.16}{50}$ = 4.92 = 5 TREES REQUIRED
5 TREES PROVIDED

PARKING LOT LANDSCAPING

5% INTERIOR LANDSCAPE REQUIRED
135,339 SF x 5% = 6,767 SF REQUIRED
15,503 SF PROVIDED (11.45%)

1 TREE PER 10 SPACES
$\frac{388 \text{ SPACES}}{10}$ = 38.8 = 39 TREES REQUIRED
46 TREES PROVIDED

TOTAL LANDSCAPE AREA

15% TOTAL LANDSCAPE REQUIRED (LI)
TOTAL SITE
643,696 SF x 15% = 96,554 SF REQUIRED
147,239 SF PROVIDED (22.87%)

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1139 ☆ STATE OF TEXAS

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leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
c:\Rockwall-Platinum\
ldg-base_Rockwall-Platinum.dwg

sheet
L-1

(CALLED 10.04 AC.)
MICHAEL G. SARAGUSA
VOL. 4131, PG. 153
D.R.R.C.R.

S 00°00'00" E – 2650.60'

BUILDING SETBACK LINE

MATCHLINE
(REEF. SHEET L-1)

STORAGE BUILDING 2
39,856 SF

134np

LOADING

DRIVE-UP STORAGE 3 - 9,500 SF

DRIVE-UP STORAGE 4 - 14,000 SF

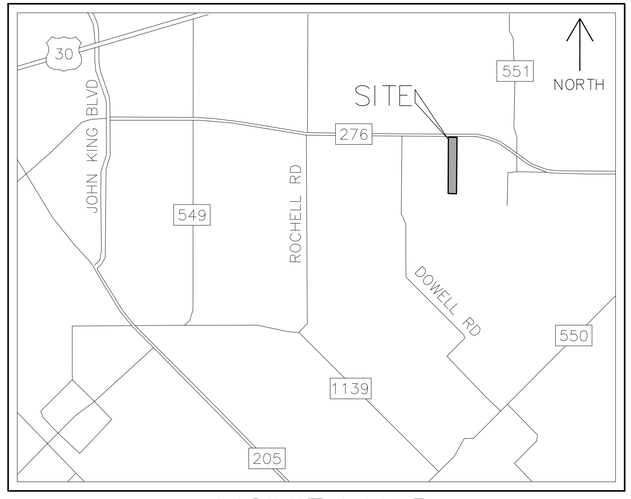
MATCHLINE
(REEF. SHEET L-3)

DRIVE-UP STORAGE 2 - 10,345 SF

DRIVE-UP STORAGE 5 - 11,400 SF

N 00°00'00" W – 2678.33'

(CALLED 15.00 AC.)
COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
A TEXS LIMITED PARTNERSHIP
INST# 20190000023410
O.P.R.R.C.T.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
EXISTING ZONING:	AG WITH SH 276 OVERLAY
PROPOSED ZONING:	LI WITH SH 276 OVERLAY
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	14.78 ACRES (643,696 SQ FT)
STORAGE BUILDING FOOTPRINT:	105,627 SQUARE FEET
STORAGE BUILDING AREA:	105,627 SQUARE FEET
OFFICE/FLEX BUILDING FOOTPRINT:	39,200 SQUARE FEET
OFFICE/FLEX BUILDING AREA:	39,200 SQUARE FEET
TOTAL BUILDING FOOTPRINT:	144,827 SQUARE FEET
TOTAL BUILDING AREA:	144,827 SQUARE FEET
OPEN SPACE:	172,896/643,696 : 26.9%
PAVED SURFACE AREA:	325,973/643,696 : 50.6%
BUILDING HEIGHT	1 STORY (28'-0" MAX HEIGHT)
PARKING REQUIRED:	
SELF-STORAGE (3 PLUS 1 SPACE/100 UNITS):	10 PARKING SPACES
OFFICE (1 SPACE/300 S.F.)	4 PARKING SPACES
FLEX (1 SPACE/250 S.F.)	157 PARKING SPACES
TOTAL:	171 PARKING SPACES
PARKING PROVIDED:	388 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	19 PARKING SPACES

