AGENDA

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***APRIL 12, 2022* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES ABOUT PUBLIC PARTICIPATION = RED

NOTES: [*1*] ADDITIONAL CASE INFORMATION FOR THIS MEETING CAN BE FOUND AT HTTP://WWW.ROCKWALL.COM/MEETINGS.ASP, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

(1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. 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 Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(IV) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(2) Approval of minutes for the *March 29, 2022* Planning and Zoning Commission meeting.

(V) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(3) **Z2022-013 (ANGELICA GAMEZ)**
Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary.

(4) **Z2022-014 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Zoning Change* from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

(5) **Z2022-015 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Zoning Change* from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

(VI) ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(6) **SP2022-009 (BETHANY ROSS)**
Discuss and consider a request by Jeff Kilburg of Apex Design Build for the approval of a *Site Plan* for a *Multi-Tenant Medical Office Building* on a 1.2531-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northeast corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

(7) **SP2022-010 (HENRY LEE)**
Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a *Site Plan* for an *Office Building* in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [*SH-205*], and take any action necessary.

(8) **SP2022-012 (HENRY LEE)**
Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Site Plan* for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

(9) **SP2022-013 (BETHANY ROSS)**
Discuss and consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a *Site Plan* for eight (8) *Office Buildings* on a 2.768-acre parcel of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6535, 6545, 6595 & 6605 Alliance Drive and 182, 194, 202 & 214 Jeff Boyd Road, and take any action necessary.

(10) **SP2022-014 (HENRY LEE)**
Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Site Plan* for an *Office/Manufacturing Facility* on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

(VII) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission.

(11) *Director's Report* of post City Council meeting outcomes for development cases **(RYAN MILLER).**

- P2022-011: Final Plat for Lot 1, Block A, Stream 549 Addition **(APPROVED)**
- Z2022-006: Zoning Change from Planned Development District 73 (PD-73) to Light Industrial (LI) District **(APPROVED; 2ND READING)**
- Z2022-007: SUP for *Residential Infill Adjacent to an Established Subdivision* for 514 Yvonne Drive **(APPROVED; 2ND READING)**
- Z2022-008: SUP for *Residential Infill Adjacent to an Established Subdivision* for 7106 Odell Avenue **(APPROVED; 2ND READING)**
- Z2022-009: SUP for *Restaurant Less Than 2,000 SF with Drive-Through or Drive-In* for 902 & 906 S. Goliad Street **(APPROVED TO WITHDRAW)**
- Z2022-010: Zoning Change from Agricultural (AG) District to Planned development District for Single-Family 10 (SF-10) District **(APPROVED; 1ST READING)**
- Z2022-011: Zoning Change from Agricultural (AG) District to General Retail (GR) District for the Boys and Girls Club **(APPROVED; 2ND READING)**
- Z2022-012: Text Amendment for the Airport Overlay (AP OV) District **(APPROVED; 2ND READING)**

(VIII) 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 *April 8, 2022* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***MARCH 29, 2022* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES:[*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Eric Chodun brought the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas, Jerry Welch, Mark Moeller, and Jean Conway. Staff members present were Planning Director Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, and Assistant City Engineer Jeremy White. Absent from the meeting was City Engineer Amy Williams.

II. APPOINTMENTS

1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.

III. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. 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 Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one indicating such, Chairman Chodun closed the open forum.

IV. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

2. Approval of minutes for the *March 15, 2022* Planning and Zoning Commission meeting.

3. **P2022-011** (HENRY LEE)
Consider a request by Dylan Adame, PE of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of a *Final Plat* for Lot 1, Block A, Stream 549 Addition being a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

4. **MIS2022-006** (ANGELICA GAMEZ)
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a *Miscellaneous Case* for a *Treescape Plan* for a 145.102-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137 and Tract 1 of the J. H. Robenett Survey, Abstract No. 182, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, situated on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a vote of 7-0.

V. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

5. **Z2022-009** (HENRY LEE)
Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-

through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. He explained that the applicant failed to meet staff comments and has requested to table the item until the next Planning & Zoning meeting.

Commissioner Deckard asked when the withdrawal of the item took place.
Commissioner Moeller indicated his opposition to tabling the case.

Commissioner Deckard made a motion to deny tabling item Z2022-009. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

Planner Henry Lee provided a brief summary in regards to the request. The applicant submitted a concept plan depicting the layout of a 510-square foot restaurant with a drive-through. The concept plan indicates the drive-through will be facing onto S. Goliad Street. The applicant has also indicated that there will be no order board only employees out taking orders in the drive-through lanes. In this case, the site plan does not show conformance to the stacking requirements and does not provide landscape screening adjacent to the drive-through lanes. The applicant submitted a new concept plan on March 24th but staff did not have time to review it. Based on what was shown, it still does not address staff comments and it may have safety issues in terms of circulation of the vehicles on this site. Staff has since received 22 notices from 21 property owners in opposition to the applicant's request. Mr. Lee then advised that staff was available to answer questions.

Chairman Chodun asked the applicant to come forward.

Jack Kurz
15110 N. Dallas Pkwy
Dallas, TX 75248

The applicant came forward and explained why they asked staff for an extension on their request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Chuck Scroggs
813 S. Alamo
Rockwall, TX 75087

Mr. Scroggs came forward and expressed his opposition to the request.

Justin Scroggs
1512 S Alamo
Rockwall, TX 75087

Mr. Scroggs came forward and expressed his opposition to the request.

Chris Brannon
810 S. Alamo
Rockwall, TX 75087

Mr. Brannon came forward and expressed his opposition to the request.

Mary Smith
711 Forest Trace
Rockwall, TX 75087

Mrs. Smith came forward and expressed her opposition to the request.

Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

The applicant came forward and responded to the concerns made by the public.

Commissioner Thomas wanted clarification on the zoning of the property.
Commissioner Deckard asked what would happen if the SUP was approved but the restaurant failed. Would another restaurant be able to come in in its place?

Commissioner Deckard made a motion to deny Z2022-009. Commissioner Moeller seconded the motion to deny which passed by a vote of 7-0.

Chairman Chodun advised that the item will go before the City Council on April 4, 2022.

VI. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is April 12, 2022.

6. **Z2022-013** **(ANGELICA GAMEZ)**
Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary.

Hugo Cardenas
2313 La Costa Drive
Rowlett, TX 75088

The applicant came forward and expressed brief details in regards to the request.

Planning Coordinator Angelica Gamez explained that the applicant will be requesting variances to the garage orientation and the roof pitch.

Commissioner Womble asked what kind of material would be on the roof.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

7. **Z2022-014** **(BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Zoning Change* from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Planner Bethany Ross explained that the request was changed to a Planned Development with the underlined zoning of Neighborhood Services to restrict any future uses besides the school use.

Will Salee
115 Parkwood Drive
Wylie, TX 75098

Mr. Salee came forward and provided a brief summary in regards to the request.

Commissioner Moeller asked where the freshman center will be located on the lot.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

8. **Z2022-015** **(BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Zoning Change* from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

Planner Bethany Ross indicated that the request was changed to a Planned Development just like the prior case was.

Will Salee
115 Parkwood Drive
Wylie, TX 75098

Mr. Salee came forward and provided a brief summary in regards to the request.

Commissioner Womble asked what the ETA was for the freshman center to be open.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

9. **SP2022-009** **(BETHANY ROSS)**
Discuss and consider a request by Jeff Kilburg of Apex Design Build for the approval of a *Site Plan* for a *Multi-Tenant Medical Office Building* on a 1.2531-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northeast corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

Jeff Kilburg
9550 West Higgins Road
Rosemont, IL 60018

Mr. Kilburg came forward and provided a brief summary in regards to the request.

Planner Bethany Ross explained the additional variances requested on the item.
Commissioner Thomas asked the applicant if they had any issues with the articulation.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

10. **SP2022-010** **(HENRY LEE)**
Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a *Site Plan* for an *Office Building* in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [*SH-205*], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. He advised that there were a couple of variances associated with the project. However, the Architectural Review Board went ahead and recommended approval of the request.

Commissioner Womble asked if there were parking implications due to the fact that the site was changing to office from a basketball court.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

11. **SP2022-012** **(HENRY LEE)**
Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Site Plan* for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

Planner Henry Lee explained the variances as indicated by the Chairman of the Architectural Review Board.

Cole Blocker
4403 N. Central Expressway
Dallas, TX 75205

The applicant came forward and provided a brief summary in regards to the request.

Commissioner Conway asked for clarifications on the number of restaurants there will be on the site.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

12. **SP2022-013** **(BETHANY ROSS)**
Discuss and consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a *Site Plan* for eight (8) *Office Buildings* on a 2.768-acre parcel of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6535, 6545, 6595 & 6605 Alliance Drive and 182, 194, 202 & 214 Jeff Boyd Road, and take any action necessary.

Cameron Slown
825 Watters Creek Blvd
Allen, TX 75013

Mr. Slown came forward and provided a brief summary in regards to the request.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

13. **SP2022-014** **(HENRY LEE)**
Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Site Plan* for an *Office/Manufacturing Facility* on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

Matt Wavering
2610 Observation Trail
Rockwall, TX 75032

Mr. Wavering came forward and provided a brief summary in regards to the request.

Chairman Chodun advised that this item will come back before the Commission for discussion or action on April 12, 2022.

14. *Director's Report* of post City Council meeting outcomes for development cases **(RYAN MILLER)**.

- P2022-005: Replat for Lots 3 & 4, Block A, Cox Acres Addition *[APPROVED]*
- P2022-006: Replat for Lots 13 & 14 of the Rockwall Business Park East Addition *[APPROVED]*
- P2022-007: Replat for Lot 3, Block A, Allen Anderson Addition *[APPROVED]*
- P2022-008: Preliminary Plat for the Marina Village Subdivision *[APPROVED]*
- Z2022-006: Zoning Change (PD-73 to LI) for the REDC *[APPROVED; 1ST READING]*
- Z2022-007: Specific Use Permit (SUP) for *Residential Infill* at 514 Yvonne Drive *[APPROVED; 1ST READING]*
- Z2022-008: Specific Use Permit (SUP) for *Residential Infill* at 7106 Odell Drive *[APPROVED; 1ST READING]*
- Z2022-009: Specific Use Permit (SUP) for *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In [POSTPONED TO THE APRIL 4, 2022 CITY COUNCIL MEETING]*
- Z2022-010: Zoning Change (AG to PD) for Vallis Greene *[TABLED TO THE APRIL 4, 2022 CITY COUNCIL MEETING]*
- Z2022-011: Zoning Change (AG to GR) for the Boys and Girls Club *[APPROVED; 1ST READING]*
- Z2022-012: Text Amendment for the Airport Overlay (AP OV) District *[APPROVED; 1ST READING]*

Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:57 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____ _____, 2022.

_____
Jerry Welch, Vice-Chairman

Attest:

_____
Angelica Gamez, Planning and Zoning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	Rodolfo Cardenas; *CARES Home Builder, Inc.*
CASE NUMBER:	Z2022-013; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 985A of the Rockwall Lake Estates #2 Addition. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 130 Chris Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is Evans Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are two (2) residential lots -- *one (1) that is vacant and one (1) that is developed with a single-family home* -- that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Chris Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. East of this is Yvonne Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are several residential lots developed with modular homes and a vacant lot that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Lynne Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An established subdivision is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Lake Rockwall Estates East Subdivision. This subdivision has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 75 (PD-75) and designated for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, Permissible Uses, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Chris Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Chris Drive in a Close Proximity to the Subject Property	Proposed House
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented towards Chris Drive	The front elevation of the home will face onto Chris Drive.
Year Built	1978-2019	*N/A*
Building SF on Property	980 SF – 2,153 SF	2,241 SF
Building Architecture	Single-Family and Modular Homes, Some Vacant Lots	Comparable Architecture to the Surrounding Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks are 20 to 35-Feet	20-Feet
Side	The side yard setbacks are 0 to 33-Feet	5-Feet
Rear	The rear yard setbacks are 10 to 38-Feet	10-Feet
Building Materials	Brick, Vinyl Siding, and Modular Panels	Brick
Paint and Color	Gray, White, Brown, Blue, Yellow	*N/A*
Roofs	Composite Shingles & Metal	Composite Shingle
Driveways/Garages	Flat-Front Entry, Carports, and Single-Family Homes without Garages	The garage will be set up approximately 6-feet 6-inches in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant is proposing to put the garage approximately six (6) feet, six (6) inches in front of the front façade of the home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in previous cases.

With the exception of the garage setback requirements, the proposed single-family home meets all of the density and dimensional requirements for the Single-Family 7 (SF-7) District as stipulated by Planned Development District 75 (PD-75) and the Unified Development Code (UDC). For the purpose of comparing the proposed single-family home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Chris Drive. The proposed building elevations have also been provided in the attached packet. The approval of this request is

a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On March 25, 2022, staff mailed 107 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) The subject property will be required to replat prior to obtaining any building permits.

(3) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2022-013

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	130 Chris Dr Rockwall TX 75032				
Subdivision	Rockwall Lake Estates 2	Lot	985A	Block	
General Location	Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD 75	Current Use	Residential		
Proposed Zoning	PD 75	Proposed Use	Residential		
Acreage	.165	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	CARES Home Builder INC	[ ] Applicant	CARES Home Builder INC
Contact Person	Rodolfo Cardenas	Contact Person	Rodolfo Cardenas
Address	3637 Marquis Dr Suite #112	Address	3637 Marquis Dr Suite #112
City, State & Zip	Garland, TX 75042	City, State & Zip	Garland, TX 75042
Phone	469-471-4903	Phone	469-471-4903
E-Mail	careshb4u@gmail.com	E-Mail	careshb4u@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Rodolfo Cardenas [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 16 day of March, 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* March, 2022

Owner's Signature

Notary Public in and for the State of Texas Jaime Garcia

NOTARY PUBLIC STATE OF TEXAS
JAIME C GARCIA
Notary ID #130194485
My Commission Expires
May 3, 2023

My Commission Expires

City of Rockwall

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

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

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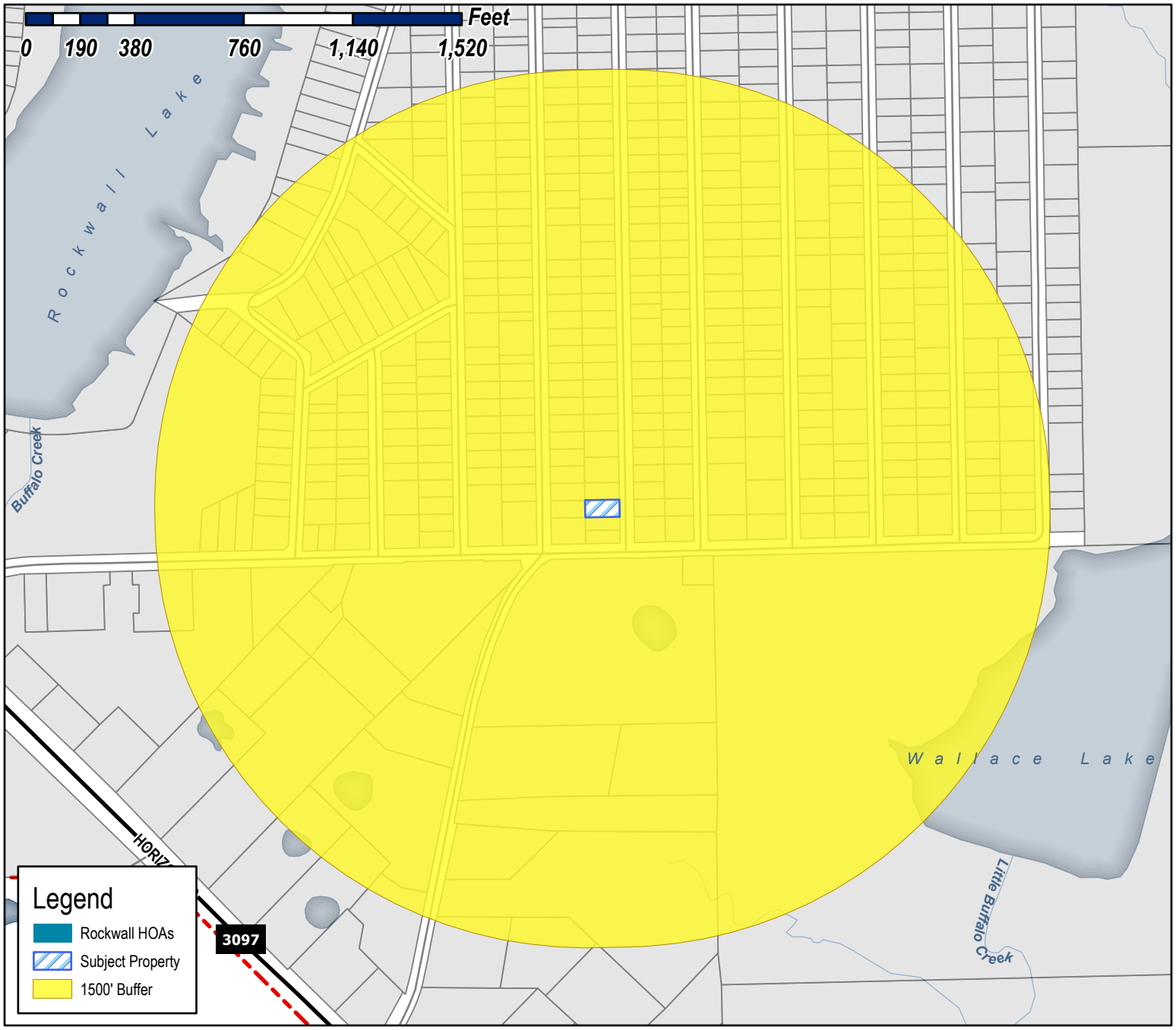
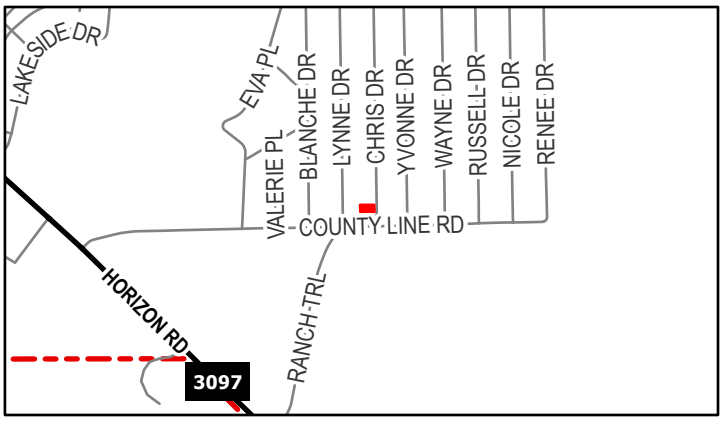


Case Number: Z2022-013
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 130 Chris Drive



Date Saved: 3/17/2022
For Questions on this Case Call (972) 771-7745

City of Rockwall

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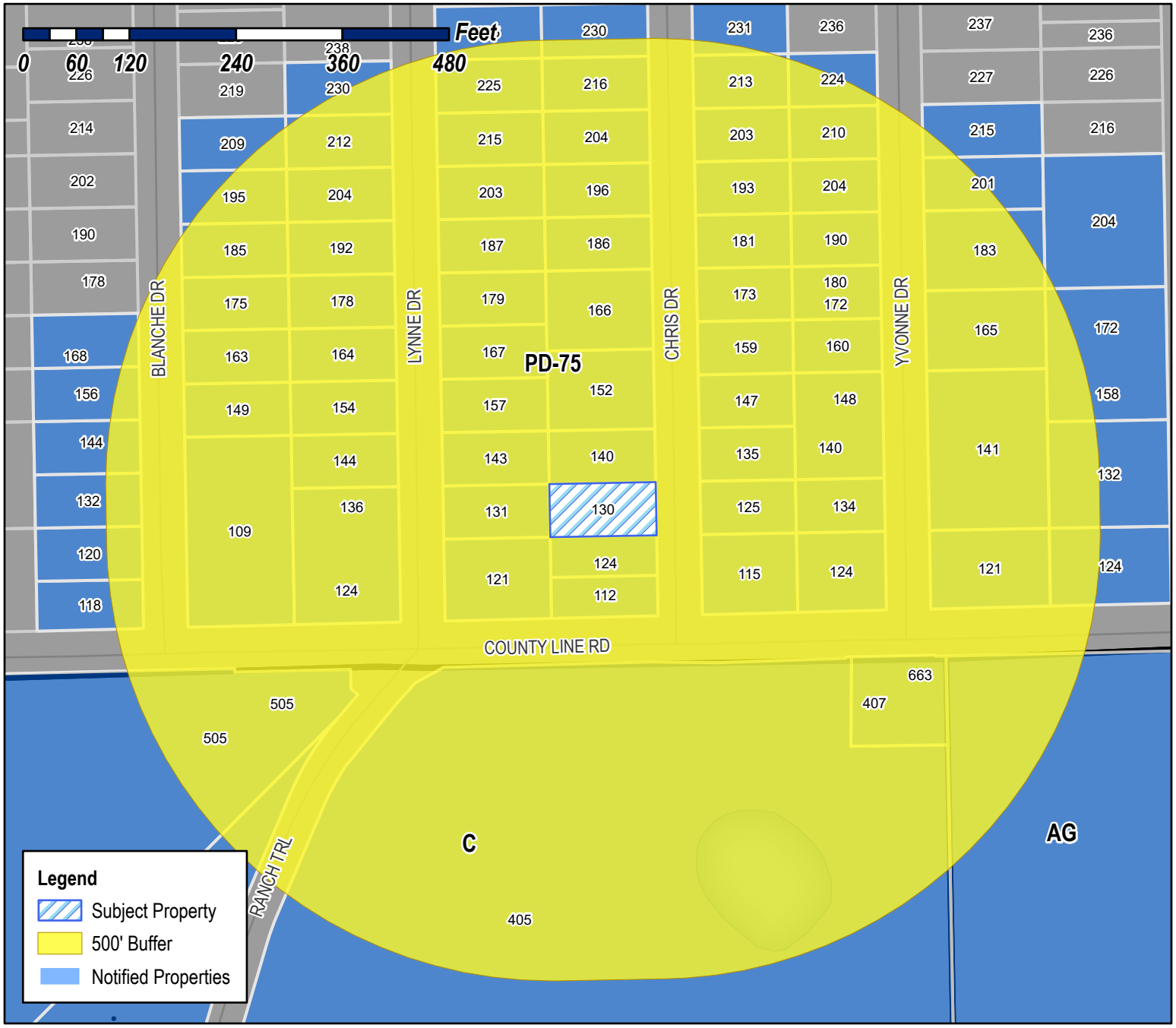

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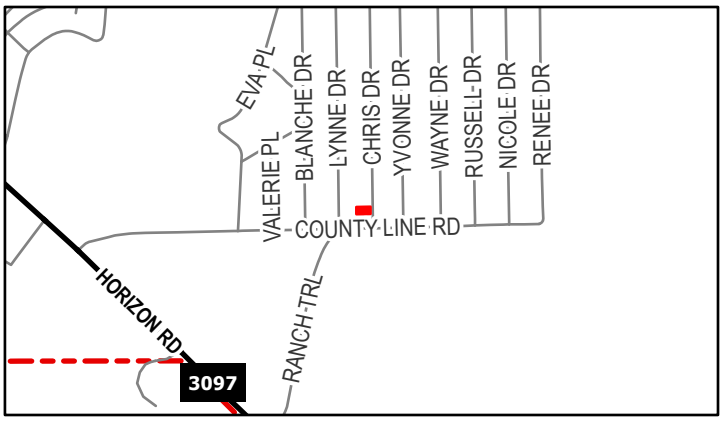
Case Address: 130 Chris Drive



Date Saved: 3/17/2022
For Questions on this Case Call (972) 771-7745

VARGAS RICARDO
109 BLANCHE DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
112 CHRIS DR
ROCKWALL, TX 75032

GAMBOA SOCORRO
114 W RIDGEWOOD DR
GARLAND, TX 75041

CANIZALES ELIDA VILLAREAL
115 CHRIS DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
118 BLANCHE DR
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
120 BLANCHE DR
ROCKWALL, TX 75032

PARTIDA EDUARDO A AND IRMA
121 YVONNE DR
ROCKWALL, TX 75032

MAYES CHRISTOPHER
121 LYNNE DR
ROCKWALL, TX 75032

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

DE SANTIAGO OSCAR MANUEL ACOSTA
124 WAYNE DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
124 CHRIS DR
ROCKWALL, TX 75032

FERNANDEZ URBANO
124 LYNNE DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
124 YVONNE DR
ROCKWALL, TX 75032

RANGEL ADELA
125 CHRIS DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
125 NICOLE DR
ROCKWALL, TX 75032

LICEA JOSE DELFINO
130 CHRIS DR
ROCKWALL, TX 75032

DIAZ JOSE LUIS
131 LYNNE DR
ROCKWALL, TX 75032

FLORES DAYANARA &
JAMES GLEASON
132 BLANCHE DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
132 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

HILTON THOMAS
135 CHRIS DRIVE
ROCKWALL, TX 75032

SANCHEZ ROSA &
ISMAEL PALACIOS
140 CHRIS DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

JONES CHARLES WILLARD
141 YVONNE DR
ROCKWALL, TX 75032

DIAZ JOSE LUIS
143 LYNNE DR
ROCKWALL, TX 75032

GARCIA MARTIN
144 BLANCHE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
144 LYNNE DR
ROCKWALL, TX 75032

BETETA RUTH E
1452 GREENBROOK DR
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ
147 CHRIS LANE
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

ESPARZA JUANA
15047 SE 152ND DR
CLACKAMAS, OR 97015

MEZA FRANCISCO J AND YOLANDA S
150 CHRIS DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
154 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

PEREZ GILBERTO AND
JUANITA PEREZ
157 LYNNE DR
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

BETETA RUTH E
159 CHRIS DR
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA
160 YVONNE DR
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE O AND MIRIAM G SALAZAR
AND
JESUS HERNANDEZ SALAZAR
164 LYNNE DR
ROCKWALL, TX 75032

MARTINEZ JOSE G
165 YVONNE DR
ROCKWALL, TX 75032

LOREDO SUSANA
166 CHRIS DR
ROCKWALL, TX 75032

CHEPETLA ANTHONY
167 LYNNE DRIVE
ROCKWALL, TX 75032

PALICIOS MARIA
168 BLANCHE DR
ROCKWALL, TX 75032

CARRILLO JORGE
173 CHRIS DR
ROCKWALL, TX 75032

GOMEZ ALEJANDRO
175 BLANCHE DR
ROCKWALL, TX 75032

PALACIOS ARIEL
178 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO
179 LYNNE DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
180 YVONNE DR
ROCKWALL, TX 75032

JIMENEZ ALMA RODRIGUEZ
181 CHRIS DR
ROCKWALL, TX 75032

YANEZ FERNANDO AND
JUAN A YANEZ
183 YVONNE
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
185 BLANCHE DR
ROCKWALL, TX 75032

ESQUIVEL ZAIDA
186 CHRIS DRIVE
ROCKWALL, TX 75032

RETANA JOSE L
187 LYNNE DR
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &
KARLA CAMACHO
190 YVONNE DR
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
192 LYNNE DR
ROCKWALL, TX 75032

RANGEL JUAN
193 CHRIS DR
ROCKWALL, TX 75032

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX 75032

CARMONA JOEL
196 CHRIS DR
ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA
200 CHAMBERLAIN DR
FATE, TX 75189

CROWN CASTLE TOWERS 09 LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

YANEZ JUAN
201 YVONNE DR
ROCKWALL, TX 75032

WILSON JAMES F AND
TAMMY M UNDERWOOD AND CAITLIN A DAVIS-WILSON
203 LYNNE DRVE
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL
203 CHRIS DR
ROCKWALL, TX 75032

MEDINA MARIA V AND
MARITZA ALONSO
204 YVONNE
ROCKWALL, TX 75032

REYES MARIA ISABEL AND RAMIRO M
204 CHRIS DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
204 LYNNE DR
ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA
204 WAYNE DR
ROCKWALL, TX 75032

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

MAYES CHRISTOPHER
210 CARRIAGE HILL LN
HEATH, TX 0

GAMBOA SOCORRO
210YVONNEDR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ PEREZ
213 CHRIS DRIVE
ROCKWALL, TX 75032

WILSON JAMES F AND
TAMMY M UNDERWOOD AND CAITLIN A DAVIS-WILSON
215 LYNNE DR
ROCKWALL, TX 75032

MOLINA JAIME
215 YVONNE DR
ROCKWALL, TX 75032

QUEVEDO OSCAR F
216 CHRIS DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

MAZARIEGOS ROMULO AND ESTELA
224 YVONNE DR
ROCKWALL, TX 75032

ESPARZA JUANA
225 LYNNE DR
ROCKWALL, TX 75032

YANEZ MARIA TERESA
230 CHRIS DR
ROCKWALL, TX 75032

PEREZ FERMIN
230 LYNNE DRIVE
ROCKWALL, TX 75032

HERNANDEZ GUILLERMINA
231 CHRIS DRIVE
ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR
235 LYNNE DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

QUEVEDO OSCAR F
293 YVONNE
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC
315 RANCH TRAIL
ROCKWALL, TX 75040

MOLINA JAIME
340 YVONNE DR
ROCKWALL, TX 75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

MEZA FRANCISCO J AND YOLANDA S
3778 PR 3843
QUINLAN, TX 75474

ARMS OF AMERICA LLC AND
C2LA LLC
382RANCHTRL
ROCKWALL, TX 75032

CROWN CASTLE TOWERS 09 LLC
407 RANCH TRAIL
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL
4427 FM 550
ROYSE CITY, TX 75189

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

LICEA JOSE DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

ARMS OF AMERICA LLC AND
C2LA LLC
525 E CENTERVILLE RD
GARLAND, TX 75041

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

ROCKWALL LAKE PROPERTIES
5713 SECREST CT
GOLDEN, CO 80403

GARCIA MARTIN
590 SUN VALLEY DR
ROYSE CITY, TX 75189

REYES MARIA ISABEL AND RAMIRO M
603 S CREEK DR
ROYSE CITY, TX 75189

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

PUBLIC NOTICE

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

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

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

Case No. Z2022-013: SUP for Residential Infill in an Established Subdivision at 130 Chris Drive

Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 18, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Gamez
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, April 18, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-013: SUP for Residential Infill in an Established Subdivision at 130 Chris Drive

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

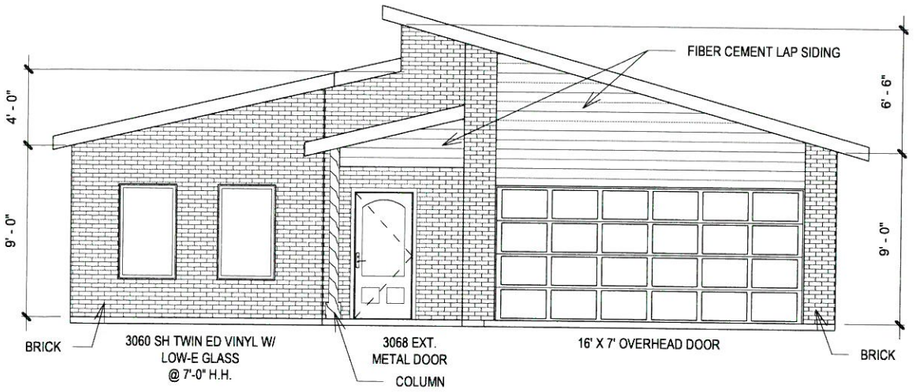
☐ I am opposed to the request for the reasons listed below.

Name:

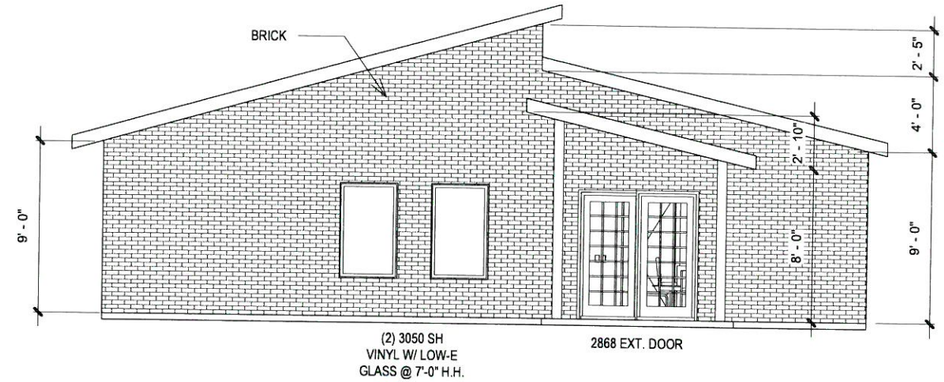
Address:

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

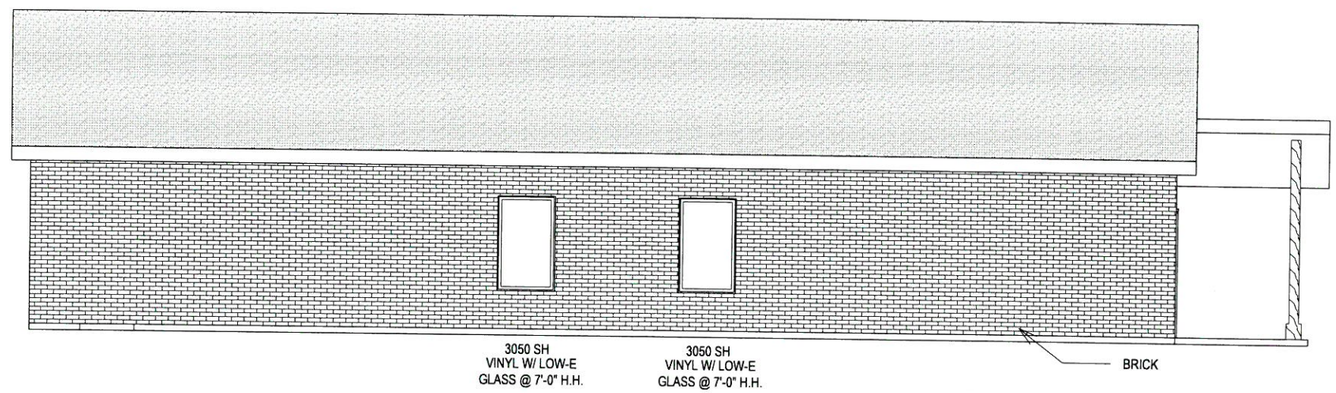
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



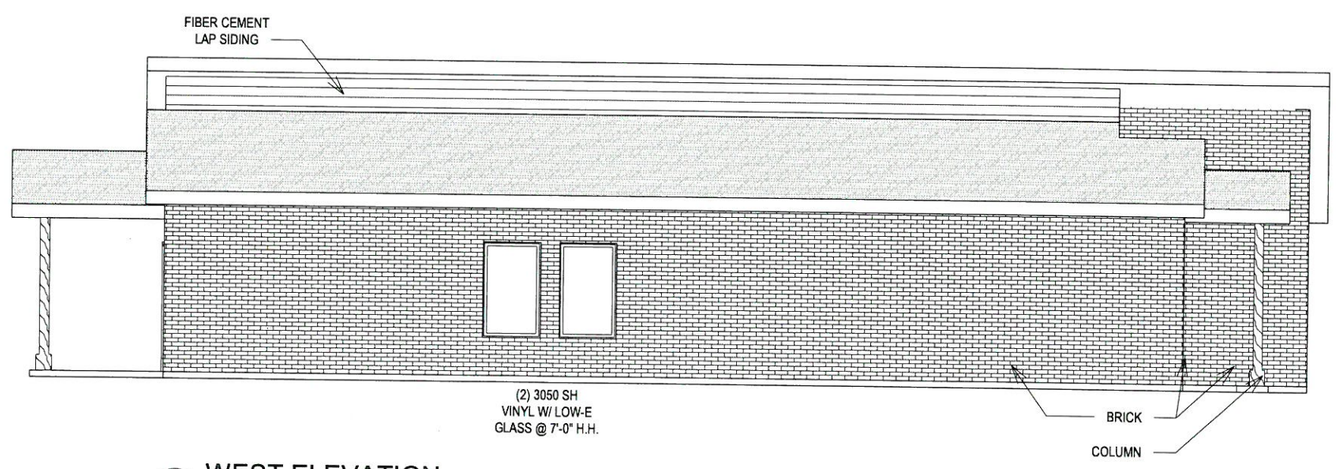
4 FRONT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



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



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

limón

130 CHRIS ST.
ROCKWALL, TX

Daisy Limon
469.441.0924
2702 Briarbrook Ln. Garland, TX 75040
daisy.limon96@gmail.com
daisylimon.com

DESIGNER:
Daisy Limon

OWNER:
CARES HOME BUILDERS, INC.

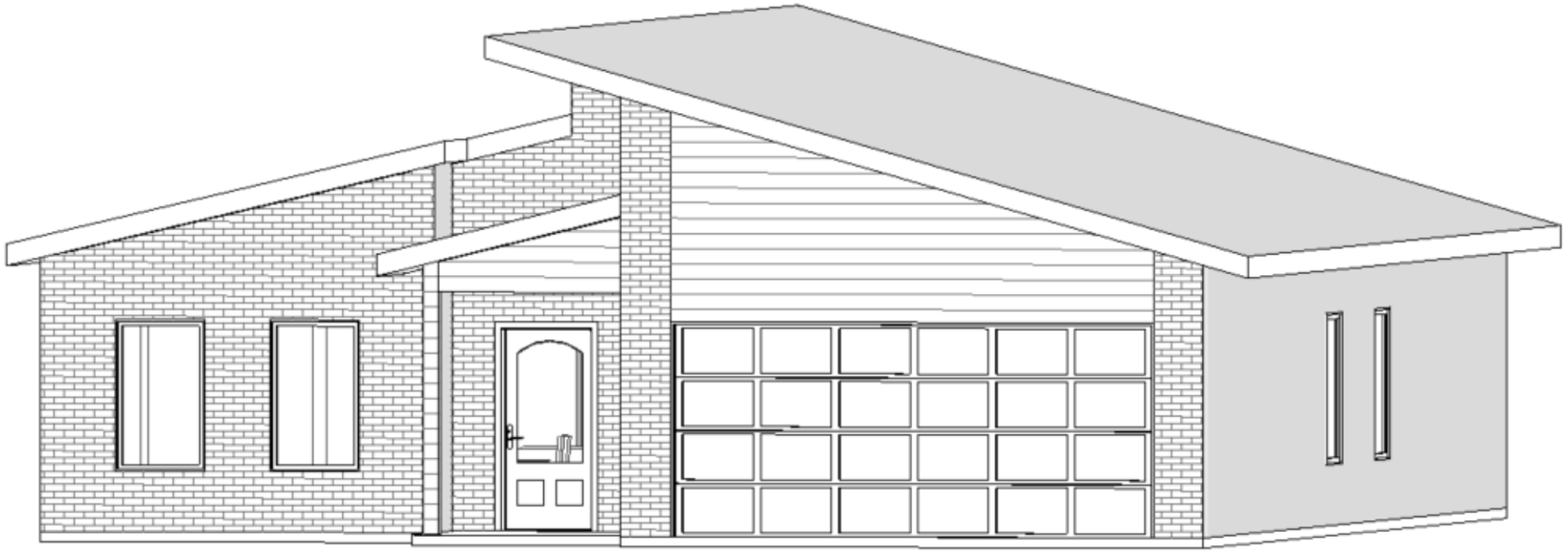
PROJECT NO	04.03
DATE	02/21/2022

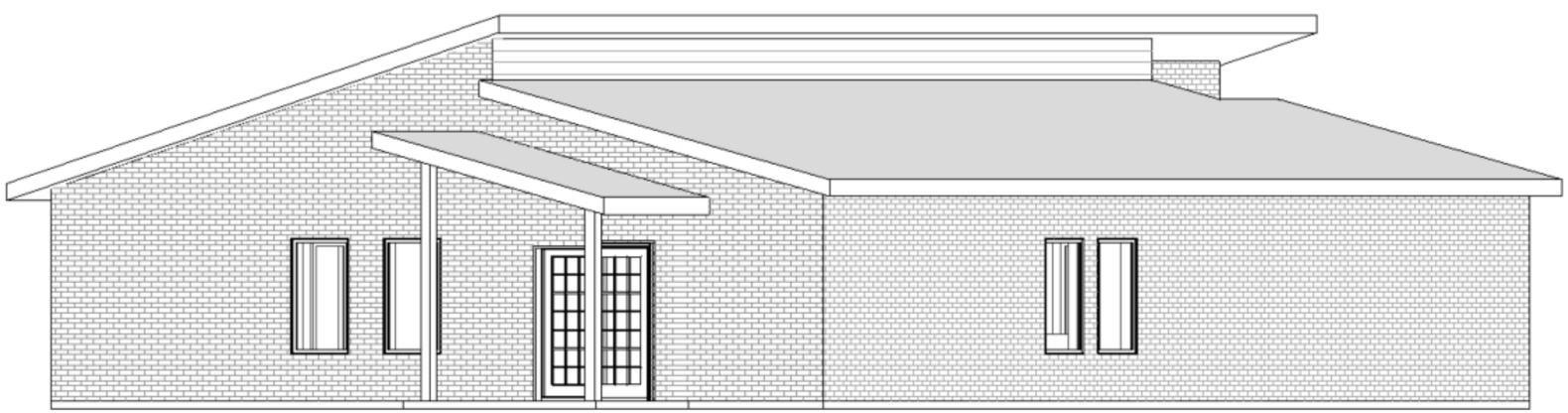
Elevations

A-104

limón

2907 ANDERSON ST.
GREENVILLE, TX





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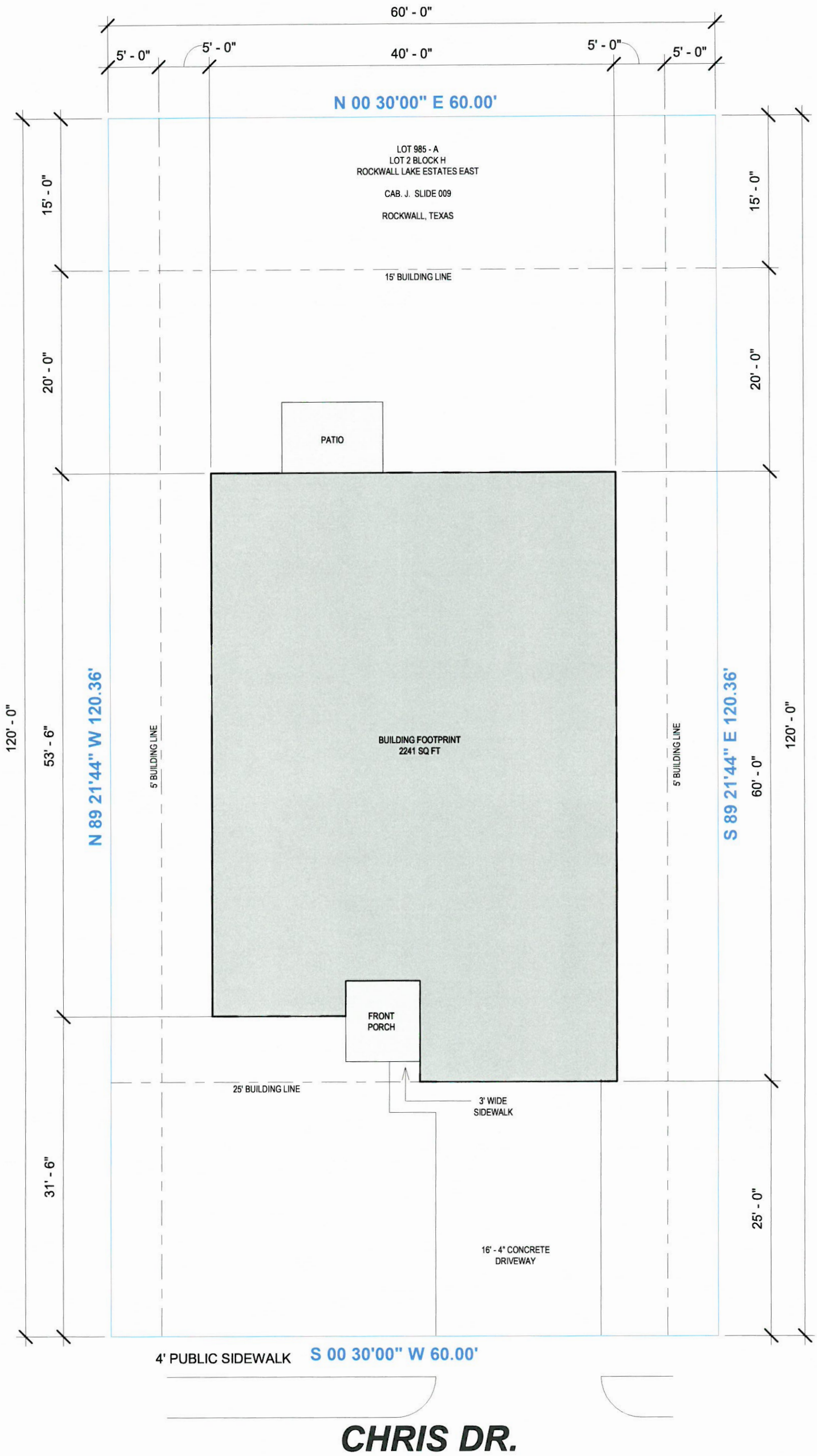
DESIGNER:
Daisy Limon

OWNER:
CARES HOME BUILDERS, INC.

PROJECT NO	04.03
DATE	02/21/2022

COVER

A-001



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daisy.limon96@gmail.com
daisylimon.com

DESIGNER:
Daisy Limon

OWNER:
CARES HOME BUILDERS, INC.

PROJECT NO 04.03

DATE 02/21/2022

Site Plan

A-003

130 CHRIS ST.
ROCKWALL, TX

limón

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-013

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
124 Chris Drive	Single-Family Home	2019	1,484	*N/A*	Siding
112 Chris Drive	Vacant	*N/A*	*N/A*	*N/A*	*N/A*
115 Chris Drive	Modular Home	1985	2,128	*144*	Siding
125 Chris Drive	Modular Home	1978	1,192	*400*	Siding
135 Chris Drive	Single-Family Home	2017	2,153	*N/A*	Brick
147 Chris Drive	Modular Home	1979	1,064	*1,000*	Siding
150 Chris Drive	Modular Home	1985	980	*80*	Siding
140 Chris Drive	Modular Home	1985	1,064	*N/A*	Siding
157 Lynne Drive	Modular Home	1985	*928*	*N/A*	Siding
143 Lynne Drive	Modular Home	2019	1,872	*N/A*	Siding
131 Lynne Drive	Modular Home	1980	1,064	*N/A*	Siding
121 Lynne Drive	Vacant	*N/A*	*N/A*	*N/A*	*N/A*
AVERAGES:		1993	1,393	406	

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124 CHRIS DRIVE

112 CHRIS DRIVE

115 CHRIS DRIVE

125 CHRIS DRIVE

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135 CHRIS DRIVE

147 CHRIS DRIVE

150 CHRIS DRIVE

140 CHRIS DRIVE

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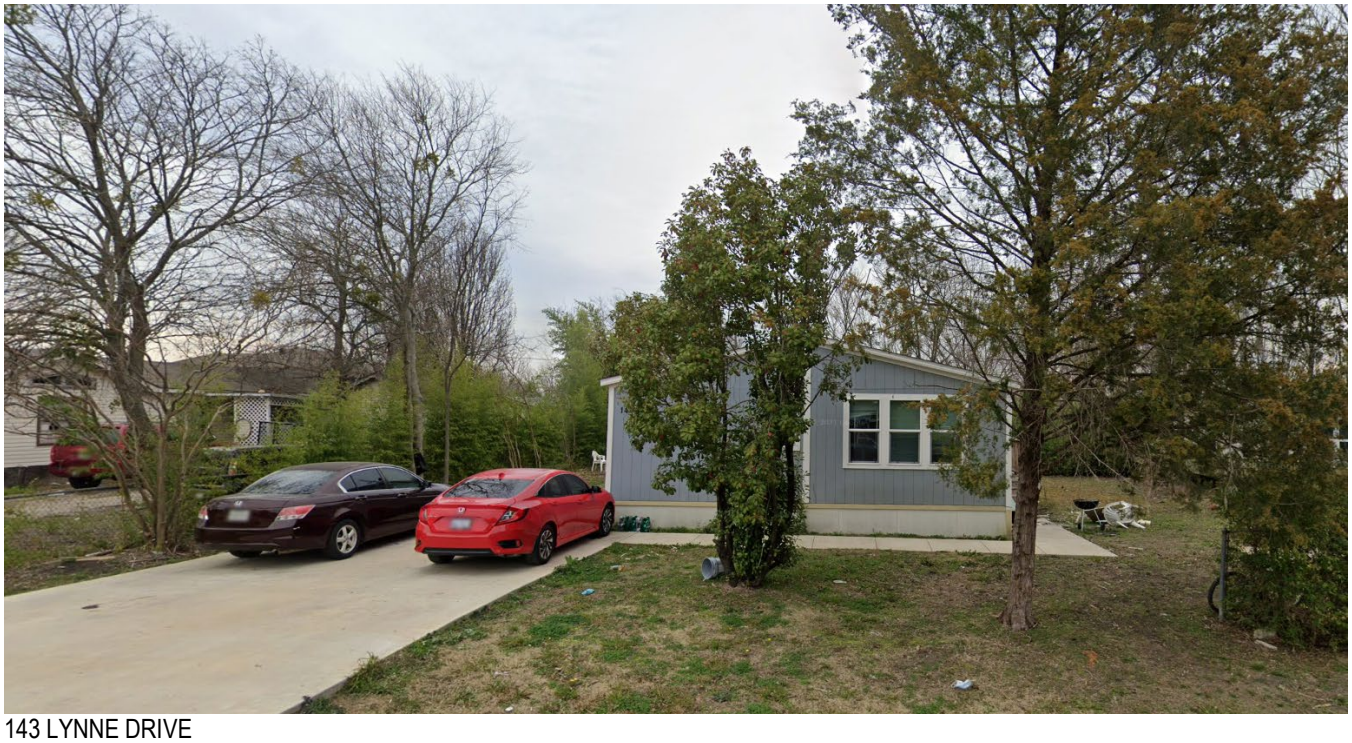
157 LYNNE DRIVE



143 LYNNE DRIVE

131 LYNNE DRIVE

121 LYNNE DRIVE

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 985A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1650-acre parcel of land being described as Lot 985A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT ORDINANCE 04.12.2022

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] -- *as heretofore amended and may be amended in the futu*re -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

DRAFT ORDINANCE 04.12.2022

force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF MAY, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *April 18, 2022*

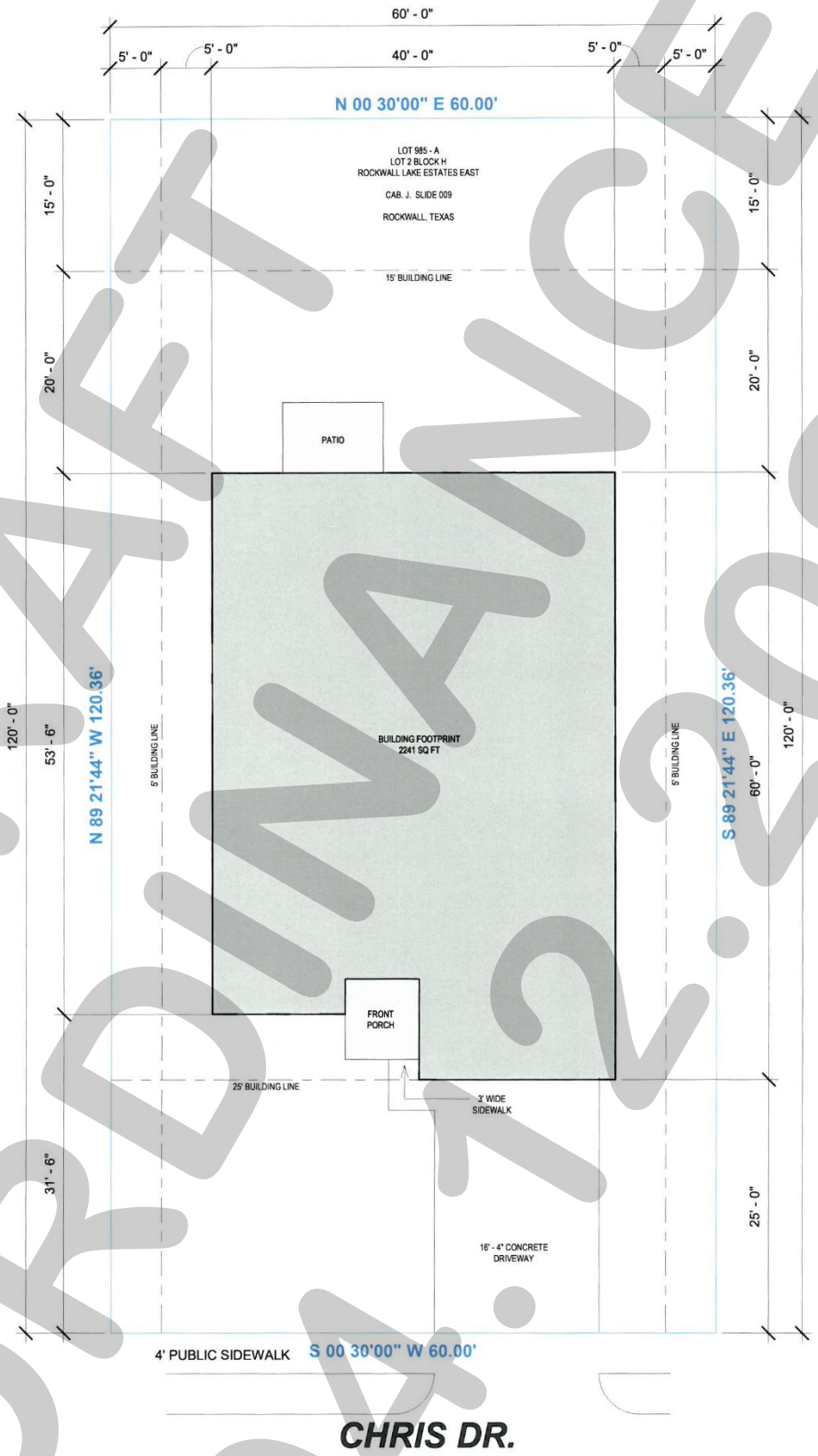
2nd Reading: *May 2, 2022*

DRAFT ORDINANCE 04.12.2022

Exhibit 'A'
Location Map and Survey

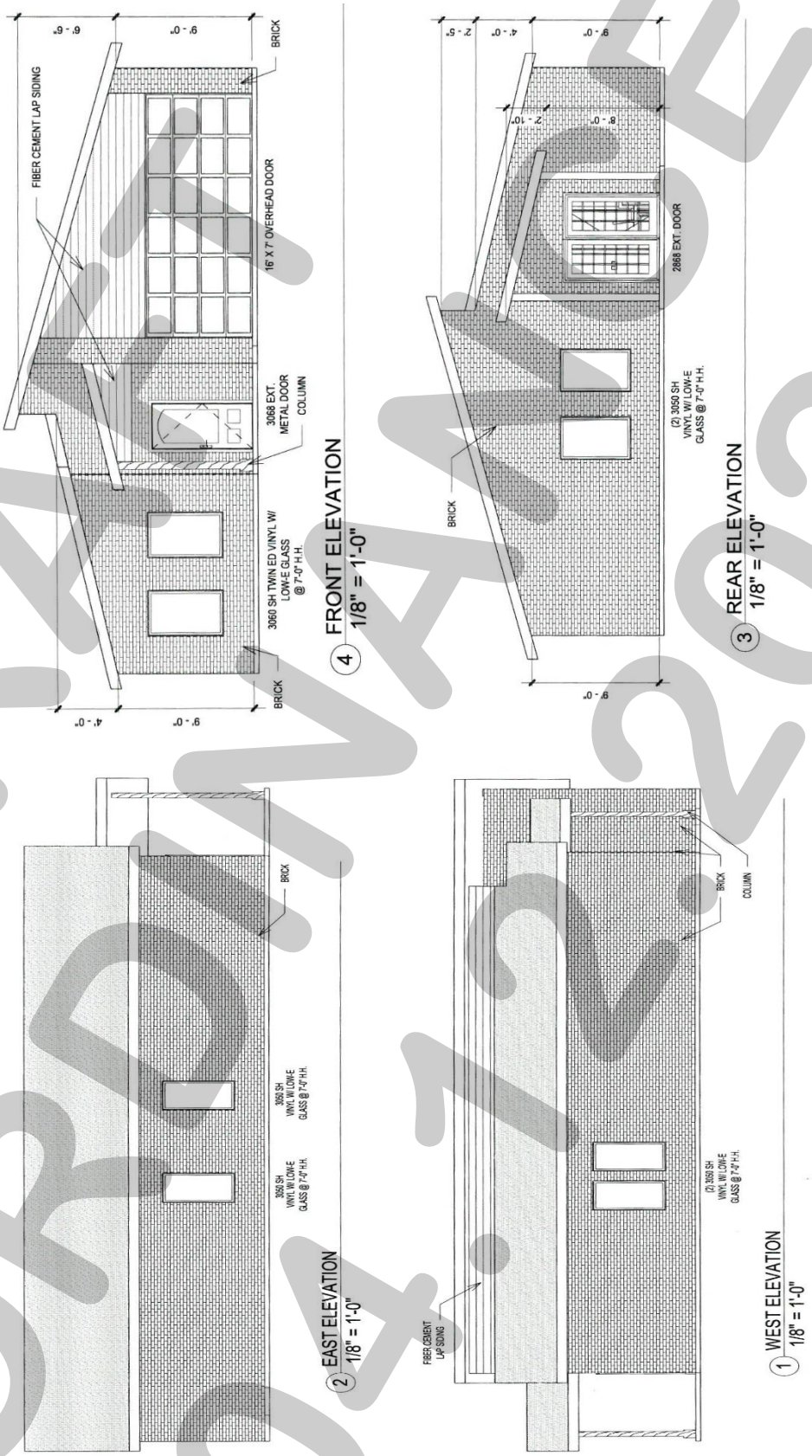
Address: *130 Chris Drive*
Legal Description: *Lot 985A, Rockwall Lake Estates #2 Addition*

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 04.12.2022

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 04.15.2022

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	*Robert Howman; Glenn Engineering Corp*
CASE NUMBER:	Z2022-014; *Zoning Change Agricultural (AG) District to a Planned Development (PD) with Neighborhood Services (NS) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses on a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary

BACKGROUND

On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20* [*Case No. A1998-002*]. On December 5, 2016, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2016-035*] for the purpose of allowing a *Public School* in an Agricultural (AG) District on the subject property. On December 13, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-029*] -- *and recommended approval of all associated variances* -- allowing the construction of a two (2) story, 150,848 SF public school [*i.e. College and Career Academy* (*CCA*)]. On December 19, 2016, the City Council approved all requested variances to the SH-205 By-Pass Overlay (SH-205 BY OV) District regarding primary and secondary building material requirements. On April 3, 2017, the City Council approved a final plat [*Case No. P2017-013*] for the Rockwall CCA Addition. On December 29, 2020, the Planning and Zoning Commission approved a variance request for an Accessory Building [*Case No. MIS2020-018*] on the Rockwall CCA's property.

PURPOSE

On March 18, 2022, the applicant -- *Robert Howman of Glenn Engineering Corp*. -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for limited Neighborhood Services (NS) District land uses and development standards. Specifically, the land uses and development standards were limited to only allow facilities for the Rockwall Independent School District (RISD).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2301 John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 4 of the Lofland Farms Subdivision, which consists of 74-lots on 22.17-acres. North of this subdivision is Dorris A. Jones Elementary School followed by an 11.78-acre tract of vacant land. These properties are zoned Planned Development District 45 (PD-45) for General Retail (GR) District, Single-Family 8.4 (SF-8.4) District, and Single-Family 10 (SF-10) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

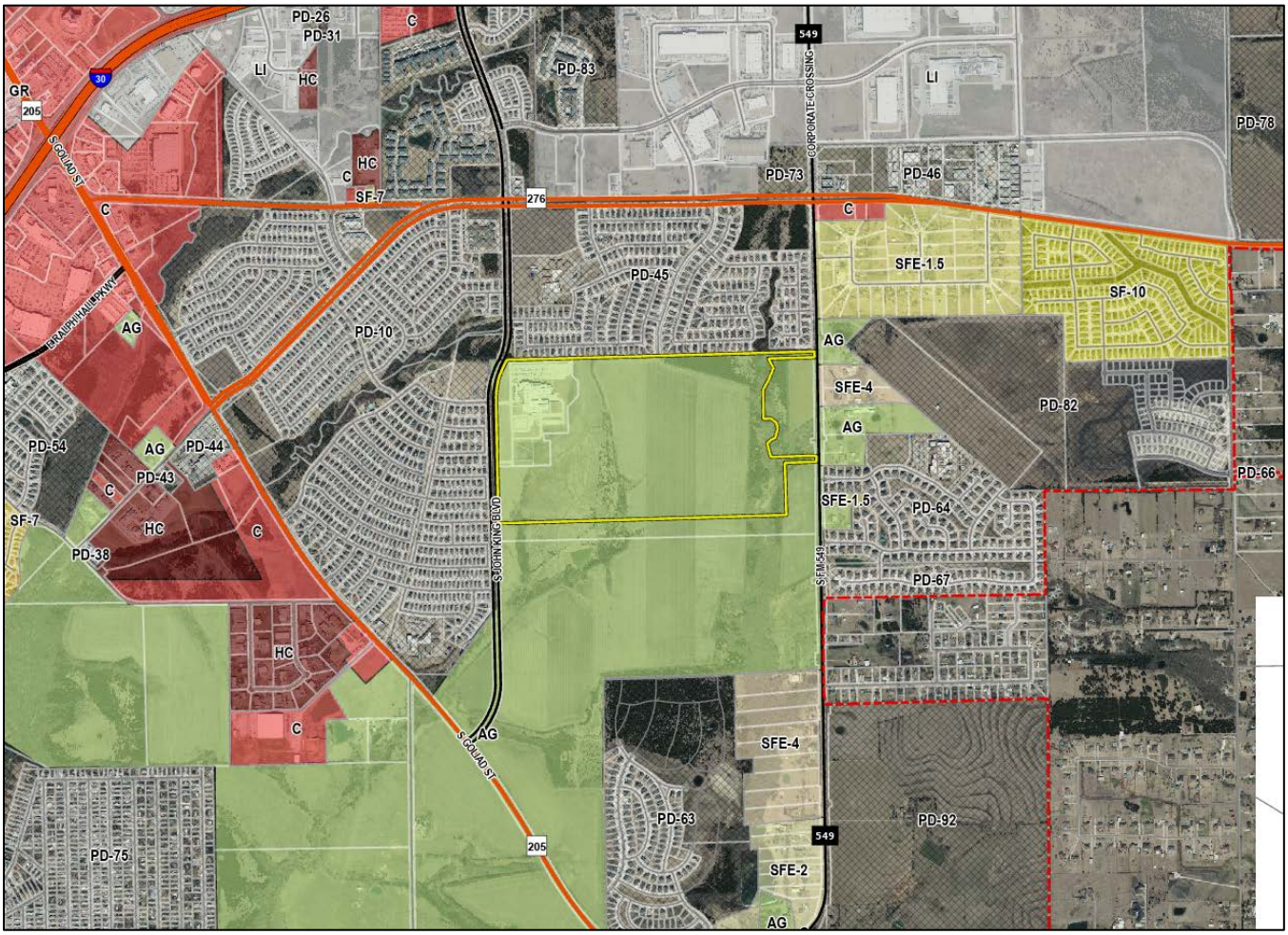
South: Directly south of the subject property are two (2) vacant tracts of land (*i.e. Tract 7 of the W. H. Baird Survey, Abstract No. 25 [28.4540-acres] and Tract 3 of the A. Johnson Survey, Abstract No. 123 [265.0825-acres]*) zoned Agricultural

(AG) District. Beyond this is SH-205, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 17.29-acre tract of vacant land (*i.e. Tract 7-2 of the W. H. Baird Survey, Abstract No. 25*) zoned Agricultural (AG) District. East of this is S FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Hickory Ridge Park and Phase 4 of the Hickory Ridge Subdivision, which consists of 245 lots on 92.62-acres. These properties are zoned Planned Development District 10 (PD-10) for Single Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO CITY'S CODES

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents." This section goes on to state that "(t)he Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. Since these sites are typically… surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. The Neighborhood Services (NS) District should

not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary." In this case, the Neighborhood Services (NS) District is the base zoning district for the Planned Development District; however, the land uses will be limited to only allowing a: [*1*] *Public or Private Primary School*, [*2*] *Public or Private Secondary School*, [*3*] *Public Park or Playground*, and/or [*4*] *Track or Stadium*. In addition, the *Temporary Education Building for a Public or Private School* and *Accessory Building or Storage* land uses will be allowed through a Specific Use Permit (SUP). The purpose of selecting the Neighborhood Services (NS) District as the base zoning was because it is the lowest intensity non-residential zoning district, but as stated previously staff has further restricted this district. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Area	1-Acre or 43,560 SF
Minimum Front Yard Setback (1) & (2)	30'
Minimum Side Yard Setback	10'
Minimum Rear or Side Yard Setback (Adjacent to a Street)	30'
Minimum Rear Yard Setback (3)	10'
Minimum Distance Between Buildings (4)	15'
Maximum Building Height (5)	40'
Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

1: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.

2: The location of the *Front Yard Building Setback* as measured from the front property line.

3: The location of the *Rear Yard Building Setback* as measured from the rear property line.

4: Zero (0) feet with a fire rated wall.

5: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to provide three (3) tiered screening adjacent to all residential properties and conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within *South Central Residential District* and is designated for *Quasi-Public* land uses. In addition, the *District Map* shows that the subject property is an ideal place for a *Trail Plan Rest Stop/Trailblazer Pylon* for John King Boulevard in accordance with the John King Boulevard Corridor Plan (*see Subsection 02.02 of Appendix 'B', Corridor Plans, of the OURHometown Vision 2040 Comprehensive Plan*). The *Land Use Designations* section of the plan state that, "(t)he *Quasi-Public* land use is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public." For the Planning and Zoning Commission and City Council's review, staff has included excerpts from the Comprehensive Plan showing the *Land Use Plan* and *District Strategies* for the *South Central Residential District.* In this case, the applicant's request would be better classified under the *Public* land use designation. According to the Comprehensive Plan "(t)he *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare." Staff should point out that while the Rockwall Independent School District (RISD) generally conforms with the *Quasi-Public* land use examples and the two land uses (*Public and Quasi-Public)* are very similar in nature, the *Public* land use designation is intended for public agencies. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a *Quasi-Public* land use designation to a *Public* land use. This has been added to the *Conditions of Approval* for this case.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for any development of the subject property:

(1) *Roadways*. At the time of development, the developer shall verify the right-of-way width of John King Boulevard to ensure there is 110-feet of right-of-way. The applicant is also responsible for constructing an extension of Stableglen Drive through the subject property. This roadway is classified as a *Minor Collector* and will require a minimum of 60-feet of right-of-way with a 41-foot *back-of-curb to back-of-curb* concrete street. A five (5) foot sidewalk will be required to be constructed along both sides of the roadway. A ten (10) foot sidewalk along John King Boulevard is required to be extended from the existing *College and Career Academy* to the southern property line of the subject property.

(2) *Water*. A 12-inch water line will need to be constructed in the right-of-way of Stableglen Drive from the northern property line to the southern property line. A 12-inch water is required to be extended from the *College and Career Academy* to the southern property line of the subject property. In addition, an infrastructure study will need to be performed in order to determine what additional water infrastructure is need to be looped or extended through the site.

(3) *Wastewater*. An infrastructure study will need to be performed in order to determine the necessary improvements to the existing system needed to adequately serve the proposed development. The applicant may be required to pay existing pro-rata agreements if necessary.

(4) *Drainage*. The applicant shall be required to perform a flood/detention study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property as well as provide detention of any proposed development.

STAFF ANALYSIS

The proposed zoning change is in conformance with the Planned Development District standards and with the underlying zoning of Neighborhood Services (NS) District as defined by the Unified Development Code (UDC). In addition, the change appears to conform to the policies and guidelines of the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On March 25, 2022, staff mailed 273 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, and Fontanna Ranch Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) property owner notifications from two (2) property owners within the 500-foot notification area in favor of the applicant's request and one (1) property owner notification from one (1) property owner within the 500-foot notification area in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Panned Development (PD) District for Neighborhood Services (NS) District land uses, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;

(2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Quasi-Public* designation to a *Public* designation; and,

(3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and

(4) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

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	2301 S. John King, Rockwall, TX				
SUBDIVISION	Rockwall Heath High School 9th Grade Center	LOT	1	BLOCK	A
GENERAL LOCATION	Rockwall 9th Grade Center - South site - at the Gene Burton Academy				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	PUBLIC SCHOOL		
PROPOSED ZONING	NEIGHBORHOOD SERVICES	PROPOSED USE	PUBLIC SCHOOL		
ACREAGE	27.446	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 Independent School District	☐ APPLICANT	Glenn Engineering Corp.
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972-989-2174 cell
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

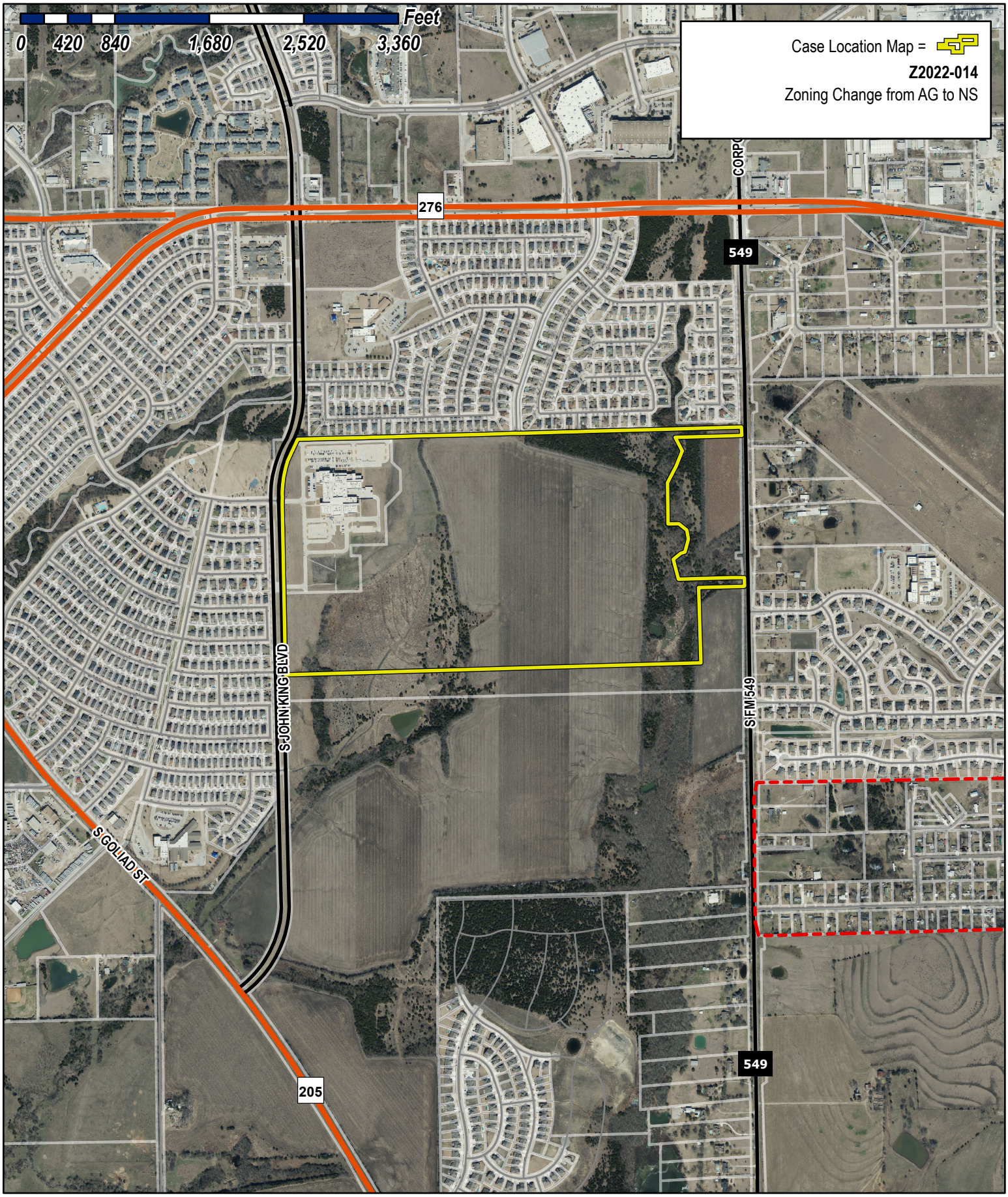
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



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.

City of Rockwall

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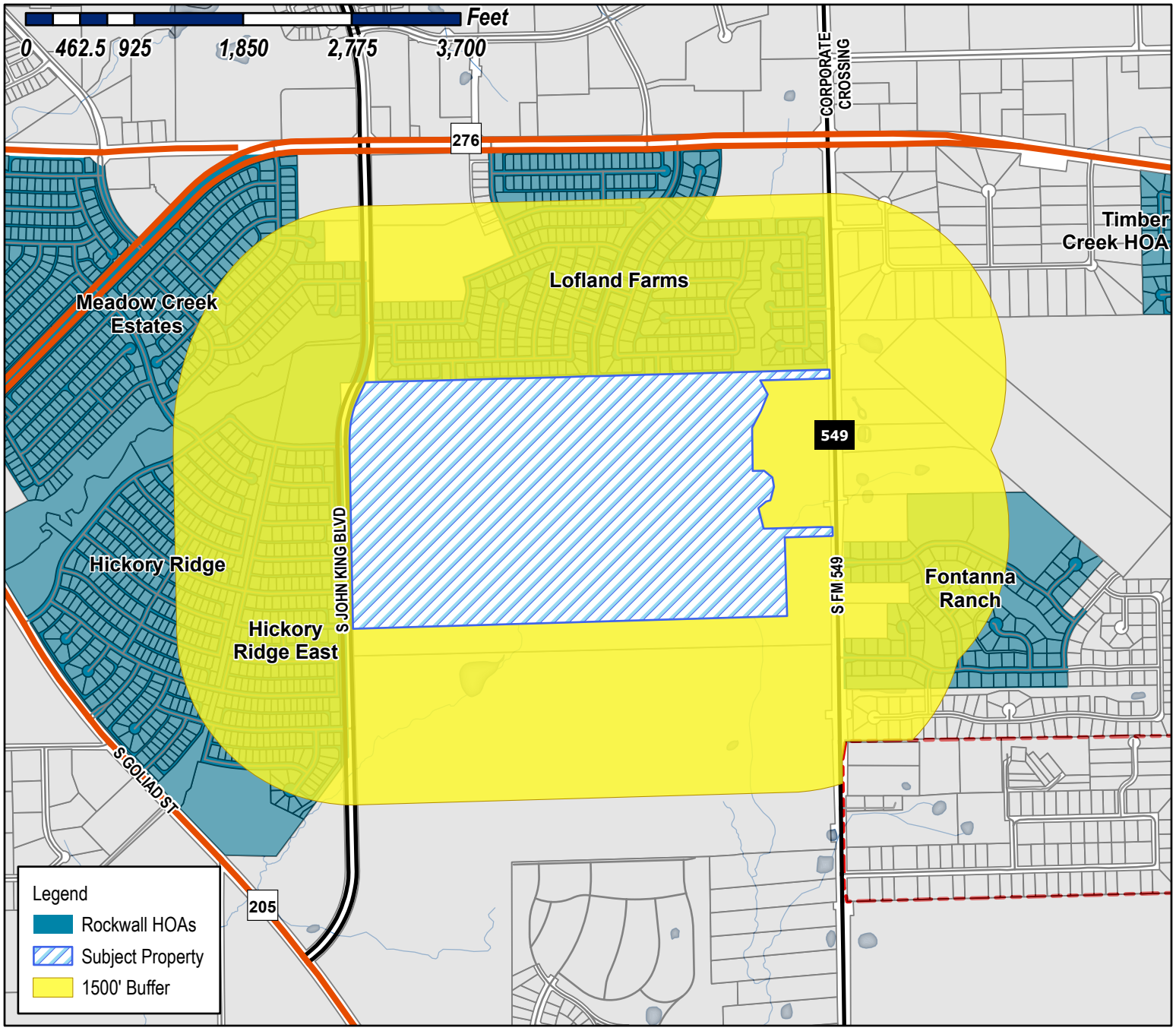
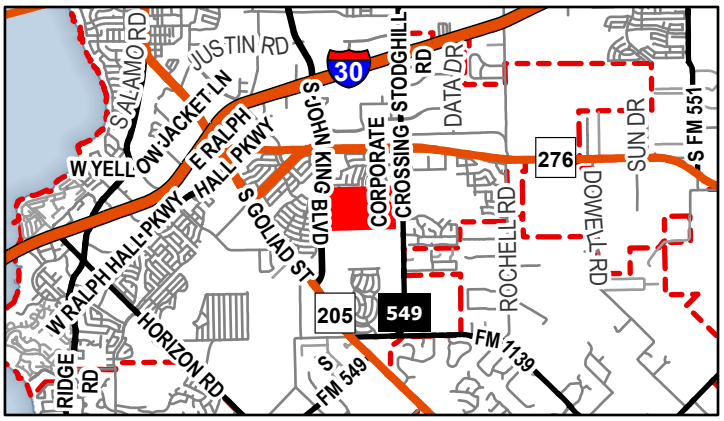


Case Number: Z2022-014
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2301 S. John King Blvd.



