AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***JUNE 25, 2024* 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 SPECIFIC 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 *May 14, 2024* Planning and Zoning Commission meeting.

(3) **P2024-020 (ANGELICA GUEVARA)**
Discuss and consider a request by Barbara Lee for the approval of a *Final Plat* for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a 19.56-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

(4) **P2024-021 (ANGELICA GUEVARA)**
Consider a request by Antonio Borjas for the approval of a *Final Plat* for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

(5) **P2024-023 (ANGELICA GUEVARA)**
Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a *Replat* for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

(6) **P2024-024 (BETHANY ROSS)**
Consider a request by Hani Elkady of Tarina Group, Inc. on behalf of Michael Eido of Travelers Plaza, LLC for the approval of a *Replat* for Lots 8-10, Block A, Walmart Supercenter Addition on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

(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.

(7) **Z2024-024 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

(8) **Z2024-025 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a *Specific Use Permit (SUP)* for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (*i.e. Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary.

(9) **Z2024-026 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary.

(10) **Z2024-027 (RYAN MILLER)** ***[THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]***
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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.

(11) **SP2024-023 (HENRY LEE)**
Discuss and consider a request by Dub Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a *Site Plan* for *House of Worship* on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

(12) **SP2024-024 (BETHANY ROSS)**
Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a *Site Plan* for an existing *Public or Private Secondary School* (*i.e. Herman Utley Middle School*) on a 41.649-acre parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.

(13) **SP2024-025 (ANGELICA GUEVARA)**
Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Site Plan* for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* (*i.e. HteaO*) on a 0.676-acre parcel of land identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary.

(14) **SP2024-026 (HENRY LEE)**
Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the approval of an *Amended Site Plan* for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.

(15) **SP2024-027 (HENRY LEE)**

Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the approval of an *Amended Site Plan* for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.

(16) **SP2024-029 (BETHANY ROSS)**

Discuss and consider a request by Alan Jacob on behalf of Jim Melino of the Cambridge Companies, Inc. for the approval of a *Amended Site Plan* for a *Self-Service Carwash* on a 6.37-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of SH-276 and John King Boulevard, and take any action necessary.

(17) **SP2024-032 (HENRY LEE)**

Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(18) **MIS2024-011 (ANGELICA GUEVARA)**

Discuss and consider a request by Gavin Jones on behalf of Costco Wholesale Corporation for the approval of a *Miscellaneous Case* for an *Exception* to allow artificial or synthetic plant materials on a 33.17-acre parcel of land identified as Lot 1R, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1225 SH-276, and take any action necessary.

(19) **MIS2024-013 (ANGELICA GUEVARA)**

Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a *Miscellaneous Case* for an *Exception* to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, 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. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is July 9, 2024.

(20) **Z2024-028 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a *Zoning Change* from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [*SH-205*], and take any action necessary.

(21) **Z2024-029 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary.

(22) **Z2024-030 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary.

(23) **P2024-022 (HENRY LEE)**
Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a *Final Plat* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

(24) **SP2024-028 (HENRY LEE)**
Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a *Site Plan* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

(25) **SP2024-031 (HENRY LEE)**
Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Site Plan* for *Heavy Manufacturing Facility* (*i.e. Ballard*) on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary.

(26) **SP2024-033 (HENRY LEE)**
Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of TM Terraces, LLC for the approval of a *Site Plan* for an amenity center on a 0.52-acre parcel of land identified as Lot 18, Block A, Terraces, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, addressed as 1845 Terraces Boulevard, and take any action necessary.

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

- P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition **(APPROVED)**
- Z2024-016: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 605 E. Washington Street **(2nd READING; APPROVED)**
- Z2024-017: Text Amendment to the Unified Development Code (UDC) **(2nd READING; APPROVED)**
- Z2024-018: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 302 E. Bourn Street **(2nd READING; APPROVED)**
- Z2024-019: Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building or Barn* for 839 Cornelius Road **(2nd READING; APPROVED)**
- Z2024-020: Zoning Change (AG to SFE-1.5 & LI) for 172 Zollner Road **(2nd READING; APPROVED)**
- Z2024-021: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 302 Evans Road **(2nd READING; APPROVED)**

(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 Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *June 21, 2024* 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 MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***MAY 14, 2024* 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 SPECIFIC 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

Vice-Chairman called the meeting to order at 6:00 PM. Commissioners present were Dr. Jean Conway, Jay Odom, Kyle Thompson, Ross Hustings and Brian Llewelyn. Commissioners absent were Chairman Derek Deckard. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross. Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

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.

Vice-Chairman Womble explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Vice-Chairman Womble 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 *April 30, 2024* Planning and Zoning Commission meeting.

3. **P2024-012 (ANGELICA GUEVARA)**
Discuss and consider a request by Brittany Rood of Stringfellow Holdings, LLC for the approval of a *Replat* for Lots 3, 4, & 5, Block A, North Alamo Addition a 1.989-acre tract of land identified as Lots 1& 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District and Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 & 503 N. Alamo Street, and take any action necessary.

Commissioner Llewelyn made a motion to approve the Consent Agenda. Commissioner Conway seconded the motion which passed by a vote of 6-0 with Chairman Deckard absent.

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.

4. **Z2024-016 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Keith Green for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No. 23-65* (*S-321*) for a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

Planning Technician Angelica Guevara provided a summary in regards to thee request. The applicant is requesting a Specific Use Permit (SUP) for a Guest Quarters/ Secondary living unit that has already been constructed and matches the existing single-family home. This same request came before the commission at the end of last year, however staff was notified that what was built on the subject property was not approved through the SUP. Based on this information, the applicant then was told to stop working on the project and was informed that they would be required to amend his Certificate of Appropriateness (COA) with the Historic Preservation Advisory Board (HPAB). On March 21, 2024 the HPAB approved the amended COA with the condition that the applicant apply for a new building permit after approval of an amended SUP has been granted. Previously stated the structure matches the single-family home. The applicant has indicated that there is electricity as well as a half bath. Overall the request meets all the dimensional requirements as contained in the Unified Development Code (UDC). On April 26, 2024 staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time staff had received one (1) email in favor of the applicants request and one (1) in opposition to the applicants request.

Commissioner Conway asked what needed to be done differently.

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Llewelyn made a motion to approve Z2024-016. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

5. **Z2024-018 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.121-acre parcel of land identified as Lot 49 of the Canup's Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and take any action necessary.

Planning Technician Angelica Guevara provided a summary in regards to the request. The applicant is requesting approval of a Specific Use Permit (SUP) for a Residential Infill for the purpose of constructing a single-family home. This request initially came before the Commission last month, and it was ultimately withdrawn by the applicant to allow them more time to change the building elevations. Based on the residential plot plan and building elevations that were submitted the proposed home will be oriented towards Sam Houston street and meet most of the density and dimensional requirements with the exception of the garage orientation. According to the UDC the parking garages must be located at least 20 feet behind the front faced of the home. In this case the garage will be oriented towards Bourn street and will make up the entire front elevation of the proposed home. Staff should note the proposed home is not architecturally similar to other homes in the surrounding area due to the full brick exterior façade. However, approval of a SUP is a discretionary decision for the City Council pending recommendation from the Planning and Zoning Commission and finding that the proposed home will not have a negative impact on the existing subdivision. On April 26, 2024 staff mailed out notices to property owners and occupants within 500- feet of the subject property. Staff had received one (1) notice in favor of the applicants request.

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Conway asked what the sq. footage of the house was.

Commissioner Conway made a motion to approve Z2024-018. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

6. **Z2024-019 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Dewayne Cain for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No. 19-23* (*S-210*) to allow for the expansion of an existing *Guest Quarters/Secondary Living Unit* and *Barn or Agricultural Accessory Building* on a 10.80-acre parcel of land Lot 1, Block A, DC Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 839 Cornelius Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is proposing to expand the existing accessory structure for a Guest Quarters/ Secondary Living Unit which would warn an amendment to the existing Specific Use Permit (SUP). The applicants existing building is 4,950 sq. feet and is proposing to increase to 5, 955 sq. feet. The applicant has indicated that the proposed addition will be for storage and trophy room. The applicant is not increasing the guest quarters area. Since the building is over 5,000 sq. feet it will be required to be fire sprinkled as per the fire code. The proposed addition does meet all the requirements of an AG accessory structure and guest quarters except for the maximum size which exceeds about 956 sq. feet. Since the request does exceed the sq. feet this is still a discretionary decision for the City Council pending recommendation from the Planning and Zoning Commission. On April 24, 2024 staff mailed out notices to property owners and occupants within 500-feet of the subject property. At this time staff has not received any notices in regards to the applicants request.

Dewayne Cain
305 Stonebridge
Rockwall, TX 75087

Mr. Cain came forward and provided additional details in regards to the request.

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Thompson made a motion to approve Z2024-019. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

7. **Z2024-020 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Antonio Borjas for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

Senior Planner Henry Lee Provided a brief summary in regards to the request. This request came before the Commission last month. The Planning and Zoning Commission did send a recommendation of approval to City Council. However, when this case made it to Council it was ultimately denied without prejudice because the applicant failed to appear to the meeting and to allow him to submit the next submittal. The applicant is still requesting a zoning change. The back piece of Zollner will be Single-Family Estate 1.5 (SFE-1.5) and the front piece fronting 276 changing to Light Industrial (LI) District. The applicant did provide a letter to the Commissioners. The applicants request does meet most of the requirements on the Comprehensive Plan. The only difference was the piece where he is requesting Single-Family Estate 1.5 (SFE-1.5) is supposed to go to Commercial (C) District the property is currently used as Residential. He is requesting to keep that as single-family. Staff mailed out notices to property owners and occupants within 500-feet of the subject property.

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Llewelyn made a motion to approve Z2024-020. Commissioner Conway seconded the motion which passed by a vote of 6-0.

8. **Z2024-021 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Saul Perez 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 1102 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 302 Evans Road, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP) for Residential Infill for the purpose of constructing a Single-Family home. The subject property is part of the Lake Rockwall Estate subdivision that has been in existence since 1968 and is considered to be more than 90% developed. The proposed home meets all the density and dimensional requirements with the exception of the garage orientation. According to the UDC parking garages must be located at least 20 feet behind the front façade of the home. In this case the applicant is proposing to put the garage approximately 7 feet in front of the front façade. 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 past, specifically the Planning and Zoning Commission just approved this waiver with another proposed Single-Family home three (3) lots west of the subject property. Additionally, the elevations provided by the applicant do not appear to fully meet the 50% masonry requirements for the home in Planned Development District 75 (PD-75).

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Conway made a motion to approve Z2024-021. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

9. **Z2024-023 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit (SUP) for a residence hotel. Residence hotel require a SUP in Commercial districts. The current concept plan currently does not conform with the parking requirements.

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Conway made a motion to approve Z2024-023. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

10. **Z2024-017 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request amending various *Articles* of the Unified Development Code (UDC) for the purpose of [*1*] clarifying and consolidating certain requirements related to *Commercial Antennas*, [*2*] changing the *Private Tennis Court* land use to *Private Sports Court with Standalone or Dedicated Lighting* and providing new conditional land use standards, [*3*] making certain clarifications associated with the approved landscape materials, and [*4*] clarifying and correcting grammatical errors in various other sections, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. Will go over Private sports court with standalone dedicated lighting, Commercial Antennas and wireless communication, Commercial Drone Delivery Hub. Artificial and Synthetic Plant Materials.

Vice-Chairman Womble asked about the drone delivery.

Vice-Chairman Womble opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Bob Wacker
309 Featherstone Dr.
Rockwall, TX 75087.

Mr. Wacker came forward and expressed his concerns.

Vice-Chairman Womble asked if anyone who wished to speak to come forward at this time, there being no one indicating such, Vice-Chairman Womble closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Conway made a motion to approve Z2024-017. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

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.

11. **SP2024-006 (HENRY LEE)** ***[THE APPLICANT HAS REQUESTED TO WITHDRAW]***
Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

12. **SP2024-008 (ANGELICA GUEVARA)**
Discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the approval of a *Site Plan* for *General Retail Building* on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose of constructing a General Retail building. The plans generally conform to the requirements contained in the UDC. Additionally, it also conforms to the overlay district standards with the exception of the two variances.

Casey McBroom
1720 West Virginia St.
McKinney, TX 75069

Mr. McBroom came forward and provided additional details in regards to the request.

Commissioner Llewelyn made a motion to approve SP2024-008. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

13. **SP2024-019 (HENRY LEE)** ***[THE APPLICANT HAS POSTPONED TO THE MAY 28, 2024 MEETING]***
Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a *Site Plan* for an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

VII. DISCUSSION ITEMS

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

- P2024-007: Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition **(APPROVED)**
- P2024-013: Replat for Lot 3, Block A, TAC Rockwall Addition **(APPROVED)**
- P2024-014: Final Plat for Lot 1, Block A, HEB Addition **(APPROVED)**
- P2024-015: Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition **(APPROVED)**
- P2024-016: Replat for Lots 9, 10 & 11, Block B, Fit Sport Life Addition **(APPROVED)**
- P2024-017: Replat for Lot 5, Block A, Channell Subdivision Addition **(APPROVED)**

- Z2024-010: Specific Use Permit (SUP) for a *New Motor Vehicle Dealership for Cars and Light Trucks* at 1790 E. IH-30 **(2ND READING; APPROVED)**
- Z2024-011: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard **(2ND READING; APPROVED)**
- Z2024-012: Specific Use Permit (SUP) for *Private Tennis Courts* at 1722 Ridge Road **(2ND READING; APPROVED)**
- Z2024-013: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 340 Evans Road **(2ND READING; APPROVED)**
- Z2024-014: Zoning Change (AG to SF-1) for 628 Cornelius Road **(2ND READING; APPROVED)**
- Z2024-015: Zoning Change (AG to SFE-1.5) for 291, 333 & 555 Cornelius Road **(2ND READING; APPROVED)**

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

VIII. ADJOURNMENT

Chairman Deckard adjourned the meeting at 6:56PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2024.

Derek Deckard, Chairman

Attest:

Melanie Zavala, Planning 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:	June 25, 2024
APPLICANT:	Barbara Lee
CASE NUMBER:	P2024-020; *Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition*

SUMMARY

Consider a request by Barbara Lee for the approval of a *Final Plat* for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a 19.56-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 19.56-acre tract of land (*i.e. Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72*) for the purpose of establishing four (4) single-family residential lots (*i.e. Lots 1, 2, 3, & 4, Block A, Lee Acres Addition*) on the subject property.

☑ *Background*. A portion of the subject property was annexed on December 2, 2019 by *Ordinance No. 20-03* [*i.e. Case No. A2019-001*]. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. The remainder of the subject property continues to be situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to Rockwall Central Appraisal District, currently situated on the subject property is a 2,632-SF single-family home that was constructed in 2018 and a 2,612 SF single-family home that was constructed in 1983. Also situated on the subject property is a barn (*i.e. 1350 SF*), an accessory structure (*i.e. 240 SF*), and two (2) detached carports (*i.e. 320 SF & 400 SF*) that were all constructed in 1990. On May 6, 2024, the City Council approved *Ordinance No. 24-17* [*i.e. Case No. Z2024-014*] rezoning the portion of the subject property situated within the corporate limits of the City of Rockwall from Agricultural (AG) District to Single-Family 1 (SF-1) District.

☑ *Interlocal Cooperation Agreement with Rockwall County*. A portion of the subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On May 30, 2024 -- *in accordance with this agreement* --, staff sent Rockwall County the *Final Plat* for review. The County has reviewed the *Final Plat* with no revisions returning comments on June 4, 2024; however, the County has stated that if an On-Site Sewage Facility (OSSF) is proposed for Lot 3 of the proposed subdivision plat, that it will have to be a drip system.

☑ *Parks and Recreation Board.* On June 4, 2024, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:

(1) The property owner shall pay Pro-Rata Equipment Fees of $1,329.64 (*i.e. $664.82 x 2 Lots*).

(2) The property owner shall pay Cash-In-Lieu of Land Fees of $1,421.98 (*i.e. $710.99 x 2 Lots*).

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lots 1, 2, 3, & 4, Block A, Lee Acres Addition* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Final Plat*.

(2) The *Final Plat* will be subject to the recommendations and requirements of *Rockwall County*.

(3) The *Final Plat* shall adhere to the recommendations provided by the Parks and Recreation Board; and,

(4) Any construction resulting from the approval of this *Final Plat* 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	628 Cornelius Rd				
SUBDIVISION	Lee Acres Addition	LOT	1-4	BLOCK	A
GENERAL LOCATION	Cornelius Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	~~AG~~ SF1	CURRENT USE	Residential		
PROPOSED ZONING	SF1	PROPOSED USE	Residential		
ACREAGE	19.06	LOTS [CURRENT]	4	LOTS [PROPOSED]	4

☐ ***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	James & Barbara Lee	☐ APPLICANT	Tracy Fetty
CONTACT PERSON	Barbara Lee	CONTACT PERSON	Tracy Fetty
ADDRESS	628 Cornelius Rd	ADDRESS	6770 FM 1565
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Royse City, TX
PHONE	214-641-9876	PHONE	972-635-2255
E-MAIL	barbara@urbandallasrealestate.com	E-MAIL	tracy@hdfetty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Barbara Lee [*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 $ 681.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20TH DAY OF MAY 2024. 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."

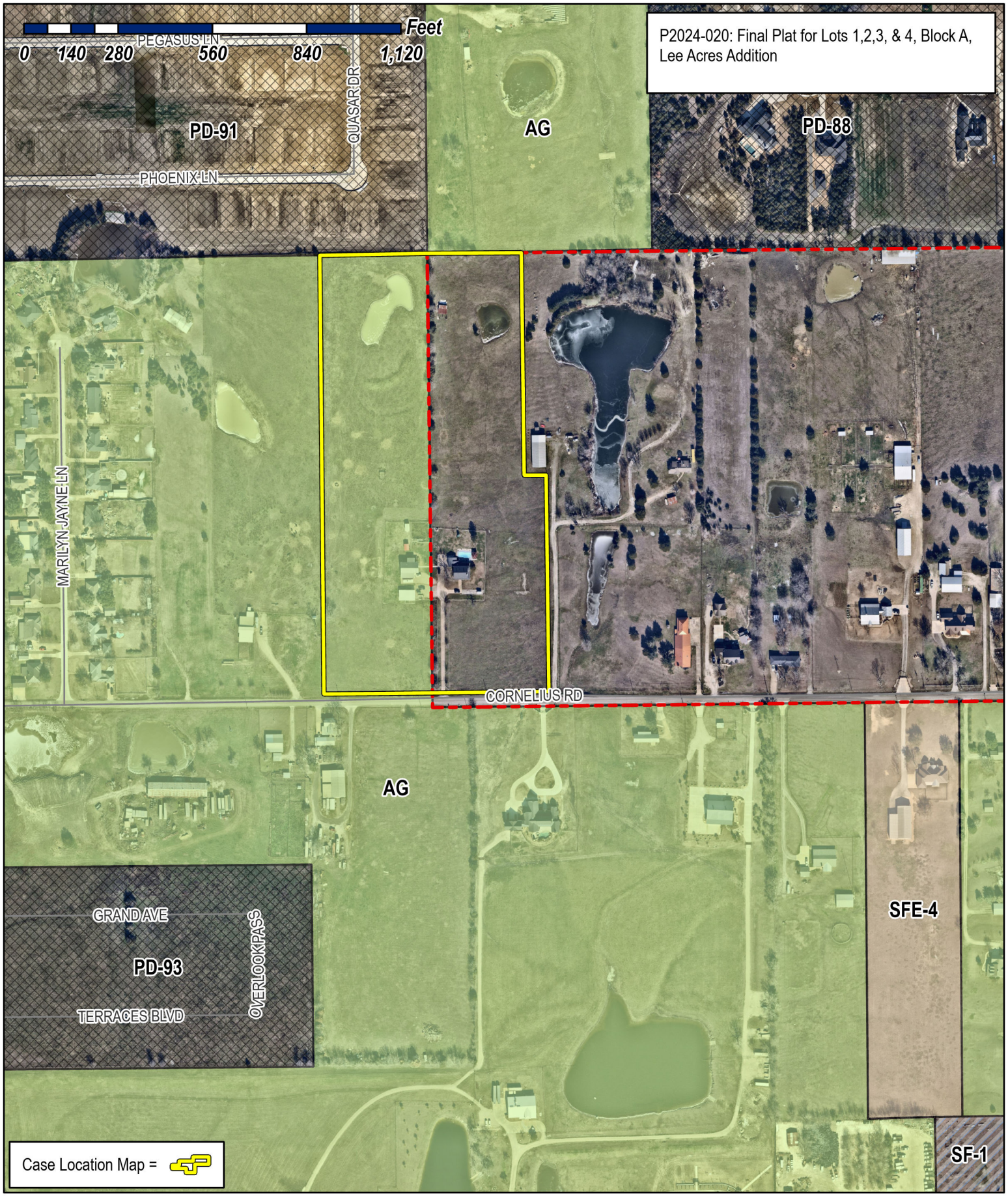
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th *DAY OF* May, 2024

OWNER'S SIGNATURE Barbara Lee

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Vicky Morton

NOTARY PUBLIC STATE OF TEXAS
VICKY MORTON
Notary Public, State of Texas
Notary ID 12677821-8
My Commission Exp. 03-08-2027

MY COMMISSION EXPIRES



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

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

WINDING CREEK SUBDIVISION
DOC#20240000000457

CRAIG MCCALLUM
PAMELA MCCALLUM
VOL. 5422. PG. 28

N 89° 26' 06" E 327.76'
N 89°26'06"E 327.76'
N 89° 43' 03" E 278.28'
N 89°43'03"E 278.28'
1/2" IRF
1/2" IRF
1/2" IRF

S 0° 12' 58" E 666.17'
S 0°12'58"E 666.17'

N 0° 05' 24" W 1329.65'
N 0°05'24"W 762.65'
N 0°05'24"W 544.50'
S 0°05'24"E 544.50'
N 0°05'24"W 746.67'
S 0°05'24"E 202.17'
S 0°05'24"E 484.85'
N 0°05'24"W 484.85'
N 0°05'24"W 260.99'
S 0°05'24"E 260.99'
N 0°06'19"W 318.63'
S 0°06'19"E 318.63'
S 0°08'41"E 967.03'
N 0°08'41"W 967.03'
S 0°13'47"E 632.67'
S 0° 13' 47" E 665.17'

10.00 ACRES
HALLIE B. FLEMING
DOC#20230000018892
O.P.R.R.C.T.

LOT 4
1.50 ACRES
65,340 S.F.