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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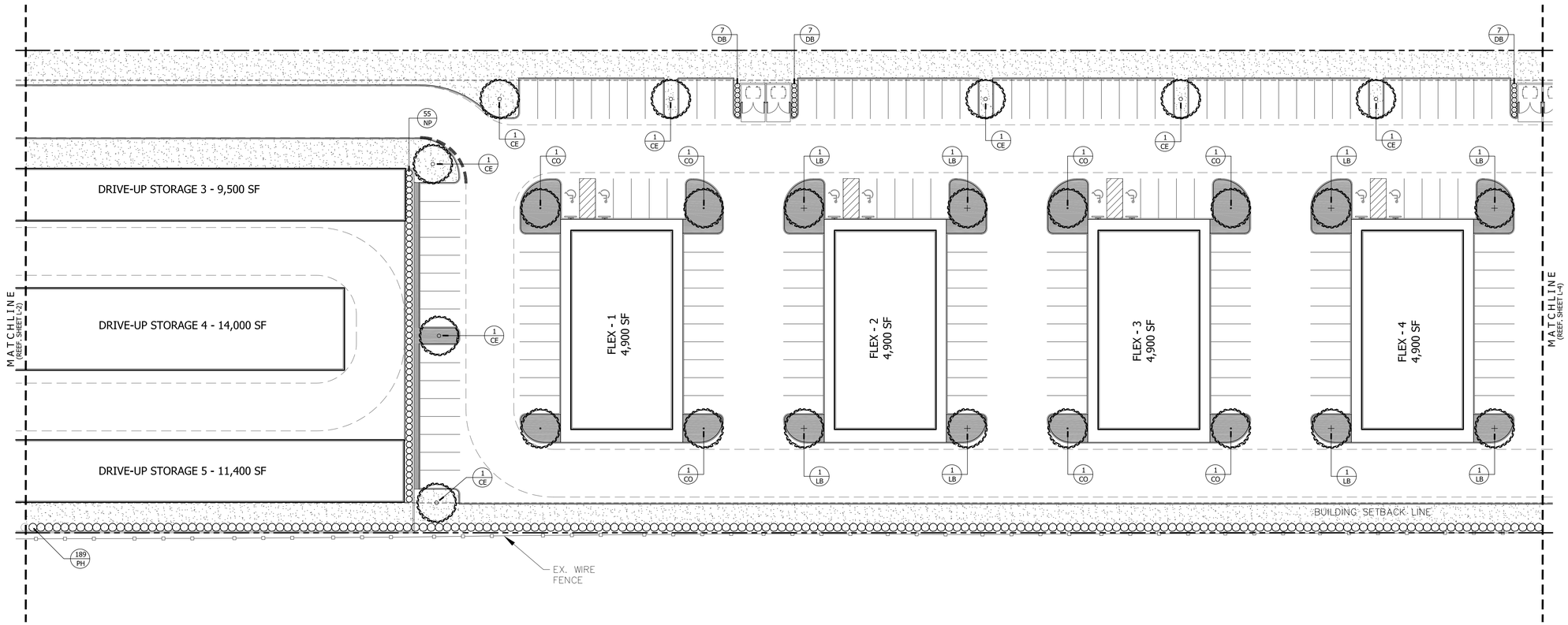
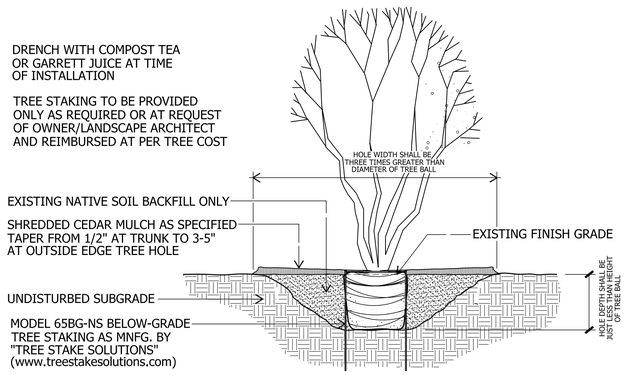
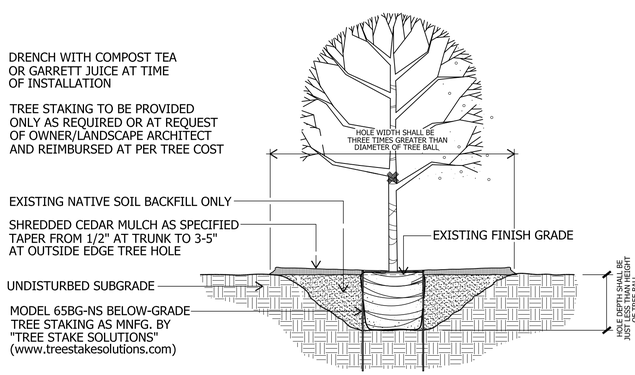
ldg-base_Rockwall-Platinum.dwg

sheet
L-2





TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

north

scale: 1" = 30'-0"

0 30 100

15 50

appr. by:
drawn by:
date: 06-16-22

revisions

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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

file name:
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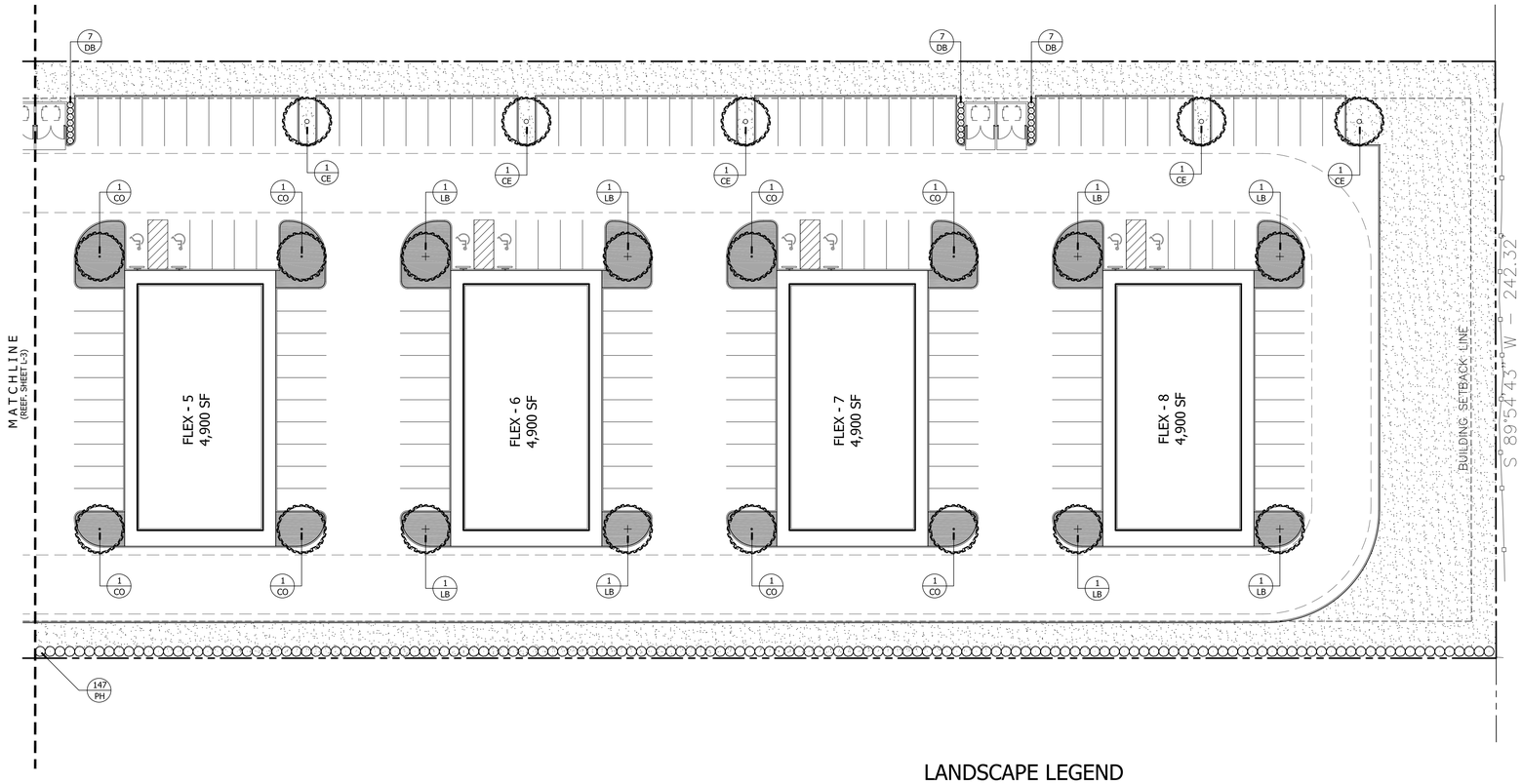
sheet
L-3



LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

DECOMPOSED
GRANITE
(SEE NOTE BELOW)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

DECOMPOSED GRANITE INSTALLATION NOTES:

a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE GRANITE.
e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

north

scale: 1" = 30'-0"

0 30 100
15 50

appr. by:
drawn by:
date: 06-16-22

revisions

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
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LANDSCAPE PLAN

PLATINUM STORAGE
STATE HIGHWAY 276
ROCKWALL, TEXAS

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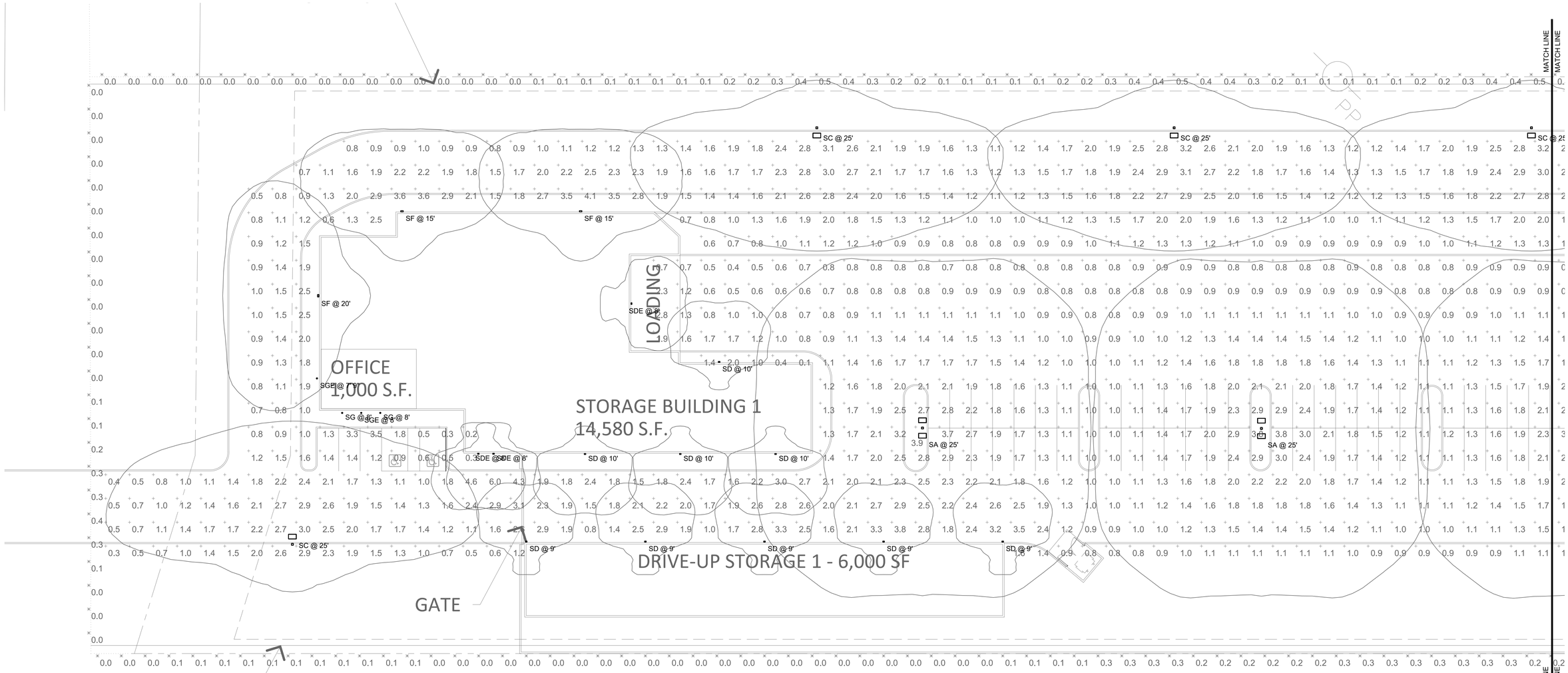
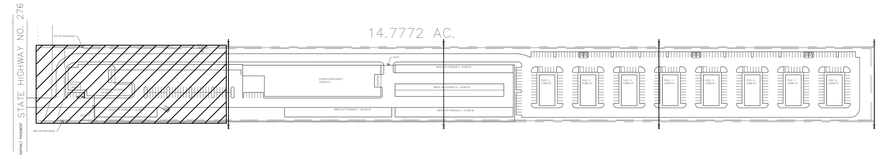
L-4



EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

N.T.S

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED
PROFESSIONAL ENGINEER
6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.1
EXTERIOR PHOTOMETRICS

RKAA# 22040.00

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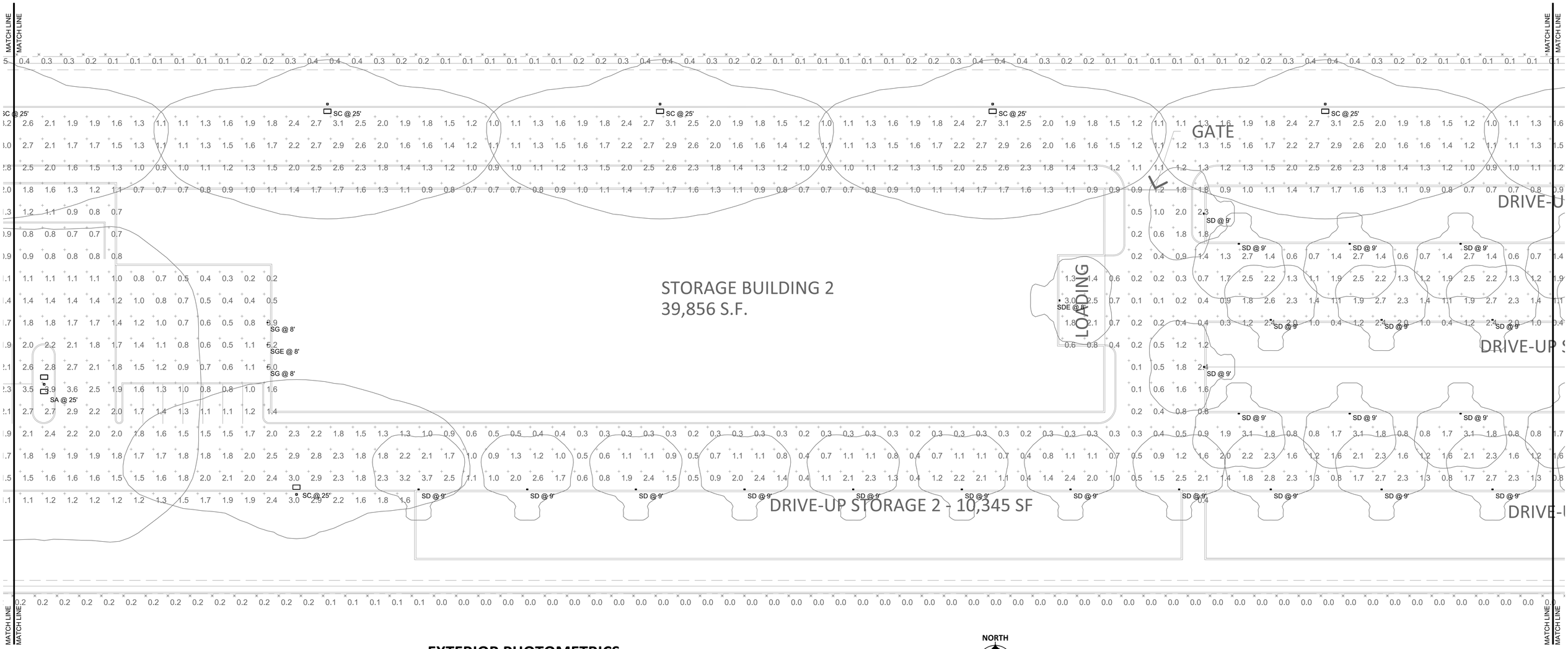
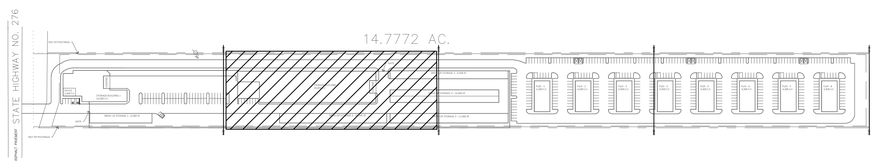