Date Saved: 3/18/2022
For Questions on this Case Call (972) 771-7745

From: Gamez, Angelica
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2022-014]
Date: Friday, March 25, 2022 9:02:48 AM
Attachments: Public Notice (03.23.2022).pdf
HOA Map Z2022-014.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on March 25, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-014: Zoning Change from AG to NS
Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

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

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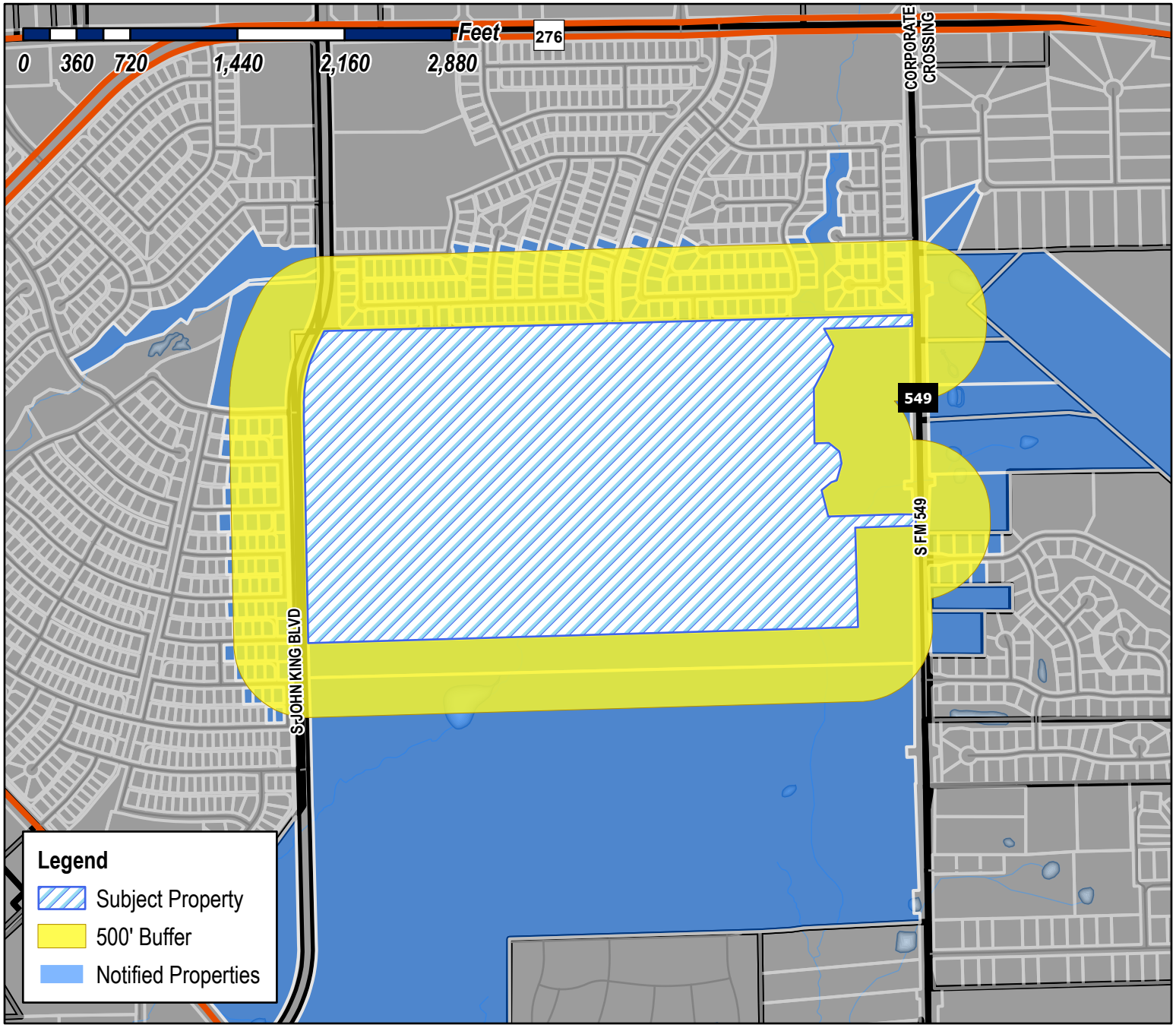

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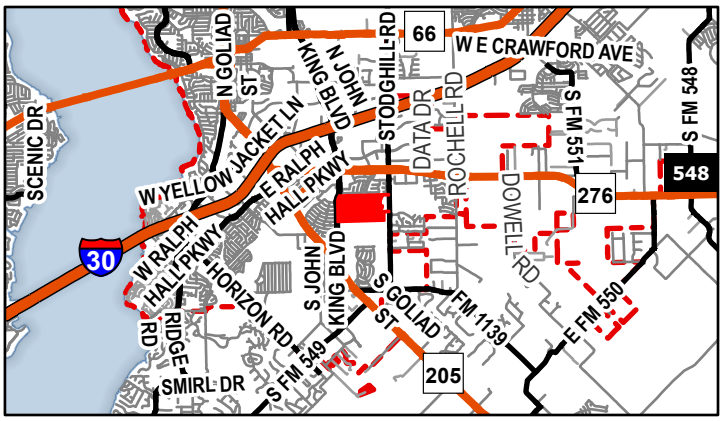


Date Saved: 3/18/2022
For Questions on this Case Call (972) 771-7745

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CALLIER LOGAN AND JENNA
104 RUSH CREEK DRIVE
HEATH, TX 76058

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

RIVAS DANIEL A & KRISTIN N
1205 KATELYN COURT
IRVING, TX 75060

HOLMES NILES & LINDA
122 JAMES DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

KIM SU IL AND CHUN JA
1311 SALINAS DR
ROCKWALL, TX 75087

GERLACH CHRISS & RON FAMILY TRUST
13435 ROANE CIR
NORTH TUSTIN, CA 92705

NEXT GENERATION BLESSINGS LLC
135 SOAPBERRY DRIVE
KYLE, TX 78640

3050 DOUBLE OAK LLC
1503 VIA TOSCANA LANE
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1925FM549
ROCKWALL, TX 75087

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2006 HIDDEN TRAIL DRIVE
LEWISVILLE, TX 75067

ERICKSON KRISTIN
211 FIELDCREST DRIVE
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

SPROUL DILLON & SARAH
2120 GARRISON DRIVE
ROCKWALL, TX 75032

LEVERETT STEVEN GLENN
2120 GLEANDER DR
ROCKWALL, TX 75032

FALETTO DAVID S & NORMA G
2120 HARVESTER DRIVE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
2121 HARVESTER DR
ROCKWALL, TX 75087

AGUILERA JOSE AND ALMA
2130 DANBURY DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

KRAUSE SAMANTHA
2130 HARVESTER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

NEXT GENERATION BLESSINGS LLC
2130 PAINT CREEK CT
ROCKWALL, TX 75087

HARVEY GREG
2131 DANBURY DR
ROCKWALL, TX 75032

RAKOW CHRISTINA M
2131 GARRISON DR
ROCKWALL, TX 75032

SYDNOR KEVIN
2131 HARVESTER DR
ROCKWALL, TX 75032

WILBOURN TORI
2131 PAINTCREEK COURT
ROCKWALL, TX 75032

BROWN CASEY B & MAUREEN D
2140 DANBURY DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BALES DAVID D & YVONNE R
2140 HARVESTER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

STONE ERIC PAUL & KIMBERLY G
2140 PAINT CREEK CT
ROCKWALL, TX 75032

KROLL MARILYN M
2140 GARRISON DR
ROCKWALL, TX 75087

TARASZKIEWICZ JOSHUA T & ANNETTE G
2141 HARVESTER DR
ROCKWALL, TX 75032

BOWERS JOHN WALTER
2141 PAINT CREEK CT
ROCKWALL, TX 75032

WHEELOCK DEAN I & IDA P
2141 TEAGLE DR
ROCKWALL, TX 75032

CALLIER LOGAN AND JENNA
2141 DANBURY DR
ROCKWALL, TX 75087

PEREZ LILIANA AND JOSE GERARDO VIERA SANCHEZ
2141 GARRISON DR
ROCKWALL, TX 75087

SNIDER RANDALL R & DEE ANNA
2150 DANBURY DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

PENNINGTON ADRIENNE
2150 PAINT CREEK CT
ROCKWALL, TX 75032

KIM SU IL AND CHUN JA
2150 GARRISON DR
ROCKWALL, TX 75087

MILLER ANNETTE A
2151 DANBURY DR
ROCKWALL, TX 75032

HAWKINS DONALD W
2151 GARRISON DR
ROCKWALL, TX 75032

ABSHIRE AMANDA
2151 HARVESTER DRIVE
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J
2151 TEAGLE DR
ROCKWALL, TX 75032

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
2151PAINT CREEKCT
ROCKWALL, TX 75087

LALA PHILLIP
2160 DANBURY DRIVE
ROCKWALL, TX 75032

GOUCHER STEVEN AND LISA
2160 HARVESTER DRIVE
ROCKWALL, TX 75032

RIVAS DANIEL A & KRISTIN N
2160 GARRISON DR
ROCKWALL, TX 75087

CONFIDENTIAL
2160 PAINT CREEK CT
ROCKWALL, TX 75087

ORDNER CRYSTAL L AND JOSHUA B
2161 DANBURY DR
ROCKWALL, TX 75032

CAREY DOUGLAS G AND JANET C
2161 GARRISON DRIVE
ROCKWALL, TX 75087

GARCIA-MONTANEZ JOAQUIN
2161 PAINTCREEK COURT
ROCKWALL, TX 75032

GLAZE STEVE LOUIS
2161 TEAGLE DR
ROCKWALL, TX 75032

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
2161 HARVESTER DR
ROCKWALL, TX 75087

TURNER TOMMY & RUTH
2170 DANBURY DR
ROCKWALL, TX 75087

CALDWELL PAULA D & WAYNE F
2170 GARRISON DR
ROCKWALL, TX 75032

KELLEY RUSSELL D &
JENNIFER L SMITH
2170 PAINT CREEK CT
ROCKWALL, TX 75032

JORDAN MISTY
2171 DANBURY DR
ROCKWALL, TX 75032

SCHROEDER MARK AUSTIN AND SARAH
ELIZABETH
2171 GARRISON DR
ROCKWALL, TX 75032

RINKER JOHN AND JENNIFER
2171 PAINT CREEK CT
ROCKWALL, TX 75032

QUEEN RONALD RENARD &
YOLANDA YVETTE WASHINGTON
2171 TEAGLE DR
ROCKWALL, TX 75032

CONFIDENTIAL
2171 HARVESTER DR
ROCKWALL, TX 75087

KEITH TINA J
2180 GARRISON DR
ROCKWALL, TX 75032

LENTZ GARRETT A & KATIE R
2181 TEAGLE DRIVE
ROCKWALL, TX 75032

ERICKSON KRISTIN
2211 FIELDCREST DR
ROCKWALL, TX 75087

WOODS WALTER EDWIN JR & LINDA A
2221 FIELDCREST DR
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS
2231 FIELDCREST DR
ROCKWALL, TX 75032

CHRISTIAN JANE E
2231 TEAGLE DR
ROCKWALL, TX 75032

LUONG SIMON
2240 TEAGLE DR
ROCKWALL, TX 75087

BOYINGTON JONATHAN
2241 FIELDCREST DR
ROCKWALL, TX 75032

PRATT TYLER J
2241 TEAGLE DR
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA
2250 TEAGLE DR
ROCKWALL, TX 75032

DIETZ CHRISTINE M
2251 FIELDCREST DRIVE
ROCKWALL, TX 75032

GARRETT AMY
2251 TEAGLE DR
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA
2260 TEAGLE DR
ROCKWALL, TX 75032

HATCH SCOTT
2261 TEAGLE DR
ROCKWALL, TX 75032

ARAUCO JESUS
2261 FIELDCREST DR
ROCKWALL, TX 75087

ESQUIVEL LEE ANTHONY
2270 TEAGLE DRIVE
ROCKWALL, TX 75032

JOHNSON SUSAN
2271 FIELDCREST DR
ROCKWALL, TX 75032

JONES JAMES III
2271 TEAGLE DR
ROCKWALL, TX 75032

NGUYEN VOI V
2280 TEAGLE DR
ROCKWALL, TX 75032

NORRIS RICK H & IONA E
2281 TEAGLE DR
ROCKWALL, TX 75032

HOLMES NILES & LINDA
2281 FIELDCREST DR
ROCKWALL, TX 75087

THIO JOHAN AND QIAN WANG
2290 TEAGLE DR
ROCKWALL, TX 75087

TEDDER CATHERINE M AND GARY L
2291 FIELDCREST DRIVE
ROCKWALL, TX 75032

BOOTH WALTER STEPHEN & SUE ANN
2291 TEAGLE DR
ROCKWALL, TX 75032

GENTRY RONALD & VALERIE &
2301 FIELDCREST DR
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT
2301 S JOHN KING BLVD
ROCKWALL, TX 75087

STEVENSON TRACY AND JACQUELINE
2311 FIELDCREST DR
ROCKWALL, TX 75032

ALLEN LANCE W
2320 TEAGLE DR
ROCKWALL, TX 75032

BINZ LISA A
2330 TEAGLE DR
ROCKWALL, TX 75032

EATON NICHOLAS A & INDIRA
2331 TEAGLE DR
ROCKWALL, TX 75032

TURNER ANDREW AND HEATHER
2340 TEAGLE DR
ROCKWALL, TX 75032

ONEY CHARLES BRYAN AND
MARGARET DIANN MYERS
2341 TEAGLE DRIVE
ROCKWALL, TX 75032

AGUIRRE BRIANA
2350 TEAGLE DRIVE
ROCKWALL, TX 75032

KING MEREDITH L
2351 TEAGLE DR
ROCKWALL, TX 75032

COLEMAN GILFORT S AND YVETTE L BATES-
2361 TEAGLE DR
ROCKWALL, TX 75032

ADAIR SEAN M & CRYSTAL B
2371 TEAGLE DR
ROCKWALL, TX 75032

PETTY STEPHEN C
2381 TEAGLE DRIVE
ROCKWALL, TX 75032

BONNEY MARK A AND BRIANA T
2391 TEAGLE DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

BRANUM JIM
2401 TEAGLE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
2411 TEAGLE DR
ROCKWALL, TX 75087

RODRIGUEZ JOSHUA AND SUZANNE L
2421 TEAGLE DR
ROCKWALL, TX 75032

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
2431 TEAGLE DR
ROCKWALL, TX 75087

GONZALES DAVID &
TARA MELCHER-GONZALES
2441 TEAGLE DR
ROCKWALL, TX 75032

DOTY RICHARD L
2451 TEAGLE DR
ROCKWALL, TX 75032

CRISP TOYIA M AND
GLEN E BURROUGHS
2461 TEAGLE DRIVE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

MAHMOOD FLORENCE
2601 MASSEY LN
ROCKWALL, TX 75032

WALKER SHIRLEY ANN
2611 MASSEY LN
ROCKWALL, TX 75032

GERLACH CHRISS & RON FAMILY TRUST
2621 MASSEY LN
ROCKWALL, TX 75087

GAUDET JAMES R AND LISA D
2630 MASSEY LANE
ROCKWALL, TX 75032

JULIANO CARRIE LYNN AND
DIXIE LANEY
2640 MASSEY LN
ROCKWALL, TX 75032

GARCIA ELOY JEFFERY
2641 MASSEY LN
ROCKWALL, TX 75032

AGUNWA HELEN W
2700 MASSEY LN
ROCKWALL, TX 75032

KIRKPATRICK DENNIS ROY JR & BRITTANY DYAN
2700 MCCORMICK CT
ROCKWALL, TX 75032

THOMPSON MARK A
2701 MCCORMICK COURT
ROCKWALL, TX 75032

HODGES GLORIA L
2701 MASSEY LN
ROCKWALL, TX 75087

CALBOW SHAWN P
2710 MIRASOL LOOP
ROUND ROCK, TX 78681

CLOUD GRANT & BRANDY
2711 MCCORMICK CT
ROCKWALL, TX 75032

BOWLIN BEVERLY ANN
2720 MASSEY LN
ROCKWALL, TX 75032

HOLLYFIELD CASEY
2721 MASSEY LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
2721 MCCORMICK CT
ROCKWALL, TX 75087

ARNETT MATTHEW AND SARAH
2730 MASSEY LANE
ROCKWALL, TX 75032

FISH DANNY & DIANA
2731 MASSEY LANE
ROCKWALL, TX 75032

HOLT LARRY KEITH AND DIANA D
2731 MCCORMICK CT
ROCKWALL, TX 75032

BRANUM JIM
2740 CHALMERS CT
ROCKWALL, TX 75032

NEFF RICHARD L & KATHERINE R
2740 MASSEY LANE
ROCKWALL, TX 75032

ROCK RANDALL L
2741 MASSEY LN
ROCKWALL, TX 75087

CONFIDENTIAL
2741 MCCORMICK CT
ROCKWALL, TX 75087

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

PERRY EVON & NILON H ELLIOTT
3022 DOUBLE OAK DR
ROCKWALL, TX 75032

GOWEN GLEN
3022 PINERIDGE DRIVE
ROCKWALL, TX 75032

FISHER CHERYLE &
FELIPE SAENZ
3023 DOUBLE OAK DR
ROCKWALL, TX 75032

ALBERS EDWIN
3023 PINE RIDGE DR
ROCKWALL, TX 75032

WELDON JUDY ANNE
3023 TRAILVIEW DR
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE
3030 DOUBLE OAK DR
ROCKWALL, TX 75032

RAND AMY &
DOUGLAS W PONTON
3030 PINE RIDGE DR
ROCKWALL, TX 75032

RENTERIA GLORIA AND
RAUL I HERNANDEZ GUERRERO
3031 DOUBLE OAK DRIVE
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE
3031 PINE RIDGE DR
ROCKWALL, TX 75032

GIPSON LEE W
3031 TRAILVIEW DR
ROCKWALL, TX 75032

KOGA DARRIN K
3038 PINE RIDGE DR
ROCKWALL, TX 75032

NYAKUNDI ANNA M
3038 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3038 DOUBLE OAK DR
ROCKWALL, TX 75087

TREJO CRISTINA AND EDGAR J YFARRAGUERRY
3039 DOUBLE OAK DR
ROCKWALL, TX 75032

MICHEL GUILLERMO AND
DEIDRE CORTES
3039 PINE RIDGE DR
ROCKWALL, TX 75032

CUMMINGS MATTHEW LUCAS
3039 RED RIDGE DR
ROCKWALL, TX 75032

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3039 TRAILVIEW DR
ROCKWALL, TX 75087

DALES JAMES H & MARGORIE P
3046 DEER RIDGE DR
ROCKWALL, TX 75032

BRADEN CYNTHIA
3046 PINE RIDGE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
3046 RED RIDGE DR
ROCKWALL, TX 75087

JONES DENNIS RAY & ANGELYN O
3047 DOUBLE OAK DR
ROCKWALL, TX 75032

PAIZ ALEX A
3047 PINE RIDGE DR
ROCKWALL, TX 75032

PLATA ANDREW ALEXANDER
3047 RED RIDGE DR
ROCKWALL, TX 75032

PETERSON DEBORAH
3047 TRAILVIEW DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
3047 DEER RIDGE DR
ROCKWALL, TX 75087

USCMF SN TEXAS A LLC
3047 FALLBROOK DR
ROCKWALL, TX 75087

3050 DOUBLE OAK LLC
3050 DOUBLE OAK DR
ROCKWALL, TX 75087

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA
3054 RED RIDGE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

DALLAS GLENN MICHAEL & JAN M
2751 MCCORMICK CT
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
2751 MASSEY LN
ROCKWALL, TX 75087

KROLL MARILYN M
2755 HIGHWAY 66
ROCKWALL, TX 75087

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

CLONTZ DONALD GENE
2761 MCCORMICK CT
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
2770 MASSEY LN
ROCKWALL, TX 75087

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

ML VENTURES, LLC
2850 DEUTZ CT
ROCKWALL, TX 75087

ZILLOW HOMES PROPERTY TRUST
2851 DEUTZ CT
ROCKWALL, TX 75087

WONG IU YAM IRENE
2851 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
2861 DEUTZ CT
ROCKWALL, TX 75087

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

520 LAKESIDE LLC
3014 DOUBLE OAK DR
ROCKWALL, TX 75087

BOSTEDER STEVEN GEORGE & CARLA
3015 TRAILVIEW DRIVE
ROCKWALL, TX 75032

VAZQUEZ JORGE & AIDA
3054 DEER RIDGE DR
ROCKWALL, TX 75087

TAN JUDY AND
LAM KHANG DUY
3054 FALLBROOK DR
ROCKWALL, TX 75087

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

SCOTT GEORGE C
3055 RED RIDGE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
3055 DEER RIDGE DR
ROCKWALL, TX 75087

MCKERREGHAN ROBERT E
3059 PINE RIDGE DRIVE
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
3062 DUSTY RIDGE DR
ROCKWALL, TX 75087

CALBOW SHAWN P
3062 RED RIDGE DR
ROCKWALL, TX 75087

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

MILLER CLAUDIA J
3063 RED RIDGE DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

SMITH LUCIOUS
3070 RED RIDGE DR
ROCKWALL, TX 75032

EBRAHIMI-SOHI OMID NAVID
3070 DEER RIDGE DR
ROCKWALL, TX 75087

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA
3071 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3071 FALLBROOK DR
ROCKWALL, TX 75087

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &
CATHERINE CRUZ ESTEBAN
3078 RED RIDGE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
3078 FALLBROOK DR
ROCKWALL, TX 75087

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

POWERS JUSTIN D
3079 DUSTY RIDGE DR
ROCKWALL, TX 75087

BAYOUD JENNIFER
3079 FALLBROOK DR
ROCKWALL, TX 75087

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

520 LAKESIDE LLC
3105 CORNELL AVE
DALLAS, TX 75205

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

SFR JV-2 PROPERTY LLC
3116 MISTY RIDGE LN
ROCKWALL, TX 75087

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

MAH JEFFERY
3124 MISTY RIDGE LN
ROCKWALL, TX 75087

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3605 MERIDIAN DR
ARGYLE, TX 76226

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

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

LUONG SIMON
4018 138TH ST SW
LYNNWOOD, WA 98087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
474 KEYSTONE BEND
HEATH, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
555 12TH ST SUITE 900
OAKLAND, CA 94607

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

VAZQUEZ JORGE & AIDA
6990 CHADBOURNE AVE
RIVERSIDE, CA 92505

THIO JOHAN AND QIAN WANG
7008 PORTCELLO DR
PLANO, TX 75024

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
703 W BOYDSTUN AVE
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
7522 CAMPBELL RD #113-227
DALLAS, TX 75248

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HODGES GLORIA L
PO BOX 1180
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

ARAUCO JESUS
PO BOX 671124
DALLAS, TX 75367

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Case No. Z2022-014: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 18, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, April 18, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-014: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-014: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Catherine & Gary Tedder

Address: 2291 Field Crest Dr Rockwall 75032

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-014

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Rinker

Address *

2171 Paintcreek CT.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

jmrinker31@yahoo.com

Phone Number

469-847-3055

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

PLEASE RETURN THE BELOW FORM

Case No. Z2022-014: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

To Crowded as it is
No more Agri is Not Good

Name: Mark & Janice Voaff

Address: 1777 FM 549 Rockwall TX 75032

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

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

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

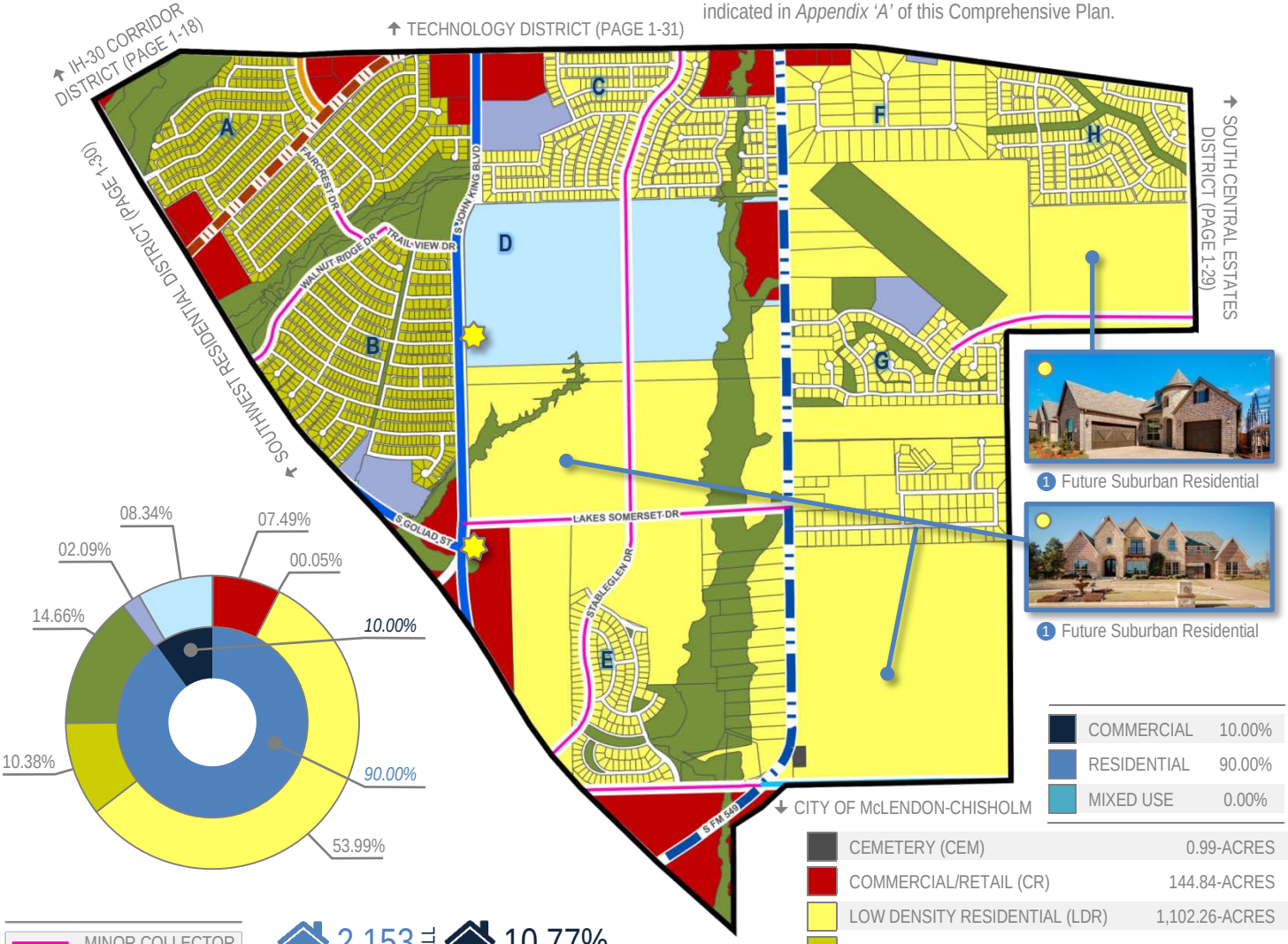
POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

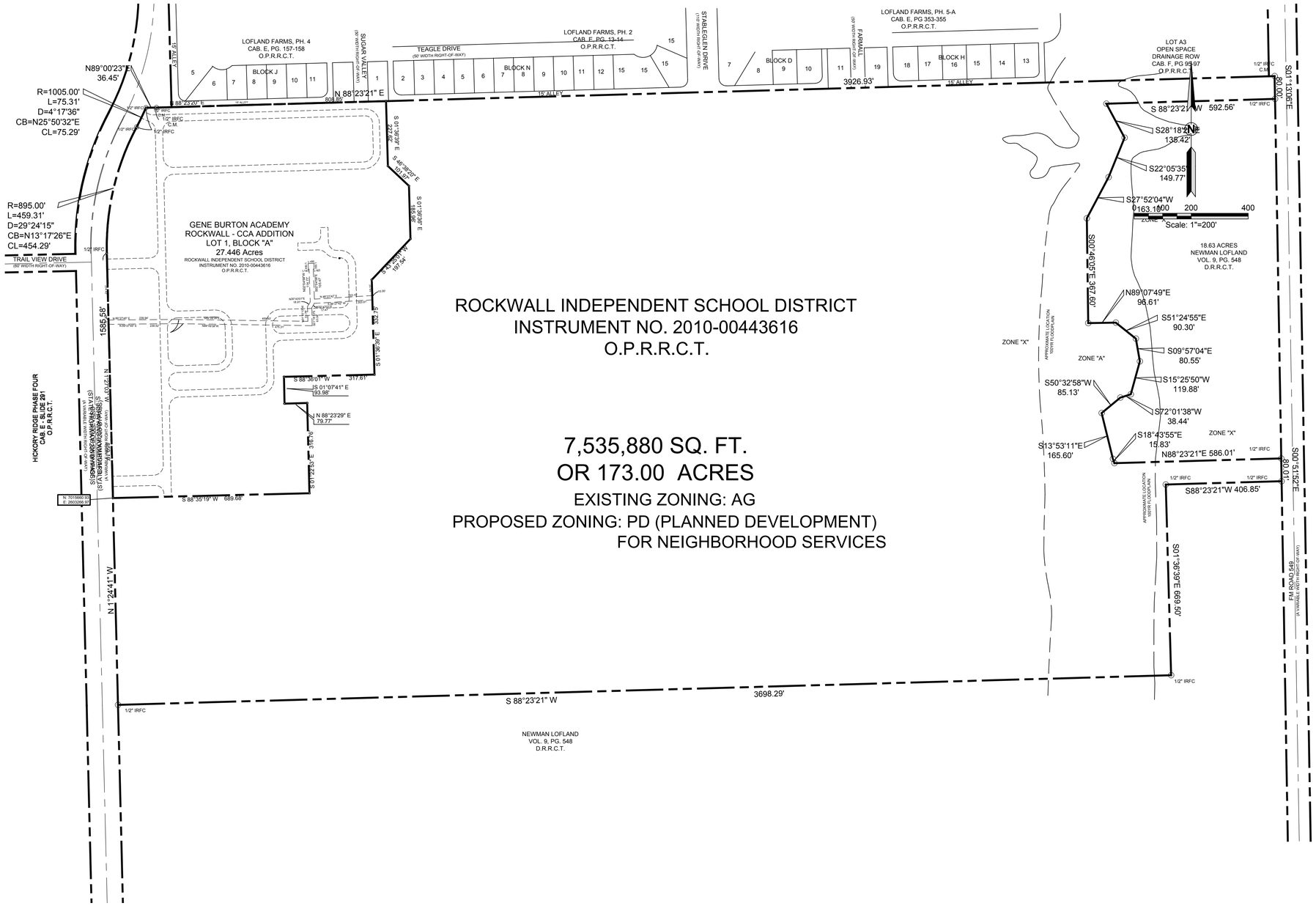


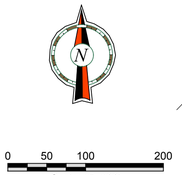
COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

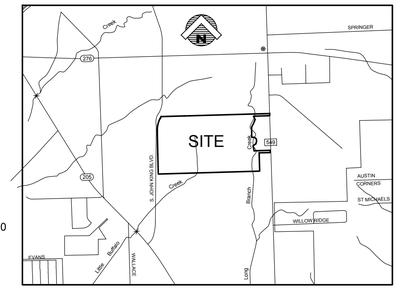
CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

- MINOR COLLECTOR
- M4D
- M4U
- TXDOT 4D
- TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060







VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND ALL OF THAT CERTAIN 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.) , SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 3926.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 549 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01° 23' 38" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, A DISTANCE OF 592.56 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF CREEK;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28° 29' 01" EAST, A DISTANCE OF 135.42 FEET TO A POINT FOR CORNER;
SOUTH 21° 55' 03" WEST, A DISTANCE OF 149.77 FEET TO A POINT FOR CORNER;
SOUTH 27° 41' 32" WEST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;
SOUTH 00° 56' 37" EAST, A DISTANCE OF 367.60 FEET TO A POINT FOR CORNER;
NORTH 88° 57' 17" EAST, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;
SOUTH 51° 35' 27" EAST, A DISTANCE OF 90.30 FEET TO A POINT FOR CORNER;
SOUTH 10° 07' 36" EAST, A DISTANCE OF 80.55 FEET TO A POINT FOR CORNER;
SOUTH 15° 15' 18" WEST, A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;
SOUTH 71° 51' 06" WEST, A DISTANCE OF 38.44 FEET TO A POINT FOR CORNER;
SOUTH 50° 22' 26" WEST, A DISTANCE OF 85.13 FEET TO A POINT FOR CORNER;
SOUTH 14° 03' 43" EAST, A DISTANCE OF 165.60 FEET TO A POINT FOR CORNER;
SOUTH 18° 54' 27" EAST, A DISTANCE OF 15.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, DEPARTING THE CENTER LINE OF SAID CREEK, A DISTANCE OF 586.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SAID WEST RIGHT-OF-WAY LINE OF FM 549

THENCE SOUTH 01° 02' 24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 406.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01° 47' 11" EAST, ALONG THE EAST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 669.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 88° 12' 49" WEST, ALONG THE SOUTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 3698.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 1585.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 173.00 ACRES OF COMPUTED LAND.

ROCKWALL-HEATH HIGH SCHOOL
NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES

ARCHITECT:
CORGAN ASSOCIATES, INC.
401 NORTH HOUSTON STREET
DALLAS, TEXAS 75202
(214) 214-757-1796
CONTACT: BEVERLY FORNOF

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(469) 698-7031
CONTACT: WILLIAM SALEE

ENGINEER:
GLENN ENGINEERING CORP.
FIRM REG. NO. F-303
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

Z2022-014

MARCH 2022

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 173.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25 AND LOT 1, BLOCK A, ROCKWALL CCA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-62*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and

DRAFT ORD. 4.12.2022

incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF MAY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 18, 2022*

2nd Reading: *May 2, 2022*

DRAFT ORDINANCE 04.12.2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the W. H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas and all of that certain 173.00-acre tract of land conveyed to Rockwall Independent School District by deed, as recorded in Instrument No. 2010-00443616, official public records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a ½" iron rod found for corner in the East right-of-way John King Boulevard (State Highway 205 Bypass) (a variable width R.O.W.), same point being the Northeast corner of said Rockwall Independent School District Tract;

THENCE North 88 degrees 49 minutes 51 seconds East, along the North line of said Rockwall Independent School District tract, a distance of 36.45 feet to a ½" iron rod found for corner;

THENCE North 88 degrees 12 minutes 49 seconds East, along the North line of said Rockwall Independent School District tract, passing the Southwest corner of Lofland Farms, Phase 4, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet E, Page 157-158, Official Public Records, Rockwall County, Texas, a continuing for a total distance of 3926.93 feet to a ½" iron rod found for corner, said point being in the West right-of-way line of F.M. 549 (a variable width right-of-way);

THENCE South 01 degrees 23 minutes 38 seconds East, along the West right-of-way line of said F.M. 549, a distance of 80.00 feet to a ½" iron rod found for corner;

THENCE South 88° 12' 49" West, a distance of 592.56 feet to a point for corner in the center line of creek;

THENCE generally in a Southerly direction along the center line of said creek as follows the following courses and distances:

South 28° 29' 01" East, a distance of 135.42 feet to a point for corner;
South 21° 55' 03" West, a distance of 149.77 feet to a point for corner;
South 27° 41' 32" West, a distance of 163.10 feet to a point for corner;
South 00° 56' 37" East, a distance of 367.60 feet to a point for corner;
North 88° 57' 17" East, a distance of 96.61 feet to a point for corner;
South 51° 35' 27" East, a distance of 90.30 feet to a point for corner;
South 10° 07' 36" East, a distance of 80.55 feet to a point for corner;
South 15° 15' 18" West, a distance of 119.88 feet to a point for corner;
South 71° 51' 06" West, a distance of 38.44 feet to a point for corner;
South 50° 22' 26" West, a distance of 85.13 feet to a point for corner;
South 14° 03' 43" East, a distance of 165.60 feet to a point for corner;
South 18° 54' 27" East, a distance of 15.83 feet to a point for corner;

THENCE North 88° 12' 49" East, departing the center line of said creek, a distance of 586.01 feet to a ½" iron rod found for corner, said point being in the said West right-of-way line of F.M. 549

THENCE South 01° 02' 24" East, along the West right-of-way line of said F.M. 549, a distance of 80.01 feet to a ½" iron rod found for corner;

THENCE South 88° 12' 49" West, departing the West right-of-way line of said F.M. 549, a distance of 406.85 feet to a ½" iron rod found for corner;

DRAFT ORDINANCE 04.14.2022

Exhibit 'A':
Legal Description

THENCE South 01° 47' 11" East, along the East line of said Rockwall Independent School District tract, a distance of 669.50 feet to a ½" iron rod found for corner, said point being the Southeast corner of said Rockwall Independent School District tract;

THENCE South 88° 12' 49" West, along the South line of said Rockwall Independent School district tract, a distance of 3698.29 feet to a ½" iron rod found for corner, said point being the Southwest corner of said Rockwall Independent School District tract, same point being in the East line of said John King Boulevard (State Highway 205 Bypass);

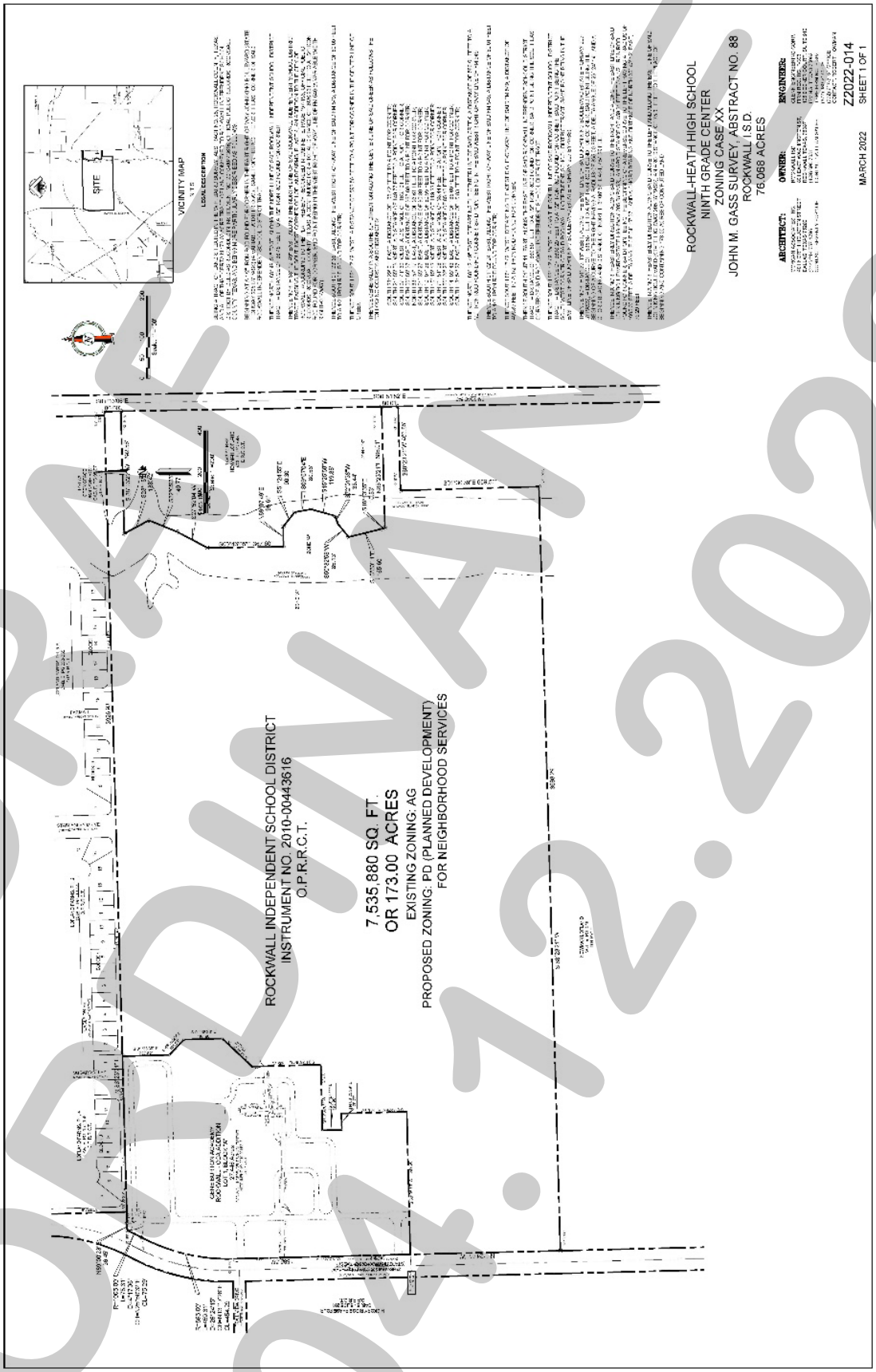
THENCE North 01° 35' 13" West, along the East line of said John King Boulevard (State Highway 205 Bypass), a distance of 1585.58 feet to a ½" iron rod found for corner, said point being the beginning of a curve to the right having a radius of 895.00 feet, a delta angle of 29° 24' 14", and a chord bearing and distance of North 13° 06' 54" East, 454.29 feet;

THENCE in a Northeasterly direction along said curve to the right and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 459.31 feet to a ½" iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 1005.00 feet, a delta angle of 04° 17' 37", and a chord bearing and distance of North 25° 40' 12" East, 75.29 feet;

THENCE in a Northeasterly direction along said curve to the left and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 75.31 feet to the ***PLACE OF BEGINNING*** and containing 173.00 acres of computed land.

DRAFT ORDINANCE 04.12.2022

Exhibit 'B':
Survey



DRAFT ORDINANCE 04.12.2022

Exhibit 'C':
Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

C.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School [(1) & (2)]
- Public or Private Secondary School [(1) & (2)]
- Public Park or Playground
- Track or Stadium [(3)]

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School [(4)]
- Accessory Building for Storage

Notes:

[(1)]: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- *as determined by the Director of Planning and Zoning or his/her designee* -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.

[(2)]: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

[(3)]: For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.

[(4)]: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards

DRAFT ORDINANCE 04-04-2022

stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property.* All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Area	1-Acre or 43,560 SF
Minimum Front Yard Setback [1], [2] & [3]	40'
Minimum Side Yard Setback	10'
Minimum Rear or Side Yard Setback (Adjacent to a Street)	40'
Minimum Rear or Side Yard Setback Adjacent to Residential	50'
Minimum Rear Yard Setback [4]	10'
Minimum Distance Between Buildings [5]	15'
Maximum Building Height [6]	40'
Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

[1]: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the adjacent street.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The minimum front yard building setback shall be increased to 100-feet adjacent to John King Boulevard.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Zero (0) feet with a fire rated wall.

[6]: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

(3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, all buildings within the *Subject Property* shall incorporate complementary architectural styles, materials, and colors. Conformance to the intent of this requirement shall be reviewed by the Architectural Review Board (ARB) at the time of site plan.

(4) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property.* In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

(a) *Landscape Buffer and Sidewalk (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

DRAFT ORDINANCE 04-18-2022

beyond any required right-of-way dedication), and shall incorporate ground cover and shrubbery along the entire length of the frontage. Shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear ten (10) foot trail shall be constructed within the 50-foot landscape buffer.

(b) *Landscape Buffer and Sidewalk (FM-549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(c) *Landscape Buffer for the Residential Adjacency Along the Northern Property Line*. The northern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) along the entire residential adjacency. Berms and shrubbery shall have a minimum height of 48-inches.

(d) *Landscape Buffer for the Residential Adjacency Along the Southern Property Line*. The southern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and canopy trees planted on 20-foot centers along the entire residential adjacency.

(5) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 04.12.2022

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	*Robert Howman; Glenn Engineering Corp*
CASE NUMBER:	Z2022-015; *Zoning Change Agricultural (AG) District to a Planned Development (PD) with Neighborhood Services (NS) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

BACKGROUND

On August 30, 1999, the subject property was annex by the City Council through *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has been remained vacant since annexation.

PURPOSE

On March 18, 2022, the applicant -- *Robert Howman of Glenn Engineering Corp*. -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses and development standards. Specifically, the land uses and development standards were limited to only allow facilities for the Rockwall Independent School District (RISD).

ADJACENT LAND USES AND ACCESS

The subject property is located northwest corner of the intersection of FM-1141 and E. Quail Run Road. The land uses adjacent to the subject property are as follows:

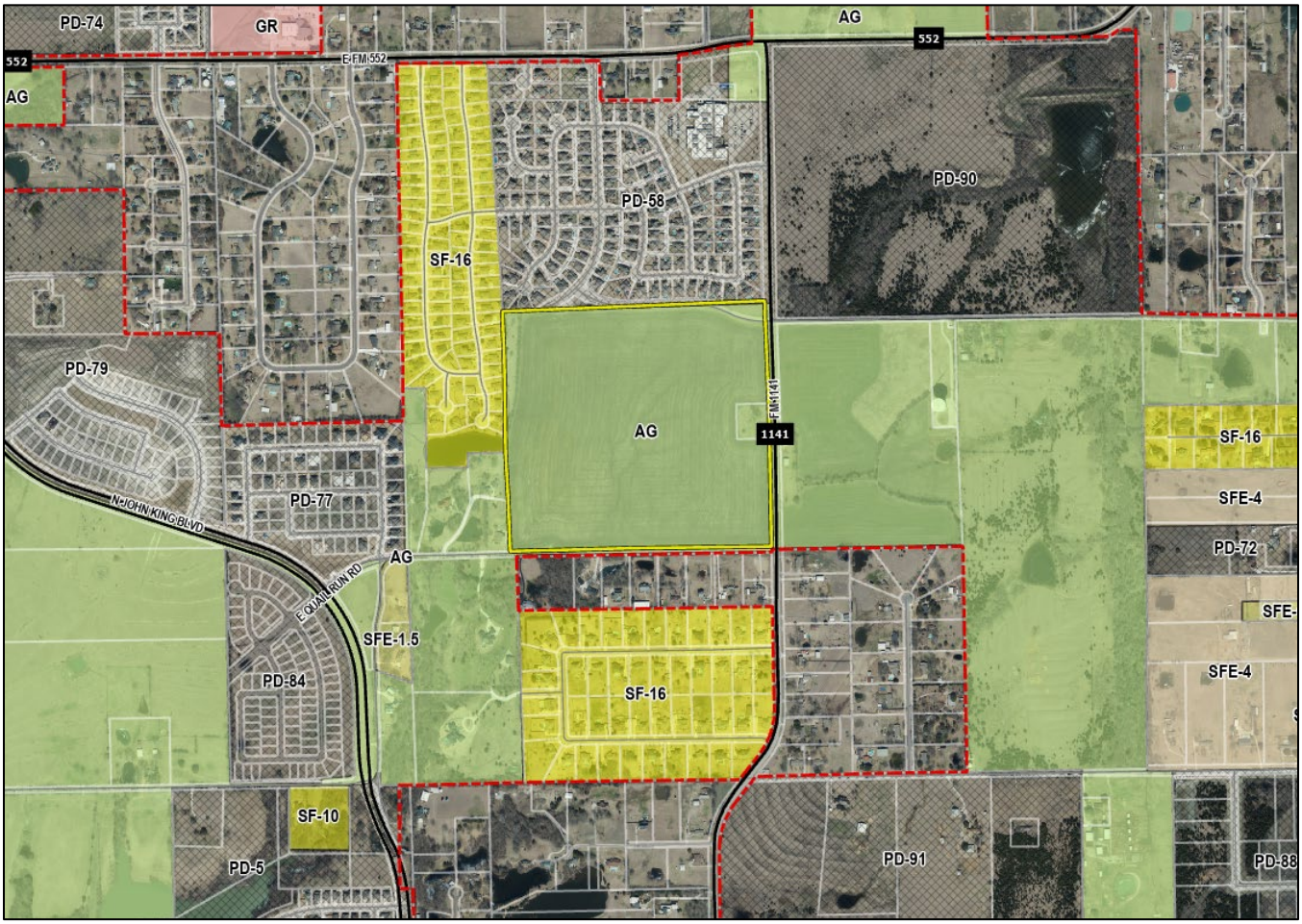
North: Directly north of the subject property is the Dalton Ranch Subdivision, which consists of 151-lots on 62.33-acres and zoned Planned Development (PD-58) District. North of this subdivision is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is E Quail Run Road which is identified as a M4U (*i.e. major collector, four [4] lane, undivided highway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.

East: Directly east of the subject property is FM-1141 which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) tracts of land (*i.e. Tract 14 [48.267-acre] and Tract 4 [101.43-acre], Abstract No. A0088 of the JM Glass Survey*) which are zoned as Agriculture (AG) District.

West: Directly west of the subject property is the Stoney Hollow Addition, which is zoned Single-Family 16 (SF-16). West of this is Gideon Grove which consists of 72-lots and zoned Planned Development 77 (PD-77). Beyond this is the Saddle Star Estates Subdivisions, which consists of 66-lots and zoned Planned Development 79 (PD-79). West of this is N. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO CITY'S CODES

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents." This section goes on to state that "(t)he Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. Since these sites are typically… surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary." In this case, the Neighborhood Services (NS) District is the base zoning district for the Planned Development District; however, the land uses will be limited to only allowing a: [*1*] *Public or Private Primary School*, [*2*] *Public or Private Secondary School*, [*3*] *Public Park or Playground*, and/or [*4*] *Track or Stadium*. In addition, the *Temporary Education Building for a Public or Private School* and *Accessory Building or Storage* land uses will be allowed through a Specific Use Permit (SUP). The purpose of selecting the Neighborhood Services (NS) District as the base zoning was because it is the lowest intensity non-residential

zoning district, but as stated previously staff has further restricted this district. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Area	1-Acre or 43,560 SF
Minimum Front Yard Setback (1) & (2)	30'
Minimum Side Yard Setback	10'
Minimum Rear or Side Yard Setback (Adjacent to a Street)	30'
Minimum Rear Yard Setback (3)	10'
Minimum Distance Between Buildings (4)	15'
Maximum Building Height (5)	40'
Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

1: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.

2: The location of the *Front Yard Building Setback* as measured from the front property line.

3: The location of the *Rear Yard Building Setback* as measured from the rear property line.

4: Zero (0) feet with a fire rated wall.

5: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to provide three (3) tiered screening adjacent to all residential properties and conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within *Northeast Residential District* and is designated for *Quasi-Public* land uses. The *Land Use Designations* section of the plan state that, "(t)he *Quasi-Public* land use is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public." For the Planning and Zoning Commission and City Council's review, staff has included excerpts from the Comprehensive Plan showing the *Land Use Plan* and *District Strategies* for the *Northeast Residential District.* In this case, the applicant's request would be better classified under the *Public* land use designation. According to the Comprehensive Plan "(t)he *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare." Staff should point out that while the Rockwall Independent School District (RISD) generally conforms with the *Quasi-Public* land use examples and the two land uses (*Public and Quasi-Public)* are very similar in nature, the *Public* land use designation is intended for public agencies. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a *Quasi-Public* land use designation to a *Public* land use. This has been added to the *Conditions of Approval* for this case.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for any development of the subject property:

(1) *Roadways*. A Traffic Impact Analysis (TIA) will be required at the time the civil engineering is submitted. At the time of development, the developer shall verify the right-of-way width of FM-1141 to ensure there is 65-feet of right-of-way from the centerline of the roadway. Depending on the Traffic Impact Analysis (TIA), FM-1141 could require turn lanes and acceleration/deceleration lanes to be constructed. In addition, the developer shall verify the right-of-way width of E. Quail Run Road to ensure that there is a 32.50-feet of right-of-way from the centerline of the roadway. A minimum of a 24-foot concrete roadway shall be constructed along E. Quail Run Road; however, this roadway may need to be expanded

depending on the Traffic Impact Analysis (TIA). The applicant is also responsible for constructing a 45-foot *back-of-curb to back-of-curb* concrete roadway in a 65-foot right-of-way for the extension of Panhandle Drive from its current dead end location to E. Quail Run Road. Any additional right-of-way necessary to establish a 65-foot right-of-way for North County Lane shall be dedicated, and this roadway must be expanded to be a 45-foot *back-of-curb to back-of-curb* concrete street.

(2) *Water*. A twelve (12) inch water line will need to be constructed in the Panhandle Drive right-of-way to the south property line and along North Country Lane to connect to FM-1141.

(3) *Wastewater*. The developer shall be required to pay all applicable pro-rata agreements at the time of site/civil approval.

(4) *Drainage*. Detention will be required and sized per the required detention study.

STAFF ANALYSIS

The proposed zoning change is in conformance with the Planned Development District standards and with the underlying zoning of Neighborhood Services (NS) District as defined by the Unified Development Code (UDC). In addition, the change appears to conform to the policies and guidelines of the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On March 25, 2022, staff mailed 128 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stoney Hollow and Dalton Ranch Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) property owner notifications from two (2) property owners within the 500-foot notification buffer in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Panned Development (PD) District for Neighborhood Services (NS) District land uses, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;

(2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Quasi-Public* designation to a *Public* designation; and,

(3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and

(4) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

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 High School 9th Grade Center	LOT	1	BLOCK	1
GENERAL LOCATION	at the northwest corner of Quail Run Road and FM 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	PUBLIC SCHOOL		
PROPOSED ZONING	NEIGHBORHOOD SERVICES	PROPOSED USE	PUBLIC SCHOOL		
ACREAGE	76	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 Independent School District	☐ APPLICANT	Glenn Engineering Corp.
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972-989-2174 cell
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

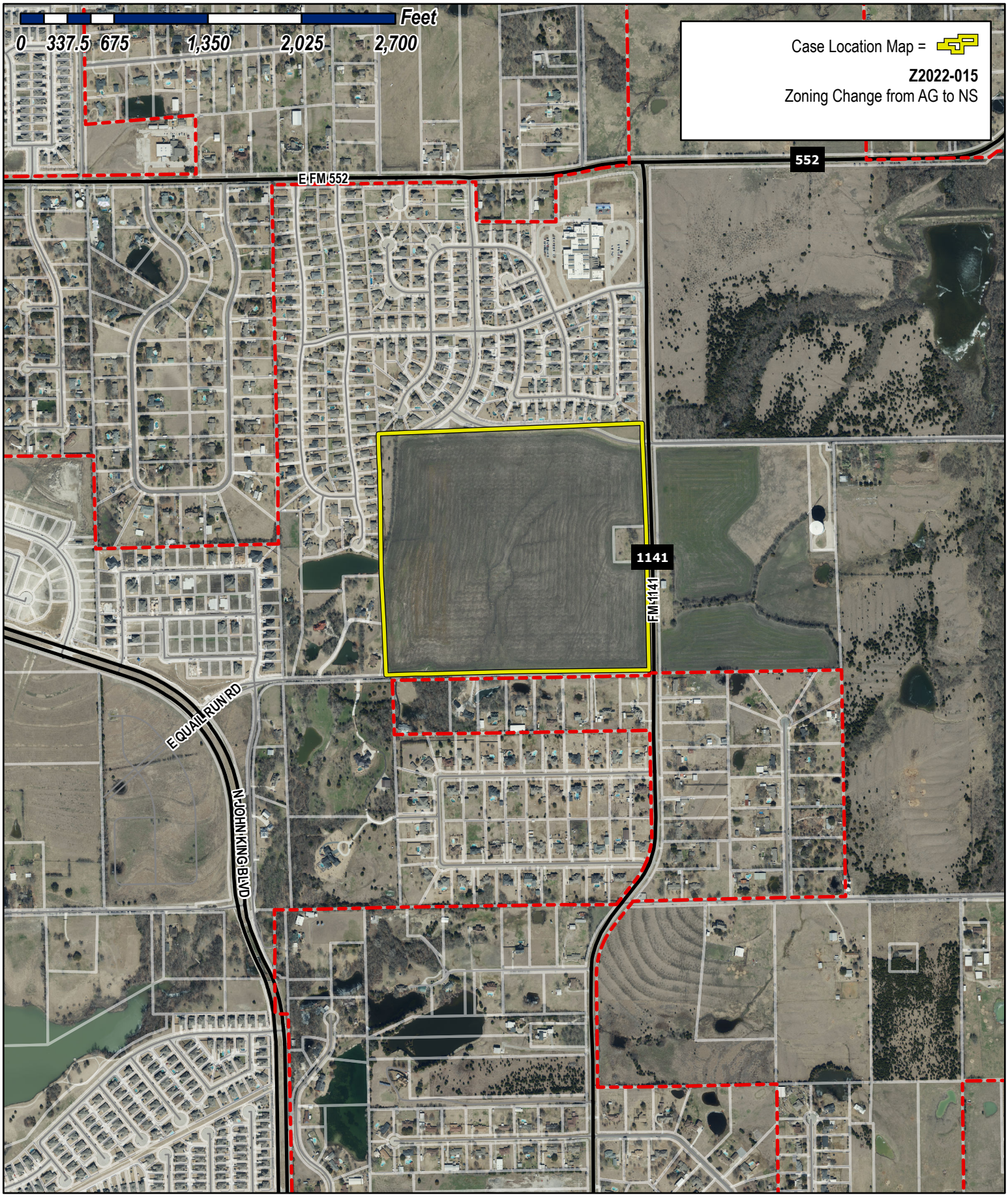
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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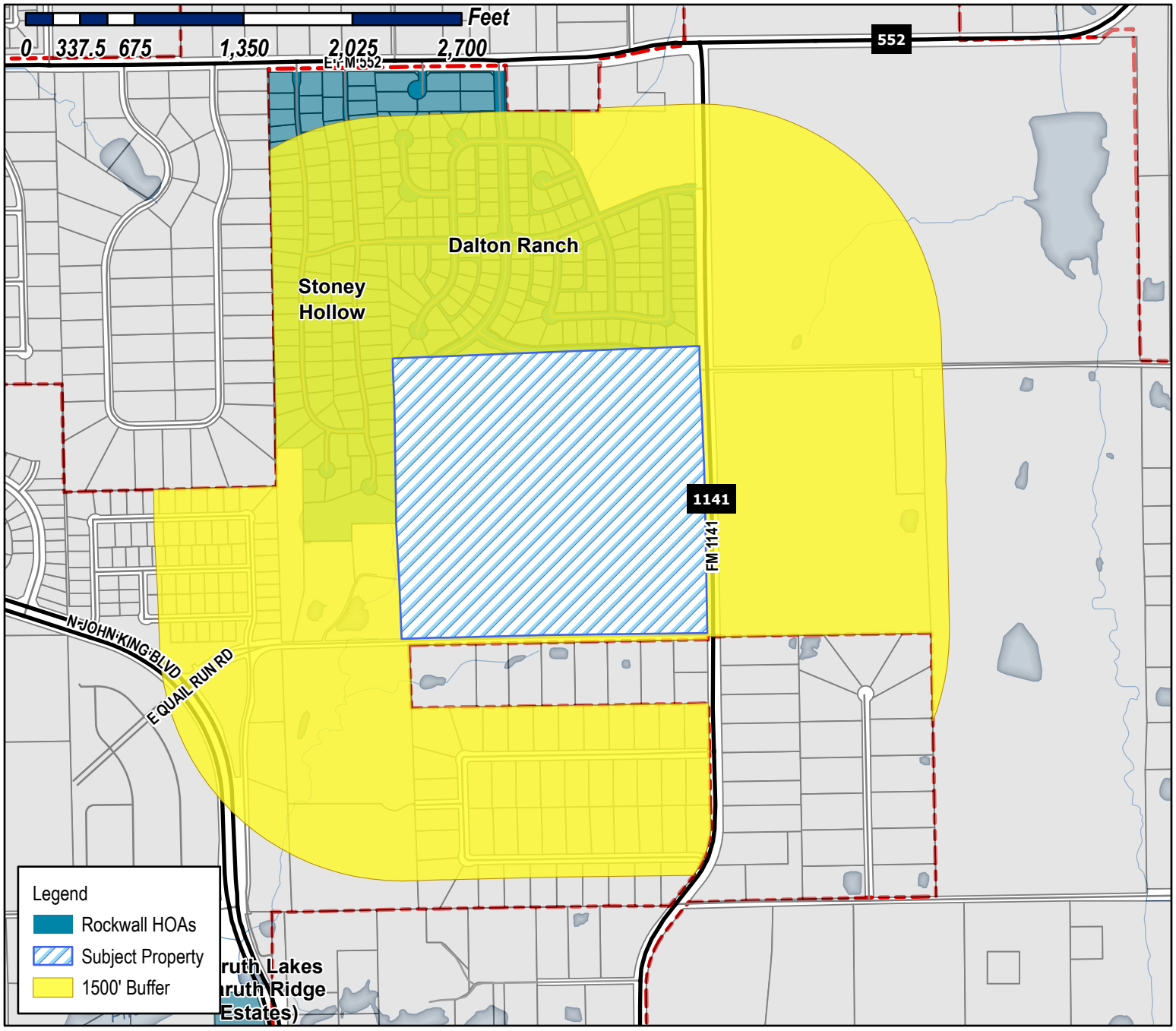
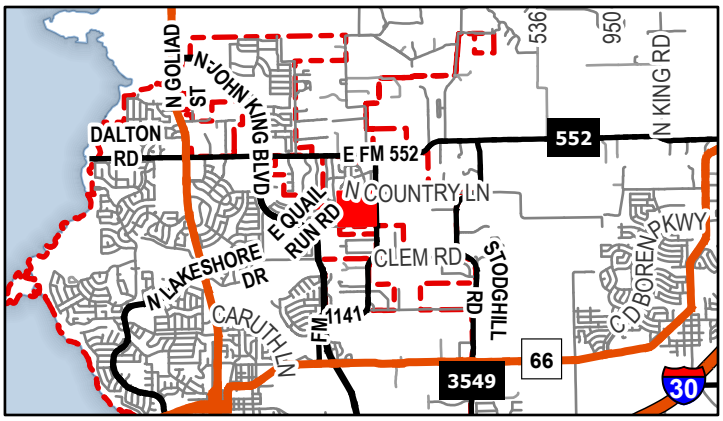


Case Number: Z2022-015
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NWC of Quail Run Road and FM 1141



Date Saved: 3/18/2022
For Questions on this Case Call (972) 771-7745

From: Gamez, Angelica
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2022-015]
Date: Friday, March 25, 2022 9:02:40 AM
Attachments: Public Notice (03.23.2022).pdf
HOA Map Z2022-015.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on March 25, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-015: Zoning Change from AG to NS
Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

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

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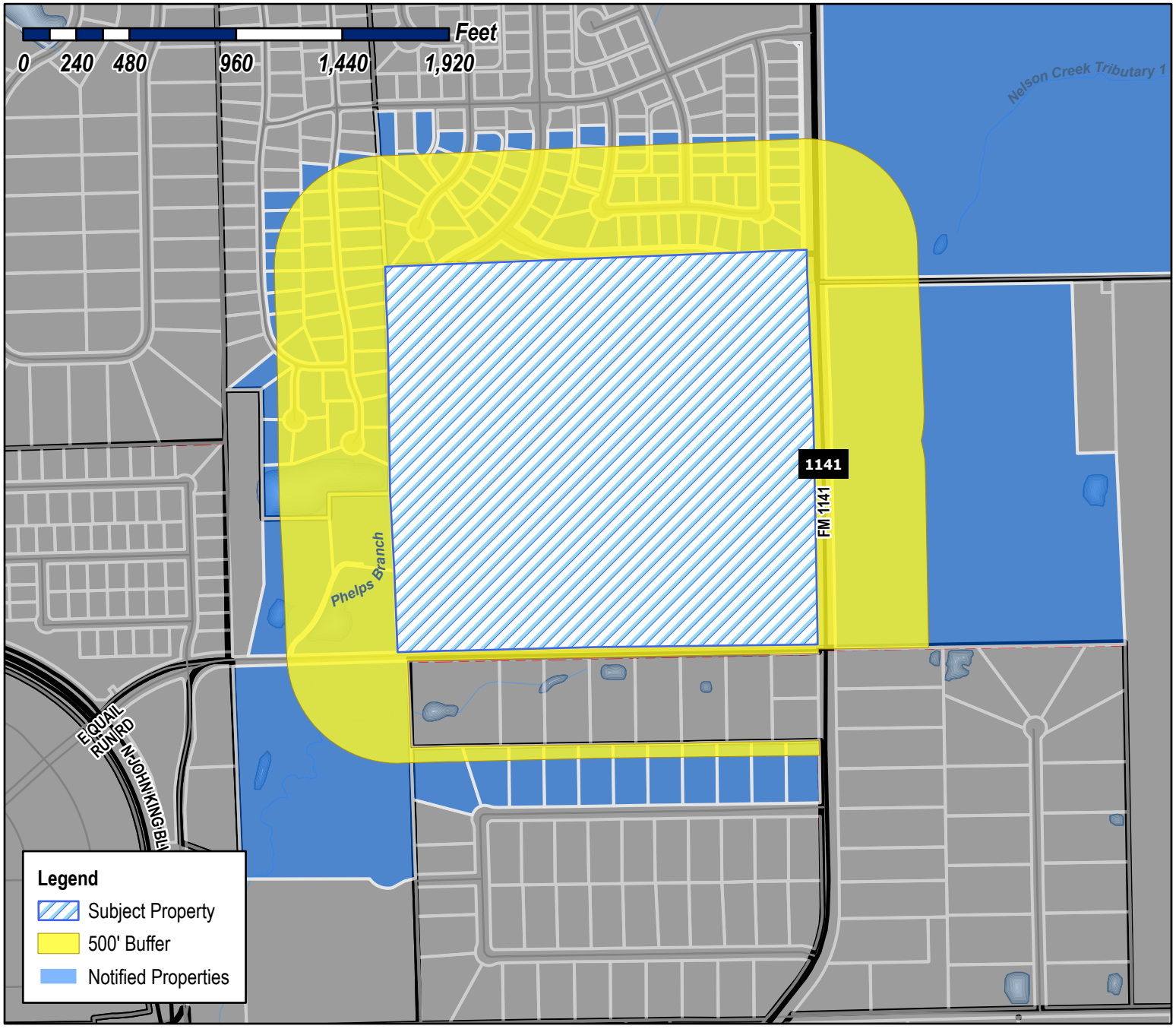

Case Number: Z2022-015
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Case Type: Zoning
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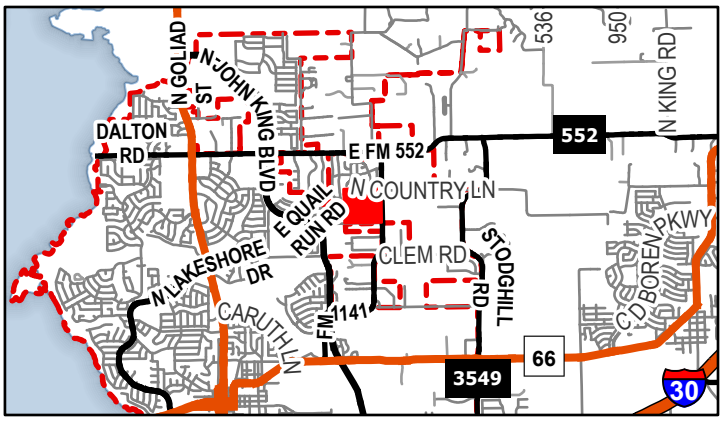


Date Saved: 3/18/2022
For Questions on this Case Call (972) 771-7745

GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
13435 ROANE CIR
NORTH TUSTIN, CA 92705

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

TULLY DOYL C & VONETTE S
1435 E QUAIL RUN RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

NALLEY MICHAEL R & LORI D
1445 E QUAIL RUN RD
ROCKWALL, TX 75087

BELL BRYAN & PRISCILLA
1660 E QUAIL RUN RD
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

SPEER JOHN AND JULIE
1683 TANNERSON DR
ROCKWALL, TX 75087

STEPHEN VALENTINE
1687 TANNERSON DR
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

LAWHORN DAVID AND STEPHANIE
1819 TRAIL DR
ROCKWALL, TX 75087

CARLSON KELLY BRYAN
1821 TRAIL DR
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
1823 TRAIL DR
ROCKWALL, TX 75087

GARTH AARON MICHAEL & MEGAN L
1824 TRAIL DRIVE
ROCKWALL, TX 75087

OLIVER STEVEN AND CHRISTINE
1825 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & AMANDA COURTNEY
1826 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
1826 TRAIL DR
ROCKWALL, TX 75087

HAURY JEFFREY H
1827 TRAIL DR
ROCKWALL, TX 75087

WATLINGTON DAVID & SHERRY
1828 TRAIL DR
ROCKWALL, TX 75087

HERNANDEZ JOHN E AND CECILE
1829 TRAIL DRIVE
ROCKWALL, TX 75087

WEIR JAMES B & CRYSTAL
1831 TRAIL DR
ROCKWALL, TX 75087

OLIVER MICHAEL
1832 TRAIL DRIVE
ROCKWALL, TX 75087

MILLER ANGELA KAY & JOHN RAY
1833 TRAIL DRIVE
ROCKWALL, TX 75087

FOSTER BRIAN AND DEIDRE
1834 TRAIL DRIVE
ROCKWALL, TX 75087

ALLEN JAMES JR & BARBARA A
1835 TRAIL DRIVE
ROCKWALL, TX 75087

SANTOSO HARDJO AND
SENDYTIAWATI KURNIAWAN
1836 TRAIL DR
ROCKWALL, TX 75087

REAMSBOTTOM DELAYNE
1837 TRAIL DRIVE
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

FINCH PATRICIA A
2374 SANDSTONE
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

MARKARIAN MASIS A & CLAUDIA
2377 SANDSTONE
ROCKWALL, TX 75087

DEFEBAUGH WALTER W & DAWN A
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY
2388 SADDLEBROOK LN
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX
2392 SADDLEBROOK LN
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A
2396 SADDLEBROOK LN
ROCKWALL, TX 75087

LANGLEY RICHARD E
2401 SANDSTONE
ROCKWALL, TX 75087

STONEY HOLLOW OWNERS ASSOC
C/O LONE STAR ASSOC MGMT
2500 LEGACY DR STE 220
FRISCO, TX 75034

GAERTNER BRIAN & DOLORES
2580 COBBLESTONE DRIVE
ROCKWALL, TX 75087

VAN BRUNT RICHARD JOSEPH SR
2585 COBBLESTONE DR
ROCKWALL, TX 75087

2594COBBLESTONEDR
ROCKWALL, TX 75087

NEWBAUER AARON M AND MONICA VALORIE
2605 COBBLESTONE
ROCKWALL, TX 75087

EDWARDS JUSTIN W & STEPHANIE A
2608 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SIVINSKI JOSEPH & LUANNE
2685 STONEY HOLLOW LANE
ROCKWALL, TX 75087

AVERY SCOT AND DENA
2730 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GREEN LINDA LAMINACK & TOMMY FAGAN
2731 STONEY HOLLOW LANE
ROCKWALL, TX 75087

MARTINEZ ALFONSO & RITA
2732 COBBLESTONE DRIVE
ROCKWALL, TX 75087

KAYE MICHAEL & TRACY
2737 COBBLESTONE DR
ROCKWALL, TX 75087

TRIMPE KEITH A & DARLENE J
2744 COBBLESTONE DR
ROCKWALL, TX 75087

JENNINGS CODY D
2744 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
2749 COBBLESTONE DR
ROCKWALL, TX 75087

JABLONSKY JOSEPH GLOVER
2754 COBBLESTONE DR
ROCKWALL, TX 75087

ESTRADA CASSANDRA
2759 COBBLESTONE DRIVE
ROCKWALL, TX 75087

HAI LE & KHANH T TO
2760 STONEY HOLLOW LN
ROCKWALL, TX 75087

CARTER TERRY L & LAURA C
2764 COBBLESTONE DR
ROCKWALL, TX 75087

CRAIGWELL KIMBERLY A
2769 COBBLESTONE DRIVE
ROCKWALL, TX 75087

MARTIN THOMAS AND MICHELLE
2770 STONEY HOLLOW LN
ROCKWALL, TX 75087

HAMILL MICHAEL B AND JERRIE L
2774 COBBLESTONE DR
ROCKWALL, TX 75087

SIMPSON RICHARD G
2780 STONEY HOLLOW LN
ROCKWALL, TX 75087

MYERS JASON NICOLAS AND
SHELLY COLLINS-SHOFFNER
2781 COBBLESTONE DRIVE
ROCKWALL, TX 75087

GARRISON PHILIP B AND RUTH S
2784 COBBLESTONE DRIVE
ROCKWALL, TX 75087

JOHNSON MARTHA
2790 STONEY HOLLOW LN
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
2794COBBLESTONEDR
ROCKWALL, TX 75087

GALBRAITH ANGELA J & CHRISTOPHER
2795 COBBLESTONE DR
ROCKWALL, TX 75087

KNIGHT KLINTON AND LAUREN BUSHNELL
2800 STONEY HOLLOW LN
ROCKWALL, TX 75087

GREEN KELLY AND
THOMAS F GREEN AND LINDA GREEN
2804 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SYFERD DIXIE J
2809 COBBLESTONE DR
ROCKWALL, TX 75087

REYNOLDS TRAVIS NEAL & WENDY B
2810 STONEY HOLLOW LN
ROCKWALL, TX 75087

MORRILL MATTHEW L & JENNIFER M
2814 COBBLESTONE DR
ROCKWALL, TX 75087

HODKINSON BRIAN AND LESLIE
2823 COBBLESTONE DR
ROCKWALL, TX 75087

BARKER REX ALLEN
2824 COBBLESTONE DR
ROCKWALL, TX 75087

HECTOR MURILLO AND BARBARA A MURILLO
REVOCABLE LIVING TRUST
HECTOR MURILLO AND BARBARA A MURILLO-
TRUSTEES
2834 COBBLESTONE DRIVE
ROCKWALL, TX 75087

ROCKWALL I S D
2852FM1141
ROCKWALL, TX 75087

WILLIE TIPHANNIE
2895 PANHANDLE DR
ROCKWALL, TX 75087

ELLIS MICHAEL WILLIAM AND ANNIE
2905 PANHANDLE DRIVE
ROCKWALL, TX 75087

PAYSON JEFFERY AND NOELLE
2906 PANHANDLE DR
ROCKWALL, TX 75087

FLANERY DJUANA
2907 PANHANDLE DRIVE
ROCKWALL, TX 75087

KIM BUNNA
2908 BROKEN SPOKE LN
ROCKWALL, TX 75087

HURD ROBERT W & TAMARA L
2908 PANHANDLE DR
ROCKWALL, TX 75087

SHINN LARRY GREGORY & DAWN RAE
2909 PAINTED PONY LN
ROCKWALL, TX 75087

GRIFFITH DEAN A & STEPHEN
2909 PANHANDLE DRIVE
ROCKWALL, TX 75087

LIPSEY RANDALL L AND KAREN M
2910 BROKEN SPOKE LN
ROCKWALL, TX 75087

TARBET HOWARD F II AND JENNIFER L
2910 PANHANDLE DR
ROCKWALL, TX 75087

HERNANDEZ JUSTIN
2911 PANHANDLE DRIVE
ROCKWALL, TX 75087

RODRIQUEZ MONICA CANO & ISRAEL A JR
2912 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BROCK MATTHEW M
2912 PANHANDLE DR
ROCKWALL, TX 75087

FRANCIS SHELBY & KRISTI
2913 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BAILEY ROY A JR
2913 PAINTED PONY LN
ROCKWALL, TX 75087

CAMPBELL JAKE C
2913 PANHANDLE DR
ROCKWALL, TX 75087

KOZLOWSKI BRIAN STEPHEN & JULIE
2914 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BLOOMFIELD CORBEN P & MARCY A
2914 PAINTED PONY LN
ROCKWALL, TX 75087

BURGETT BRENDA & LEE
2914 PANHANDLE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
2914 CHUCK WAGON DR
ROCKWALL, TX 75087

MARTIN JEFFREY MICHAEL & ELIZABETH DIANE
2915 BROKEN SPOKE LANE
ROCKWALL, TX 75087

OBUONG MIRIAM AKOTH AND
REMIGUS IHEKWABA
2915 CHUCK WAGON DRIVE
ROCKWALL, TX 75087

WHITLEY MICHAEL AND SANDRA
2915 PAINTED PONY LN
ROCKWALL, TX 75087

CURRY JOANNA & SHAWN
2916 BROKEN SPOKE LN
ROCKWALL, TX 75087

LOGWOOD DANA CELESTE
2916 CHUCK WAGON DR
ROCKWALL, TX 75087

GOSS JOSEPH G JR & JENNIFER C
2916 PAINTED PONY LN
ROCKWALL, TX 75087

HELMER BRAD C & JANA M
2917 CHUCK WAGON DR
ROCKWALL, TX 75087

PAUL WILLIAM M & LINDA
2917 PAINTED PONY LANE
ROCKWALL, TX 75087

STEGALL GENE & FRANCINE
2932 BARTON SPRINGS LN
ROCKWALL, TX 75087

ALLEN TIM ROBERT JR & AMANDA LEIGH
2934 BARTON SPRINGS LN
ROCKWALL, TX 75087

LEONARD SARA DIANA & MICHAEL KYLE
2935 BARTON SPRINGS LN
ROCKWALL, TX 75087

SUKENIK JAMES H
2937 BARTON SPRINGS LANE
ROCKWALL, TX 75087

ABRAHAM BRIAN P & VANESSA M
2938 BARTON SPRINGS LANE
ROCKWALL, TX 75087

SIFUENTES TRACY AARON
2939 BARTON SPRINGS LANE
ROCKWALL, TX 75087

COLE KRISTY
2941 BARTON SPRINGS LN
ROCKWALL, TX 75087

JENNINGS JOSHUA AND JENNIFER
2942 BARTON SPRINGS LN
ROCKWALL, TX 75087

ROBINS WAYNE & LORRAINE
2944 BARTON SPRINGS LN
ROCKWALL, TX 75087

PARRISH RONALD BLANE & LINDA C
2945 BARTON SPRINGS LANE
ROCKWALL, TX 75087

MILNER THOMAS & MICHELLE
2946 BARTON SPRINGS LN
ROCKWALL, TX 75087

BOHN JEREMY ADAM & SHANNON
2947 BARTON SPRINGS LN
ROCKWALL, TX 75087

BIETENDORF GUY ALAN & CYNTHIA KAYE
2948 BARTON SPRINGS LANE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DALTON RANCH OWNERS ASSOC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
P. O. BOX 1974
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Case No. Z2022-015: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 18, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, April 18, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I am not in favor of NS zone that could include retail such as car wash, pet shop, dry cleaning etc. A school is being built on this land & I don't see how a retail space would fit in. 2 lane road can not handle traffic.