LOT 3
1.50 ACRES
65,340 S.F.

LOT 2
6.89 ACRES
300,108 S.F.

LOT 1
9.17 ACRES
399,411 S.F.

BLOCK A

L 1
L 2
L 3
L 4
L 5
L 6
L 7
L 8
L 9
L 10
L 11
L 12
L 13
L 14
L 15

TERRY G. COMBS
RONNA T. COMBS
VOL. 2658. PG. 68
R.P.R.R.C.T.

40' BUILDING LINE
10' UTIL. ESMT.
S 89°47'28"W 331.44'
N 89°47'28"E 674.19'
0.50 ACRES 21,912 S.F. DEDICATED TO RIGHT-OF-WAY
S 89° 47' 28" W 674.27'
32.5' R.O.W. DEDICATION PER PLAT
CENTER LINE
R.O.W. LINE
10' UTIL. ESMT.
40' BUILDING LINE

POINT OF BEGINNING
1/2" IRF AT 20.0'

SPC
N 7026268.60
E 2141684.12

SPC
N 7026268.58
E 2142940.12

32.50

CORNELIUS ROAD

DONNIE PEOPLES
VOL. 188. PG. 357

LOT 2

BLOCK A
DC ADDITION
DOC#20210000007848

LOT 1

LINE TABLE

Line	Bearing	Distance
1	S 89°35'35"E	65.16'
2	N 0°05'24"W	32.50'
3	S 0°13'47"E	32.50'
4	N 46°08'00"W	19.43'
5	S 89°35'35"E	65.16'
6	S 89°47'28"W	102.75'
7	N 89°15'13"W	50.00'
8	S 89°47'28"W	70.01'
9	S 89°47'28"W	120.00'
10	S 46°08'00"E	19.43'
11	S 89°47'28"W	120.00'
12	N 89°47'28"E	70.01'
13	S 89°15'13"E	50.00'
14	S 89°47'28"W	120.00'
15	N 89°47'28"E	120.00'

NOTES

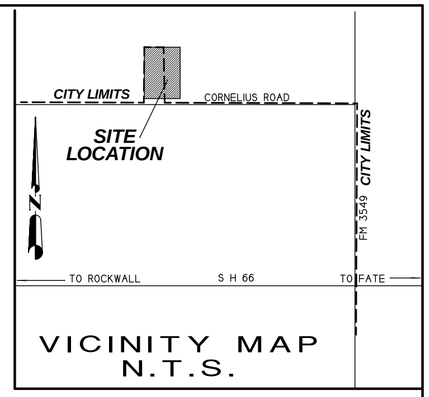
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.



VICINITY MAP
N.T.S.

N

0 100 200 300

GRAPHIC SCALE 1" = 100'

FINAL PLAT

LOTS 1, 2, 3 & 4, BLOCK A

LEE ACRES ADDITION

4 LOTS
BEING 19.56 ACRES OR 852,112 S.F.
TRACTS 5 AND 22-01 IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
JAMES H. LEE
BARBARA LEE
RONNY M. PEWITT
JENNIFER L. PEWITT
628 CORNELIUS ROAD
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK	

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 19, 2024
SCALE 1" = 100' FILE # 2024/992020-FP
CLIENT LEE

CITY CASE NO. P2024-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, JAMES H. LEE, BARBARA P. LEE, RONNY M. PEWITT & JENNIFER L. PEWITT, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being all of a 10.00 acres tract of land as described in a Warranty deed to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000015627 of the Official Public Records of Rockwall County, Texas, and also all of that 9.58 acres tract of land as described in a Warranty deed to Ronny M. Pewitt and Jennifer L. Pewitt, as recorded in Document no. 20210000003975 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the southwest corner of said 10.00 acres Lee tract and being the southeast corner of a 10.00 acres tract of land as described in a Warranty deed to Hallie B. Fleming, as recorded in Document no. 20230000018892of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing along the west line of said 10.00 acres Lee tract for a total distance of 1329.65 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 1/2" iron rod found at fence post for corner at the northeast corner of said Lee tract and northwest corner of Pewitt tract;

THENCE N. 89 deg. 43 min. 03 sec. E. a distance of 278.28 feet to a 1/2" iron rod found for corner at the northeast corner of Pewitt tract;

THENCE S. 00 deg. 12 min. 58 sec. E. a distance of 666.17 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 89 deg. 35 min. 35 sec. E. a distance of 65.16 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 00 deg. 13 min. 47 sec. E. at 645.13 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 665.17 feet to a point in the center of Cornelius Road and being the southeast corner of said Pewitt tract;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 674.27 feet to the POINT OF BEGINNING and containing 852,112 square feet or 19.56 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOTS 1, 2, 3 & 4 BLOCK A, LEE ACRES ADDITION , an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, have been notified and signed this plat.

WeI understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

JAMES H. LEE

BARBARA P. LEE

RONNY M. PEWITT

JENNIFER L. PEWITT

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the _____ day of_____, 2024 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the _____ day of _____, 2024.

Frank New
Rockwall County Judge

ATTEST:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me on this day personally appeared JAMES H. LEE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas — My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me on this day personally appeared BARBARA P. LEE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas — My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me on this day personally appeared RONNY M. PEWITT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas — My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me on this day personally appeared JENNIFER L. PEWITT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas — My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall — City Secretary City of Rockwall

City Engineer — Date

FINAL PLAT
LOTS 1, 2, 3 & 4, BLOCK A
LEE ACRES ADDITION
4 LOTS
BEING 19.56 ACRES OR 852,112 S.F.
TRACTS 5 AND 22-01 IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNERS:
JAMES H. LEE
BARBARA LEE
RONNY M. PEWITT
JENNIFER L. PEWITT
628 CORNELIUS ROAD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV — TELEVISION CABLE RISER	GAS — GAS METER	TEL — PHONE RISER	FH — FIRE HYDRANT	PP — POWER POLE
ELEC — ELECTRIC METER	ELEC BOX — SUBSURFACE JUNCTION BOX	WM — WATER METER	LP — LIGHT POLE	1/2" IRF — IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE	PROPERTY LINES	A/C — AIR COND. UNIT	PROPANE TANK

SURVEY DATE FEBRUARY 19, 2024
SCALE 1" = 100' FILE # 2024/992020-FP
CLIENT LEE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2024-

From: Charisa Hauser
To: Guevara, Angelica
Cc: Ron Merritt
Subject: RE: Plat Comments for Case P2024-020
Date: Tuesday, June 4, 2024 4:38:14 PM

Angelica,
After reviewing the plat and speaking with Ryan we are good with the plat but with a disclaimer for Lot #3. Lot #3 will need to have a drip system installed for its On-Site Sewage Facility.

Charisa Hauser

Environmental Health | Chief Assistant
D.R. OS0038705

Office: 972-204-7600
Office Text Number: 682-800-1834

915 Whitmore Dr, Suite D
Rockwall, Tx 75087

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:	June 25, 2024
APPLICANT:	Antonio Borjas
CASE NUMBER:	P2024-021; *Final Plat for Lots 1 & 2, Block A, Borjas Addition*

SUMMARY

Consider a request by Antonio Borjas for the approval of a *Final Plat* for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 9.441-acre tract of land (*i.e. Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Borjas Addition*) on the subject property.

☑ *Background*. According to the Rockwall Central Appraisal District (RCAD) a 2,814 SF single-family home was constructed on the subject property in 2006.The subject property was annexed by the City Council on December 22, 2008 by *Ordinance No. 08-65* [*i.e. Case No. A2008-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 18, 2024, the City Council denied a zoning case (*i.e. Case No. Z2024-009*) without prejudice due to the applicant's failure to attend the City Council public hearing meeting. On June 3, 2024, City Council approved a zoning case (*i.e. Case No. Z2024-020; Ordinance No. 24-24*) changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lots 1 & 2, Block A, Borjas Addition* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Final Plat*; and,

(2) Any construction resulting from the approval of this *Final Plat* 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.

PROJECT COMMENTS

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

DATE: 6/21/2024

PROJECT NUMBER: P2024-021
PROJECT NAME: Lot 1 & 2, Block A, Borjas Addiiton
SITE ADDRESS/LOCATIONS: 172 ZOLLNER RD

CASE CAPTION: Consider a request by Antonio Borjas for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments

06/19/2024: P2024-021: Final Plat for Lots 1 & 2, Block A, Borjas Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2024-021) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOTS 1 & 2, BLOCK A
BORJAS ADDITION
BEING
TWO (2) LOTS
9.42-ACRES OR 410,243 SF
SITUATED IN THE
J.H. BAILEY SURVEY, ABSTRACT NO. 45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label the building lines adjacent to the street for Lot 2. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the

Municipal Code of Ordinances)

M.7 Please label the right-of-way and street centerline for each street adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.9 Provide the purpose of the plat under the General Notes section. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____
PROPERTY OWNER SIGNATURE

_____
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.11 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

_____
MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN _____

_____
CITY SECRETARY

_____
CITY ENGINEER

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.13 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: June 25, 2024
City Council Meeting: July 1, 2024

I.14 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments

06/18/2024: 1. Call out width of ROW.
2. Please provide a 10' utility easement along frontages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved

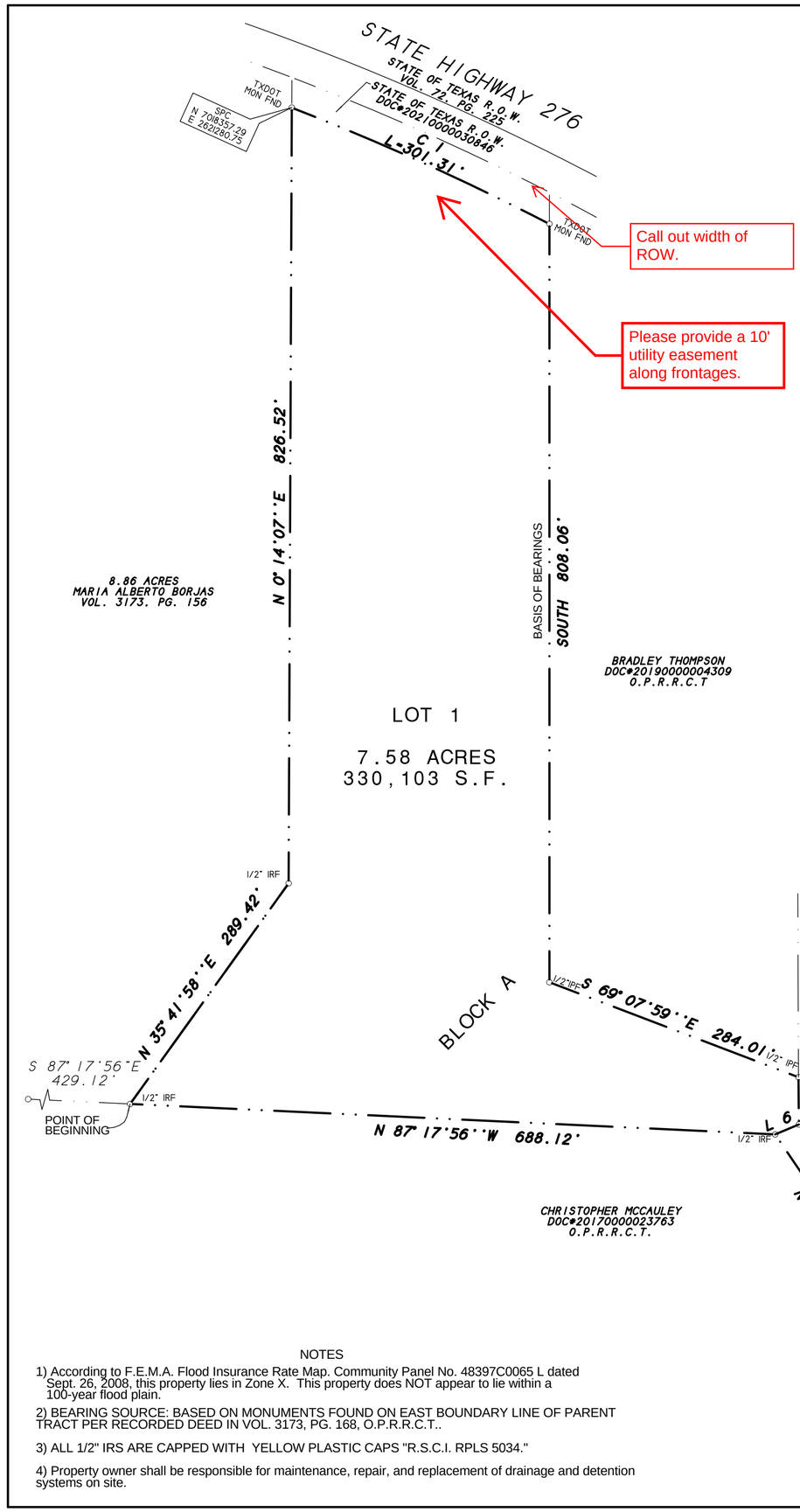
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	06/21/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved

No Comments



CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°13'17"	2774.87	301.31	150.80	301.16	S 65°43'08"E

LINE TABLE

Line	Bearing	Distance
1	S 0°28'42"E	50.33'
2	S 0°35'46"E	46.67'
3	S 87°02'02"W	37.25'
4	S 0°11'37"W	98.76'
5	S 88°59'57"W	88.13'
6	S 67°16'23"W	27.38

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does NOT appear to lie within a 100-year flood plain.

2) BEARING SOURCE: BASED ON MONUMENTS FOUND ON EAST BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 3173, PG. 168, O.P.R.R.C.T..

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

CONVEYANCE PLAT

BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C HR. COND. UNIT	PROPANE TANK

SURVEY DATE	FEBRUARY 16, 2024
SCALE	1" = 100'
FILE #	20031589-P
CLIENT	BORJAS
GF #	NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2024-___

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	172 Zollner Rd				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI & SFE 1.5		CURRENT USE	Residential	
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	Antonio Borges	☐ APPLICANT	
CONTACT PERSON	SAME	CONTACT PERSON	
ADDRESS	172 Zollner Rd.	ADDRESS	
CITY, STATE & ZIP	Royse City, Tx 75189	CITY, STATE & ZIP	
PHONE	214-926-7934	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Antonio Borges [*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."

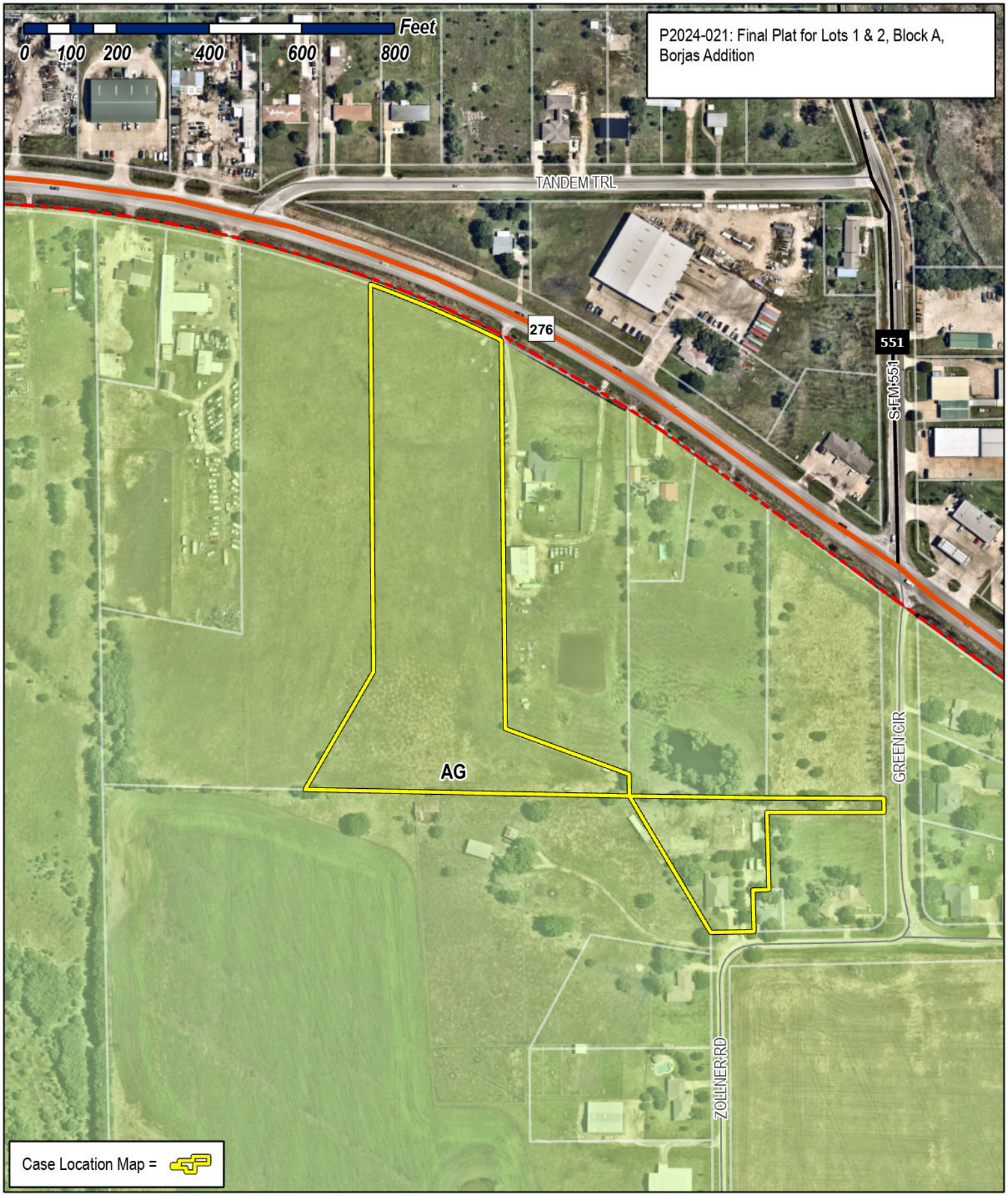
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* June, 20 24

OWNER'S SIGNATURE Antonio Borges

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura Perez

MY COMMISSION EXPIRES

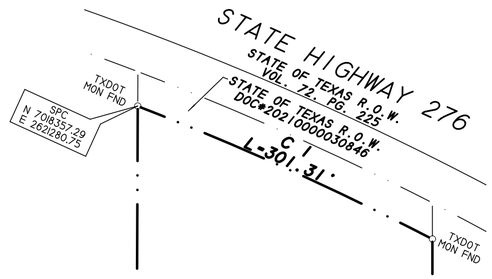
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

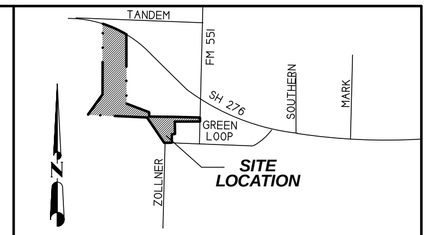


City of Rockwall

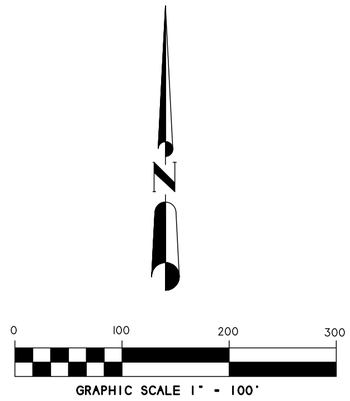
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
NOT TO SCALE



CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°13'17"	2774.87	301.31	150.80	301.16	S 65°43'08"E

LINE TABLE

Line	Bearing	Distance
1	S 0°28'42"E	50.33'
2	S 0°35'46"E	46.67'
3	S 87°02'02"W	37.25'
4	S 0°11'37"W	98.76'
5	S 88°59'57"W	88.13'
6	S 67°16'23"W	27.38

8.86 ACRES
MARIA ALBERTO BORJAS
VOL. 3173. PG. 156

N 0°14'07"E 826.52'

BASIS OF BEARINGS

SOUTH 808.06'

BRADLEY THOMPSON
DOC#20190000004309
O.P.R.R.C.T

LOT 1

7.58 ACRES
330,103 S.F.

1/2" IRF

N 35°41'58"E 289.42'

S 87°17'56"E 429.12'

POINT OF BEGINNING

N 87°17'56"W 688.12'

BLOCK A

1/2" IRF

S 69°07'59"E 284.01'

GURMIT & RANJEET DHILLON
DOC#20190000018808
O.P.R.R.C.T.