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

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6/17/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.2
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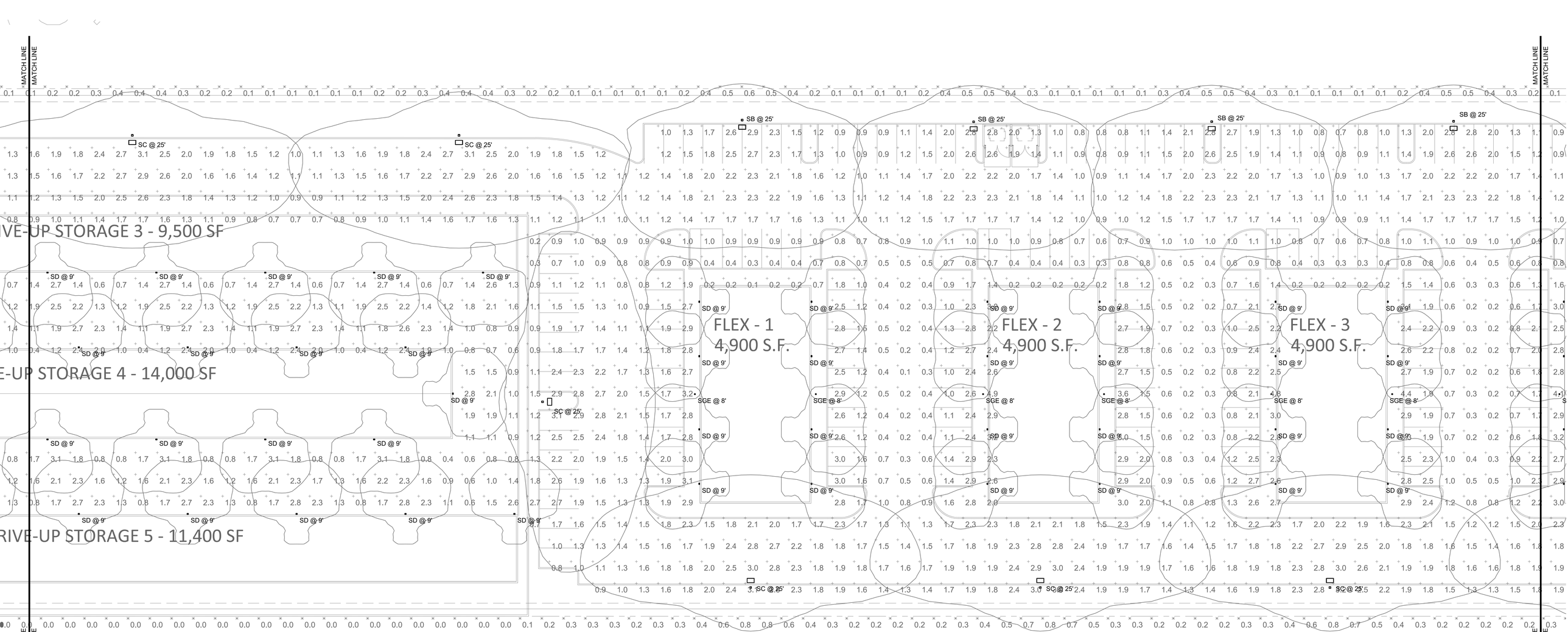
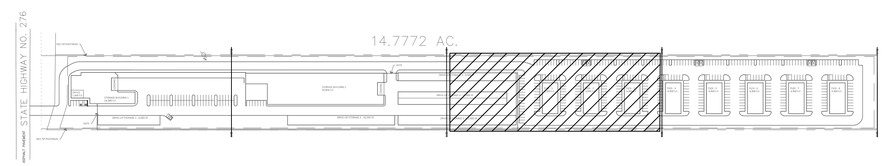


EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

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Project Number: 22377 | Project Manager: JFO
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P: 480.626.7072 | ardebilieng.com

RKAA ARCHITECTS, INC
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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
01/7/22

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

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EXTERIOR PHOTOMETRICS

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MATCH LINE

MATCH LINE

SB @ 25'

SD @ 9'

SGE @ 8'

SC @ 25'

FLEX - 4
4,900 S.F.

FLEX - 5
4,900 S.F.

FLEX - 6
4,900 S.F.

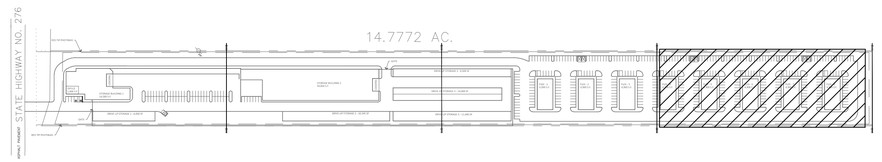
FLEX - 7
4,900 S.F.

FLEX - 8
4,900 S.F.

EXTERIOR PHOTOMETRICS

SCALE:1/20" PSCALE

NORTH



SITE KEY MAP

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7328 E Stetson Dr., Scottsdale, AZ 85251
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6/17/22

ROCKWALL STORAGE

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DATE: 04-13-2022 (PRELIMINARY)

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EXTERIOR PHOTOMETRICS

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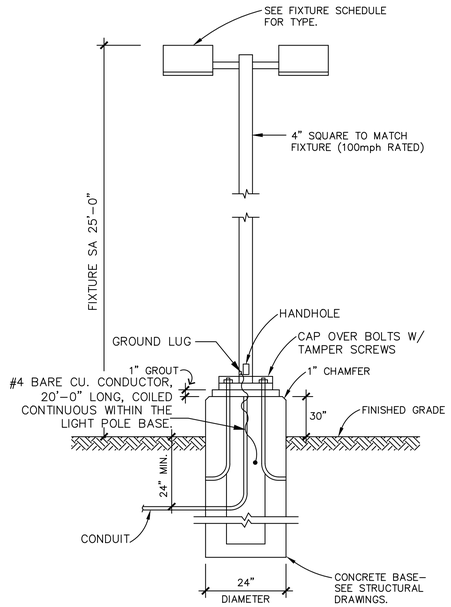
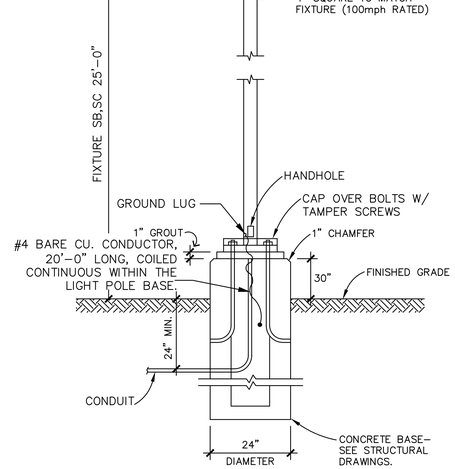


LIGHT POLE AND FIXTURE 'SA'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.