Name: Jake Campbell

Address: 2913 Panhandle Dr. Rockwall, TX 75087

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

THE EXISTING ROADS CAN NOT SUPPORT THE INCREASED TRAFFIC IN THE AREA AS IT IS. PLACING A SCHOOL HERE WITHOUT THE INFRASTRUCTURE UPGRADES WILL CAUSE ENVIRONMENTAL HAZARDS FOR THE ADJACENT NEIGHBORHOODS

Name: JOHN SPEER

Address: 1683 TANNERSON DRIVE, ROCKWALL

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

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

11 NORTHEAST RESIDENTIAL DISTRICT

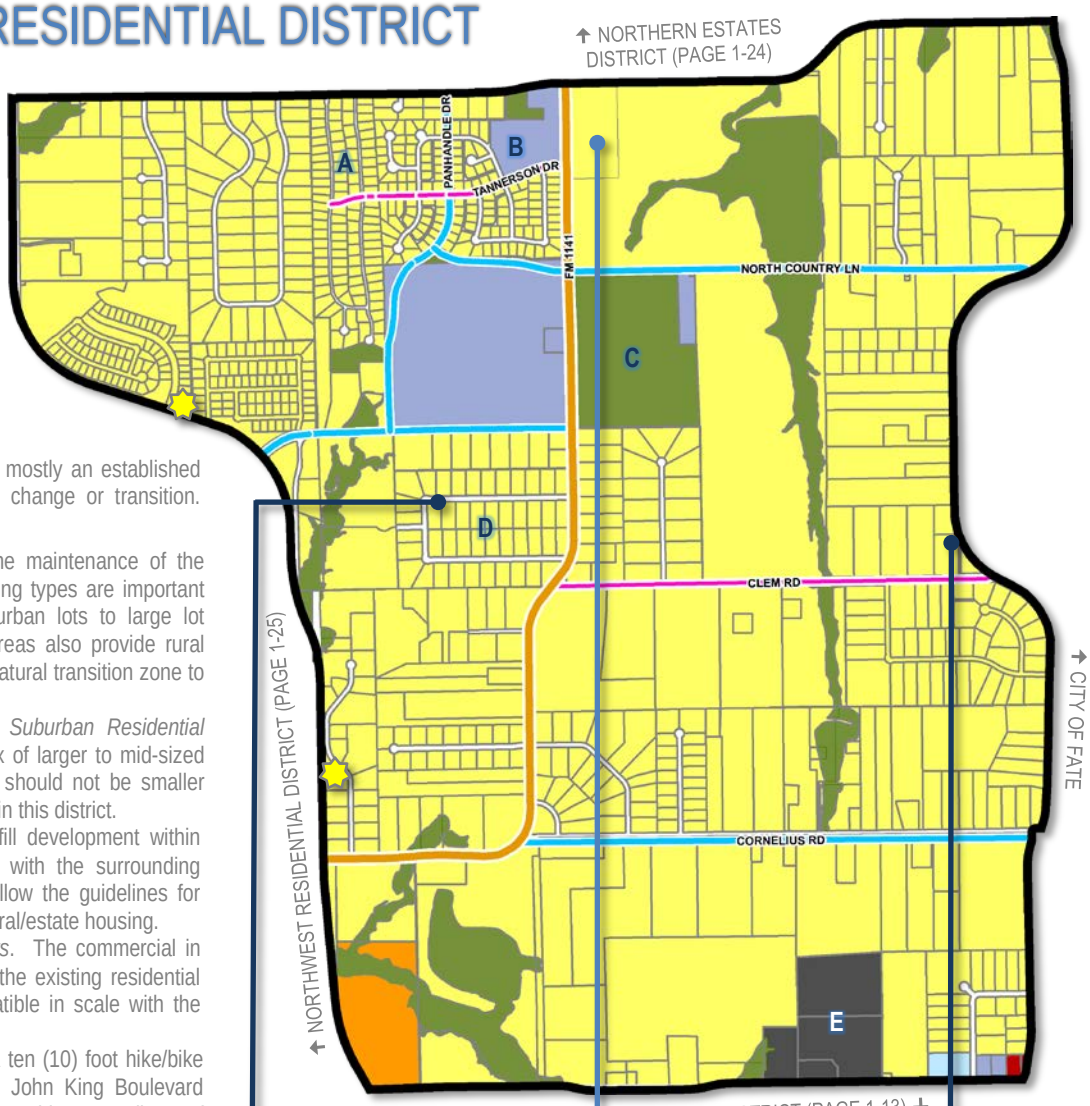
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

2 Current Suburban Residential

2 Future Suburban Residential

1 Current Rural Residential

LAND USE PALETTES

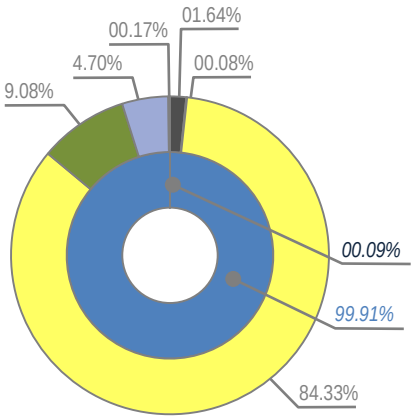
- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

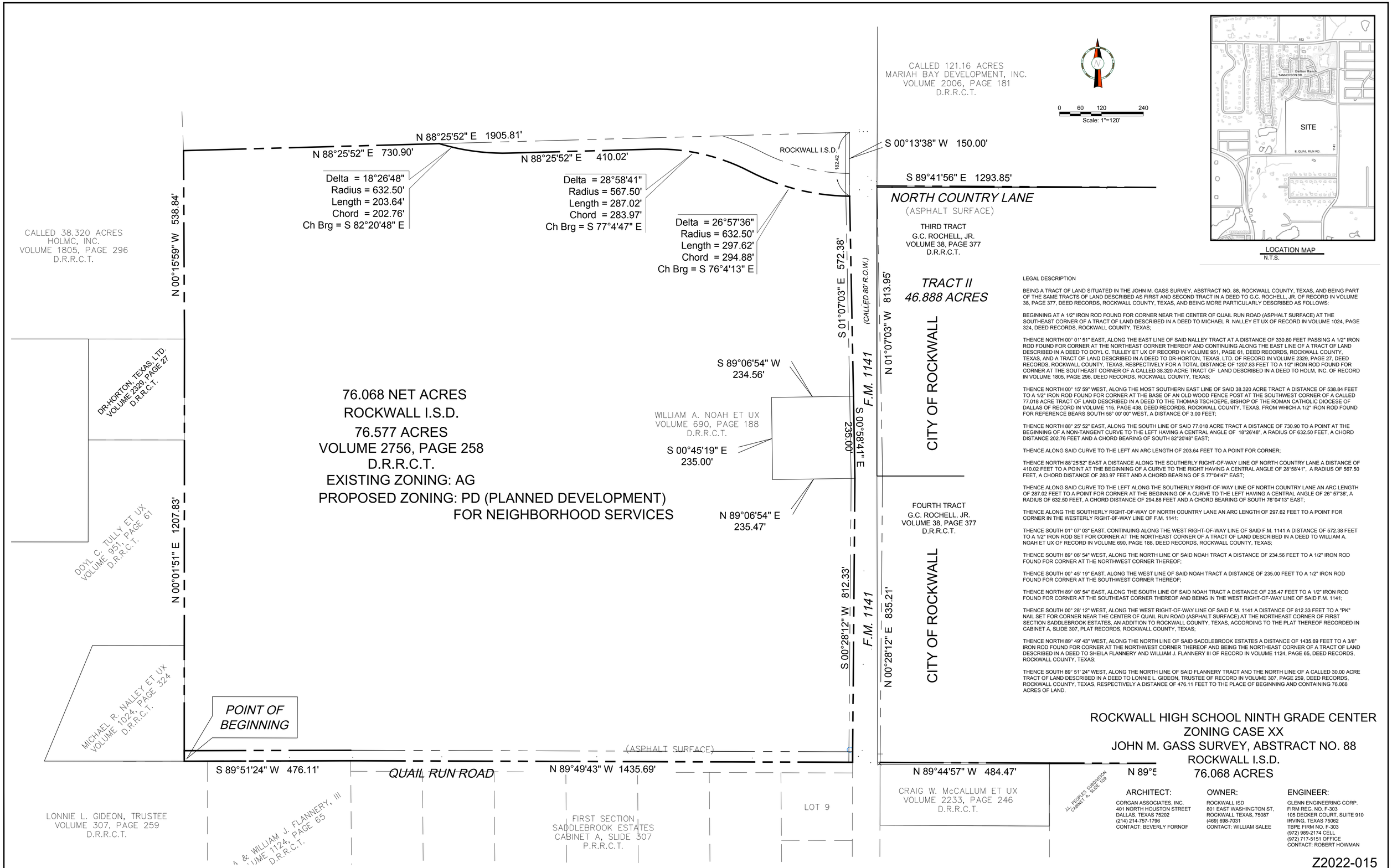
CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN M. GASS SURVEY, ABSTRACT NO. 88, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THE SAME TRACTS OF LAND DESCRIBED AS FIRST AND SECOND TRACT IN A DEED TO G.C. ROCHELL, JR. OF RECORD IN VOLUME 38, PAGE 377, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL R. NALLEY ET UX OF RECORD IN VOLUME 1024, PAGE 324, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 01' 51" EAST, ALONG THE EAST LINE OF SAID NALLEY TRACT AT A DISTANCE OF 330.80 FEET PASSING A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF AND CONTINUING ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DOYL C. TULLEY ET UX OF RECORD IN VOLUME 951, PAGE 61, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED IN A DEED TO DR-HORTON, TEXAS, LTD. OF RECORD IN VOLUME 2329, PAGE 27, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY FOR A TOTAL DISTANCE OF 1207.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 38.320 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HOLM, INC. OF RECORD IN VOLUME 1805, PAGE 296, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 15' 59" WEST, ALONG THE MOST SOUTHERN EAST LINE OF SAID 38.320 ACRE TRACT A DISTANCE OF 538.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BASE OF AN OLD WOOD FENCE POST AT THE SOUTHWEST CORNER OF A CALLED 77.018 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS OF RECORD IN VOLUME 115, PAGE 438, DEED RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 58° 00' 00" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 88° 25' 52" EAST, ALONG THE SOUTH LINE OF SAID 77.018 ACRE TRACT A DISTANCE OF 730.90 TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°26'48", A RADIUS OF 632.50 FEET, A CHORD DISTANCE 202.76 FEET AND A CHORD BEARING OF SOUTH 82°20'48" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.64 FEET TO A POINT FOR CORNER;

THENCE NORTH 88°25'52" EAST A DISTANCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE A DISTANCE OF 410.02 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'41", A RADIUS OF 567.50 FEET, A CHORD DISTANCE OF 283.97 FEET AND A CHORD BEARING OF S 77°04'47" EAST;

THENCE ALONG SAID CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE AN ARC LENGTH OF 287.02 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26° 57'36', A RADIUS OF 632.50 FEET, A CHORD DISTANCE OF 294.88 FEET AND A CHORD BEARING OF SOUTH 76°04'13" EAST;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH COUNTRY LANE AN ARC LENGTH OF 297.62 FEET TO A POINT FOR CORNER IN THE WESTERLY RIGHT-0F-WAY LINE OF F.M. 1141:

THENCE SOUTH 01° 07' 03" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 572.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM A. NOAH ET UX OF RECORD IN VOLUME 690, PAGE 188, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 06' 54" WEST, ALONG THE NORTH LINE OF SAID NOAH TRACT A DISTANCE OF 234.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 45' 19" EAST, ALONG THE WEST LINE OF SAID NOAH TRACT A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89° 06' 54" EAST, ALONG THE SOUTH LINE OF SAID NOAH TRACT A DISTANCE OF 235.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141;

THENCE SOUTH 00° 28' 12" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 812.33 FEET TO A "PK" NAIL SET FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE NORTHEAST CORNER OF FIRST SECTION SADDLEBROOK ESTATES, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 307, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89° 49' 43" WEST, ALONG THE NORTH LINE OF SAID SADDLEBROOK ESTATES A DISTANCE OF 1435.69 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEILA FLANNERY AND WILLIAM J. FLANNERY III OF RECORD IN VOLUME 1124, PAGE 65, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 51' 24" WEST, ALONG THE NORTH LINE OF SAID FLANNERY TRACT AND THE NORTH LINE OF A CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LONNIE L. GIDEON, TRUSTEE OF RECORD IN VOLUME 307, PAGE 259, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY A DISTANCE OF 476.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 76.068 ACRES OF LAND.

ROCKWALL HIGH SCHOOL NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES

ARCHITECT:
CORGAN ASSOCIATES, INC.
401 NORTH HOUSTON STREET
DALLAS, TEXAS 75202
(214) 214-757-1796
CONTACT: BEVERLY FORNOF

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(469) 698-7031
CONTACT: WILLIAM SALEE

ENGINEER:
GLENN ENGINEERING CORP.
FIRM REG. NO. F-303
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

Z2022-015

MARCH 2022

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 76.068-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 14-01 & 14-11 OF THE J. M. GLASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

DRAFT 04.12.2022

zoning described herein;

SECTION 4. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 6. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF MAY, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *April 18, 2022*

2nd Reading: *May 2, 2022*

DRAFT ORDINANCE 04.12.2022

Exhibit 'A'
Legal Description

Being a tract of land situated in the JOHN M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being part of the same tracts of land described as first and second tract in a deed to G.C. Rochell, Jr. of record in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the center of Quail Run Road (asphalt surface) at the Southeast corner of a tract of land described in a deed to Michael R. Nalley et ux of record in Volume 1024, Page 324, deed Records, Rockwall County, Texas;

THENCE North 00° 01' 51" East, along the East line of said Nalley tract at a distance of 330.80 feet passing a 1/2" iron rod found for corner at the Northeast corner thereof and continuing along the East line of a tract of land described in a deed to Doyl C. Tulley et ux of record in Volume 951, Page 61, Deed Records, Rockwall County, Texas, and a tract of land described in a deed to DR-Horton, Texas, Ltd. of record in Volume 2329, Page 27, Deed Records, Rockwall County, Texas, respectively for a total distance of 1207.83 feet to a 1/2" iron rod found for corner at the Southeast corner of a called 38.320 acre tract of land described in a deed to Holm, Inc. of record in Volume 1805, Page 296, Deed Records, Rockwall County, Texas;

THENCE North 00° 15' 59" West, along the most Southern East line of said 38.320 acre tract a distance of 538.84 feet to a 1/2" iron rod found for corner at the base of an old wood fence post at the Southwest corner of a called 77.018 acre tract of land described in a deed to the Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas of record in Volume 115, Page 438, Deed Records, Rockwall County, Texas, from which a 1/2" iron rod found for reference bears South 58° 00' 00" West, a distance of 3.00 feet;

THENCE North 88° 25' 52" East, along the South line of said 77.018-acre tract a distance of 730.90 to a point at the beginning of a non-tangent curve to the left having a central angle of 18°26'48", a radius of 632.50 feet, a chord distance 202.76 feet and a chord bearing of South 82°20'48" East;

THENCE along said curve to the left an arc length of 203.64 feet to a point for corner;

THENCE North 88°25'52" East a distance along the Southerly right-of-way line of North Country Lane a distance of 410.02 feet to a point at the beginning of a curve to the right having a central angle of 28°58'41", a radius of 567.50 feet, a chord distance of 283.97 feet and a chord bearing of South 77°04'47" East;

THENCE along said curve to the left along the Southerly right-of-way line of North country lane an arc length of 287.02 feet to a point for corner at the beginning of a curve to the left having a central angle of 26° 57'36', a radius of 632.50 feet, a chord distance of 294.88 feet and a chord bearing of South 76°04'13" East;
THENCE along the Southerly right-of-way of North Country Lane an arc length of 297.62 feet to a point for
Corner in the Westerly right-0f-way line of F.M. 1141:

THENCE South 01° 07' 03" East, continuing along the West right-of-way line of said F.M. 1141 a distance of 572.38 feet to a 1/2" iron rod set for corner at the Northeast corner of a tract of land described in a deed to William A. Noah et ux of record in Volume 690, Page 188, Deed Records, Rockwall County, Texas;

DRAFT ORDINANCE 04.12.22

Exhibit 'A'
Legal Description

THENCE South 89° 06' 54" West, along the North line of said Noah tract a distance of 234.56 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

THENCE South 00° 45' 19" East, along the West line of said Noah tract a distance of 235.00 feet to a 1/2" iron rod found for corner at the Southwest corner thereof;

THENCE North 89° 06' 54" East, along the South line of said Noah tract a distance of 235.47 feet to a 1/2" iron rod found for corner at the Southeast corner thereof and being in the West right-of-way line of said F.M. 1141;

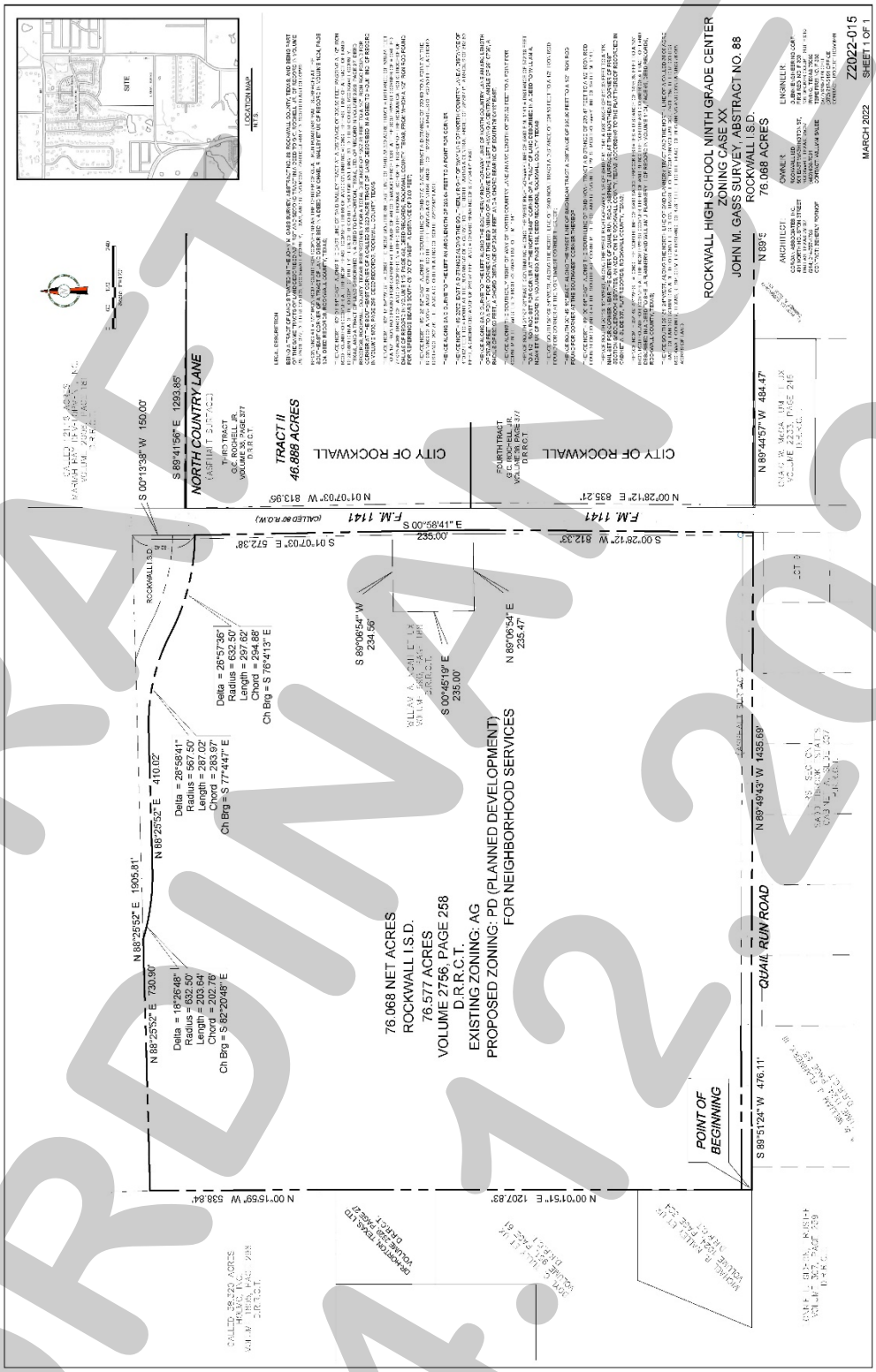
THENCE South 00° 28' 12" West, along the West right-of-way line of said F.M. 1141 a distance of 812.33 feet to a "PK" nail set for corner near the center of Quail Run Road (asphalt surface) at the Northeast corner of first section Saddlebrook Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 307, Plat Records, Rockwall County, Texas;

THENCE North 89° 49' 43" West, along the North line of said Saddlebrook Estates a distance of 1435.69 feet to a 3/8" iron rod found for corner at the Northwest corner thereof and being the Northeast corner of a tract of land described in a deed to Sheila Flannery and William J. Flannery III of record in Volume 1124, Page 65, Deed Records, Rockwall County, Texas;

THENCE South 89° 51' 24" West, along the North line of said Flannery tract and the North line of a called 30.00-acre tract of land described in a deed to Lonnie L. Gideon, trustee of record in Volume 307, Page 259, Deed Records, Rockwall County, Texas, respectively a distance of 476.11 feet to the place of beginning and containing 76.068 acres of land.

DRAFT ORDINANCE 04.12.2022

Exhibit 'B':
Survey



DRAFT ORDINANCE 04.12.2022

Exhibit 'C':
Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

C.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School [(1) & (2)]
- Public or Private Secondary School [(1) & (2)]
- Public Park or Playground
- Track or Stadium [(3)]

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School [(4)]
- Accessory Building for Storage

Notes:

[(1)]: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- *as determined by the Director of Planning and Zoning or his/her designee* -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.

[(2)]: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

[(3)]: For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.

[(4)]: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

DRAFT ORDINANCE 04.12.2022

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Area	1-Acre or 43,560 SF
Minimum Front Yard Setback [1] & [2]	30'
Minimum Side Yard Setback	10'
Minimum Rear or Side Yard Setback (Adjacent to a Street)	30'
Minimum Rear Yard Setback [3]	10'
Minimum Distance Between Buildings [4]	15'
Maximum Building Height [5]	40'
Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

[1]: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[4]: Zero (0) feet with a fire rated wall.

[5]: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

(3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property.*

(4) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property.* In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

(a) *Landscape Buffer and Sidewalk (FM-1141 and Quail Run Road)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 and Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear six (6) foot trail shall be constructed within the 30-foot landscape buffer.

DRAFT ORDINANCE 04.12.2022

(b) *Landscape Buffer and Sidewalk (North Country Lane and Panhandle Drive).* A minimum of a ten (10) foot landscape buffer shall be provided along North Country Lane and Panhandle Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-feet of linear frontage. A five (5) foot trail shall be constructed within the ten (10) foot landscape buffer.

(c) *Landscape Areas for the Remainder Lots on the Westside of Panhandle Drive and the Northside of N. Country Lane.* The remainder lots that will exist on the westside of Panhandle Drive and northside of N. Country Lane shall incorporate heavy landscaping adjacent to the residential properties to the north and west of these properties. At a minimum a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) shall be provided in these areas.

(5) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 04.12.2022

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	Jeff Kilburg; *APEX Design Build*
CASE NUMBER:	SP2022-009; *Site Plan for a Medical Office Building*

SUMMARY

Discuss and consider a request by Jeff Kilburg of Apex Design Build for the approval of a *Site Plan* for a *Multi-Tenant Medical Office Building* on a 1.2531-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northeast corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-44* [*Case No. A1973-006*]. On November 12, 1973, the City Council approved Planned Development District 9 (PD-9) [*Ordinance No. 73-44*], which consisted of 192.10-acres including the subject property. The base zoning established for this Planned Development District was General Retail (GR) District. This Planned Development District has been amended nine (9) times since its adoption with four (4) of the amendments (*Ordinance No.'s 86-55, 87-30, 88-13 & 88-20*) effecting the subject property; however, the subject property has remained vacant since annexation.

PURPOSE

On March 18, 2022, the applicant -- *Jeff Kilburg of Apex Design Build* -- submitted an application requesting the approval of a site plan for the purpose of constructing an 11,250 SF medical office building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of Ralph Hall Parkway and Summer Lee Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. Lot 10, Block B, Horizon Ridge Addition; Lots 1 & 2, Block A, Mr. P Addition; and Lot 2, Block A, Allen Anderson Addition*). Two (2) of those parcels are developed with *Medical Office Buildings* (*i.e. Open Imagery and The OB-GYN Place*) and two (2) of those parcels are currently undeveloped. All of these properties are zoned Planned Development 9 (PD-9) District for General Retail (GR) District land uses. Beyond this is Horizon Road, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 5 of the Fox Chase Subdivision, which consists of 48 single-family reidential lots on 19.33-acres. This subdivision was established on August 12, 1998 and is zoned Planned Development District 9 (PD-9) for single-family land uses.

East: Directly east of the subject property is Rockwall Parkway, which is identified as a *Minor Collector* on the on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a

1.24-acre parcel of land developed with *Fire Station #2*. Beyond that is a 23.0927-acre parcel of land developed with a *Hospital* (*i.e. Texas Health Presbyterian Hospital Rockwall*). Both of these properties are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses. East of this is Tubbs Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 5.9256-acre parcel of land developed with a multi-tenant *Medical Office Building* (*i.e. Rockwall Medical Center*) zoned Planned Development 9 (PD-9) District for General Retail (GR) District land uses. Beyond that is W. Ralph Hall Parkway, which is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway).* West of this is a parcel of land developed with a *Multi-Tenant Office Building* (*i.e Two Horizon Ridge Offices*). Beyond this are three (3) parcels of land developed with *Medical Office Buildings (i.e. Fisher-Zitterich Dentistry, Young Medical Office, and Lowrance Medical Office).* Following this is a 0.9341-acre parcel of land developed with a *Multi-Tenant General Retail Building* (*i.e. Dunkin Donuts, Upscale Nails and Spa, Supercuts, Juice it Up!, and Jersey Mikes*). All these properties are zoned Planned Development 9 (PD-09) District for General Retail (GR) District land uses. Beyond this is Ridge Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building, 5,000 SF or Greater* is permitted *by-right* in a General Retail (GR) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=55,583 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=250.74-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X=66.80-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=67.27-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=15-Feet; In Conformance*
Maximum Building Height	*36-Feet*	*X=19-Feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=20.61%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/200 SF (57 Required)*	*X=66; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=22%; In Conformance*
Maximum Impervious Coverage	*90%*	*X76.19%; In Conformance*

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development District 9 (PD-09), the underlying zoning of the subject property is General Retail (GR) District, and according to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide *limited* retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major roadways." In this case, the applicant is proposing an 11,250 SF *Office Building* that -- *according to the applicant* -- will house multiple medical offices (*e.g. orthodontics, dental, etc.*). This section goes on to state that "(t)raffic from land uses in this district should not pass through residential areas … Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector capable of carrying increased traffic." The subject property is close to the intersection of Summer Lee Drive and Rockwall Parkway with access on both roadways. Both of these roadways are considered *Minor Collectors*, which are capable of carrying higher volumes of traffic. While the subject property is in close proximity to the Fox Chase Subdivision, neither of these roadways flow through the subdivision. Based on staff's review of the applicant's project compared to the City's codes, the request does appear to meet

the City's requirements with the exception of the building articulation for secondary building facades and the driveway spacing along Summer Lee Drive.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

(1) *Building Articulation for Secondary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary building facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate vertical and horizontal projections on the northeast and northwest building façades.

(2) *Driveway Spacing*. According to Figure 2.3, *Minimum Driveway Spacing and Corner Clearance*, of Section 2.7, *Block Widths*, of Article 2, *Streets*, of the Engineering Department's *Standards of Design and Construction Manual*, the minimum driveway spacing is 200-feet for a *Minor Collector* (*i.e. Summer Lee Drive*). In this case, the applicant is proposing to establish a driveway onto Summer Lee Drive that will be less than 200-feet from the driveway on the adjacent property. Specifically, the driveway will be 79-feet from the existing driveway on the property directly west of the subject property and which fronts onto Summer Lee Drive. Based on this the applicant is requesting an exception to the requirements of the *Standards of Design and Construction Manual*.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures, the applicant is proposing: [*1*] to incorporate larger caliper trees, [*2*] add three (3) additional canopy trees along Summer Lee Drive, [*3*] add three (3) additional canopy trees along Rockwall Parkway, and [*4*] provide 100% masonry which is above the required 90% masonry stipulated by Planned Development District 9 (PD-9). Requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Medical District* and being designated for *Business Centers* land uses. According to the plan, the *Medical District* "… is a highly specialized district that is characterized by the medical and professional offices, which line Horizon Road [*FM-3097*], Rockwall Parkway, and Tubbs Road." In addition, the plan states that areas designated for *Business Center* land uses are "…designed to continue to attract medical and professional offices. There uses should support each other and continue to define the district." Based on this, the applicant's request for a *Medical Office Building* appears to conform with the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022, and made the recommendation that the parapets be increased and that additional variations be added to the primary building facades. The applicant has revised the building elevations and the ARB will review these at their April 12, 2022 meeting prior to providing a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of an *Office Building* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

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	Northwest Corner of Summer Lee Drive & Rockwall Parkway, Rockwall, TX 75032				
SUBDIVISION	Horizon Ridge Addition	LOT	5	BLOCK	B
GENERAL LOCATION	Northwest Corner of Summer Lee Drive & Rockwall Parkway				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-9	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-9	PROPOSED USE	Commercial / Retail
ACREAGE	1.253 acres	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	Apex Design Build
CONTACT PERSON		CONTACT PERSON	Jeff Kilburg
ADDRESS		ADDRESS	9550 W Higgins Rd
			Suite 170
CITY, STATE & ZIP		CITY, STATE & ZIP	Rosemont, IL 60018
PHONE		PHONE	847-288-0100
E-MAIL		E-MAIL	raquellek@apexdesignbuild.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad J Capps [*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 $275.06, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF March, 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."

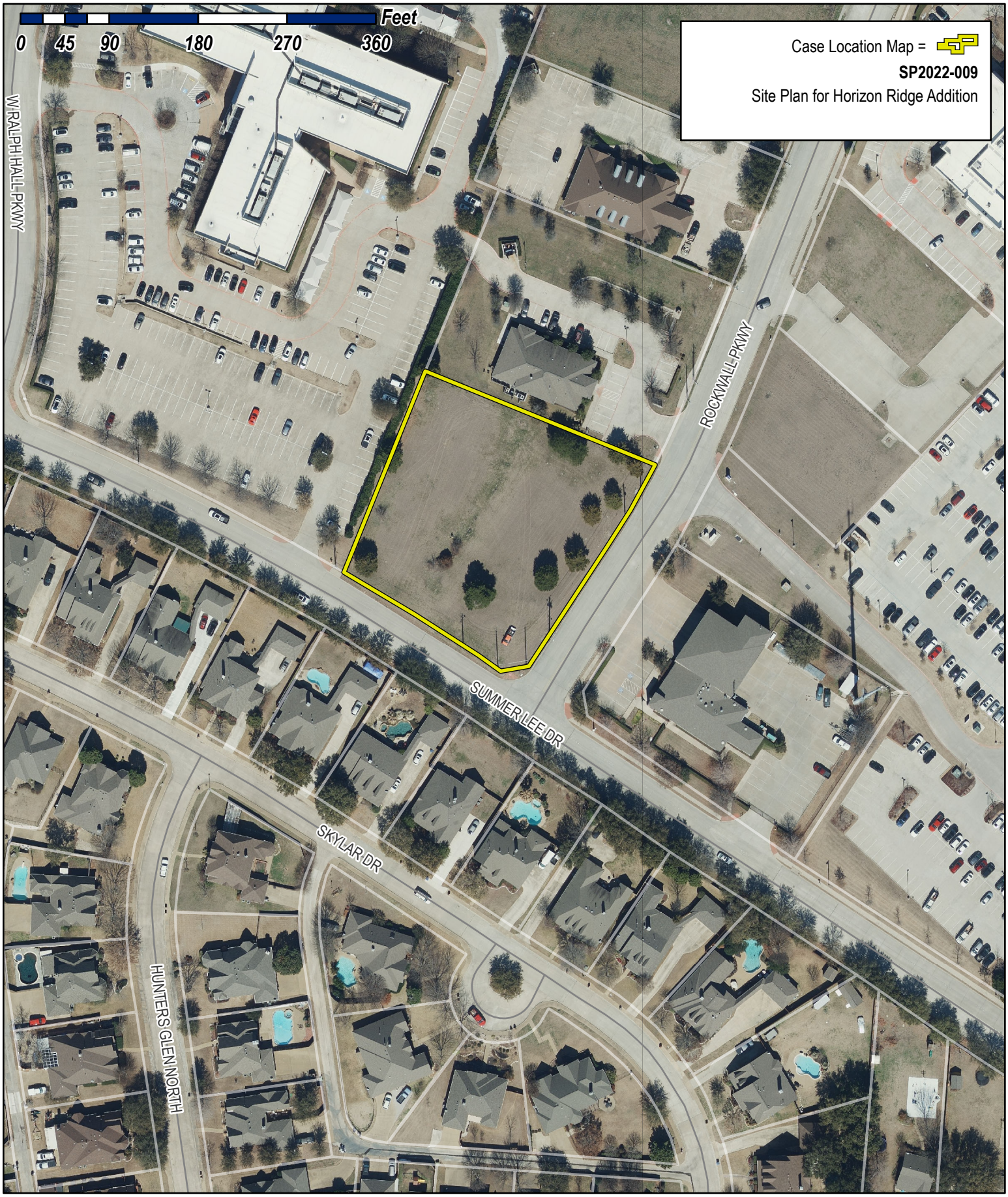
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DUSTIN BISHOP
Notary Public, State of Texas
Comm. Expires 08-14-2022
Notary ID 131682525

MY COMMISSION EXPIRES 08-14-2022



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.

RESPONSE #5

All Building Elevations have been adjusted to accommodate the requirements addressed above, and the City of Rockwall received our Sample Boards on 3/18/2022.

Exceptions:

1. 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 Northeast and Northwest building elevations) do not meet these standards.
    a. **Response:** These secondary building facades are both at areas which offer obscurity from surrounding neighboring properties, and increasing the overall building height in comparison to length, would cause substantial deviations in the overall building's design plan. Given their obscured nature, and our site orientation being restrictive, we have chosen to leave these as originally designed.
        i. **Compensatory Measure:** As a result of this, we have increased the building's coverage of Masonry and/or Stone to 100% of the building's facades, which is more than the required 90% coverage of exterior walls.
        ii. **Compensatory Measure:** Additionally, we'd be willing to offset the above request with higher caliper trees.
2. Entrance off of Summer Lee Drive is within the required 200' buffer requirement from a respective intersection, as well as the 100' buffer following another drive, as noted by Engineering.
    a. **Response:** This parcel is unique in its location, and would require a secondary entrance regardless of development. By having a secondary entrance where we have proposed, this enhances the flow within the site and around the site. It provides a better mechanism for safety within the site's parking lot, reduces potential for congestion with neighboring facilities, reduces vehicular congestion and potential conflicts with pedestrians within the site's parking lot, and increases efficiency of the overall site utilization.
        i. **Compensatory Measure:** As a result of this, we have provided (3) extra canopy trees along Summer Lee Dr as depicted on our Landscape Plan.
        ii. **Compensatory Measure:** Additionally, we have provided (3) extra canopy trees along Rockwall Pkwy as depicted on our Landscape Plan.

Sincerely,

Jeff Kilburg
Preconstruction Manager
Apex Design Build

apex | DESIGN › BUILD
9550 W Higgins Road, Ste. 170, Rosemont, IL 60018
apexdesignbuild.net | 847.288.0100

VARIANCE REQUEST:

1. TO ALLOW DRIVEWAY SPACING ALONG SUMMER LEE DRIVE TO BE LESS THAN 200'.

PARKING DATA TABLE	
PARKING REQUIRED	
MEDICAL OFFICE BUIDLING: 1 SPACE PER 200 SF (11,250SF/200)	57 SPACES
PARKING PROVIDED	66 SPACES TOTAL
STANDARD PARKING SPACE	62 SPACES TOTAL
ADA PARKING SPACE	4 SPACES TOTAL

BENCHMARKS

SITE BENCHMARK NO. 1 : BEING AN "X" CUT SET ON CONCRETE PAVEMENT, APPROXIMATELY 12 FEET EAST, AND 5 FEET SOUTH OF A POWER POLE LOCATED NEAR THE SOUTHERNMOST SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION: 554.31'

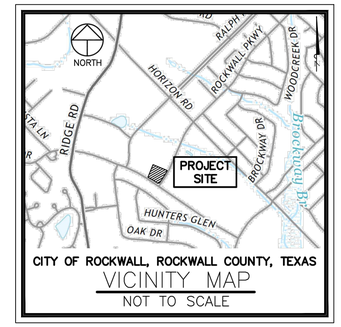
SITE BENCHMARK NO. 2 : BEING AN "X" CUT SET ON CONCRETE PAVEMENT, APPROXIMATELY 40 FEET EAST, AND 62 FEET NORTH OF A SANITARY SEWER MANHOLE COVER LOCATED NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION: 543.99'

SITE DATA TABLE	
SITE AREA	1.253 AC (54,583 SF)
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
EXISTING ZONING	PLANNED DEVELOPMENT (PD-9)
PROPOSED USE	MEDICAL OFFICE BUILDING
PROPOSED BUILDING AREA	11,250 SF
PROPOSED BUILDING HEIGHT	18' - 00"
LOT COVERAGE	20.61%
FLOOR AREA RATIO	0.20 : 1
PERVIOUS AREA	12,233 SF
IMPERVIOUS AREA	42,350 SF
PERCENT IMPERVIOUS	77.60%

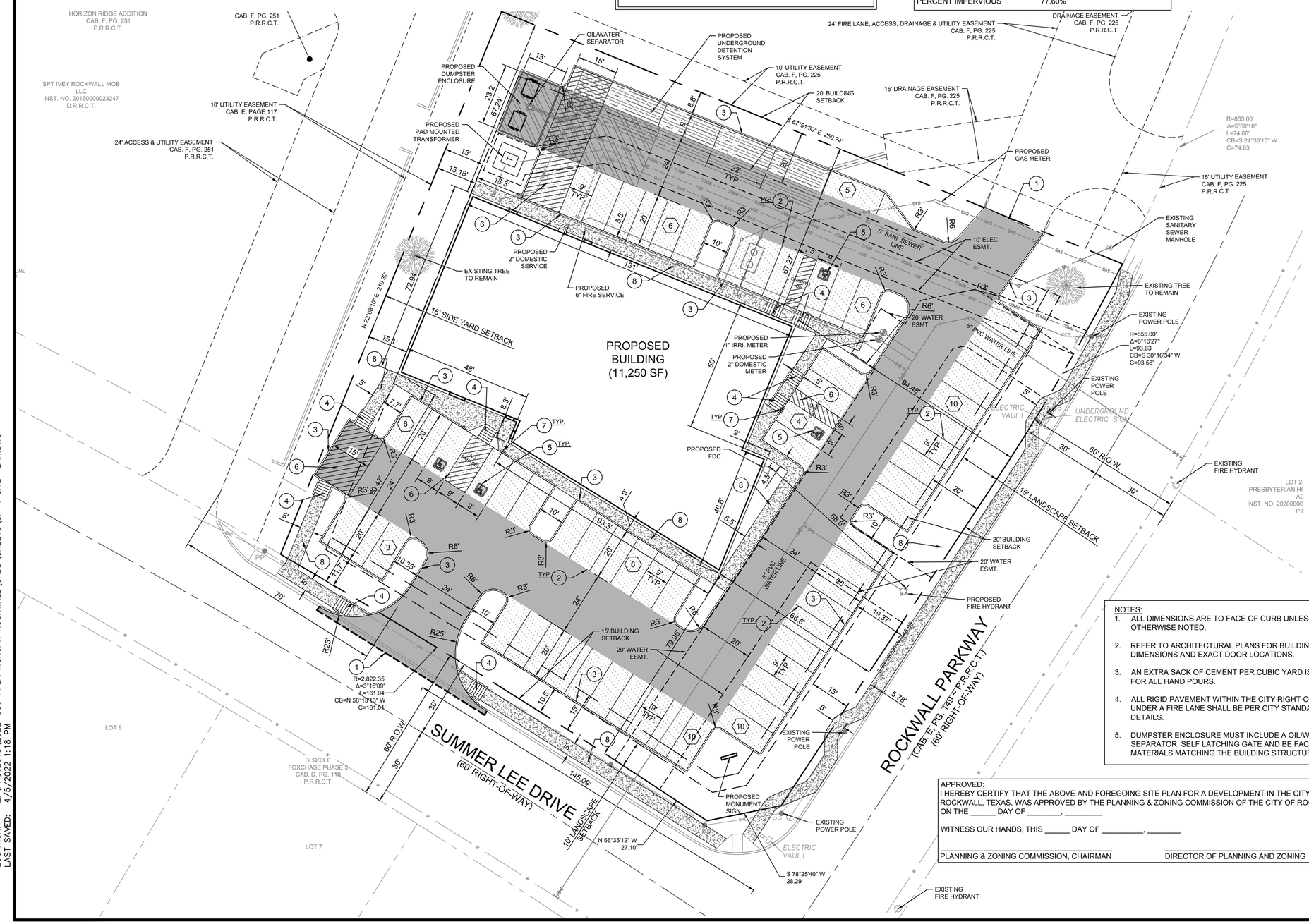
GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.



VICINITY MAP
N.T.S.



LEGEND	
	6" HEAVY DUTY CONCRETE PAVEMENT
	5" LIGHT DUTY CONCRETE PAVEMENT
	7" DUMPSTER CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	EASEMENT LINE
10	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PEDESTRIAN RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	HANDICAP SIGN
8	PROPOSED SIDEWALK

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
4. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
5. DUMPSTER ENCLOSURE MUST INCLUDE A OIL/WATER SEPARATOR, SELF LATCHING GATE AND BE FACED WITH MATERIALS MATCHING THE BUILDING STRUCTURE.

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

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
DR. CAPPS, DR. HODGES & DR. MORGAN
CHM REAL ESTATE, LLC
740 WILFORD WAY, HEATH, TX 75032
PHONE: 972-771-9500
EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
JEFF KILBURG
APEX DESIGN BUILD
9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
PH: 847-288-0100
EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544 CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
LOT 5, BLOCK B,
HORIZON RIDGE ADDITION

CITY:	STATE:	
ROCKWALL	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	E. TEAL SURVEY	207

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date 4/5/2022

CAPPS, HODGES & MORGAN
1200 SUMMER LEE DRIVE
ROCKWALL, TX 75032
SP2022-009

No.	DATE	REVISION	BY

SITE PLAN

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	4/5/2022

SHEET
SP-1

File No. 2020-021

PLOTTED BY: MARK TORRES
PLOT DATE: 4/5/2022 1:41 PM
LOCATION: Z:\PROJECTS\2022-056 APEX MORGAN ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 4/5/2022 1:18 PM

EXTERIOR FINISH SCHEDULE

1. EQUAL PRODUCTS ARE ACCPETABLE AFTER IT HAS BEEN SUBMITTED & APPROVED BY ARCHITECT.

2. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS

TAG	MATERIAL	MFG.	SPECIFICATION / DESCRIPTION	LOCATION	REMARKS
EXT. AW-1	AWNING	GENERAL AWNING	PROFILE: IMPERIAL MARQUEE AWNING W/ 8" FLAT PANELS, 3" DEEP W/ BLACK FINISH AND BLACK GUTTER DOWNSPOUT KIT	PER ELEVATIONS	
EXT. BR-1.	BRICK	GLEN-GERY	PROFILE:MODULAR; COLOR: SILVER CITY WIRECUT; MORTAR COLOR: Portland Cement & Lime Blend	PER ELEVATIONS	EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL
EXT. BR-2	BRICK	GLEN-GERY	PROFILE: MODULAR; COLOR: VINTAGE BLACK VELOUR; MORTAR COLOR: G-602	PER ELEVATIONS	EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL
EXT. C-1	COPING	PAC-CLAD	PROFILE: PAC TITE GOLD COPING; COLOR: BLACK ALUMINUM	PER ELEVATIONS	EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL
EXT. MG-1	METAL GATE	CITYSCAPE	PROFILE: ALUMINUM SLAT WALL STYLE COVRIT TOUGHGATE, 96" W X 72" H., MFG STD COLOR PLANKS, MFG COLOR FRAME; COLOR: BLACK	PER ELEVATIONS	PROVIDE SELF-LATCHING HARDWARE
EXT. R-1	TPO ROOFING	FIRESTONE	PROFILE: FIRESTONE TPO SELF-ADHERED MEMBRANE; FINISH COLOR: WHITE	AT ROOF	
EXT. SC-1	OVERFLOW SCUPPER	JOHNS MANVILLE	PROFILE: 3E-DV-06 WALL OVERFLOW WELDED SCUPPER SLEEVE; COLOR: BLACK	PER ELEVATIONS	EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL
EXT. SFD-1	STORE FRONT DOOR	AMC	PROFILE: HOLLOW METAL 2"X5" RECTANGULAR; FINISH: BLACK ALUMIMUN: GLASS FINISH: SOLAR CONTROL GREY	PER ELEVATIONS	
EXT. ST-1	STONE	ARRISCRAFT	PROFILE: URBAN LEDGESTONE STEEL GREY; SHA/UL22: 2-5/16" H x 23-5/8" L x 3-5/8" (±1/4") D; COLOR MORTAR: GLEN-GERY - PORLAND CEMENT & LIME BLEND	PER ELEVATIONS	EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL
EXT. STF-1	STORE FRONT	AMC	PROFILE: HOLLOW METAL 2"X5" RECTANGULAR; FINISH: BLACK ALUMIMUN: GLASS FINISH: SOLAR CONTROL GREY	PER ELEVATIONS	

EXTERIOR LIGHT FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	LAMP	WATTAGE	COLOR TEMPERATURE	QTY	IMAGE	REMARKS	LOCATION
EXT. LT-1	EXTERIOR SCONCE	DVI LIGHTING	SUMMERSIDE OUTDOOR SQUARE WALL SONCE; DVI236277; 12" HEIGHT; FINISH: BLACK SIZE: 4.75"W x 12"H x 7.25"D. BACKPLATE: 4.1" SQ: 16 WATTS; LABEL: DAMP LOCATION	LED- 2 x A19/MEDIUM (E26)/8W/120V LED	12 W	3000K	8			EXTERIOR
EXT. LT-2	EXTERIOR STREET LIGHT	CREE LIGHTING	QSQ SERIES; OSQM-B-11L-40K7-4M-U-OSQ-BLSMF; FINISH: BLACK	LED	144 W	4000K	2			EXTERIOR PARKING LOT
EXT. LT-3	EXTERIOR STREET LIGHT	CREE LIGHTING	QSQ SERIES; OSQM-B-16L-40K7-4M-UxOSQ-BLSMF; FINISH: BLACK	LED	520 W	4000K	5			EXTERIOR PARKING LOT
EXT. LT-4	EXTERIOR WALL PACK	CREE LIGHTING	XSP SERIES; XSPW-B-xx-3ME-4L-40K-UL; FINISH: BLACK	LED	63 W	4000K	2			EXTERIOR

SUBCONTRACTOR NOTES

A. PROVIDE WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIAL.
B. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER'S ACCESSORIES TO FULLY FLASH AND COUNTER-FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS.
C. PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES.
D. COORDINATE FLASHING WITH WINDOW, DOOR, VENT, ETC. MANUFACTURER'S FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.
E. TAPE FLASH AROUND ALL OPENINGS AND ON WALL JOINTS PER MANUFACTURER REQUIREMENTS.

SITE DATA TABLE

SITE AREA	1.253 AC (54,583 SF)
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
EXISTING ZONING	PLANNED DEVELOPMENT (PD-9)
PROPOSED USE	MEDICAL OFFICE BUILDING
PROPOSED BUILDING AREA	11,250 SF
PROPOSED BUILDING HEIGHT	18' - 00"
LOT COVERAGE	20.61%
FLOOR AREA RATIO	0.20 : 1
PERVIOUS AREA	12,233 SF
IMPERVIOUS AREA	42,350 SF
PERCENT IMPERVIOUS	77.60%

PLAN SIGNATURE BLOCK

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ON THE _____ DAY OF _____, _____

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

apex DESIGN › BUILD
9550 W.Higgins Rd. 170
Rosemont, IL 60018

DR. CAPPS, DR. HODGES
& DR. MORGAN
CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE ADDITION

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No.	Description	Date
	ISSUED FOR PERMIT	XX/XX/2022

EXTERIOR SCHEDULES

Project number 10422

A1-3

Scale As indicated

APPLICATION INFORMATION

JEFF KILBURG
APEX DESIGN BUILD
9550 W HIGGINS RD, SUITE 170,
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RAQUELLEK@APEXDESIGNBUILD.NET

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SURVEYOR

WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544

PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

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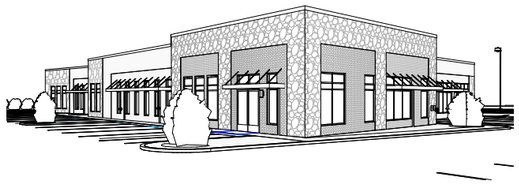
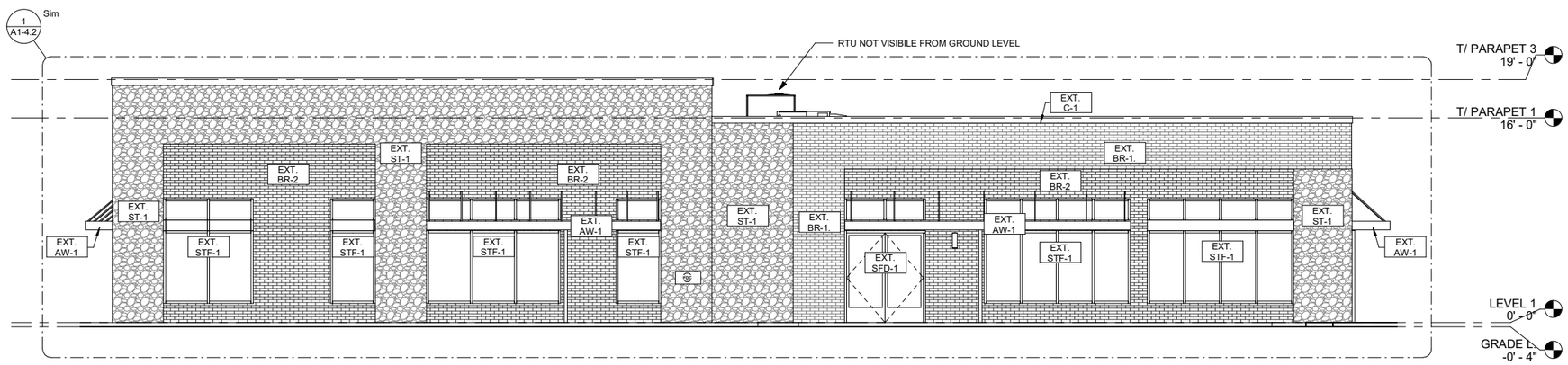


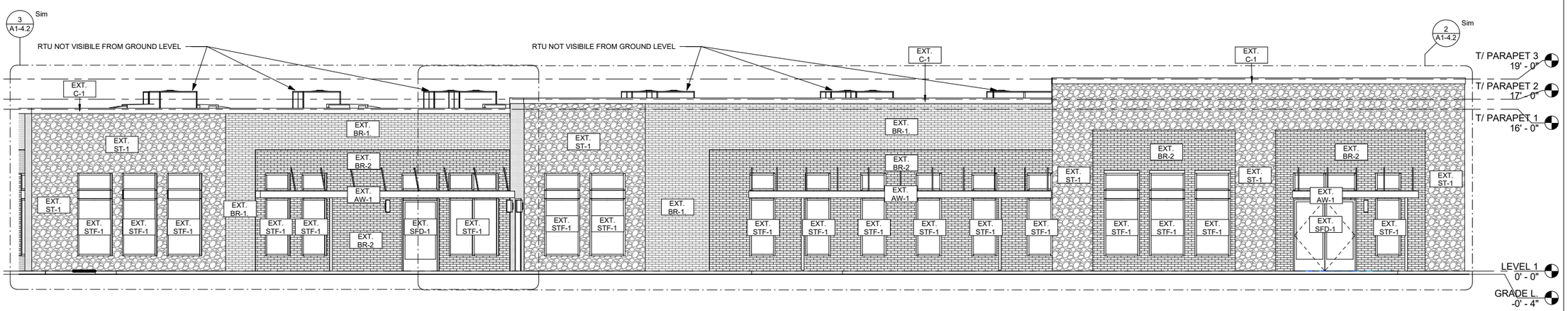
3 SOUTHEAST BUILDING EYE LEVEL PERSPECTIVE - SIGHT LINE STUDY

THERE ARE ROOF-MOUNTED HVAC SYSTEMS, WHICH ARE LOCATED CENTRIC TO THE BUILDING'S ROOF DESIGN. THIS EFFECTIVELY ALLOWS FOR THE BUILDING'S PARAPET TO BE OUR MECHANICAL SCREENING SUSTEN WHICH RESULTS IN THE APPROPRIATE CONCEALMENT OF SUCH. THIS CAN BE NOTED WITH BUILDING PERSPECTIVES, AS THESE HAVE BEEN CREATED FROM THE RESPECTIVE STEET-VIEWS AND NEIGHBORING PROPERTIES AROUND THIS PROPOSED BUILDING.



1 KEY BUILDING ELEVATION - (EAST)
3/16" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 1,259 SF (EXT.ST-1: 551 SF + EXT.BR-1: 222 SF + EXT.BR-2: 486 SF) WINDOW & DOORS TOTAL: 422 SF



2 KEY BUILDING ELEVATION - (SOUTH)
3/16" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 1,920 SF (EXT.ST-1: 733 SF + EXT.BR-1: 444 SF + EXT.BR-2: 743 SF) WINDOWS & DOORS TOTAL: 522 SF

SITE DATA TABLE

SITE AREA	1.253 AC (54,583 SF)
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
EXISTING ZONING	PLANNED DEVELOPMENT (PD-9)
PROPOSED USE	MEDICAL OFFICE BUILDING
PROPOSED BUILDING AREA	11,250 SF
PROPOSED BUILDING HEIGHT	18' - 00"
LOT COVERAGE	20.61%
FLOOR AREA RATIO	0.20 : 1
PERVIOUS AREA	12,233 SF
IMPERVIOUS AREA	42,350 SF
PERCENT IMPERVIOUS	77.60%

TOTAL MANSONRY SURFACE AREA (SQUARE FEET)

MANSONRY = 6,270 SF TOTAL
(81.25% OF TOTAL BUILDING SURFACE AREA)

EXT.ST-1 = 2,051 SF TOTAL (32.71%)

EXT.BR-1 = 2,124 SF TOTAL (33.88%)

EXT.BR.2 = 2,095 SF TOTAL (33.41%)

WINDOWS & DOORS: 1,447 SF TOTAL
(18.75% OF TOTAL BUILDING SURFACE AREA)

TOTAL BUILDING SURFACE AREA (SQUARE FEET)

SURFACE AREA: 7,717 SF TOTAL

PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING 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

apex DESIGN › BUILD
9550 W.Higgins Rd. 170
Rosemont, IL 60018

DR. CAPPS, DR. HODGES
& DR. MORGAN
CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE ADDITION

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No.	Description	Date

KEY EXTERIOR ELEVATIONS

Project number 10422

A1-4.0

Scale As indicated

APPLICATION INFORMATION

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SURVEYOR

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LEWISVILLE, TX 75057
PH: 214.217.2544

PROJECT NAME:

CAPPS, HODGES & MORGAN

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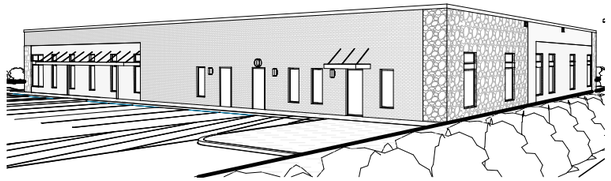
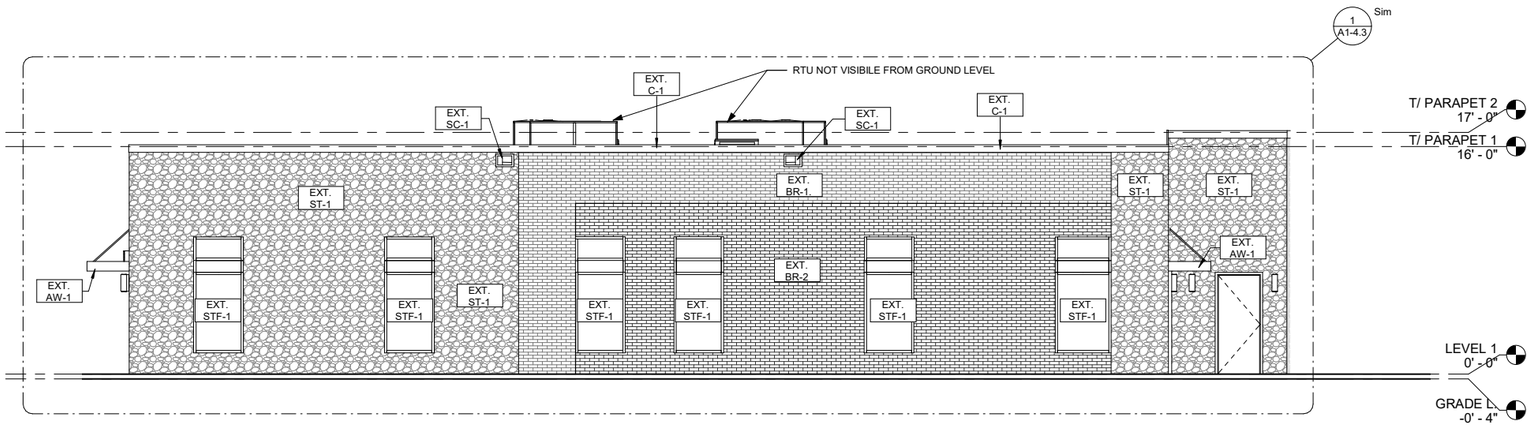


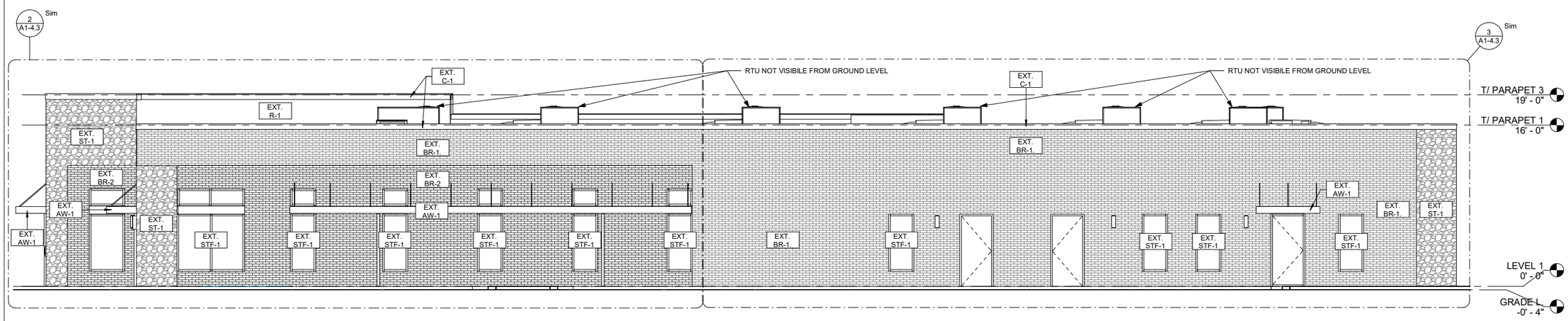
3 NORTHWEST BUILDING EYE LEVEL PERSPECTIVE - SIGHT LINE STUDY

THERE ARE ROOF-MOUNTED HVAC SYSTEMS, WHICH ARE LOCATED CENTRIC TO THE BUILDING'S ROOF DESIGN. THIS EFFECTIVELY ALLOWS FOR THE BUILDING'S PARAPET TO BE OUR MECHANICAL SCREENING SUSTEN WHICH RESULTS IN THE APPROPRIATE CONCEALMENT OF SUCH. THIS CAN BE NOTED WITH BUILDING PERSPECTIVES, AS THESE HAVE BEEN CREATED FROM THE RESPECTIVE STEET-VIEWS AND NEIGHBORING PROPERTIES AROUND THIS PROPOSED BUILDING.



1 KEY BUILDING ELEVATION - (WEST)
3/16" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 1,115 SF (EXT.ST-1: 568 SF + EXT.BR-1: 214 SF + EXT.BR-2: 333 SF) WINDOWS & DOORS: 199 SF



2 KEY BUILDING ELEVATION - (NORTH)
3/16" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 1,976 SF (EXT.ST-1: 199 SF + EXT.BR-1: 1,244 SF + EXT.BR-2: 533 SF) WINDOWS & DOORS: 304 SF

SITE DATA TABLE

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PERCENT IMPERVIOUS	77.60%

TOTAL MANSONRY SURFACE AREA (SQUARE FEET)

MANSONRY = 6,270 SF TOTAL
(81.25% OF TOTAL BUILDING SURFACE AREA)

EXT.ST-1 = 2,051 SF TOTAL (32.71%)

EXT.BR-1 = 2,124 SF TOTAL (33.88%)

EXT.BR.2 = 2,095 SF TOTAL (33.41%)

WINDOWS & DOORS: 1,447 SF TOTAL
(18.75% OF TOTAL BUILDING SURFACE AREA)

TOTAL BUILDING SURFACE AREA (SQUARE FEET)

SURFACE AREA: 7,717 SF TOTAL

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DIRECTOR OF PLANNING AND ZONING

apex DESIGN › BUILD

9550 W.Higgins Rd. 170
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& DR. MORGAN
CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE ADDITION

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No.	Description	Date

KEY EXTERIOR ELEVATIONS

Project number 10422

A1-4.1

Scale As indicated

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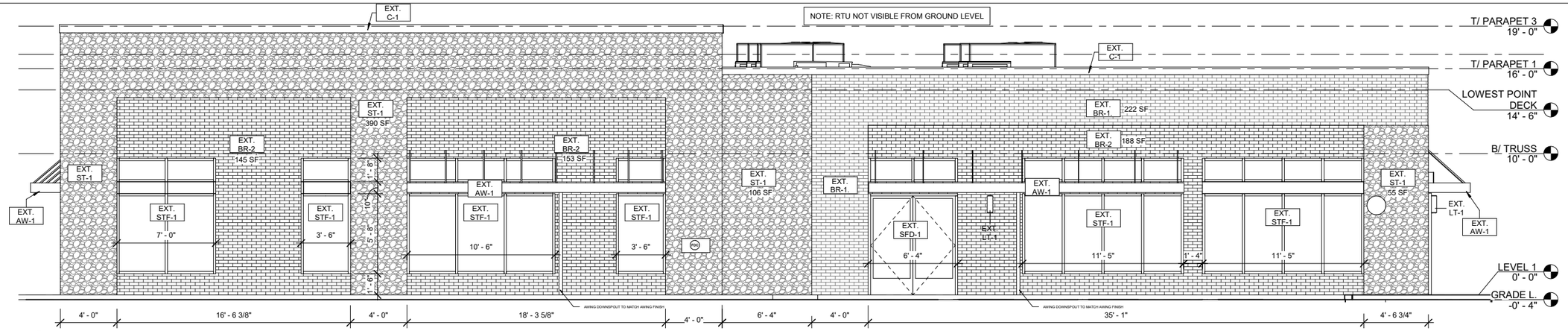
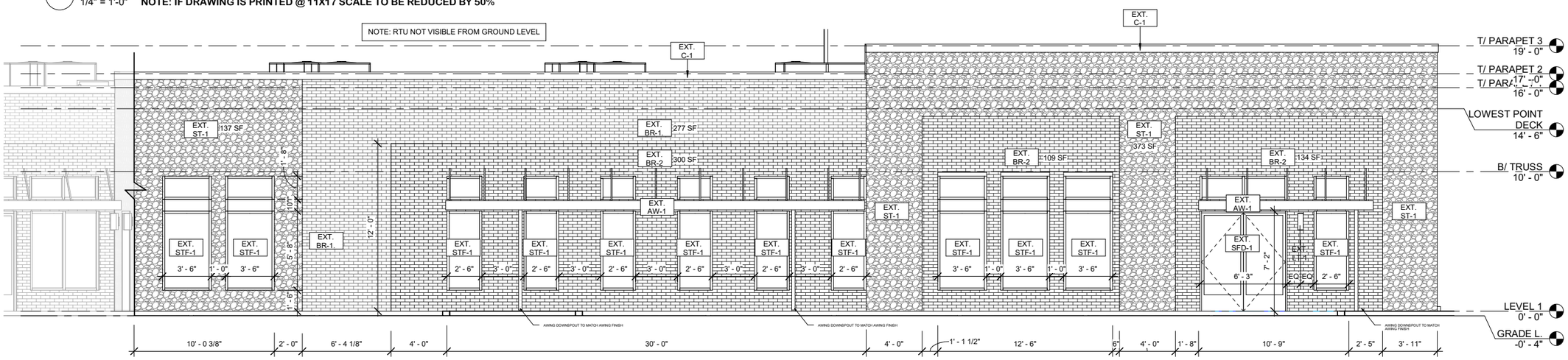


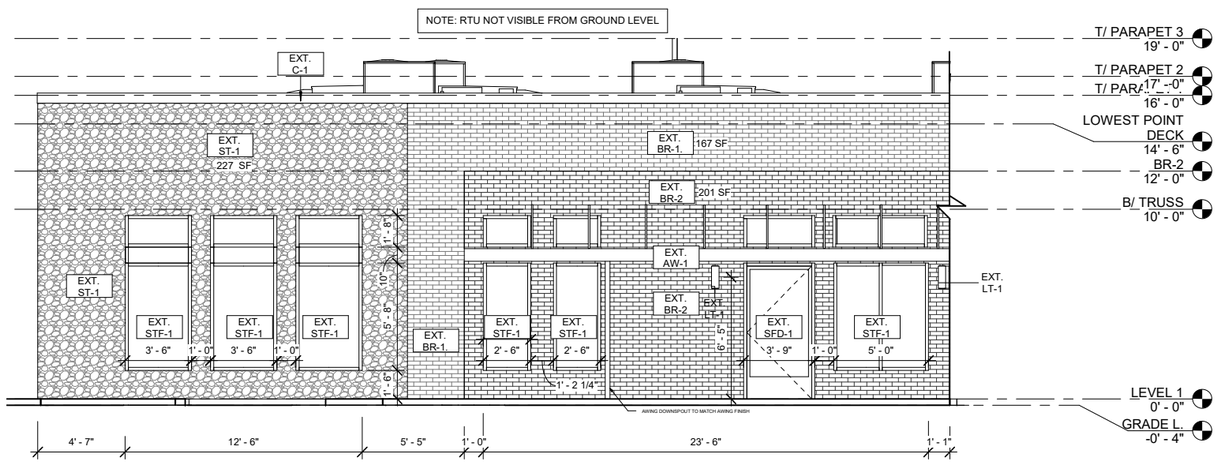
1 BUILDING ELEVATION - ROCKWALL PKWY (EAST)
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 1,259 SF (EXT.ST-1: 551 SF + EXT.BR-1: 222 SF + EXT.BR-2: 486 SF) WINDOW & DOORS TOTAL: 422 SF



2 BUILDING ELEVATION - SUMMER LEE DR (SOUTH) 1
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 1,329 SF (EXT.ST-1: 510 SF + EXT.BR-1: 277 SF + EXT.BR-2: 542 SF) WINDOWS & DOORS TOTAL: 330 SF



3 BUILDING ELEVATION - SUMMER LEE (SOUTH) 2
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 591 SF (EXT.ST-1: 223 SF + EXT.BR-1: 167 SF + EXT.BR-2: 201 SF) WINDOWS & DOORS: 192 SF

TOTAL MANSONRY SURFACE AREA (SQUARE FEET)
MANSONRY = 6,270 SF TOTAL (81.25% OF TOTAL BUILDING SURFACE AREA)
EXT.ST-1 = 2,051 SF TOTAL (32.71%)
EXT.BR-1 = 2,124 SF TOTAL (33.88%)
EXT.BR.2 = 2,095 SF TOTAL (33.41%)
WINDOWS & DOORS: 1,447 SF TOTAL (18.75% OF TOTAL BUILDING SURFACE AREA)
TOTAL BUILDING SURFACE AREA (SQUARE FEET)
SURFACE AREA: 7,717 SF TOTAL

SITE DATA TABLE	
SITE AREA	1.253 AC (54,583 SF)
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
EXISTING ZONING	PLANNED DEVELOPMENT (PD-9)
PROPOSED USE	MEDICAL OFFICE BUILDING
PROPOSED BUILDING AREA	11,250 SF
PROPOSED BUILDING HEIGHT	18' - 00"
LOT COVERAGE	20.61%
FLOOR AREA RATIO	0.20 : 1
PERVIOUS AREA	12,233 SF
IMPERVIOUS AREA	42,350 SF
PERCENT IMPERVIOUS	77.60%

PLAN SIGNATURE BLOCK

APPROVED:

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ON THE _____ DAY OF _____, _____

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

apex DESIGN › BUILD
9550 W.Higgins Rd. 170
Rosemont, IL 60018

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CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE ADDITION

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No.	Description	Date

EXTERIOR ELEVATIONS

Project number 10422

A1-4.2

Scale As indicated

APPLICATION INFORMATION

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SURVEYOR

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PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

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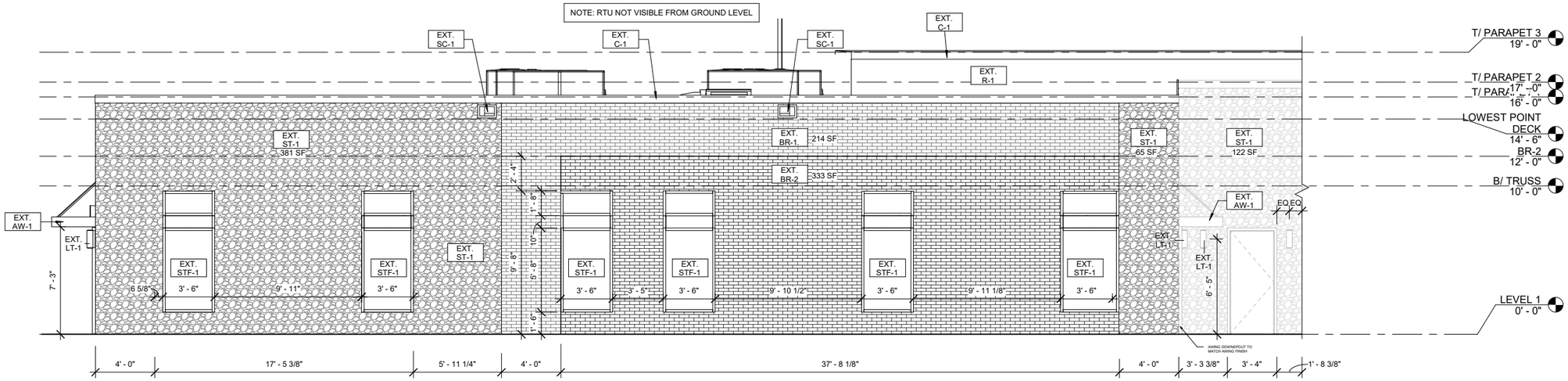
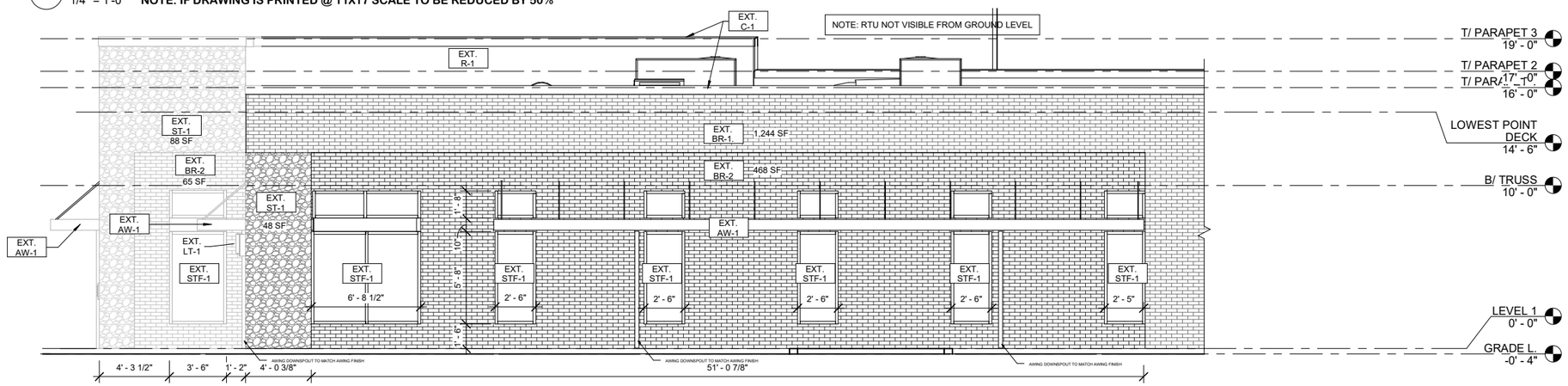