3.419 ACRES
FRANK & ADA VIRGINIA GREENE
TO
MARTIN & TERESA RAMIREZ
VOL. 614. P. 120

L 6

1" IPF

S 89°20'07"E 302.85'

1/2" IRF

S 88°31'19"E 288.28'

S 88°31'19"E 258.28'

20' F.E.C. ESMT
V. 88. P. 134

P.K. NAIL FOUND

P.K. NAIL FOUND

GREEN LOOP

L 2

30' DEDICATED
TO R.O.W. 1412 S.F.

LOT 2

1.81 ACRES
78,728 S.F.

1/2" IRF

S 89°50'20"W 263.46'

S 89°50'20"W 293.44'

CHRISTOPHER MCCAULEY
DOC#20170000023763
O.P.R.R.C.T.

N 34°11'26"W 356.69'

S 1°05'51"E 144.98'

L 3

1/2" IRF

3/8" IRF

L 4

1.59 ACRES
FRANK & VIRGINIA
PARRISH GREENE
TO
MICHAEL D. & JUDY McAULEY
VOL. 352. PG. 238

10' BLACKLAND W.S.C. ESMT
V. 75. P. 565

20' U.E.

1/2" IRF

1/2" IRF

L 5

SPC
N 7016968.27
E 2621996.26

ZOLLNER ROAD
60' R.O.W.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does NOT appear to lie within a 100-year flood plain.

2) BEARING SOURCE: BASED ON MONUMENTS FOUND ON EAST BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 3173, PG. 168, O.P.R.R.C.T..

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

CONVEYANCE PLAT

BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND / CORNER (
FENCE	EASEMENT LINE PROPERTY LINES		A/C HR. COND. UNIT	PROPANE TANK

SURVEY DATE	FEBRUARY 16, 2024
SCALE	1" = 100'
FILE #	20031589-P
CLIENT	BORJAS
GF #	NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2024-___

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ANTONIO BORJAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY SURVEY, ABSTRACT NO. 45, City of Rockwall, Rockwall County, Texas, and being a part of that 28.79 acres Tract 2 as described in a Warranty deed from Robert Smith and Lawrence Jones and wife, Sue Jones, dated July 29, 1970 and being recorded in Volume 92, Page 29 of the Real Property Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed to Antonio Borjas, as recorded in Volume 3173, Page 168 of he Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the South boundary line of said 28.79 acres tract, said point being S. 87 deg.17 min. 56 sec. E., 429.12 feet from a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post at the Southwest corner of said 28.79 acres tract of land;

THENCE N. 35 deg. 41 min. 58 sec. E., a distance of 289.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 14 min. 07 sec. E. a distance of 826.52 feet to a TXDOT monument found for corner in the South right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 06 deg. 13 min. 17 sec. , a radius of 2744.87 feet, a tangent of 150.80 feet, a chord of S. 65 deg. 43 min. 08 sec. E., 301.16 feet along said right-of-way line, an arc distance of 301.31 feet to a TXDOT monument found for corner in the east line of Borjas tract;

THENCE SOUTH along the Easst line of said Borjas tract, a distance of 808.06 feet to a 1/2" iron pipe found for corner at the Southeast corner of same;

THENCE S. 69 deg. 07 min. 59 sec. E. a distance of 284.01 feet to a 1/2" iron rod pipe found for corner;

THENCE S. 00 deg. 28 min. 42 sec. E. a distance of 50.33 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 20 min. 07 sec. E. a distance of 302.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a 3.419 acres tract of land as described in a Deed to Martin and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 31 min. 19 sec. E. along the South line of said 3.419 acres tract, a distance of 288.28 feet to a P-K Nail for corner in the center of Green Loop;

THENCE S. 00 deg. 35 min. 46 sec. E. along the center of said road, a distance of 46.67 feet to a P-K nail for corner at the Northeast corner of a 1.59 acres tract of land as described in a Deed to Michael D. and Judy McAuley, as recorded in Volume 352, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 50 min. 20 sec. W. along the North line of said 1.59 acres tract, a distance of 293.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of same;

THENCE S. 01 deg. 05 min. 51 sec. E. a distance of 144.98 feet to a 3/8" iron rod found for corner;

THENCE S. 87 deg. 02 min. 02 sec. W. a distance of 37.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 11 min. 37 sec. W. a distance of 98.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North line of Zollner Road;

THENCE S. 88 deg. 59 min. 57 sec. W. along the North line of Zollner Road, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 34 deg. 11 min. 26 sec. W. along the South line of said 28.79 acres tract, a distance of 356.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 87 deg. 17 min. 56 sec. W. along the South line of said 28.79 acres tract, a distance of 688.12 feet to the POINT OF BEGINNING and containing 410,243 square feet or 9.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, have been notified and signed this plat.

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____
ANTONIO BORJAS

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

CONVEYANCE PLAT

BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE # 20031589-P
CLIENT BORJAS GF # NONE

CITY CASE NO. P2024-___

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:	June 25, 2024
APPLICANT:	Clay Cristy; *ClayMoore Engineering*
CASE NUMBER:	P2024-023; *Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition*

SUMMARY

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a *Replat* for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Replat* for a 5.16-acre parcel of land (*i.e. Lot 13, Block A, Stone Creek Retail Addition*) to establish two (2) non-residential lots (*i.e. Lots 14 & 15, Block A, Stone Creek Retail Addition*) for the purpose of establishing utility and drainage easements on the subject property.

☑ *Background*. The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*i.e. Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*i.e. Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On May 2, 2022, the City Council approved a replat [*i.e. Case No. P2022-013*] that established the subject property as a portion of Lot 13, Block A, Stone Creek Retail Addition. On November 6, 2023, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2023-048; Ordinance No. 23-62, S-319*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. On December 12, 2023, the Planning and Zoning Commission approved a Site Plan (*i.e. SP2023-038*) to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* (*i.e. HTeaO*) on the subject property.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lots 14 & 15, Block A, Stone Creek Retail Addition* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Replat*; and,

(2) Any construction resulting from the approval of this *Replat* 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.

PROJECT COMMENTS

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

DATE: 6/21/2024

PROJECT NUMBER: P2024-023
PROJECT NAME: Lots 14 & 15, Block A, Stone Creek Retail Addition
SITE ADDRESS/LOCATIONS: Northeast corner of the Intersection of N. Goliad

CASE CAPTION: Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments

06/19/2024: P2024-023: Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2024-023) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

REPLAT
LOTS 14 & 15, BLOCK A
STONE CREEK RETAIL ADDITION
BEING A REPLAT OF
LOT 13, BLOCK A
STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16-ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 All Fire Lanes must be 24-feet wide. Please change this on the Replat.

M.6 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.7 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the

required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

_____
PROPERTY OWNER SIGNATURE

_____
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.8 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, [SURVEYOR'S NAME], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____ _____
SURVEYOR [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR

M.9 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

_____
MAYOR OF THE CITY OF ROCKWALL _____
PLANNING AND ZONING COMMISSION CHAIRMAN

_____
CITY SECRETARY

_____
CITY ENGINEER

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: June 25, 2024
City Council Meeting: July 1, 2024

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments

06/18/2024: 1. Show/call out existing NTMWD easement and proposed sidewalk easement.
2. Must be minimum 24'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	06/21/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved

No Comments

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.98'	44.00'	18°12'25"	N 09°56'08" W	13.92'
C2	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C3	20.26'	30.00'	38°41'10"	N 18°30'41" E	19.87'
C4	6.37'	20.00'	18°14'51"	N 09°57'20" W	6.34'
C5	39.67'	25.00'	90°55'00"	S 45°27'30" E	35.64'
C6	29.92'	19.88'	86°14'03"	N 46°05'59" E	27.18'
C7	28.98'	20.00'	83°00'40"	N 49°24'40" W	26.51'
C8	76.97'	49.00'	90°00'00"	N 45°55'00" W	69.30'

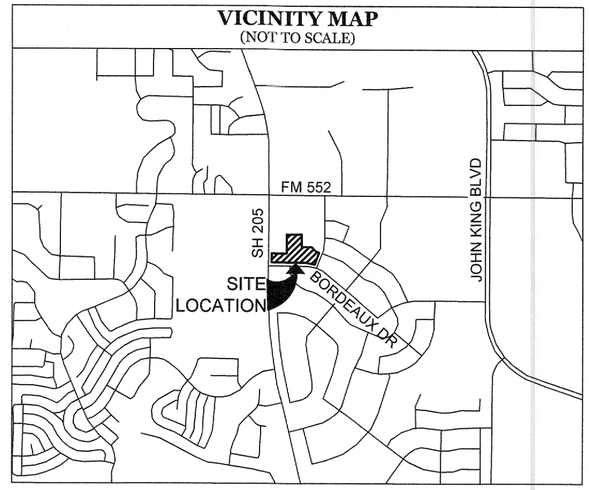
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	5.00'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	9.05'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	South	56.93'
L31	N 89°05'00" E	179.98'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	500.93'
L37	N 00°49'55" W	10.00'
L38	East	495.30'

N

1" = 60'

0 30 60

VICINITY MAP
(NOT TO SCALE)



LOT 1A, DIRKWOOD ESTATES
OWNER: LIU JOHN Q AND CONNIE Q

LOT 1, BLOCK A, MASON-STEED ADDITION,
OWNER: JOHN AND CONNIE Q LIU

LOT 2 BLOCK A STONE CREEK RETAIL ADDITION CABINET H, PAGE 15 P.R.R.C.T.
OWNER: METROPLEX ACQUISITION FUND, LP

24' FIRE LANE, ACCESS DRAINAGE & UTILITY EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

10' UTILITY EASEMENT CABINET H, PAGE 157 P.R.R.C.T.

15' DRAINAGE EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

"X" CUT FOUND

N 89°10'05" E 259.83'

"X" CUT FOUND

N 00°49'55" W 54.37'

X-CUT SET

15' UTILITY EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

12' ACCESS DRAINAGE, & UTILITY EASEMENT CABINET H, PAGE 157 P.R.R.C.T.

15' UTILITY EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

15' UTILITY EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

LOT 7 BLOCK A STONE CREEK RETAIL ADDITION LOTS 7 & 8, BLOCK A CABINET H, PAGE 157 P.R.R.C.T.

OWNER:METROPLEX ACQUISITION FUND LP

N 00°49'55" W 245.44'

SOUTH 199.35'

30' FIRE LANE, PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

20' DRAINAGE EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

LOT 10 BLOCK A STONE CREEK RETAIL ADDITION DOC. NO. 20200000028484 O.P.R.R.C.T.

OWNER: NORTH ROCKWALL REAL-ESTATE, LLC

20' UTILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

20' BUILDING LINE DOC. NO. 20200000028484 O.P.R.R.C.T.

20' WATER EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

10' X 15' DRAINAGE EASEMENT CABINET H, PAGE 157 P.R.R.C.T.

30' FIRE LANE, PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

30' FIRE LANE, PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

20' WATER EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

15' DRAINAGE EASEMENT CABINET H, PAGE 157, P.R.R.C.T.

DRAINAGE & DETENTION EASEMENT DOC. NO. 20220000013377 O.P.R.R.C.T.

25' SIDEWALK & LANDSCAPE EASEMENT DOC. NO. 20220000013377 O.P.R.R.C.T.

24' CROSS-ACCESS EASEMENT DOC. NO. 20220000013377 O.P.R.R.C.T.

FIRE LANE, ACCESS DRAINAGE, & UTILITY EASEMENT CABINET H, PAGE 157 P.R.R.C.T.

L37

CIRS

LOT 12, BLOCK A STONE CREEK RETAIL ADDITION DOC. NO. 20220000013377 O.P.R.R.C.T.

OWNER:METROPLEX ACQUISITION FUND LP

C1

CIRS

L38 L36

X-CUT SET

EAST 228.20'

X-CUT SET

L3

L4

X-CUT SET N:7039351.71 E:2593510.07

10' ELECTRIC EASEMENT

VARIABLE WIDTH UTILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

30' X 30' VISIBILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

LOT 27, BLOCK P STONE CREEK PHASE VI
OWNER: CARLA S. RANKIN

LOT 1, BLOCK P STONE CREEK PHASE IIB
OWNER: MICHAEL JACKSON AND CARISSA JACKSON

DEVERSION DRIVE
50' RIGHT-OF-WAY

B L O C K A

LOT 13, BLOCK A STONE CREEK RETAIL ADDITION DOC. NO. 20220000013377 O.P.R.R.C.T.

L1

24' FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

20' WATER EASEMENT

STONE CREEK RETAIL ADDITION
LOT 13R
4.22 ACRES
184,010 SQ. FEET

WILLIAM G. DEWEES SURVEY ABSTRACT NO. 71

30' X 30' VISIBILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

20' BUILDING LINE DOC. NO. 20200000028484 O.P.R.R.C.T.

S 20°13'15" W 187.86'

STONE CREEK DRIVE
100' RIGHT-OF-WAY

N 89°10'05" E 274.71'

CIRS

43.16'

24.00'

Must be minimum 24'

L10

20.46'

L9 L8 L7

LOT 14
0.93 ACRES
40,588 SQ. FEET

FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

L33 L30 L29

23.1'

L35

C4

10.11'

4.38'

L11

L34

5.58'

15' UTILITY EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

DRAINAGE EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

20' BUILDING LINE DOC. NO. 20200000028484 O.P.R.R.C.T.

10' UTILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

SANITARY SEWER EASEMENT DOC. NO. 20170000132612 P.R.R.C.T.

C5 L27 L26 L25 L24 C6 L20 L32 L18 L17 L12 L13 L14 L15 L16 L6

82' 61.7' 25.0' 54.15' 2.57'

L21 L22 L23

284.36'

258.38'

S 89°03'43" W 542.74'

CIRS

C2

L5

CIRS

50.0'

STATE HIGHWAY 205
100' RIGHT-OF-WAY

N 00°56'17" W 341.27'

50.0'

30' X 30' VISIBILITY EASEMENT DOC. NO. 20200000028484 O.P.R.R.C.T.

5/8" IRF

POB

N:7039162.89
E:2592704.38

50.0'

SANITARY SEWER EASEMENT DOC. NO. 20170000132612 P.R.R.C.T.

DRAINAGE & UTILITY EASEMENT CABINET H, PAGE 15 P.R.R.C.T.

Show/call out existing NTMWD easement and proposed sidewalk easement

LOT 22, BLOCK O STONE CREEK PHASE V
OWNER: ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC

LOT 1, BLOCK O STONE CREEK PHASE IIB
OWNER: JAMES CRUSE

BORDEAUX DRIVE
100' RIGHT-OF-WAY

LOT 71, BLOCK A STONE CREEK PHASE V
OWNER: ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC

LOT 1, BLOCK A STONE CREEK PHASE 1
OWNER: SANJAY KUMAR RAJBHANDARI

MIRAMAR DRIVE
50' RIGHT-OF-WAY

LOT 17, BLOCK N STONE CREEK PHASE 1
OWNER: RICHARD L. SHING & IVEY D. SHING

LOT 18, BLOCK N STONE CREEK PHASE V
OWNER: ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC

LEGEND

POB	POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS

Project	1910.030-24
Date	05/23/2024
Drafter	TAR

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

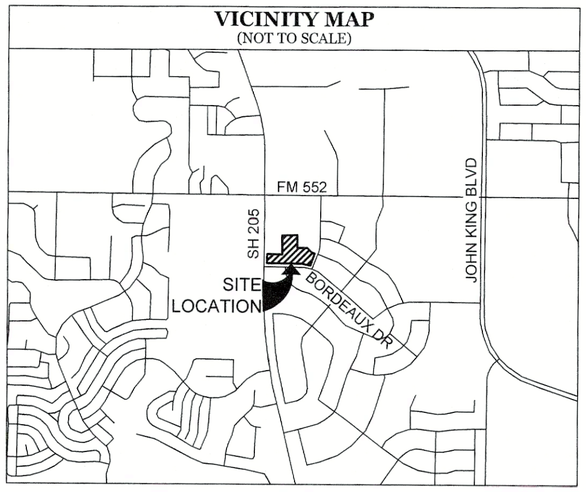
OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-___

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.

2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).

7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems ~~in easements~~ on-site.

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

9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

NTMWD NOTES

A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.

B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.

C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.

D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.

E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.

F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.

G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.

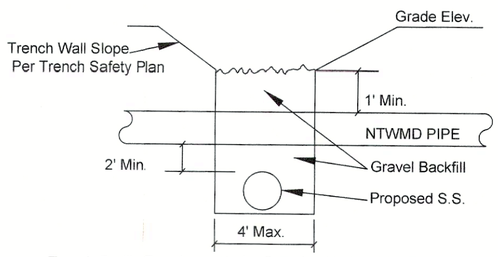
H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.

I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.

J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.

K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.

L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



Trench Profile Requirements for Crossing Under NTMWD Pipeline

Project	1910.030-24
Date	05/23/2024
Drafter	TAR

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
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1903 Central Drive, Suite 406
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OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
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REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-___

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	3068 N GOLIAD ST.				
SUBDIVISION	STONE CREEK RETAIL	LOT	13R/14	BLOCK	A
GENERAL LOCATION	NORTH EAST CORNER OF N. GOLIAD ST. AND BORDEAUX DR.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-070		CURRENT USE	UNDEVELOPED	
PROPOSED ZONING	PD-070		PROPOSED USE	RESTAURANT	
ACREAGE	5.16 AC	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

☐ ***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	METROPLEX ACQUISITION FUND, LP	☐ APPLICANT	CLAYMOORE ENGINEERING
CONTACT PERSON	TIM THOMPSON	CONTACT PERSON	CLAY CRISTY
ADDRESS	1717 WOODSTEAD CT.	ADDRESS	1903 CENTRAL DR.
	STE. 207		STE. 406
CITY, STATE & ZIP	THE WOODLANDS, TX 77380	CITY, STATE & ZIP	BEDFORD, TX 76021
PHONE	214.343.4477	PHONE	817.281.0572
E-MAIL	tthompson@crestviewcompanies.com	E-MAIL	CLAY@CLAYMOOREENG.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILLY J. BRICE, III [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 14TH DAY OF JUNE, 2024. 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."