LIGHT POLE AND FIXTURE 'SB','SC'

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.

D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

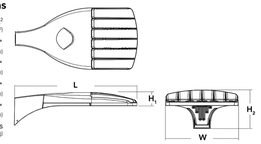
Notes

Type SA/SB/SC

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height,: 3" (7.62 cm)
Height,: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution			Voltage	Mounting
DSX0 LED	**Forward optics**	30K 3000 K	T1S Type I short (Automotive)	TSS Type V short [1]		MVOLT (120V-277V) [2,4]	**Shipped included**
	P1 P5	40K 4000 K	T2S Type II short	TSM Type V medium [1]		XVOLT (277V-480V) [3,5]	SPA Square pole mounting
	P2 P6	50K 5000 K	T2M Type II medium	T5W Type V wide [1]		120 [5]	RPA Round pole mounting [6]
	P3 P7 [1]		T3S Type III short	BLC Backlight control [4]		208 [5]	WBA Wall bracket [7]
	P4 [1]		T3M Type III medium	LCCO Left corner cutoff [4]		240 [5]	SPUMBA Square pole universal mounting adaptor [7]
	Rotated optics		T4M Type IV medium	RCCO Right corner cutoff [4]		277 [5]	RPUMBA Round pole universal mounting adaptor [7]
	P10 [1] P12 [1]		TFTM Forward throw medium			347 [4]	**Shipped separately**
	P11 [1] P13 [1,2]		T5VS Type V very short [1]			480 [4]	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [2]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2 nLight AIR generation 2 enabled [2,14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [15,8]	HS House-side shield [17]		DBLXD	Black
PIRHN Network, high/low motion/ambient sensor [15]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [15,9]	SF Single fuse (120, 277, 347V) [4]		DNAXD	Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate) [16]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [15,8]	DF Double fuse (208, 240, 480V) [4]		DWHXD	White
PERS Five-pin receptacle only (control ordered separate) [16,17]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [15,9]	L90 Left rotated optics [2]		DDBTXD	Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17]	FAO Field adjustable output [11]	R90 Right rotated optics [2]		DBLBXD	Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [18]		DDL Diffused drop lens [18]		DNATXD	Textured natural aluminum
		HA 50°C ambient operations [2]		DWHGXD	Textured white
		BAA Buy America(n) Act Compliant			
		Shipped separately			
		BS Bird spikes [19]			
		EGS External glare shield			

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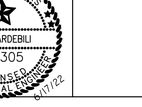


WDGE2 LED
Architectural Wall Sconce Precision Refractive Optic

Buy American

Catalog Number

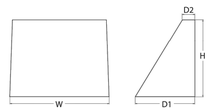
Notes

Type SD/SDE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 [1]	27K 2700K	70CRI	T1S Type I Short	MVOLT	**Shipped included**	**Shipped separately**
	P1 [1]	30K 3000K	80CRI	T2M Type II Medium	347 [1]	SRM Surface-mounting bracket	AWS 3/8inch Architectural wall spacer
	P2 [1]	40K 4000K	LW Limited Wavelength	T3M Type III Medium	480 [1]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [2]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3 [1]	50K 5000K		T4M Type IV Medium			
	P4 [2]	AMB [2] Amber		TFTM Forward Throw Medium			

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	**Standalone Sensors/Controls**	DDBXD	Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
PE [1] Photocell, Button Type	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD	Natural aluminum
DMG [1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSTXD	Sandstone
BAA Buy America(n) Act Compliant	**Networked Sensors/Controls**	DDBTXD	Textured dark bronze
	NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD	Textured black
	NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD	Textured natural aluminum
	See page 4 for out of box functionality	DWHGXD	Textured white
		DSSTXD	Textured sandstone

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tgs TRULY GREEN SOLUTIONS

SKU#: SG/SGE PROJECT NAME: _____ DATE: _____

ThinTek™ Wafer R — Direct Mount Recessed

120~347VAC/0-10V Dimming

DESCRIPTION

The ThinTek™ Wafer series from TGS allows for easy installation from below the ceiling without the need for an existing can and is ideal for shallow ceiling plenum applications. The CCT switch allows for selection between 2700K, 3000K, 3500K, 4000K, and 5000K. With Title 24 certification, 90 CRI, and a variety of sizes and lumen packages, ThinTek™ Wafers provide versatility, reliable performance, and a fast, simple installation process.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Hospitals, Airports and Hallways.

Intertek · IC RATED · 5 YEAR WARRANTY

FEATURES

Construction
Die-cast aluminum housing and PC lens.
Air-tight IC Rated.

Optical System
Glare controlling lens for comfortable light distribution.
Provides a 110° beam angle.

Warranty
5 year warranty.
See warranty documentation for more information.

Electrical
Input voltage: 120~347VAC, 60Hz
25W High Voltage Emergency Battery Backup option available.
12" Power Cable (Standard); Extension Cable option available in 3' or 10'.

Installation/ Mounting
Recessed Mounting with adjustable spring loaded retention tabs for secure fixture.
New Construction Kit (4", 6", 8") and New Construction Kit with Hanger Bar (3", 4", 6") option available.

Controls/Dimming
0-10V Dimming (Dims to 10%)
Tunable White between 2700K, 3000K, 3500K 4000K, 5000K.