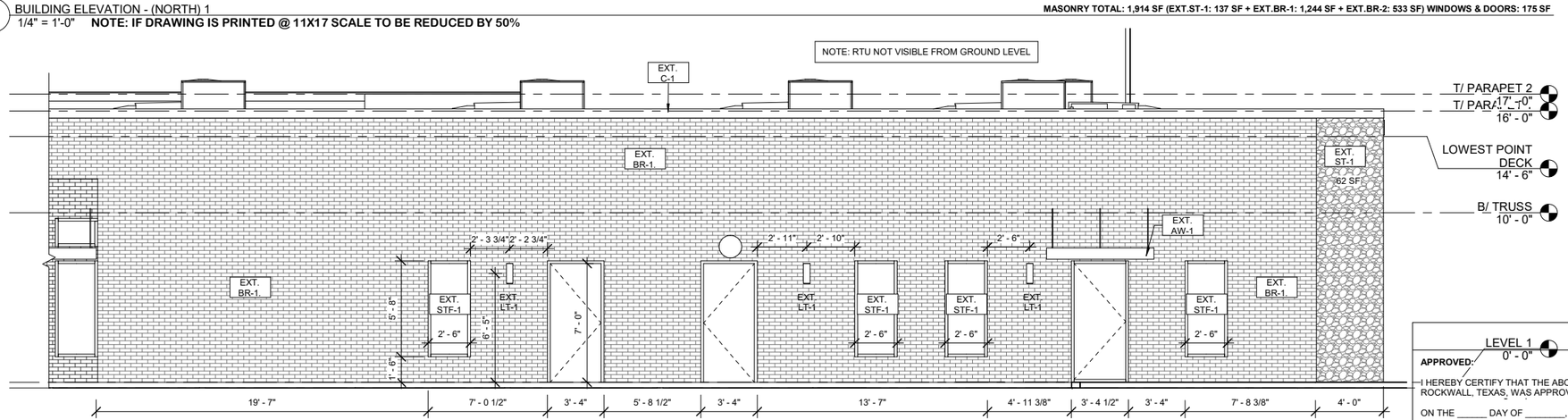
1 BUILDING ELEVATION - (WEST)
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 1,115 SF (EXT.ST-1: 568 SF + EXT.BR-1: 214 SF + EXT.BR-2: 333 SF) WINDOWS & DOORS: 199 SF



2 BUILDING ELEVATION - (NORTH) 1
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 1,914 SF (EXT.ST-1: 137 SF + EXT.BR-1: 1,244 SF + EXT.BR-2: 533 SF) WINDOWS & DOORS: 175 SF



3 BUILDING ELEVATION - (NORTH) 2
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

MASONRY TOTAL: 62 SF (EXT.ST-1: 62 SF) WINDOWS & DOORS: 129 SF

SITE DATA TABLE

SITE AREA	1.253 AC (54,583 SF)
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
EXISTING ZONING	PLANNED DEVELOPMENT (PD-9)
PROPOSED USE	MEDICAL OFFICE BUILDING
PROPOSED BUILDING AREA	11,250 SF
PROPOSED BUILDING HEIGHT	18' - 00"
LOT COVERAGE	20.61%
FLOOR AREA RATIO	0.20 : 1
PERVIOUS AREA	12,233 SF
IMPERVIOUS AREA	42,350 SF
PERCENT IMPERVIOUS	77.60%

TOTAL MANSONRY SURFACE AREA (SQUARE FEET)

MANSONRY = 6,270 SF TOTAL
(81.25% OF TOTAL BUILDING SURFACE AREA)

EXT.ST-1 = 2,051 SF TOTAL (32.71%)

EXT.BR-1 = 2,124 SF TOTAL (33.88%)

EXT.BR.2 = 2,095 SF TOTAL (33.41%)

WINDOWS & DOORS: 1,447 SF TOTAL
(18.75% OF TOTAL BUILDING SURFACE AREA)

TOTAL BUILDING SURFACE AREA (SQUARE FEET)

SURFACE AREA: 7,717 SF TOTAL

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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

apex DESIGN › BUILD
9550 W.Higgins Rd. 170
Rosemont, IL 60018

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& DR. MORGAN
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1200 SUMMER LEE DR.
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LOT 5, BLOCK B HORIZON RIDGE ADDITION

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No.	Description	Date

EXTERIOR ELEVATIONS

Project number 10422

A1-4.3

Scale As indicated

APPLICATION INFORMATION

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PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

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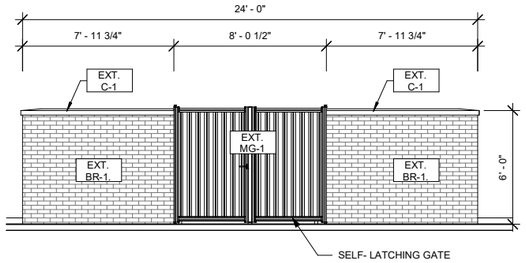
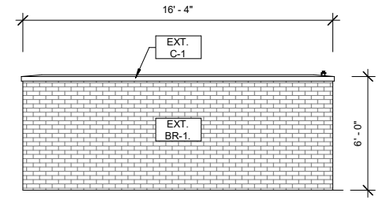
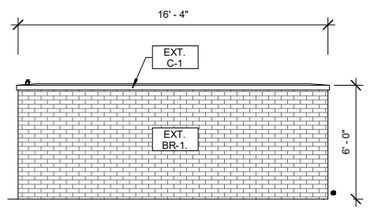


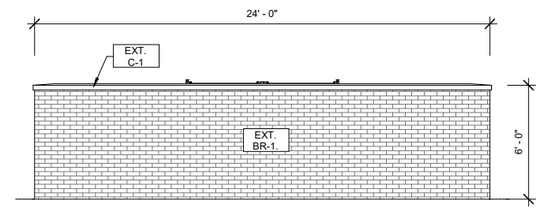
1 GARBAGE ENCLOSURE ELEVATION - (EAST)
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**



2 GARBAGE ENCLOSURE ELEVATION - (SOUTH)
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**



3 GARBAGE ENCLOSURE ELEVATION - (NORTH)
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**



4 GARBAGE ENCLOSURE ELEVATION - (WEST)
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%**

SITE DATA TABLE	
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apex DESIGN › BUILD
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ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE ADDITION

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No.	Description	Date

EXTERIOR ELEVATIONS

Project number 10422

A1-4.4

Scale As indicated

APPLICATION INFORMATION

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PH: 214.217.2544

PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

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BUILDING ELEVATION - SUMMER LEE DR (SOUTH)

BUILDING ELEVATION - ROCKWALL PKWY (EAST)

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LOT 5, BLOCK B HORIZON RIDGE ADDITION

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EXTERIOR ELEVATIONS RENDERINGS

Project number 10422

A1-4.5

Scale 6" = 1'-0"

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BUILDING ELEVATION - (NORTH)

BUILDING ELEVATION - (WEST)

SITE DATA TABLE	
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1200 SUMMER LEE DR.
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LOT 5, BLOCK B HORIZON RIDGE ADDITION

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No.	Description	Date

EXTERIOR ELEVATIONS RENDERINGS

Project number 10422

A1-4.6

Scale 6" = 1'-0"

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CAPPS, HODGES & MORGAN

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3D VIEW - SUMMER LEE DR & ROCKWALL PKWY

3D VIEW - SUMMER LEE DR & NORTHWEST

3D VIEW - ROCKWELL PWKY & NORTHEAST

3D VIEW - TRASH ENCLOSURE

PLAN SIGNATURE BLOCK

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LOT 5, BLOCK B HORIZON RIDGE ADDITION

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No.	Description	Date

EXTERIOR RENDERINGS

Project number 10422

GA0-1

Scale

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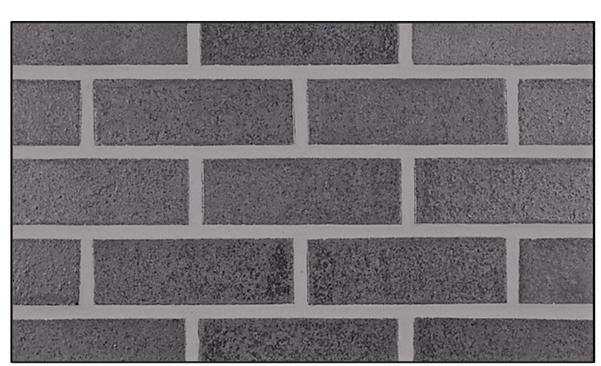
1. Tilt-Wall, Natural Stone, Steel Gray

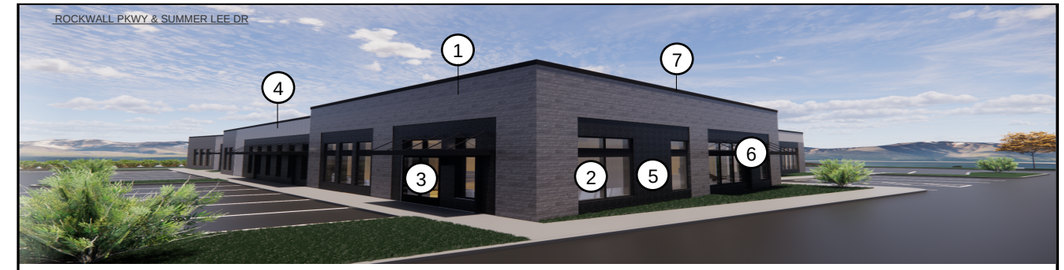
2. Solar Control Glass, Grey

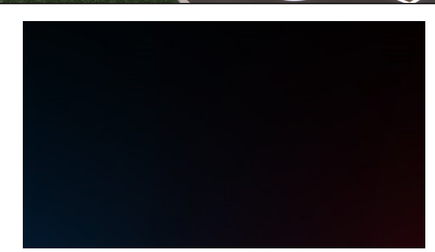
3. Aluminum, Black, Store Front

4. Tilt-Wall, Brick, Light Silver

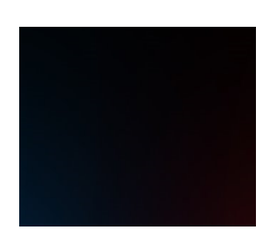


5. Tilt-Wall, Brick, Dark Gray





6. Aluminum, Black, Awning



7. Aluminum, Black, Coping

Application Information

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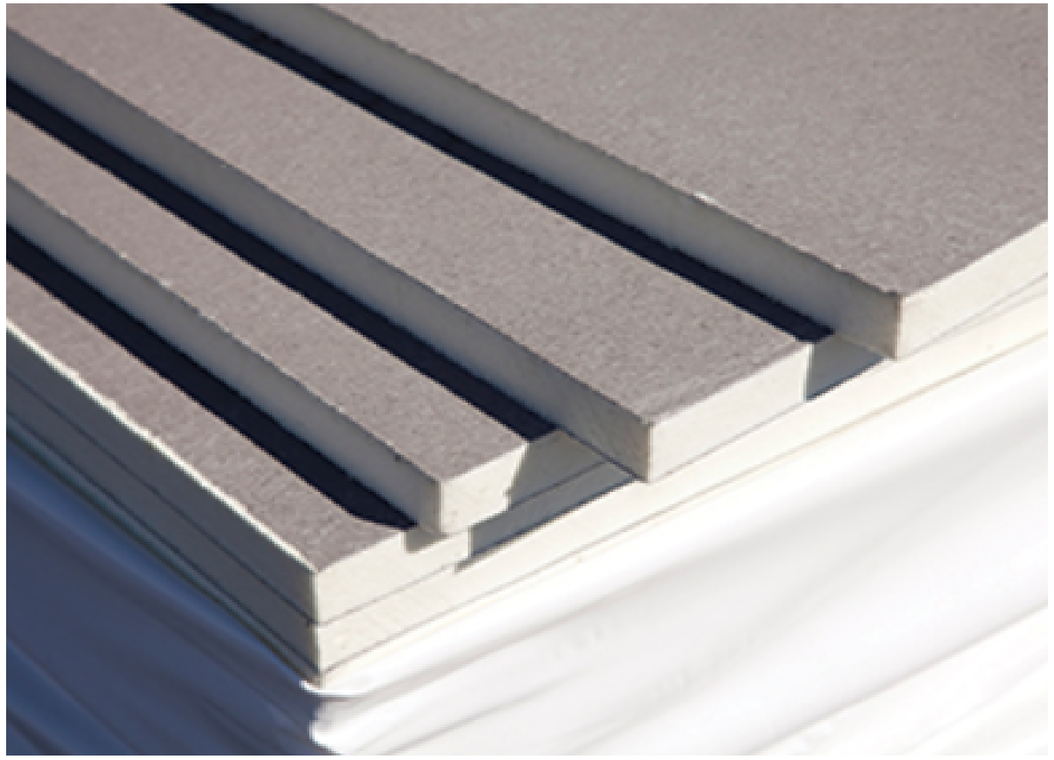
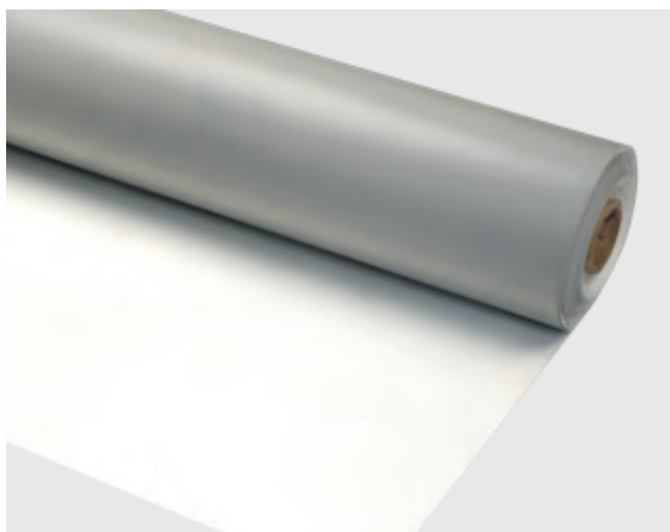
Project Name Capps, Hodges & Morgan

Case Number Capps, Hodges & Morgan



8. Roofing System Insulation



9. Roofing Membrane

Application Information

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Owner Information

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740 Wilford Way, Heath, TX 75032
Phone: 972-771-9500
Email: chadjcapps@gmail.com

Project Name Capps, Hodges & Morgan
.
Case Number Capps, Hodges & Morgan

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	10	ULMUS CRASSIFOLIA CEDAR ELM USE FOR MITIGATION	4" CAL.	10`-12` HT
	12	QUERCUS VIRGINIANA LIVE OAK USE FOR MITIGATION	4" CAL	10`-12` HT
	9	MAGNOLIA GRAND. 'LITTLE GEM' LITTLE GEM MAGNOLIA USE FOR MITIGATION	4" CAL	8` -10` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	9	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS, 2" OVERALL	2" CAL MIN	8` -10` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	120	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL
	26	LANTANA X `NEW GOLD` NEW GOLD LANTANA	3 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	12,135 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD
	70 SF	2"-4" TEXAS COBBLE, 4"-6" DEEP, INSTALL OVER PERMEABLE WEED BARRIER FABRIC	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

ROOT BARRIERS

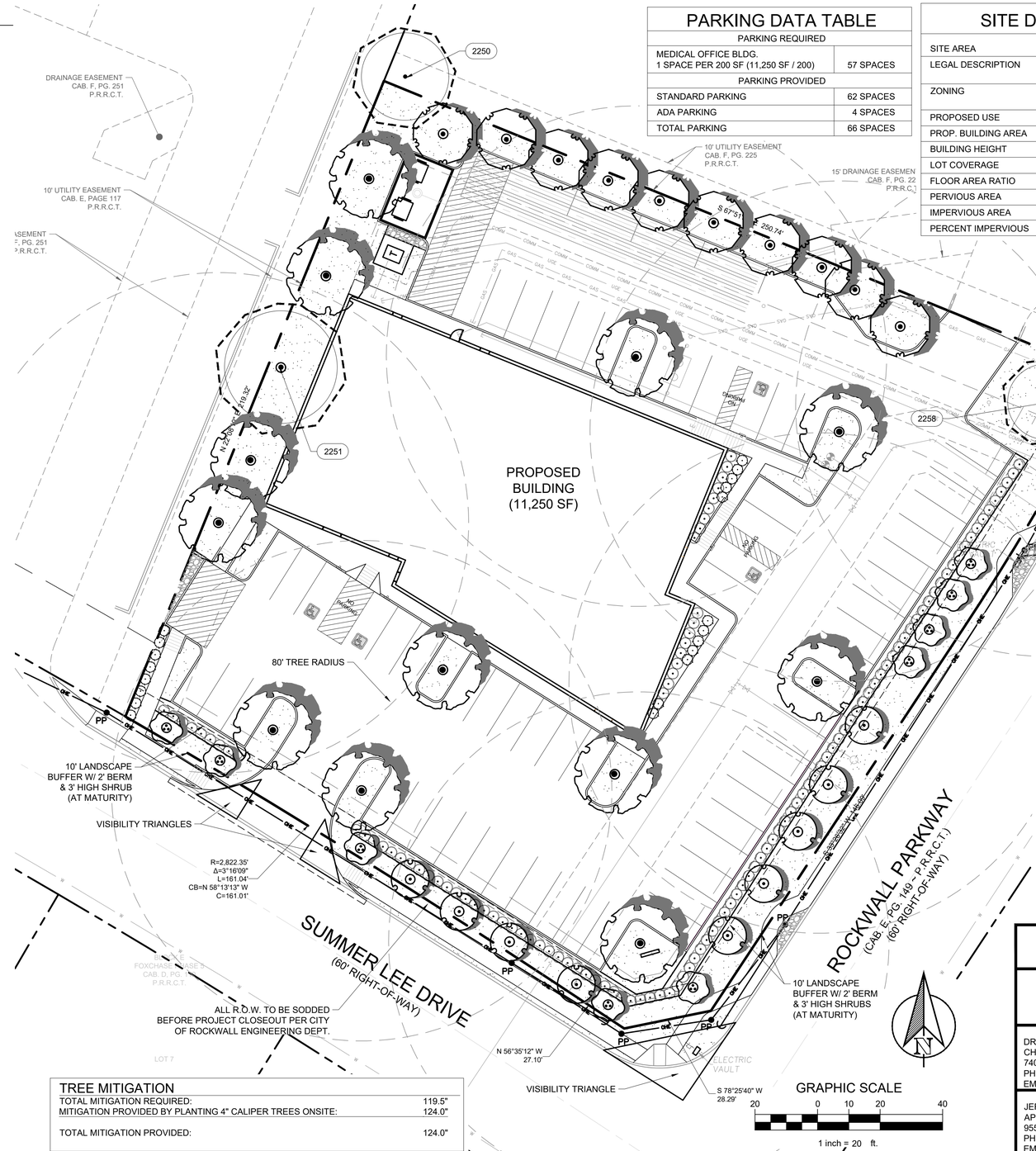
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S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

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).

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
SUMMER LEE DR.: ±188' STREET FRONTAGE PROVIDED 10' BUFFER:	 188 / 50 = 3.76 (4) CANOPY & (4) ACCENT TREES REQ. 8 ACCENT TREES W/ 30" HIGH SHRUBS, NO CANOPY TREES DUE TO OVERHEAD POWER LINES
ROCKWALL PARKWAY.: ±240' STREET FRONTAGE PROVIDED 10' BUFFER:	 240 / 50 = 4.8 (5) CANOPY & (5) ACCENT TREES REQ. 10 ACCENT TREES W/ 30" HIGH SHRUBS, NO CANOPY TREES DUE TO OVERHEAD POWER LINES
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	SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
05.03 LANDSCAPE REQUIREMENTS - PD-9 DIST.	
TOTAL SITE AREA:	±54,582.5 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	10,916.5 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±12,102 SF (22%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±26,363 SF / 1,318 SF REQ. LANDSCAPING
PROPOSED PARKING LOT LANDSCAPING:	±2,627 SF (9.9%) (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES REQ. INTERNAL TO PARKING AREAS
PARKING SPACES:	66 / 10 = 6.6 (7) LG. CANOPY TREES REQ. 7 NEW LG. CANOPY TREES + 1 EXIST. TREE PROVIDED REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK



PARKING DATA TABLE

PARKING REQUIRED	
MEDICAL OFFICE BLDG. 1 SPACE PER 200 SF (11,250 SF / 200)	57 SPACES
PARKING PROVIDED	
STANDARD PARKING	62 SPACES
ADA PARKING	4 SPACES
TOTAL PARKING	66 SPACES

SITE DATA TABLE

SITE AREA	1.253 AC / 54,583 SF
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
ZONING	PD-9 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	MEDICAL OFFICE BLDG.
PROP. BUILDING AREA	11,250 SF
BUILDING HEIGHT	18'-00"
LOT COVERAGE	20.61%
FLOOR AREA RATIO	0.20:1
PERVIOUS AREA	12,233 SF
IMPERVIOUS AREA	42,350 SF
PERCENT IMPERVIOUS	77.60%

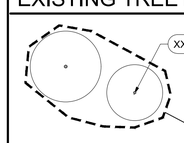
IRRIGATION CONCEPT

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. IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL UDC (SUBSECTION 05.04, OF ARTICLE 08).

TREE MITIGATION

TOTAL MITIGATION REQUIRED:	119.5"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES ONSITE:	124.0"
TOTAL MITIGATION PROVIDED:	124.0"

EXISTING TREE LEGEND



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

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
DR. CAPPS, DR. HODGES & DR. MORGAN
CHM REAL ESTATE, LLC
740 WILFORD WAY, HEATH, TX 75032
PHONE: 972-771-9500
EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
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APEX DESIGN BUILD
9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
PH: 847-288-0100
EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544 CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
LOT 5, BLOCK B,
HORIZON RIDGE ADDITION

CITY:	STATE:	
ROCKWALL	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	E. TEAL SURVEY	207

EVERGREEN DESIGN GROUP
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REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS

CAPPS, HODGES & MORGAN
1200 SUMMER LEE DRIVE
ROCKWALL, TX 75032
SP2022-009

No.	DATE	REVISION	BY

LANDSCAPE PLANTING PLAN

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	4/5/2022

SHEET
LP-1

File No. 2020-021

PLOTTED BY: DARCY BRANDON
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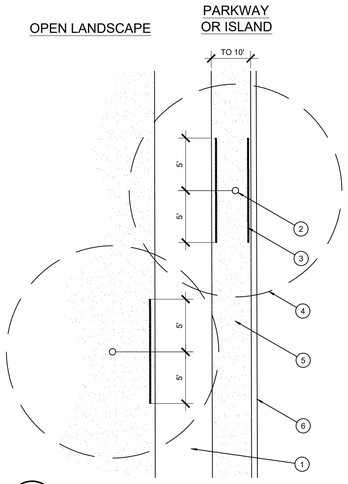
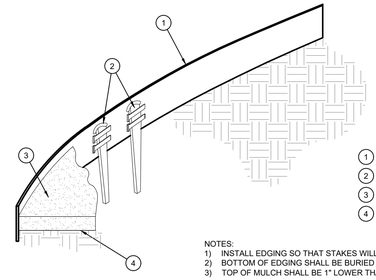


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

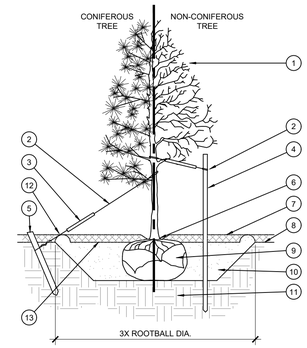
E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

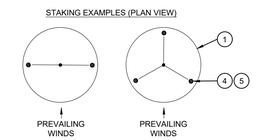
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE

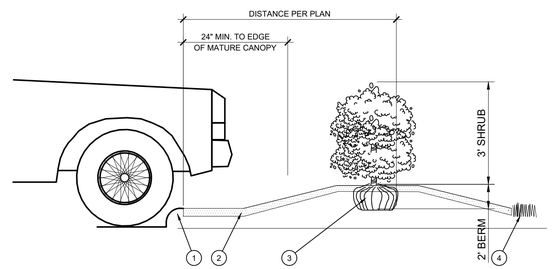


1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

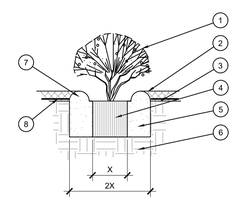


A TREE PLANTING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
   REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

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

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
DR. CAPPS, DR. HODGES & DR. MORGAN
CHM REAL ESTATE, LLC
740 WILFORD WAY, HEATH, TX 75032
PHONE: 972-771-9500
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APPLICANT:
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PH: 847-288-0100
EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544 CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
LOT 5, BLOCK B,
HORIZON RIDGE ADDITION

CITY:	STATE:
ROCKWALL	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	E. TEAL SURVEY	207

EVERGREEN DESIGN GROUP
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PHONE: 817.281.0572
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REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS

CAPPS, HODGES & MORGAN
1200 SUMMER LEE DRIVE
ROCKWALL, TX 75032
SP2022-009

No.	DATE	REVISION	BY

LANDSCAPE PLANTING
DETAILS & NOTES

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	4/5/2022

SHEET
LP-2

File No. 2020-021

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PLOT DATE: 4/5/2022 2:41 PM
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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1"-2" TREES — TWO STAKES PER TREE
b. 2-1/2"-4" TREES — THREE STAKES PER TREE
c. TREES OVER 4" CALIPER — GUY AS NEEDED
d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, REPLANTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

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

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REGISTERED LANDSCAPE ARCHITECT — DARCY R. BRANDON — 3423 — STATE OF TEXAS

CAPPS, HODGES & MORGAN
1200 SUMMER LEE DRIVE
ROCKWALL, TX 75032
SP2022-009

No.	DATE	REVISION	BY

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
DR. CAPPS, DR. HODGES & DR. MORGAN
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EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
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SURVEYOR
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544 — CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
LOT 5, BLOCK B,
HORIZON RIDGE ADDITION

CITY:	STATE:	
ROCKWALL	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	E. TEAL SURVEY	207

LANDSCAPE PLANTING SPECIFICATIONS

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	4/5/2022

SHEET
LP-3

File No. 2020-021

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/5/2022 2:41 PM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\MORGAN MOB - ROCKWALL, TX\MORGAN ROCKWALL_LP_2022-04-04.DWG
LAST SAVED: 4/5/2022 2:39 PM

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
(1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
(2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
(3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

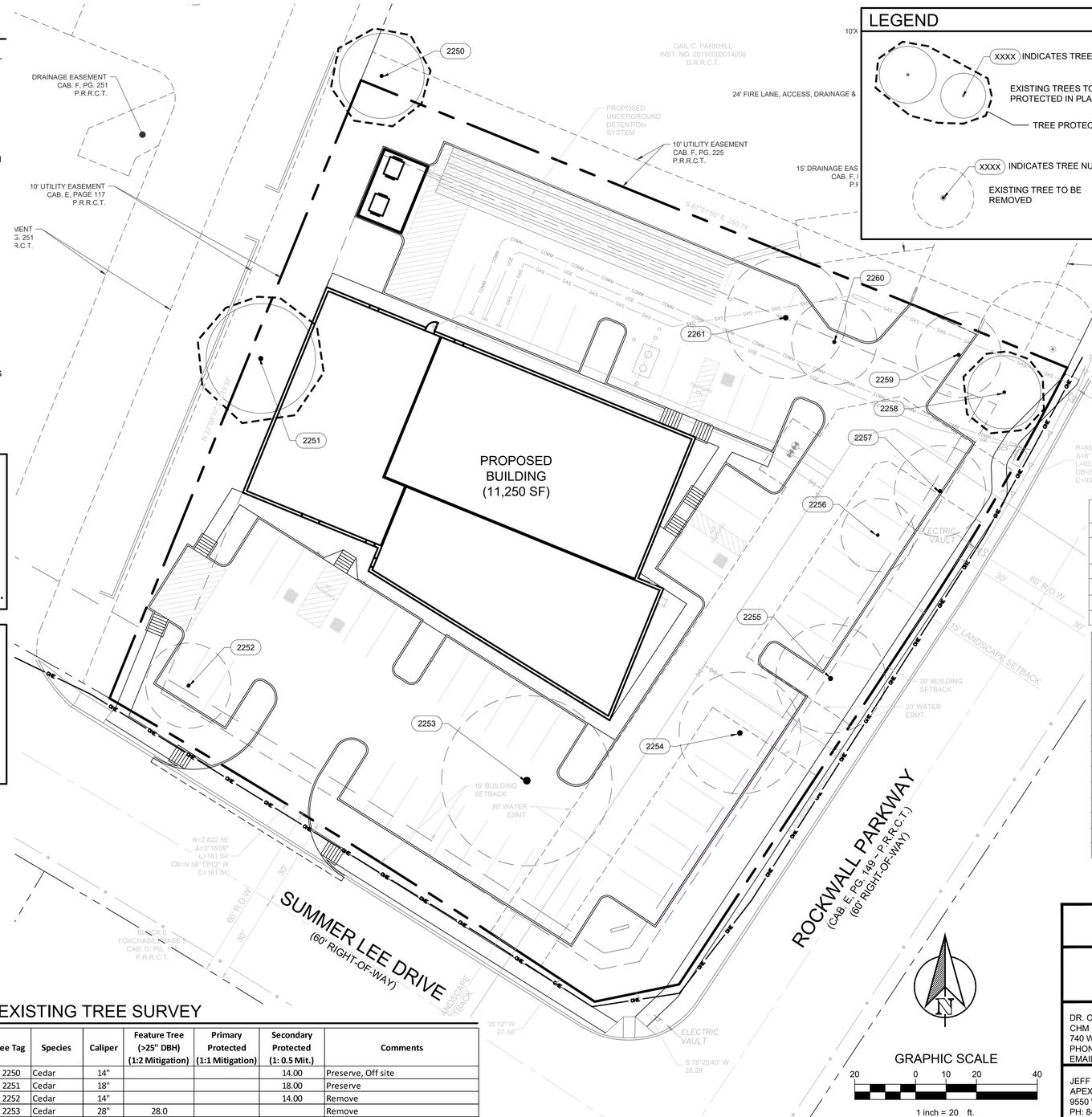
(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.



LEGEND

XXXX INDICATES TREE NUMBER
EXISTING TREES TO BE PROTECTED IN PLACE
TREE PROTECTION FENCE

XXXX INDICATES TREE NUMBER
EXISTING TREE TO BE REMOVED

PARKING DATA TABLE

PARKING REQUIRED	
MEDICAL OFFICE BLDG. 1 SPACE PER 200 SF (11,250 SF / 200)	57 SPACES
PARKING PROVIDED	
STANDARD PARKING	62 SPACES
ADA PARKING	4 SPACES
TOTAL PARKING	66 SPACES

SITE DATA TABLE

SITE AREA	1.253 AC / 54,583 SF
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
ZONING	PD-9 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	MEDICAL OFFICE BLDG.
PROP. BUILDING AREA	11,250 SF
BUILDING HEIGHT	18'-00"
LOT COVERAGE	20.61%
FLOOR AREA RATIO	0.20:1
PERVIOUS AREA	12,233 SF
IMPERVIOUS AREA	42,350 SF
PERCENT IMPERVIOUS	77.60%

EXISTING TREE SURVEY

Tree Tag	Species	Caliper	Feature Tree (>25" DBH) (1:2 Mitigation)	Primary Protected (1:1 Mitigation)	Secondary Protected (1: 0.5 Mit.)	Comments
2250	Cedar	14"			14.00	Preserve, Off site
2251	Cedar	18"			18.00	Preserve
2252	Cedar	14"			14.00	Remove
2253	Cedar	28"	28.0			Remove
2254	Cedar	20"			20.00	Remove
2255	Cedar	18"			18.00	Remove
2256	Cedar	12"			12.00	Remove
2257	Cedar	10" x 2			15.00	Remove
2258	Cedar	12"			12.00	Preserve
2259	Cedar	14"			14.00	Remove
2260	Cedar	14"			14.00	Remove
2261	Cedar	20"			20.00	Remove
TOTALS			28.0		157.00	
TOTAL REMOVED			28.0		127.00	
TOTAL MITIGATION			56.0		63.50	
TOTAL MITIGATION FOR SITE					119.5	

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

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
DR. CAPPS, DR. HODGES & DR. MORGAN
CHM REAL ESTATE, LLC
740 WILFORD WAY, HEATH, TX 75032
PHONE: 972-771-9500
EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
JEFF KILBURG
APEX DESIGN BUILD
9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
PH: 847-288-0100
EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544 CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
LOT 5, BLOCK B,
HORIZON RIDGE ADDITION

CITY:	STATE:	
ROCKWALL	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	E. TEAL SURVEY	207

TEXAS REGISTRATION #14199
EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS

CAPPS, HODGES & MORGAN
1200 SUMMER LEE DRIVE
ROCKWALL, TX 75032
SP2022-009

No.	DATE	REVISION	BY

TREESCAPE PLAN

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	04/05/2022

SHEET
TD-1

File No. 2020-021

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/5/2022 2:51 PM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\MORGAN MOB - ROCKWALL, TX\MORGAN ROCKWALL_TD_2022-03-29.DWG
LAST SAVED: 4/5/2022 9:36 AM

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE,
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.

3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.

4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.

10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES

11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.

13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.

14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

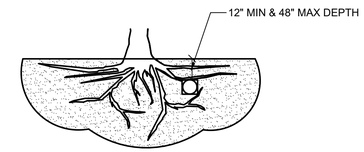
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

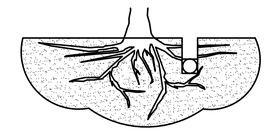
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



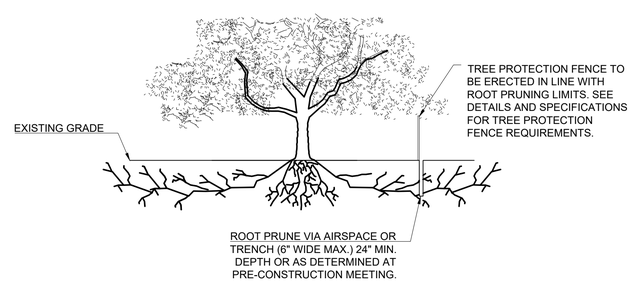
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE

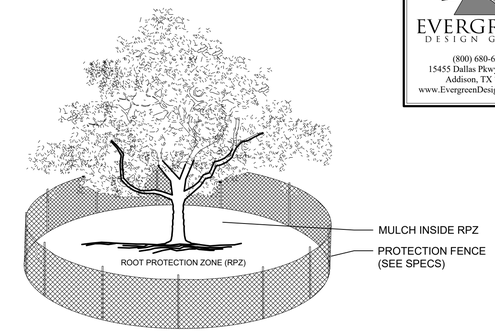
NOTES

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR .
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL

SCALE: NOT TO SCALE

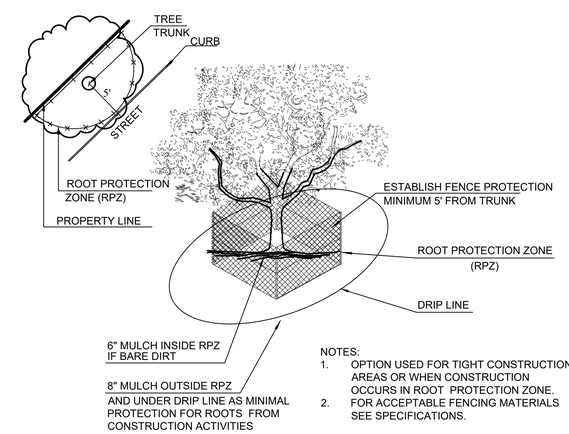


NOTES:

1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



NOTES:

1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

SCALE: NOT TO SCALE

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

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
DR. CAPPS, DR. HODGES & DR. MORGAN
CHM REAL ESTATE, LLC
740 WILFORD WAY, HEATH, TX 75032
PHONE: 972-771-9500
EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
JEFF KILBURG
APEX DESIGN BUILD
9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
PH: 847-288-0100
EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544 CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
LOT 5, BLOCK B,
HORIZON RIDGE ADDITION

CITY:	STATE:
ROCKWALL	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL	E. TEAL SURVEY	207

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

TEXAS REGISTRATION #14199
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BEDFORD, TX 76021
PHONE: 817.281.0572
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REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS

CAPPS, HODGES & MORGAN
1200 SUMMER LEE DRIVE
ROCKWALL, TX 75032
SP2022-009

No.	DATE	REVISION	BY

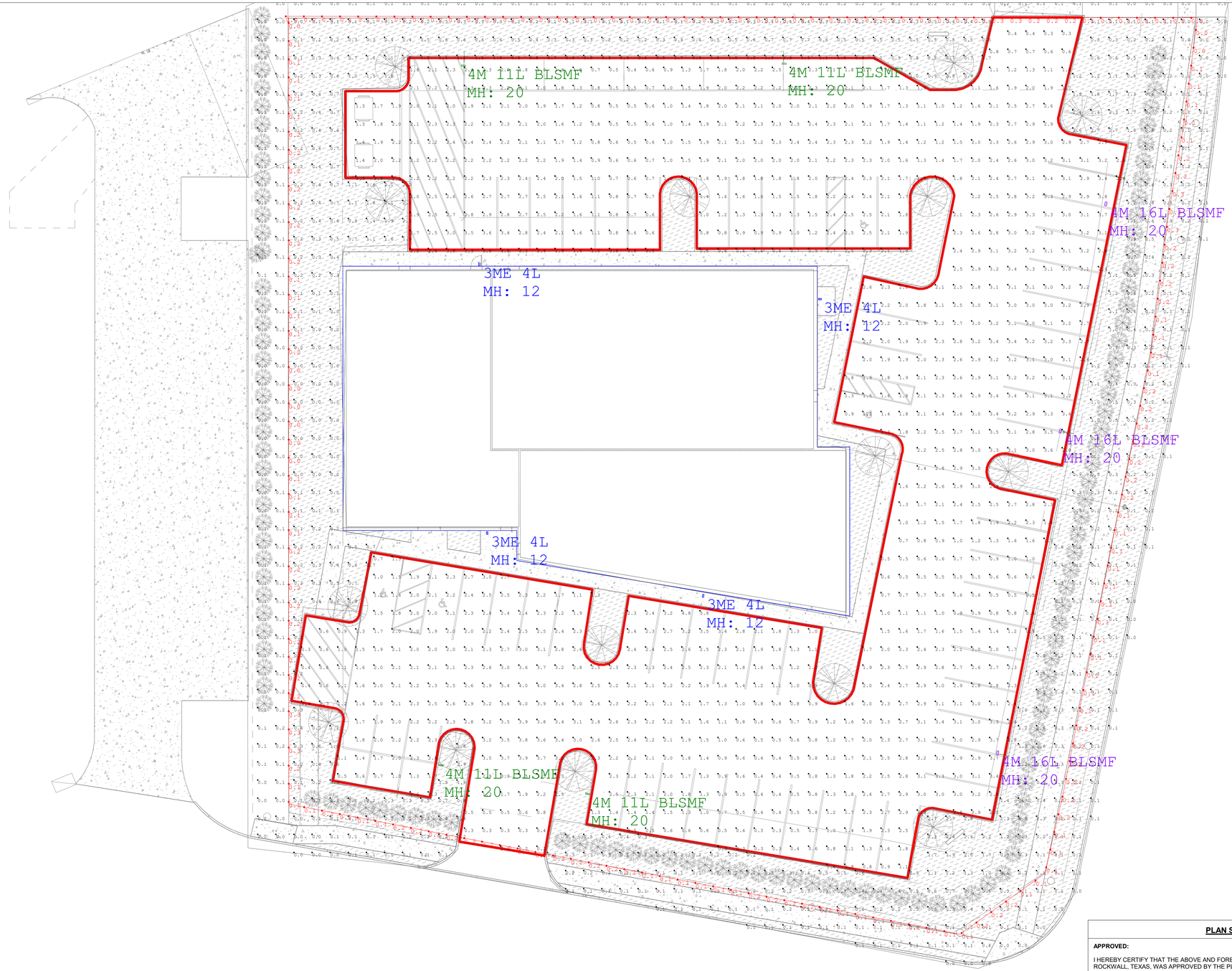
TREESCAPE PLAN
SPECS & DETAILS

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	04/05/2022

SHEET
TD-2

File No. 2020-021

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/5/2022 2:48 PM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\MORGAN MOB - ROCKWALL, TX\MORGAN ROCKWALL_TD_2022-03-29.DWG
LAST SAVED: 4/5/2022 9:36 AM



SITE DATA TABLE	
SITE AREA	1.253 AC (54,583 SF)
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
EXISTING ZONING	PLANNED DEVELOPMENT (PD-9)
PROPOSED USE	MEDICAL OFFICE BUILDING
PROPOSED BUILDING AREA	11,250 SF
PROPOSED BUILDING HEIGHT	18' - 00"
LOT COVERAGE	20.61%
FLOOR AREA RATIO	0.20 : 1
PERVIOUS AREA	12,233 SF
IMPERVIOUS AREA	42,350 SF
PERCENT IMPERVIOUS	77.60%

APPLICATION INFORMATION

JEFF KILBURG
APEX DESIGN BUILD
9550 W HIGGINS RD, SUITE 170,
ROSEMONT, IL 60018
PHONE: 847-288-0100
EMAIL:
RAQUELLEK@APEXDESIGNBUILD.NET

OWNER INFORMATION

DR. CAPPS, DR. HODGES & DR. MORGAN
CHM REAL ESTATE, LLC
740 WILFORD WAY, HEATH, TX 75032
PHONE: 972-771-9500
EMAIL: CHADJCAPPS@GMAIL.COM

PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING 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

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.15	0.4	0.0	N.A.	N.A.
Parking_Planar	Fc	1.99	5.8	0.2	9.95	29.00
Spill_Planar	Fc	0.29	2.9	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Tag	Description	Lum. Lumens	Lum. Watts	Total Watts	LLF
	4	4M 11L	OSQM-B-11L-40K7-4M-U-OSQ-BLSMF	8575	72	288	0.850
	3	4M 16L	OSQM-B-16L-40K7-4M-UxOSQ-BLSMF	12350	104	312	0.850
	4	3ME 4L	XSPW-B-xx-3ME-4L-40K-UL	4282	31.5	126	0.850

Photometric calculations are being provided to the recipient per the following disclaimers: The light levels shown are for the luminaires only, based on standard interior reflectance values of 0.8 ceilings, 0.5 walls, and 0.2 floors, unless otherwise specified. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels. Any photometric analysis is a mathematical model and can only be as accurate as is permitted by the third party software and the IES files provided by our manufacturers.

A&M We Define Lighting

#	Date	Comments

Revisions

Calculation By: Valerie Gunterman
Email: ValerieG@amirep.com
Date:4/5/2022
Scale: NTS

Capps, Morgan & Hodges

Photometric Calculation

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Rev. Date: V5 09/14/2021

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 6L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: 4,000 - 30,000

Efficacy: Up to 173 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

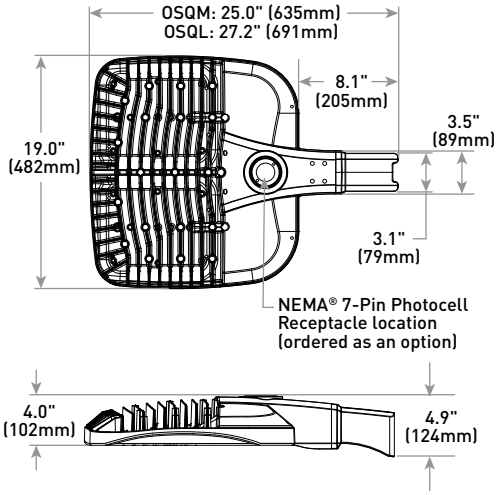
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-B-AA-BK + **Luminaire:** OSQM-B-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-ML-B-AA Adjustable Arm **OSQ-ML-B-DA** Direct Arm **OSQ-ML-B-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-ML-B-TM** Trunnion Mount	**Color Options:** **SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

OSQ-ML-B-DA Mount



Luminaire	Weight
OSQM	28.9 lbs. (13.1kg)
OSQL	32.4 lbs. (14.7kg)

Note: Refer to page 11 for fixture mounting drill pattern. For additional mounts, refer to drawings beginning on page 19

Luminaire (Mount must be ordered separately)

OSQ		B								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls****	**Options**
OSQ	**M** Medium **L** Large	**B**	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M*** Type II Medium **3M*** Type III Medium **4M*** Type IV Medium **Symmetric** **5M** Type V Medium **5N** Type V Narrow **5Q** Type V Square **N3** Narrow Flood **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L or 6L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-18 for power and lumen values - Not available with PML or PML2 options **X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select add X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with 22L or 30L lumen packages - Not available with PML or PML2 options - Lumen output is permanently locked to the setting selected - Refer to pages 12-18 for power and lumen values	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV surge protection **F Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **R NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Available with Backlight Shield when ordered with field-installed accessory (see table above)
** Luminaire comes standard with 0-10V dimming

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 11 for fixture mounting drill pattern.
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing	
	Medium	Large
OSQ-ML-B-AA	28.4 lbs. (12.9kg)	32.0 lbs. (14.5kg)
OSQ-ML-B-DA	28.9 lbs. (13.1kg)	32.4 lbs. (14.7kg)
OSQ-ML-B-TSP	42.0 lbs. (19.1kg)	44.0 lbs. (20.0kg)
OSQ-ML-B-TM	32.6 lbs. (14.8kg)	36.1 lbs. (16.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard; 20kV surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV (standard) and 20kV (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-B2 spec sheet for details

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL and UH) voltage
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V+/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2]/ Estimated[3] LMF	100K hr Reported[2]/ Estimated[3] LMF
5˚C (41˚F)	Asymmetric	1.04	1.03	1.01	0.99[2]	0.97[2]
	Symmetric	1.05	1.05	1.05	1.05[3]	1.05[3]
10˚C (50˚F)	Asymmetric	1.03	1.02	1.00	0.98[2]	0.96[2]
	Symmetric	1.04	1.03	1.03	1.03[3]	1.03[3]
15˚C (59˚F)	Asymmetric	1.02	1.01	0.99	0.97[2]	0.95[2]
	Symmetric	1.02	1.02	1.02	1.02[3]	1.02[3]
20˚C (68˚F)	Asymmetric	1.01	1.00	0.98	0.96[2]	0.94[2]
	Symmetric	1.01	1.01	1.01	1.01[3]	1.01[3]
25˚C (77˚F)	Asymmetric	1.00	0.99	0.97	0.95[2]	0.93[2]
	Symmetric	1.00	1.00	1.00	1.00[3]	1.00[3]

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

Field-Installed

Backlight Shield (Front Facing Optics)
OSQ-BLSMF (Medium)
OSQ-BLSLF (Large)

Backlight Shield (Rotated Optics)
OSQ-BLSMR (Medium)
OSQ-BLSLR (Large)

Bird Spikes
OSQ-MED-BRDSPK
OSQ-LG-BRDSPK

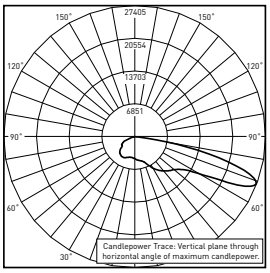
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Shorting Cap
XA-XSLSHRT

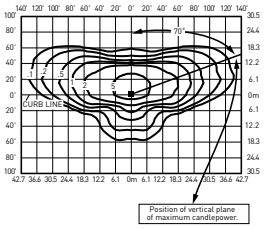
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

2M



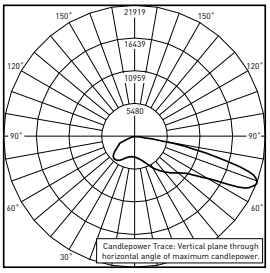
RESTL Test Report #: PL16334-001A
OSQL-B-30L-40K7-2M-UL
Initial Delivered Lumens: 32,795



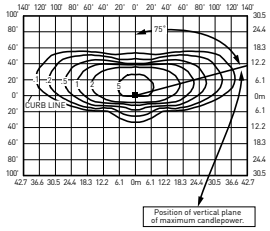
OSQL-B-30L-40K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

Type II Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G1	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL16335-001A
OSQL-B-30L-40K7-2M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 25,509



OSQL-B-30L-40K7-2M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

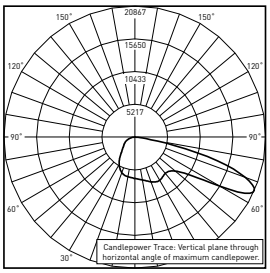
Type II Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B1 U0 G1
6L	5,100	B1 U0 G1	5,300	B1 U0 G1	4,550	B1 U0 G1	5,300	B1 U0 G1
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G1	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B2 U0 G2	12,350	B2 U0 G2	10,600	B1 U0 G2	12,350	B2 U0 G2
22L	15,900	B2 U0 G2	17,000	B2 U0 G3	14,250	B2 U0 G2	17,000	B2 U0 G3
30L	21,400	B2 U0 G3	23,800	B3 U0 G3	17,100	B2 U0 G3	23,800	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

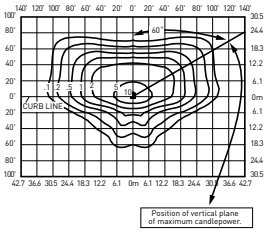
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

3M



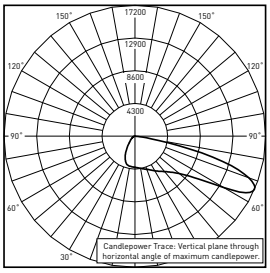
RESTL Test Report #: PL16051-001A
OSQL-B-30L-40K7-3M-UL
Initial Delivered Lumens: 30,908



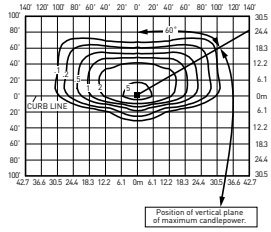
OSQL-B-30L-40K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

Type III Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL16064-001A
OSQL-B-30L-40K7-3M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,498



OSQL-B-30L-40K7-3M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,500
Initial FC at grade

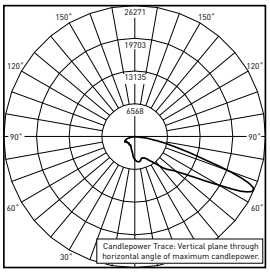
Type III Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,390	B1 U0 G1	3,510	B1 U0 G1	3,010	B1 U0 G1	3,510	B1 U0 G1
6L	5,250	B1 U0 G2	5,450	B1 U0 G2	4,680	B1 U0 G1	5,450	B1 U0 G2
9L	7,000	B1 U0 G2	7,275	B1 U0 G2	6,225	B1 U0 G2	7,275	B1 U0 G2
11L	8,525	B1 U0 G2	8,825	B1 U0 G2	7,575	B1 U0 G2	8,825	B1 U0 G2
16L	12,250	B2 U0 G2	12,700	B2 U0 G2	10,900	B2 U0 G2	12,700	B2 U0 G2
22L	16,300	B2 U0 G3	17,500	B2 U0 G3	14,650	B2 U0 G3	17,500	B2 U0 G3
30L	21,900	B3 U0 G4	24,500	B3 U0 G4	17,600	B2 U0 G3	24,500	B3 U0 G4

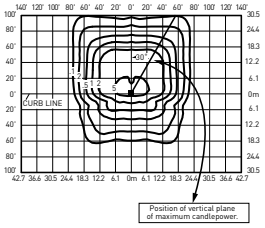
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

4M



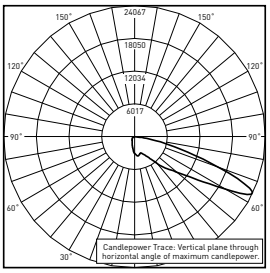


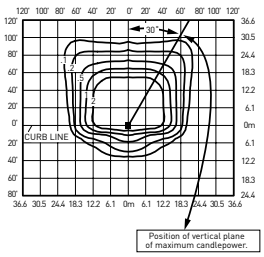
RESTL Test Report #: PL16065-001A
OSQL-B-30L-40K7-4M-UL
Initial Delivered Lumens: 30,752

OSQL-B-30L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

Type IV Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt





RESTL Test Report #: PL16066-001A
OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,654

OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

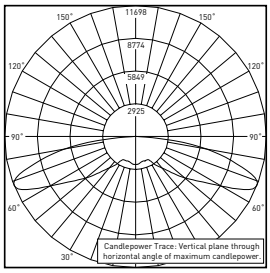
Type IV Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B0 U0 G1	3,410	B0 U0 G1	2,930	B0 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

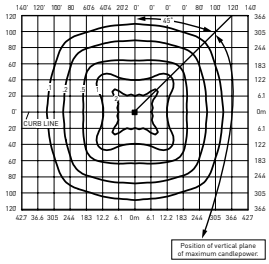
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

5M





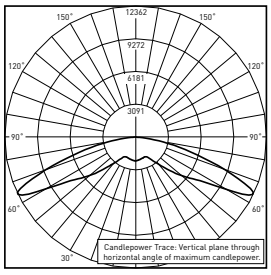
RESTL Test Report #: PL16050-001A
OSQL-B-30L-40K7-5M-UL
Initial Delivered Lumens: 26,918

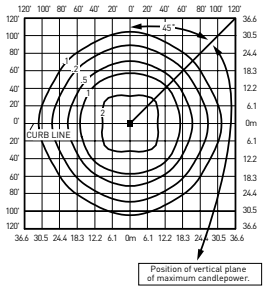
OSQL-B-30L-40K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,800
Initial FC at grade

Type V Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,190	B3 U0 G2	4,370	B3 U0 G2	3,700	B2 U0 G2	4,370	B3 U0 G2
6L	5,900	B3 U0 G3	6,150	B3 U0 G3	5,200	B3 U0 G2	6,150	B3 U0 G3
9L	9,300	B3 U0 G3	9,700	B4 U0 G3	8,225	B3 U0 G3	9,700	B4 U0 G3
11L	10,850	B4 U0 G3	11,325	B4 U0 G3	9,575	B4 U0 G3	11,325	B4 U0 G3
16L	14,650	B4 U0 G4	15,300	B4 U0 G4	12,950	B4 U0 G4	15,300	B4 U0 G4
22L	20,200	B5 U0 G5	21,700	B5 U0 G5	19,800	B5 U0 G5	21,700	B5 U0 G5
30L	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5N





RESTL Test Report #: PL16056-001A
OSQL-B-30L-40K7-5N-UL
Initial Delivered Lumens: 29,721

OSQL-B-30L-40K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

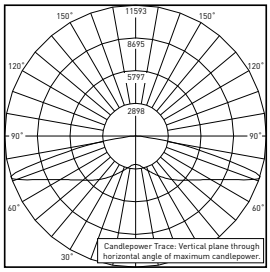
Type V Narrow Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B3 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G2	5,500	B3 U0 G1	6,500	B3 U0 G2
9L	9,825	B4 U0 G2	10,250	B4 U0 G2	8,675	B3 U0 G2	10,250	B4 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B4 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G3	16,125	B4 U0 G3	13,675	B4 U0 G2	16,125	B4 U0 G3
22L	21,300	B5 U0 G3	22,900	B5 U0 G3	20,900	B5 U0 G3	22,900	B5 U0 G3
30L	28,400	B5 U0 G4	29,700	B5 U0 G4	25,200	B5 U0 G3	29,700	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

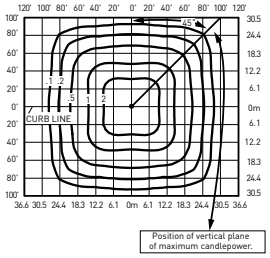
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

5Q



RESTL Test Report #: PL16057-001A
OSQL-B-30L-40K7-5Q-UL
Initial Delivered Lumens: 29,519



OSQL-B-30L-40K7-5Q-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

Type V Square Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,430	B2 U0 G1	4,620	B3 U0 G1	3,910	B2 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G1	5,500	B3 U0 G1	6,500	B3 U0 G1
9L	9,825	B3 U0 G2	10,250	B3 U0 G2	8,675	B3 U0 G2	10,250	B3 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B3 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G2	16,125	B4 U0 G2	13,675	B4 U0 G2	16,125	B4 U0 G2
22L	21,300	B4 U0 G2	22,900	B5 U0 G3	20,900	B4 U0 G2	22,900	B5 U0 G3
30L	28,400	B5 U0 G3	29,700	B5 U0 G3	25,200	B5 U0 G3	29,700	B5 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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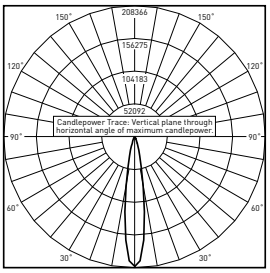
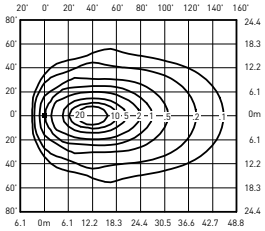
N3



RESTL Test Report #: PL16058-001A
OSQL-B-30L-40K7-N3-UL
Initial Delivered Lumens: 30,311

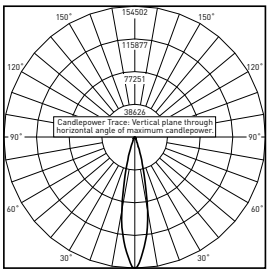


OSQL-B-30L-40K7-N3-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

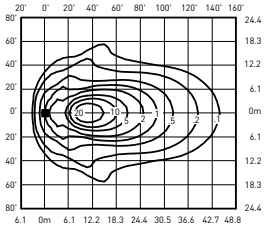
Narrow Flood Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

33



RESTL Test Report #: PL16059-001A
OSQL-B-30L-40K7-33-UL
Initial Delivered Lumens: 27,709

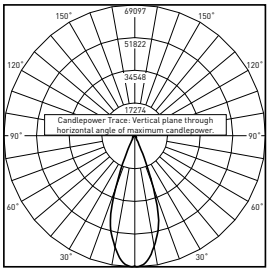


OSQL-B-30L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

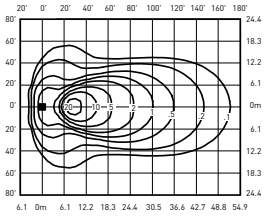
NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

44



RESTL Test Report #: PL16060-001A
OSQL-B-30L-40K7-44-UL
Initial Delivered Lumens: 29,939



OSQL-B-30L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

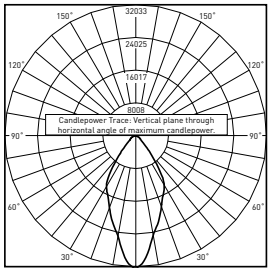
NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

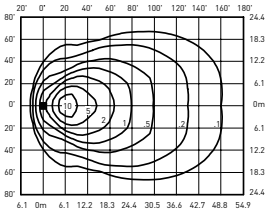
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

55



RESTL Test Report #: PL16061-001A
OSQL-B-30L-40K7-55-UL
Initial Delivered Lumens: 29,479

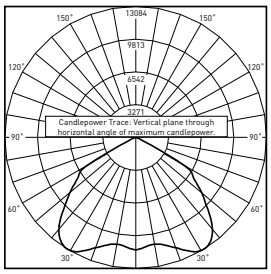


OSQL-B-30L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

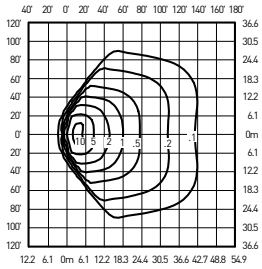
NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

66



RESTL Test Report #: PL16062-001A
OSQL-B-30L-40K7-66-UL
Initial Delivered Lumens: 30,037

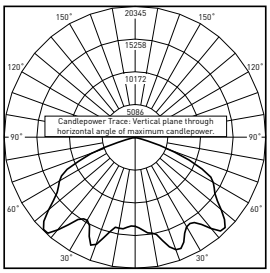


OSQL-B-30L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

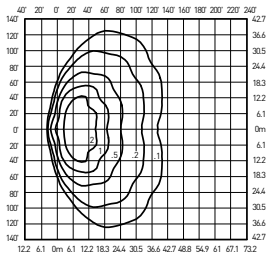
NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

75



RESTL Test Report #: PL16063-001A
OSQL-B-30L-40K7-75-UL
Initial Delivered Lumens: 29,997



OSQL-B-30L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-B-AA Weight: Medium - 28.4 lbs. (12.9kg); Large - 32.0 lbs. (14.5kg)								
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
	Tenon Configuration (0°-80° Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
	0° Tilt							
OSQM	0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
	10° Tilt							
OSQM	0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
OSQL	0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
	20° Tilt							
OSQM	1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
OSQL	1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
	30° Tilt							
OSQM	1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
OSQL	1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
	45° Tilt							
OSQM	1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
OSQL	2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
	60° Tilt							
OSQM	2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
OSQL	2.63	2.63	3.43	4.23	5.73	9.84	13.63	6.86
	70° Tilt							
OSQM	2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
OSQL	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
	80° Tilt							
OSQM	2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
OSQL	2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
	Tenon Configuration (90° Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
	90° Tilt							
OSQM	2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39
OSQL	2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180° Twin
PB-3A* – 180° Triple
PB-4A*(90) – 90° Quad
PB-4A*(180) – 180° Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90° Twin
PD-2A4(180) – 180° Twin
PD-3A4(90) – 90° Triple
PD-4A4(90) – 90° Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-ML-B-AA mount
WM-4 – L-Shape for OSQ-ML-B-AA mount
WM-DM – Plate for OSQ-ML-B-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90° Twin
PT-2(180) – 180° Twin
PT-3(90) – 90° Triple
PT-3(120) – 120° Triple
PT-4(90) – 90° Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-B-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

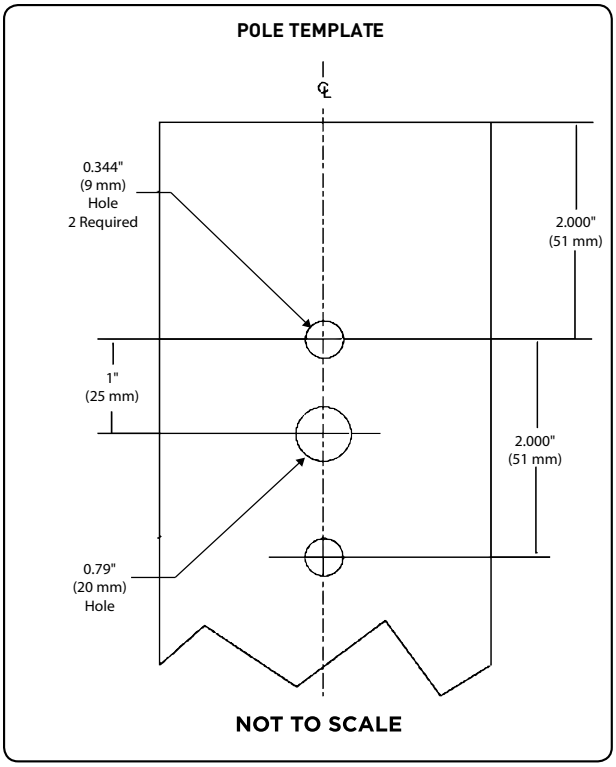
Luminaire EPA

Direct Arm Mount – OSQ-ML-B-DA Weight: Medium - 28.9 lbs. (13.1kg); Large - 32.4 lbs. (14.7kg)						
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
OSQM	0.74	1.48	1.19	1.93	1.63	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	2.52

Direct Mount Configurations

Compatibility with OSQ-ML-B-DA Direct Mount Bracket					
Size	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
Medium/Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓

Fixture Mounting Drill Pattern for OSQ-ML-B-DA Mount



Luminaire EPA

Trunnion Mount – OSQ-ML-B-TM Weight: Medium - 32.6 lbs. (14.8kg); Large - 36.1 lbs. (16.4kg)	
Single	
Medium	**Large**
0° Tilt	
0.75	0.81
15° Tilt	
0.99	1.12
30° Tilt	
1.57	1.74
45° Tilt	
2.07	2.35
60° Tilt	
2.46	2.59
75° Tilt	
2.67	2.83
90° Tilt	
2.33	3.07

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 4L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	29	4,290	4,190	4,430	3,300	3,390	3,300	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		4,440	4,370	4,620	3,410	3,510	3,410	
		50K (90 CRI)		3,810	3,700	3,910	2,930	3,010	2,930	
		57K (70 CRI)		4,440	4,370	4,620	3,410	3,510	3,410	
Q8	X8	30K (70 CRI)	27	4,120	4,020	4,250	3,170	3,250	3,170	
		40K (70 CRI)		4,260	4,200	4,440	3,270	3,370	3,270	
		50K (90 CRI)		3,660	3,550	3,750	2,810	2,890	2,810	
		57K (70 CRI)		4,260	4,200	4,440	3,270	3,370	3,270	
Q7	X7	30K (70 CRI)	26	3,950	3,850	4,080	3,040	3,120	3,040	
		40K (70 CRI)		4,080	4,020	4,250	3,140	3,230	3,140	
		50K (90 CRI)		3,510	3,400	3,600	2,700	2,770	2,700	
		57K (70 CRI)		4,080	4,020	4,250	3,140	3,230	3,140	
Q6	X6	30K (70 CRI)	24	3,650	3,560	3,770	2,810	2,880	2,810	
		40K (70 CRI)		3,770	3,710	3,930	2,900	2,980	2,900	
		50K (90 CRI)		3,240	3,150	3,320	2,490	2,560	2,490	
		57K (70 CRI)		3,770	3,710	3,930	2,900	2,980	2,900	
Q5	X5	30K (70 CRI)	23	3,560	3,480	3,680	2,740	2,810	2,740	
		40K (70 CRI)		3,690	3,630	3,830	2,830	2,910	2,830	
		50K (90 CRI)		3,160	3,070	3,250	2,430	2,500	2,430	
		57K (70 CRI)		3,690	3,630	3,830	2,830	2,910	2,830	
Q4	X4	30K (70 CRI)	22	3,430	3,350	3,540	2,640	2,710	2,640	
		40K (70 CRI)		3,550	3,500	3,700	2,730	2,810	2,730	
		50K (90 CRI)		3,050	2,960	3,130	2,340	2,410	2,340	
		57K (70 CRI)		3,550	3,500	3,700	2,730	2,810	2,730	
Q3	X3	30K (70 CRI)	20	3,130	3,060	3,230	2,410	2,470	2,410	
		40K (70 CRI)		3,240	3,190	3,370	2,490	2,560	2,490	
		50K (90 CRI)		2,780	2,700	2,850	2,140	2,200	2,140	
		57K (70 CRI)		3,240	3,190	3,370	2,490	2,560	2,490	
Q2	X2	30K (70 CRI)	18	2,790	2,720	2,880	2,150	2,200	2,150	
		40K (70 CRI)		2,890	2,840	3,000	2,220	2,280	2,220	
		50K (90 CRI)		2,480	2,410	2,540	1,900	1,960	1,900	
		57K (70 CRI)		2,890	2,840	3,000	2,220	2,280	2,220	
Q1	X1	30K (70 CRI)	16	2,360	2,300	2,440	1,820	1,860	1,820	
		40K (70 CRI)		2,440	2,400	2,540	1,880	1,930	1,880	
		50K (90 CRI)		2,100	2,040	2,150	1,610	1,660	1,610	
		57K (70 CRI)		2,440	2,400	2,540	1,880	1,930	1,880	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 6L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-277V		Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	Symmetric	Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	48	39	6,650	5,900	6,225	5,100	5,250	5,100	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)			6,900	6,150	6,500	5,300	5,450	5,300	
		50K (90 CRI)			5,925	5,200	5,500	4,550	4,680	4,550	
		57K (70 CRI)			6,900	6,150	6,500	5,300	5,450	5,300	
Q8	X8	30K (70 CRI)	45	37	6,375	5,675	5,975	4,900	5,050	4,900	
		40K (70 CRI)			6,625	5,900	6,250	5,100	5,225	5,100	
		50K (90 CRI)			5,700	4,990	5,275	4,370	4,490	4,370	
		57K (70 CRI)			6,625	5,900	6,250	5,100	5,225	5,100	
Q7	X7	30K (70 CRI)	43	35	6,125	5,425	5,725	4,690	4,830	4,690	
		40K (70 CRI)			6,350	5,650	5,975	4,880	5,025	4,880	
		50K (90 CRI)			5,450	4,780	5,050	4,190	4,310	4,190	
		57K (70 CRI)			6,350	5,650	5,975	4,880	5,025	4,880	
Q6	X6	30K (70 CRI)	41	33	5,650	5,025	5,300	4,340	4,460	4,340	
		40K (70 CRI)			5,875	5,225	5,525	4,510	4,630	4,510	
		50K (90 CRI)			5,025	4,420	4,680	3,870	3,980	3,870	
		57K (70 CRI)			5,875	5,225	5,525	4,510	4,630	4,510	
Q5	X5	30K (70 CRI)	39	32	5,525	4,900	5,175	4,230	4,360	4,230	
		40K (70 CRI)			5,725	5,100	5,400	4,400	4,520	4,400	
		50K (90 CRI)			4,920	4,320	4,570	3,780	3,880	3,780	
		57K (70 CRI)			5,725	5,100	5,400	4,400	4,520	4,400	
Q4	X4	30K (70 CRI)	37	31	5,325	4,720	4,980	4,080	4,200	4,080	
		40K (70 CRI)			5,525	4,920	5,200	4,240	4,360	4,240	
		50K (90 CRI)			4,740	4,160	4,400	3,640	3,740	3,640	
		57K (70 CRI)			5,525	4,920	5,200	4,240	4,360	4,240	
Q3	X3	30K (70 CRI)	34	28	4,850	4,310	4,540	3,720	3,830	3,720	
		40K (70 CRI)			5,025	4,490	4,750	3,870	3,980	3,870	
		50K (90 CRI)			4,330	3,800	4,020	3,320	3,420	3,320	
		57K (70 CRI)			5,025	4,490	4,750	3,870	3,980	3,870	
Q2	X2	30K (70 CRI)	31	25	4,320	3,840	4,050	3,320	3,410	3,320	
		40K (70 CRI)			4,490	4,000	4,230	3,450	3,540	3,450	
		50K (90 CRI)			3,850	3,380	3,580	2,960	3,040	2,960	
		57K (70 CRI)			4,490	4,000	4,230	3,450	3,540	3,450	
Q1	X1	30K (70 CRI)	26	22	3,660	3,250	3,420	2,810	2,890	2,810	
		40K (70 CRI)			3,800	3,380	3,580	2,920	3,000	2,920	
		50K (90 CRI)			3,260	2,860	3,030	2,500	2,570	2,500	
		57K (70 CRI)			3,800	3,380	3,580	2,920	3,000	2,920	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 9L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	60	8,875	9,300	9,825	6,825	7,000	6,825	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
		50K (90 CRI)		7,900	8,225	8,675	6,075	6,225	6,075	
		57K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
Q8	X8	30K (70 CRI)	56	8,525	8,925	9,425	6,550	6,725	6,550	
		40K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
		50K (90 CRI)		7,575	7,900	8,325	5,825	5,975	5,825	
		57K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
Q7	X7	30K (70 CRI)	53	8,175	8,550	9,050	6,275	6,450	6,275	
		40K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
		50K (90 CRI)		7,275	7,575	7,975	5,600	5,725	5,600	
		57K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
Q6	X6	30K (70 CRI)	50	7,550	7,900	8,350	5,800	5,950	5,800	
		40K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
		50K (90 CRI)		6,725	7,000	7,375	5,175	5,300	5,175	
		57K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
Q5	X5	30K (70 CRI)	47	7,375	7,725	8,150	5,675	5,800	5,675	
		40K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
		50K (90 CRI)		6,550	6,825	7,200	5,050	5,175	5,050	
		57K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
Q4	X4	30K (70 CRI)	45	7,100	7,450	7,850	5,450	5,600	5,450	
		40K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
		50K (90 CRI)		6,325	6,575	6,950	4,860	4,980	4,860	
		57K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
Q3	X3	30K (70 CRI)	41	6,475	6,800	7,175	4,980	5,100	4,980	
		40K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
		50K (90 CRI)		5,775	6,000	6,325	4,430	4,540	4,430	
		57K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
Q2	X2	30K (70 CRI)	37	5,775	6,050	6,375	4,440	4,550	4,440	
		40K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
		50K (90 CRI)		5,125	5,350	5,650	3,950	4,050	3,950	
		57K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
Q1	X1	30K (70 CRI)	31	4,880	5,125	5,400	3,750	3,850	3,750	
		40K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	
		50K (90 CRI)		4,350	4,520	4,770	3,340	3,420	3,340	
		57K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 11L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	72	10,800	10,850	11,450	8,300	8,525	8,300	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		11,175	11,325	11,950	8,575	8,825	8,575	
		50K (90 CRI)		9,600	9,575	10,125	7,375	7,575	7,375	
		57K (70 CRI)		11,175	11,325	11,950	8,575	8,825	8,575	
Q8	X8	30K (70 CRI)	67	10,375	10,425	11,000	7,975	8,175	7,975	
		40K (70 CRI)		10,725	10,875	11,475	8,225	8,475	8,225	
		50K (90 CRI)		9,225	9,200	9,725	7,075	7,275	7,075	
		57K (70 CRI)		10,725	10,875	11,475	8,225	8,475	8,225	
Q7	X7	30K (70 CRI)	64	9,925	9,975	10,525	7,625	7,850	7,625	
		40K (70 CRI)		10,275	10,425	11,000	7,900	8,125	7,900	
		50K (90 CRI)		8,825	8,800	9,325	6,775	6,975	6,775	
		57K (70 CRI)		10,275	10,425	11,000	7,900	8,125	7,900	
Q6	X6	30K (70 CRI)	60	9,175	9,225	9,725	7,050	7,250	7,050	
		40K (70 CRI)		9,500	9,625	10,150	7,300	7,500	7,300	
		50K (90 CRI)		8,150	8,150	8,600	6,275	6,450	6,275	
		57K (70 CRI)		9,500	9,625	10,150	7,300	7,500	7,300	
Q5	X5	30K (70 CRI)	57	8,975	9,000	9,500	6,900	7,075	6,900	
		40K (70 CRI)		9,275	9,400	9,925	7,125	7,325	7,125	
		50K (90 CRI)		7,975	7,950	8,400	6,125	6,275	6,125	
		57K (70 CRI)		9,275	9,400	9,925	7,125	7,325	7,125	
Q4	X4	30K (70 CRI)	54	8,650	8,675	9,150	6,650	6,825	6,650	
		40K (70 CRI)		8,950	9,050	9,550	6,850	7,050	6,850	
		50K (90 CRI)		7,675	7,650	8,100	5,900	6,050	5,900	
		57K (70 CRI)		8,950	9,050	9,550	6,850	7,050	6,850	
Q3	X3	30K (70 CRI)	49	7,875	7,925	8,350	6,050	6,225	6,050	
		40K (70 CRI)		8,150	8,275	8,725	6,250	6,450	6,250	
		50K (90 CRI)		7,000	7,000	7,400	5,375	5,525	5,375	
		57K (70 CRI)		8,150	8,275	8,725	6,250	6,450	6,250	
Q2	X2	30K (70 CRI)	44	7,025	7,050	7,450	5,400	5,550	5,400	
		40K (70 CRI)		7,275	7,350	7,775	5,575	5,725	5,575	
		50K (90 CRI)		6,250	6,225	6,575	4,790	4,920	4,790	
		57K (70 CRI)		7,275	7,350	7,775	5,575	5,725	5,575	
Q1	X1	30K (70 CRI)	37	5,950	5,975	6,300	4,570	4,690	4,570	
		40K (70 CRI)		6,150	6,225	6,575	4,720	4,850	4,720	
		50K (90 CRI)		5,275	5,275	5,575	4,060	4,170	4,060	
		57K (70 CRI)		6,150	6,225	6,575	4,720	4,850	4,720	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 16L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	104	15,500	14,650	15,475	11,925	12,250	11,925	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		16,100	15,300	16,125	12,350	12,700	12,350	
		50K (90 CRI)		13,800	12,950	13,675	10,600	10,900	10,600	
		57K (70 CRI)		16,100	15,300	16,125	12,350	12,700	12,350	
Q8	X8	30K (70 CRI)	100	14,875	14,075	14,850	11,450	11,750	11,450	
		40K (70 CRI)		15,500	14,700	15,500	11,850	12,200	11,850	
		50K (90 CRI)		13,250	12,425	13,125	10,175	10,475	10,175	
		57K (70 CRI)		15,500	14,700	15,500	11,850	12,200	11,850	
Q7	X7	30K (70 CRI)	96	14,250	13,475	14,225	10,975	11,275	10,975	
		40K (70 CRI)		14,800	14,075	14,825	11,350	11,675	11,350	
		50K (90 CRI)		12,700	11,925	12,575	9,750	10,025	9,750	
		57K (70 CRI)		14,800	14,075	14,825	11,350	11,675	11,350	
Q6	X6	30K (70 CRI)	88	13,175	12,450	13,150	10,125	10,425	10,125	
		40K (70 CRI)		13,675	13,000	13,700	10,500	10,800	10,500	
		50K (90 CRI)		11,725	11,000	11,625	9,000	9,275	9,000	
		57K (70 CRI)		13,675	13,000	13,700	10,500	10,800	10,500	
Q5	X5	30K (70 CRI)	85	12,875	12,150	12,850	9,900	10,175	9,900	
		40K (70 CRI)		13,375	12,700	13,375	10,250	10,550	10,250	
		50K (90 CRI)		11,450	10,750	11,350	8,800	9,050	8,800	
		57K (70 CRI)		13,375	12,700	13,375	10,250	10,550	10,250	
Q4	X4	30K (70 CRI)	81	12,400	11,725	12,375	9,550	9,800	9,550	
		40K (70 CRI)		12,875	12,250	12,900	9,875	10,150	9,875	
		50K (90 CRI)		11,050	10,350	10,950	8,475	8,725	8,475	
		57K (70 CRI)		12,875	12,250	12,900	9,875	10,150	9,875	
Q3	X3	30K (70 CRI)	73	11,325	10,700	11,300	8,700	8,950	8,700	
		40K (70 CRI)		11,750	11,175	11,775	9,025	9,275	9,025	
		50K (90 CRI)		10,075	9,450	9,975	7,750	7,950	7,750	
		57K (70 CRI)		11,750	11,175	11,775	9,025	9,275	9,025	
Q2	X2	30K (70 CRI)	65	10,075	9,525	10,050	7,750	7,975	7,750	
		40K (70 CRI)		10,475	9,950	10,475	8,025	8,250	8,025	
		50K (90 CRI)		8,975	8,425	8,900	6,900	7,075	6,900	
		57K (70 CRI)		10,475	9,950	10,475	8,025	8,250	8,025	
Q1	X1	30K (70 CRI)	54	8,525	8,050	8,500	6,550	6,750	6,550	
		40K (70 CRI)		8,850	8,425	8,875	6,800	6,975	6,800	
		50K (90 CRI)		7,600	7,125	7,525	5,825	6,000	5,825	
		57K (70 CRI)		8,850	8,425	8,875	6,800	6,975	6,800	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – 22L Lumen Package

Q Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	30K7	132	20,700	20,200	21,300	15,900	16,300	15,900	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
	40K7		22,100	21,700	22,900	17,000	17,500	17,000	
	50K9		18,600	19,800	20,900	14,250	14,650	14,250	
	57K7		22,100	21,700	22,900	22,300	17,500	22,300	
Q8	30K7	122	19,300	18,800	19,800	14,775	15,200	14,775	
	40K7		20,600	20,200	21,300	15,800	16,300	15,800	
	50K9		17,300	18,400	19,400	13,250	13,625	13,250	
	57K7		20,600	20,200	21,300	15,800	16,300	15,800	
Q7	30K7	117	18,600	18,200	19,200	14,300	14,675	14,300	
	40K7		19,900	19,500	20,600	15,300	15,800	15,300	
	50K9		16,700	17,800	18,800	12,825	13,175	12,825	
	57K7		19,900	19,500	20,600	15,300	15,800	15,300	
Q6	30K7	108	17,200	16,800	17,700	13,200	13,525	13,200	
	40K7		18,300	18,000	19,000	14,100	14,525	14,100	
	50K9		15,400	16,400	17,300	11,825	12,150	11,825	
	57K7		18,300	18,000	19,000	14,100	14,525	14,100	
Q5	30K7	104	16,800	16,400	17,300	12,875	13,200	12,875	
	40K7		17,900	17,600	18,500	13,775	14,175	13,775	
	50K9		15,100	16,000	16,900	11,550	11,875	11,550	
	57K7		17,900	17,600	18,500	13,775	14,175	13,775	
Q4	30K7	99	16,100	15,800	16,600	12,400	12,725	12,400	
	40K7		17,200	16,900	17,900	13,250	13,650	13,250	
	50K9		14,500	15,400	16,300	11,125	11,425	11,125	
	57K7		17,200	16,900	17,900	13,250	13,650	13,250	
Q3	30K7	89	14,700	14,350	15,100	11,300	11,575	11,300	
	40K7		15,700	15,400	16,300	12,075	12,425	12,075	
	50K9		13,200	14,050	14,850	10,125	10,400	10,125	
	57K7		15,700	15,400	16,300	12,075	12,425	12,075	
Q2	30K7	80	13,250	12,925	13,625	10,175	10,425	10,175	
	40K7		14,150	13,900	14,650	10,875	11,200	10,875	
	50K9		11,900	12,675	13,375	9,125	9,375	9,125	
	57K7		14,150	13,900	14,650	10,875	11,200	10,875	
Q1	30K7	66	10,975	10,700	11,300	8,425	8,650	8,425	
	40K7		11,725	11,500	12,125	9,000	9,275	9,000	
	50K9		9,850	10,500	11,075	7,550	7,775	7,550	
	57K7		11,725	11,500	12,125	9,000	9,275	9,000	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

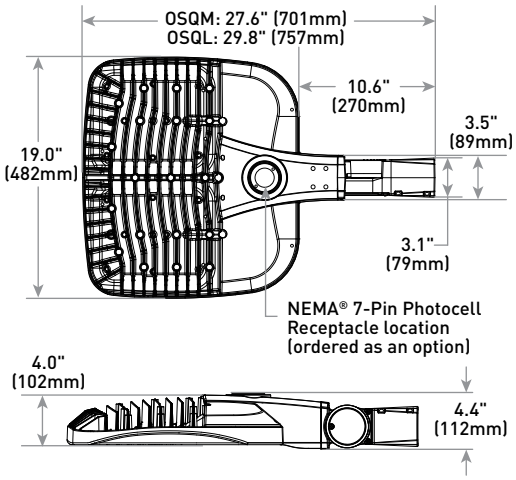
The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – 30L Lumen Package

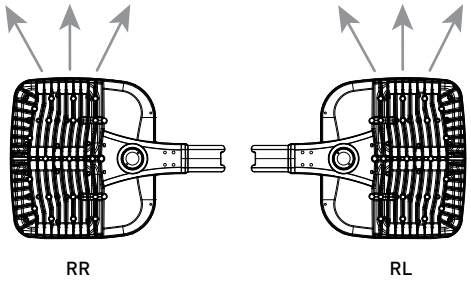
Q Option Setting	CCT/ CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	30K7	202	27,800	26,600	28,400	21,400	21,900	21,400	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
	40K7		31,000	27,800	29,700	23,800	24,500	23,800	
	50K9		22,300	23,600	25,200	17,100	17,600	17,100	
	57K7		31,000	27,800	29,700	23,800	24,500	23,800	
Q8	30K7	191	27,000	25,800	27,500	20,800	21,200	20,800	
	40K7		30,100	27,000	28,800	23,100	23,800	23,100	
	50K9		21,600	22,900	24,400	16,600	17,100	16,600	
	57K7		30,100	27,000	28,800	23,100	23,800	23,100	
Q7	30K7	181	25,600	24,500	26,100	19,700	20,100	19,700	
	40K7		28,500	25,600	27,300	21,900	22,500	21,900	
	50K9		20,500	21,700	23,200	15,700	16,200	15,700	
	57K7		28,500	25,600	27,300	21,900	22,500	21,900	
Q6	30K7	173	24,700	23,700	25,300	19,000	19,500	19,000	
	40K7		27,600	24,700	26,400	21,200	21,800	21,200	
	50K9		19,800	21,000	22,400	15,200	15,700	15,200	
	57K7		27,600	24,700	26,400	21,200	21,800	21,200	
Q5	30K7	159	22,800	21,800	23,300	17,500	18,000	17,500	
	40K7		25,400	22,800	24,400	19,500	20,100	19,500	
	50K9		18,300	19,400	20,700	14,025	14,425	14,025	
	57K7		25,400	22,800	24,400	19,500	20,100	19,500	
Q4	30K7	143	21,100	20,200	21,600	16,300	16,600	16,300	
	40K7		23,600	21,100	22,600	18,100	18,600	18,100	
	50K9		16,900	17,900	19,200	13,000	13,375	13,000	
	57K7		23,600	21,100	22,600	18,100	18,600	18,100	
Q3	30K7	128	18,900	18,100	19,300	14,550	14,900	14,550	
	40K7		21,100	18,900	20,200	16,200	16,700	16,200	
	50K9		15,200	16,000	17,100	11,625	11,975	11,625	
	57K7		21,100	18,900	20,200	16,200	16,700	16,200	
Q2	30K7	114	17,000	16,200	17,300	13,050	13,350	13,050	
	40K7		18,900	17,000	18,100	14,525	14,950	14,525	
	50K9		13,600	14,400	15,400	10,425	10,725	10,425	
	57K7		18,900	17,000	18,100	14,525	14,950	14,525	
Q1	30K7	104	15,300	14,625	15,600	11,775	12,050	11,775	
	40K7		17,100	15,300	16,300	13,100	13,475	13,100	
	50K9		12,275	12,975	13,850	9,400	9,675	9,400	
	57K7		17,100	15,300	16,300	13,100	13,475	13,100	

OSQ-ML-B-AA Mount

Luminaire	Weight
OSQM	28.4 lbs. (12.9kg)
OSQL	32.0 lbs. (14.5kg)



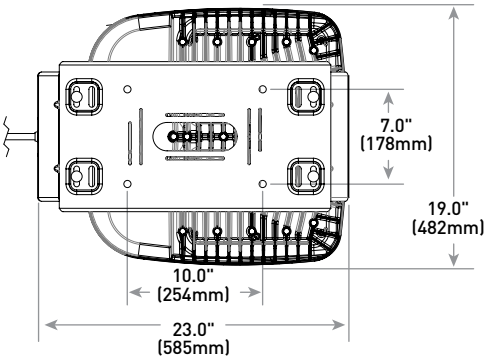
RR/RL Configuration

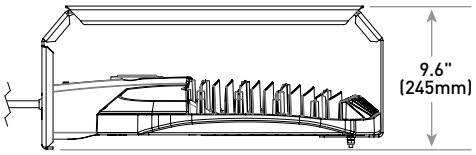


OSQ-ML-B-TSP Mount

Luminaire	Weight
OSQM	42.0 lbs. (19.1kg)
OSQL	44.0 lbs. (20.0kg)

OSQ Large luminaire shown.