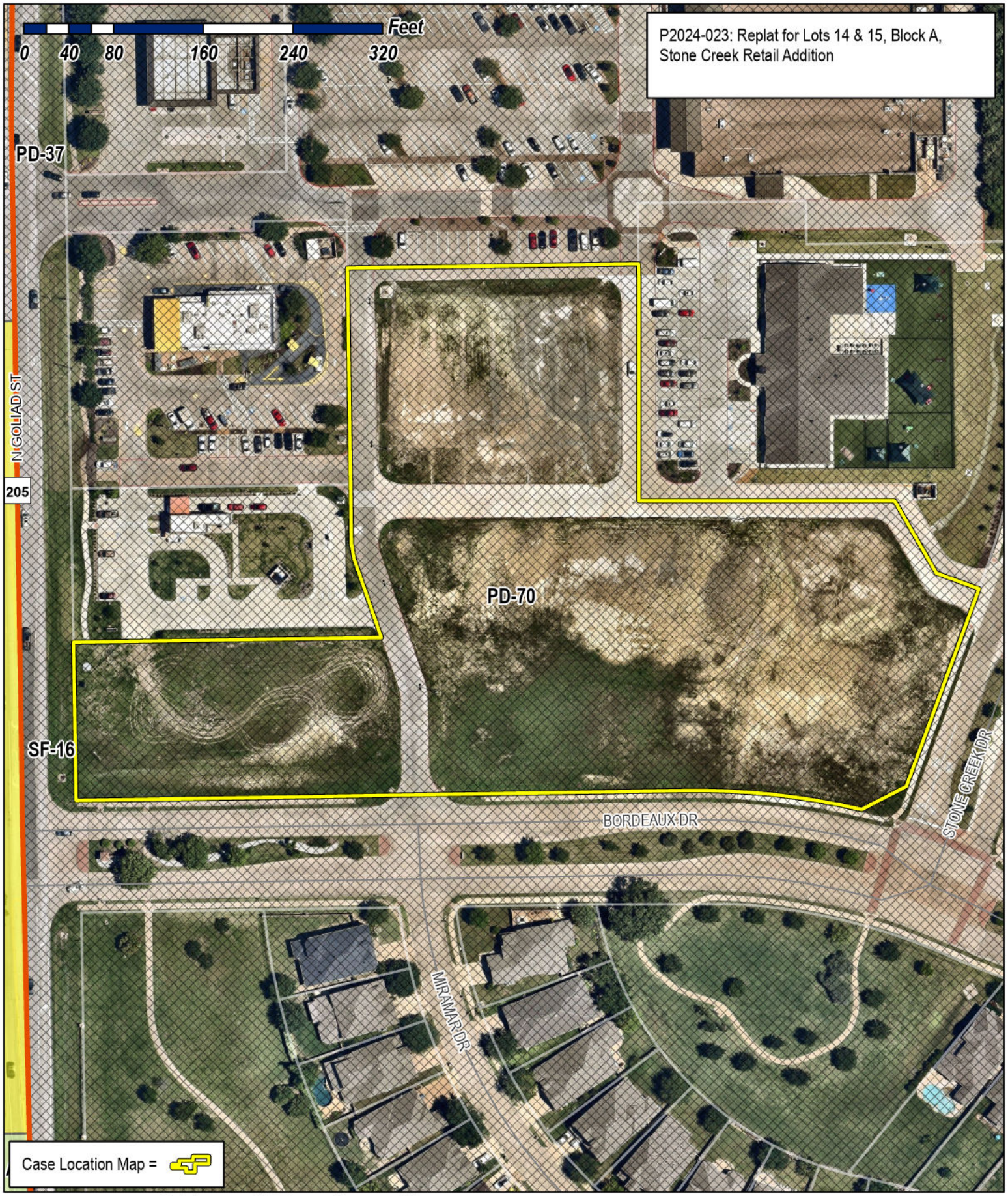
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11TH DAY OF JUNE, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Johnnie Johns

NOTARY PUBLIC STATE OF TEXAS ID# 5753035 EXPIRES 1-27-2025

MY COMMISSION EXPIRES 1-27-2025



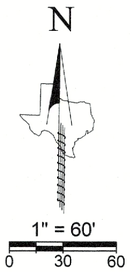
City of Rockwall

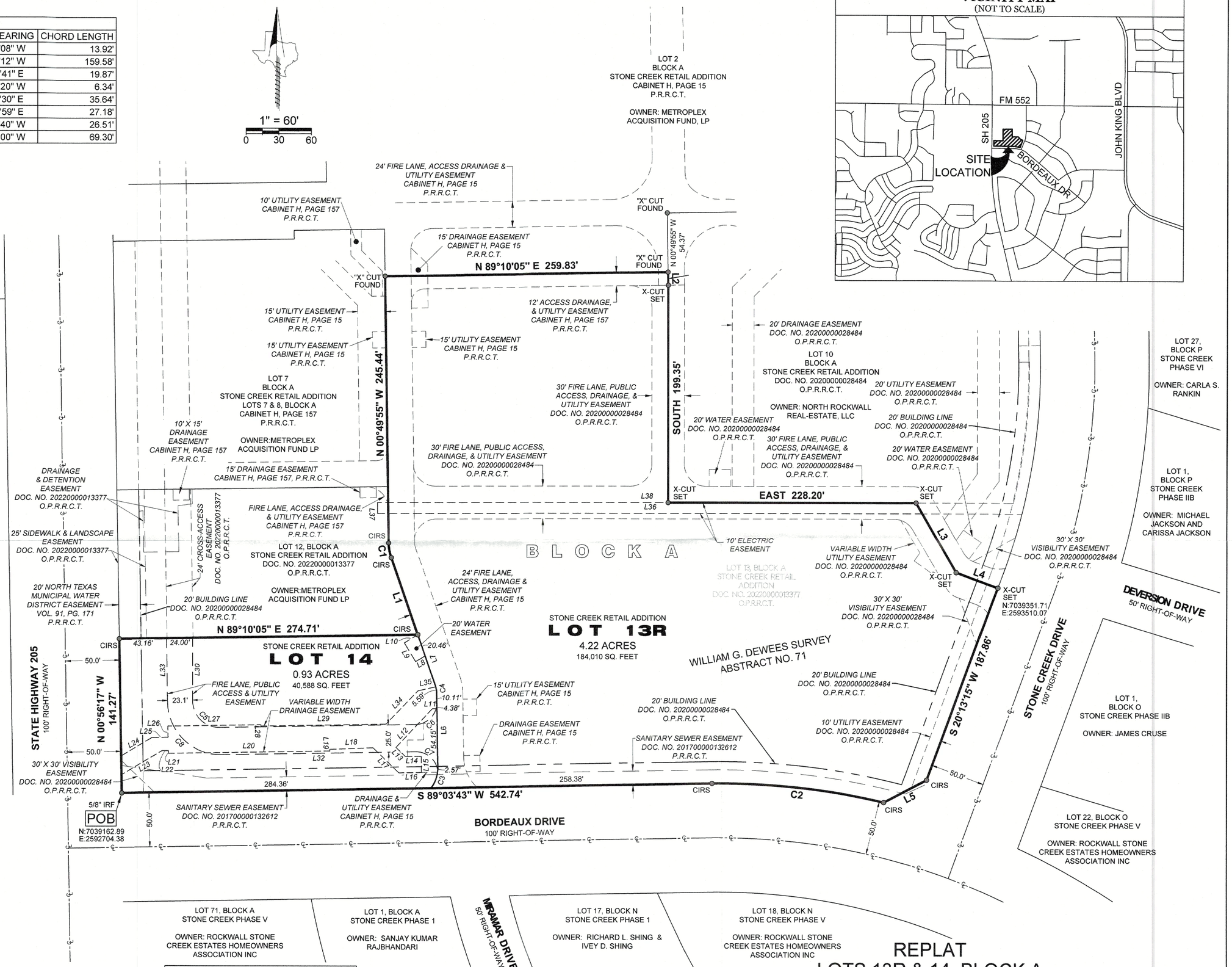
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.98'	44.00'	18°12'25"	N 09°56'08" W	13.92'
C2	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C3	20.26'	30.00'	38°41'10"	N 18°30'41" E	19.87'
C4	6.37'	20.00'	18°14'51"	N 09°57'20" W	6.34'
C5	39.67'	25.00'	90°55'00"	S 45°27'30" E	35.64'
C6	29.92'	19.88'	86°14'03"	N 46°05'59" E	27.18'
C7	28.98'	20.00'	83°00'40"	N 49°24'40" W	26.51'
C8	76.97'	49.00'	90°00'00"	N 45°55'00" W	69.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	5.00'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	9.05'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	South	56.93'
L31	N 89°05'00" E	179.98'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	500.93'
L37	N 00°49'55" W	10.00'
L38	East	495.30'





LEGEND	
POB	POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS

Project	1910.030-24
Date	05/23/2024
Drafter	TAR

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

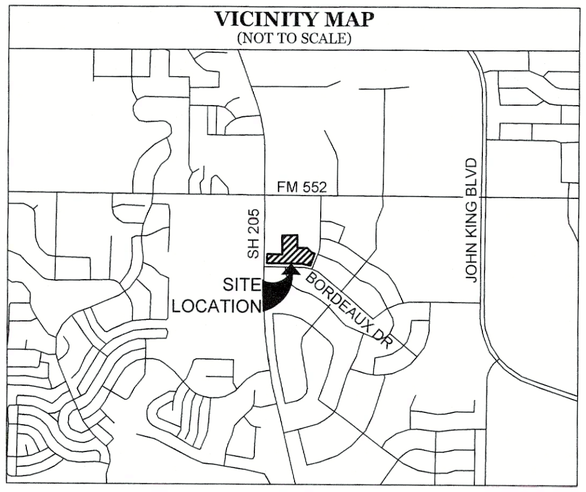
OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-___

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.

2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).

7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.

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

9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

NTMWD NOTES

A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.

B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.

C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.

D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.

E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.

F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.

G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.

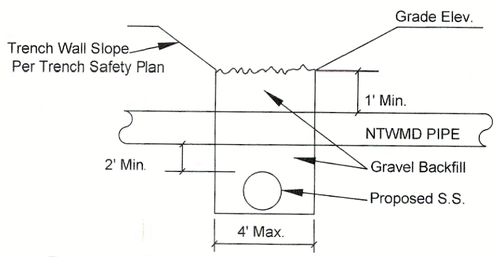
H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.

I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.

J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.

K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.

L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



Trench Profile Requirements for Crossing Under NTMWD Pipeline

Project	1910.030-24
Date	05/23/2024
Drafter	TAR

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
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SURVEYOR
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ENGINEER
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OWNER
Metroplex Acquisition Fund, L.P.
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The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-___

VICINITY MAP
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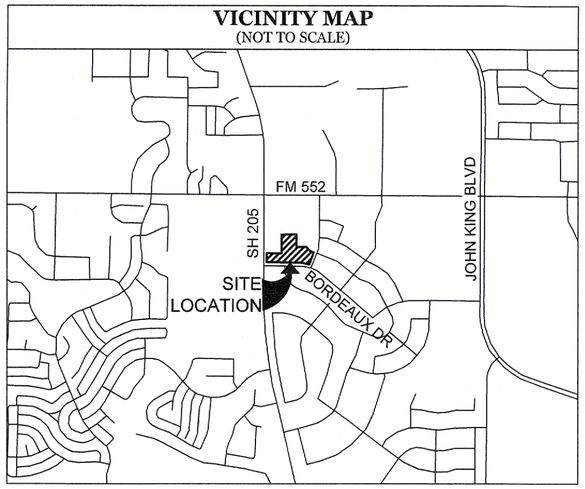


CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____ _____
Matthew Raabe Date
Registered Professional Land Surveyor #6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **METROPLEX ACQUISITION FUND, L.P.**, is the owner of 5.16 acres out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 13, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20220000013377 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (SH 205, a 100' right-of-way) and the North right-of-way line of Bordeaux Drive (a 100' right-of-way), also being the Southwest corner of said Lot 13;

THENCE, N00°56'17"W, along the East right-of-way line of SH 205, being the common West line of said Lot 13, a distance of 141.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 12, Block A of said Stone Creek Retail Addition, also being the Northwest corner of said Lot 13;

THENCE, along the irregular North line of said Lot 13, the following ten (10) courses and distances:

1. N89°10'05"E, along the South line of said Lot 12, a distance of 274.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 12;
2. N19°02'20"W, in part along the East line of said Lot 12, a distance of 74.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
3. Along said tangent curve to the right along the East line of said Lot 12, having a radius of 44.00 feet, a chord bearing of N09°56'08"W, a chord length of 13.92 feet, a delta angle of 18°12'25", an arc length of 13.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. N00°49'55"W, in part along the East line of said Lot 12, also being in part the East line of Lot 7, Block A of Stone Creek Retail Addition Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of said Plat Records, a distance of 245.44 feet to an X cut found in the irregular South line of Lot 2, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;
5. N89°10'05"E, along the irregular South line of said Lot 2, a distance of 259.83 feet to an X cut found in the West line of Lot 10, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of said Official Public Records;
6. S01°27'38"E, along the West line of said Lot 10, a distance of 12.00 feet to an X cut set;
7. SOUTH, along the West line of said Lot 10, a distance of 199.35 feet to an X cut set at the Southwest corner of said Lot 10;
8. EAST, along the South line of said Lot 10, a distance of 228.20 feet to an X cut set;
9. S30°00'00"E, along the South line of said Lot 10, a distance of 74.41 feet to an X cut set;
10. S69°46'45"E, along the South line of said Lot 10, a distance of 40.60 feet to an X cut set in the West right-of-way line of Stone Creek Drive (a 100' right-of-way) at the Southeast corner of said Lot 10, also being the Northeast corner of said Lot 13;

THENCE, S20°13'15"W, along the West right-of-way line of said Stone Creek Drive, being the common East line of said Lot 13, a distance of 187.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a corner clip at the intersection of the West right-of-way line of said Stone Creek Drive and the North right-of-way line of Bordeaux Drive;

THENCE, S62°21'14"W, along said corner clip, a distance of 44.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 13, the following two (2) course and distances:

1. Along said non-tangent curve to the left having a radius of 650.00 feet, a chord bearing of N83°53'12"W, a chord length of 159.58 feet, a delta angle of 14°06'07", an arc length of 159.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S89°03'43"W, a distance of 542.74 feet to the **POINT OF BEGINNING** and containing an area of 5.16 Acres, or (224,598 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **METROPLEX ACQUISITION FUND, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

OWNER: **METROPLEX ACQUISITION FUND, L.P.**

BY: _____ _____
Billy J. Brice, III Date

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

_____
Notary Public in and for the State of _____

CERTIFICATE OF APPROVAL

_____ _____
Chairman Date
Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2024.

_____ _____
Mayor, City of Rockwall City Secretary, City of Rockwall

_____
City Engineer

Project	1910.030-24
Date	05/23/2024
Drafter	TAR

EAGLE SURVEYING

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-___

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:	June 25, 2024
APPLICANT:	Hani Elkady; *Tarina Group, Inc.*
CASE NUMBER:	P2024-024; *Replat for Lots 8-10, Block A, Walmart Supercenter Addition*

SUMMARY

Consider a request by Hani Elkady of Tarina Group, Inc. on behalf of Michael Eido of Travelers Plaza, LLC for the approval of a *Replat* for Lots 8-10, Block A, Walmart Supercenter Addition on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting approval of a *Replat* for a 2.003-acre parcel of land (*i.e. Lot 4, Block A, Wal-Mart Super Center Addition*) for the purpose of establishing three (3) lots and the required easements for the development of a *Carwash* and *Commercial Retail Shopping Center* on the subject property.

☑ *Background.* On November 7, 1960 the subject property was annexed by *Ordinance 60-03* [*Case No. A1960-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to City's historic zoning maps, at some point between November 7, 1960 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Commercial (C) District. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-039*] for a *Residence Hotel*; however, this Specific Use Permit (SUP) has since expired. On April 11, 2023, the Planning and Zoning Commission approved a site plan (*Case No. SP2023-011*) for a *Carwash and Commercial/Retail Shopping Center*.

☑ *Conformance to the Subdivision Ordinance.* The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval.* Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lots 8-10, Block A, Wal-Mart Super Center Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this *Replat*; and,

(2) Any construction resulting from the approval of this ***Replat*** 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.

PROJECT COMMENTS

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

DATE: 6/20/2024

PROJECT NUMBER: P2024-024
PROJECT NAME: Lot 4, Block A, Walmart Super Center Addition
SITE ADDRESS/LOCATIONS: 607 WHITE HILLS DR

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/19/2024	Approved w/ Comments

06/19/2024: P2024-024: Replat for Lot 8, Block A, Walmart Supercenter Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 8, Block A, Walmart Supercenter Addition on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

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

M.3 For reference, include the case number (P2024-024) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

REPLAT
LOT 8, BLOCK A,
WALMART SUPERCENTER ADDITION
BEING A REPLAT OF
LOT 4, BLOCK A
WALMART SUPERCENTER ADDITION
2.003-ACRES OR 87,250.68 SF
SITUATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please provide at least two (2) state plane coordinates on the corners of the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please correct the Signature Block. Remove the Director of Planning and Zoning from the signature block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide Centerlines for both White Hills Drive and Suncrest Drive. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please correct the Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: June 25, 2024
City Council: July 1, 2024

I.11 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments

06/18/2024: 1. What is this line for?
2. Show existing drainage easement.
3. At least 2 of the property corners need to have northings and eastings to tie it down.
4. Show offsite easements.
5. Plat not to be filed until written confirmation of the existing sewer line not in use.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved w/ Comments

06/17/2024: Please mark two corners referenced to State Plane Coordinates (NAD83 Texas North Central Zone-4202, Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	06/20/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved

No Comments

N

30 15 0 30

SCALE IN FEET
1"=30'

L=223.03', R=720.00'
Δ=17°44'52"
N52°23'31"E~222.13'

5/8" IRON ROD FOUND BEARS N32°54'38"E 0.33Ft.

LOT 1, BLOCK B
ROCKWALL HIGH SCHOOL ADDITION
CAB. C, PG. 147
P.R.R.C.T.

APPROXIMATE LOCATION OF ACCESS EASEMENT INST. NO. 20210000018836 O.P.R.R.C.T.

25' BUILDING LINE CAB. C, PAGE 305, P.R.R.C.T.

10' NO BUILD EASEMENT CAB. C, PAGE 305 P.R.R.C.T.

30'X40' CROSS ACCESS EASEMENT CAB. C, PG. 305 P.R.R.C.T.

What is this line for?

60.00'

APPROXIMATE LOCATION OF SUNCREST DRIVE THAT WAS CALLED TO BE ABANDONED BY SEP. INST. IN CAB C, PG. 305, P.R.R.C.T.

10' UTILITY EASEMENT CAB. C, PG. 305 P.R.R.C.T.

7.5' UTILITY EASEMENT SLIDE B, PG. 383 P.R.R.C.T.

1/2" IRON ROD FOUND (C.M.)

S24°41'28"E 308.53'

N43°15'10"E 52.18'

LOT 4R, BLOCK A
87,260 SF
2.003 Acres

Show existing drainage easement

FINAL PLAT
WAL-MART SUPERCENTER ADDITION
LOT 2, BLOCK A
CAB. C, PG. 305
P.R.R.C.T.

1/2" IRON ROD W/CAP "JBI" FOUND (C.M.)

WAL-MART REAL ESTATE BUSINESS TRUST VOL. 1653, PG. 144 P.R.R.C.T.

89.32'

83.30'

TRAVELERS PLAZA LLC
INSTRUMENT NO.
20230000013141
P.R.R.C.T.
FINAL PLAT
WAL-MART SUPERCENTER ADDITION
LOT 4, BLOCK A
CAB. C, PG. 305
P.R.R.C.T.

Show offsite easements.

S46°33'33"E 15.00'

PORTION OF 15' CITY OF ROCKWALL EASEMENT VOL. 184, PG. 836 P.R.R.C.T.
** ABANDONED BY THIS PLAT **

SUNCREST DRIVE
(60' RIGHT-OF-WAY)

10' UTILITY EASEMENT CAB. C, PG. 305 P.R.R.C.T.

N46°02'28"W 184.99'

THE TWO SHORT, L.P. VOL. 1862, PG. 13 P.R.R.C.T.

LAKEWOOD PARK ADDITION
LOT 2, BLOCK B
SLIDE B, PG. 10
P.R.R.C.T.

10' UTILITY EASEMENT SLIDE B, PG. 383 P.R.R.C.T.

15' CITY OF ROCKWALL EASEMENT VOL. 184, PG. 836 P.R.R.C.T.

Plat not to be filed until written confirmation of the existing sewer line not in use

1/2" IRON ROD W/CAP "CEI" FOUND

T.P.&L. EASEMENT VOL. 176, PG. 395 P.R.R.C.T.

1/2" IRON ROD FOUND BEARS S29°21'28"E 0.26Ft.

605 WHITE HILLS LLC VOL. 7127, PG. 76 P.R.R.C.T.

LAKEWOOD PARK ADDITION
LOT 2, BLOCK B
SLIDE B, PG. 10
P.R.R.C.T.

N43°33'43"E 139.93'

30'X40' CROSS ACCESS EASEMENT CAB. C, PG. 305 P.R.R.C.T.

APPROXIMATE LOCATION OF ACCESS EASEMENT INST. NO. 20210000018836 O.P.R.R.C.T.

FINAL PLAT
WAL-MART SUPERCENTER ADDITION
LOT 2, BLOCK A
CAB. C, PG. 305
P.R.R.C.T.

S43°57'30"W 299.51'

1/2" IRON ROD FOUND BEARS S14°26'21"W 0.23Ft.

25' BUILDING LINE CAB. C, PG. 305 P.R.R.C.T.

30'X40' CROSS ACCESS EASEMENT CAB. C, PG. 305 P.R.R.C.T.

WAL-MART REAL ESTATE BUSINESS TRUST VOL. 1653, PG. 144 P.R.R.C.T.