ThinTek™ Mini R
3", 8W (500 lm)
4", 10W (650 lm)
4", 12W (850 lm)
6", 12W (900 lm)
6", 15W (1100 lm)
8", 18W (1500 lm)

Projected LTO: 50,000+ hours
Warranty: 5 Years
0-10V Dimming (10%)

TITLE 24 Compliant · 90+ CRI · Wet Location Rated · Tunable White · Air Tight · 0-10V Dimming Dims to 10%

Ordering Information

EXAMPLE: TWRF-0308-C-U

Series	Size/Wattage	CCT Switchable	Input Voltage/Control
TWRF - ThinTek Wafer Round Flat	0308 - 3"/8W 0410 - 4"/10W 0412 - 4"/12W 0612 - 6"/12W 0615 - 6"/15W 0818 - 8"/18W	C - 2700K/3000K/3500K/4000K/5000K	U - 120~347VAC/ 0-10VDimming

New Construction Kit	New Construction Kit W/ Hanger Bar	Accessories
TWR-NC (For 4", 6", 8")	TWR-NCH (For 3", 4", 6")	TW-EC03 (3' Extension Cable) TW-EC10 (10' Extension Cable) 90025-H (25W High Voltage Emergency Battery Backup)

Specifications and Dimensions subject to change without notice. **Accessories are purchased separately.**
***MOQ and longer lead times may apply, please contact customer service for more information.**

9601 Variel Ave I Chatsworth, CA 91311 I Ph: (818) 206-4404 I trulygreensolutions.com
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COMcheck Software Version 4.1.5.4
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 22377
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site:
SWC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
STORAGE 1 (Illuminated area of facade wall or surface)	6480 ft2	0.07	No	486
STORAGE 1 (Landscaping)	24714 ft2	0.04	Yes	989
DRV-1 (Illuminated area of facade wall or surface)	4713 ft2	0.07	No	353
STORAGE 1 (Parking area)	38100 ft2	0.04	Yes	1524
STORAGE 2 (Illuminated area of facade wall or surface)	864 ft2	0.07	No	65
STORAGE 2 (Landscaping)	22643 ft2	0.04	Yes	906
DRV-2 (Illuminated area of facade wall or surface)	3105 ft2	0.07	No	233
DRV-3 (Landscaping)	16496 ft2	0.04	Yes	660
DRV-3 (Illuminated area of facade wall or surface)	3645 ft2	0.07	No	273
DRV-4 (Illuminated area of facade wall or surface)	7840 ft2	0.07	No	588
DRV-5 (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
FLEX (Parking area)	62576 ft2	0.04	Yes	2503
FLEX (Landscaping)	34585 ft2	0.04	Yes	1383
FLEX BGS (Illuminated area of facade wall or surface)	14256 ft2	0.07	No	1069
			Total Tradable Watts (a) =	7965
			Total Allowed Watts =	11317
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
STORAGE 1 (Illuminated area of facade wall or surface 6480 ft2): Non-tradable Wattage				
LED 1: SF: Other:	1	3	51	153
LED 2: SG: Other:	1	2	12	23
LED 3: SGE: Other:	1	2	12	23
LED 4: SD: Other:	1	4	19	76
LED 5: SDE: Other:	1	3	19	57
STORAGE 1 (Landscaping 24714 ft2): Tradable Wattage				
LED 6: SC: Other:	1	4	134	536
DRV-1 (Illuminated area of facade wall or surface 4713 ft2): Non-tradable Wattage				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
LED 7: SD: Other:	1	5	19	95
STORAGE 1 (Parking area 38100 ft2): Tradable Wattage				
LED 8: SA: Other:	2	3	268	804
STORAGE 2 (Illuminated area of facade wall or surface 864 ft2): Non-tradable Wattage				
LED 9: SG: Other:	1	2	12	23
LED 10: SGE: Other:	1	1	12	12
LED 11: SDE: Other:	1	1	19	19
STORAGE 2 (Landscaping 22643 ft2): Tradable Wattage				
LED 12: SC: Other:	1	4	134	536
DRV-2 (Illuminated area of facade wall or surface 3105 ft2): Non-tradable Wattage				
LED 13: SD: Other:	1	8	19	152
DRV-3 (Landscaping 16496 ft2): Tradable Wattage				
LED 14: SC: Other:	1	3	134	402
DRV-3 (Illuminated area of facade wall or surface 3645 ft2): Non-tradable Wattage				
LED 15: SD: Other:	1	9	19	171
DRV-4 (Illuminated area of facade wall or surface 7840 ft2): Non-tradable Wattage				
LED 16: SD: Other:	1	16	19	304
DRV-5 (Illuminated area of facade wall or surface 3800 ft2): Non-tradable Wattage				
LED 17: SD: Other:	1	8	19	152
FLEX (Parking area 62576 ft2): Tradable Wattage				
LED 18: SB: Other:	1	10	134	1340
FLEX (Landscaping 34585 ft2): Tradable Wattage				
LED 19: SC: Other:	1	8	134	1072
FLEX BGS (Illuminated area of facade wall or surface 14256 ft2): Non-tradable Wattage				
LED 20: SD: Other:	1	64	19	1216
LED 21: SGE: Other:	1	16	12	186
			Total Tradable Proposed Watts =	4690

Exterior Lighting PASSES: Design 42% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JONATHAN F. ORTIZ, PM — Name - Title
Signature
06/17/22 — Date