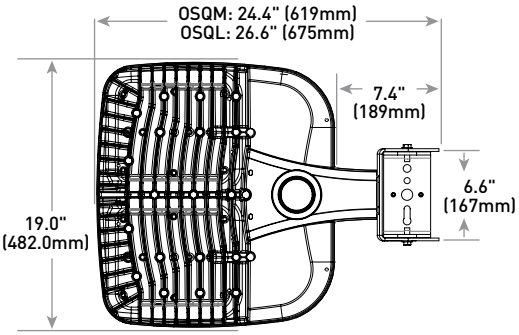


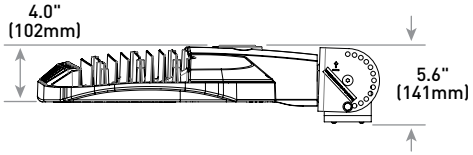


OSQ-ML-B-TM Mount

Luminaire	Weight
OSQM	32.6 lbs. (14.8kg)
OSQL	36.1 lbs. (16.4kg)

OSQ Large luminaire shown.





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XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V5 12/13/2021

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

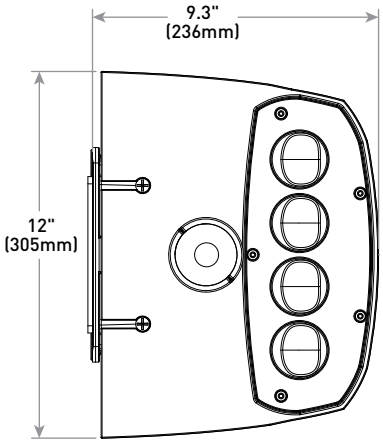
Initial Delivered Lumens: Up to 8,475

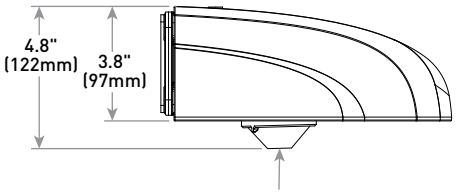
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://creelighting.com/warranty for warranty terms





Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs **Synapse® SimplySnap 10V Interface** DIM10-220F - 120V-277V - Requires other Synapse components to complete system - Refer to DIM10-220F spec sheet for details	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	**B**	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltages only **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40˚C - +50˚C (-40˚F - +122˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC and DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors[1]

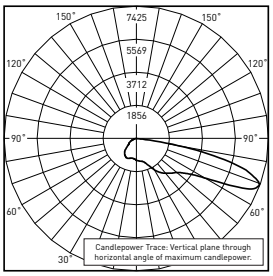
Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Estimated[3] LMF	100K hr Estimated[3] LMF
5˚C (41˚F)	1.03	0.98	0.96	0.94	0.92
10˚C (50˚F)	1.03	0.98	0.96	0.94	0.92
15˚C (59˚F)	1.02	0.97	0.95	0.93	0.92
20˚C (68˚F)	1.01	0.96	0.95	0.93	0.91
25˚C (77˚F)	1.00	0.96	0.94	0.92	0.90
30˚C (86˚F)	0.99	0.95	0.93	0.91	0.89
35˚C (95˚F)	0.98	0.94	0.92	0.90	0.88
40˚C (104˚F)	0.97	0.93	0.91	0.89	0.87

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

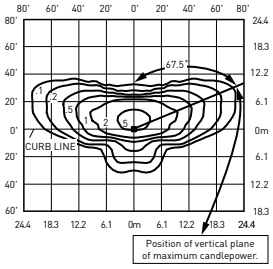
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

2ME



CESTL Test Report #: PL12798-001A
XSPW-B-**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622

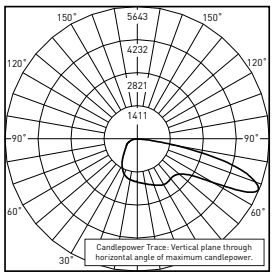


XSPW-B-**-2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

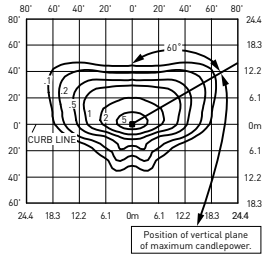
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

3ME



CESTL Test Report #: PL12366-007A
XSPW-B-**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

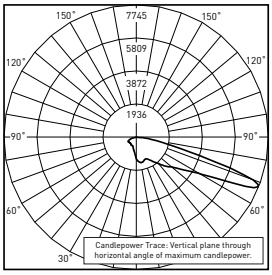
Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

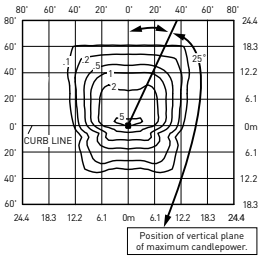
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

4ME



RESTL Test Report #: PL14415-001A
XSPW-B-**-4ME-8L-40K-UL
Initial Delivered Lumens: 8,763



XSPW-B-**-4ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B1 U0 G2	8,475	B1 U0 G2	6,925	B1 U0 G2	8,475	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	Jeff Carroll; *Jeff Carroll Architects, Inc.*
CASE NUMBER:	SP2022-010; *Site Plan for Fuji Ceramics*

SUMMARY

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a Site Plan for an *Office Building* in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On March 13, 2003, the City Council approved a final plat [*Case No. PZ2003-005*] that established the subject property as Lot 1, Block A, Estep Addition. According to the Rockwall County Appraisal District (RCAD) there are six (6) structures on the subject property that range in size from 1,120 SF to 7,640 SF and were constructed circa 2003.

PURPOSE

On February 18, 2022, the applicant -- *Jeff Carroll of Jeff Carroll Architects, Inc.*-- submitted an application requesting the approval of a site plan for the purpose of enclosing an existing covered recreational structure to create an *Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2686 S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an 8.868-acre tract of land (*i.e. Lot 1, Block 1, Helwig Addition*), developed with a trucking company (*i.e. TransAm Trucking*), zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. Beyond this is the intersection of S. Goliad Street [*SH-205*] and Sids Road. SH-66 is classified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) and Sids Road is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 5.354-acre tract of land zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses.

South: Directly south of the subject property are three (3) large vacant tracts of land zoned Commercial (C) District and Heavy Commercial (HC) District. Beyond this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are three (3) vacant parcels of land owned by the City of Rockwall, which serve as part of the Hickory Ridge Park. Beyond this is Phase 1 of the Hickory Ridge Subdivision, which consists of 139 lots on 41.67-acres. This subdivision was established on February 22, 2001 and is zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is an 8.868-acre tract of land (*i.e. Lot 1, Block 1, Helwig Addition*) developed with a trucking company (*TransAm Trucking*) zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. Beyond this is a vacant 11.4699-acre tract of land zoned Heavy Commercial (HC) District. Beyond this is Sids Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements stipulated by the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=1.617-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X= 208.71-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=337.42-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=15-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*
Minimum Number of Parking Spaces	*47 Parking Spaces Required*	*X=47 Parking Spaces; In-Conformance*
Minimum Landscaping Percentage	*15%*	*X>15%; In Conformance*
Maximum Impervious Coverage	*85%-90%*	*X=70%; In Conformance*

TREESCAPE PLAN

There are no trees being removed on site. Based on this a treescape plan is not required for this project.

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, but not involving the sale of merchandise except as incidental to a permitted use." The applicant has stated to staff that the proposed office building will provide administrative services and file storage to support the other buildings on the property. Currently existing on the subject property are six (6) buildings that were constructed in 2003 under an older version of the zoning ordinance. Many of these buildings would be classified as legally non-conforming or "(a) use, building or yard which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated." (*Article 13; UDC*) Under the Unified Development Code (UDC), legally non-conforming structures or land uses have the right to continue to operate and function as they currently do until cessation of the legally non-conforming use or the expansion, enlargement, or extension of the legally non-conforming lot, building or use. In this case, the existing covered recreational structure that the applicant is proposing to enclose is legally non-conforming; however, by changing this structure the applicant will be required to make the final structure conforming to the current City codes. To further bring the site into conformance, the applicant is proposing to remove an existing 1,120 SF legally non-conforming building. Based on this proposal, the applicant's overall request does appear to bring the property closer into compliance with the City's codes.

VARIANCES BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

(1) *Cementitious Material*. According to Subsection 06.02(C)(1)(a)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials (*e.g. stucco, cementitous lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee*) shall be limited to 50% of the building's exterior façade; ..." In this case, the applicant is proposing stucco in excess of 50% on all building facades.

(2) *Four (4) Sided Architecture*. According to Subsection 06.02(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building elevations do not meet the primary articulation standards on the north, east, and west building elevations. These building elevations do not satisfy the UDC's requirements outlined in Subsection 04.01(C)(1), of Article 05, which state that "(t)he maximum wall length shall not exceed three (3) times the wall height."

(3) *Architectural Elements*. According to Subsection 06.02(C)(4), *Required Architectural Elements*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements…" In this case, the proposed building elevations do not incorporate four (4) of the required architectural elements.

(4) *Roof Design Standards*. According to the *General Commercial District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case, the existing roof is a pitched roof that is less than 6:12. While this is an existing condition and is considered legally non-conforming with respect to the open-air structure, this aspect would not meet the minimum standards for a building in the overlay district and requires a special exception from the Planning and Zoning Commission.

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested variances. In this case, as a compensatory measure the applicant is proposing to provide two (2) canopy trees on site. That being said, requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District*. The *Southwest Residential District* is "…a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (*i.e. National Drive, Sids Road, and Mims Road*) and commercial land uses." The District Strategies go on to say that this District should "…protect the businesses that currently exist in these areas." With this being said *Policy 4, of Goal 3*, *Visual Impacts*, of Chapter 9, *Non-Residential*, within the OURHometown Vision 2040 Comprehensive Plan states: "(l)ong, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- or articulated…" In this case the applicant's proposed building elevations do not satisfy *Policy 4*, as each elevation incorporates a long, blank wall without any vertical breaks or articulation. Despite the lack of articulation, the proposed building utilizes 20% stone on each façade, which satisfies *Policy 2, of Goal 4*, *Commercial Building Design*, of Chapter 9, *Non-Residential*, within the OURHometown Vision 2040 Comprehensive Plan. Staff should also note that since the applicant is removing a legally non-conforming building as part of this development, the overall plan brings the

property closer into conformance with the Unified Development Code (UDC) and therefore closer into conformance with the OURHometown Vision 2040 Comprehensive Plan. Based on this, the applicant's request generally conforms with the *Southside Residential District* and the *Non-Residential* strategies outlined in the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022, and approved a recommendation for approval by a vote of 6-0, with Board Member Miller absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Office Building* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

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 2686 S. Goliad Street, Rockwall, TX. 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CURRENT USE

PROPOSED ZONING PROPOSED USE

ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

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

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

☐ OWNER	Kip Estep	☒ APPLICANT	Carroll Architects, INC.
CONTACT PERSON		CONTACT PERSON	Jeff Carroll
ADDRESS	11162 FM 2588	ADDRESS	750 E. Interstate 30 Suite 110
CITY, STATE & ZIP	La Rue, TX 75770	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	(972) 979-4471	PHONE	214.632.1762
E-MAIL	Kip@fujidentallab.com	E-MAIL	JC@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kip Estep [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 18th DAY OF February, 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 18th DAY OF February, 2022

OWNER'S SIGNATURE Kip Estep

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Patricia Flores

MY COMMISSION EXPIRES

PATRICIA FLORES
NOTARY PUBLIC
STATE OF TEXAS
ID# 841307
EXPIRES 8-8-2022

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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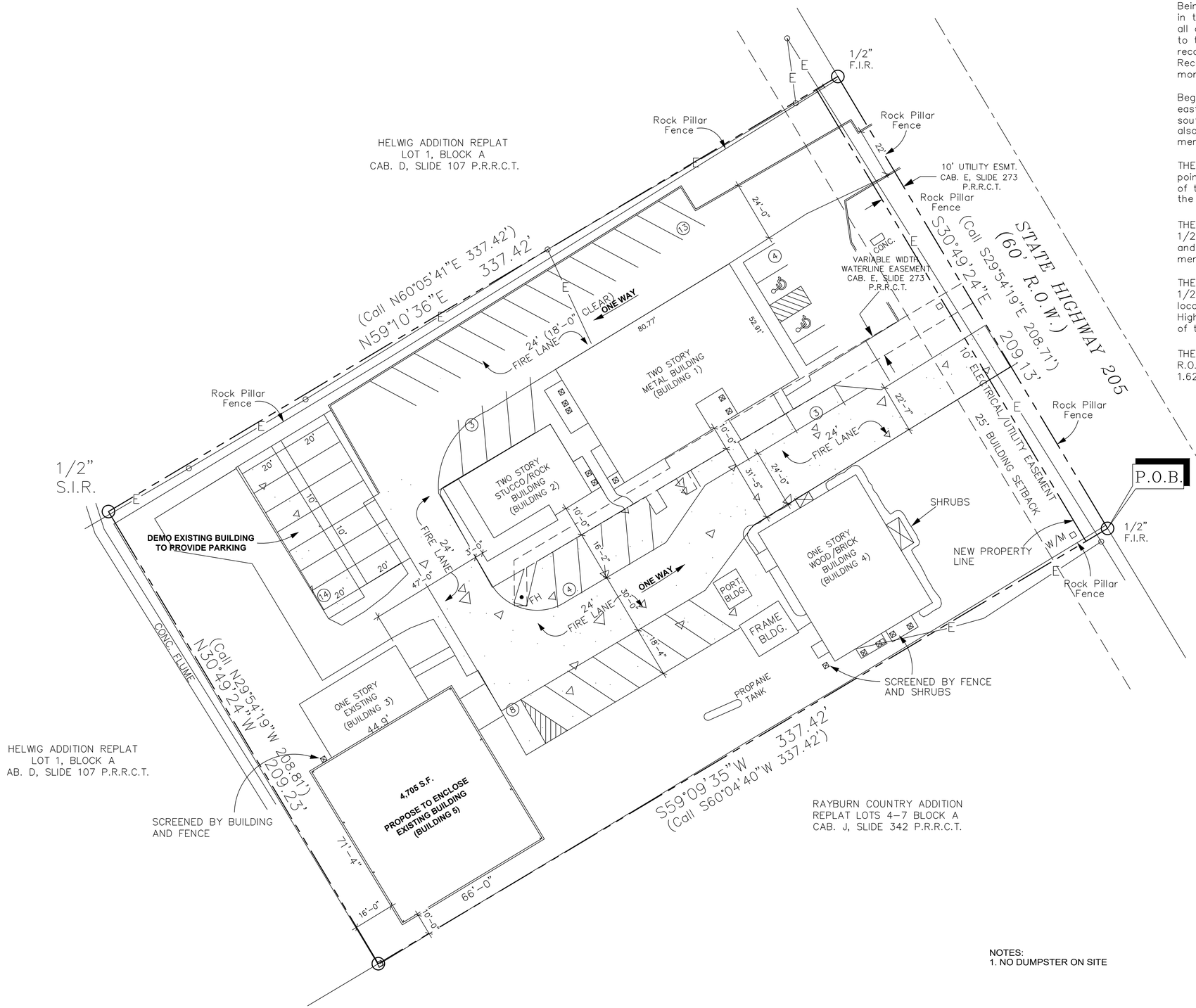

NOTES:
1. NO DUMPSTER ON SITE

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"
10' 20' 40'

LOT 1, BLOCK "A"
ESTEP SUBDIVISION
CAB. E, SLIDE 273
P.R.R.C.T.

Field Notes

Being all that certain lot, tract or parcel of land in the William H. Barns Survey, A-26, and being all of Lot 1, Block "A", of the Estep Subdivision to the City of Rockwall as shown by plat recorded in Cabinet E, Slide 273 of the Plat Records of Rockwall County, Texas and being more particulary described as follows;

Beginning at a found 1/2" iron rod for the east corner of this tract and being in the southwest R.O.W. of State Highway 205 and also being the east corner of the above mentioned Lot 1;

THENCE S59°09'35"W 337.42 feet to a point in a rock pillar for the south corner of this tract and also being the south corner of the above mentioned Lot 1:

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PARKING TABLE	
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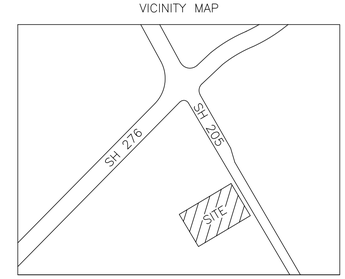
TOTAL STORAGE S.F./PARKING	4,705 S.F./1000 = 5
TOTAL PARKING REQUIRED	47 SPACES
TOTAL PARKING PROVIDED	49 SPACES
PERVIOUS COVERAGE-30% OF 70,567 S.F.	27,750 S.F.
IMPERVIOUS COVERAGE-70% OF 70,567 S.F.	42,817 S.F.

VICINITY MAP



FUJI CERAMICS, LLC.

LEGAL DESCRIPTION AND OR ADDRESS:
FUJI CERAMICS, LLC.
LOT 1, BLOCK A, ESTEP SUBDIVISION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
Kip Estep
Fuji Ceramics, LLC.
2685 S. Goliad (SH. 205)
Rockwall, TX 75032

APPLICANT
Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-010

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

ISSUE:	
OWNER REVIEW:	03-04-2022
CITY REVIEW:	04-05-2022
REVIEW COMM.:	04-05-2022

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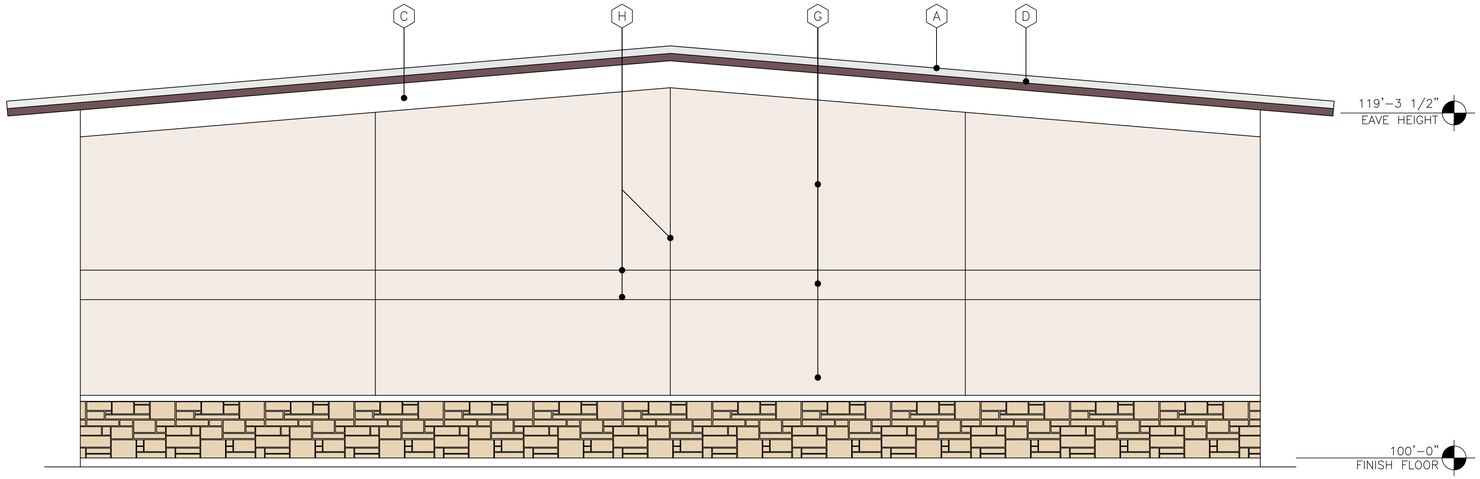
ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032

CARROLL architects
750 E. Interstate 30
Suite #110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

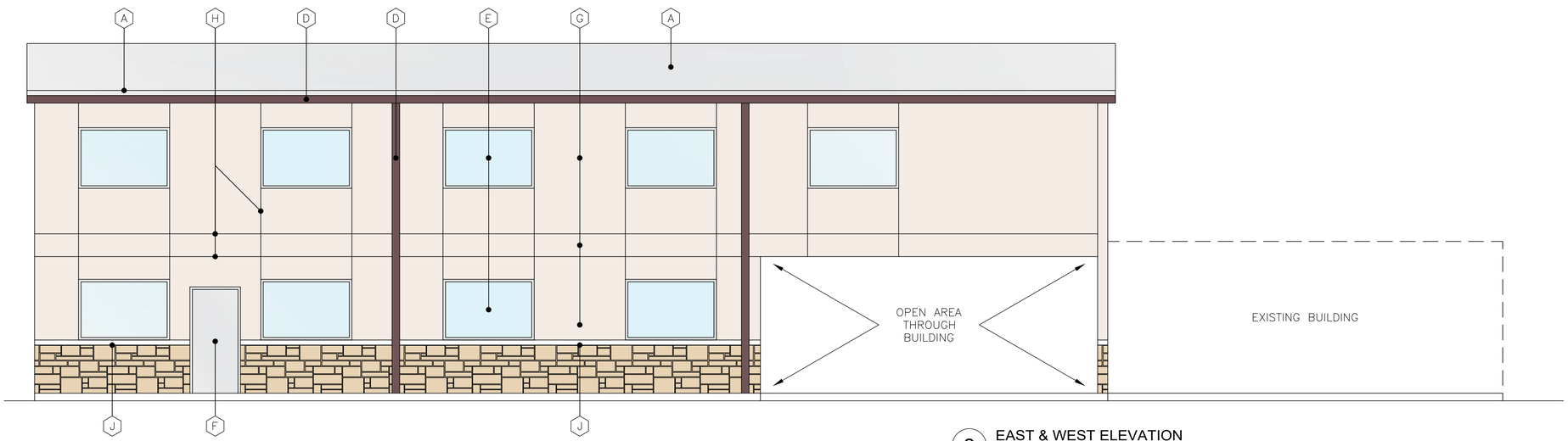
ARCHITECTURAL
SITE PLAN

DATE: MAR 2022
SHEET NO: A100
PROJECT NO: 2022029
DRAWN BY:
CHECKED BY:



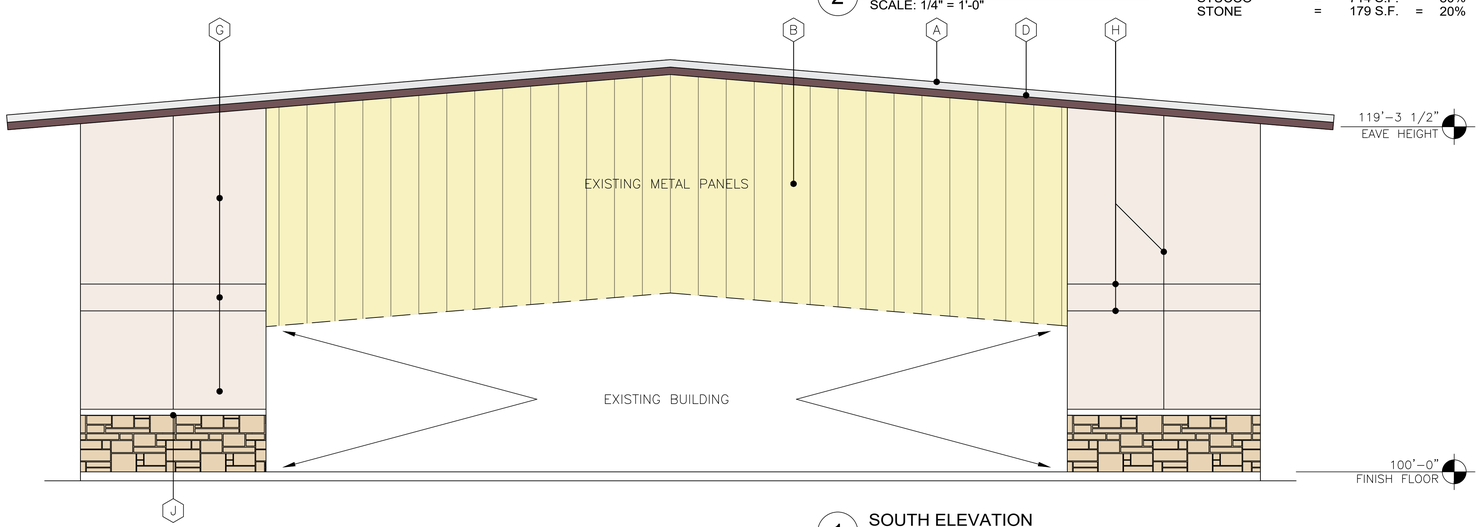
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

STUCCO	=	1,020 S.F.	=	80%
STONE	=	255 S.F.	=	20%



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

STUCCO	=	714 S.F.	=	80%
STONE	=	179 S.F.	=	20%



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

STUCCO	=	337 S.F.	=	80%
STONE	=	84 S.F.	=	20%

EXTERIOR FINISH SCHEDULE

A	EXISTING METAL ROOFING
B	EXISTING METAL WALL PANELS
C	EXISTING FASCIA ELEMENT
D	PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING
E	4'-0"X6'-0" STOREFRONT METAL WINDOWS, TYP.
F	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT. COLOR: SELECTED BY OWNER TO MATCH EXISTING
G	STUCCO – 3-PART W/ EIFS FINISH COLOR – TO MATCH EXISTING
H	STUCCO CONTROL JOINTS
J	STONE TO MATCH EXISTING BUILDING

ISSUE:

OWNER REVIEW:	03-04-2022
CITY REVIEW:	04-05-2022
REVIEW COMM.:	04-05-2022

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ENCLOSED EXISTING METAL BUILDING #5

FUJI CERAMICS MANUFACTURING FACILITIES

2685 S. Goliad (SH. 205)
Rockwall, Texas 75032

FUJI CERAMICS, LLC.

LEGAL DESCRIPTION AND OR ADDRESS:
FUJI CERAMICS, LLC.
LOT 1, BLOCK A, ESTEP SUBDIVISION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
Kip Estep
Fuji Ceramics, LLC.
2685 S. Goliad (SH. 205)
Rockwall, TX 75032

APPLICANT
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750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
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WITNESS OUR HANDS, this_____day of_____,_____.

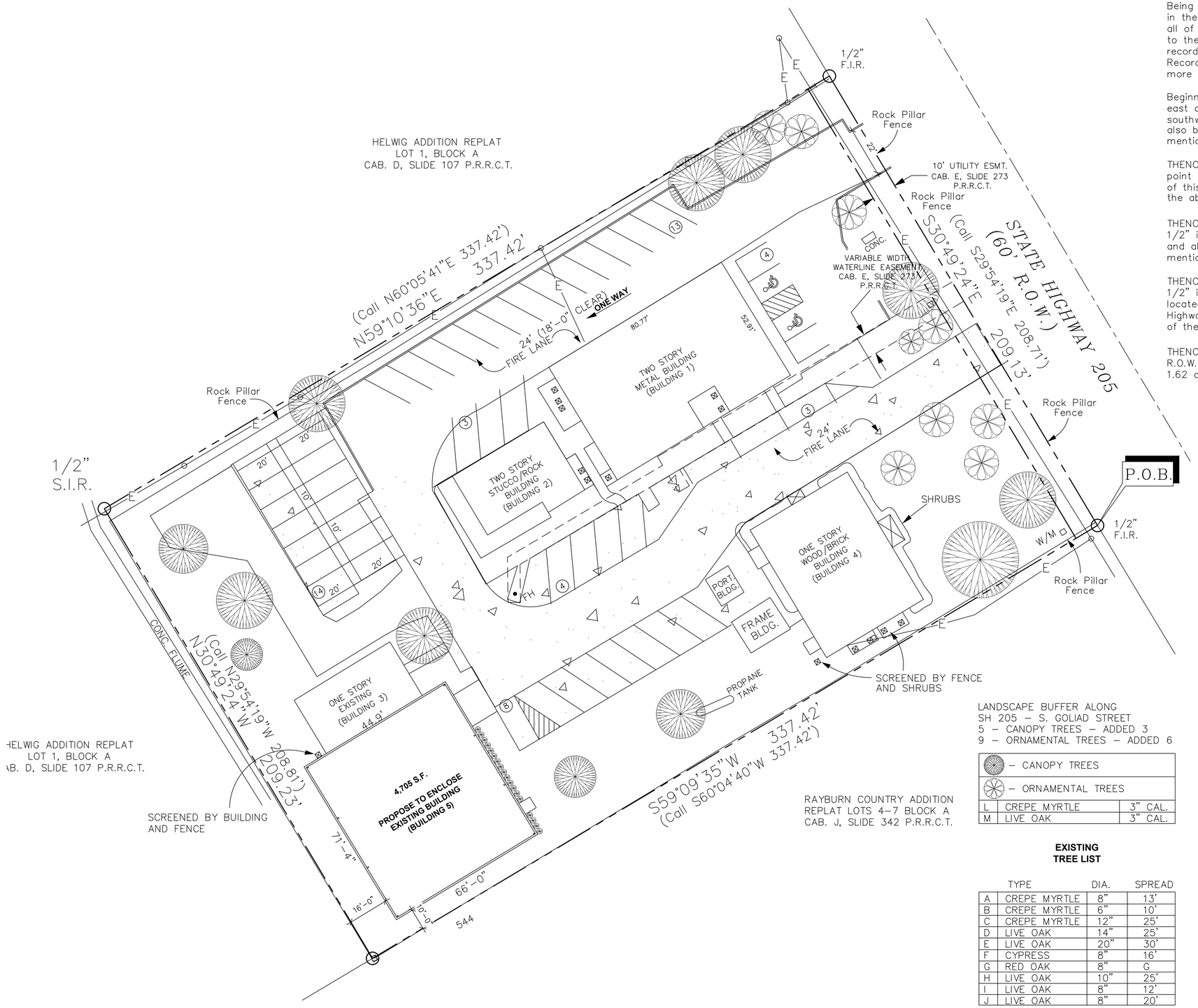
_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: MAR 2022
SHEET NO: A501
PROJECT NO: 2022029
DRAWN BY:
CHECKED BY:



LANDSCAPE BUFFER ALONG
SH 205 – S. GOLIAD STREET
5 – CANOPY TREES – ADDED 3
9 – ORNAMENTAL TREES – ADDED 6

	– CANOPY TREES	
	– ORNAMENTAL TREES	
L	CREPE MYRTLE	3" CAL.
M	LIVE OAK	3" CAL.

EXISTING TREE LIST

	TYPE	DIA.	SPREAD
A	CREPE MYRTLE	8"	13'
B	CREPE MYRTLE	6"	10'
C	CREPE MYRTLE	12"	25'
D	LIVE OAK	14"	25'
E	LIVE OAK	20"	30'
F	CYPRESS	8"	16'
G	RED OAK	8"	G
H	LIVE OAK	10"	25'
I	LIVE OAK	8"	12'
J	LIVE OAK	8"	20'

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
10' 20' 40'

LOT 1, BLOCK "A"
ESTEP SUBDIVISION
CAB. E, SLIDE 273
P.R.R.C.T.

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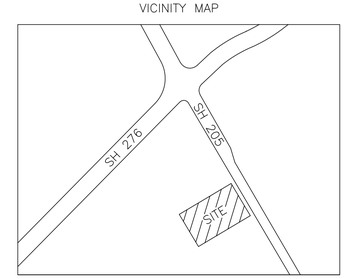
VICINITY MAP



FUJI CERAMICS, LLC.

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LOT 1, BLOCK A, ESTEP SUBDIVISION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
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Fuji Ceramics, LLC.
2685 S. Goliad (SH. 205)
Rockwall, TX 75032

APPLICANT
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750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-010

SITE PLAN SIGNATURE BLOCK

APPROVED:
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WITNESS OUR HANDS, this_____day of_____,_____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ISSUE:	
OWNER REVIEW:	03-04-2022
CITY REVIEW:	04-05-2022
REVIEW COMM.:	04-05-2022

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ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

LANDSCAPE PLAN

DATE: MAR 2022
SHEET NO: L1
PROJECT NO: 2022029
DRAWN BY:
CHECKED BY:

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	Bowen Hendrix; *DuWest Realty, LLC*
CASE NUMBER:	SP2022-012; *Site Plan for DuWest Rockwall*

SUMMARY

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (*N. SH-205 OV*) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02* [*Case No. A1961-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13* [*Case No. Z2007-006*], which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The concept plan included with this Planned Development District designated the subject property for Single-Family 10 (SF-10) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44* [*Case No. Z2009-018*], which amended the concept plan and development standards for Planned Development District 70 (PD-70). The amendment re-designated approximately seven (7) acres of the subject property to allow limited General Retail (GR) District land uses. This area was later expanded by *Ordinance No. 11-35* [*Case No. Z2011-016*] to include the remainder of the subject property, re-designating the entire 8.63-acres for limited General Retail (GR) District land uses. On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). This development plan was for a proposed grocery store; however, the project was never pursued beyond the PD Development Plan. On January 3, 2021, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*] to allow for a *General Retail Development/Shopping Center*. On March 7, 2022, the Planning and Zoning Commission approved a Specific Use Permit (SUP) [*Case No. Z2022-003; Ordinance No. 22-12*] allowing two (2) *Restaurants, 2,000 SF or Greater, with Drive-Through or Drive-In* within the proposed two (2), ~10,000 SF *Restaurant/Retail Buildings*.

PURPOSE

On March 18, 2022, the applicant -- *Bowen Hendrix of DuWest Realty, LLC* -- submitted an application requesting the approval of a site plan for the purpose of constructing two (2) *Restaurant/Retail Buildings* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 4 of the Stone Creek Subdivision, which was established on June 12, 2013 and consists of 59 single-family residential lots. Beyond this is Phase 1 of the Stone Creek Subdivision,

which was established on August 28, 2008 and consists of 201 single-family residential lots. Both of these subdivisions are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is a 2.519-acre parcel of land (*i.e. Lot 1R, Block B, Quail Run Retail*) with a pharmacy (*i.e. CVS Pharmacy*) situated on it. Beyond this is E. Quail Run Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 11.236-acre parcel of land (*i.e. Lot 1, Block A, Kroger 205 Addition*) with a grocery store and gas station (*i.e. Kroger Grocery Store and Fuel Center*) situated on it. These properties are zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses.

East: Directly east of the subject property is a 1.512-acre parcel of land owned by the City of Rockwall, and which is occupied with a fire station (*i.e. Fire Station #3*). Beyond this is Phase 7 of the Stone Creek Subdivision, which was established on July 13, 2016 and consists of 80 single-family residential homes. These properties are zoned Planned Development District 70 (PD-70) for Public and Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.174-acre parcel of land (*i.e. Lot 1, Block A, Pecan Valley Retail Addition*), which is occupied by a multi-tenant retail building.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and *Ordinance No. 19-41* (*i.e. Planned Development District 70 [PD-70]*), a *General Retail Building* is permitted *by-right* in a General Retail (GR) District. In addition, *Specific Use Permit No. S-271* allows a *Restaurant, 2,000 SF or Greater, with Drive-Through or Drive-In* on the subject property in accordance with the requirements of *Ordinance No. 22-12*. Based on this and the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conforming to the technical requirements, this case appears to be in conformance with all applicable requirements stipulated by the Unified Development Code (UDC) and *Ordinance No. 19-41* for a property located within Planned Development District 70 (PD-70) and a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=8.684-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X>60 -feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=263.13-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X>20-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X<36-feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=0.05%; In Conformance*
Minimum Number of Parking Spaces	*168 Parking Spaces Required*	*X=168 Parking Spaces; In-Conformance*
Minimum Landscaping Percentage	*20%*	*69.2%; In Conformance*
Maximum Impervious Coverage	*85%-90%*	*X<85%; In Conformance*

TREESCAPE PLAN

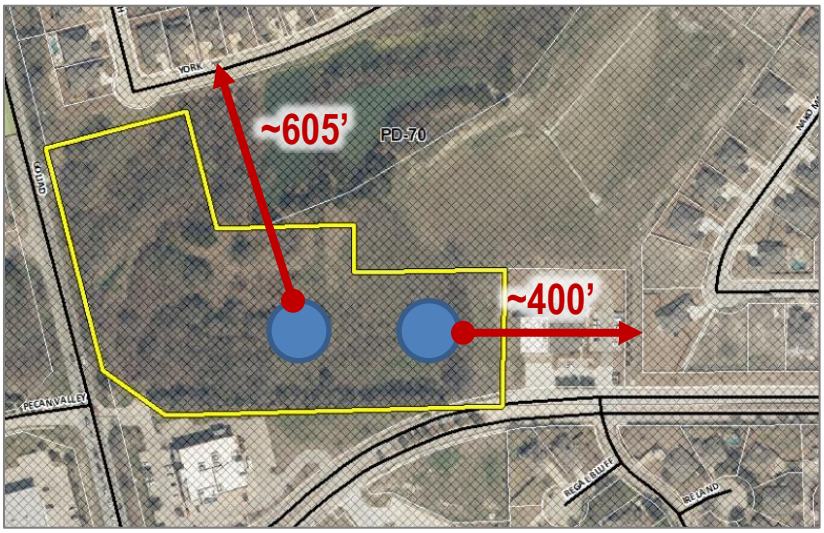
The *Treescape Plan* provided by the applicant indicates that the development will result in a total mitigation balance of 885.50 caliper inches of trees. As part of the proposed development the applicant is protecting several Pecan trees that are greater than 25 caliper inches in size. This allows the applicant to reduce their total mitigation balance by 20%, bringing the balance to 708.40 caliper inches of trees. The proposed landscape plan shows that an additional 428 caliper inches of Caddo Maple, Mexican White Oak, Live Oak, and Cedar Elm trees will be planted on the subject property as part of this development. This further reduces the mitigation balance to 280.40 caliper inches of trees. The applicant has indicated to staff that they would like to request an *Alternative Tree Mitigation Settlement Agreement* in order to pay the remaining tree mitigation balance in full. This would equate to a total of $28,040.00 paid into the *Tree Fund* if approved. This has been added as a *Condition of*

Approval for this case and -- if the Planning and Zoning Commission approves this case with the *Conditions of Approval* – the Planning and Zoning Commission will be sending a recommendation for the approval of the requested *Alternative Tree Mitigation Settlement Agreement*.

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development District 70 (PD-70), the underlying zoning of the subject property is General Retail (GR) District, and according to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide *limited* retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major roadways." In this case, the applicant is proposing two (2) *Restaurant/Retail Buildings* that -- *according to the applicant* -- will house retail, restaurant, and service land uses. In addition, the subject property is close to the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and has direct access to both of these roadways. This section goes on to state that "(t)he General Retail (GR) District is not a major commercial/retail district, and should avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas." Staff should point out that the subject property is directly adjacent to a residentially zoned property along the northern (*and parts of the eastern*) boundary; however, this area is an open space/detention pond owned by the *Stone Creek Estates Homeowners Association.* In addition, the eastern most building -- *or the building with the closest residential adjacency* -- is ~400-feet away from the closest residentially used property (*see Figure 1 above*). In addition, *Fire Station 3* is situated in between the residentially used property and the proposed building. Regardless of this separation, the *Residential Adjacency Standards* do apply to the applicant's request. To satisfy these requirements, the applicant is proposing to incorporate three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) and a berm along the northern, eastern, and southern property lines. Staff should also point out that this is intended to not only mitigate the impacts of any future retail and service uses, but also the two (2) *Restaurants, Greater Than 2,000 SF, with Drive-Through or Drive-In* land uses that were approved to be on the property by Specific Use Permit (SUP) [*Case No. Z2022-003; Ordinance No. 22-12*]. Finally, the General Retail (GR) District is intended to have requirements that "…are stringent and require high standards of development …" In this case, the subject property is also located within the North SH-205 (N. SH-205 OV) District, which requires the City's highest development standards (*i.e. the General Overlay District Standards*). Based on staff's review of the applicant's project compared to the City's codes, the request does appear to meet the City's requirements with the exception of the four (4) sided architecture requirements stipulated by the *General Overlay District Standards*. This is the only aspect of the case that will require a discretionary approval from the Planning and Zoning Commission.

FIGURE 1: CLOSEST RESIDENTAIL ADJACENCY



BLUE CIRCLES: APPROXIMATE LOCATION OF BUILDINGS;
RED LINE: DISTANCE TO THE CLOSEST RESIDENTIALLY USED PROPERTY

VARIANCES REQUESTED BY THE APPLICANT

As stated above, the applicant's request generally conforms to the majority of the City's codes; however, staff has identified the following variance:

(1) *Four (4) Sided Architecture*. According to Subsection 06.02(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(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 elevations do not meet the four (4) sided architecture requirements. Specifically, the building does not incorporate the same architectural finishes on all four (4) sides (*i.e. the southern, western, and eastern elevations do not incorporate the same finishes as the northern elevation*), and fails to meet the minimum articulation standards stipulated by Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) on three (3) of the four (4) sides of the building.

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide greater than 90% masonry material and stone in excess of the required 20%. With this being said, requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Northwest Residential District*. The *Northwest Residential District* is "…characterized by the two (2) large master planned communities that make up the majority of the acreage in this district." In this case, the subject property is a part of one (1) of these two (2) large master planned communities (*i.e. the Stone Creek Subdivision*), and is designated for *Commercial/Retail* land uses. According to the *District Strategies* for the *Northwest Residential District*, "(t)he commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the proposed buildings are physically removed from the residential structures to the north and east, and are closer to the existing commercial land uses that are located on the north and south sides of the intersection of E. Quail Run Road and N. Goliad Street. The buildings being proposed by the applicant are complimentary in nature to these existing commercial buildings. The *District Strategies* go on to state that "(t)hese areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments." As part of this case, the applicant was required to provide a *PD Development Plan* that delineated the pedestrian access for the development. Ultimately, the applicant provided a plan that identified three (3) points of connectivity or cross access between the two (2) land uses: [*1*] a proposed sidewalk connection to the intersection of York Drive and Hainsworth Drive on the north side of the subject property, [*2*] a proposed sidewalk connection north of *Retail Building B* that will be located along the northside of the detention pond and connect to Harvard Drive, and [*3*] a proposed sidewalk that will run parallel to the southern property line and connect to the existing sidewalk along E. Quail Run Road. Based on this connectivity plan, and the proposed site plan's conformance with the *Land Use* goals and policies outlined in Chapter 01, *Land Use and Growth Management*, and the *Commercial* goals and policies outlined in Chapter 09, *Commercial*, the applicant's request conforms with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022, and made the recommendation to the applicant that they need to meet the *General Overlay District Standards* for materials. Based on the re-submitted building elevations, the applicant has addressed all of the ARB's concerns; however, the ARB will re-review the building elevations at their meeting on *April 12, 2022* and provide a recommendation to the Planning and Zoning Commission prior to the Planning and Zoning Commission taking action on this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for two (2) *Restaurant/Retail Buildings* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Before any Certificates of Occupancy (CO's) are issued for future tenants, documentation shall be provided indicating that any proposed *Roof Top Units* (*RTU's*) will meet the screening requirements and will not be visible from any adjacent property, open space, or public right-of-way.

(3) A recommendation of approval will be forwarded to the City Council for an *Alternative Tree Mitigation Settlement Agreement* in the amount of $28,040.00, which will satisfy the outstanding tree mitigation balance of 280.40 caliper inches of trees.

(4) The proposed amenity area and pedestrian access points indicated on the site plan shall be constructed with the two (2) proposed ~10,000 SF *Restaurant/Retail Buildings*, and no Certificates of Occupancy (CO's) for either of these buildings will be issued until this construction of this area is complete.

(5) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

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: not yet assigned*

SUBDIVISION:

LOT:

BLOCK:

GENERAL LOCATION: NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-70

CURRENT USE: Undeveloped land

PROPOSED ZONING: PD-70

PROPOSED USE: Commercial (Retail)

ACREAGE: 8.684 AC

LOTS [CURRENT]:

LOTS [PROPOSED]:

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

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

☐ OWNER

CONTACT PERSON:

ADDRESS:

CITY, STATE & ZIP:

PHONE:

E-MAIL:

☒ APPLICANT: DuWest Realty, LLC

CONTACT PERSON: Bowen Hendrix

ADDRESS: 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP: Dallas, TX 75025

PHONE: (214) 918-1804

E-MAIL: bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [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 $ 330.26 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11 *DAY OF* January *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 11 *DAY OF* January *20*22

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Lisa Caldwell

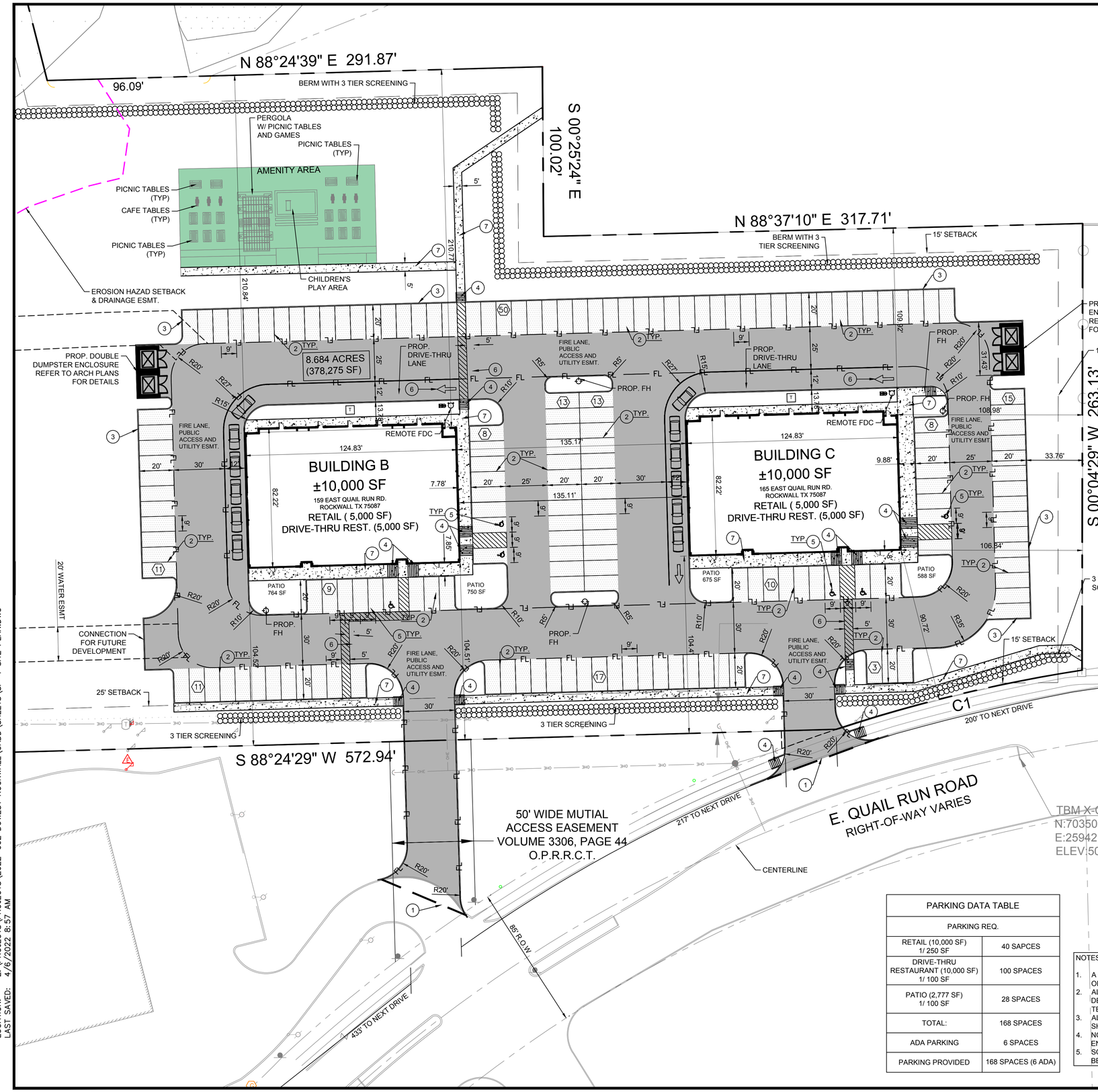
LISA DIANE CALDWELL
Notary ID #742049
My Commission Expires
May 26, 2025

MY COMMISSION EXPIRES

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.



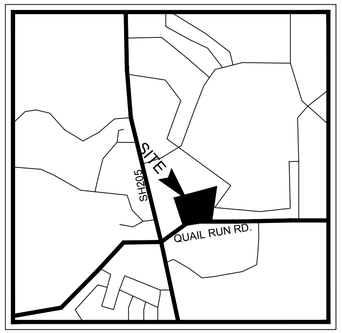
SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,000 SF
	BUILDING C- 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

N

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE, PUBLIC ACCESS ADN UTILITY EASEMENT
	PROPOSED SAWCUT
4	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	PROP. FULL DEPTH SAWCUT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	PROP. CURB & GUTTER
4	PROP. PEDESTRIAN RAMP
5	PROP. HANDICAP SYMBOL
6	PROP. PAVEMENT STRIPING
7	PROP. SIDEWALK

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (10,000 SF) 1/ 250 SF	40 SAPCES
DRIVE-THRU RESTAURANT (10,000 SF) 1/ 100 SF	100 SPACES
PATIO (2,777 SF) 1/ 100 SF	28 SPACES
TOTAL:	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	168 SPACES (6 ADA)

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 4/6/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	4/6/2022

SHEET

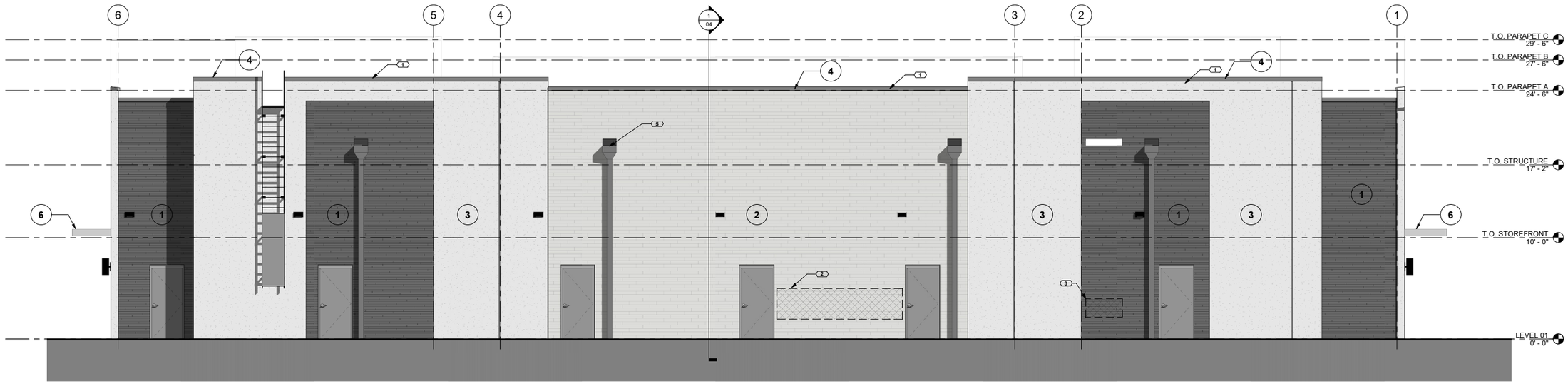
SP-1

File No. 2022-002

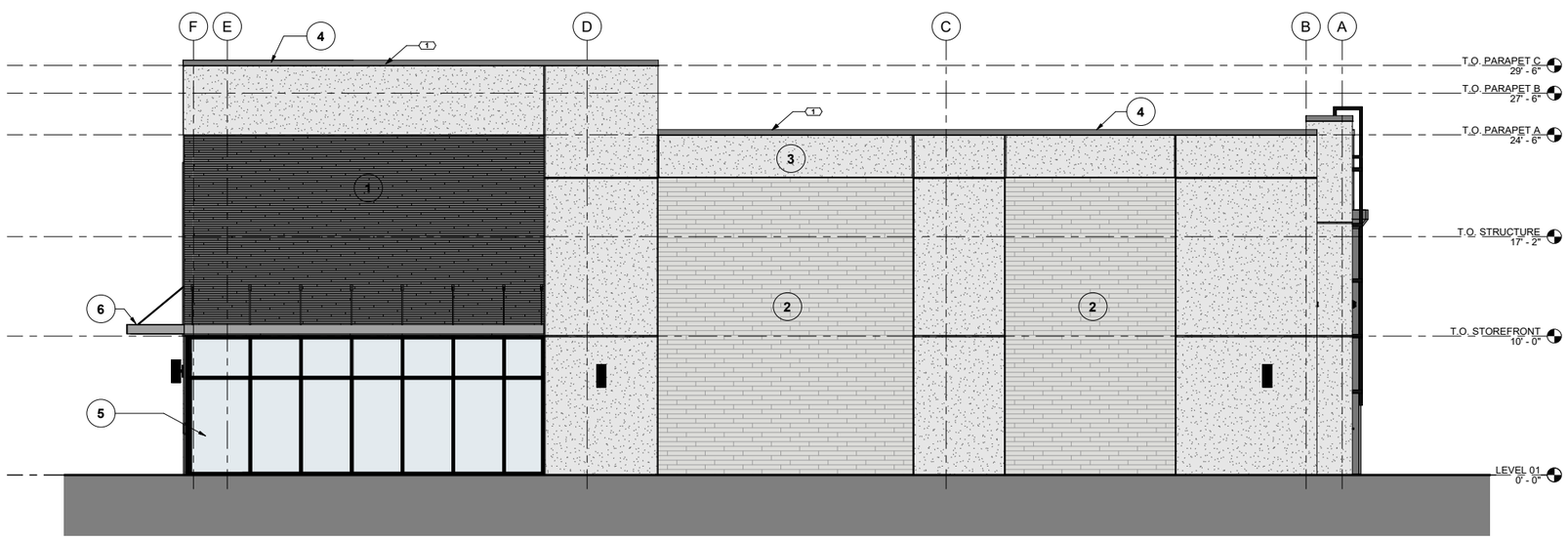
CASE # SP2022-012

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 4/6/2022 8:57 AM
LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 4/6/2022 8:57 AM

ELEVATIONS



3 DESIGN SIGN OFF - NORTH ELEVATION
1/4" = 1'-0"



4 DESIGN SIGN OFF - EAST ELEVATION
1/4" = 1'-0"

NOTES BY NUMBER - MATERIAL ELEVATIONS

1. PARAPET WILL BE FINISHED ON BOTH SIDES
2. ELECTRICAL WIREWAY, PAINT TO MATCH ADJACENT FINISH
3. GAS MANIFOLD, PAINT TO MATCH ADJACENT FINISH
4. FUTURE DRIVE-THRU WINDOW BY TENANT
5. PREFINISHED METAL DOWNSPOUT, COLOR BLACK

EXTERIOR ELEVATION MATERIAL CALCULATION

ELEVATION	STONE	BRICK	STUCCO	TOTAL
NORTH	992 SF = 32%	923 SF = 30%	1192 SF = 38%	3107 SF
SOUTH	540 SF = 21%	1048 SF = 41%	948 SF = 38%	2536 SF
EAST	642 SF =33%	368 SF =19%	923 SF = 48%	1933 SF
WEST	632 SF = 33%	368 SF = 19%	918 SF = 48%	1918 SF
TOTAL	2816 SF = 30%	2707 SF = 28%	3981 SF = 42%	9,494 SF

FINISH LEGEND

1. ENDICOTT THINSET BRICK - MANGANESE IRONSPOT
2. SMOOTH DIMENSIONALLY CUT 12", 8", 6" TALL BANDS OF BBCO TINSET LIMESTONE VENEER - NORTHWOOD LIGHT
3. 3 COAT PORTLAND CEMENT PLASTER BOD: CREAM
4. PREFINISHED COPING CAPS
5. STOREFRONT SYSTEM, BLACK ANODIZED
6. PREFINISHED METAL CANOPY

DUWEST ROCKWALL - DESIGN SIGN-OFF | ROCKWALL, TX

modus architecture

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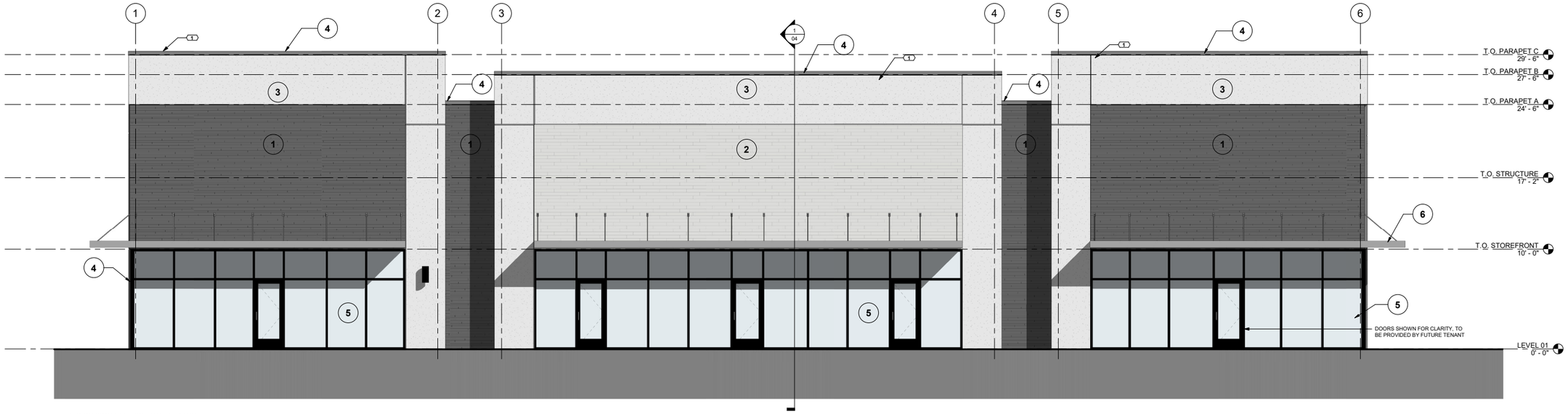
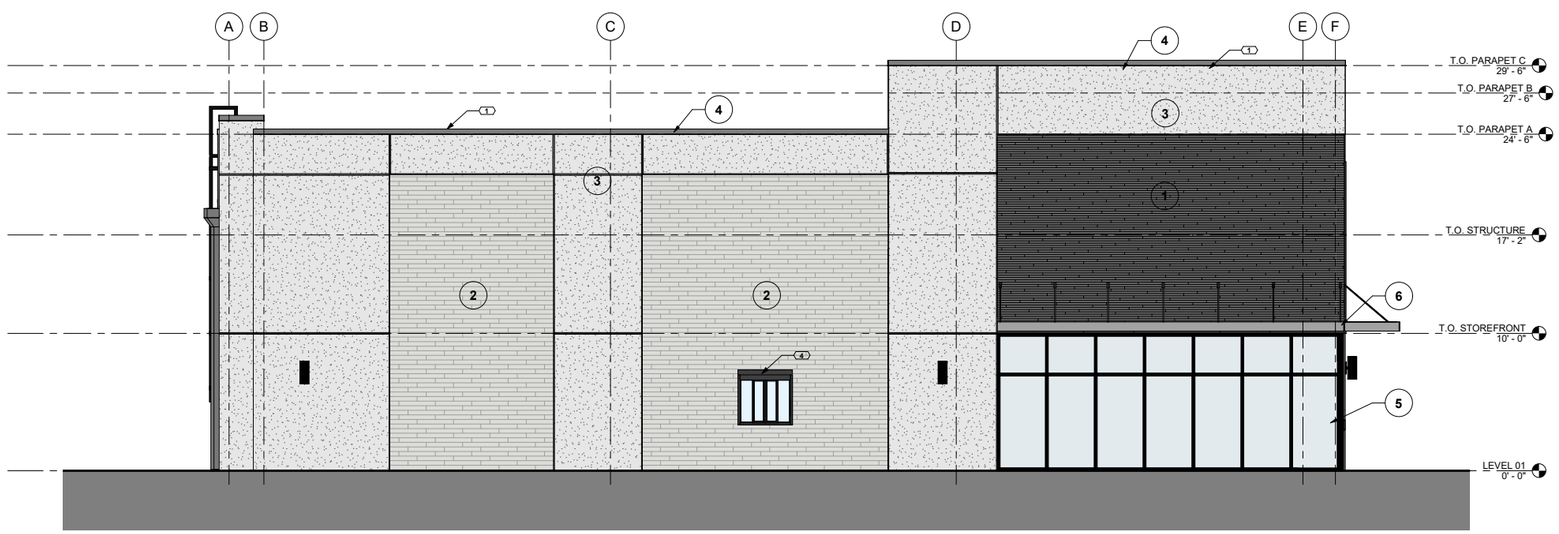
DATE:04/05/2022

ELEVATIONS



3 DESIGN SIGN OFF - SOUTH ELEVATION
1/4" = 1'-0"



4 DESIGN SIGN OFF - WEST ELEVATION
1/4" = 1'-0"

NOTES BY NUMBER - MATERIAL ELEVATIONS

1. PARAPET WILL BE FINISHED ON BOTH SIDES
2. ELECTRICAL WIREWAY, PAINT TO MATCH ADJACENT FINISH
3. GAS MANIFOLD, PAINT TO MATCH ADJACENT FINISH
4. FUTURE DRIVE-THRU WINDOW BY TENANT
5. PREFINISHED METAL DOWNSPOUT, COLOR BLACK

EXTERIOR ELEVATION MATERIAL CALCULATION

ELEVATION	STONE	BRICK	STUCCO	TOTAL
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DUWEST ROCKWALL - DESIGN SIGN-OFF | ROCKWALL, TX

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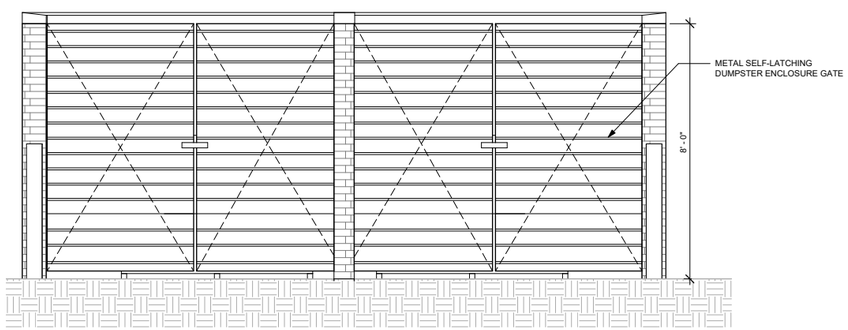
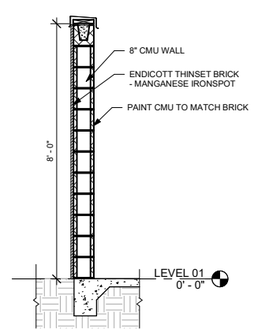
DATE:04/05/2022

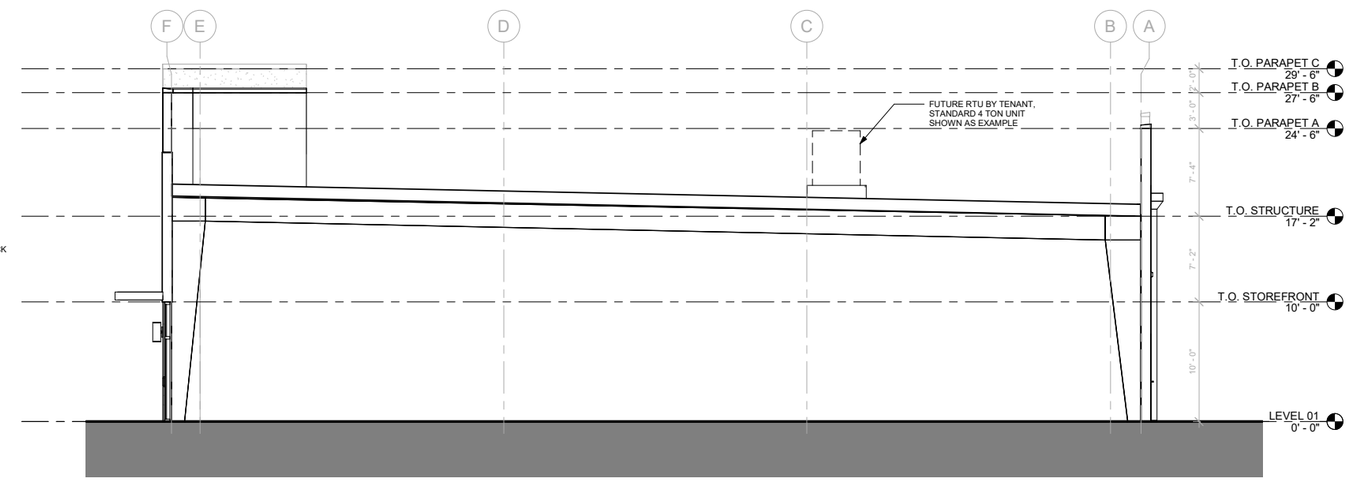
BUILDING SECTION AND DUMPSTER ENCLOSURE DETAILS



3 ELEVATION - DUMPSTER ENCLOSURE
1/2" = 1'-0"



2 SECTION - DUMPSTER ENCLOSURE
1/2" = 1'-0"



1 BUILDING SECTION
3/16" = 1'-0"

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DATE:04/05/2022

MATERIALS

ENDICOTT THINSET BRICK - MANGANESE IRONSPOT

SMOOTH DIMENSIONALLY CUT 12", 8", 6" TALL BANDS
OF BBCO THINSET LIMETONE VENEER - NORTHWOOD LIGHT

STUCCO - SW #6063 NICE WHITE

DUWEST ROCKWALL - DESIGN SIGN-OFF | ROCKWALL, TX

modus architecture

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DUWEST ROCKWALL - DESIGN SIGN-OFF

ROCKWALL, TX

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DATE:04/05/2022

AMENITY SPACE

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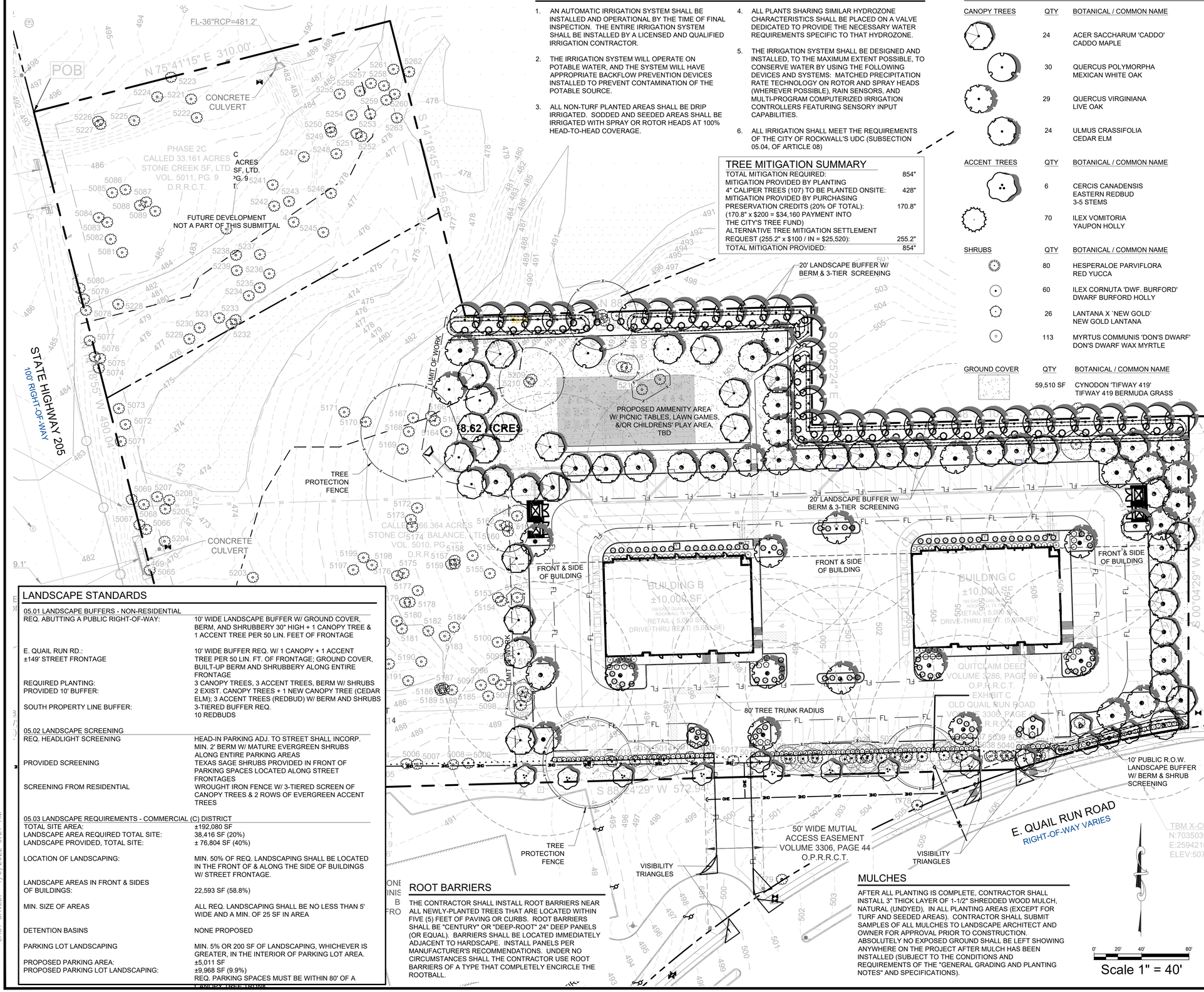


IRRIGATION CONCEPT

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:	854"
MITIGATION PROVIDED BY PLANTING	
4" CALIPER TREES (107) TO BE PLANTED ONSITE:	428"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (170.8" x $200 = $34,160 PAYMENT INTO THE CITY'S TREE FUND)	170.8"
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (255.2" x $100 / IN = $25,520):	255.2"
TOTAL MITIGATION PROVIDED:	854"

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	24	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL.	16'-18' HT
	30	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14`-16` HT
	29	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14`-16` HT
	24	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	6	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8` -10` HT
	70	ILEX VOMITORIA YAUPON HOLLY	2" CAL MIN	8` -10` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	80	HESPERALOE PARVIFLORA RED YUCCA	3 GAL
	60	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL
	26	LANTANA X `NEW GOLD` NEW GOLD LANTANA	3 GAL
	113	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	59,510 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

SITE DATA TABLE

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 10,000 SF
	BLDG. C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

PARKING DATA TABLE

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

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
E. QUAIL RUN RD.: ±149' 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: PROVIDED 10' BUFFER:	3 CANOPY TREES, 3 ACCENT TREES, BERM W/ SHRUBS 2 EXIST. CANOPY TREES + 1 NEW CANOPY TREE (CEDAR ELM); 3 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS
SOUTH PROPERTY LINE BUFFER:	3-TIERED BUFFER REQ. 10 REDBUDS

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	TEXAS SAGE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
SCREENING FROM RESIDENTIAL	WROUGHT IRON FENCE W/ 3-TIERED SCREEN OF CANOPY TREES & 2 ROWS OF EVERGREEN ACCENT TREES

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT

TOTAL SITE AREA:	±192,080 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	38,416 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	± 76,804 SF (40%)
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:	22,593 SF (58.8%)
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±5,011 SF
PROPOSED PARKING LOT LANDSCAPING:	±9,968 SF (9.9%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

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.