APPROXIMATE LOCATION OF ACCESS EASEMENT INST. NO. 20210000018836 O.P.R.R.C.T.

24' FIRELANE, ACCESS AND UTILITY EASEMENT CAB. C, PG. 305 P.R.R.C.T.

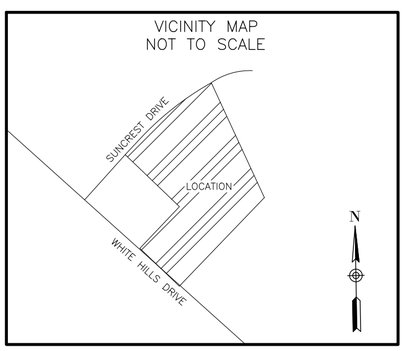
N46°02'30"W 133.33'

WHITE HILLS DRIVE
(60' RIGHT-OF-WAY)
CONCRETE CURB AND GUTTER

10' UTILITY EASEMENT SLIDE B, PG. 383 P.R.R.C.T.

1/2" IRON ROD FOUND (C.M.)

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observatinos using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to abandon a portion of an existing easement.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0040L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

At least 2 of the property corners need to have northings and eastings to tie it down.

TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: December 7, 2023 Project No.: TR-157-23

OWNER/DEVELOPER
Travelers Plaza, LLC
1324 Somerset Court
Rockwall, Texas 75032

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

REPLAT

LOT 4R, BLOCK A WAL-MART SUPERCENTER ADDITION

BEING 2.003 ACRES
SITUATED IN THE E.P. GAINES CHISUM SURVEY
ABSTRACT NUMBER 64
BEING ALL OF LOT 4, BLOCK A OF WAL-MART SUPERCENTER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET C, PAGE 305, P.R.R.C.T.
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
DECEMBER 2023

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	607 White Hills Drive, Rockwall, TX				
SUBDIVISION	Wal-Mart Super Center Addition	LOT	4	BLOCK	A
GENERAL LOCATION	Southeast corner of White Hills Drive & Suncrest Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C(Commercial/IH30 Overlay)	CURRENT USE	Vacant lot
PROPOSED ZONING	C(Commercial/IH30 Overlay)	PROPOSED USE	Retail & Carwash
ACREAGE	2.003	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	Travelers Plaza LLC	☒ APPLICANT	Tarina Group, Inc
CONTACT PERSON	Michael Eido	CONTACT PERSON	Hani Elkady
ADDRESS	1324 Somerset Court	ADDRESS	3120 Ashwood Ct.
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Richardson, Texas 75082
PHONE	972-800-4443	PHONE	214-213-7192
E-MAIL	m.eido@hotmail.com	E-MAIL	elkady422@aol.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Eido [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 14th DAY OF June, 2024. 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."

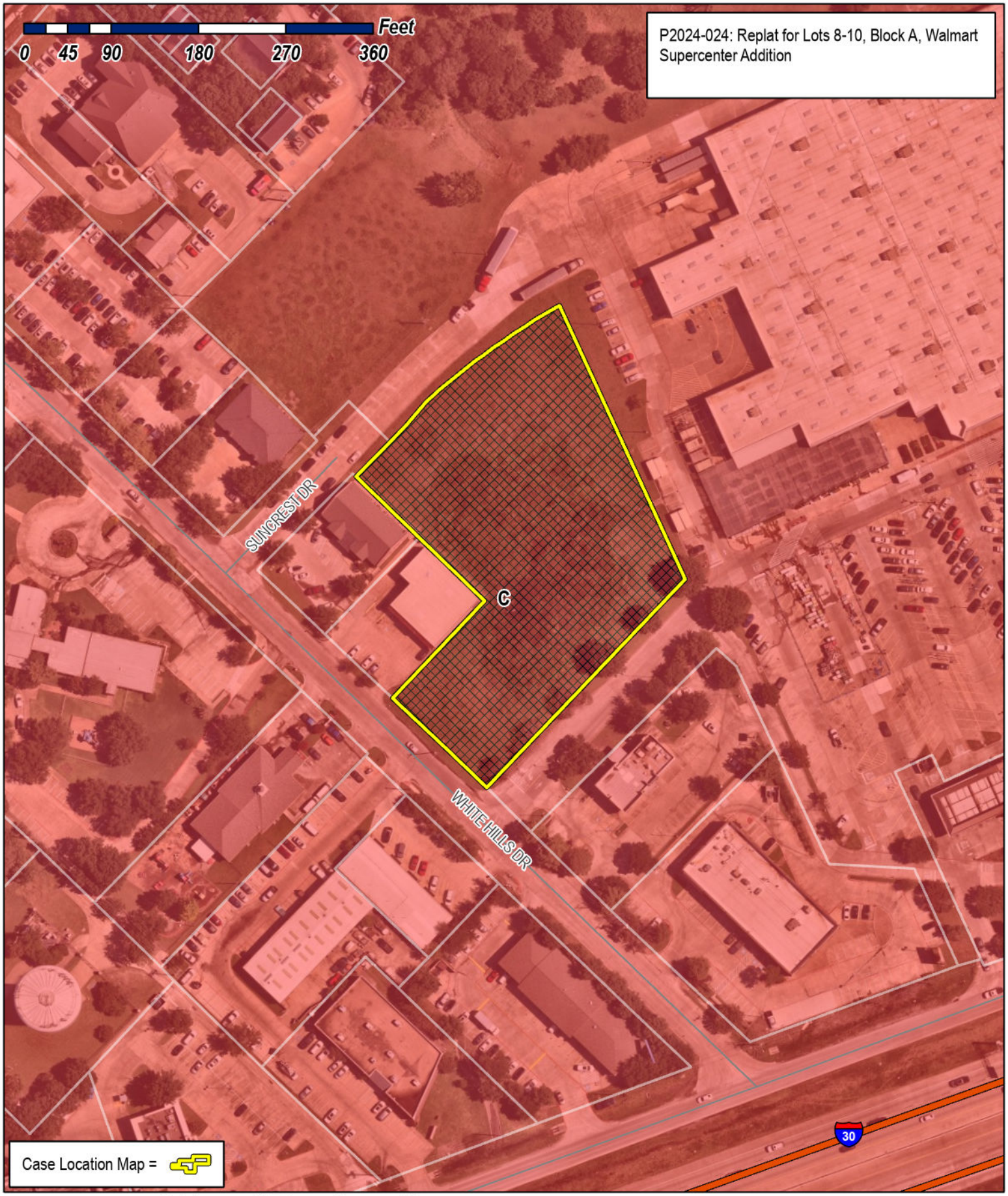
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF June 2024

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

MICHAEL EARL KING
Notary ID #11651919
My Commission Expires
November 22, 2025

MY COMMISSION EXPIRES 11-22-2025



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

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

N

30 15 0 30

SCALE IN FEET
1"=30'

L=223.03', R=720.00'
Δ=17°44'52"
N52°23'31"E~222.13'

5/8" IRON ROD FOUND BEARS N32°54'38"E 0.33Ft.

LOT 1, BLOCK B
ROCKWALL HIGH SCHOOL ADDITION
CAB. C, PG. 147
P.R.R.C.T.

APPROXIMATE LOCATION OF ACCESS EASEMENT INST. NO. 20210000018836 O.P.R.R.C.T.

25' BUILDING LINE CAB. C, PAGE 305, P.R.R.C.T.

10' NO BUILD EASEMENT CAB. C, PAGE 305 P.R.R.C.T.

30'X40' CROSS ACCESS EASEMENT CAB. C, PG. 305 P.R.R.C.T.

10' UTILITY EASEMENT CAB. C, PG. 305 P.R.R.C.T.

60.00'

APPROXIMATE LOCATION OF SUNCREST DRIVE THAT WAS CALLED TO BE ABANDONED BY SEP. INST. IN CAB C, PG. 305, P.R.R.C.T.

7.5' UTILITY EASEMENT SLIDE B, PG. 383 P.R.R.C.T.

1/2" IRON ROD FOUND (C.M.)

S24°41'28"E 308.53'

N43°15'10"E 52.18'

LOT 4R, BLOCK A
87,260 SF
2.003 Acres

FINAL PLAT
WAL-MART SUPERCENTER ADDITION
LOT 2, BLOCK A
CAB. C, PG. 305
P.R.R.C.T.

WAL-MART REAL ESTATE BUSINESS TRUST VOL. 1653, PG. 144 P.R.R.C.T.

1/2" IRON ROD W/CAP "JBI" FOUND (C.M.)

SUNCREST DRIVE
(60' RIGHT-OF-WAY)

TRAVELERS PLAZA LLC
INSTRUMENT NO.
20230000013141
P.R.R.C.T.
FINAL PLAT
WAL-MART SUPERCENTER ADDITION
LOT 4, BLOCK A
CAB. C, PG. 305
P.R.R.C.T.

89.32'
83.30'

S46°33'33"E 15.00'

PORTION OF 15' CITY OF ROCKWALL EASEMENT VOL. 184, PG. 836 P.R.R.C.T.
** ABANDONED BY THIS PLAT **

10' UTILITY EASEMENT CAB. C, PG. 305 P.R.R.C.T.

N46°02'28"W 184.99'

THE TWO SHORT, L.P.
VOL. 1862, PG. 13
P.R.R.C.T.

LAKEWOOD PARK ADDITION
LOT 2, BLOCK B
SLIDE B, PG. 10
P.R.R.C.T.

10' UTILITY EASEMENT SLIDE B, PG. 383 P.R.R.C.T.

15' CITY OF ROCKWALL EASEMENT VOL. 184, PG. 836 P.R.R.C.T.

1/2" IRON ROD W/CAP "CEI" FOUND

T.P.&L. EASEMENT VOL. 176, PG. 395 P.R.R.C.T.

1/2" IRON ROD FOUND BEARS S29°21'28"E 0.26Ft.

605 WHITE HILLS LLC
VOL. 7127, PG. 76
P.R.R.C.T.

LAKEWOOD PARK ADDITION
LOT 2, BLOCK B
SLIDE B, PG. 10
P.R.R.C.T.

N43°33'43"E 139.93'

30'X40' CROSS ACCESS EASEMENT CAB. C, PG. 305 P.R.R.C.T.

APPROXIMATE LOCATION OF ACCESS EASEMENT INST. NO. 20210000018836 O.P.R.R.C.T.

FINAL PLAT
WAL-MART SUPERCENTER ADDITION
LOT 2, BLOCK A
CAB. C, PG. 305
P.R.R.C.T.

S43°57'30"W 299.51'

1/2" IRON ROD FOUND BEARS S14°26'21"W 0.23Ft.

25' BUILDING LINE CAB. C, PG. 305 P.R.R.C.T.

30'X40' CROSS ACCESS EASEMENT CAB. C, PG. 305 P.R.R.C.T.

WAL-MART REAL ESTATE BUSINESS TRUST VOL. 1653, PG. 144 P.R.R.C.T.

APPROXIMATE LOCATION OF ACCESS EASEMENT INST. NO. 20210000018836 O.P.R.R.C.T.

24' FIRELANE, ACCESS AND UTILITY EASEMENT CAB. C, PG. 305 P.R.R.C.T.

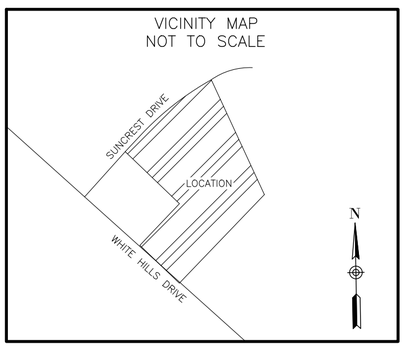
N46°02'30"W 133.33'

WHITE HILLS DRIVE
(60' RIGHT-OF-WAY)
CONCRETE CURB AND GUTTER

10' UTILITY EASEMENT SLIDE B, PG. 383 P.R.R.C.T.

1/2" IRON ROD FOUND (C.M.)

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observatinos using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to abandon a portion of an existing easement.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0040L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: December 7, 2023 Project No.: TR-157-23

OWNER/DEVELOPER
Travelers Plaza, LLC
1324 Somerset Court
Rockwall, Texas 75032

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

REPLAT

LOT 4R, BLOCK A WAL-MART SUPERCENTER ADDITION

BEING 2.003 ACRES
SITUATED IN THE E.P. GAINES CHISUM SURVEY
ABSTRACT NUMBER 64
BEING ALL OF LOT 4, BLOCK A OF WAL-MART SUPERCENTER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET C, PAGE 305, P.R.R.C.T.
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
DECEMBER 2023

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 2.003 acre tract of land situated in the E. P. Gaines Chisum Survey, Abstract Number 64, City of Rockwall, Rockwall County, Texas, and same being all of Lot 4, Block A, of Wal–Mart Supercenter Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 305, Public Records, Rockwall County, Texas (P.R.R.C.T.), and same being all of a tract of land described to Traveler's Plaza, LLC, by the Deed recorded in Instrument Number 20230000013141, P.R.R.C.T., and same being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most westerly corner of Lot 2, Block A, of said Wal–Mart Supercenter Addition, and being a point on the northeasterly right–of–way boundary line of White Hills Drive (60' right–of–way);

THENCE North 46 degrees 02 minutes 30 seconds West along the northeasterly right–of–way boundary line of said White Hills Drive, a distance of 133.33 feet to a point for corner, from which a 1/2" iron rod found bears South 14 degrees 26 minutes 21 seconds West a distance of 0.23 feet, and same being the most southerly corner of Lot 2, Block B, of Lakewood Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 10, P.R.R.C.T.;

THENCE along a common boundary line of said Lot 2 and said Lot 4, the following courses and distances:

North 43 degrees 33 minutes 43 seconds East a distance of 139.93 feet to a point for corner, from which a 1/2" iron rod found bears South 29 degrees 21 minutes 28 seconds East a distance of 0.26 feet;

North 46 degrees 02 minutes 28 seconds West a distance of 184.99 feet to a 1/2" iron rod found with a cap stamped "JBI" for the most northerly corner of said Lot 2, and same being a point on the southeasterly right–of–way boundary line of Suncrest Drive (60' right–of–way);

THENCE along a common boundary line of said Lot 4, and the southeasterly right–of–way boundary line of said Suncrest Drive, the following courses and distances:

North 43 degrees 15 minutes 10 seconds East a distance of 52.18 feet to a 1/2" iron rod found for corner, and same being the beginning of a curve to the right with a central angle of 17 degrees 44 minutes 52 seconds, and a radius of 720.00 feet whose chord bears North 52 degrees 23 minutes 31 seconds East a chord distance of 222.13 feet;

Along said curve and arc distance of 223.03 feet to a point for corner, from which a 5/8" iron rod found bears North 32 degrees 54 minutes 38 seconds East a distance of 0.33 feet;

THENCE along a common boundary line of said Lot 2 and said Lot 4, the following courses and distances:

South 24 degrees 41 minutes 28 seconds East a distance of 308.53 feet to a 1/2" iron rod found with a cap stamped "CEI" for corner;

South 43 degrees 57 minutes 30 seconds West a distance of 299.51 feet to the POINT OF BEGINNING containing 2.003 acres (87,260 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Travelers Plaza, LLC do hereby adopt this plat designating the hereinabove described property as Wal–Mart Supercenter Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

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

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

_____
Signature – Travelers Plaza, LLC Representative

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that i prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ _____, 20____

_____
Notary Public in and for the State of Texas

SUBDIVISION STATEMENT

Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulations of Subdivisions and property Development of the Texas Local Government Code and shall be subject to the City of Rockwall withholding utilities and building permits.

PUBLIC IMPROVEMENT STATEMENT

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

DRAINAGE AND DETENTION EASEMENTS

The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.

FIRE LANES

All Fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on–site and off–site Fire Lane Improvements.

STREET APPURTENANCES

All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired and replaced by Home Owners Association.

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the _____ day of _____, 20____.

_____
Mayor, City of Rockwall

_____
Director of Planning and Zoning

_____
Planning and Zoning Commission Chariman

_____
City Engineer

_____
City Secretary

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CITY OF ROCKWALL,
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TRAVERSE
LAND SURVEYING LLC

T: 469.784.9321 | W: TraverseLandSurveying.com | O: 14200 Midway Road, Suite 130, Dallas, TX 75244

Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:7,019,228.6017' East:2,591,162.1707'

Segment# 1: Line
Course: N43° 15' 10.49"E Length: 52.180'
North: 7,019,266.6063' East: 2,591,197.9255'

Segment# 2: Curve
Length: 223.025' Radius: 720.000'
Delta: 17.7478 (d) Tangent: 112.413'
Chord: 222.135' Course: N52° 23' 31.49"E
Course In: S46° 28' 54.51"E Course Out: N28° 44' 02.51"W
RP North: 7,018,770.8252' East: 2,591,720.0376'
End North: 7,019,402.1650' East: 2,591,373.9017'

Segment# 3: Line
Course: S24° 41' 27.51"E Length: 308.530'
North: 7,019,121.8426' East: 2,591,502.7820'

Segment# 4: Line
Course: S43° 57' 30.49"W Length: 299.510'
North: 7,018,906.2424' East: 2,591,294.8811'

Segment# 5: Line
Course: N46° 02' 29.51"W Length: 133.330'
North: 7,018,998.7917' East: 2,591,198.9044'

Segment# 6: Line
Course: N43° 33' 43.49"E Length: 139.930'
North: 7,019,100.1889' East: 2,591,295.3358'

Segment# 7: Line
Course: N46° 02' 27.51"W Length: 184.994'
North: 7,019,228.6013' East: 2,591,162.1704'

Perimeter: 1,341.500' Area: 87,260.43Sq.Ft.
Error Closure: 0.0005 Course: S34° 14' 34.24"W
Error North : -0.00040 East: -0.00027

Precision 1: 2,682,998.000

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:	June 25, 2024
APPLICANT:	Samuel F. Sofronie
CASE NUMBER:	Z2024-024; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 9 Amity Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 9 of the Greenlee Subdivision on September 25, 1972. On March 16, 1998, the subject property was annexed into the City of Rockwall by *Ordinance No. 98-10* [*i.e. Case No. A1998-001*]. According to the City's historic zoning maps, the subject property was zoned Agricultural (AG) District as of April 5, 2005. Between April 5, 2005 and April 25, 2007, the subject property was rezoned from an Agricultural (AG) District to a Single-Family 10 (SF-10) District. The subject property has remained vacant since its annexation into the City of Rockwall.

PURPOSE

The applicant -- *Samuel F. Sofronie* -- 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 addressed as 9 Amity Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) residential lots (*i.e. 11, 13, 15, 17, 19, 21 Amity Lane*), developed with single-family homes, that are zoned Single-Family 10 (F-10) District. Beyond this are four (4) residential lots (*i.e. 135,195, 255, 315 Rolling Meadows Circle*), developed with single-family homes, that are zoned Single-Family Estate 4.0 (SFE-4.0) District. North of this is a vacant 20.268-acre tract of land (*i.e. Tract 9 of the E.M. Elliott Survey, Abstract No. 77*), which is zoned Agricultural (AG) District.

South: Directly south of the subject property are four (4) residential lots (*i.e. 1, 3, 5, 7 Amity Lane*), developed with single-family homes, that are zoned Single-Family 10 (SF-10) District. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 2.716-acre tract of land (*i.e. Tract 11 of the E.M. Elliott Survey, Abstract No. 77*), developed with a single-family home, that is zoned Agricultural (AG) District.

East: Directly east of the subject property is Amity Lane, which is identified as a R2 (*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 ten (10) residential lots (*i.e. 2, 4, 6, 8, 10, 12, 14, 16, 20, 22 Amity Lane*),

developed with single-family homes, that are zoned Single-Family 10 (SF-10) District. East of this is the Ridgecrest Subdivision, which consists of 42 residential lots that have been in existence since December 22, 2016.

West: Directly west of the subject property are several lots that make up the Airport Acres Subdivision, which consists of 20 single-family residential lots that have been in existence since June 15, 1984. All of these homes are zoned Single-Family 10 (SF-10) District. Beyond this is Indian Trail, which is classified as a R2 (*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 Greenlee Subdivision, which has been in existence since September 25, 1972, consists of 21 residential lots, and is more than 90.00% developed (*i.e. 95.24% 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 within an established subdivision, 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 within close proximity of Amity Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Amity Lane and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented Amity Lane.	The front elevation of the home will face onto Amity Lane.
Year Built	1972-2016	*N/A*
Building SF on Property	2,363 SF – 3,830 SF	4,087 SF
Building Architecture	Single Family Homes	Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6-Feet	6-Feet
Rear	10-Feet	10-Feet
Building Materials	Brick, Siding, and Stone	Stucco and Stone
Paint and Color	Red, Brown, White, Tan	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Homes consist of side-entry garages or no garages.	The garage will be attached and will be a side-entry garage.