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED - 4000K	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	10	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED - 4000K	DSX0_LED_P6_40K_TFTM_MVOLT_HS.ies	12465	0.91	134
	SC	20	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT	LED - 4000K	DSX0_LED_P6_40K_T2M_MVOLT.ies	15931	0.91	134
	SD	114	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SDE	4	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 4000K	WDGE2_LED_P2_40K_80CRI_TFTM.ies	2030	0.91	18.9815
	SF	3	Lithonia Lighting	WDGE3 LED P1 80CRI R3 40K MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED - 4000K	WDGE3_LED_P1_70CRI_R3_40K.ies	7523	0.91	51.1717
	SG	4	TGS	TWFR 0612 C-4000K U	ThinTek Wafer R - Direct Mount Recessed Downlight	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264
	SGE	19	TGS	TWFR 0612 C-4000K U 90025-h	ThinTek Wafer R - Direct Mount Recessed Downlight w/EM Battery Pack	LED - 4000K	TWRF-0612-C-U (2700K)_IESNA2002.IES	918	0.91	11.6264

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.5 fc	6.0 fc	0.0 fc	N/A	N/A

RKAA ARCHITECTS, INC

F-15128
STATE OF TEXAS
OMID ARDEBILI
112305
LICENSED PROFESSIONAL ENGINEER
01/7/22

ARDEBILI Engineering
Project Number: 22377 | Project Manager: JFO
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

ROCKWALL STORAGE
SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 04-13-2022 (PRELIMINARY)

E0.5
EXTERIOR CUTSHEETS AND IECC REPORT
RKAA# 22040.00

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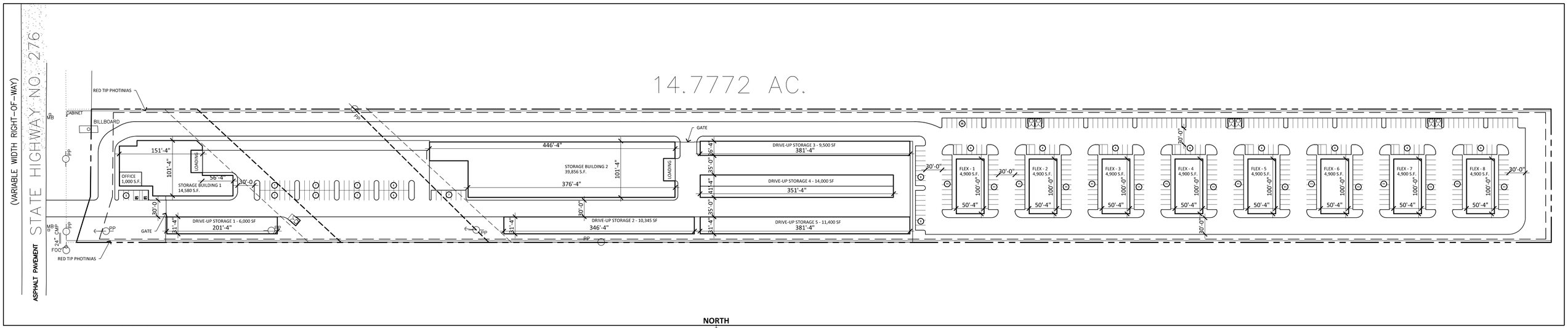


SITE PLAN

SCALE: 1" = 80'-0"

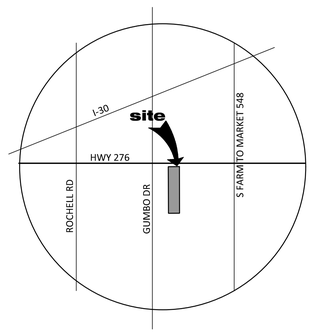
NORTH

SITE DATA

PROPERTY ID:	10369 & 10368
EXISTING ZONING:	AG
SITE AREA:	14.77 ACRES (643,381 S.F.)
PROPOSED USE:	SELF STORAGE
STORAGE BUILDING 1 AREA:	15,580 S.F.
STORAGE BUILDING 2 AREA:	39,856 S.F.
TOTAL STORAGE BUILDING AREA:	55,436 S.F.
DRIVE-UP STORAGE 1 AREA:	6,000 S.F.
DRIVE-UP STORAGE 2 AREA:	10,345 S.F.
DRIVE-UP STORAGE 3 AREA:	9,500 S.F.
DRIVE-UP STORAGE 4 AREA:	14,000 S.F.
DRIVE-UP STORAGE 5 AREA:	11,400 S.F.
TOTAL DRIVE-UP AREA:	51,245 S.F.
TOTAL PARKING REQUIRED:	34 SPACES
TOTAL PARKING PROVIDED:	61 SPACES

STORAGE BUILDING 1 UNITS:	109 UNITS
STORAGE BUILDING 2 UNITS:	298 UNITS
TOTAL STORAGE BUILDING UNITS:	407 UNITS
DRIVE-UP STORAGE 1 UNITS:	20 UNITS
DRIVE-UP STORAGE 2 UNITS:	35 UNITS
DRIVE-UP STORAGE 3 UNITS:	38 UNITS
DRIVE-UP STORAGE 4 UNITS:	70 UNITS
DRIVE-UP STORAGE 5 UNITS:	38 UNITS
TOTAL DRIVE-UP UNITS:	201 UNITS
TOTAL UNITS:	608 UNITS

TOTAL FLEX UNITS	8 UNITS
AREA OF EACH FLEX UNIT	4,900 S.F.
TOTAL FLEX BUILDING AREA:	39,200 S.F.
PARKING PROVIDED:	338 SPACES



NORTH

VICINITY MAP

SCALE: N.T.S.

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RKAA ARCHITECTS, INC

ROCKWALL STORAGE

SEC OF GUMBO DR AND TX HWY 276
ROCKWALL, TX 75032
DATE: 06-16-2022 (PRELIMINARY)

SP-1

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