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).

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:
DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER
Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
03/17/2022

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 4/6/2022

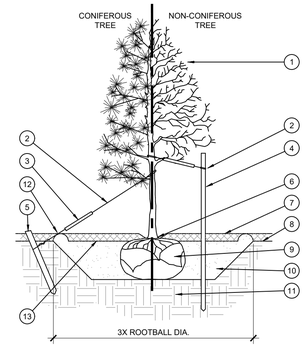
DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

LANDSCAPE PLANTING PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	04/05/2022
SHEET	LP-1
File No.	2022-002

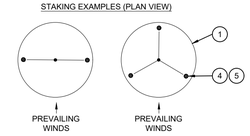
CASE # SP2022-012

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/6/2022 9:29 AM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL_LP_2022-04-05.DWG
LAST SAVED: 4/6/2022 9:27 AM



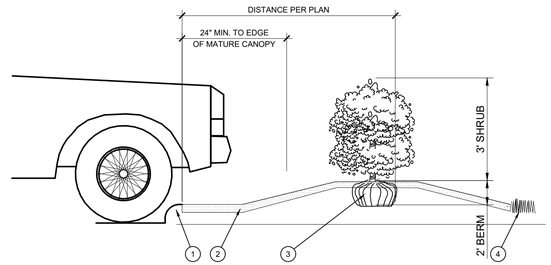
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



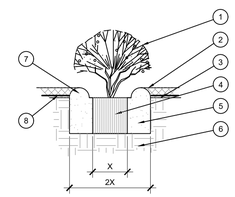
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



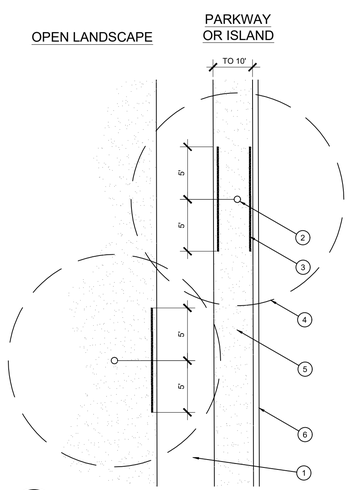
1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

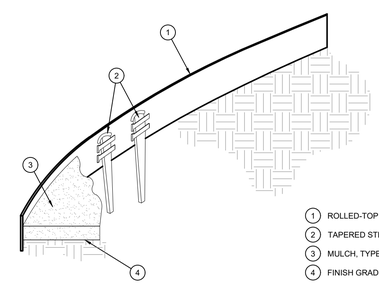
B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT, IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
   REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER
   ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR
   THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE
   MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS

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PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date 4/6/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:
DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER
Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

LANDSCAPE PLANTING DETAILS & NOTES

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	04/05/2022

SHEET
LP-2

File No. 2022-002

CASE # SP2022-012

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/6/2022 9:33 AM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL_LP_2022-04-05.DWG
LAST SAVED: 4/6/2022 9:27 AM

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1"-2" TREES — TWO STAKES PER TREE
b. 2-1/2"-4" TREES — THREE STAKES PER TREE
c. TREES OVER 4" CALIPER — GUY AS NEEDED
d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

REGISTERED LANDSCAPE ARCHITECT — DARCY R. BRANDON — 3423 — STATE OF TEXAS

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

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date 4/6/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:
DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER
Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

LANDSCAPE PLANTING SPECIFICATIONS

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	04/05/2022

SHEET
LP-3

File No. 2022-002

CASE # SP2022-012

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/6/2022 9:29 AM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL_LP_2022-04-05.DWG
LAST SAVED: 4/6/2022 9:27 AM

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
(1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
(2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
(3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

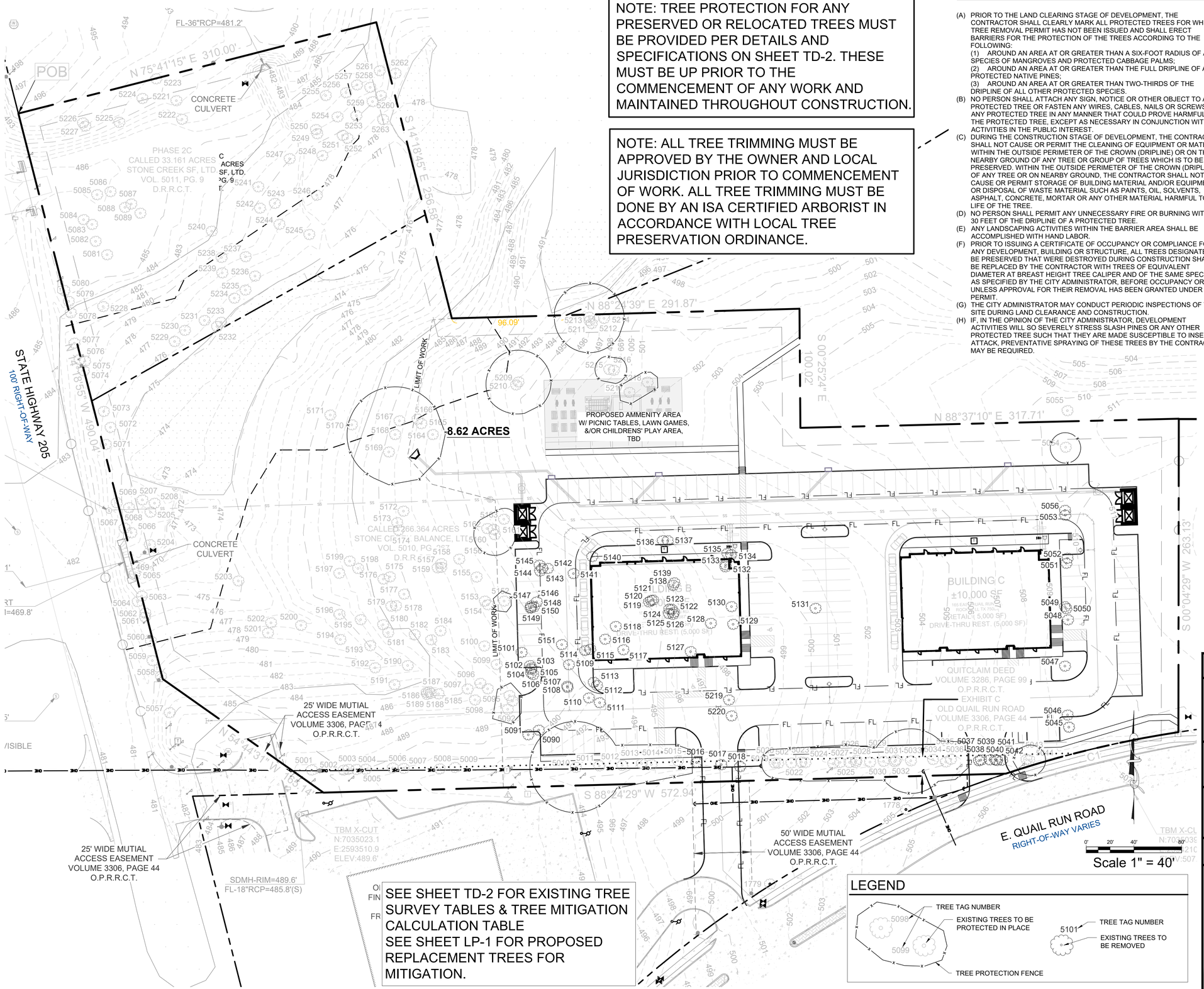
(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



SEE SHEET TD-2 FOR EXISTING TREE SURVEY TABLES & TREE MITIGATION CALCULATION TABLE
SEE SHEET LP-1 FOR PROPOSED REPLACEMENT TREES FOR MITIGATION.

LEGEND

- TREE TAG NUMBER
- EXISTING TREES TO BE PROTECTED IN PLACE
- TREE PROTECTION FENCE
- 5101 — TREE TAG NUMBER
- EXISTING TREES TO BE REMOVED

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

REGISTERED LANDSCAPE ARCHITECT — DARCY R. BRANDON — 3423 — STATE OF TEXAS
04/05/2022

SITE DATA TABLE

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 10,000 SF
	BLDG. C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

PARKING DATA TABLE

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	854"
MITIGATION PROVIDED BY PLANTING	
4" CALIPER TREES (107) TO BE PLANTED ONSITE:	428"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (170.8" x $200 = $34,160 PAYMENT INTO THE CITY'S TREE FUND)	170.8"
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (255.2" x $100 / IN = $25,520):	255.2"
TOTAL MITIGATION PROVIDED:	854"

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:
DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
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PH: 214.918.1804

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER
Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
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FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 4/6/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

TREESCAPE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	04/05/2022

SHEET
TD-1

File No. 2022-002

CASE # SP2022-012

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/6/2022 9:31 AM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL_TD-2022-04-05.DWG
LAST SAVED: 4/6/2022 9:30 AM

EXISTING TREE SURVEY

TREE TABLE

TAG	COMMON NAME	DBH (INCHES)
5001	CEDAR ELM	22
5002	CEDAR ELM	10
5003	CEDAR ELM	10
5004	CEDAR ELM	10
5005	HACKBERRY	24
5006	CEDAR ELM	14
5007	HACKBERRY	12
5008	HACKBERRY	16
5009	HACKBERRY	14
5010	CEDAR ELM	36
5011	HACKBERRY	8
5012	HACKBERRY	16
5013	CEDAR ELM	6
5014	HACKBERRY	15
5015	BOIS D'ARC**	12
5016	BOIS D'ARC**	10
5017	HACKBERRY	16
5018	HACKBERRY	34
5019	HACKBERRY	10
5020	HACKBERRY	10
5021	HACKBERRY	11
5022	HACKBERRY	8
5023	HACKBERRY	14
5024	HACKBERRY	14
5025	HACKBERRY	8
5026	HACKBERRY	14
5027	HACKBERRY	10
5028	BOIS D'ARC **	12
5029	HACKBERRY	8
5030	HACKBERRY	7
5031	HACKBERRY	10
5032	HERCULES CLUB	10
5033	HACKBERRY	26
5034	HACKBERRY	12
5035	HACKBERRY	15
5036	BOIS D'ARC**	14
5037	CEDAR ELM	8
5038	HACKBERRY	10
5039	BOIS D'ARC **	14
5040	HACKBERRY	10
5041	HACKBERRY	10
5042	HACKBERRY	10
5043	HACKBERRY	10
5044	HACKBERRY	12
5045	CEDAR ELM	36
5046	CEDAR ELM	36
5047	HACKBERRY	16
5048	HACKBERRY	26
5049	HACKBERRY	12
5050	CEDAR ELM	14
5051	CEDAR ELM	30
5052	HACKBERRY	24
5053	HACKBERRY	10
5054	HACKBERRY	12
5055	HACKBERRY	38
5056	HACKBERRY	18
5057	CEDAR	24
5058	HACKBERRY	12
5059	HACKBERRY	24
5060	ELM	30
5061	ELM	23
5062	HACKBERRY	8
5063	ELM	7
5064	ELM	25
5065	HACKBERRY	13
5066	PECAN	50
5067	PECAN	20
5068	WILLOW **	13
5069	ELM	13
5071	ELM	15
5072	PECAN	39
5073	PECAN	23
5074	ELM	14
5075	HACKBERRY	6
5076	HACKBERRY	12
5077	HACKBERRY	17
5078	HACKBERRY	12
5079	HERCULES CLUB	8
5080	HACKBERRY	13
5081	BOIS D'ARC**	22
5082	BOIS D'ARC**	23
5083	BOIS D'ARC**	19
5084	BOIS D'ARC	26
5085	BOIS D'ARC	38
5086	BOIS D'ARC**	22
5087	BOIS D'ARC**	12
5088	BOIS D'ARC**	20
TOTAL CALIPER INCHES		1,457
CALIPER INCHES NON-PROTECTED		390
TOTAL CALIPER INCHES PROTECTED		1,067
TOTAL CALIPER INCHES REMOVED*		262
TOTAL CALIPER INCHES PRESERVED		805

SHADED ROWS INDICATE TREES TO BE REMOVED

* DOES NOT INCLUDE NON-PROTECTED TREES, INCLUDES FEATURE TREES, PRIMARY & SECONDARY PROTECTED TREES
**NON-PROTECTED TREES

TREE TABLE

TAG	COMMON NAME	DBH (INCHES)
5089	BOIS D'ARC**	23
5090	BOIS D'ARC	30
5091	PECAN	12
5092	ELM	10
5093	ELM	7
5094	HACKBERRY	8
5095	HACKBERRY	9
5096	ELM	6
5097	ELM	12
5098	HACKBERRY	11
5099	BOIS D'ARC	26
5100	CEDAR	9
5101	WILLOW**	13
5102	HACKBERRY	13
5103	HACKBERRY	10
5104	HACKBERRY	6
5105	HACKBERRY	12
5106	HACKBERRY	9
5107	BOIS D'ARC	30
5108	HACKBERRY	19
5109	HACKBERRY	10
5110	ELM	8
5111	ELM	7
5112	HACKBERRY	13
5113	HACKBERRY	6
5114	HACKBERRY	9
5115	HERCULES CLUB	6
5116	HACKBERRY	8
5117	BOIS D'ARC	36
5118	LOCUST **	12
5119	HACKBERRY	12
5120	BOIS D'ARC**	18
5121	HACKBERRY	14
5122	HACKBERRY	8
5123	HACKBERRY	6
5124	BOIS D'ARC**	18
5125	HACKBERRY	10
5126	HACKBERRY	10
5127	HACKBERRY	10
5128	HACKBERRY	6
5129	HACKBERRY	12
5130	HACKBERRY	6
5131	HACKBERRY	14
5132	HACKBERRY	12
5133	HACKBERRY	8
5134	CEDAR	12
5135	CEDAR	12
5136	HACKBERRY	17
5137	BOIS D'ARC	26
5138	HACKBERRY	14
5139	BOIS D'ARC**	20
5140	CEDAR	14
5141	BOIS D'ARC	38
5142	HACKBERRY	18
5143	BOIS D'ARC**	14
5144	HACKBERRY	19
5145	BOIS D'ARC**	12
5146	CEDAR	7
5147	BOIS D'ARC**	10
5148	HACKBERRY	10
5149	BOIS D'ARC**	10
5150	HACKBERRY	7
5151	ELM	10
5152	HACKBERRY	7
5153	CEDAR	6
5154	BOIS D'ARC	34
5155	BOIS D'ARC	36
5156	CEDAR	10
5157	HACKBERRY	20
5158	BOIS D'ARC**	8
5159	HACKBERRY	13
5160	HACKBERRY	16
5161	HACKBERRY	12
5162	CEDAR	8
5163	HERCULES CLUB	8
5164	CEDAR	10
5165	CEDAR	8
5166	CEDAR	10
5167	CEDAR	12
5168	BOIS D'ARC	39
5169	CEDAR	9
5170	CEDAR	10
5171	BOIS D'ARC	40
5172	CEDAR	12
5173	CEDAR	7
5174	BOIS D'ARC	31
5175	CEDAR	8
TOTAL CALIPER INCHES		1,198
CALIPER INCHES NON-PROTECTED		509
TOTAL CALIPER INCHES PROTECTED		689
TOTAL CALIPER INCHES REMOVED*		407
TOTAL CALIPER INCHES PRESERVED		282

SHADED ROWS INDICATE TREES TO BE REMOVED

* DOES NOT INCLUDE NON-PROTECTED TREES, INCLUDES FEATURE TREES, PRIMARY & SECONDARY PROTECTED TREES
**NON-PROTECTED TREES

TREE TABLE

TAG	COMMON NAME	DBH (INCHES)
5176	HACKBERRY	8
5177	CEDAR	6
5178	BOIS D'ARC**	21
5179	HACKBERRY	8
5180	HACKBERRY	8
5181	CEDAR	10
5182	BOIS D'ARC **	14
5183	CEDAR	6
5184	BOIS D'ARC	26
5185	HACKBERRY	10
5186	BOIS D'ARC **	10
5187	HACKBERRY	9
5188	BOIS D'ARC**	10
5189	BOIS D'ARC **	14
5190	HACKBERRY	16
5191	ELM	10
5192	ELM	8
5193	ELM	6
5194	BOIS D'ARC **	20
5195	BOIS D'ARC**	11
5196	HERCULES CLUB	13
5197	BOIS D'ARC	33
5198	HACKBERRY	8
5199	HACKBERRY	6
5200	ELM	28
5201	CEDAR	12
5202	CEDAR	10
5203	ELM	25
5204	WILLOW	30
5205	WILLOW **	13
5207	WILLOW **	12
5208	WILLOW **	16
5209	BOIS D'ARC	25
5210	HACKBERRY	20
5211	HERCULES CLUB	10
5212	HACKBERRY	10
5213	BOIS D'ARC	28
5214	HACKBERRY	10
5215	HACKBERRY	10
5216	HACKBERRY	10
5217	HERCULES CLUB	8
5218	HERCULES CLUB	8
5219	HACKBERRY	12
5220	HACKBERRY	14
5221	BOIS D'ARC**	24
5222	BOIS D'ARC	30
5223	BOIS D'ARC	38
5224	BOIS D'ARC	39
5225	BOIS D'ARC	26
5226	HACKBERRY	6
5227	BOIS D'ARC**	6
5228	BOIS D'ARC	36
5229	PECAN	35
5230	PECAN	30
5231	PECAN	18
5232	PECAN	21
5233	PECAN	22
5234	PECAN	25
5235	PECAN	20
5236	PECAN	25
5237	PECAN	19
5238	PECAN	31
5239	PECAN	29
5240	PECAN	33
5241	PECAN	34
5242	CEDAR	12
5243	PECAN	21
5244	PECAN	23
5245	ELM	9
5246	PECAN	55
5247	PECAN	21
5248	PECAN	18
5249	PECAN	18
5250	PECAN	33
5251	PECAN	22
5252	PECAN	19
5253	PECAN	34
5254	PECAN	28
5255	CEDAR	10
5256	PECAN	11
5257	PECAN	20
5258	PECAN	30
5259	PECAN	25
5260	PECAN	15
5261	PECAN	22
5262	PECAN	30
5263	PECAN	20
TOTAL CALIPER INCHES		1,645
CALIPER INCHES NON-PROTECTED		316
TOTAL CALIPER INCHES PROTECTED		1,329
TOTAL CALIPER INCHES REMOVED*		0
TOTAL CALIPER INCHES PRESERVED		1,329

SHADED ROWS INDICATE TREES TO BE REMOVED

* DOES NOT INCLUDE NON-PROTECTED TREES, INCLUDES FEATURE TREES, PRIMARY & SECONDARY PROTECTED TREES
**NON-PROTECTED TREES

TREE MITIGATION CALCULATION TABLE

DESCRIPTION	CALIPER INCHES	FEATURE TREES	FEATURE TREES REMOVED (2:1)	PRIMARY PROTECTED TREES	PRIMARY PROTECTED REMOVED (1:1)	SECONDARY PROTECTED TREES	SECONDARY PROTECTED REMOVED (0.5:1)	NON-PROTECTED TREES
TOTAL TREES ON SITE	4,300	1355		578		570		1,114
TOTAL PROTECTED TREES	3,186							
TREES REMOVED	699		322		43		334	
MITIGATION REQUIRED	854		644		43		167	
20% INTO TREE FUND ($200 / INCH)	170.8							
BALANCE MITIGATION	683.2							
4" TREES REQ. TO MEET MITIGATION	170.8 (171)							

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

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

REGISTERED LANDSCAPE ARCHITECT
DARCY B. BRANDON
3423
STATE OF TEXAS
03/17/2022

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 4/6/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

TREESCAPE PLAN
EXISTING TREE INVENTORY

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	04/05/2022

SHEET
TD-2

File No. 2022-002

CASE # SP2022-012

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/6/2022 9:31 AM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL_TD-2022-04-05.DWG
LAST SAVED: 4/6/2022 9:30 AM

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE,
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.

3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.

4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.

10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES

11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.

13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.

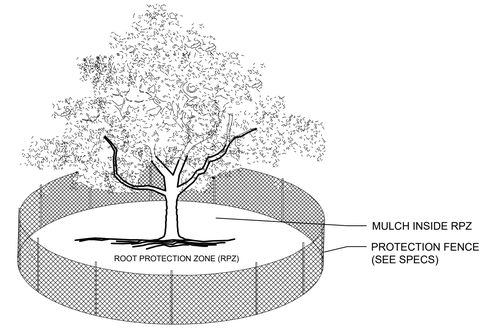
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

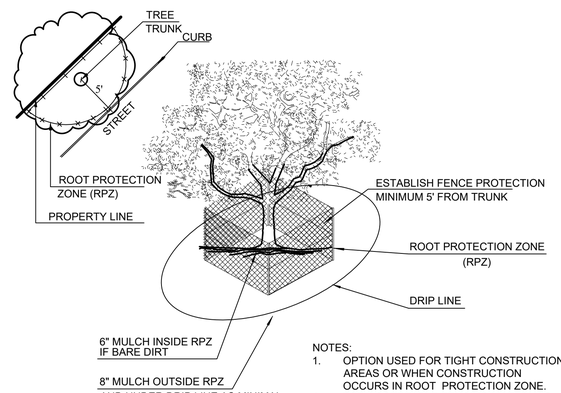
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

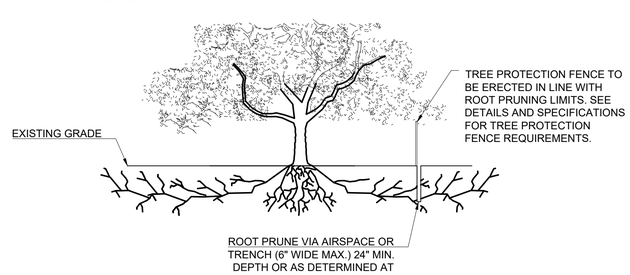
A — TREE PROTECTION FENCE
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B — TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

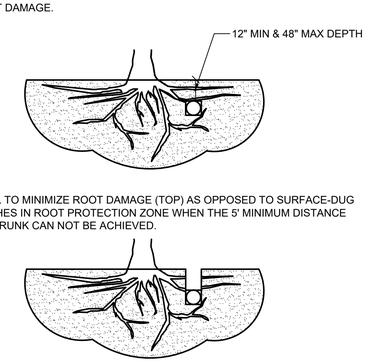
NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR .
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D — ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C — BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
(1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
(2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
(3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:
DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER
Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

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

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 4/6/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

TREESCAPE PLAN
DETAILS & SPECIFICATIONS

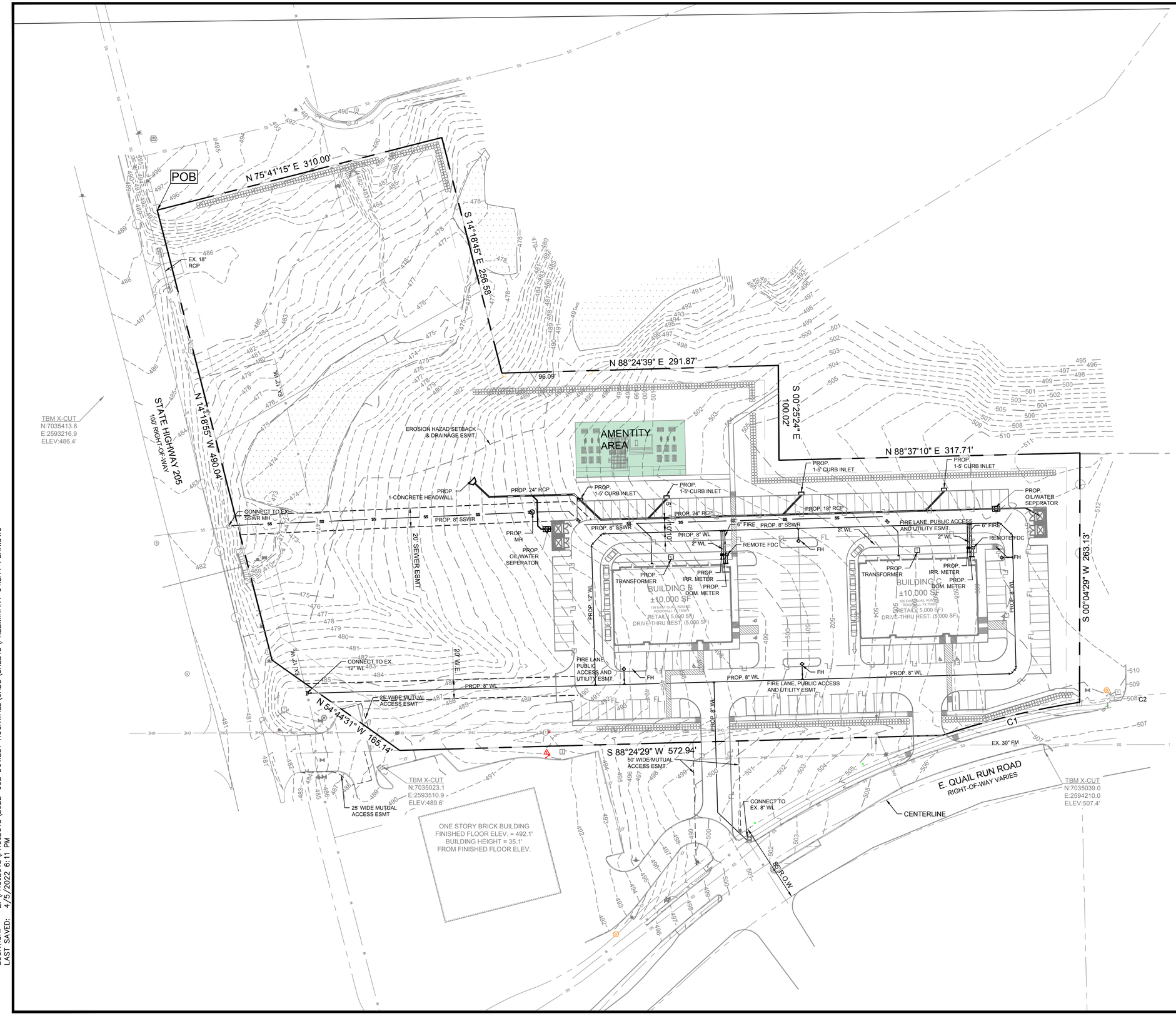
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	04/05/2022

SHEET
TD-3

File No. 2022-002

CASE # SP2022-012

PLOTTED BY: DARCY BRANDON
PLOT DATE: 4/6/2022 9:32 AM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\EDG\DUWEST – ROCKWALL, TX\DUWEST-ROCKWALL_TD-2022-04-05.DWG
LAST SAVED: 4/6/2022 9:30 AM



GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

LEGEND	
W	EXISTING WATER MAIN
SS S	EXISTING SANITARY SEWER AND MANHOLE
W	PROPOSED WATER LINE
SS S	PROPOSED SANITARY SEWER LINE AND MANHOLE
SS	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
COMM	PROPOSED COMMUNICATION LINE
UGE	PROPOSED UNDERGROUND ELECTRICAL LINE
OHC	EXISTING OVERHEAD POWER LINE

LEGEND	
695	EX. CONTOURS
	STORM DRAIN
	CURB INLET

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer DREW DONOSKY
P.E. No. 125651 Date 4/5/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

PRELIMINARY UTILITY PLAN

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

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ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
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WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	4/5/2022

SHEET

C-1

File No. 2022-002

CASE # SP2022-012

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 4/5/2022 6:14 PM
LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\PRELIMINARY UTILITY PLAN.DWG
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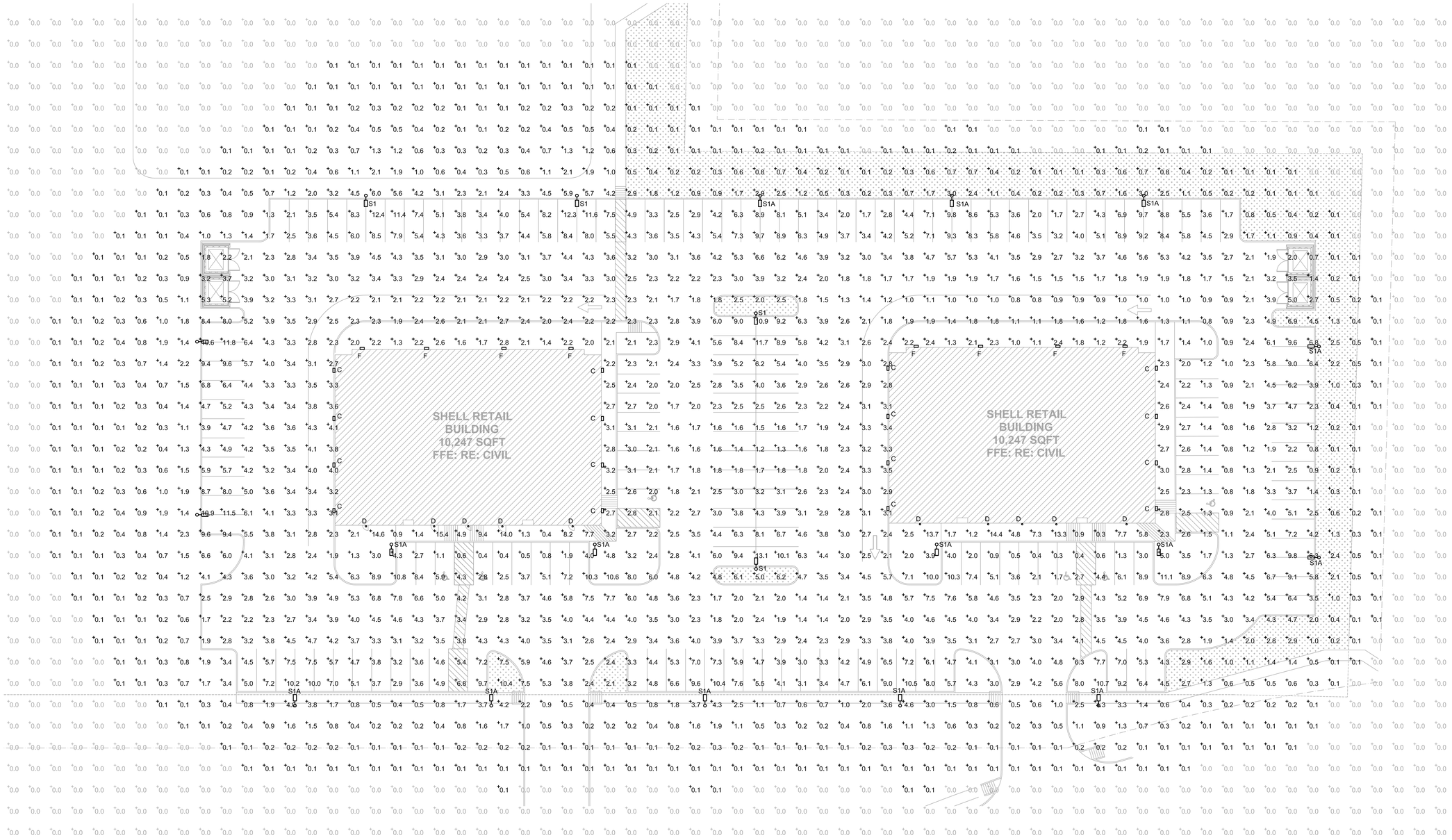


1 SITE PLAN - PHOTOMETRICS
SCALE: 1"=20'-0"

LIGHTING SCHEDULE						
TYPE	DESCRIPTION	VOLTAGE	LAMP		FIXTURE	
			NO.	TYPE	MOUNTING	MANUFACTURER/ CAT. #
A	LED STRIP LIGHT	120V	1	35W	SURFACE/	MAXLITE
	WITH EMERGENCY PER PLAN			LED	CHAIN	LS-4835U-40
B	WALL MOUNTED LED SCONCE	120V	1	10.9W	SURFACE	Y LIGHTING
	WITH EMERGENCY PER PLAN			LED		DWEP154761
C	LED WALL PACK	120V	1	20W	SURFACE	LITHONIA
	WITH EMERGENCY PER PLAN			LED	15' AFG	WSRLED-P1-40K-SR3-MVOLT-E10WH
D	LED CANOPY LIGHT	120V	1	17.5W	RECESSED	LITHONIA
	WITH EMERGENCY PER PLAN			LED		LDN4-40/15-L04-AR-LSS-MVOLT-GZ10
F	LED WALL PACK	120V	1	20W	SURFACE	LITHONIA
	WITH EMERGENCY PER PLAN			LED	15' AFG	WSRLED-P1-40K-SR3-MVOLT-E10WH
SITE LIGHTING						
S1	LED SITE POLE LIGHT	120V	1	187W	POLE	LITHONIA
				LED	20'AFG	RSX2LED-P4-40K-R4-MVOLT
S1A	LED SITE POLE LIGHT	120V	1	187W	SURFACE	LITHONIA
				LED	20'AFG	RSX2LED-P4-40K-R4-MVOLT

GENERAL NOTES
1.) ALL REQUESTS FOR SUBSITUTIONS/ALTERNATES MUST BE SUBMITTED TO ENGINEER 7 DAYS PRIOR TO BID FOR APPROVAL. ALL SUBMISSION SHALL INCLUDE DETAILED CUT SHEETS AND PERFORMANCE DATA FOR CONSIDERATION.
2.) CONTRACTOR MUST SUBMIT LAMPS AND BALLAST WITH FIXTURE SUBMITTALS.
3.) COORDINATE ALL FINISH SELECTIONS WITH ARCHITECT.
4.) CONTRACTOR TO PROVIDE BATTERY PACKS OR CENTRAL INVERTERS FOR ALL EMERGENCY FIXTURES.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,000 SF
	BUILDING C- 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

V3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION # F-20374
V3 PROJECT #: 22020

modus
211 N. ERVAY ST.
SUITE 610
DALLAS, TX 75201
t 314.302.6864
www.modusarchitect.com

SITE PLAN SUBMISSION

DUWEST ROCKWALL - RETAIL SHELL
N.E. CORNER OF STATE HWY 205 AND
E. QUAIL RUN RD. ROCKWALL, TX 75087

ISSUE DATE:	04/04/2022
MODUS JOB #:	210409

REVISION DATES:

STATE OF TEXAS
STRIDER E. STEELE
108903
LICENSED
PROFESSIONAL ENGINEER
04/04/2022

SHEET NUMBER
PH1.01

SHEET NAME
SITE PLAN
PHOTOMETRICS

RSX2 LED
Area Luminaire

Catalog Number

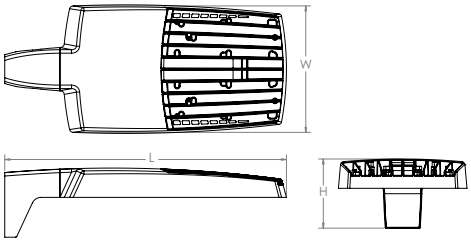
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [4] **(use specific voltage for options as noted)** 120 [3] 277 [5] 208 [3] 347 [5] 240 [3] 480 [5]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [6] AARP Adjustable tilt arm round pole mounting [6] AAWB Adjustable tilt arm with wall bracket [6] AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PEX	Photocontrol external threaded, adjustable [9,10]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,11,12,13]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9,13]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9,13]
DS	Dual switching [9,14]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2	nLight AIR generation 2 [13,15,16]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [13,16,17]
BAA	Buy America(n) Act Compliant

***Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)

EGS	External glare shield [6]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [18]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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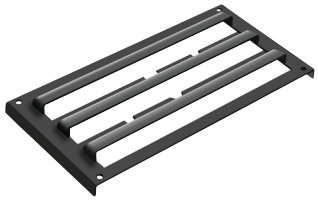
Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]

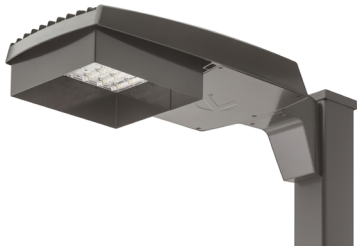
NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, DS, PIRHN).
10 Requires 120V, 208V, 240V, or 277V.
11 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
12 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
13 Two or more of the following options cannot be combined including DMG, DS, PER7, FAO and PIRHN.
14 DS only available on performance package P5 and P6.
15 Must be ordered with PIRHN.
16 Requires MVOLT or HVOLT.
17 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
18 Must be ordered with fixture for factory pre-drilling.
19 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

External Glare Shield

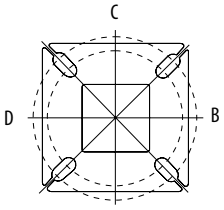


External 360 Full Visor

Pole/Mounting Informatiion

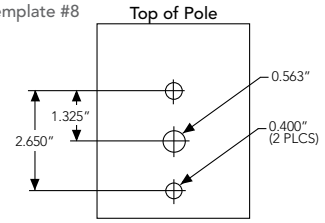
Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION

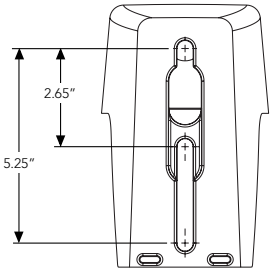


RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

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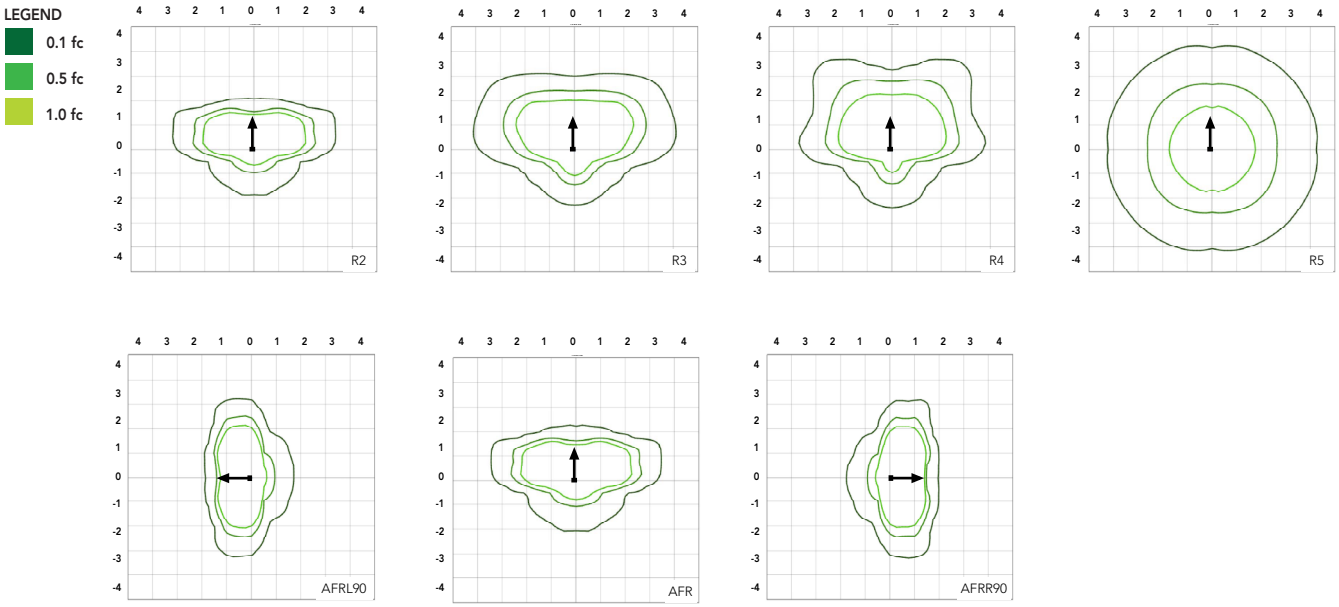
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

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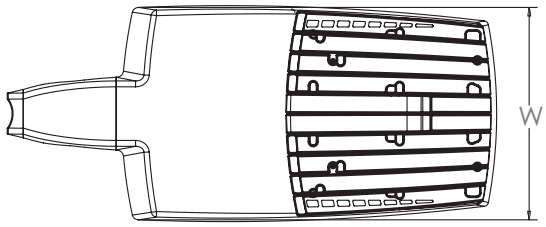
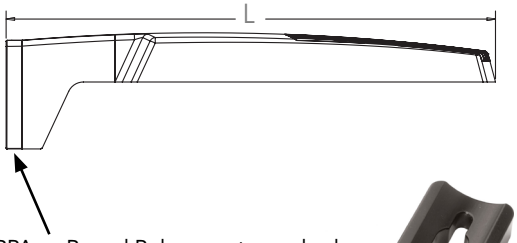
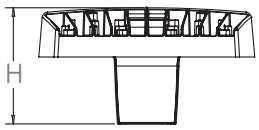
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)



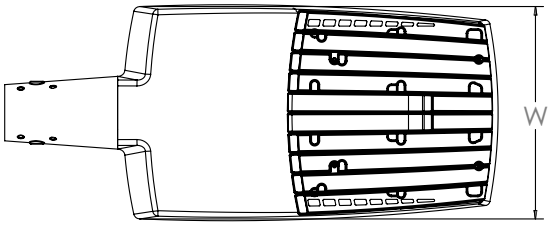


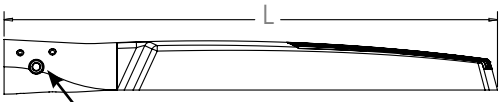


Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

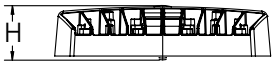
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX2 with Mast Arm Adapter (MA)



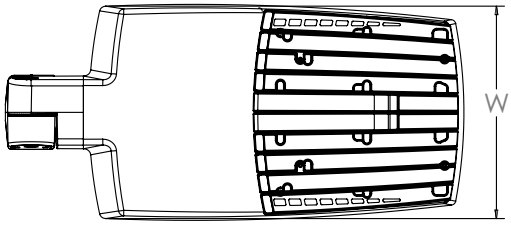


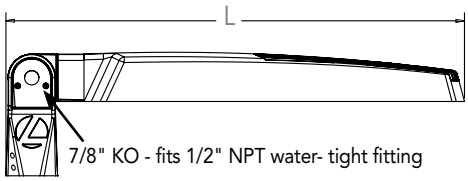
7/16" locking thru bolt/nut provided



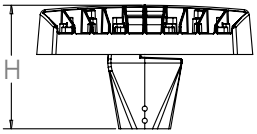
Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)





7/8" KO - fits 1/2" NPT water- tight fitting



Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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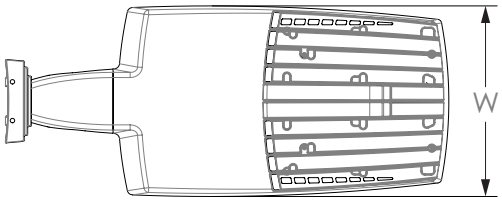
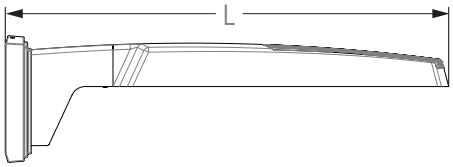
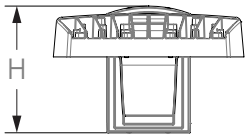
Dimensions

RSX2 with Wall Bracket (WBA)

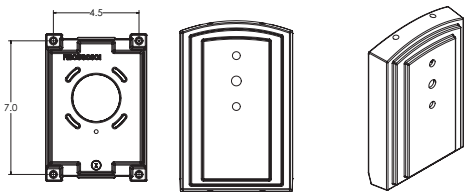




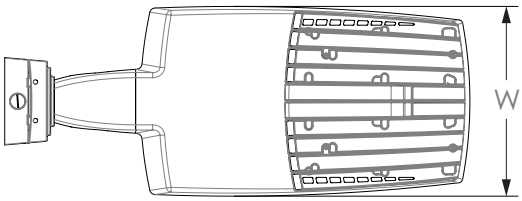


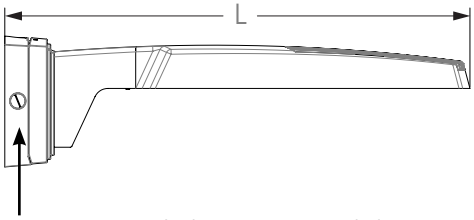
Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

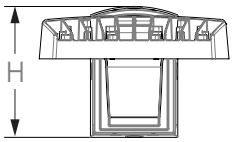


RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



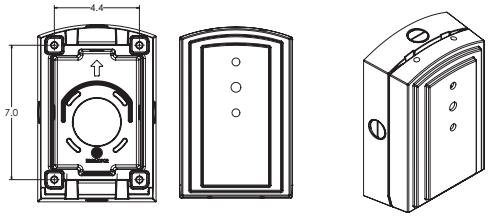


3/4" NPT taps with plugs - Qty (4) provided



Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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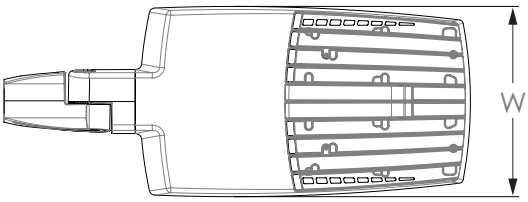
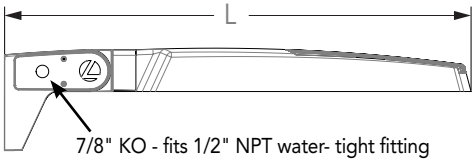
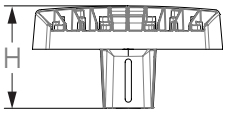
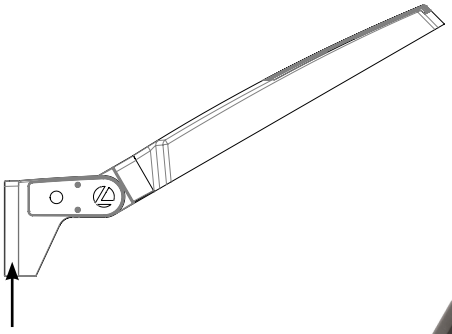
Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 32.8" (83.3 cm) **AASP**
33.8" (85.9 cm) **AARP**
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

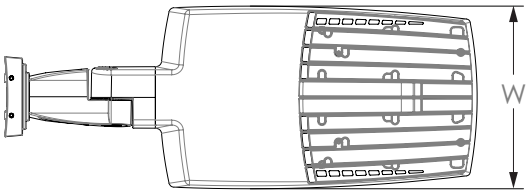
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

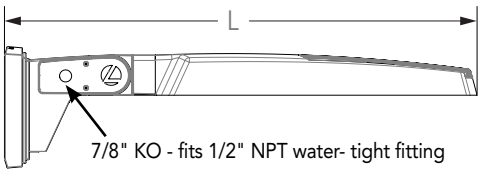
Notes

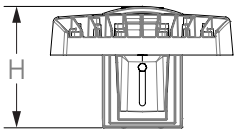
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

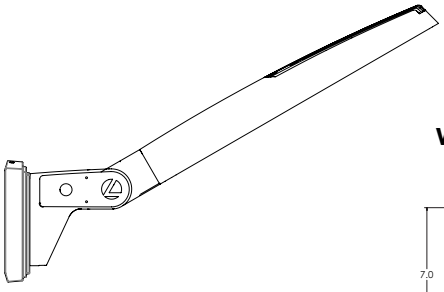
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



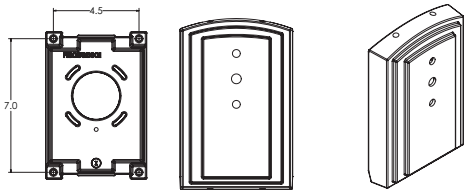






Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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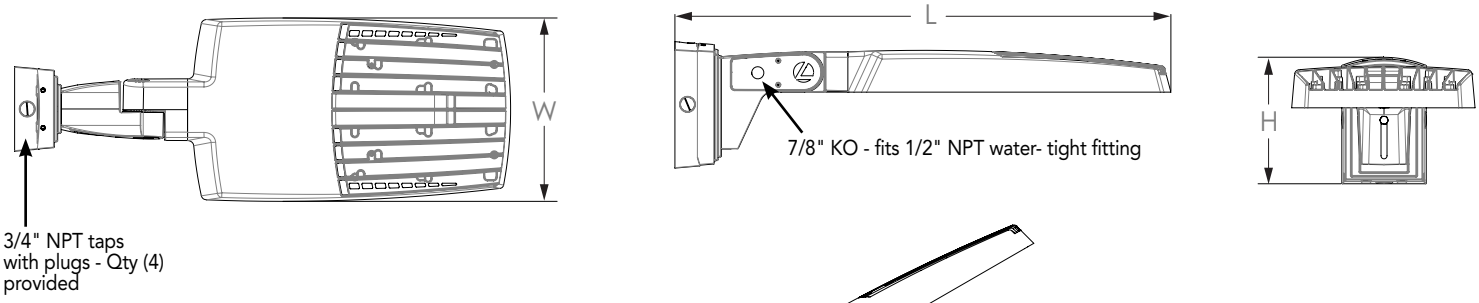
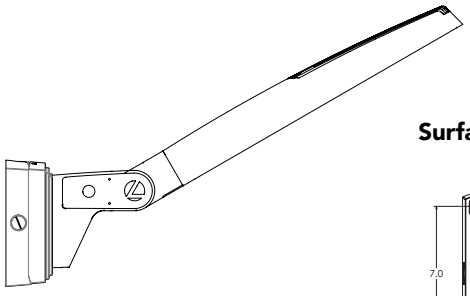
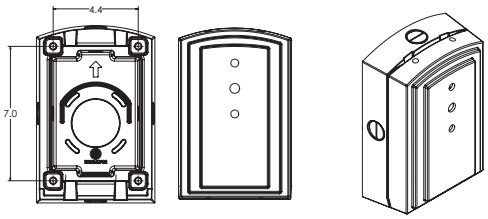
Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



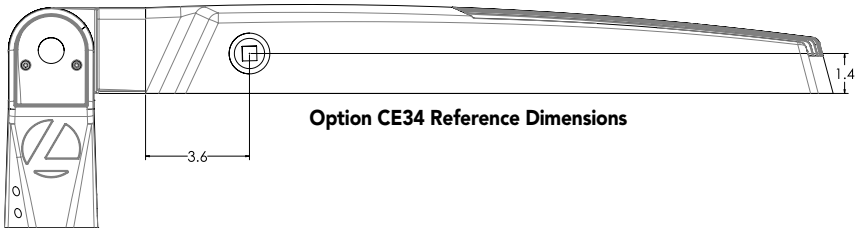


Surface Conduit Box (SCB) Mounting Detail



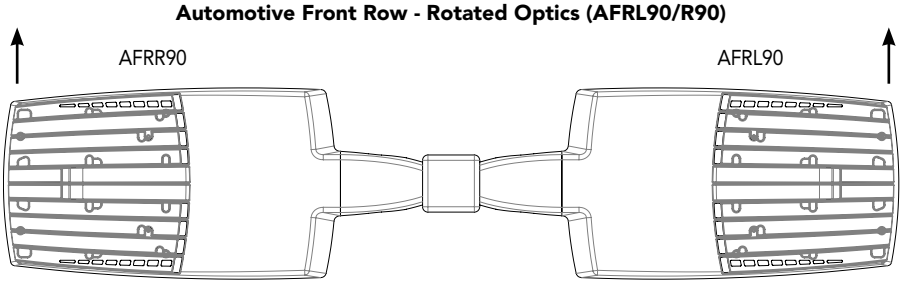
Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Additional Reference Drawings



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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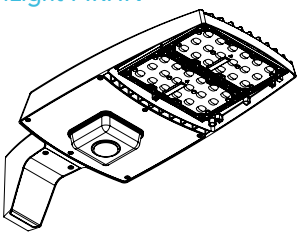
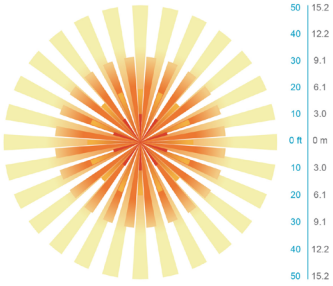
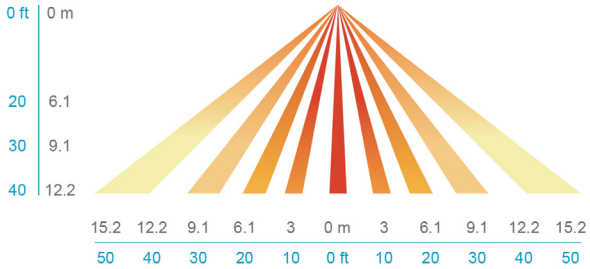
NLTAIR2 PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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WSR LED

Architectural Wall Sconce

NIGHTTIME FRIENDLY

DLC PREMIUM

CERTIFIED IN TITLE 20

Buy American

Inverted available with WLU option only.

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

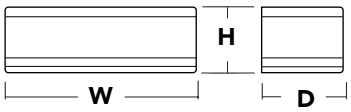
Luminaire

Height: 7-1/4″ (18.4 cm)

Width: 18″ (45.7 cm)

Depth: 9″ (22.8 cm)

Weight: 17 lbs (7.7 kg)

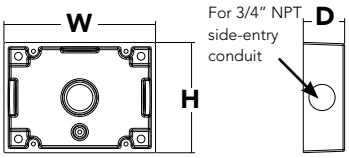


Optional Back Box (BBW)

Height: 4″ (10.2 cm)

Width: 5-1/2″ (14.0 cm)

Depth: 1-1/2″ (3.8 cm)



Ordering Information

EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTXD

WSR LED							
Series	**Performance Package**	**Color Temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish *(required)***
WSR LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 120 208 240 277 347 480	**Shipped included** (blank) Surface mount **Shipped separately** [2] BBW Surface-mounted back box	**Shipped installed** PE Photoelectric cell, button type [2,3] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) E20WC Emergency battery backup, (18W, -20°C), Certified in CA Title 20 MAEDBS [5] E10WH Emergency battery backup, (10W, 5°C), Certified in CA Title 20 MAEDBS [5] WLU Wet location door for up orientation [6] PIR Motion/ambient light sensor [7] DS Dual switching [8] SPD Separate Surge Protection [9] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

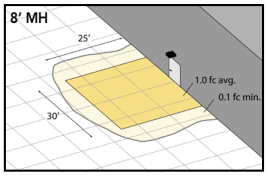
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

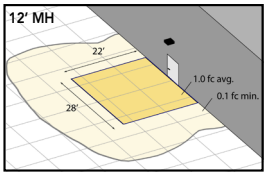
All E20WC and E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E20WC
10′ x 10′ Gridlines
8′ and 12′ Mounting Height





NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available with 480V option.
3. PE requires specified voltage.
4. Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options,
5. Not available with 347V or 480V. Not available with WLU.
6. WLU not available with PIR, E20WC or E10WH.
7. When ordering PIR, "PE" will be automatically added to the order line for "dim to off" capability. See PIR Table for default settings.
8. Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
9. See electrical section on page 2 for more details.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT[1])	Dist. Type	30K (3000K, 70CRI)		40K (4000K, 70CRI)		50K (5000K, 70CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings						
	Dimmed State	High Level (when triggered)	Phototcell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
*PIR USES SFOD 7						

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Normalized Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

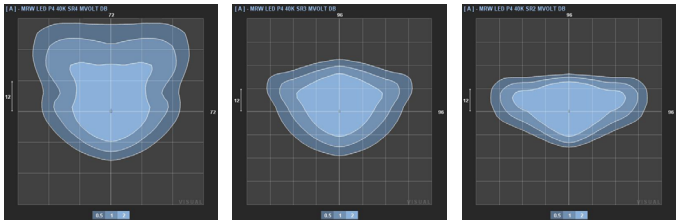
Electrical Load

Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.18	0.25	0.19	0.14

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WSR LED homepage.

Isofootcandle plots for the WSR LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSR LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 8 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up"orientation. Rated for -30°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WDGE1 LED
Architectural Wall Sconce

Buy American

Catalog Number

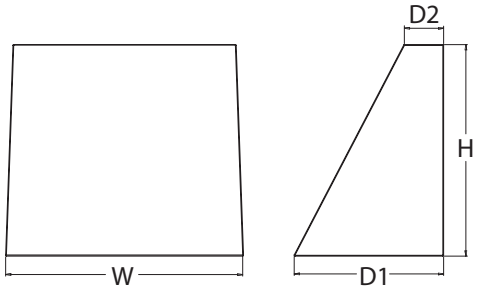
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 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 true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options

E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
PE[4]	Photocell, Button Type
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant

Finish

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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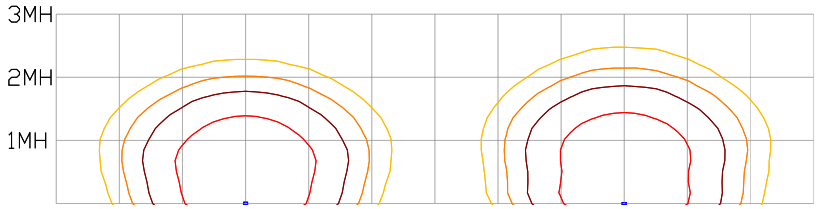
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

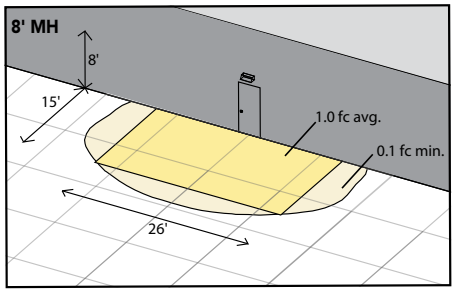
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

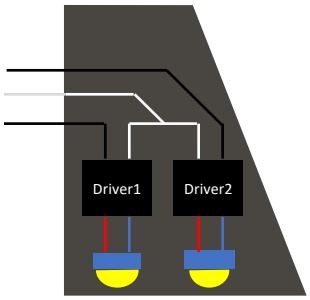


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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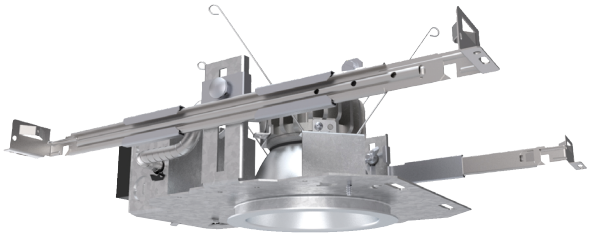
LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN4 SWITCHABLE

4" OPEN
New Construction Downlight



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard. Light engine and drivers are accessible from above or below ceiling.

Ceiling thickness range 1/2" to 1-1/2".

OPTICS — 55° cutoff

1.0 S/MH standard (wallwash reflector available)

80CRI standard (90CRI optional)

ELECTRICAL — Adjustable lumen output with three module options.

MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% min dimming level). DALI driver dimming to 1% also available

100LPW typical

FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

L80 @ 60,000 hours

3 SDCM

LISTINGS — Certified to US and Canadian safety standards. Wet location, covered ceiling. Title 24 compliant (90CRI, up to 1000lm). Wallwash suitable for damp locations only. Some configurations are Energy Star certified, please visit www.energystar.gov for specific products.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 AL02 SWW1 L04AR LSS MVOLT UGZ

LDN4							
Series	**Lumens ‡**	**Color temperature ‡**	**Aperture/Trim Color**	**Reflector Flange**	**Finish**	**Distribution**	**Voltage**
LDN4 4" Round	AL01 500/750/1000lm AL02 1000/1500/2000lm AL03 2000/2500/3000lm AL04 4000/4500/5000lm Fixed Lumen Output 05LM 500lm 07LM 750lm 10LM 1000lm 15LM 1500lm 20LM 2000lm 25LM 2500lm 30LM 3000lm 40LM 4000lm 45LM 4500lm 50LM 5000lm	SWW1 3000K-3500K-4000K-5000K Fixed CCT 30K 3000K 35K 3500K 40K 4000K 50K 5000K	L04 Downlight LW4 Wallwash AR Clear WR ‡ White painted BR ‡ Black painted	(blank) Self-flange TRW ‡ White TRBL ‡ Black	LSS Semi-specular LD Matte diffused LS Specular	(blank) Medium Wide (1.0s/mh) WD Wide (1.2s/mh)	MVOLT 120V - 277V 347 347V step-down transformer supplied

Driver		Options		nLight Options	
UGZ	Universal dimming to 10% 0-10V; line voltage dimming (120V)	90CRI	High CRI (90+)	NPS80EZ ‡	nLight® network power/relay pack with 0-10V dimming
UGZ1	Universal dimming to 1% 0-10V; line voltage dimming (120V)	AT ‡	Airtight (IP55)	NPS80EZER ‡	nLight® network power/relay pack with 0-10V dimming; ER controls fixtures on emergency circuit.
DALI ‡	DALI dimming to 1%	CP ‡	Chicago Plenum	NLTAIR2 ‡	nLight® Air enabled
D10	Minimum dimming 10% driver for use with JOT D1 Minimum dimming 1% driver for use with JOT	EL ‡	Batterypack (10W constant power) Non-T20 Compliant, integral test switch	NLTAIRER2 ‡	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
D1	Minimum dimming 1% driver for use with JOT	ELR ‡	Batterypack (10W constant power) Non-T20 Compliant remote test switch	NLTAIREM2 ‡	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection.
		E10WCP ‡	Batterypack (10W constant power) T20 Compliant, integral test switch	ETS ‡	Iota Emergency Transfer System
		E10WCPR ‡	Batterypack (10W constant power) T20 Compliant, remote test switch		
		JOT ‡	Wireless room control with "Just One Touch" pairing		

‡ Option Restrictions	
Options	**Restriction** ***Lumens and Color Temp restriction note:*** *Fixed Lumens and CCT must be specified together (for example: 10LM 30K).*
LW	Not available with WL, EL, AND E10WCP
EL	Suitable for damp location only and not available with wallwash trims, 347V, NPP16DER, or NLTAIRER2/NLTAIREM2.
WR, BR	Not available with reflector finish.
TRW, TRBL	For use with Clear (AR) trim finish only.
AT	Standard for CP and IP55, not availabe with WW
E10WCPR	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI OR JOT.
ELR	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI OR JOT.
JOT	Not availabe with CP, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, UGZ, or DALI drivers. Fixed lumens and CCT only.
NLTAIR2	Not available with CP, QDS, DALI, D1, OR D10 drivers.
NLTAIRER2	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers. Not available with 347V.
NLTAIREM2	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers.
CP	Not available with, QDS, EC1, EC6, ELR, E10WCPR, 347V, JOT, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, D1, OR D10 drivers. Not availabe with square trim.
ETS	Not available with, QDS, ELR, E10WCPR, 347V, JOT, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, DALI, D1, OR D10 driver
DALI	Not available with fixed lumens or CCT. Max 4500 lumens.
E10WCP	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI, JOT, or WL.
NPS80EZ	Not available with CP, QDS, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NPS80EZER	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.

EMERGENCY BATTERY PACK OPTIONS - FIELD INSTALLABLE

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

* Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

+ The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at productsupportemergency@acuitybrands.com for any Emergency Battery related questions.

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LDN4 SWW

PHOTOMETRY

LDN4	80CRI								
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	570	99	584	101	597	102	616	105
AL01 (750LM)	9	903	102	924	103	946	105	975	108
AL01 (1000LM)	13	1268	98	1297	100	1328	102	1369	104
AL02 (1000LM)	13	1344	108	1375	110	1408	112	1451	115
AL02 (1500LM)	19	1961	105	2007	106	2055	108	2118	111
AL02 (2000LM)	25	2471	99	2528	101	2588	103	2668	105
AL03 (2000LM)	25	2542	103	2601	104	2663	106	2745	109
AL03 (2500LM)	32	3069	98	3140	99	3214	101	3314	103
AL03 (3000LM)	38	3485	93	3566	94	3651	96	3764	98
AL04 (4000LM)	39	4094	106	4178	108	4262	110	4303	111
AL04 (4500LM)	44	4519	103	4611	105	4703	107	4750	108
AL04 (5000LM)	49	4914	100	5015	102	5115	104	5165	105

LDN4	90CRI								
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	498	87	512	88	526	90	539	92
AL01 (750LM)	9	789	89	810	91	832	92	853	94
AL01 (1000LM)	13	1108	86	1138	88	1168	89	1198	91
AL02 (1000LM)	13	1174	95	1206	97	1238	99	1270	100
AL02 (1500LM)	19	1714	91	1761	93	1807	95	1854	97
AL02 (2000LM)	25	2159	87	2218	89	2276	91	2335	92
AL03 (2000LM)	25	2222	90	2282	92	2342	94	2402	95
AL03 (2500LM)	32	2682	85	2755	87	2827	89	2900	91
AL03 (3000LM)	38	3046	81	3129	83	3211	85	3294	86
AL04 (4000LM)	39	3398	88	3468	90	3537	91	3572	92
AL04 (4500LM)	44	3751	85	3827	87	3904	89	3942	90
AL04 (5000LM)	49	4079	83	4162	84	4245	86	4287	87

LDN4WW	80CRI								
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	561	97	574	99	587	101	606	103
AL01 (750LM)	9	888	100	908	101	930	103	959	106
AL01 (1000LM)	13	1246	97	1275	98	1305	100	1346	102
AL02 (1000LM)	13	1321	106	1352	108	1384	110	1427	113
AL02 (1500LM)	19	1928	103	1973	105	2020	106	2083	109
AL02 (2000LM)	25	2429	98	2485	99	2544	101	2623	104
AL03 (2000LM)	25	2499	101	2557	103	2618	105	2699	107
AL03 (2500LM)	32	3017	96	3087	98	3160	99	3258	102
AL03 (3000LM)	38	3426	91	3506	93	3589	95	3700	97
AL04 (4000LM)	39	4031	104	4113	106	4195	108	4236	109
AL04 (4500LM)	44	4449	101	4539	103	4630	105	4676	107
AL04 (5000LM)	49	4838	98	4937	100	5035	102	5085	103

LDN4WW	90CRI								
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	490	85	503	87	517	89	530	90
AL01 (750LM)	9	776	87	797	89	818	91	839	93
AL01 (1000LM)	13	1089	84	1119	86	1148	88	1178	90
AL02 (1000LM)	13	1155	93	1186	95	1217	97	1248	99
AL02 (1500LM)	19	1685	90	1731	92	1777	94	1822	95
AL02 (2000LM)	25	2123	85	2180	87	2238	89	2295	91
AL03 (2000LM)	25	2184	88	2243	90	2302	92	2362	94
AL03 (2500LM)	32	2637	84	2708	86	2780	87	2851	89
AL03 (3000LM)	38	2994	80	3076	81	3157	83	3238	85
AL04 (4000LM)	39	3346	86	3414	88	3482	90	3516	91
AL04 (4500LM)	44	3692	84	3768	86	3843	88	3881	88
AL04 (5000LM)	49	4015	81	4097	83	4179	85	4220	86

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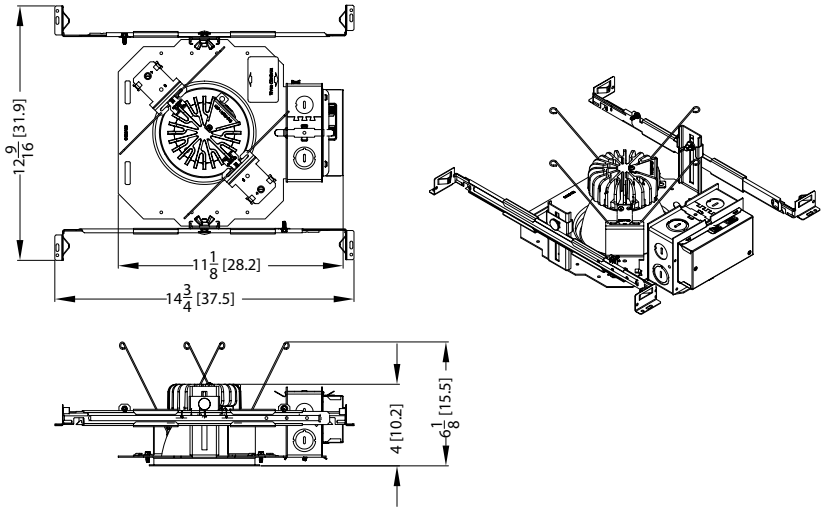
LDN4 SWW

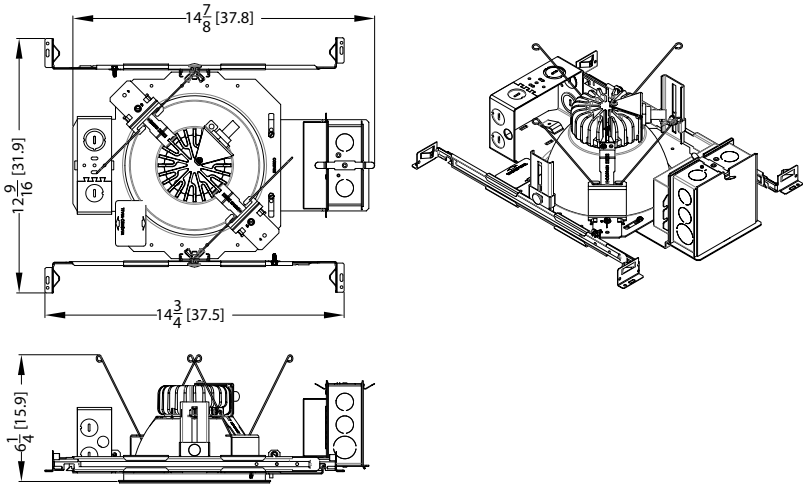
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 SWW1 500-3000LM



LDN4 SWW1 IC RATING	
AL01	IC
AL02	NON-IC
AL03	NON-IC

LDN4 SWW1 CP 500-3000LM



LUMEN OUTPUT MULTIPLIERS - FINISH	
Specular (LS)	1.05
Semi-specular (LSS)	1.00
Matte diffuse (LD)	0.85

LUMEN OUTPUT MULTIPLIERS - CCT			
3000K	3500K	4000K	5000K
0.98	1.0	1.01	1.03

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.
The LPW rating is also available at Designlight Consortium.