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, unless it is a j-swing garage where the garage door is perpendicular to the street." In this case, the applicant's proposed garage is considered to be a side-entry garage which is characteristic of other homes along Amity Lane.

For the purpose of comparing the proposed 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 Amity Lane along with the proposed building elevations in the attached packet. Staff should note the proposed request appears to meet most of the requirements for *Residential Infill*

in an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District; however, the approval of a Specific Use Permit (SUP) 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 May 20, 2024, staff mailed 63 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization 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 regarding 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) 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.

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	9 AMITY LN, ROCKWALL, TX, 75087				
SUBDIVISION	GREENLEE		LOT	9	BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	INFILL LOT IN ESTABLISHED SUB.		CURRENT USE		
PROPOSED ZONING	SINGLE-FAMILY HOME		PROPOSED USE	SINGLE-FAMILY HOME	
ACREAGE	0.362	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	SAMUEL F SOFRONIE	☑ APPLICANT	
CONTACT PERSON	SAMUEL F SOFRONIE	CONTACT PERSON	
ADDRESS	2608 TRUMPET DR	ADDRESS	
CITY, STATE & ZIP	ROWLETT, TX 75089	CITY, STATE & ZIP	
PHONE	832-991-9990	PHONE	
E-MAIL	SAMUELSOFRONIE@GMAIL.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL SOFRONIE [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 1st *DAY OF* May *20*24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BRADLEY NICHOLAS RUSHING
Notary ID #134567137
My Commission Expires
September 20, 2027

MY COMMISSION EXPIRES 09/20/2027

City of Rockwall

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

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

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(W): www.rockwall.com

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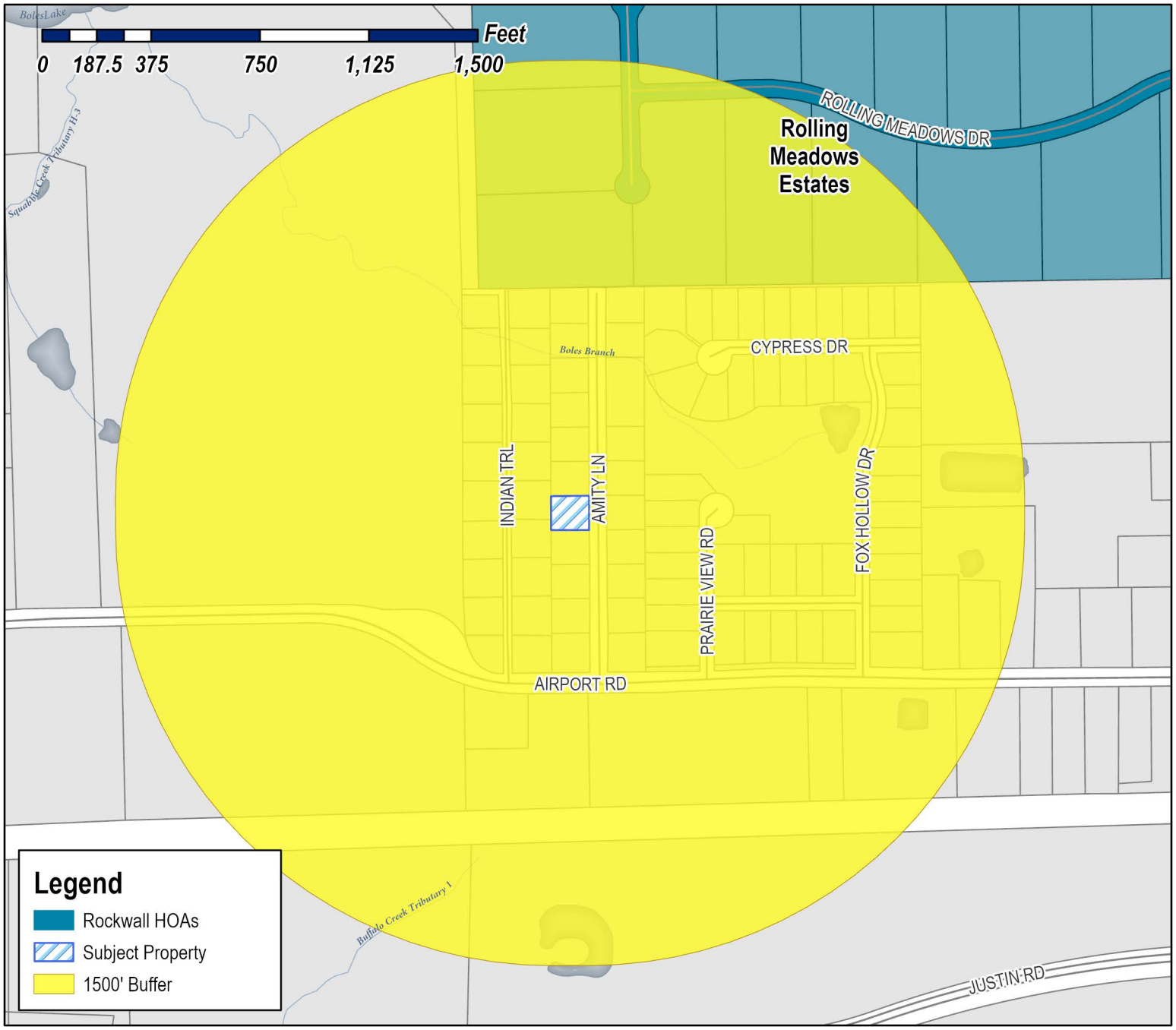
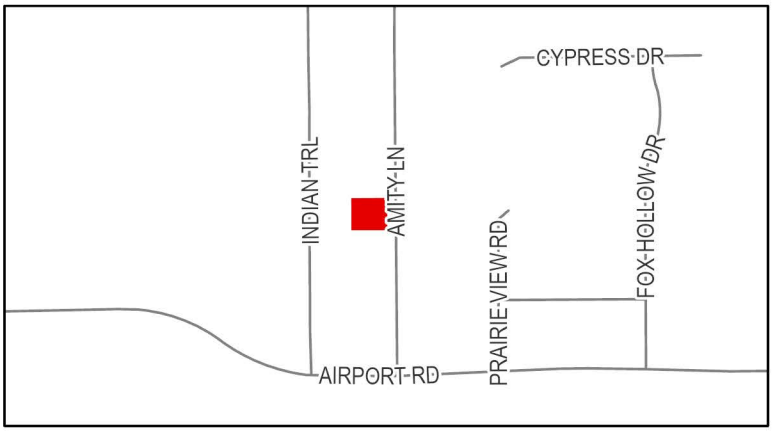


Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane



Date Saved: 5/17/2024
For Questions on this Case Call (972) 771-7745

From:	Guevara, Angelica
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany
Bcc:	dlo-rls@sbcglobal.net; donnalorrtx@gmail.com; gary@hi-linesupply.com; donnalorrtx@gmail.com
Subject:	Neighborhood Notification Program [Z2024-024]
Date:	Monday, May 20, 2024 2:23:00 PM
Attachments:	HOA Map (05.17.2024).pdf Public Notice (05.20.2024).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 Friday May 24, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 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.

Z2024-024: SUP for Residential Infill at 9 Amity Lane
Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

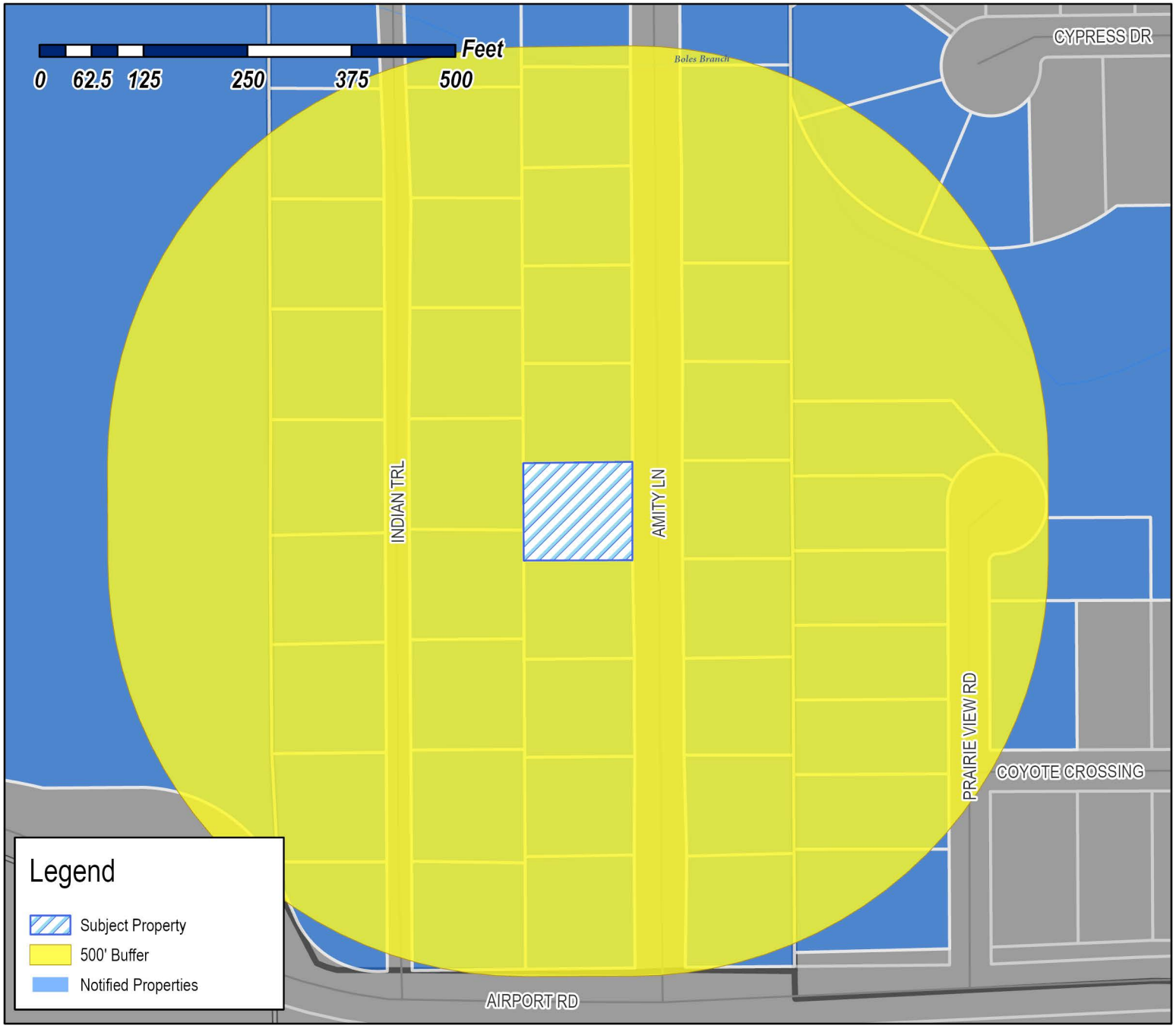
Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

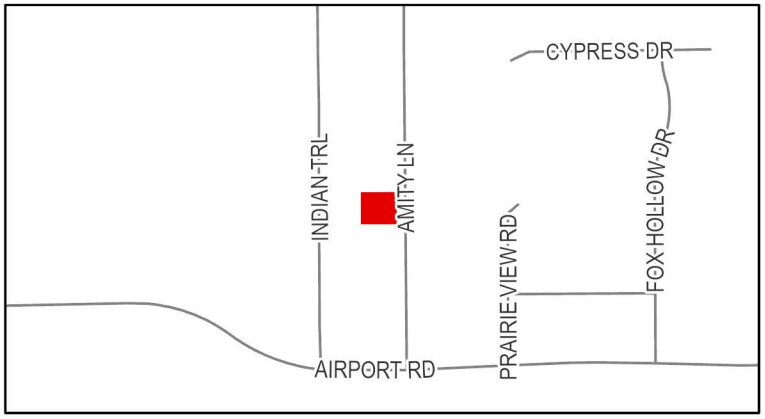
City of Rockwall

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

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



Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane



Date Saved: 5/17/2024
For Questions on this Case Call: (972) 771-7745

TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

JOHNSON JOHN
16 AMITY LANE
ROCKWALL, TX 75087

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
15869 COUNTY ROAD 605
FARMERSVILLE, TX 75442

LEVVIS MARC
20 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ZHANG CHUNSHENG
1075 WEST ROAD
LA HABRA HEIGHTS, CA 90631

HOMES NOW LLC
718 DEEP WELL DRIVE
ALLEN, TX 75002

CHEPETLA JORGE LUIS DOMINGUEZ AND SARAI
8 AMITY LN
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

HARRELL AMY
PO BOX 1601
ROCKWALL, TX 75087

MARIENAU ALLYSON
11 AMITY LANE
ROCKWALL, TX 75087

LAWRENCE KELLY D
12 AMITY LANE
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

HARRISON-RASHIN IAN G & SUSAN ASHLEY HALE
14 AMITY LN
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

TUGGLE JEREMY EUGENE AND AMY MICHELLE
6 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, TX 75132

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

3600 INVESTMENTS LLC
206 WELLINGTON RD
IRVING, TX 75063

SALAZAR ALFRED
16 INDIAN TRL
ROCKWALL, TX 75087

MANROSS ROBERT AND AVERY
17 INDIAN TRL
ROCKWALL, TX 75087

TAYLOR JAMES AND
JILL MARIE ROGERS
2 INDIAN TRAIL
ROCKWALL, TX 75087

GARCIA SELENA YESENIA
590 SUN VALLEY DRIVE
FATE, TX 75189

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

LAVOIE SHAUN AND AMANDA
2 AMITY LANE
ROCKWALL, TX 75087

WALN ASHLEY
1 AMITY LANE
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANEY FAMILY 2014 TRUST
STEVEN A RANEY AND CATHERINE E RANEY - TRUSTEES
406 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

WOODS PATRICK LAFRONCE AND JOANETTE Y
2601 CYPRESS DR
ROCKWALL, TX 75087

PATEL TIMIRKUMAR
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CURRY CHRISTOPHER AND MICHELLE
314 PRAIRIE VIEW RD
ROCKWALL, TX 75087

BLANTON RACHEL LAUREN AND
MATTHEW THOMAS MITCHELL
322 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HALTER JO DENISE
326 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CRENSHAW SAMUEL C & LAUREN B
330 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

AMPIL JAMES
402 PRAIRIE VIEW RD
ROCKWALL, TX 75087

SAFRANEK TIMOTHY
318 PRAIRIE VIEW RD
ROCKWALL, TX 75087

GLAZE STEPHEN PETER AND JULIA ANN
WILLIAMS-GLAZE
2603 COYOTE CROSSING
ROCKWALL, TX 75087

2019 S M JEFFUS REVOCABLE TRUST
STANLEY EUGENE JEFFUS & MELBA LOUISE
JEFFUS - TRUSTEES
2006 CYPRESS DR
ROCKWALL, TX 75087

OFFUTT LYNZIE AND ELMO M
2602 CYPRESS DR
ROCKWALL, TX 75087

RESIDENT
4 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
19 AMITY LN
ROCKWALL, TX 750587

RESIDENT
15 AMITY LN
ROCKWALL, TX 750587

RESIDENT
7 AMITY LN
ROCKWALL, TX 750587

RESIDENT
9 AMITY LN
ROCKWALL, TX 750587

RESIDENT
10 AMITY LN
ROCKWALL, TX 750587

RESIDENT
3 AMITY LN
ROCKWALL, TX 750587

RESIDENT
1 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
15 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
18 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
9 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 750587

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 750587

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:

Z2024-024: Specific Use Permit (SUP) for Residential Infill
Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, 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, June 11, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 17, 2024 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 Guevara
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, June 17, 2024 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. Z2024-024: Specific Use Permit (SUP) for Residential Infill

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

To:

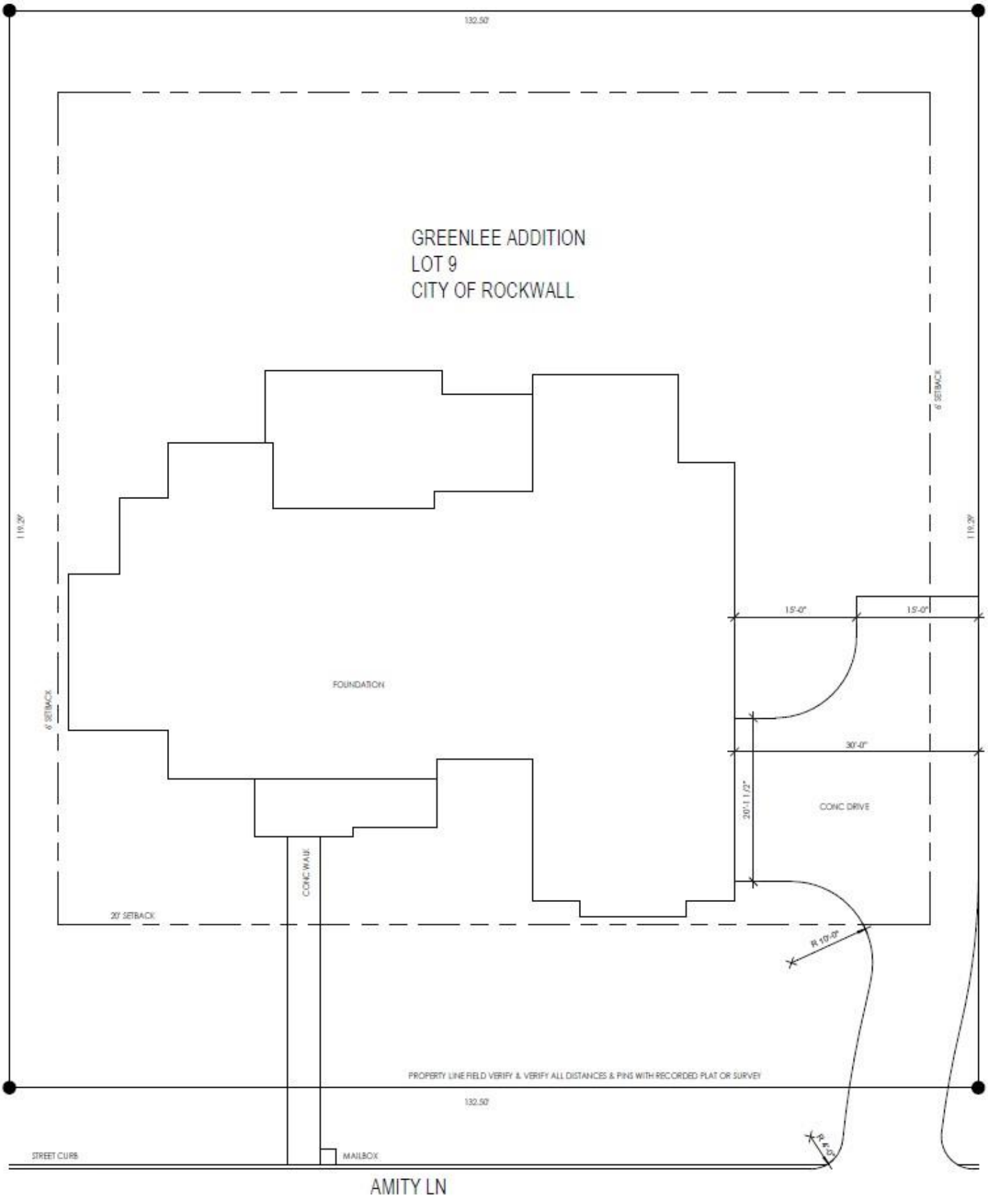
City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

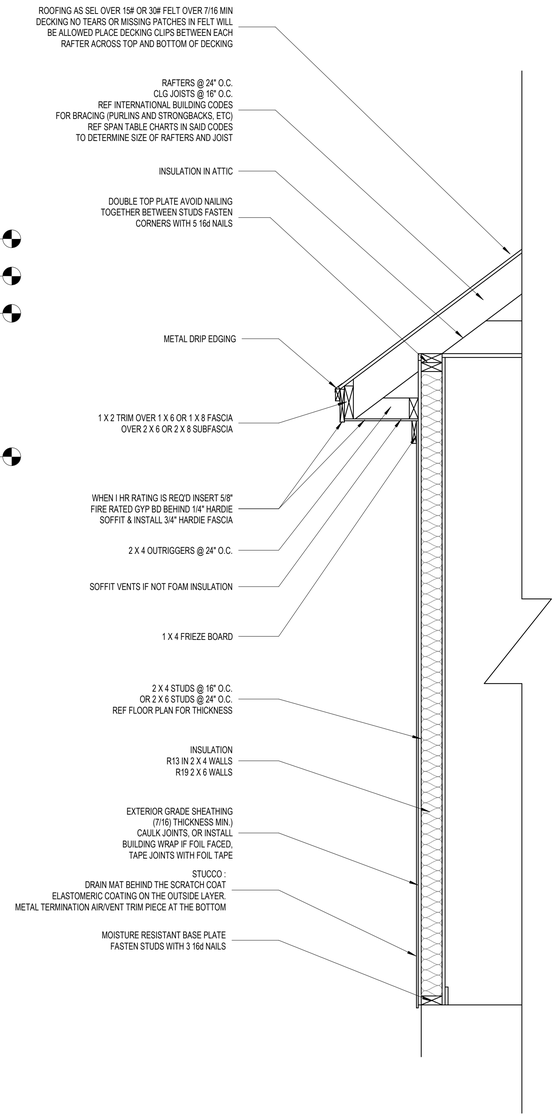
Thank you

Exhibit "C"
Residential Plot Plan



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

2 ELEVATION BACK
1/4" = 1'-0"



WALL - WOOD FRAMING WITH STUCCO
1" = 1'-0"