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

COMPATIBLE LINE VOLTAGE DIMMERS:					
TYPE	FORWARD PHASE	S (500-1000LM)	M (1000-2000LM)	L (2000-3000LM)	COMMENT
MLV	Lutron Glyder GLV-600	YES	YES	YES	
INC	Leviton SureSlide 6633	YES	YES	YES	
MLV	Lutron Diva DVLV-600P	YES	YES	YES	
MLV	Lutron Skylark SLV-600P	YES	YES	YES	
INC	Lutron RadioRA 2 10ND	YES	YES	YES	
MLV	Leviton SureSlide 6613-PLW	YES	YES	YES	
INC	Lutron Diva DVCL-153P	YES	YES	YES	
MLV	Leviton IPM06	YES, 2x *	YES	YES	* min 2 fixtures
INC	Leviton IPI06	YES, 2x *	YES	YES	* min 2 fixtures
MLV	Synergy ISD 600LV	YES, 2x *	YES	YES	* min 2 fixtures
INC	Synergy ISD 600 I	YES, 2x *	YES	YES	* min 2 fixtures
INC	CONTROL4 C4-FPD 120	YES	YES	YES	

Type	Reverse Phase Dimmer Bank	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
ELV	Lutron Nova T NTELV-600	YES	YES	YES	
ELV	Lutron Diva DVELV 600P	YES	YES	YES	
ELV	Lutron Maestro MAELV 600	YES	YES	YES	
ELV	Leviton Vizia VPE06-1LX	YES	YES	YES	
ELV	Leviton Illumatech IPE04	YES	YES	YES	
ELV	CONTROL4 C4-APD 120 REVERSE PHASE	YES	YES	YES	

Type	Miscellaneous Dimmers	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
PHA	LUTRON RADIORA2 RRD-6NA	YES	YES	YES	
PHA	Lutron Maestro PRO LED+ RRD-PRO	YES	YES	YES	

Type	Control Systems	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
MLV	Lutron LP-RPM-4U	YES	YES	YES	
PHA	Lutron LP-RPM-4A	YES	YES	YES	
MLV	Lutron GRAPHIC EYE QSGRJ-3P	YES	YES	YES	
PHA	Lutron PA Power Module PHPM-PA-120	YES	YES	YES	
ELV	Lutron nLight nSP5PCD ELV	YES	YES	YES	

COMPATIBLE 0-10V DIMMERS:						
MANUFACTURER	SYSTEM TYPE	DESCRIPTION	P/N	S (500-1000LM)	M (1000-2000LM)	L (2000-3000LM)
Lutron	Other	0-10V (sink or source) PowPak wireless dimming module	RMJ-5T-DV-B	YES	YES	YES
Wattstopper	Control System	Digital single relay room controller (0-10V)	LMRC-211	YES	YES	YES
Crestron	Control System	DIN Rail 0-10V fluorescent dimmer, 4 feeds, 4 channels (Green Light System)	DIN-4DIMFLV4	YES	YES	YES
Lutron	Other	Grafik Eye 0-10V adapter	GRX-TVI	YES	YES	YES
Leviton	Wall Box	Illumatech 0-10V	IP710-DLX	YES	YES	YES
Lutron	Control System	Mounted in the Homeworks QS panel - 0-10V dimmer (sink or source)	GRX-TVM2	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTFTV	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTSTV-DV	YES	YES	YES
Lutron	Wall Box	Nova T	NFTV	YES	YES	YES
Leviton	Wall Box	Renior II 0-10V	AWSMG-7DW	YES	YES	YES
ACUITY	Wall Box	sensorswitch, wall switch sensor, occupancy controlled dimming	WSX D WH	YES	YES	YES
ACUITY	Control System	nLight	nPP16D	YES	YES	YES
ACUITY	Control System	nLight	nPS 80 EZ	YES	YES	YES
ACUITY	Control System	nLight Air	rPP20 D	YES	YES	YES

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	Cameron Slown, PE; *Teague, Nail, and Perkins, Inc.*
CASE NUMBER:	SP2022-013; *Site Plan for Eight (8) Office Buildings*

SUMMARY

Discuss and consider a request by Cameron Slown of Teague, Nail, and Perkins, Inc, on behalf of Randall Noe of Rockwall Rental Properties, L.P. for the approval of a *Site Plan* for eight (8) *Office Buildings* on a 2.768-acre parcel of land identified as Lot 12, 13 & 14, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development 57 (PD-57) District land use with an underlying zoning of Commercial (C) District, addressed as 6535, 6545,6595, and 6605 Alliance Drive and 182, 194, 202, and 204 Jeff Boyd Circle, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 17, 2004, by *Ordinance No. 04-34*. At the time of annexation, it was zoned Agricultural (AG) District. On August 16, 2004, the City Council approved *Ordinance No. 04-48* [*Case No. Z2004-024*], which rezoned the subject property -- *which at this time was a portion of a larger 18.99-acre tract of land* -- from an Agricultural (AG) District to Planned Development District 57 (PD-57) for Commercial (C) District land uses. The subject property was originally platted as Lots 2-7, Block 1, Alliance Addition, Phase 2 on May 20, 2008 [*Case No. P2007-032*]. On August 11, 2014, the subject property was replatted as Lots 12, 13 & 14, Block 1, Alliance Addition Phase 2 [*Case No. P2014-009*]. The subject property has remained vacant since.

PURPOSE

On March 18, 2022, the applicant -- *Cameron Slown of Teague, Nail, and Perkins, Inc* -- submitted an application requesting the approval of a site plan for the purpose of constructing eight (8) office buildings on the subject property consisting of four (4) 4,855 SF buildings and four (4) 3,250 SF buildings.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of Alliance Drive and Andrews Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant lot (*i.e. Lot 1, Block 1, Alliance Addition*) zoned Planned Development 57 (PD-57). Beyond that is Wallace Lane, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is several residential properties zoned Agriculture (AG) District.

South: Directly south of the property is a lot zoned Planned Development 57 (PD-57) and developed with a *Financial Institution with a Drive-Through* (*i.e. Alliance Bank*). Beyond that is S. FM 549, which is classified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Jeff Boyd Road which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several

residential properties zoned Agriculture (AG) District. East of this is W. Cullins Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Alliance Drive, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots zoned Planned Development 57 (PD-57) and which are developed with *office buildings* (*i.e. Lots 8, 9, 13, & 16, Block 2, Alliance Addition Phase II).*

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building Less Than 5,000 SF* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the photometric plan which will conform prior to submitting to engineering. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X≥11,325.60 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X≥106.63-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X≥105.61-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X≥24.3-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X≥13.7-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=29' 8"; In Conformance*
Max Building/Lot Coverage	*60%*	*X=26.9%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (109 Required)*	*X=112; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=23.5%; In Conformance*
Maximum Impervious Coverage	*90%*	*C=76.52%; In Conformance*

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development 57 (PD-57), the underlying zoning of the subject property is Commercial (C) District, and according to Subsection 04.01 *General Commercial District Standards* of Article 05, District Development Standards of the Unified Development Code (UDC), "(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity…" In this case, the applicant is applying for eight (8) office buildings on the subject property adjacent to several other offices and retail establishments in the area. This section goes on to state that "(t)he noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas." In this case, the applicant has proposed adequate landscape screening adjacent to the low density residential areas north of the subject property, and the applicant has stated that the proposed lighting will conform to all photometric requirements within the Unified Development Code (UDC). Based on staff's review of the applicant's project compared to the City's codes, the request does appear to meet the City's requirements with the exception of the articulation requirements for the primary and secondary building facades and the masonry requirements listed in Planned Development 57 (PD-57).

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

(1) *Exceptions*.

(a) *Primary Building Facades*. According to Subsection 04.01(C)(1) of Article 05, *Development Standards*, of the Unified Development Code (UDC) primary facades require projections associated with entryways, architectural elements and

wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In this case, the proposed buildings do not incorporate vertical and horizontal projections established by the Unified Development Code (UDC) on the primary building façades for building type A.

(b) *Secondary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed buildings do not incorporate vertical and horizontal projections standards established by the Unified Development Code (UDC) on the secondary building façades for building type A or B.

(2) *Variances*.

(a) Masonry Requirements. According to Subsection 02.06 of Planned Development 57 (PD-57), exterior walls should consist of 90% masonry materials. In this case, the proposed Building Type A has 87% masonry on the back elevations, and Building Type B has 76% masonry on the back elevations and 84% on the front elevations.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures, the applicant is proposing: [*1*] to provide screening around the a/c units not adjacent to public right of ways [*2*] add landscaping along extended patios [3] to construct a common area courtyard between each of the Building B sites, and [4] to provide additional landscaping in the common area courtyards. Requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District* and is designated for *Commercial/Retail* land uses. According to the plan, the *Southwest Residential District* "…contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (*i.e. National Drive, Sids Road, and Mims Road*) and commercial land uses." The district goes on to state that the district is "…expected to continue to function as it does today …" Currently, the areas in Planned Development District 57 (PD-57) are developed with office and retail land uses, and the applicant is proposing to add eight (8) new office buildings into this area. Based on this, the applicant's request appears to conform with the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022, and approved the design by a vote of 6-0 with Board Member Miller absent; however, the applicant has since changed the colors and provided a material sample board. Based on this staff is bringing the case back to the ARB to review and provide an updated recommendation to the Planning and Zoning Commission at their meeting on *April 12, 2022*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of eight (8) *Office Buildings* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) A Photometric Plan conforming to the requirements of Article 07, *Environmental Performance*, of the Unified Development Code (UDC) shall be required to be submitted prior to the acceptance of civil engineering plans.

(3) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

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	Alliance Addition Phase 2	LOT	12-14	BLOCK	1
GENERAL LOCATION	Between intersections of Alliance Dr/H Wallace Ln and Jeff Boyd Rd/H Wallace Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57	CURRENT USE	
PROPOSED ZONING	PD-57	PROPOSED USE	Commercial
ACREAGE	2.768	LOTS [CURRENT] 3	LOTS [PROPOSED] 8

☒ ***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 Rental Properties, L.P.	☒ APPLICANT	Teague, Nall, and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	P.O. Box 818	ADDRESS	825 Watters Creek Blvd Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE	214.869.5862	PHONE	972.737.8720
E-MAIL		E-MAIL	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Noe [*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 $ 305.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF March, 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 March, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTINE LEANNE MARSDEN
My Notary ID # 133505232
Expires December 28, 2025

MY COMMISSION EXPIRES 12-28-2025

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.

www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
CYPRESS
SUGAR LAND

GEORGIA
BLAIRSVILLE

April 7, 2022

Bethany Ross
City of Rockwall
Planning Department
385 S. Goliad
Rockwall, TX 75087

RE: Alliance Office - 8 (SP2022-013) Variance Request Letter

Bethany,

We received city comments on the site plan submittal package for the Alliance Office – 8 site located in the Alliance Addition near the intersection of Andrew Drive and Alliance Drive. Based on the comments pertaining to building articulation for the 4 smaller buildings (Building Type "A") and the amount of masonry on each building that is lesser than the city requirements we would respectfully request a variance with some compensatory measures provided to offset the requested variances.

BUILDING ARTICULATION VARIANCE

We are requesting a variance for Building Type "A" as shown on the building elevations provided by Seitz Architects. These buildings are shown on the site plan with 2 of these building types to be constructed on the East and 2 on the West sides of the site.

As a compensatory measure to this variance, we are proposing to install additional landscaping around the a/c units provided on the East and West side of these buildings. This will provide screening around the a/c units as well as some additional interest to the extended patios at the rear of these buildings. As a second compensatory measure we are proposing to add landscaping between the common areas between the Building "A" locations.

BUILDING MATERIAL VARIANCE

We are requesting a variance to the requirement of Subsection 2.06 on the PD 57 ordinance that the building exterior should consist of 90% masonry material.

As shown on the building elevations on sheet A3.01 the only side of the building that does not conform to this requirement is the back elevation of Building "A" which is 87% masonry based on the provided calculations. The remaining sides of the building are 100% masonry within the exclusion of the area for windows and/or doors.

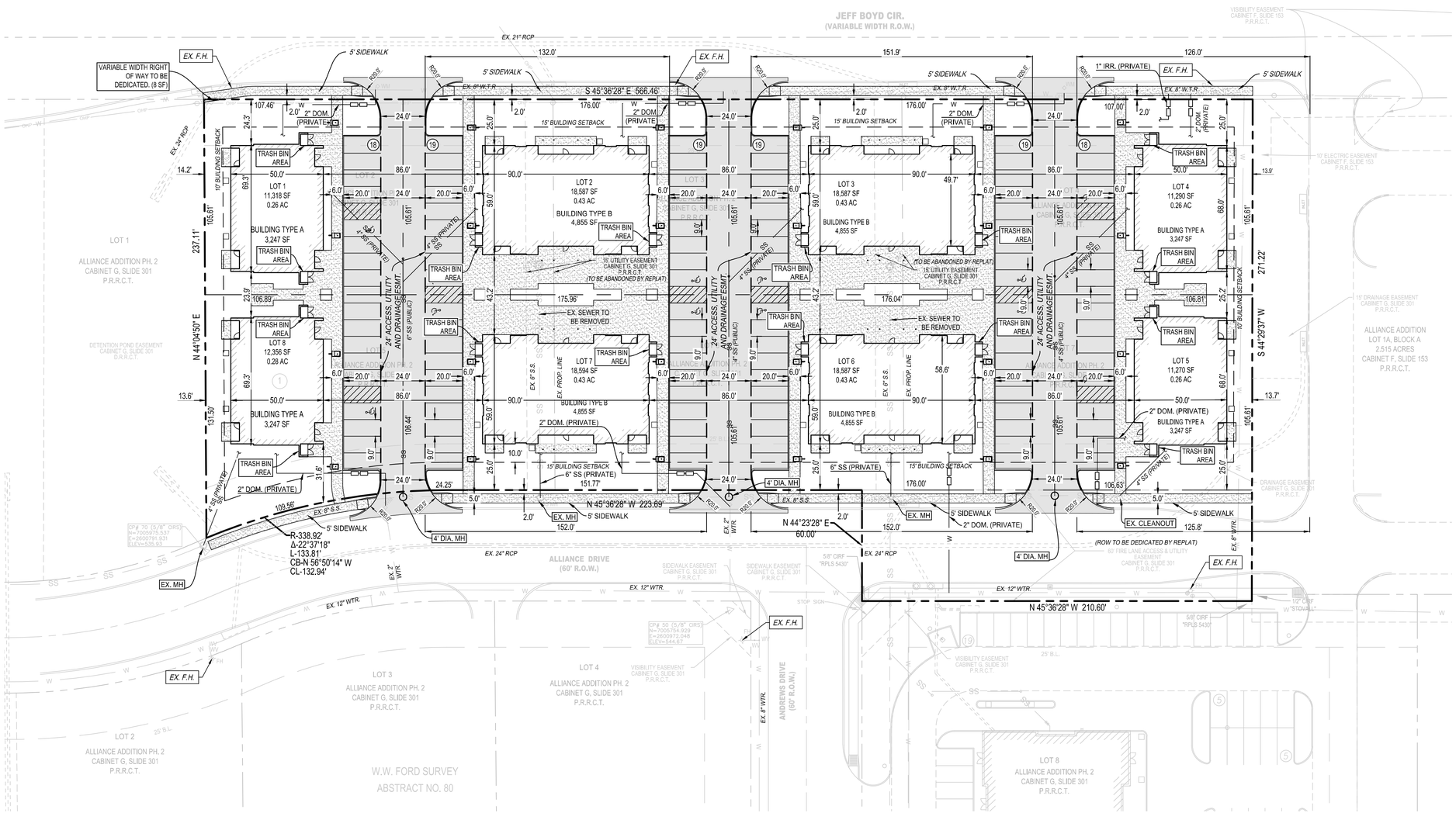
As shown on the building elevations on sheet A3.02 for Building "B" the front and back side of the buildings are do not meet this requirement with a percentage of stone of 84% and 76% respectively with the exclusion of the area for windows and/or doors.

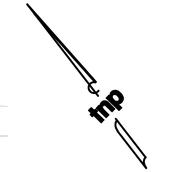
As a compensatory measure to this variance, we are proposing to construct a common area courtyard between each of the Building "B" sites to provide a sense of connectivity throughout the interior of the project site. As another compensatory measure, as can be seen on the landscape plan, various species of trees, shrubbery, and colorful plantings will be installed within the common courtyard areas.

I trust that this letter adequately expresses the need for variances as a part of our site plan submittal package. If there are any questions, please feel free to contact me at (817) 889-5050 or cslown@tnpinc.com.

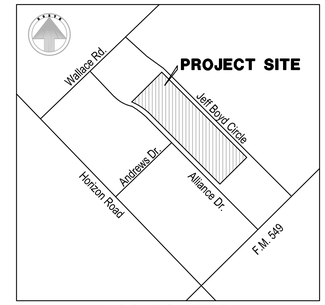
Sincerely,

Cameron Slown, P.E.
teague nall & perkins

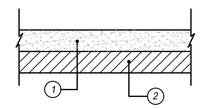




30 15 0 30
SCALE IN FEET
1" = 30'

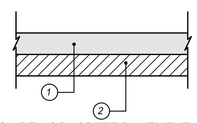


LOCATION MAP
N.T.S.



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. 4"–3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
2. 6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

1. 5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS @ 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

SITE INFORMATION

LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=.269 -> 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,260 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

LEGEND

- PROPOSED SIDEWALK
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED LIGHT POLES
- PROPOSED WATER METER AND BACKFLOW
- PROPOSED SANITARY SEWER MANHOLE

NOTE: ALL TRASH BINS SHOWN ON THE SITE PLAN ARE FOR ROLL AWAY TRASH AND RECYCLE CONTAINERS.

LEGAL DESCRIPTION

BLOCK 1 OF ALLIANCE ADDITION PHASE 2 RECORDED AS INSTRUMENT NO. 20140000011317 ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER INFORMATION

RANDALL NOE
NH LEGACY PARTNERS, LP.
P.O. BOX 818
TERRELL, TX 75160

ENGINEER INFORMATION

CAMERON SLOWN
TEAGUE, NALL AND PERKINS, INC.
825 WATTERS CREEK BLVD, SUITE M300
ALLEN, TX 75013

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 and Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.

Witness our hands this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2022-013

NOT FOR CONSTRUCTION

no.	revision	by	date

tnp

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 04/05/2022

Tx. Reg. # 106317

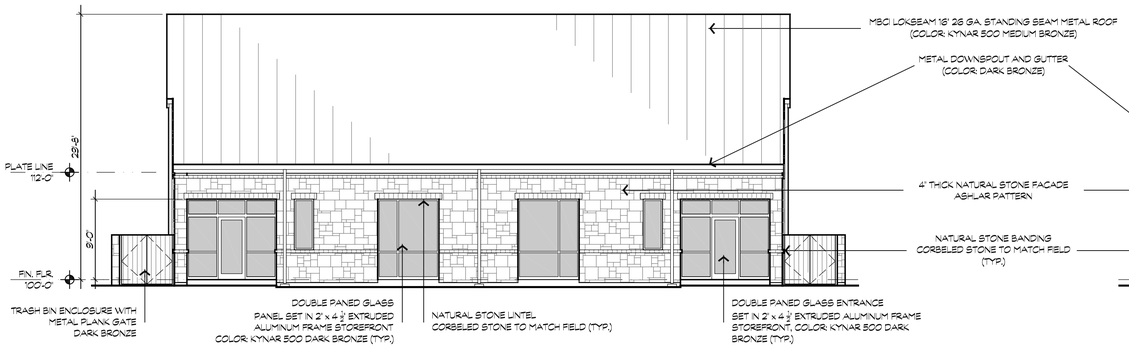
scale
when bar is 1 inch long
horiz 1"=30'
vert N/A
APR 2022

NH LEGACY PARTNERS, LP.
P.O. BOX 818
Terrell, TX 75160

Rockwall, Texas
Improvements for
ALLIANCE DRIVE - 8-LOT DEVELOPMENT
SITE PLAN

tnp project RNP22123
sheet 1 of 1

Drawing: T:\Projects\RNP22123\Eng-CSD\CAD\SHEETS\RNP22123 -SITE PLAN.dwg at Apr 04, 2022-3:37pm by cslown

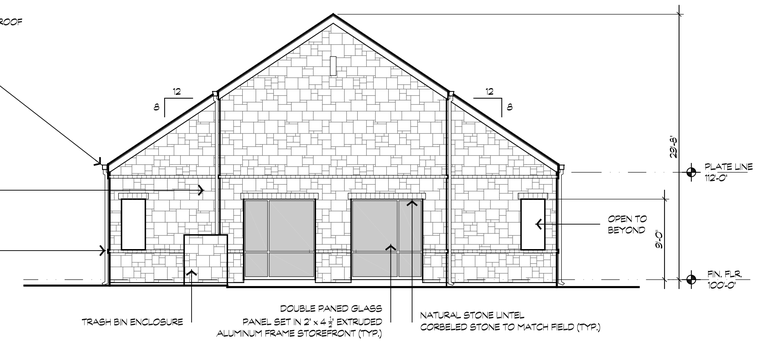


1 A3.01 **Building "A" Front Elevation, West or East**

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

MATERIALS:

MASONRY AREA LESS GLASS: 517 S.F. (100%)



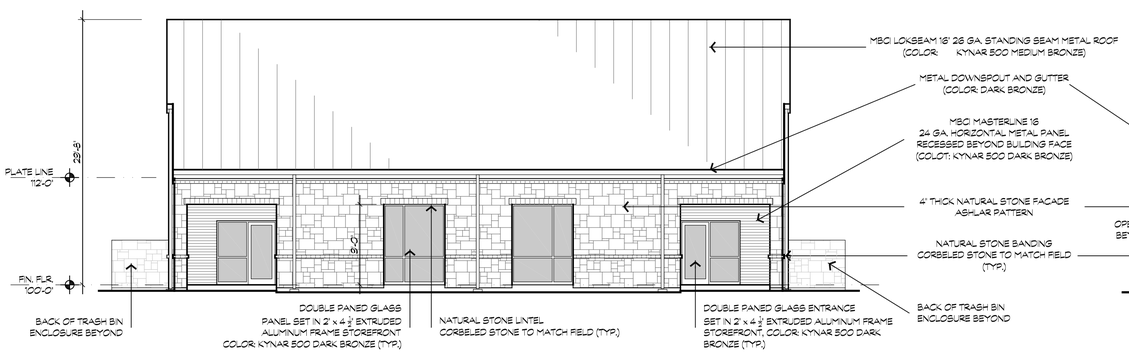
4 A3.01 **Building "A" Right Elevation, North or South**

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

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA LESS GLASS: 889 S.F. (100%)

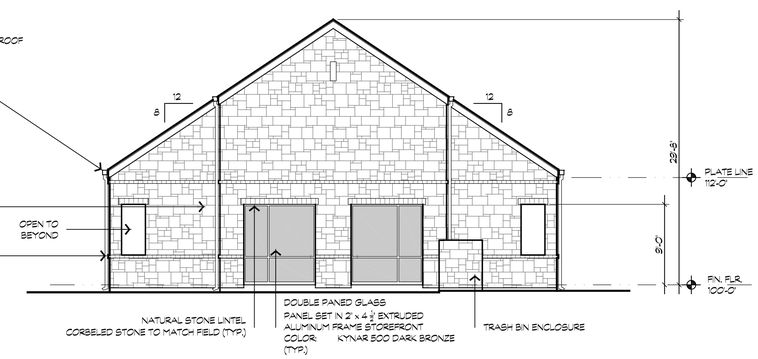


3 A3.01 **Building "A" Back Elevation, West or East**

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

MATERIALS:

MASONRY AREA LESS GLASS: 545 S.F. (87%)
ARCHITECTURAL PANEL: 84 S.F. (13%)



2 A3.01 **Building "A" Left Elevation, North or South**

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

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA LESS GLASS: 889 S.F. (100%)

Site Information

LAND AREA:	2.788 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=.269 => 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,280 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

Legal Description

BLOCK 1 OF ALLIANCE ADDITION PHASE 2
RECORDED AS INSTRUMENT NO.
20140000071317 ROCKWALL COUNTY
OFFICIAL PLAT RECORDS, BEING 2.788
ACRES SITUATED IN THE W.W. FORD
SURVEY, ABST. NO 80 IN THE CITY OF
ROCKWALL, ROCKWALLL COUNTY, TEXAS

Key Notes

* INDICATES SPECIFIED PRODUCT ON SHEET A0.02

1 GENERAL REQUIREMENTS-NOT USED
2 SITE WORK
2.1 SITE PAVING, REFER CIVIL
3 CONCRETE
3.1
4 MASONRY
4.1 MASONRY VENEER
5 METALS
5.1 METALS
6 WOODS & PLASTICS
6.1
7 THERMAL AND MOISTURE PROTECTION
7.1 STANDING SEAM METAL ROOF
8 DOORS AND WINDOWS
8.1 ALUMINUM STOREFRONT
9 FINISHES
9.1 FINISHES
10 SPECIALTIES
10.1 SIGNS
11 EQUIPMENT
11.1
12 FURNISHINGS-NOT USED
13 SPECIAL CONSTRUCTION
13.1 SPECIAL CONSTRUCTION
14 CONVEYING SYSTEMS - NOT USED
15 MECHANICAL
15.1 MECHANICAL EQUIPMENT
16 ELECTRICAL
16.1 SITE LIGHTING

Owner / Developer

RANDELL NOE
NH LEGACY PARTNERS
P.O. BOX 818
TERRELL, TEXAS 75160
214.507.9931

Document Developer

SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE
HEATH, TEXAS 75032
214.537.9981
seitz@seitzarchitects.com

Rockwall Case Number
SP2022-013

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Office - 8
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

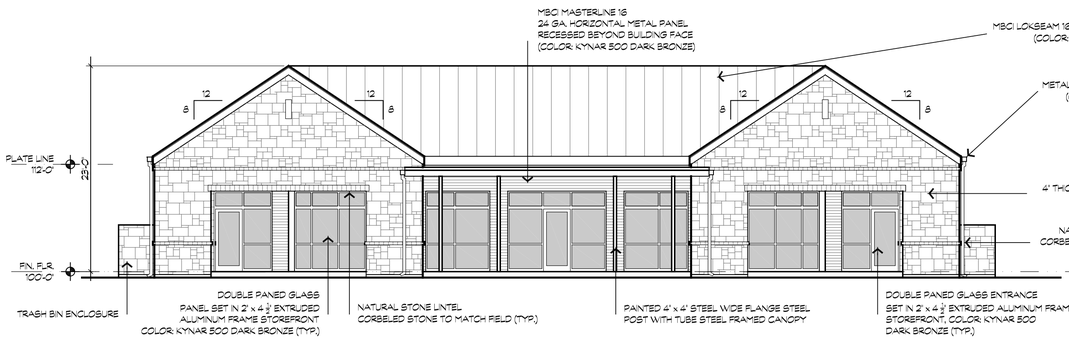
project #
21-011

date
5 April 2022

revisions

sheet

A3.01

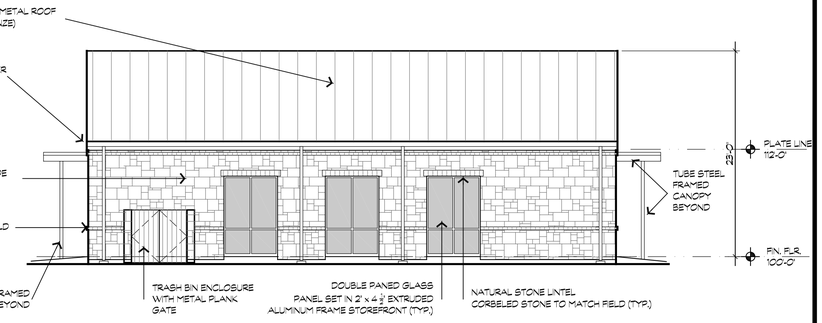


1 A3.01 **Building "B" Front Elevation, North or South**

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

MATERIALS:

MASONRY AREA LESS GLASS: 658 S.F. (84%)
ARCHITECTURAL PANEL LESS GLASS: 124 S.F. (16%)

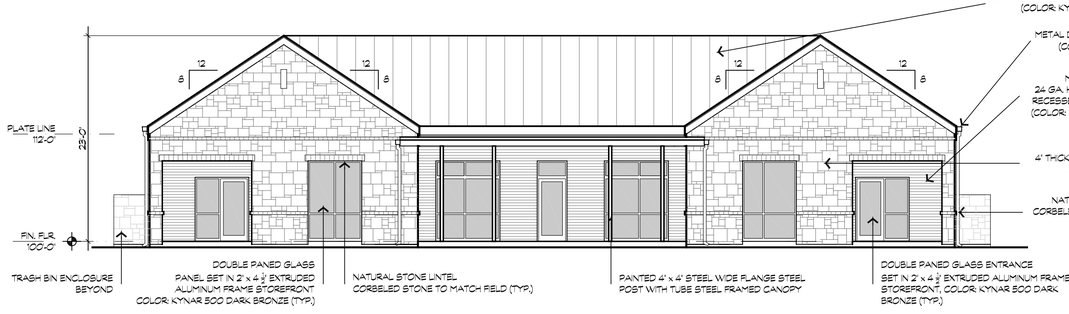


4 A3.01 **Building "B" Right Elevation, East or West**

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

MATERIALS:

MASONRY AREA LESS GLASS: 558 S.F. (100%)

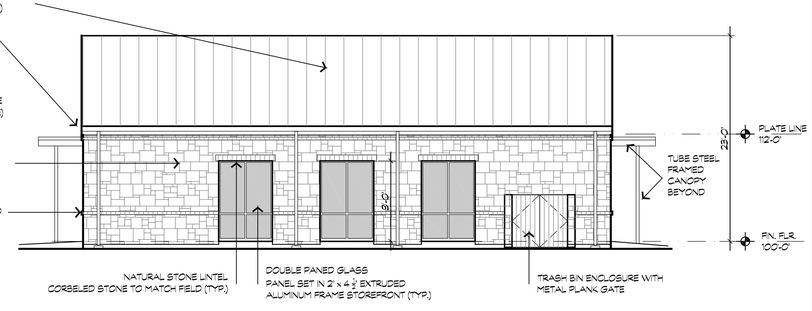


1 A3.01 **Building "B" Back Elevation, North or South**

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

MATERIALS:

MASONRY AREA LESS GLASS: 798 S.F. (76%)
ARCHITECTURAL PANEL LESS GLASS: 254 S.F. (24%)



4 A3.01 **Building "B" Left Elevation, East or West**

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

MATERIALS:

MASONRY AREA LESS GLASS: 558 S.F. (100%)

Site Information

LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BULDING AREA:	32,420 SF
BULDING HEIGHT:	29'-8"
BULDING TO LOT COVERAGE:	32,420/120,574=.268 -> 26.8%
BULDING REQURED PARKING:	COMMERCIAL 1/300 S.F = 108 SPACES
BULDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	82,280 SF
LANDSCAPE AREA REQURED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

Legal Description

BLOCK 1 OF ALLIANCE ADDITION PHASE 2 RECORDED AS INSTRUMENT NO. 20140000011317 ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO 80 IN THE CITY OF ROCKWALL, ROCKWALLL COUNTY, TEXAS

Key Notes

* INDICATES SPECIFIED PRODUCT ON SHEET A0.02

1 GENERAL REQUIREMENTS-NOT USED
2 SITE WORK
2.1 SITE PAVING, REFER CIVIL
3 CONCRETE
3.1
4 MASONRY
4.1 MASONRY VENEER
5 METALS
5.1 METALS
6 WOODS & PLASTICS
6.1
7 THERMAL AND MOISTURE PROTECTION
7.1 STANDING SEAM METAL ROOF
8 DOORS AND WINDOWS
8.1 ALUMINUM STOREFRONT
9 FINISHES
9.1 FINISHES
10 SPECIALTIES
10.1 SIGNS
11 EQUIPMENT
11.1
12 FURNISHINGS-NOT USED
13 SPECIAL CONSTRUCTION
13.1 SPECIAL CONSTRUCTION
14 CONVEYING SYSTEMS - NOT USED
15 MECHANICAL
15.1 MECHANICAL EQUIPMENT
16 ELECTRICAL
16.1 SITE LIGHTING

Owner / Developer

RANDELL NOE
NH LEGACY PARTNERS
P.O. BOX 818
TERRELL, TEXAS 75160
214.507.9831

Document Developer

SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE
HEATH, TEXAS 75032
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seitz@seitzarchitects.com

Rockwall Case Number
SP2022-013

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Office - 8
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations
project #
21-011
date
5 April 2022
revisions

sheet
A3.02

1 A3.01 **Front Elevation, North or South**
Scale: 1/8" = 1'-0"

4 A3.01 **Right Elevation, East or West**
Scale: 1/8" = 1'-0"

1 A3.01 **Back Elevation, North or South**
Scale: 1/8" = 1'-0"

4 A3.01 **Left Elevation, East or West**
Scale: 1/8" = 1'-0"

Rockwall Case Number SP 2022-013

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

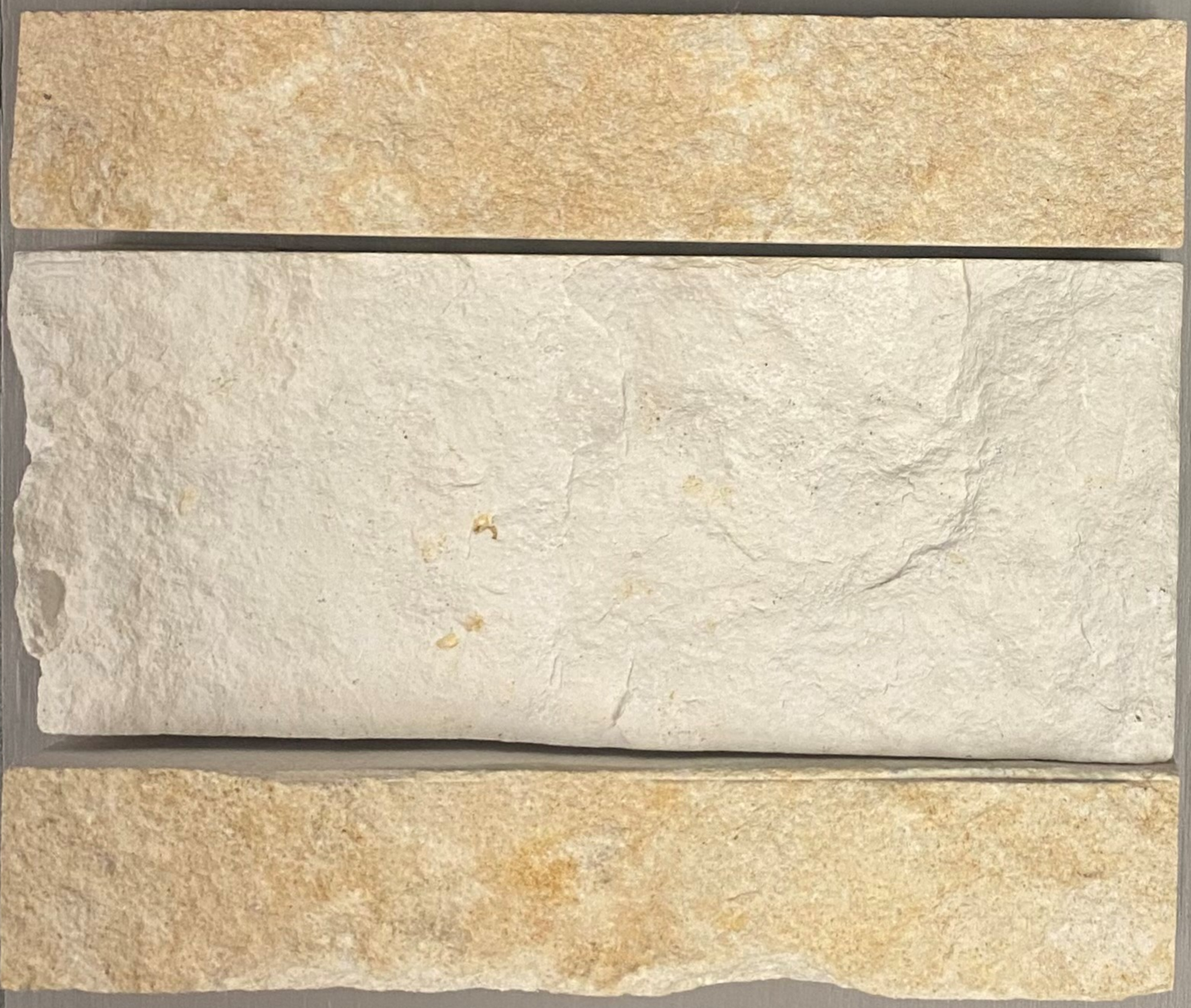
sheet

A3.02C

Roofing: Medium Bronze Metal

Architectural Panel:

Dark Bronze Metal



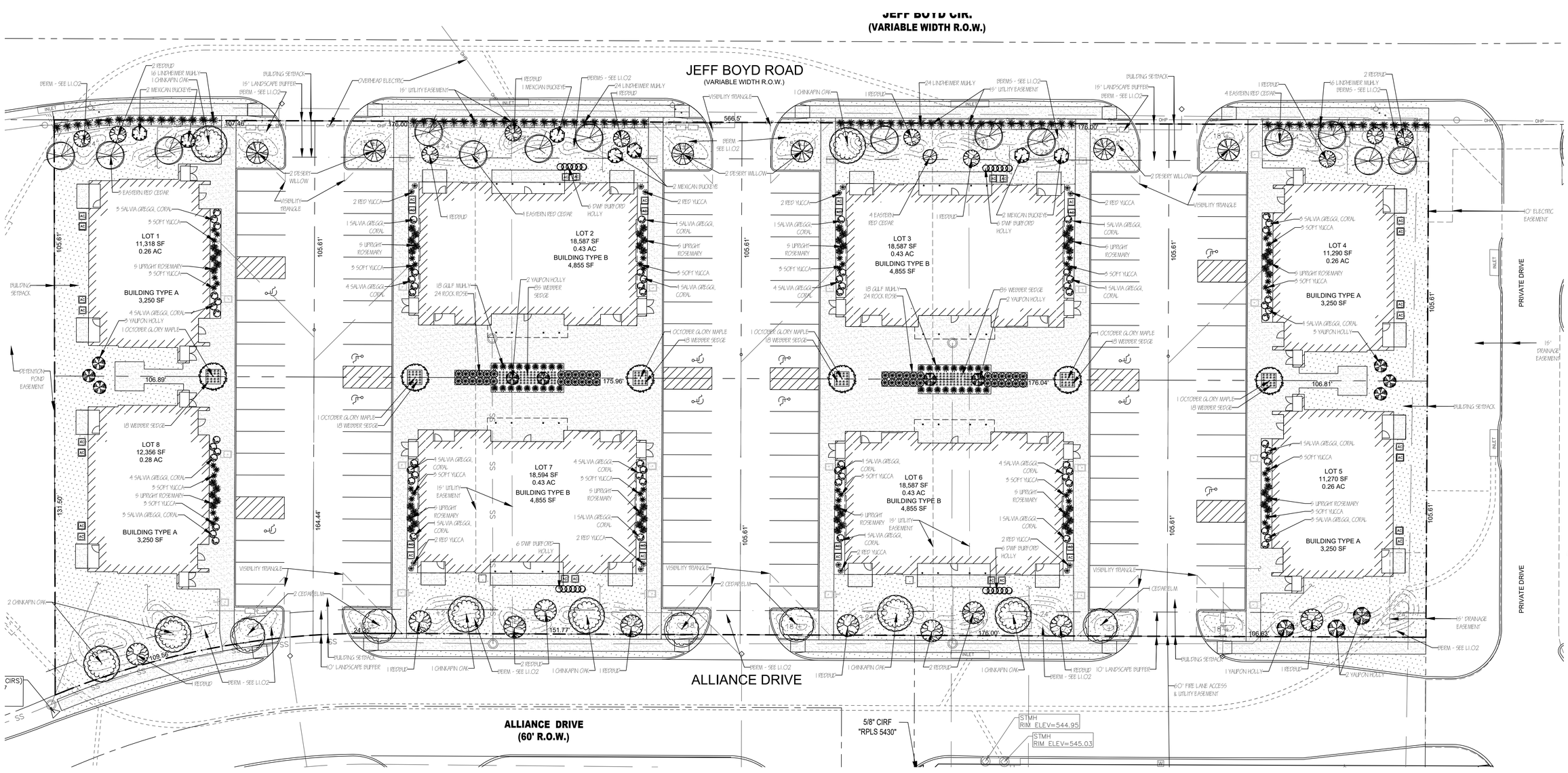
Stone Facade: Limestone; Lueders Buff w/ Nicotine Accents

Window: Dear Frames Dark Bronze Metal

Alliance Office

Rockwall Case Number: SP2022-013

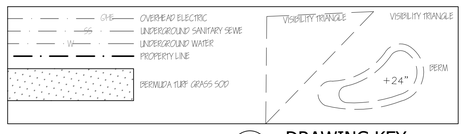
Seitz Architects, Inc. 506 Meadowlake Lane, Heath, Texas 75032
214.537.9981
sseitz@seitzarchitects.com



PLANTING PLAN

Scale: 1" = 20'

0 20' 40'



DRAWING KEY

PLANT LIST

	Common Name	Botanical Name	Rockwall Tree classification	Texas Native	Size	Qty	Remarks
	Cedar Elm	*Ulmus crassifolia*	Canopy Tree	Yes	100 gal	5	4" cal min.
	Chinkapin Oak	*Quercus muhlenbergii*	Canopy Tree	Yes	100 gal	8	4" cal min.
	Desert Willow	*Chiopsis lineraris*	Accent Tree	Yes	15 gal	6	4' height min
	Dwarf Burford Holly	*Ilex cornuta 'nana'*	Shrub	No	5 gal	24	full pot
	Eastern Red Cedar	*Juniperus virginiana*	Canopy Tree	Yes	65 gal	15	4" cal min.
	Mexican Buckeye	*Ungnadia speciosa*	Accent Tree	Yes	25 gal	7	4' height min
	Muhly / Gulf Muhly	*Muhlenbergia capillaris*	Grass	Yes	3 gal	36	full pot
	Muhly / Lindheimer Muhly / Big Muhly	*Muhlenbergia lindheimeri*	Grass	Yes	3 gal	80	full pot
	October Glory Maple	*Acer rubrum var. 'October Glory'*	Canopy Tree	Yes	100 gal	6	4" cal min.
	Red Yucca	*Hesperaloe parviflora*	Shrub	Yes	5 gal	16	full pot
	Redbud, Eastern	*Cercis canadensis*	Accent Tree	Yes	25 gal	20	4' height min
	Rock Rose / Pavonia	*Pavonia lasiopetala*	Shrub	Yes	1 gal	48	full pot
	Rosemary, Upright	*Rosimarinus officinalis*	Shrub	No	3 gal	60	full pot
	Salvia greggii 'coral'	*Salvia greggii*	(not classified - perennial)	Yes	1 gal	68	full pot
	Webber Sedge or Meadow Sedge	*Carex spp.*	(not classified - groundcover)	Yes	4" pots	278	full pot
	Yaupon Holly	*Ilex vomitoria*	Accent Tree	Yes	35 gal	13	tree form, 4' height min, min 4 canes
	Yucca, Softleaf Yucca	*Yucca recurvifolia*	Shrub	No	5 gal	48	full pot
	Bermuda grass sod	*Tiff 419*	Grass		sf	26,430	

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF ROCKWALL PLANNING & ZONING
385 SOUTH GOLIAD
ROCKWALL, TEXAS
972 771-7745

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.
IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

SITE INFORMATION

LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERSIAL
BUILDING AREA:	± 32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=269 -> 26.9%
BUILDING REQUIRED PARKING:	COMMERSIAL: 1/300 S.F = 108 SPAC.
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,269 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTA

LEGAL DESCRIPTION

BLOCK 1 OF ALLIANCE AUDITON PHASE III RECORDED AS INSTRUMENT NO. 20140000011317 ROCKWALL COUNTY SPECIAL PLAT RECORDS, BEING 2.768 ACRES, SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 89 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

Landscaping Requirements

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE
ARTICLE 8. LANDSCAPE & FENCE STANDARDS
APPENDIX C, LANDSCAPING GUIDELINES AND REQUIREMENTS
PD NO. 57

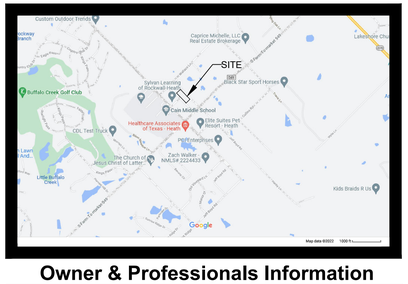
A. IMPERVIOUS AREA VS. LANDSCAPE /OPEN SPACE
LOT SIZE: 120,592 SF OR 2.77 ACRE - COMMERCIAL
20% PERVIOUS AREA REQUIRED: 24,118 SF
30% PERVIOUS AREA PROVIDED: 28,155 SF

B. LANDSCAPE BUFFERS
JEFF BOYD ROAD (FRONTAGE 566.5 LIN FT)
REQUIRED: 15 FT PROVIDED: 15 FT
3 CANOPY TREES + 4 ACCENT TREES PER 100 LIN FT OF FRONTAGE
REQUIRED: 17 CANOPY TREES + 23 ACCENT TREES
PROVIDED: 17 CANOPY TREES + 23 ACCENT TREES
ALLIANCE DRIVE (FRONTAGE 572 LIN FT)
REQUIRED: 10 FT PROVIDED: 10 FT
1 CANOPY TREE = 1 ACCENT TREE PER 50 LIN FT OF FRONTAGE
REQUIRED: 11 CANOPY TREES + 11 ACCENT TREES
PROVIDED: 12 CANOPY TREES + 11 ACCENT TREES

C. PARKING LOT LANDSCAPING
1 TREE WITHIN 80' OF EACH PARKING SPACE

D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Site Location



Owner & Professionals Information

OWNER
NH PARTNERS, LP.
P.O.BOX 818, TERRELL, TX 75160
ATTN: RANDALL NOE, 214.507.9831

ARCHITECT
SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE, HEATH, TEXAS 75032
ATTN: STEVE SEITZ, 214.537.9981
WWW.SEITZARCHITECTS.COM

ENGINEER
TEAGUE, NALL AND PERKINS, INC.
825 WATTERS CREEK BLVD, SUITE M300
ALLEN, TX 75013 ATTN: CAMERON SLOWN

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

CITY OF ROCKWALL CASE #SP2022-013
LANDSCAPE PLANTING PLAN

FELDMAN DESIGN STUDIOS
P.O. Box 832346, Richardson, Texas 75083
Mobile: 972 523-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE:
1.	SUBMITTAL	3/18/22
2.	REVISED PER COMMENTS	4/5/22
3.		
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6.		
7.		

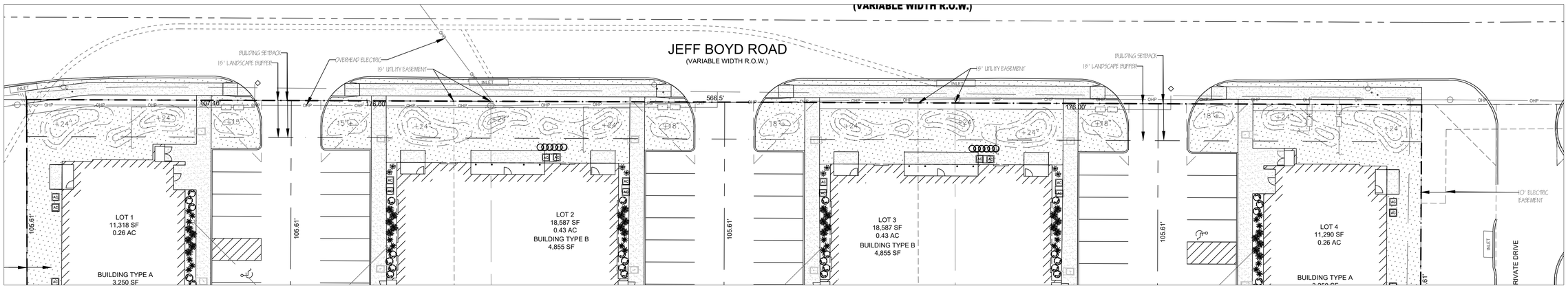
STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED
LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL , TEXAS

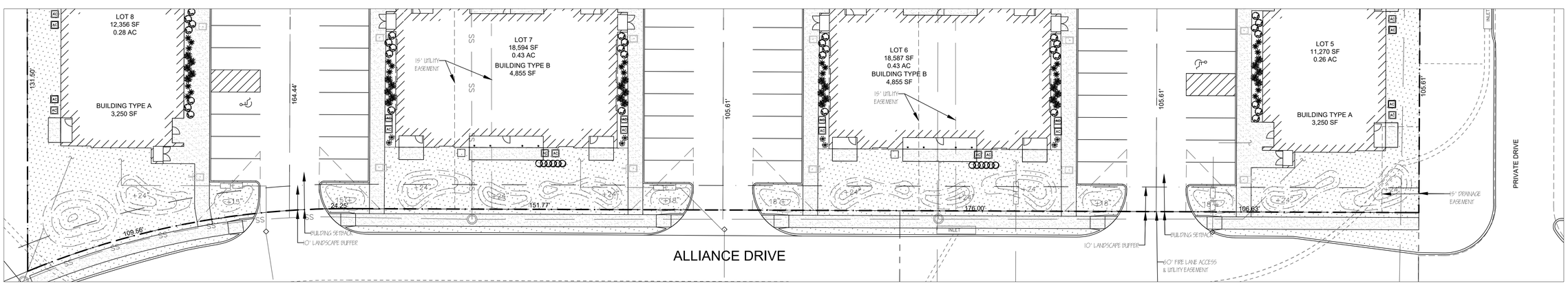
SHEET NO.

L1.01



BERMING DETAIL- JEFF BOYD ROAD

Scale: 1" = 20'



BERMING DETAIL - ALLIANCE DRIVE

Scale: 1" = 20'

CITY OF ROCKWALL CASE #SP2022-013

LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
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carol@feldmandesign.com

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1.	SUBMITTAL	3/18/22
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STATE OF TEXAS
CAROL FELDMAN
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REGISTERED LANDSCAPE ARCHITECT

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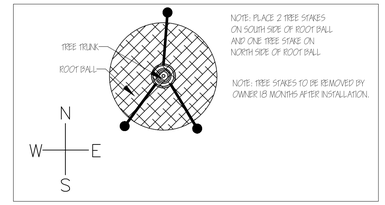
ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL , TEXAS

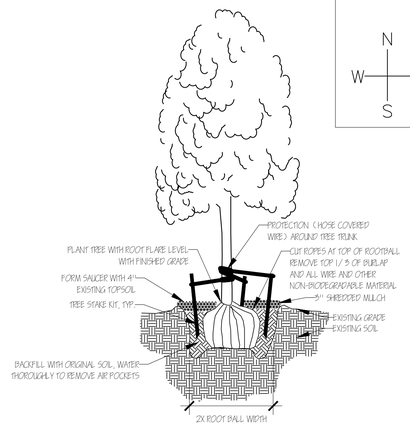
SHEET NO.

L1.02



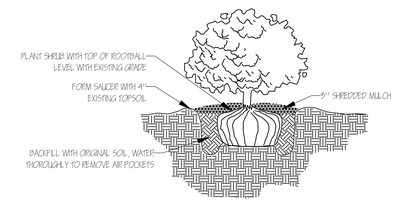
TREE STAKE DETAIL

Scale: 1/2"= 1'



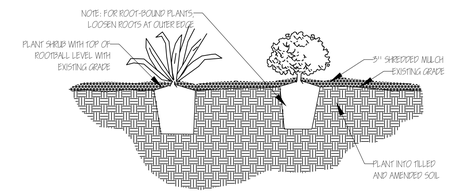
TREE PLANTING

Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL

Scale: Not to scale



PERENNIAL PLANTING DETAIL

Scale: Not to scale

SECTION 02910 – SOIL PREPARATION

PART 1 – GENERAL

A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.

B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.

C. APPROVALS
1. ALL "APPROVED EQUAL" MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 – PRODUCTS

A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6–2–4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION

A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP–DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD ½ INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.

4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)

5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING

PART 1 – GENERAL

A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.

B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.

C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.

D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY–GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED–UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE "ROOT FLARE" OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.

E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.

F. WARRANTEE
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION

A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB–GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.

B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).

C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.

D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT–BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.

E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.

F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE–SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

CITY OF ROCKWALL CASE #SP2022-013

LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
P.O. Box 892346, Richardson, Texas 75089
Office: 972 980-1750 Mobile: 972 925-4944
carol@feldmandesign.com

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STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

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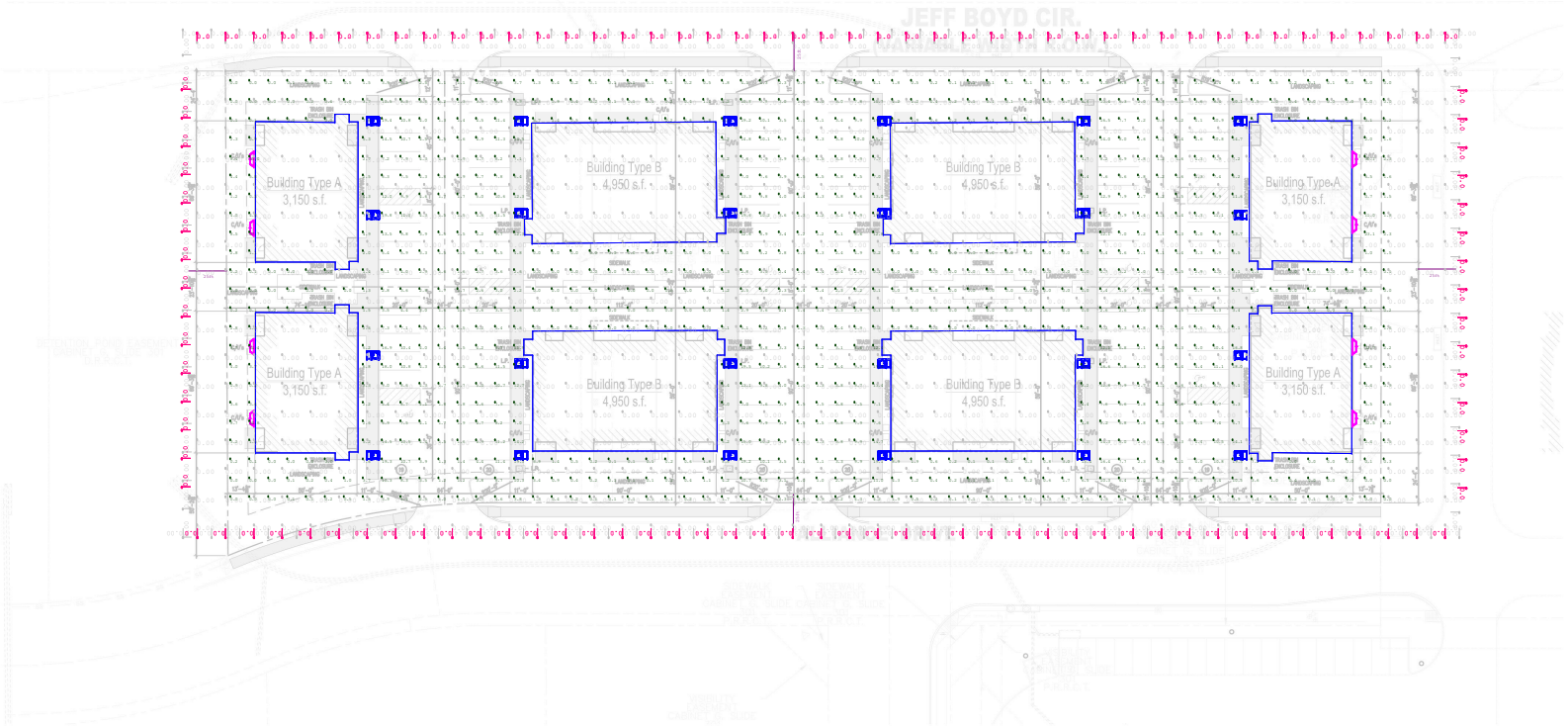
ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL, TEXAS

SHEET NO.

L1.03



Alliance Plaza

Rexel USA
Marty Bausch
Lighting & Controls Specialist
(469) 512-8910
martin.bausch@rexelusa.com

www.rexelusa.com

Designer MJB

Date:4/4/2022

Luminaire Schedule				
Symbol	**Qty**	**Label**	**Description**	**LLF**
	8	WALPAKC5B060UNVD8SC2C1	58w 7035Lm LED Wall Pack - Cut Off	0.900
	24	Single_KT-ALED140PS-M1-3PMA-840-VDIM	139.5w 19592Lm LED Area Light - Type 3 Dist.	0.900

Mountings: 15' Area Luminaires & 8' Wall Luminaire

Numeric Summary					
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**
Main Lot	Illuminance	Fc	3.92	64.6	0.0
Obtrusive Light_III_Seg1	Obtrusive - III	Fc	0.15	0.41	0.00
Obtrusive Light_III_Seg2	Obtrusive - III	Fc	0.00	0.00	0.00
Obtrusive Light_III_Seg3	Obtrusive - III	Fc	0.19	0.55	0.00
Obtrusive Light_III_Seg4	Obtrusive - III	Fc	0.00	0.00	0.00
Obtrusive Light_III_Top	Obtrusive - III	Fc	0.00	0.00	0.00
Vertical Calc East	Illuminance	Fc	0.00	0.0	0.0
Vertical Calc North	Illuminance	Fc	0.17	1.5	0.0
Vertical Calc South	Illuminance	Fc	0.22	1.9	0.0
Vertical Calc West	Illuminance	Fc	0.00	0.0	0.0

Obtrusive Light - Compliance Report

IDA/IES MLO-2011, LZ3 - Moderately High Ambient Lighting
Filename: Alliance Plaza v3r_end user new fixture arrangement
4/4/2022 1:20:20 PM

Illuminance

Maximum Allowable Value: 0.8 Fc

Calculations Tested (5):

Calculation Label	Test Results	Max. Illum.
Obtrusive Light_III_Seg1	PASS	0.41
Obtrusive Light_III_Seg2	PASS	0.00
Obtrusive Light_III_Seg3	PASS	0.55
Obtrusive Light_III_Seg4	PASS	0.00
Obtrusive Light_III_Top	PASS	0.00

Illumination results shown on this lighting design are derived from project parameters provided to REXEL USA used in conjunction with photometric information available at the time of the design. It remains the responsibility of the client to determine that the design is fit for purpose and that the parameters of the design are maintained to ensure continued compliance. This includes, but is not limited to: light fixture positions, quantities and mounting heights, room conditions (such as reflectance's and equipment locations if considered at the time.)

REXEL USA cannot accept responsibility in respect of the design provided if these design parameters are not maintained and shall in no way be liable to the client or to any third parties for any direct, indirect or consequential damage, loss or expense arising from any defect in the design, or arising from the actual design provided.

The client is responsible for the compliance with any applicable local electrical, lighting or energy codes.

Alliance Plaza

Rexel USA
Marty Bausch
Lighting & Controls Specialist
(469) 512-8910
martin.bausch@rexelusa.com

www.rexelusa.com
Designer MJB

SLG LIGHTING GENERATION 1

PROJECT: _____
CATALOG #: _____
FIXTURE TYPE: _____
NOTES: _____

AP Area Post-Top Gen 1

DLC 5.0

PERFORMANCE INFORMATION

SERIES NUMBER	WATT	LUMENS	CCT
AP 55 T5 G1 5K	45W	5,450	5000K
AP 85 T5 G1 5K	70W	8,500	5000K
AP 100 T5 G1 5K	87W	10,600	5000K
AP 150 T5 G1 5K	130W	15,800	5000K

The ***AP Area Post-Top Gen 1 Series*** is a sleek architectural luminaire designed with pedestrians in mind. The twin die-cast aluminum arms support the slender disc to create an iconic silhouette during the day and transform into a guiding light at night. This elegant luminaire is combined with a lower pole height and recessed light source for increased visual comfort, reduced glare, and a softer appearance. The light engine maintains a uniform light source while providing a wide and smooth distribution.

APPLICATIONS

Walking Pathways, Pedestrian Plazas, Building Perimeters, etc.

ORDERING GUIDE

EXAMPLE: AP 55 T5 G1 4K

Luminaire Type	Lumen Output	Distribution Type	Generation	Voltage	CCT	Finish	Options
☑ **AP** Area Post-Top	☐ **55** 5,450 Lumens ☐ **85** 8,500 Lumens ☐ **100** 10,600 Lumens ☑ **150** 15,800 Lumens	☑ **T5** Symmetric Type V	☑ **G1**	☑ **BLANK=** 120-277V ☐ **BLANK=** 120-277V ☐ **HVU=** 347-480V	☑ **4K** 4000K ☐ **5K** 5000K	☑ **BLANK=** Dark Bronze ☐ **B=** Black	☐ **PC UNV B3=** Button Photocell 120-277V ☐ **MS-FSP-212=** Motion Sensor (Choose 1) ☐ **L3=** 40′ diameter lens ☐ **L7=** 100′ diameter lens ☐ **MS-LPS-202-L3=** PIR Motion Sensor with 360° L3 Lens, Max 40ft mounting height

Due to continuous product improvements, specification and/or equipment updates may change without notice.

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SPECIFICATIONS

HOUSING
Die-cast aluminum housing for durability

AMBIENT TEMPERATURE
Suitable for use in -40°C to 45°C (-40°F to 113°F)

MOUNTING
Pole mount. Slips over a 2 3/8'' or 3'' tenon. Suitable for heights between 8-20 ft.

EFFICACY
Up to 120 lumens per watt (see individual wattage data)

CCT AND CRI
4000K and 5000K CCT available; 70CRI

OPTICS
Efficient optical performance with wide distribution that eliminates dark zones and utilizes high lumen LEDs.

WARRANTY
10-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

ELECTRICAL
Standard voltage 120/277V. HVU 347-480V option for AP 150 only. High quality constant-current Driver with the efficiency of (>90% standard); 50/60Hz. Standard Dimming 0-10V driver.

ENERGY DATA
Power factor ≥ 90%.

FINISH
Dark Bronze or Black Polyester Powder finish for superior corrosion resistance and maximum durability.

CERTIFICATIONS
UL Listed for wet locations. Equivalent to IP65 rating. FCC compliant. RoHs compliant. Design Lights Consortium® (DLC) Premium 5.0 qualified product. Not all versions of this product may be DLC qualified. Please visit www.slgus.com to confirm which versions are qualified.

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OPTIONS

MS-FSP-212
Dimmable Motion Sensor

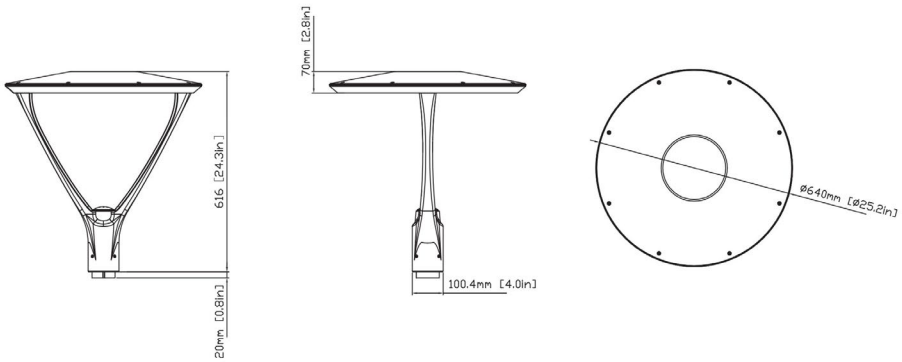
MS-FSP-L3/L7
Lens

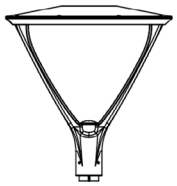
The *MS-FSP-212* provides multi-level control base on motion and daylight level. Requires L3 or L7 lens depending the mounting height.

Operation Voltage	Shape	Adjustable Time Delay	Fade Down Time	Operating Temperature	Mounting Height For MS-FSP-L3	Mounting Height For MS-FSP-L7
120/277V	Cone	30 sec - 30 min	0-10 sec	-40°F to 158°F	20 ft*	40 ft**

*Covers a 40 ft diameter when mounting height is 20 ft. Coverage is equal to 2x the height.
**Covers a 100 ft diameter when mounting height is 40 ft. Coverage is equal to 2.5x the height

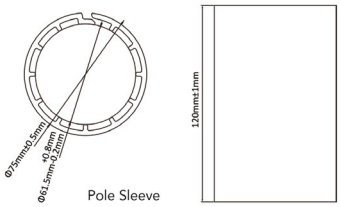
DIMENSIONS





EPA=0.9696

EPA of Post Top



Pole Sleeve

BUG RATING

SERIES NUMBER	B	U	G
AP 55	2	0	1
AP 85	2	0	2
AP 100	3	0	2
AP 150	3	0	2

Due to continuous product improvements, specification and/or equipment updates may change without notice.

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PERFORMANCE COMPARISON

		4000K		5000K		
Product Series	**Wattage**	**Lumens**	**Efficacy (LPW)**	**Lumens**	**Efficacy (LPW)**	**Voltage**
AP 55	45W	5,450 Lm	121	5,450 Lm	121	120-277V
AP 85	70W	8,500 Lm	121	8,500 Lm	121	120-277V
AP 100	87W	10,600 Lm	122	10,600 Lm	122	120-277V
AP 150	130W	15,800 Lm	122	15,800 Lm	122	120-277V 347-480V

ELECTRICAL DATA

Number of Drivers	Driver Current (mA)	Nominal Power (W)	Input Voltage (V)	Current (Amps)
1	1120	45	120	0.38
		45	208	0.22
		45	240	0.19
		45	277	0.16
1	1750	70	120	0.58
		70	208	0.34
		70	240	0.29
		70	277	0.25
2	2240	87	120	0.75
		87	208	0.43
		87	240	0.38
		87	277	0.32
2	3500	130	120	1.08
		130	208	0.63
		130	240	0.54
		130	277	0.47
	3700	130	347	0.37
		130	480	0.27

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SLG LIGHTING GENERATION 1

PROJECT: _____
CATALOG #: _____
FIXTURE TYPE: _____
NOTES: _____

LCH Round & Square Wall Mount Cylinder

4″ Round

4″ Square

The ***LCH Round & Square Wall Mount Cylinder*** is an elegant and contemporary fixture that features Adjustable Lumens and three light distributions: direct, indirect, or both. This versatile fixture comes in 4″ round or square sizes. They offer a diffused and even light distribution with a wide 80° beam angle, making these fixtures ideal for a variety of applications, including commercial and residential.

APPLICATIONS

Commercial and Residential

SPECIFICATIONS

CONSTRUCTION
Die-cast aluminum housing with glass optics

AMBIENT TEMPERATURE
Suitable for use in -4°F to 113°F (-20°C to 45°C)

MOUNTING
Wall mount

EFFICACY
Up to 108 lumens per watt (see individual wattage data)

CCT AND CRI
3000K and 4000K available, >80CRI

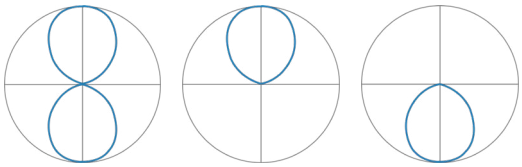
ELECTRICAL
Standard 120-277V 50/60Hz AC input. Standard 1-10V dimming.

FINISH
Standard Polyester Powder Coat in Black. Custom colors available.

LIFESPAN
L70 life > 50,000 hrs @ 25°C

WARRANTY
5-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

CERTIFICATIONS
Energy Star certified. ETL Listed for wet location.



Up & Down | Uplight Only | Downlight Only

LIGHTING DISTRIBUTIONS

Due to continuous product improvements, specification and/or equipment updates may change without notice.

10643 W. Airport Boulevard, Suite #400 | Houston, Texas | 713-389-5680 | sales@slgus.com

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ORDERING GUIDE

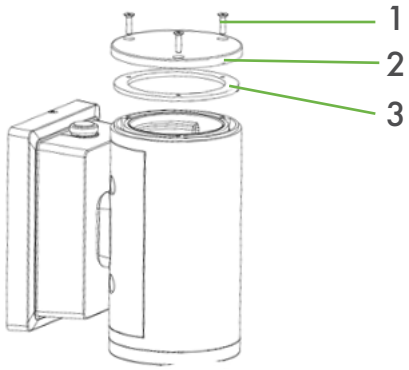
EXAMPLE: LCH 4S 25/30/35 G1 40K

Luminaire Type	Size	Adjustable Lumen Output	Beam Angle	Generation	Voltage	CCT	Finish	Light Distribution
☑ **LCH** Wall Mount Cylinder Up & Down	☑ **4S** 4" Square ☐ **4R** 4" Round	☑ **25/30/35** Lumen Adjustable	☑ **WB=** Wide Beam Angle	☑ **G1**	☑ **BLANK=** 120-277V	☐ **30K** 3000K ☑ **40K** 4000K	☑ **BLANK=** Black ☐ **C=** Custom*	☑ **BLANK=** Up & Down ☐ **DL=** Downlight Only (25W—2,300 Lm) ☐ **UL=** Uplight Only (25W—2,300 Lm)

*For custom colors, please call to place your order.

ACCESSORIES

Single Distribution Retrofit Kit



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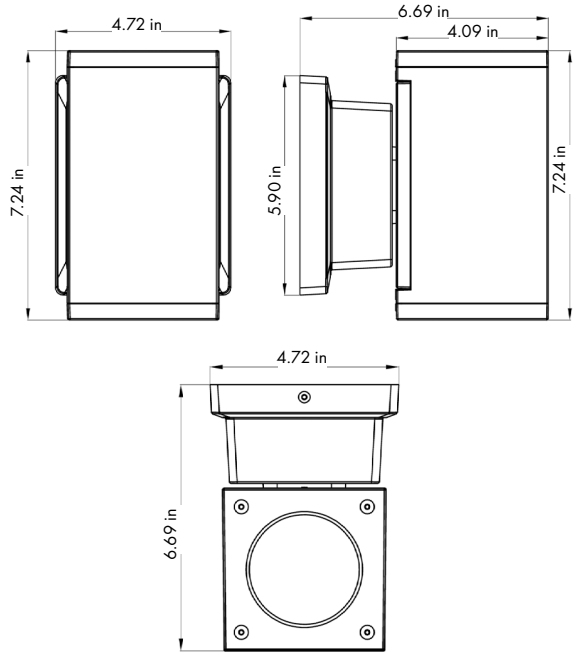
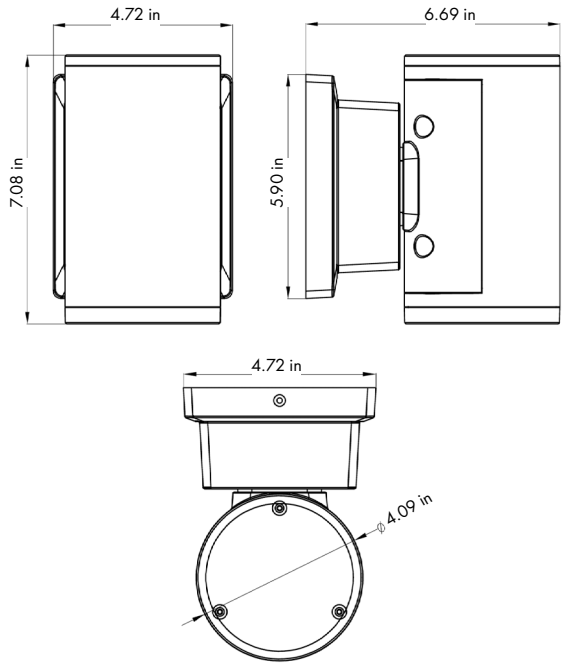
DIMENSIONS



4" SQUARE



4" ROUND

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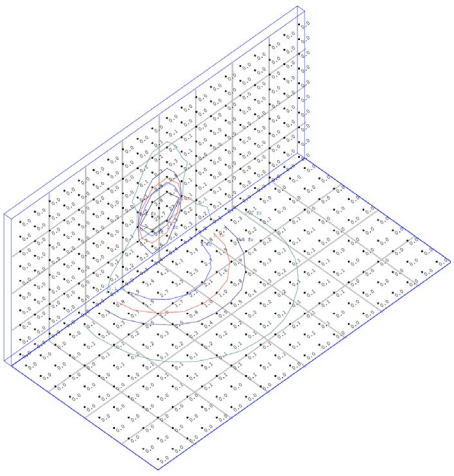
PERFORMANCE DATA

		3000K		4000K	
Wattage	**Voltage**	**Lumens**	**Efficacy (lm/W)**	**Lumens**	**Efficacy (lm/W)**
25W	120-277V	2,250	90	2,375	95
30W	120-277V	2,700	90	2,850	95
35W	120-277V	3,150	90	3,325	95

ELECTRICAL LOAD

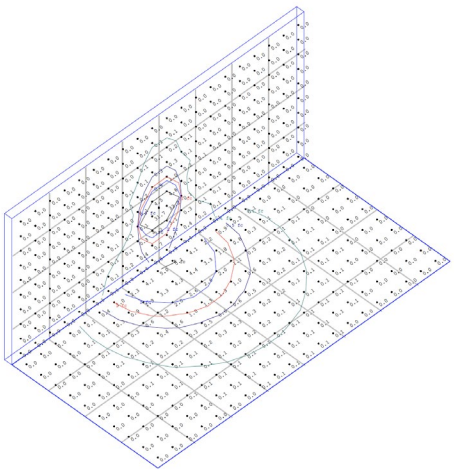
	Current (A)			
Wattage	**120V**	**208V**	**240V**	**277V**
25W	0.21	0.12	0.10	0.09
30W	0.25	0.14	0.13	0.11
35W	0.29	0.17	0.15	0.13

PHOTOMETRIC



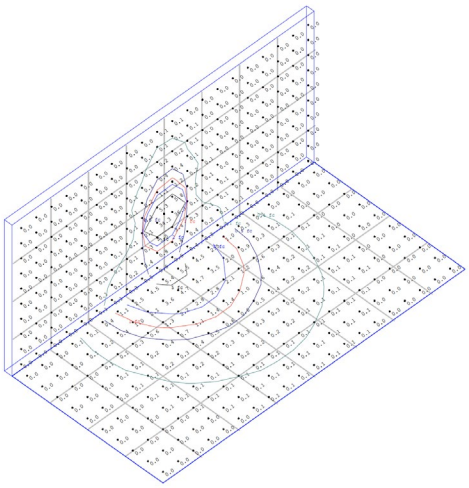
LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V
System Level Power: 26
Delivered Lumens: 2,765
Efficacy: 106 lm/W
CRI: 80



LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V
System Level Power: 31
Delivered Lumens: 3,350
Efficacy: 108 lm/W
CRI: 80



LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V
System Level Power: 36.5
Delivered Lumens: 3,777
Efficacy: 103 lm/W
CRI: 80

Due to continuous product improvements, specification and/or equipment updates may change without notice.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	Christophe Guignard; *KRISS USA, Inc.*
CASE NUMBER:	SP2022-014; *Site Plan for Project Bullseye*

SUMMARY

Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Site Plan* for an *Office/Manufacturing Facility* on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On June 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block A, Rockwall Technology Park Addition. On January 10, 2003, the City Council approved a replat that established the subject property as Lot 3, Block A, Rockwall Technology Park Addition. On December 17, 2008, the Planning and Zoning Director approved a replat [*P2008-038*] that re-established the subject property as Lots 7 & 8, Block A, Rockwall Technology Park Addition.

PURPOSE

On March 18, 2022, the applicant -- *Christophe Guignard of KRISS USA, Inc.*-- submitted an application requesting the approval of a site plan for the purpose of constructing an *Office/Manufacturing Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Corporate Crossing and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.131-acre parcel of land developed with a 49,920 SF office building zoned Light Industrial (LI) District. Beyond this is a vacant 5.509-acre parcel of land zoned Light Industrial (LI) District. Beyond this is a vacant 44.127-acre tract of land zoned Light Industrial (LI) District.

South: Directly south of the subject property is a vacant 8.405-acre parcel of land zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses. beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 11.079-acre parcel of land zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses. Beyond this is Phase 5B of the Lofland Farms Subdivision, which was established on August 26, 2004 and consists of 75 single-family

residential lots on 29.77-acres. This subdivision is zoned Planned Development District 45 (PD-45) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is Corporate Crossing, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 10.649-acre parcel of land zoned Light Industrial (LI) District. Beyond this is a 12.0-acre parcel of land developed with a 145,375 SF industrial building zoned Light Industrial (LI) District.

West: Directly west of the subject property are two (2) parcels of land developed with an office building and a warehouse building. Beyond this Research Circle, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 10.231-acre parcel of land developed with a 134,076 SF industrial building zoned Light Industrial (LI) District. Beyond this is Innovation Drive, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Manufacturing Facility* is permitted *by-right* in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements stipulated by the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=16.44-acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*X= 860.03-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=407.82-feet; In Conformance*
Minimum Front Yard Setback	*50-Feet*	*X>50-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=16.76%; In Conformance*
Minimum Number of Parking Spaces	*267 Parking Spaces Required*	*X=267 Parking Spaces; In-Conformance*
Minimum Landscaping Percentage	*15%*	*X=33%; In Conformance*
Maximum Impervious Coverage	*90%-95%*	*X<90%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the total mitigation balance of 87 caliper inches of trees is required for the development. The proposed landscape plan shows that 364 caliper inches of Bald Cypress, Cedar Elm, Eastern Red Cedar, Lacebark Elm, and Live Oak trees will be planted on the subject property. Based on this the mitigation balance is considered to be satisfied.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." This section goes on to state that the Light Industrial (LI) District requires substantial screening and buffering, that it is suitable for highly visible locations, and it is appropriate near residential if separated by open space. In this case, the proposed building is located within a third of a mile of the Lofland Farms and Sterling Farms residential subdivisions. Situated between the proposed building and the residential subdivisions will be an ~2.12-acre detention pond (*i.e. with a berm and landscaping*), an overplanted 20-foot landscape buffer, and SH-276. The proposed building also fronts on Corporate Crossing, and is subject to the FM-549 Overlay (FM-549 OV) District requirements.

As part of these requirements, the overlay district requires increased landscape buffers that incorporate two (2) canopy and four (4) accent trees per 100-feet of linear street frontage, one (1) Cedar tree per 100-feet of linear frontage, and a berm. The landscape plan provided by the applicant indicates that they will meet these increased landscaping requirements by providing 21 canopy trees, 42 accent trees, ten (10) Cedar trees, and a two (2) foot berm. In addition to the landscaping requirements, the FM-549 Overlay (FM-549 OV) District has material requirements that stipulate that buildings be constructed of a minimum of 90% masonry materials (*i.e. stone, brick, stucco, cementitious lap siding, etc.*) and incorporate at least 20% natural or quarried stone. In this case, the applicant is proposing the use of painted tilt wall, fiber cement panels, and a thin set brick. Based on these materials, the applicant's request does not meet the material percentages required by the overlay district. The proposed building also does not meet the four (4) sided architecture provision required by the FM-549 Overlay (FM-549 OV) District. This section of the code states that "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." Based on this the proposed building is required to have primary building façade articulation on all sides of the building. According to Subsection 05.01(C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a primary building façade is defined as "… any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." With all this being said, the proposed site plan generally conforms to the *General Overlay District Standards* and the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

(1) *Stone*. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case the applicant has *not* provided any natural or quarried stone. This will require a variance from the Planning and Zoning Commission.

(2) *Primary Material*. According to Subsection 06.02(C)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* (*i.e. stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU)*) ..." In this case, the applicant is proposing materials that do *not* meet the minimum standards. This will require a variance from the Planning and Zoning Commission.

(3) *Tilt-Up Wall*. According to Section 05.01(A)(1)(a)(2), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of concrete tilt-up walls may be permitted on a *case-by-case* basis by the Planning and Zoning Commission. The applicant is proposing the use of tilt-up wall construction for the building, where the north elevation will be clad in brick and fiber cement panel and the south, east, and west elevations will be painted. Staff should note that this exception request is not atypical for larger industrial buildings, and that many of the buildings in the Rockwall Technology Park are constructed out of tilt-up walls. This will require an exception from the Planning and Zoning Commission.

(4) *Four (4) Sided Architecture*. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(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 elevations do not meet the four (4) sided architecture requirements. Specifically, the building does not incorporate the same architectural finishes on all four (4) sides (*i.e. the southern, western, and eastern elevations do not incorporate the same finishes as the northern elevation*), and fails to meet the minimum primary and secondary articulation standards stipulated by Subsection 04.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) on all four (4) sides of the building. This will require a variance from the Planning and Zoning Commission.

(5) *Architectural Elements*. According to Subsection 06.02(C)(4), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all buildings "…over 100,000 SF shall include a

minimum of seven (7) architectural elements." In this case, the proposed building is 118,100 SF and utilizes less than seven (7) architectural elements. The applicant has indicated this is to keep a clean and modern aesthetic. This will require a variance from the Planning and Zoning Commission.

(6) *Non-Residential Fences*. According to Subsection 08.04(D), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(w)rought iron or decorative metal fences … shall not exceed eight (8) feet in height." In this case, the applicant is requesting a ten (10) foot wrought iron fence along Corporate Crossing. The applicant is making this request due to the nature of their business (*i.e. a firearms manufacturer*) and has stated that the purpose of the fence is for perimeter security. This will require an exception from the Planning and Zoning Commission.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant a variance or an exception to the provisions contained in Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that applicant provide compensatory measures that directly offset any requested variances. As part of this case the applicant has indicated they are proposing the following compensatory measures: [*1*] a dog park, [*2*] a garden roof, and [*3*] additional Cedar trees along Discovery Boulevard and SH-276. That being said, a determination on exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Technology District*. The *Technology District* is "…primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base." Being a clean industrial business, the applicants land use is consistent with the district and with the Future Land Use Map, which identifies this property as being designated for *Technology/Employment Center* land uses. According to Chapter 01, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan, a *Technology/Employment Center* "should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses." In this case, there are two (2) residential subdivisions (*i.e. Lofland Farms and Sterling Farms*) just south of the proposed building; however, a ~2.12-acre detention pond (*i.e. with a berm and landscaping*), an overplanted 20-foot landscape buffer, and SH-276 will provide a natural transition between the residential and industrial uses. The proposed landscaping satisfies *Policy 1* and *Policy 5*, of *Goal 02*, *Landscaping*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, by providing native landscaping (*i.e. a mix of native grasses*) in the detention pond and preserving 80 existing trees on site. With this being said, the trees that are being preserved do not meet the requirements to provide the applicant tree preservation credits because all of the trees are either under 25-inches or are not an Oak, Pecan, or Elm tree. Staff should note that the proposed elevations do *not* satisfy *Policy 4*, of *Goal 03*, *Visual Impacts*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan which states that "(l)ong, blank wall facades on all non-residential buildings should be subdivided with vertical breaks." In this case, the applicant is not providing articulation breaking up the wall facades, particularly along Corporate Crossing, which is the roadway the proposed building primarily faces. Taking this all into consideration, the applicant's request generally conforms with the *Technology District* and the *Non-Residential Strategies* of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022, and made recommendation that the applicant enhance the secondary entry along Corporate Crossing. The ARB wanted this change because they felt the east building elevation could use an element to break up the façade and to provide a consistent look between the north and east building elevation. The applicant has provided updated elevations; however, it does not appear to meet what the ARB requested at their meeting. The ARB will re-review the proposal at their meeting on *April 12, 2022* and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Office/Manufacturing Facility* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Before a Certificate of Occupancy (CO) is issued for the proposed building, the property owner must provide documentation indicating that any *proposed Roof Top Units (RTU's)* meet the screening requirements and will not be visible from any adjacent property or public roadway.

(3) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

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	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				
SUBDIVISION	ROCKWALL TECHNOLOGY PARK	LOT	7/8	BLOCK	A
GENERAL LOCATION	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-73	CURRENT USE	UNDEVELOPED
PROPOSED ZONING	LI (Case #Z2022-006)	PROPOSED USE	INDUSTRIAL
ACREAGE	16.44	LOTS [CURRENT]	2
LOTS [PROPOSED]	3		

☑ ***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 EDC	☑ APPLICANT	KRISS USA, INC
CONTACT PERSON	MATT WAVERING	CONTACT PERSON	CHRISTOPHE GUIGNARD
ADDRESS	2610 OBSERVATION TRAIL, SUITE 104	ADDRESS	565 W. LAMBERT ROAD
			SUITE F
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	BREA, CA 92821
PHONE	903-494-7943	PHONE	714-333-1988 X122
E-MAIL	MWAVERING@ROCKWALLEDC.COM	E-MAIL	CH.GUIGNARD@KRISS-USA.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 $ 578.80, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF March, 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 16th DAY OF March, 20 22.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jhammonds

MY COMMISSION EXPIRES

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024

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.

2001 Ross Avenue
Suite 400
Dallas, TX 75201
Phone: 214.267.0400
Fax: 214.267.0404
www.streamrealty.com

April 7, 2022

Rockwall Planning Department
385 S Goliad Street
Rockwall, TX 75087

RE: Project Bullseye Site Plan Submission
NWC Corporate Crossing & FM 276

Dear Planning Staff,

On behalf of the prospective buyer of the subject tract, we are pleased to submit our application for Site Plan review. The project will consist of a purpose-built office, warehouse, manufacturing use which is an allowed use in the Light Industrial zoning district. With our site plan, we are requesting the below listed variance which are known to the Rockwall Economic Development Corporation and in return are willing to provide the also below listed upgrades:

Building Variance Requests:

- Tilt Wall Construction (exception) – Consistent with industrial buildings in the Rockwall Technology Park
- Less than 20% natural stone (variance) – We are creating a modern manufacturing headquarters where natural stone does not fit the architectural style.
- Less than 90% masonry material (variance) – Typical of tilt wall construction for an industrial building.
- Primary articulation (variance) – articulations are focused at the front entry to the office.
- Secondary articulation (variance) – articulations are focused at the front entry to the office.
- Less than 7 architectural elements (variance) – Architectural elements included and focused at the front entry to the office and at the employee entry facing Corporate Crossing.
- 4-sided architecture (variance) – difficult to meet for large manufacturing style buildings.

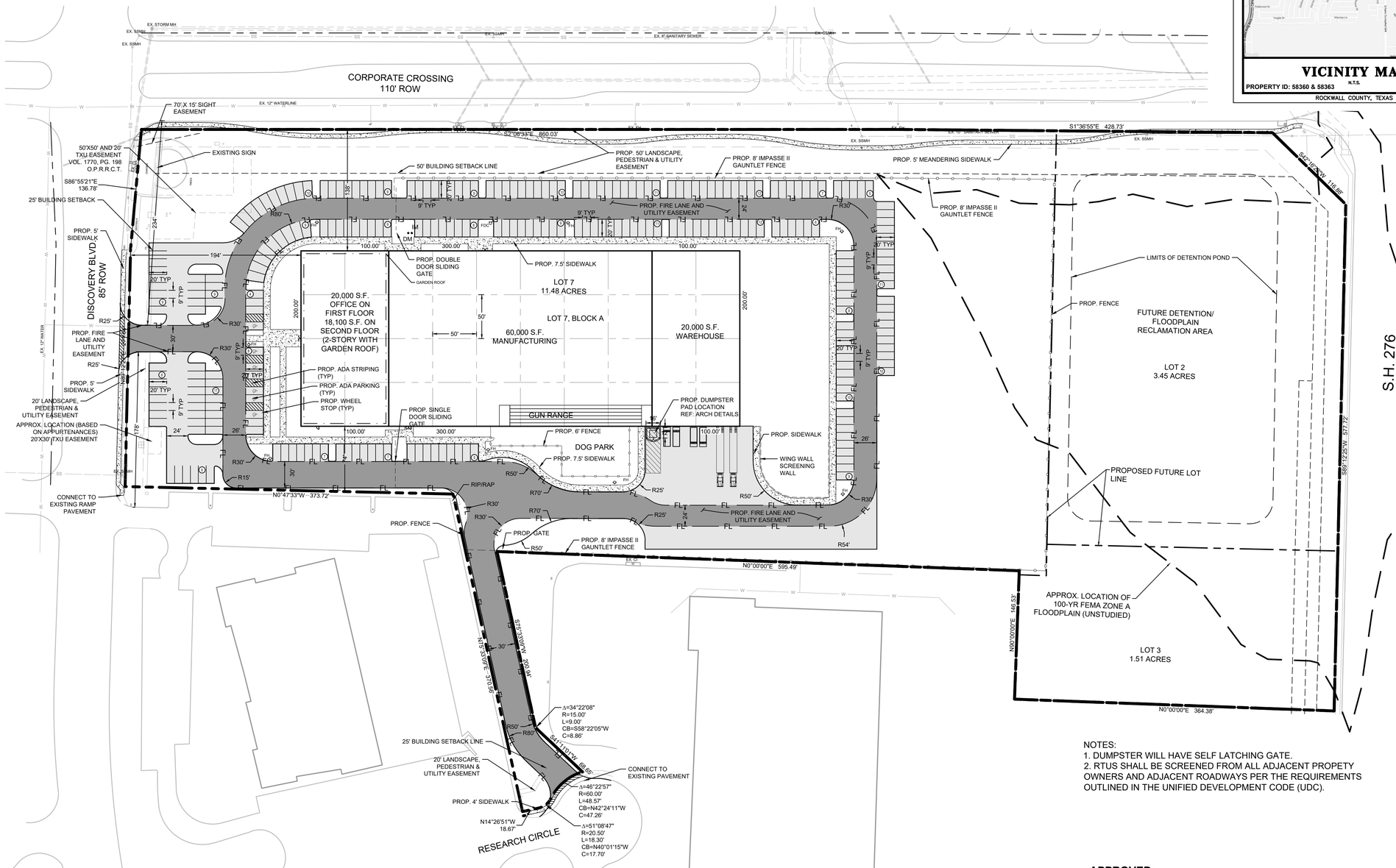
Compensatory Measures:

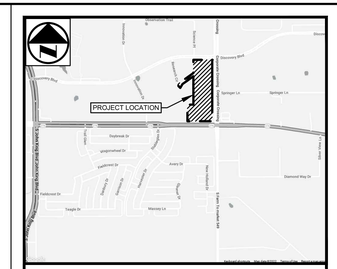
- Additional landscaped area above and beyond what is required by code.
- Additional canopy trees in the parking area more than what is required by code.
- Rooftop garden for the employees.
- Private pet area provided for the benefit of the employees.
- Cedar trees along Discovery Blvd.
- Added canopy feature at the employee entry along Corporate Crossing.

Should you have any questions on the above or during the application, please feel free to contact our design team or this office.

Respectfully submitted,

Grayson K. Hughes, PE
Director
Stream Realty Partners
Industrial Development Services





VICINITY MAP
N.T.S.
PROPERTY ID: 58360 & 58363 ZIP CODE:75032
ROCKWALL COUNTY, TEXAS

N E S W

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

FL	PROPOSED FIRE LANE
	PROPOSED LIGHT DUTY PAVEMENT
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PROPOSED FENCE (REFERENCE LANDSCAPE)
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7
IMPERVIOUS COVER	275522 SF
TOTAL AREA	716109 SF
COVERED RATIO	38.47%

NOTES:
1. DUMPSTER WILL HAVE SELF LATCHING GATE.
2. RTUS SHALL BE SCREENED FROM ALL ADJACENT PROPETY OWNERS AND ADJACENT ROADWAYS PER THE REQUIREMENTS OUTLINED IN THE UNIFIED DEVELOPMENT CODE (UDC).

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 ____, 202_.

WITNESS OUR HANDS, this ___ day of ____, 202_.

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

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 03/18/2022
Resubmitted: 04/05/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer MICHAEL T. DOGGETT
P.E. No. 98628 Date 04/08/2022

KHA PROJECT 068213117
DATE APRIL 2022
SCALE AS SHOWN
DESIGNED BY MD
DRAWN BY MD
CHECKED BY MD

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

SITE PLAN

CASE NO. SP2022-014

SHEET NUMBER
1 OF 1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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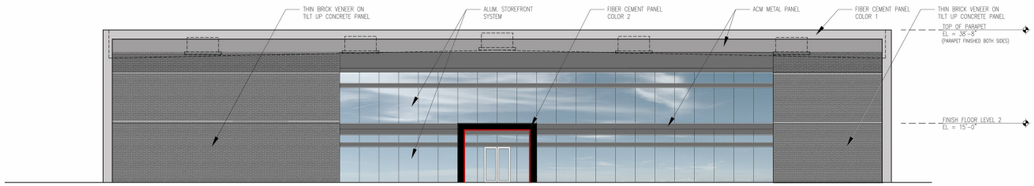
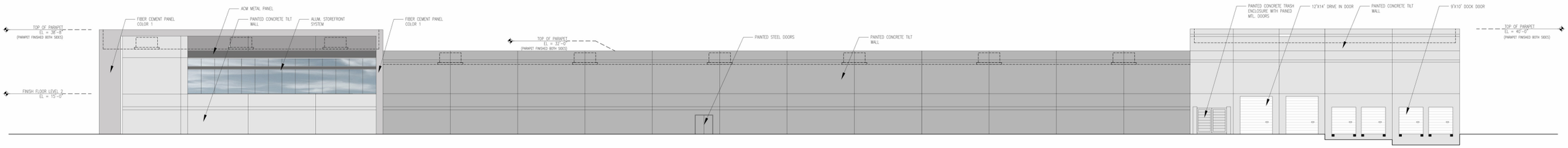


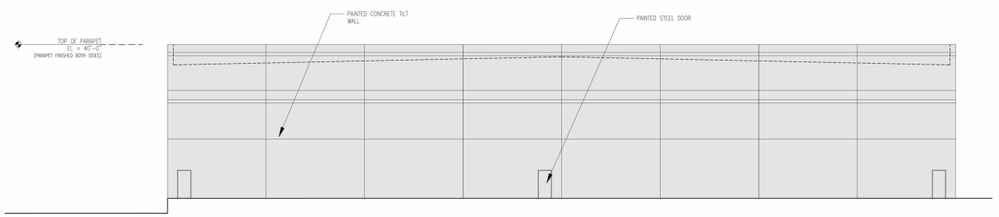
NORTH ELEVATION

08: PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
55% GLAZING/ACM PANEL
9% ARCH. FIBER CEMENT PANEL
30% THIN SET BRICK VENEER



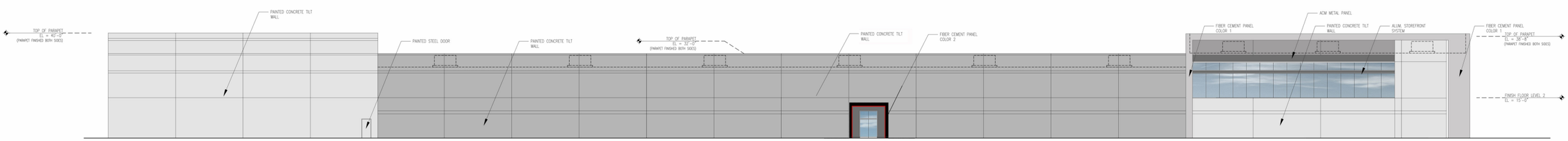
WEST ELEVATION

86% PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
6% GLAZING/ACM PANEL
3.5% ARCH. FIBER CEMENT PANEL
4.5% PAINTED MTL. DOORS



SOUTH ELEVATION

97% PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
0% GLAZING/ACM PANEL
0% ARCH. FIBER CEMENT PANEL
3% PAINTED MTL. DOORS



EAST ELEVATION

87% PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
9% GLAZING/ACM PANEL
2% ARCH. FIBER CEMENT PANEL
2% PAINTED MTL. DOORS

01 EAST ELEVATION
SCALE: 1" = 20'

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 03.18.22
Not for Permit or Construction

Copyright © 2022 GSR-Andrade Architects, Inc.

gsr | andrade ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

Architect	GSR Andrade Architects
Civil Engineer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	
Landscape Architect	

STREAM

A NEW PROJECT BY KRISS USA:

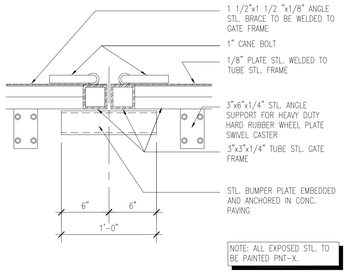
'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

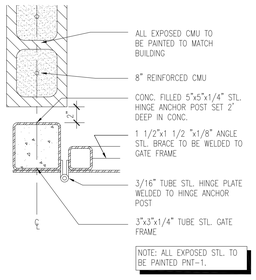
PROJECT NO.: 3040
DATE: 03.18.22
REVISIONS: -

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

A4.00



07 Plan Detail
SCALE: 1 1/2" = 1'-0"
957-DP-0111-008



06 Plan Detail
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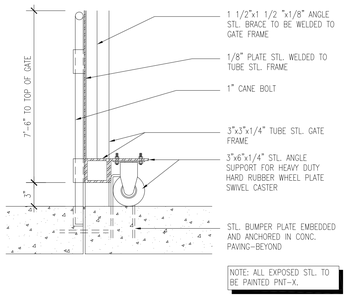

05 Section Detail
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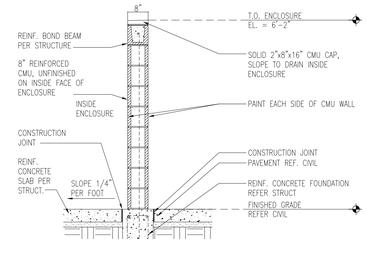

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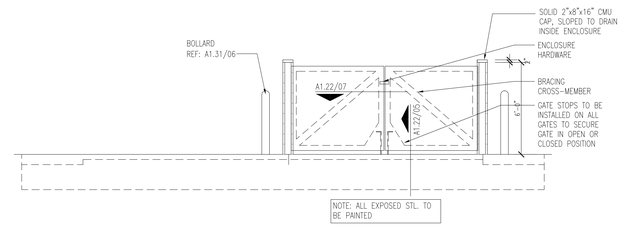

03 Enlarged Elevation
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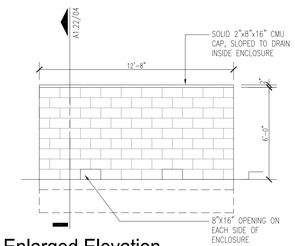

02 Enlarged Elevation
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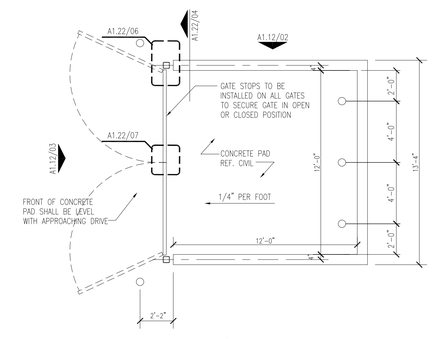

01 Enlarged Plan
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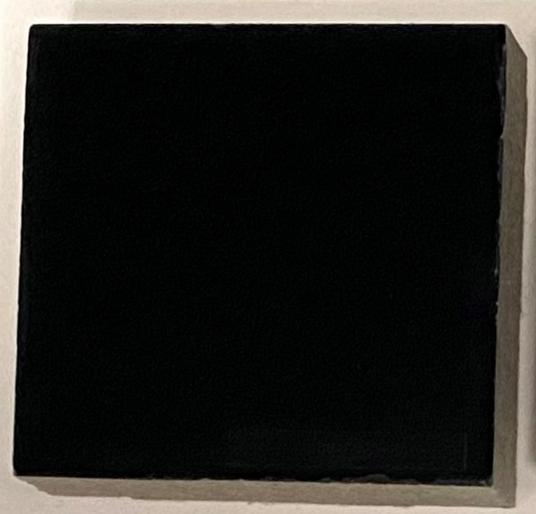
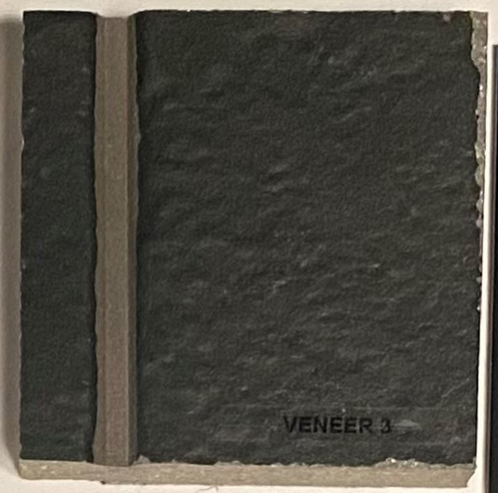
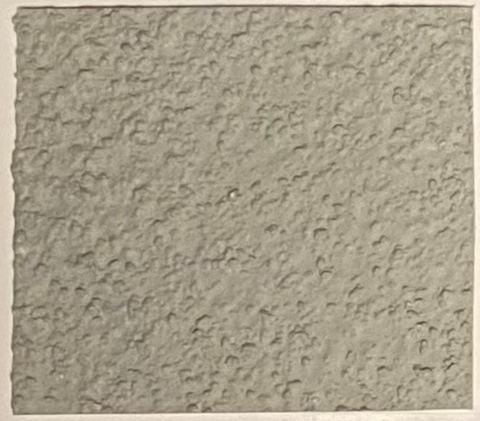
KRISS®





FRAMES

PAINT 1



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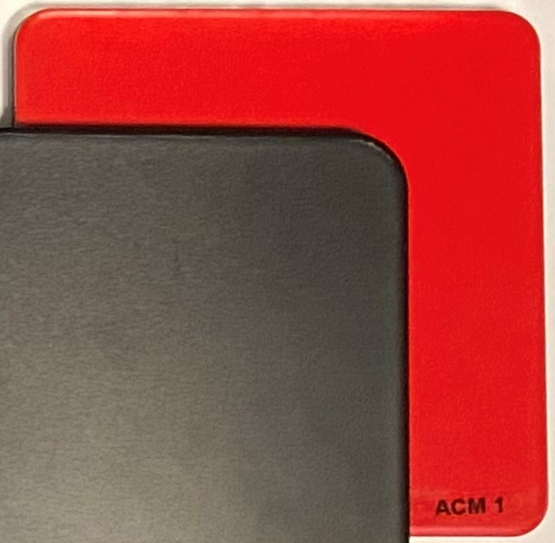
CONCEPT RENDERING



ACM 1

STREAM REALTY

PROJECT BULLSEYE

gsr | andrade ARCHITECTS

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
17. **THE PROPERTY OWNER WILL MAINTAIN PLANTS AND IRRIGATION SYSTEM ON SITE.**

IRRIGATION STANDARDS:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
2. CONTACT DEVELOPMENT SERVICES FOR IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND (5') FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND DIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS, ETC. SHALL BE LOCATED CLOSER THAN (10') FROM THE CURB AT STREET OR DRIVEWAY INTERSECTIONS.
10. IRRIGATION DESIGN TO MEET ALL ROCKWALL UDC REQUIREMENTS.

Kriss Rockwall
Code Calculations Chart

Site Data	**AC**	**SF**
Total Site Area	16.44	716,117
Surface Parking Spaces	267	
Site Landscape Area	**Required (% / SF)**	**Provided (% / SF)**
15% of site to be landscaped	15%	33%
	107,418	233,553
Street Frontage	**Required**	**Provided**
Discovery Boulevard (408 LF)		
1 Canopy Tree/ 50 LF	9	9
1 Accent Tree/ 50LF	9	9
1 Cedar Tree/ 100LF	4	4
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
Corporate Crossing (1042 LF)		
2 Canopy Tree/ 100 LF	21	21
4 Accent Tree/ 100LF	42	42
1 Cedar Tree/100 LF	10	10
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
SH 276 (507 LF)		
2 Canopy Tree/ 100 LF	11	11
4 Accent Tree/ 100LF	21	21
1 Cedar Tree/ 100LF	5	5
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
Parking Lot	**Required**	**Provided**
1 Large Canopy Tree/ 10 parking spaces	27	31
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES
Detention Basin Screening	**Required**	**Provided**
1 native shrub or grass per 750 sf of pond	123	127

KRISS ROCKWELL - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFIC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	24	4	**96**
Cedar Elm	*Ulmus crassifolia*	18	4	**72**
Shumard Red Oak	*Quercus shumardii*	19	4	**76**
Lacebark Elm	*Ulmus parvifolia*	13	4	**52**
Live Oak	*Quercus virginiana*	39	4	**156**
			TOTAL MITIGATION REQUIRED:	107.8
			TOTAL MITIGATION PROVIDED:	452.0
			TOTAL MITIGATION OUTSTANDING:	-344.3

NOTE: ALL MITIGATION TREES TO BE MIN. 4" CAL.

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		18	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Eastern Redcedar / Juniperus virginiana	4" cal	12`-14` ht		19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Existing Tree to Remain / Existing Tree to Remain	-			78	
	Lacebark Elm / Ulmus parvifolia	4" cal	12`-14` ht		13	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR
	Live Oak / Quercus virginana	4" cal	12`-14` ht		41	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
FLOWERING TREES	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Texas Redbud / Cercis canadensis var. texensis	45 gal	8`-10` ht		72	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	306	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	348	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Lindheimer`s Muhly / Muhlenbergia lindheimeri	3 gal	24" h x 18" w	30" OC	71	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	
	Bermuda Grass / Cynodon dactylon	sod			274,699 sf	REFER TO SPECIFICATIONS
	Drainfield Mix / Drainfield Mix	seed			91,163 sf	NATIVE AMERICAN SEED COMPANY. BIG BLUESTEM, CERAL RYE GRAIN, EASTERN GAMAGRASS, GREEN SPRANGLETOP, PRAIRIE WILDRYE, SWITCHGRASS, WILD TRIDENS, BROOMSEDGE BLUESTEM, AND BUSHY BLUESTEM

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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

Planning & Zoning Commission, Chairman   Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.08.2022

KHA PROJECT 068213117
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE NOTES AND CALCULATIONS

CASE NO. SP2022-014

SHEET NUMBER
L1.00

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IMAGES rockwall logo : Tree Stake Solutions Chart :
XREFS xPlant : xHard : xSite : xBrdr-24x36 : xSurv : Above Grade - Detail_TSS cont- 5 or smaller : Detail_shrub- groundcover : Detail_Tree Protection : xLandscapeDALLAS : xTrees : Detail_TSS cont - multitrunk orn : xUtil : xStrm
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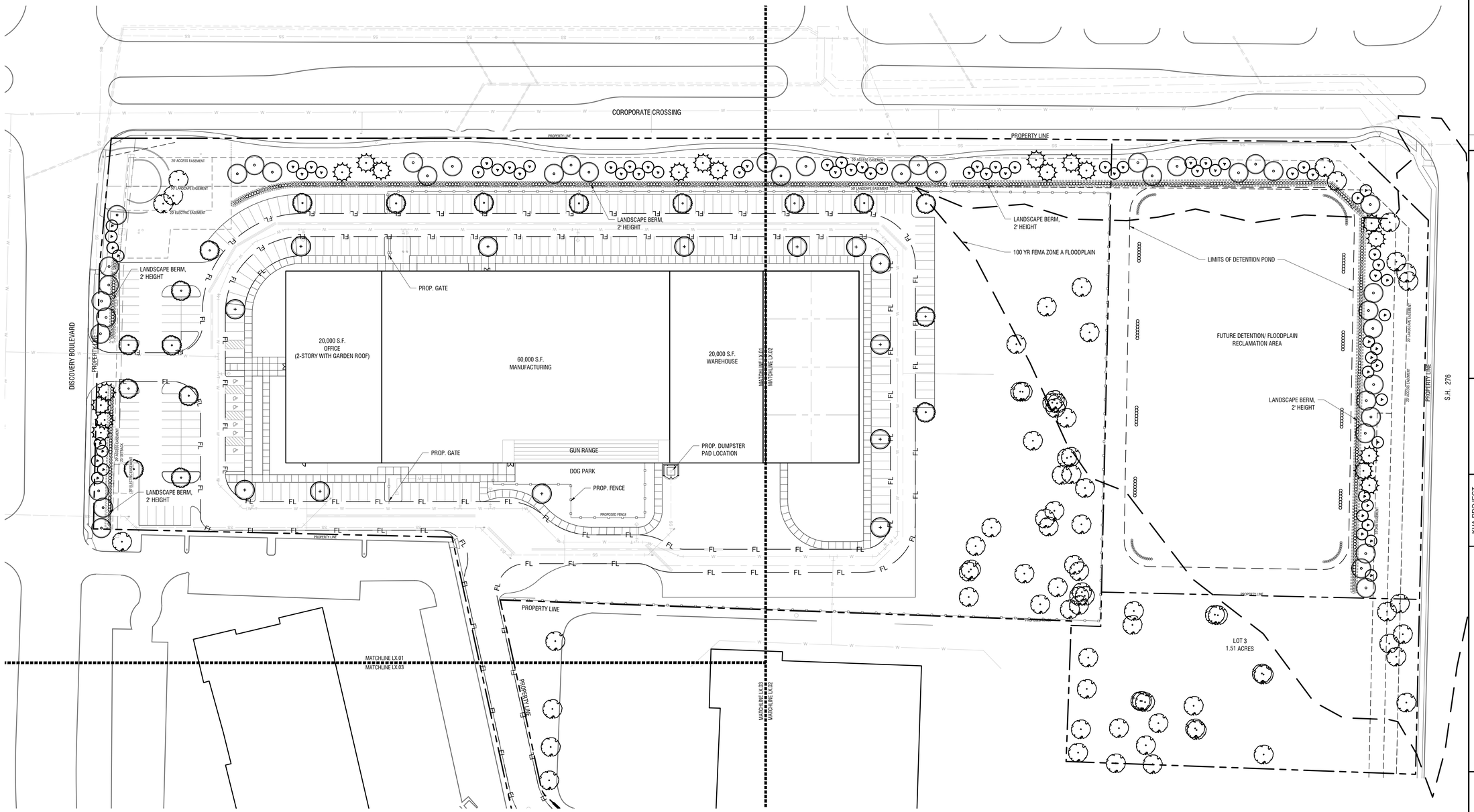

NORTH

0' 50' 100'
Scale: 1" = 50'-0"

Overall Landscape Plan | A
Scale: 1" = 50'-0"

APPROVED:

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

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260 East Davis Street, Suite 100
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Tel. No. (469) 452-2497
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Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2380 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.06.2022

KHA PROJECT	068213117
DATE	04/06/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

OVERALL LANDSCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.01

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IMAGES rockwall logo : Tree Stake Solutions Chart
XREFS ATTACHED Above Grade : Detail_grnd-groundcover : Detail_Tree Protection : xLandscapeDALLAS : xTrees : Detail_TSS cont 5 or smaller : Detail_Above Grade : Detail_TSS cont 5 or smaller :
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DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG [L1.01 OVERALL LANDSCAPE PLAN]

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana
FLOWERING TREES	**COMMON / BOTANICAL NAME**
	Texas Redbud / Cercis canadensis var. texensis
SHRUBS	**COMMON / BOTANICAL NAME**
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
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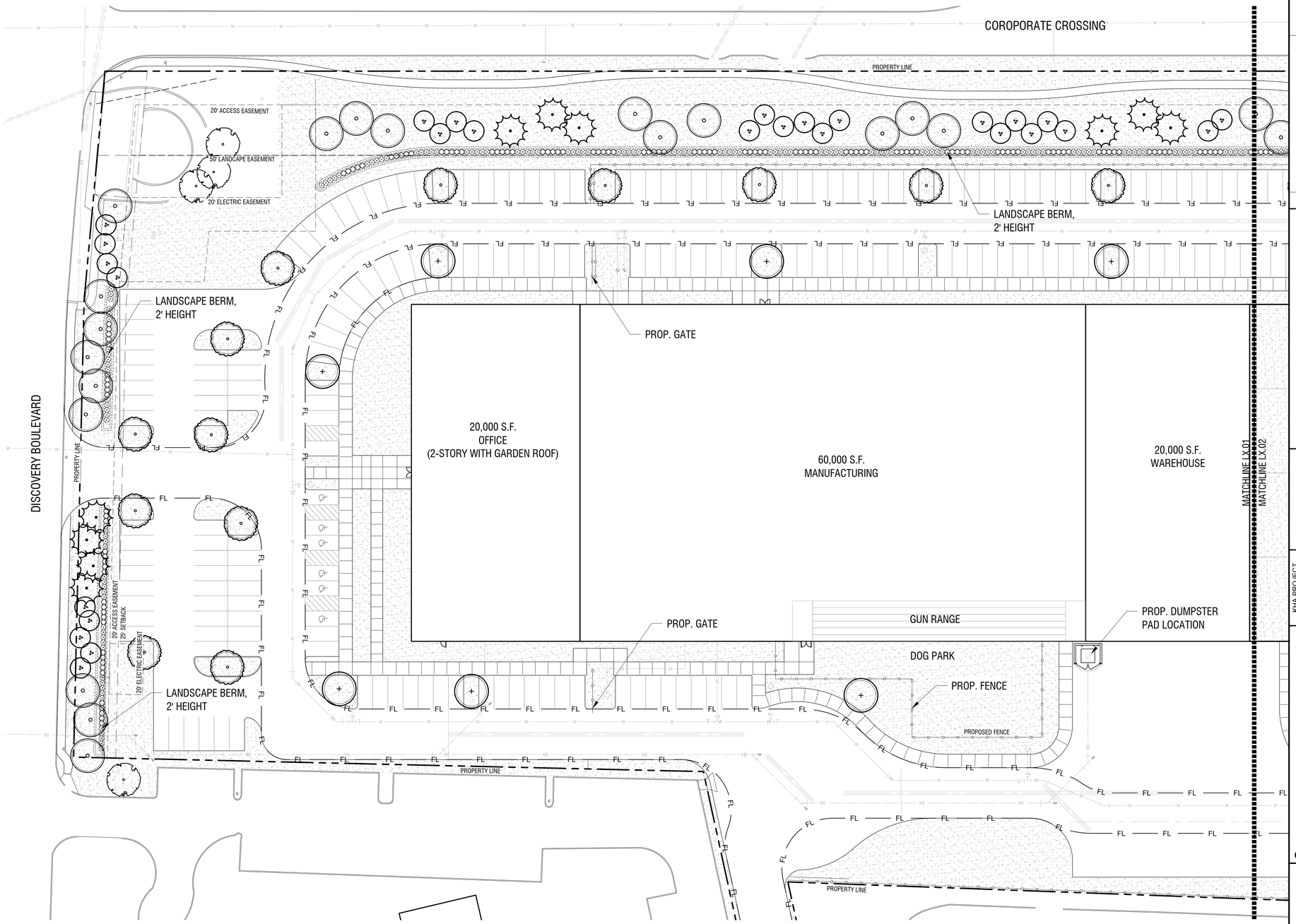
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan
Scale: 1" = 30'-0"

A

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Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

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Contact: Christophe Guignard

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Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

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KHA PROJECT	068213117
DATE	04/08/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.02

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IMAGES
NOTES: rockwall logo : Tree Stake Solutions Chart ; ATTACHED: Detail_shrub groundcover : Detail_Tree Protection : xLandscapeDALLAS : xTrees : Detail_TSS cont : mulltrunk cm : xUtil : xSmm
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DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG ; [L1.02 LANDSCAPE PLAN]

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana
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	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
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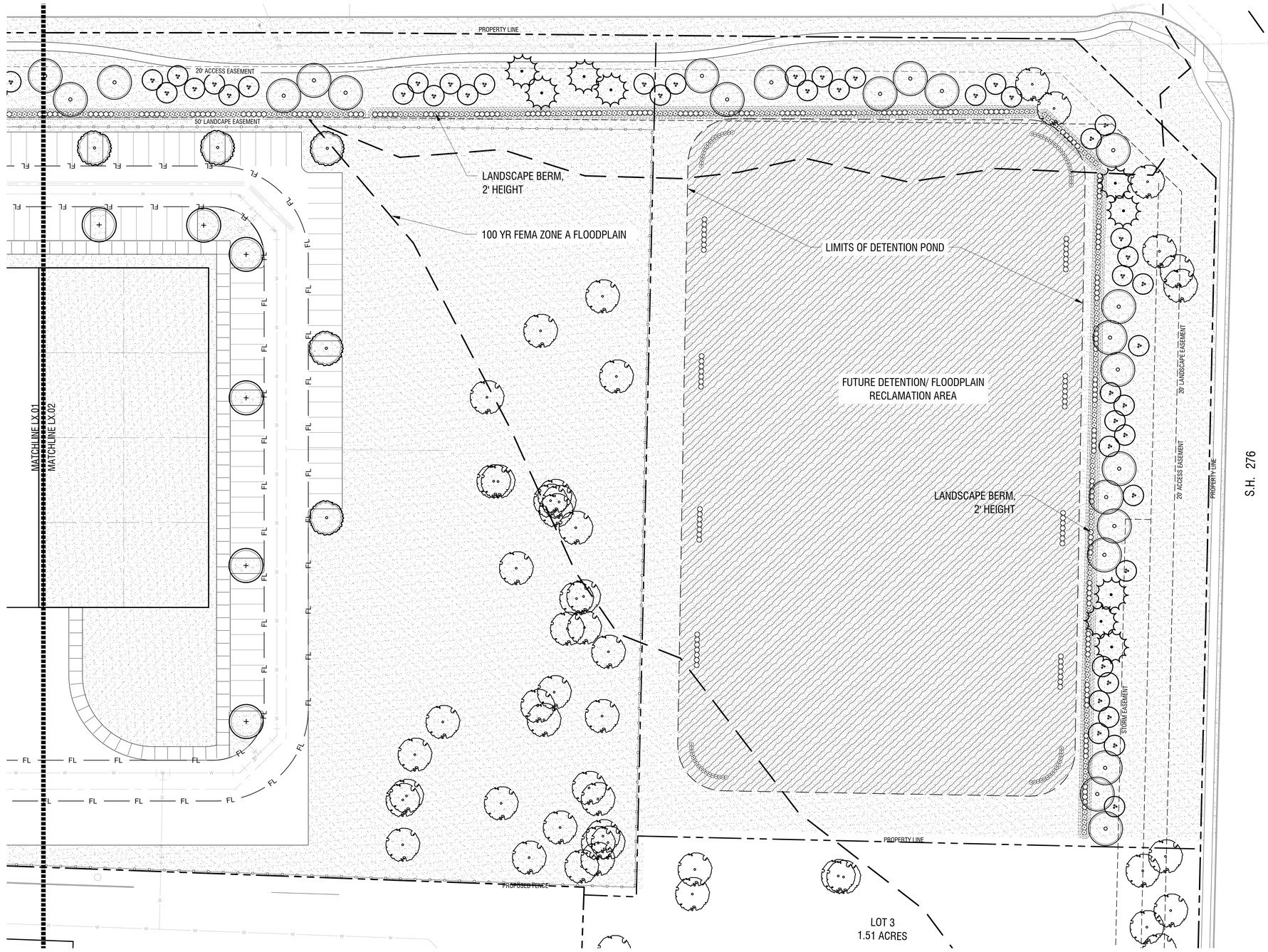
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan

Scale: 1" = 30'-0"

A

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SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

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L.A. No. 3323 Date 04.08.2022

KHA PROJECT 068213117
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.03

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IMAGES rockwall logo ; Tree Stake Solutions Chart ;
NOTES 4/8/2022 9:15 AM ; Detail_plants groundcover ; Detail_TSS cert 5 or smaller ; Detail_Above Grade ; Detail_TSS cert 5 or smaller ; Detail_Tree Protection ; cLandscapeDALLAS ; xTrees ; Detail_TSS cert ; multibunk cm ; xGR ; xSm
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DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG [L1.03 LANDSCAPE PLAN]

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana

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SHRUBS	COMMON / BOTANICAL NAME
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	Lindheimer`s Muhly / Muhlenbergia lindheimeri

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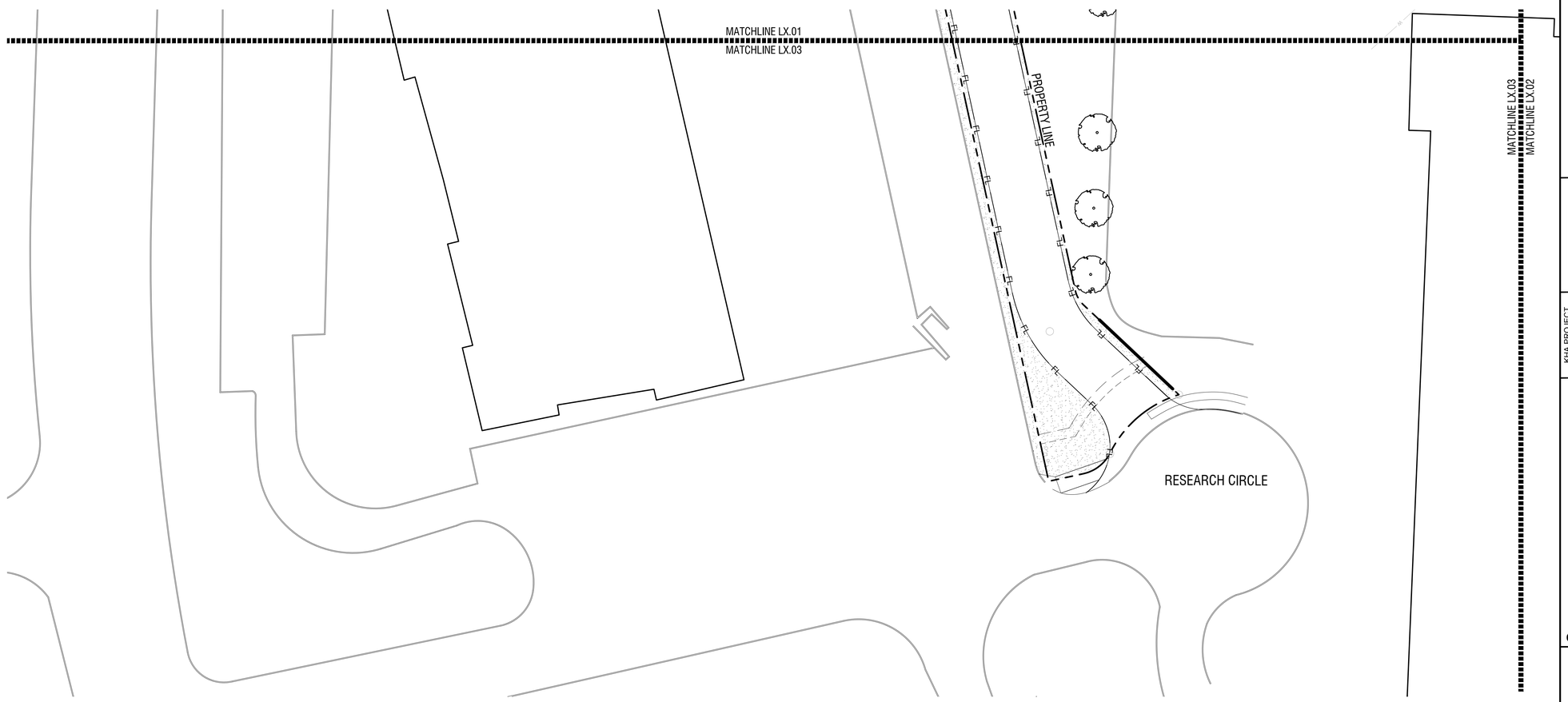
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan A
Scale: 1" = 30'-0"

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

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.08.2022

KHA PROJECT 068213117

DATE	04/08/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO. SP2022-014

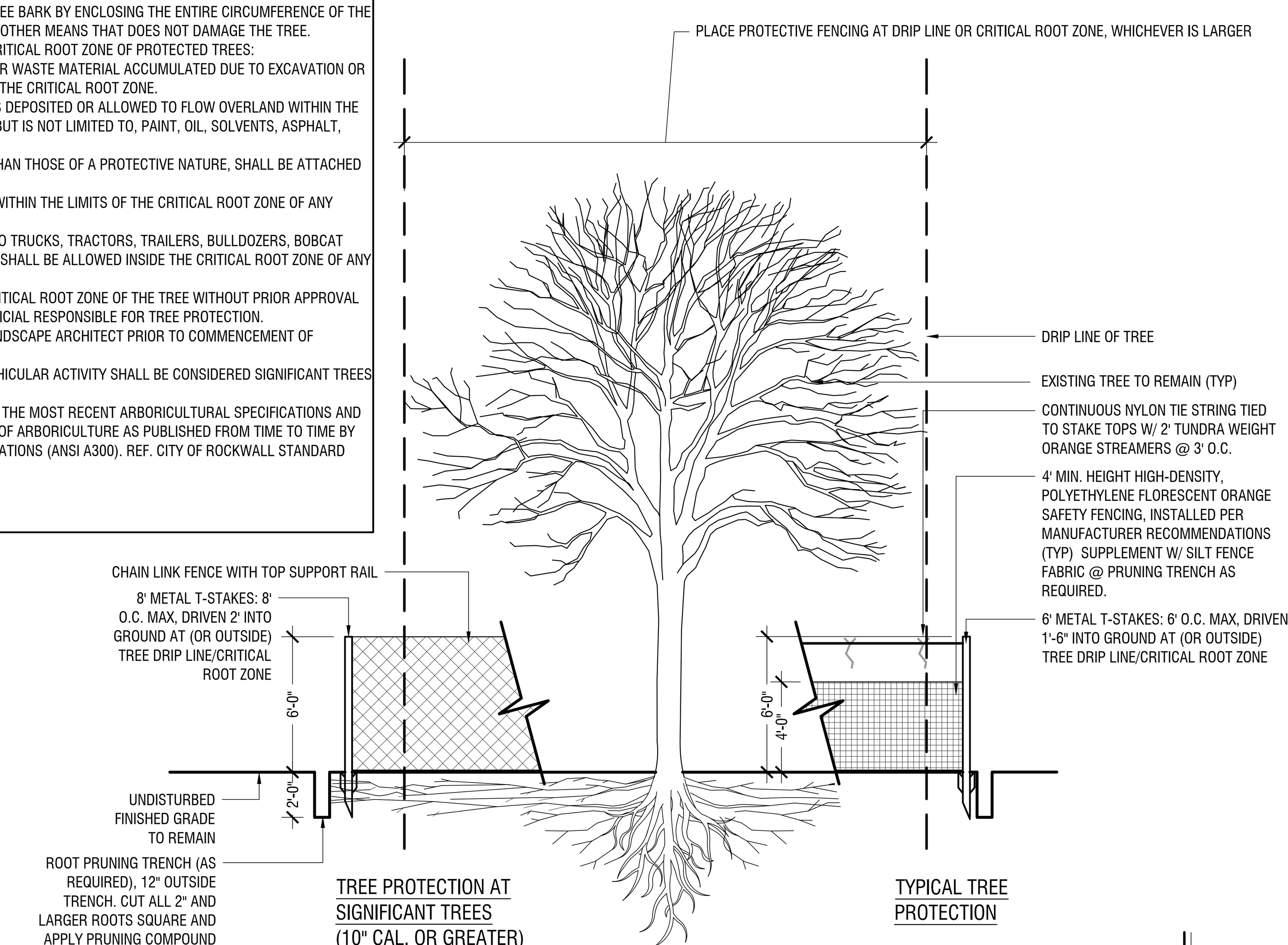
SHEET NUMBER
L1.04

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability by Kimley-Horn and Associates, Inc.

IMAGES
XREF(S)
LAST SAVED
PLOTTED BY
DWG DATA
DWG NAME

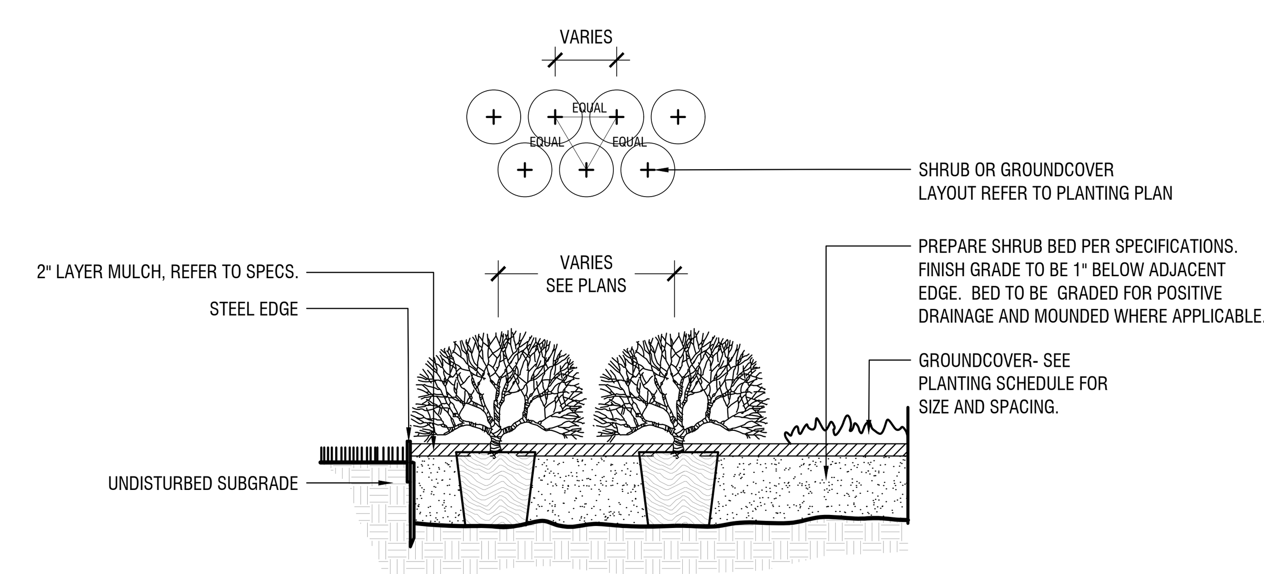
mcwall logo ; Tree Stats Solutions Chart ;
rhythmic_tiger_cub_after_dark_3 ; xref=
4/8/2022 6:15 AM
Courtney L. Smith 4/8/2022 6:47 AM
K:\MKN_LA\P_PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\CIVIL
L1.01 CODE LANDSCAPE PLAN.DWG , [L1.04 LANDSCAPE PLAN]

NOTES:
1. THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
2. THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
   2.a. THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND -OR-
   2.b. A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
3. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE/CRITICAL ROOT ZONE OF TREES.
4. ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A TRENCH 18"-24" DEEP BY 8" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE/CRITICAL ROOT ZONE, MINIMUM. PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
5. BARK PROTECTION: IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
   6.a. NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
   6.b. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS
   6.c. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE
   6.d. NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE
   6.e. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
   6.f. NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
7. SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
9. ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300). REF. CITY OF ROCKWALL STANDARD TREE PROTECTION DETAILS.



Tree Protection Fencing — D

Scale: 3/16" = 1'-0"

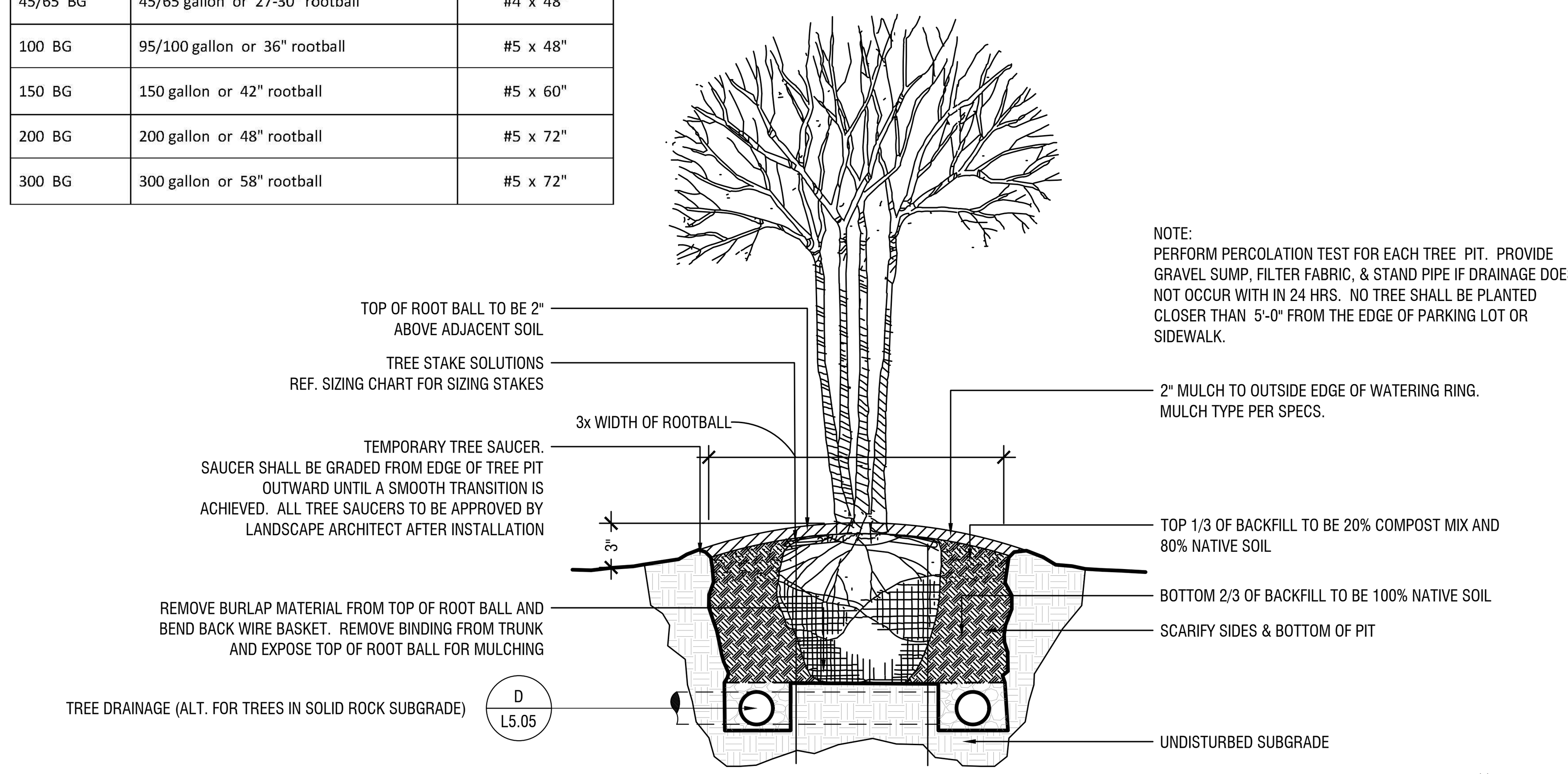


Shrubs & Groundcover — C

Scale: 1/2" = 1'-0"

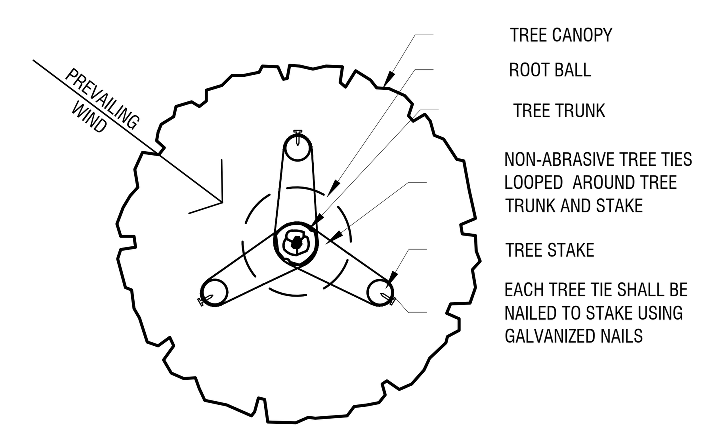
Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"

NOTE:
PERFORM PERCOLATION TEST FOR EACH TREE PIT. PROVIDE GRAVEL SUMP, FILTER FABRIC, & STAND PIPE IF DRAINAGE DOES NOT OCCUR WITH IN 24 HRS. NO TREE SHALL BE PLANTED CLOSER THAN 5'-0" FROM THE EDGE OF PARKING LOT OR SIDEWALK.



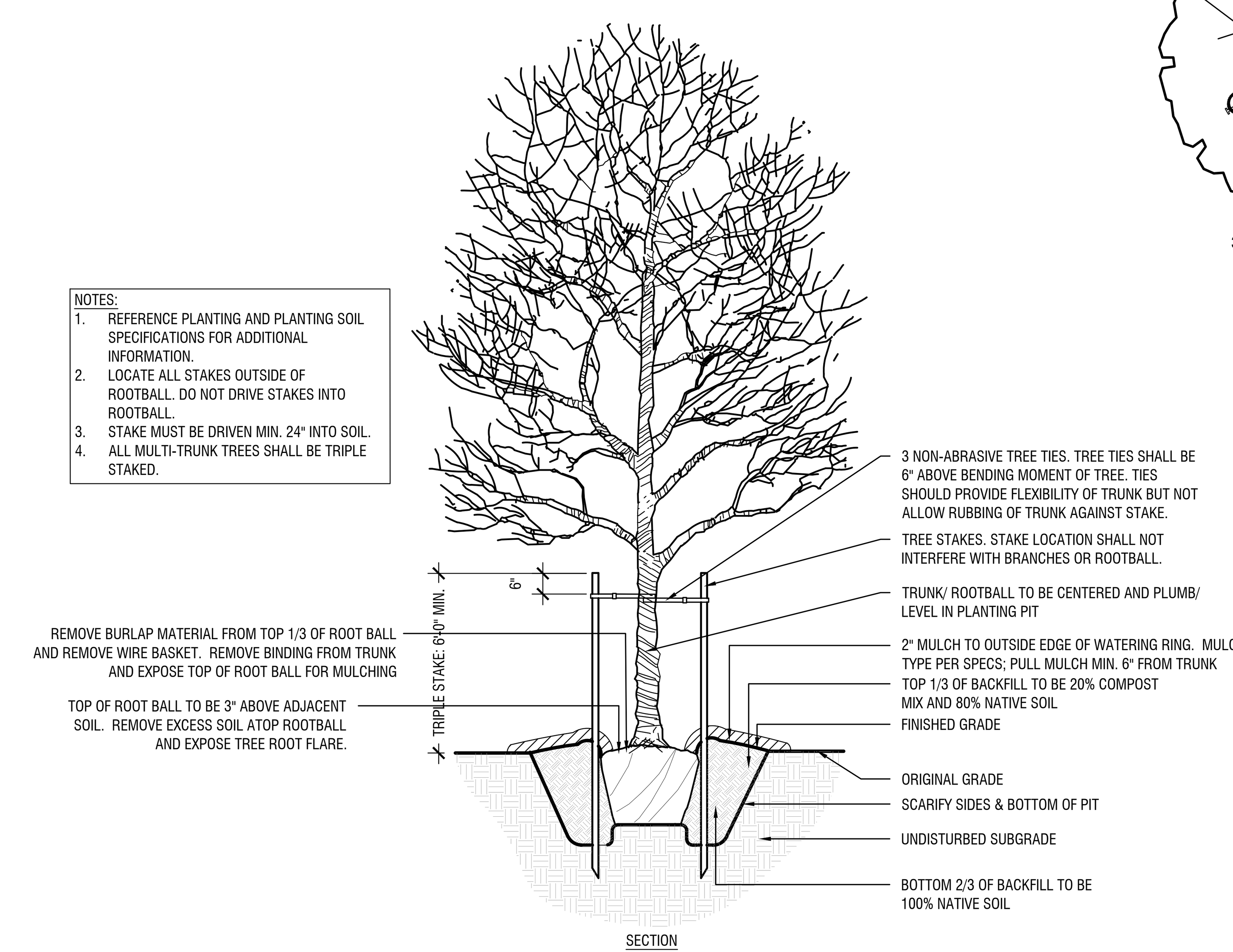
Multi-trunk / Ornamental Tree — B

Scale: 1/2"=1'-0"



TRIPLE STAKE PLAN
3" CALIPER AND GREATER

NOTES:
1. REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
3. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
4. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



Canopy Tree - 5" or Smaller (Above Grade Tree Stakes) — A

Scale: 1/2"=1'-0"

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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
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SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
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City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

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P.L.A. Courtney L. Smith
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KHA PROJECT 068213117
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE DETAILS

CASE NO. SP2022-014
SHEET NUMBER
L1.05

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IMAGES rockwall logo : Tree Stake Solutions Chart :
XREFS xPlant : xHard : xSite : xBrdr-24x36 : xSurv : Above Grade - Detail_TSS cont- 5 or smaller : Detail_shrub- groundcover : Detail_Tree Protection : xLandscapeDALLAS : xTrees : Detail_TSS cont - multitrunk orn : xUtil : xStrm
LAST SAVED 4/8/2022 8:15 AM
PLOTTED BY FERRARA, NICK 4/8/2022 8:16 AM
DWG PATH K:\MKN_LALP_PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\CIVIL
DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG , [L1.05 LANDSCAPE DETAILS]

Rockwall EDC (Lot 2) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
5251	9.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5252	7.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5253	12.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5254	17.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	.5:1	N/A
5255	9.8	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5256	10.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5257	4.0	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5258	8.6	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5259	15.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5260	25.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5261	15.0	honey locust	*Gleditsia triacanthos*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5262	8.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5263	6.4	black willow	*Salix nigra*	Declining	Single	Remove	Unprotected	N/A	0.00
5264	5.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5265	7.4	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	0.00
5266	95.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5267	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5268	22.0	black willow	*Salix nigra*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5269	18.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	9.25
5270	10.6	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5271	6.6	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5272	6.7	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	0.00
5273	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5274	8.5	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5275	8.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5276	4.3	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5277	8.0	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5278	8.3	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5279	4.8	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5280	7.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5281	8.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5282	6.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5283	9.0	black willow	*Salix nigra*	Healthy	Single	Protect	Unprotected	N/A	N/A
5284	6.2	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5285	7.2	American elm	*Ulmus americana*	Healthy	Forked	Protect	Primary	1:1	N/A
5286	7.7	eastern cottonwood	*Populus deltoides*	Healthy	Single	Protect	Unprotected	N/A	N/A
5287	6.1	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5288	13.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5289	10.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5290	8.0	honey locust	*Gleditsia triacanthos*	Declining	Single	Protect	Unprotected	N/A	N/A
5291	9.5	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5292	9.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5293	10.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5294	7.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5295	6.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5296	8.4	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5297	8.7	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5298	9.2	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5299	9.9	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5300	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5401	12.2	Osage-orange	*Maclura pomifera*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5402	7.7	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5403	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	0.00
5404	7.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	0.00
5405	14.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5406	12.3	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5407	7.2	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5408	20.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5409	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5410	22.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5411	15.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5412	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5413	6.8	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5414	10.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5415	10.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5416	10.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5417	13.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Secondary	N/A	N/A
5418	14.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5419	6.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5420	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5421	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5422	15.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5423	7.4	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5424	8.7	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5425	10.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5426	6.7	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5427	11.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5428	7.6	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5429	7.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5430	4.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5431	6.1	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	N/A
5432	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	N/A
5433	7.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	N/A
5434	13.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5435	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5436	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5437	5.5	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5438	9.7	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5439	9.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5440	11.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5441	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5442	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A

Kimley-Horn red tree tag series: 5251-5300; 5401-5442. Trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	41.5	20.8
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	41.5	20.8
Mitigation Inches	**20.75**	
Proposed Tree Inches Per Planting Plan	**340**	
NET TOTAL	**-319.25**	

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

Project Bullseye (Lot 7) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
7000	7	Live Oak	*Quercus virginiana*	Healthy	Single	Protect	Primary		
7001	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7002	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7003	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7004	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7005	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7006	12	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7008	8	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	8
7009	7	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	7
7010	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7011	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7012	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7013	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7014	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7015	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7016	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7017	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7018	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7019	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7020	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7021	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7022	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7023	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7024	6	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7025	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7026	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7027	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7028	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7029	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7030	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7031	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7032	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7033	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7034	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7035	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7036	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7037	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7038	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7039	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7040	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove			
7041	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7042	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7043	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7044	9	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7045	36	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:2	72
7046	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7047	8	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7048	11	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7049	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7050	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7051	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7052	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7053	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7054	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7055	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7056	13.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7057	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7058	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7059	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7
7060	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7061	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7062	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7063	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7064	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7065	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7066	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7067	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7068	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7069	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7070	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7071	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7072	12.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7073	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7074	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7075	7.0	Unknown	*Unknown*	Healthy	Single	Protect	Unprotected		
7076	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7077	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7080	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7081	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7082	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7083	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7084	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7085	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7086	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7087	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7088	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7090	10.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7091	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7092	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7093	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7094	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7095	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7096	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7500	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7501	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7502	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7503	7.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7504	18.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	9
7505	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7506	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7507	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7508	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7509	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7

Kimley-Horn red tree tag series: 7000-7096; 7500-7509. Trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	15	15
Total tree inches being removed - Secondary - 0.5:1	317.0	0.0
Total tree inches being removed - Feature - 2:1	36	72.0
Total tree inches being removed	424.4	87
Mitigation Inches	**87**	
Proposed Tree Inches Per Planting Plan	**364**	
NET TOTAL	**-277**	

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley-Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.08.2022

KHA PROJECT 068213117
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

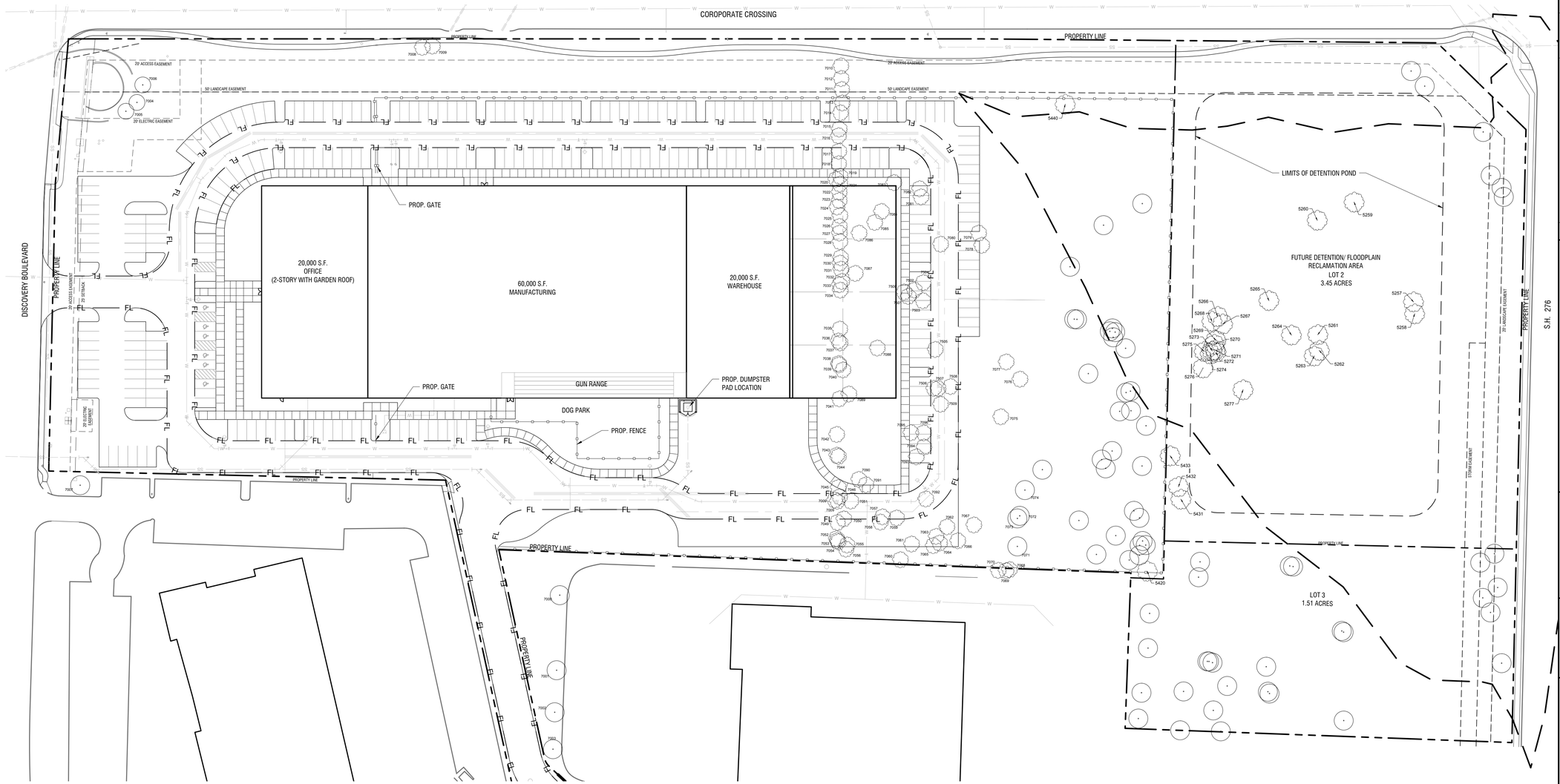
TREE SURVEY

CASE NO. SP2022-014

SHEET NUMBER
L1.06

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES rockwall logo :
XREFS xHard : xSite : xBrdr-24x36 : xSurv : above grade - detail_ornamental : Above Grade - Detail_TSS cont- 5 or smaller : Detail_shrub- groundcover : Detail_Tree Protection : xTrees : xUtil : xStrm
LAST SAVED 4/7/2022 3:40 PM
PLOTTED BY FERRARA, NICK 4/8/2022 8:16 AM
DWG PATH K:\MKN_LALP_PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\CIVIL
DWG NAME L1.05 TREESCAPE PLAN.DWG , [L1.06 TREE SURVEY]



Treescape Plan

Scale: 1" = 50'-0"

A

SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7
IMPERVIOUS COVER	275522 SF
TOTAL AREA	716109 SF
COVERED RATIO	38.47%

SYMBOL LEGEND:

17	EXISTING TREE TO BE REMOVED	
2	EXISTING TREE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

_____ _____ _____

Planning & Zoning Commission, Chairman — Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
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Phone: 214-560-2441
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OWNER:
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2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
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SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn

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P.L.A. Courtney L. Smith
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KHA PROJECT 068213117
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

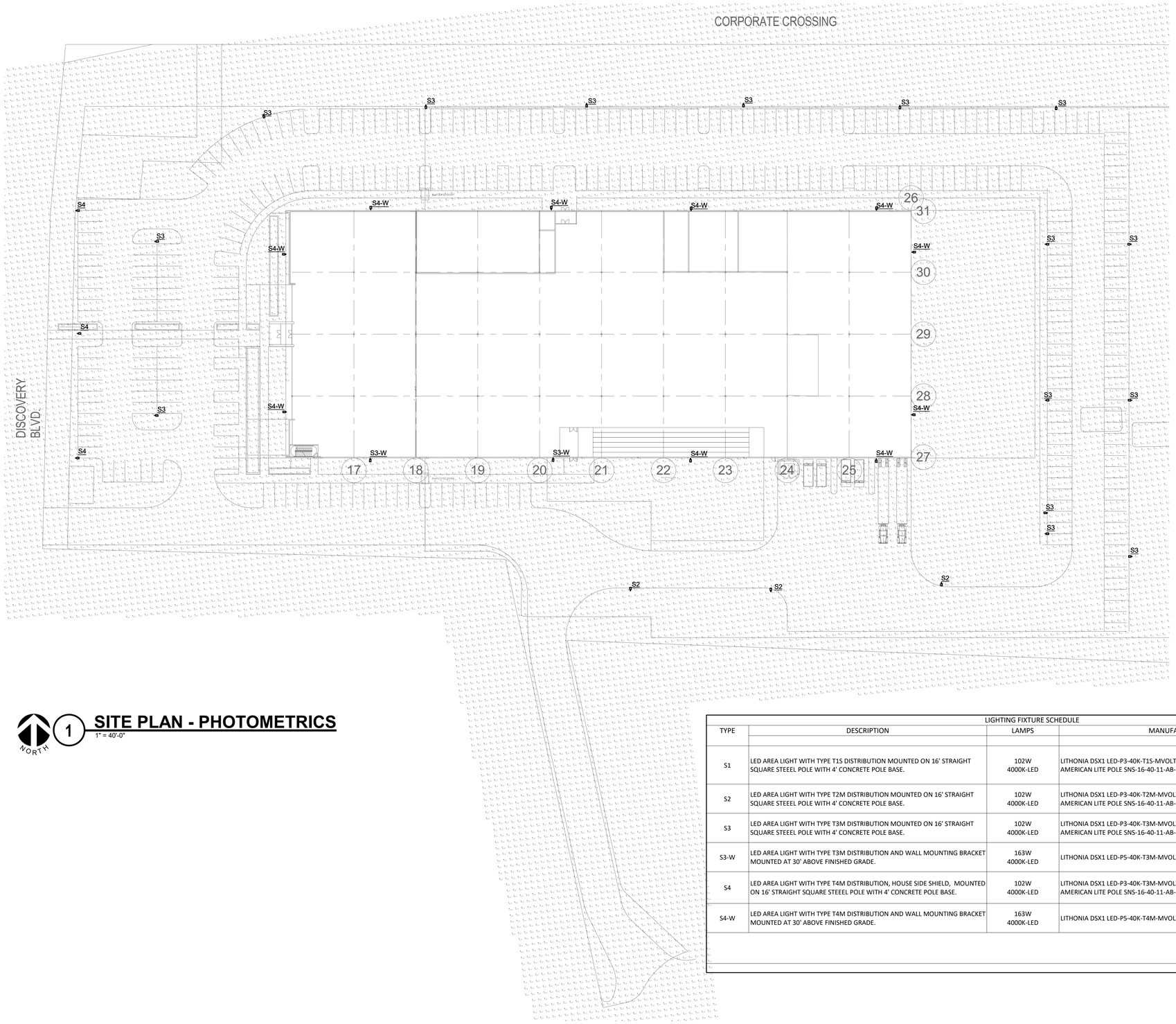
TREESCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.07

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability by Kimley-Horn and Associates, Inc.

rockwall logo : ...dnb-3x36 ; vDev : above grade detail_ornamental : Above Grade : Detail_TS5 cont 5 or smaller : Detail_shrub groundcover : Detail_Tree Protection : xTrees : xDB : xDim
IMAGES
XREFS : Hidden
LAST SAVED : 4/7/2022 3:40 PM
PLOTTED BY : FERGUSON, NICHOLAS
DWG PATH : K:\MKN_LA\P_PROJECTS\068213117 - KRISS ROCKWALL\CADSHEETS\CIVIL
DWG NAME : L1.05 TREESCAPE PLAN.DWG [L1.07 TREESCAPE PLAN]



1 SITE PLAN - PHOTOMETRICS

1" = 40'-0"

NORTH

LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	LED AREA LIGHT WITH TYPE T1S DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T1S-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D29-BC	B2-U0-G2	
S2	LED AREA LIGHT WITH TYPE T2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3-W	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T3M-MVOLT-WBA-PIRH-DDBXD	B3-U0-G3	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION, HOUSE SIDE SHIELD, MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-HS-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G3	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B2-U0-G3	

STATE OF TEXAS
DAVID A. SMITH
129382
LICENSED
PROFESSIONAL ENGINEER
03/18/2022

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GSR Andrade Architects
Architect
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
DATE: 03/18/22
REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

E001
SITE PLAN - ELECTRICAL