COPYRIGHT BY IMAGINATION DESIGNS, LLC

IMAGINATION DESIGNS, LLC

WWW.IMAGINATIONDESIGNS.ORG

SAMUEL SOFRONIE

PAGE NO

A3

3/6/2024 1:09:01 PM

1 ELEVATION LEFT
1/4" = 1'-0"

2 ELEVATION RIGHT
1/4" = 1'-0"

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WWW.IMAGINATIONDESIGNS.ORG

SAMUEL SOFRONIE

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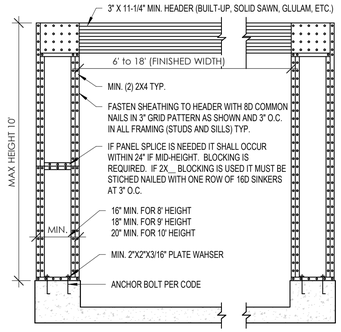
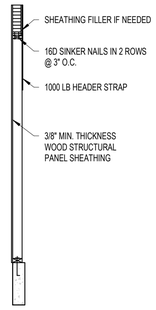


OUTSIDE ELEVATION

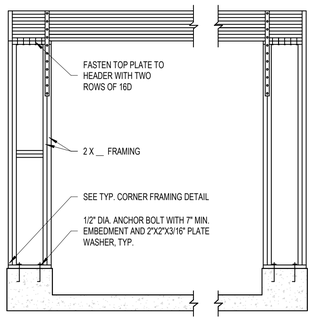


SIDE ELEVATION

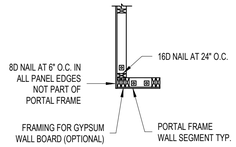
NOTE:

IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VIST OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESINGS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

COPYRIGHT BY IMAGINATION DESIGNS, LLC



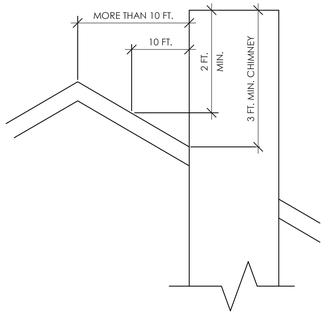
INSIDE ELEVATION

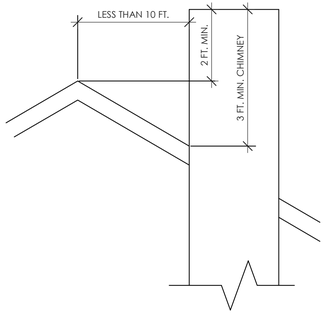


PLAN VIEW OF CORNER DETAIL

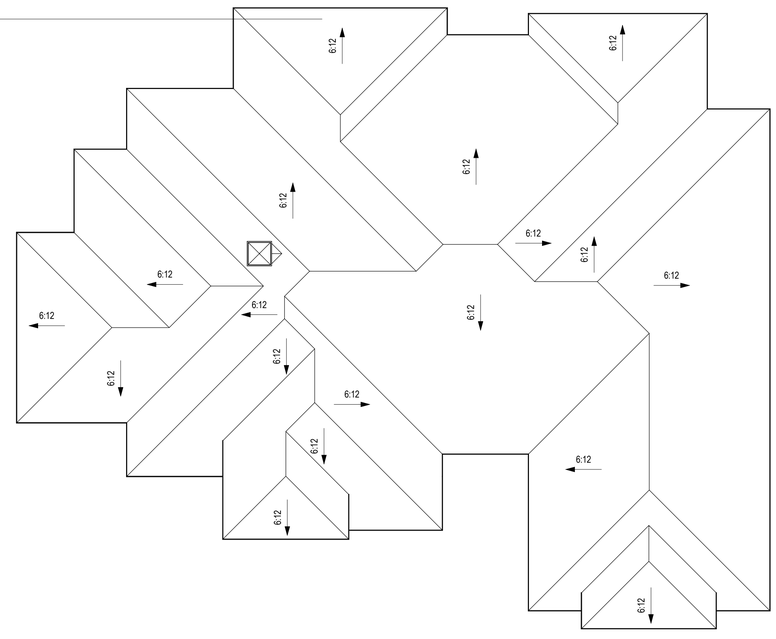
NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

NARROW WALL FRAMING
1/2" = 1'-0"



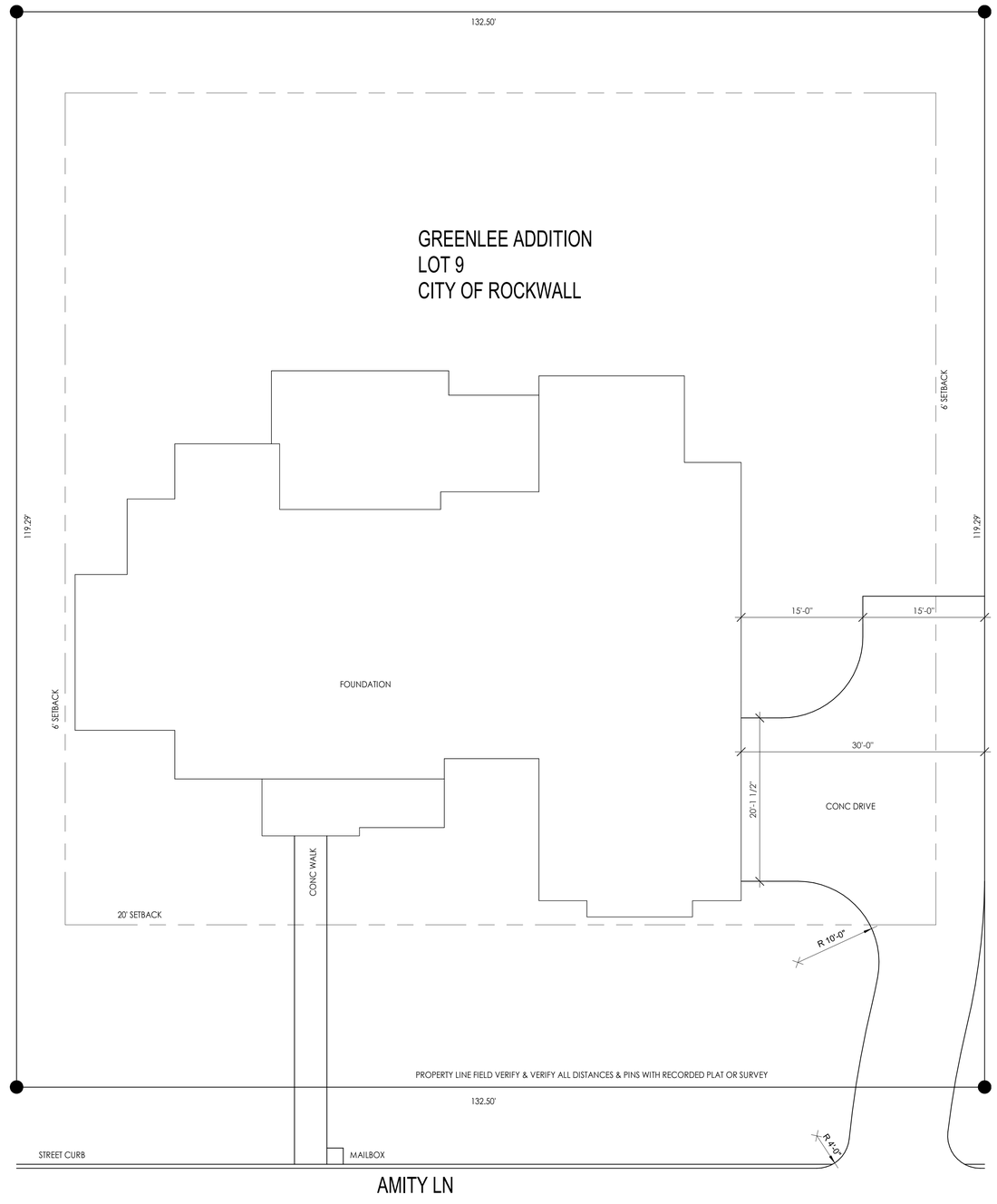


CHIMNEY REQUIREMENTS
1/2" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

NOTE: INSTALL ICE SHIELD UNDERLAYMENT ON ALL LOW PITCH ROOFS, SHED ROOFS, LOW SLOPE VALLEYS, OR ANY AREA THAT MAY GET AN ICE DAM



SITE PLAN
1/8" = 1'-0"

IMAGINATION DESIGNS, LLC
WWW.IMAGINATIONDESIGNS.ORG

SAMUEL SOFRONIE

PAGE NO
A6

3/6/2024 1:09:10 PM

BOUNDARY SURVEY
LOT 9
GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS

EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77

LOT 11

N89°43'10"E 132.50'

1/2" IRON ROD SET

3/8" IRON ROD FOUND

CONCRETE DRIVE

LOT 9
15,806 SQ.FT
VACANT LOT

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

S00°16'50"E 119.29'

S00°16'50"E 119.29'

AMITY LN
(60' R.O.W.)

1/2" IRON ROD SET

S89°43'10"W 132.50'

3/8" IRON ROD FOUND

LOT 7

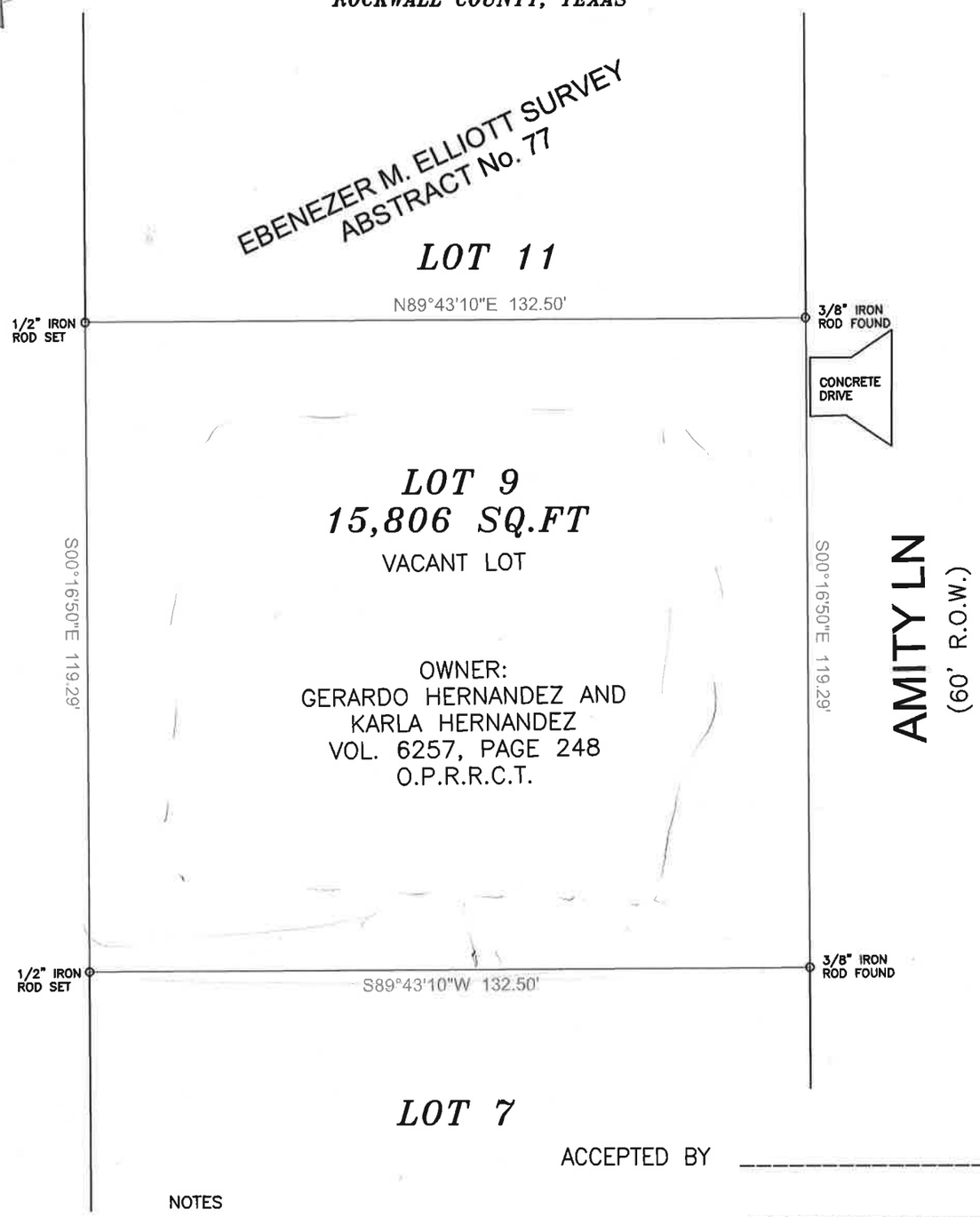
ACCEPTED BY _____

_____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE

BOUNDARY SURVEY
LOT 9
GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS



ACCEPTED BY _____

_____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
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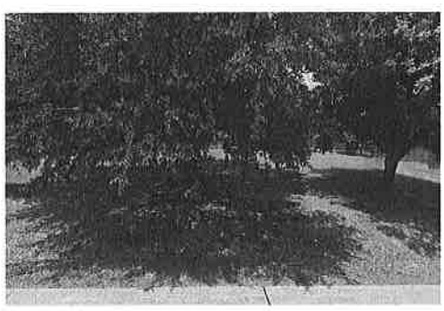
4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.



LEGAL DESCRIPTION

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

STATE OF TEXAS
REGISTERED
JIM W. JACKSON
6981
PROFESSIONAL
LAND SURVEYOR

Jim Jackson

JIM W. JACKSON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.6981
TBPELS # 10194824

JACKSON LAND SURVEYING

60' 30' 0 60'

SCALE IN FEET

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

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

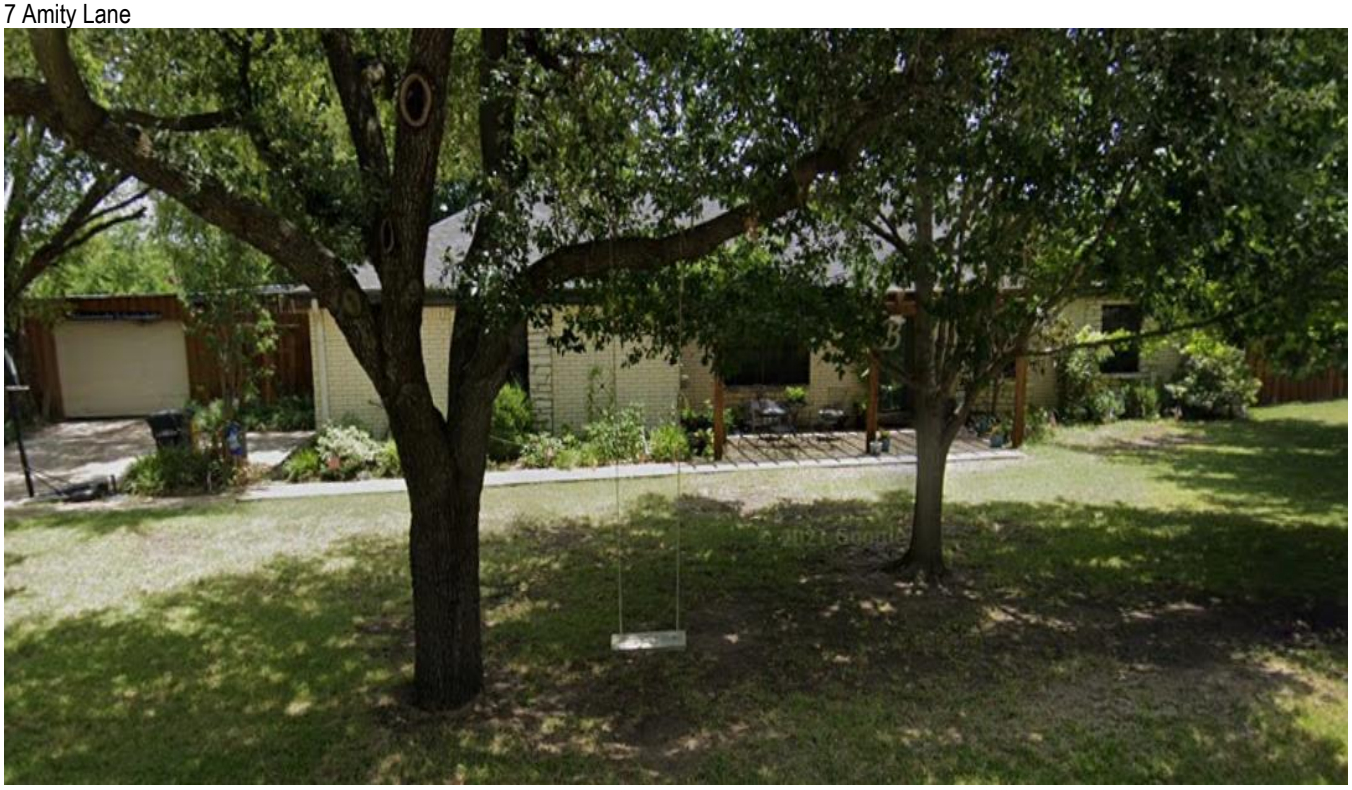
ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5 Amity Lane	Single-Family Home	1972	2,498	*256*	Brick
6 Amity Lane	Single-Family Home	1981	2,385	*520*	Brick
7 Amity Lane	Single-Family Home	1986	2,824	*0*	Brick
8 Amity Lane	Single-Family Home	1978	2,537	*480*	Brick
9 Amity Lane	Vacant	N/A	N/A	*N/A*	N/A
10 Amity Lane	Single-Family Home	1978	2,363	*N/A*	Brick and Siding
11 Amity Lane	Single-Family Home	2016	3,830	*N/A*	Birck and Stone
12 Amity Lane	Single-Family Home	1980	2,736	*N/A*	Brick
13 Amity Lane	Single-Family Home	1990	2,668	*576*	Brick
14 Amity Lane	Single-Family Home	1984	3,114	*N/A*	Brick
	AVERAGES:	1985	2,773	366	

5 Amity Lane

6 Amity Lane

7 Amity Lane



8 Amity Lane

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

9 Amity Lane

10 Amity Lane

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

11 Amity Lane

12 Amity Lane

13 Amity Lane

14 Amity Lane

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, 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 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE 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 by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, 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*] 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*] 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 for 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,

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 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future*

DRAFT 06.27.2024

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home and 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 force and effect.

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

DRAFT ORDINANCE 06.26.2024

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15th DAY OF JULY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 1, 2024*

2nd Reading: *July 15, 2024*

DRAFT ORDINANCE 06.25.2024

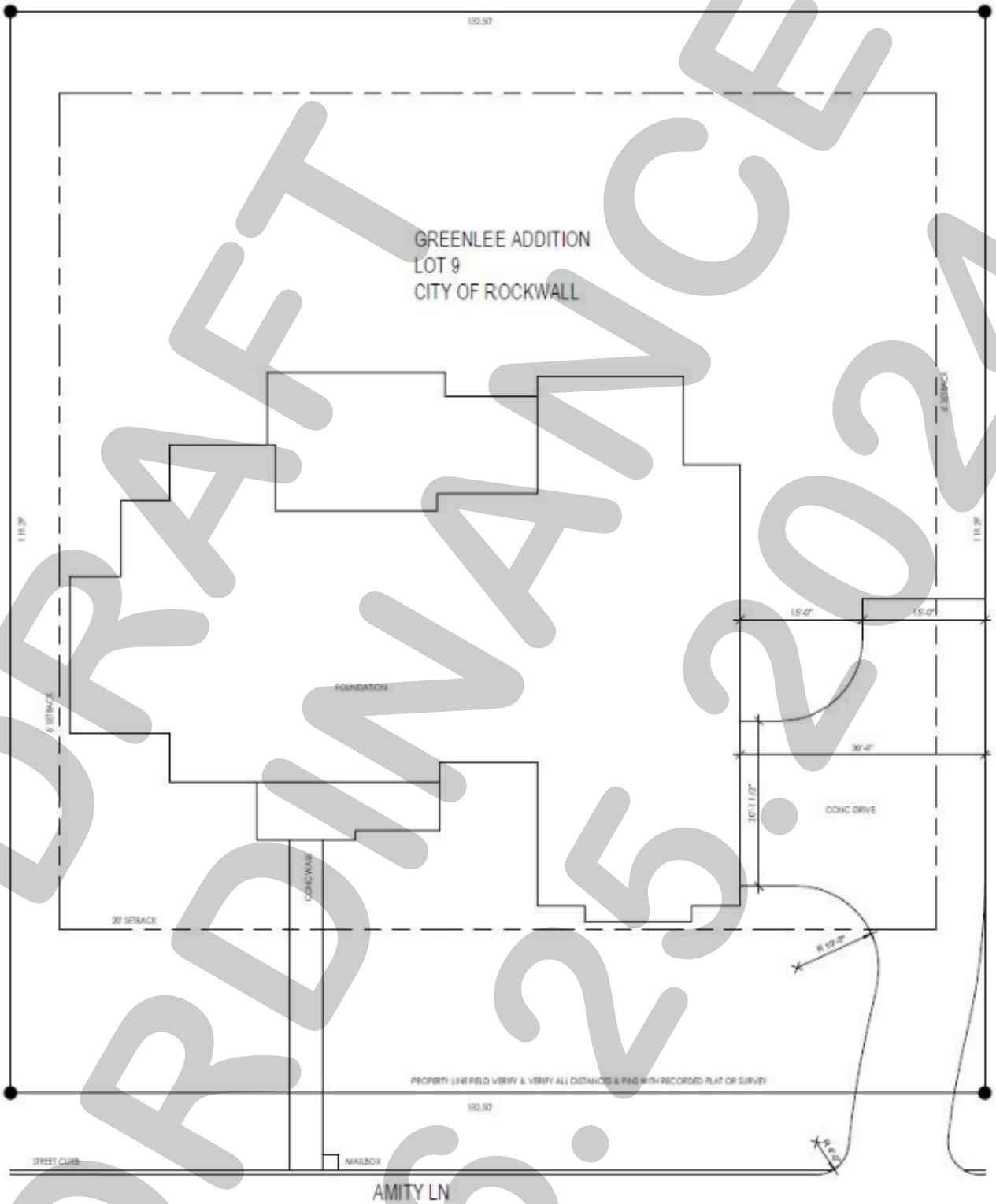
Exhibit 'A':
Location Map

Address: *9 Amity Lane*

Legal Description: *Lot 9 of the Greenlee Addition*

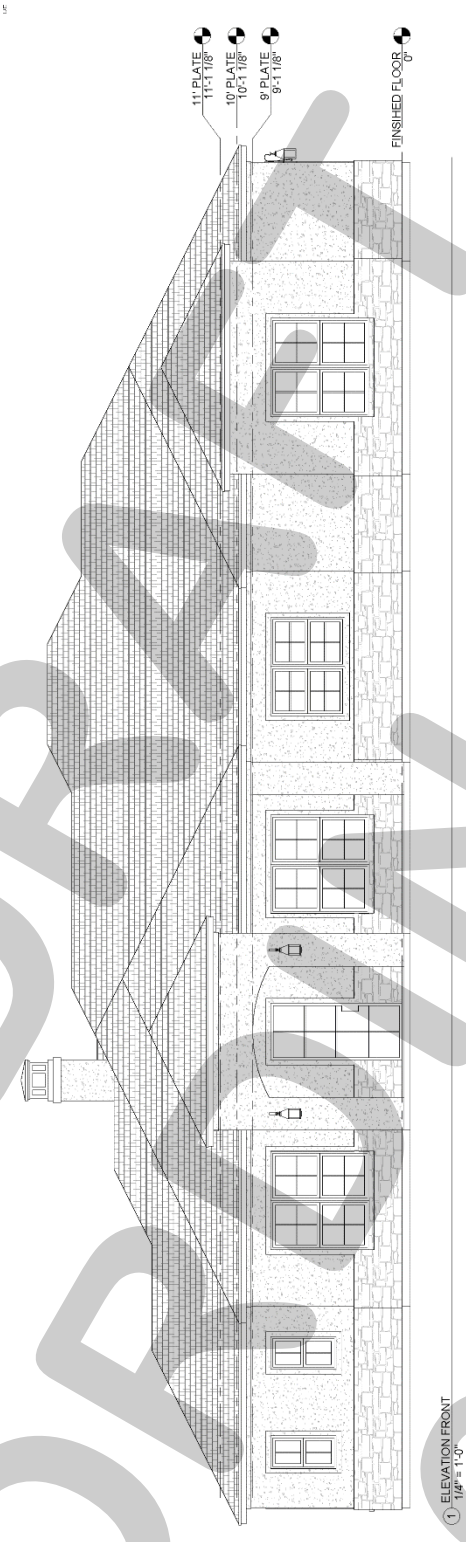
DRAFT
Do Not Sign

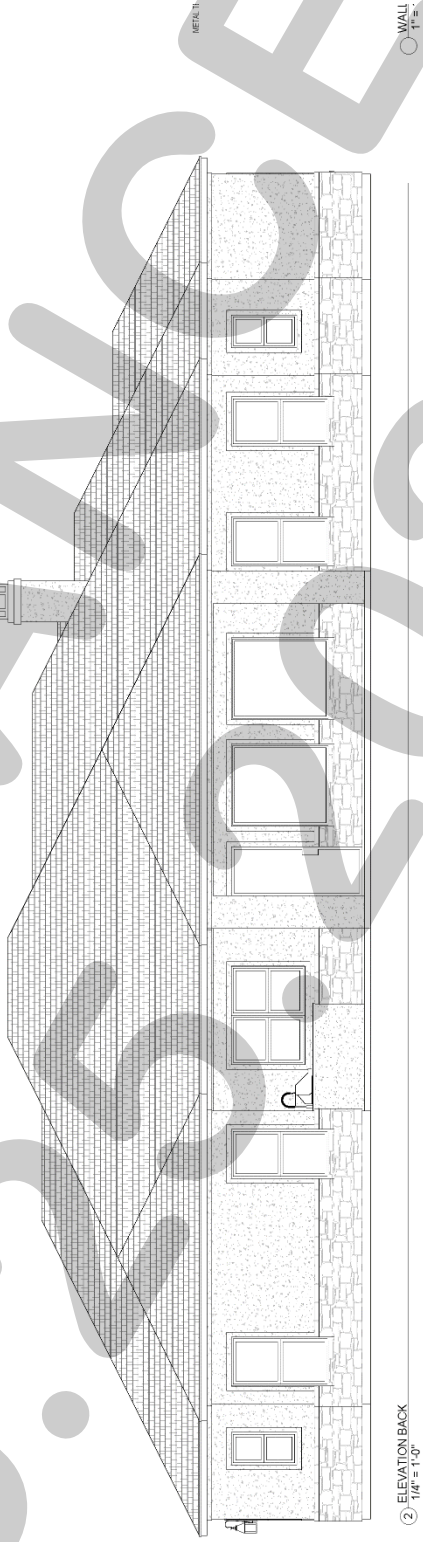
Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 06.25.2024

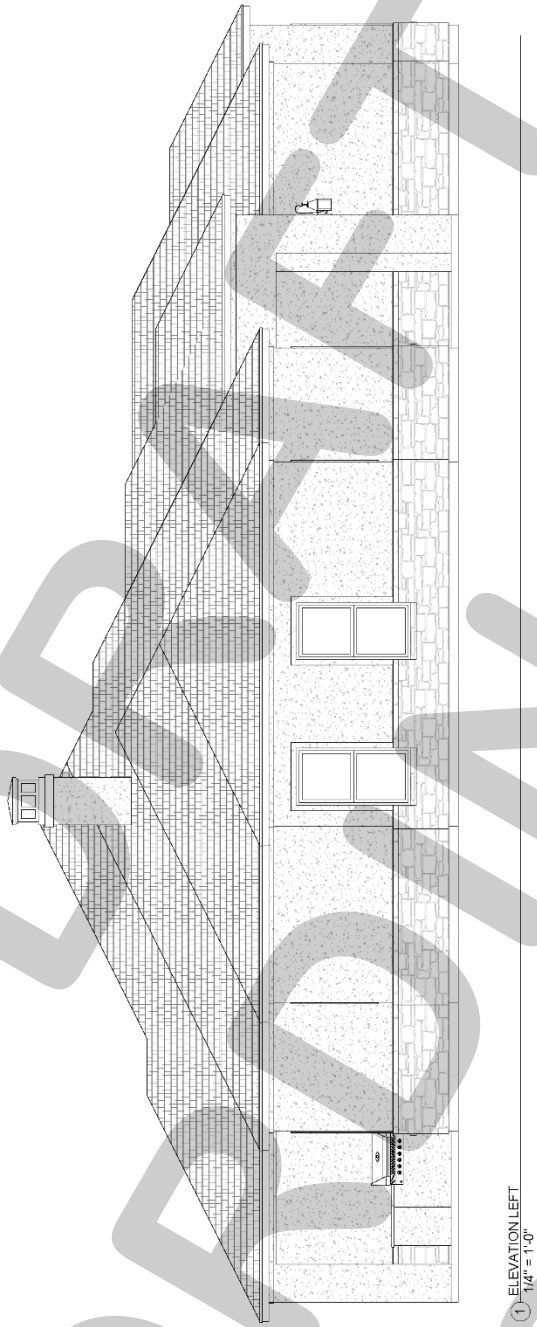
Exhibit 'C':
Building Elevations



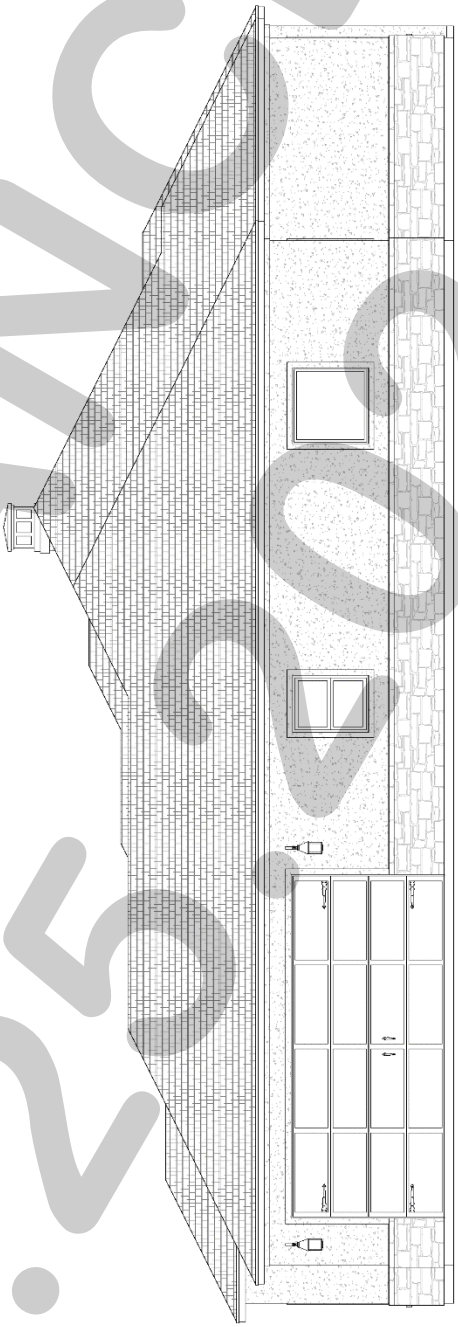


DRAFT
ORIGINAL
06.25.2024

Exhibit 'C':
Building Elevations



1 ELEVATION LEFT
1/4" = 1'-0"



2 ELEVATION RIGHT
1/4" = 1'-0"

DRAFT ORDINANCE 06.25.2024

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:	June 25, 2024
APPLICANT:	Tashia Brown
CASE NUMBER:	Z2024-025; *Specific Use Permit (SUP) for Solar Collector Energy Panels at 1290 E. IH-30*

SUMMARY

Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a *Specific Use Permit (SUP)* for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (*i.e. Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on September 5, 1960 by *Ordinance No. 60-02* [*Case No. A1960-002*]. Based on the City's historic zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and January 3, 1972. In addition, at some point between January 3, 1972 and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Light Industrial (LI) District. On October 17, 1989, the City Council approved a final plat (*Case No. PZ1989-023-01*) that established the subject property as Lot 1, Block A, Park Place Business Centre Addition. According to Rockwall County Appraisal District (RCAD), the 74,660 SF *Indoor Commercial Amusement Facility* was constructed in 1990. On July 2, 2008, an amended site plan was administratively approved by staff (*Case No. SP2008-013*) allowing new parking lot landscaping and lighting. On August 4, 2008, the City Council approved a replat (*Case No. P2008-027*) that establish the subject property as Lot 2, Block A, Park Place Business Centre Addition.

PURPOSE

On May 17, 2024, the applicant -- *Teshia Brown* -- submitted an application requesting approval of a Specific Use Permit (SUP) to allow *Solar Energy Collector Panels* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the E. IH-30 Frontage Road and T. L. Townsend Drive. The land uses adjacent to the subject property are as follows:

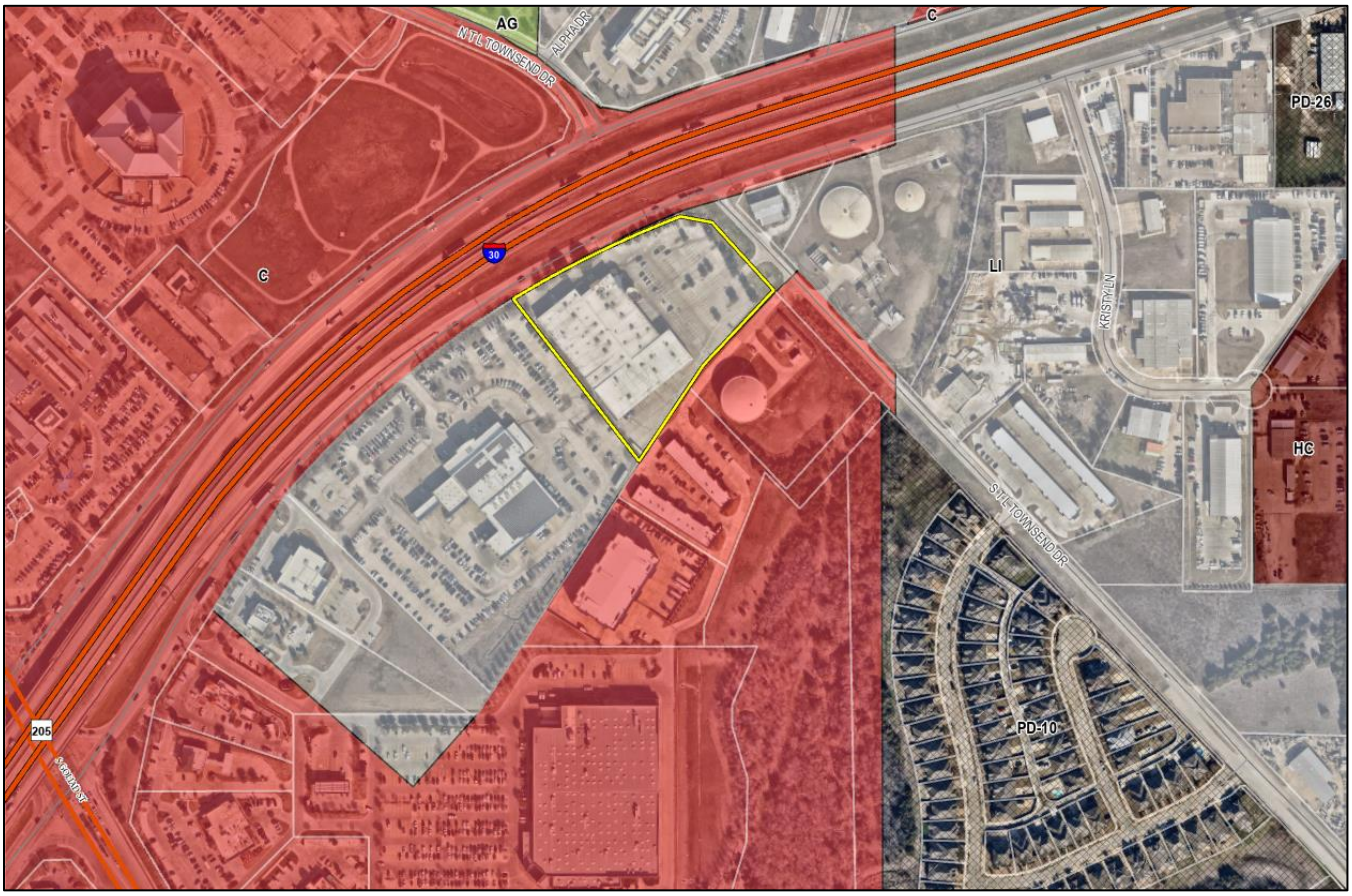
North: Directly north of the subject property are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road. Following this is a 4.194-acre parcel of land (*i.e. Lot 1, Block A, Emerus Emergency Hospital Addition*) zoned Light Industrial (LI) District and developed with a *Hospital*.

South: Directly south of the subject property is a 3.0047-acre tract of land (*i.e. Tract 2-2 of the J. Cadle Survey, Abstract No. 65*) owned by the City of Heath. Also, south of the subject property is a 2.692-acre parcel of land (*i.e. Lot 5, Block A, Platinum Storage Addition*) developed with two (2) multi-tenant *Office Buildings*. Following this is a 2.857-acre parcel of land (*i.e. Lot 4, Block A, Platinum Storage Addition*) developed with a *Mini-Warehouse Facility*. South of this is a 20.2904-acre parcel of land (*i.e. Lot 1R, Block 1, Rockwall Centre Corners Addition*) developed with a wholesale grocery store (*i.e. Costco*). All of these properties are zoned Commercial (C) District.

East: Directly east of the subject property is T. L. Townsend Drive, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.6010-acre parcel of land (*i.e. Lot 1, Block 1, Cullins Subdivison*) developed with a *Major Auto Repair Garage*. Beyond this is a 4.967-acre parcel of land (*i.e. Lot 4, Bodin Industrial Tract Addition*) owned by the City of Rockwall. Beyond this are several parcels of land developed with Light Industrial (LI) District land uses that make up the remainder of the Bodin Industrial Tract Subdivision. All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 11.2560-acre parcel of land (*i.e. Lot 1, Block 1, Toyota of Rockwall Addition*) zoned Light Industrial (LI) District and developed with an *Automotive Dealership*. Following this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

On March 28, 2024, the applicant submit a building permit (*Case No. COM2024-1392*) detailing the proposed instillation of a 539.32 kW roof mounted solar panel system. Staff informed the applicant that proper screening would be required, otherwise a Specific Use Permit (SUP) would need to be requested. In response to this, on May 17, 2024 the applicant submitted an application requesting approval of a Specific Use Permit (SUP) to allow *Solar Energy Collector Panels* on the existing 74,660 SF *Indoor Commercial Amusement Facility*. Included with the applicant's submittal was a site plan, roof plan, photometric plan, and building elevations. Based on the provided roof plan, the *Solar Energy Collector Panels* will occupy the vast majority of the roof (*see Figure 1*). According to the building elevations, the solar panels will be 9.75-inches tall and there is a 1½-foot tall parapet on two (2) sides of the building. Given that the *Solar Energy Collector Panels* will be visible on two (2) sides of the building the applicant is requesting approval of the Specific Use Permit (SUP) in accordance with the Unified Development Code (UDC).

FIGURE 1. ROOF PLAN

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), *Solar Energy Collector Panels and Systems* are defined as "(a) ground- or building-mounted solar collection system consisting of solar photovoltaic cells, panels, or arrays and related equipment that relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation, and that supplies electrical power independently of an electrical production and distribution network." In this case, the proposed *Solar Energy Collector Panels* meet this definition. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Solar Energy Collector Panels and Systems* are permitted as an accessory use in a Light Industrial (LI) District. The purpose of this requirement is to ensure solar instillations are integrated into the existing built environment or are incorporated as only one (1) component in a new development. In addition, Article 04 establishes several conditional land use standards that dictate how *Solar Energy Collector Panels* may be established on non-residential properties. More specifically on flat roofs *Solar Energy Collector Panels* must be screened, where "(t)he height of such screening, at the minimum, shall be the height of the *Solar Energy Collector Panel*." In this case, the proposed *Solar Energy Collector Panels* are 9.75-inches tall and the existing parapet is 1½-feet tall and is only located on a portion of the building. The panels will be fully visible from the southwest and southeast sides of the building. Given that the applicant does not meet this conditional land use standard, they are requesting a Specific Use Permit (SUP) in accordance with Subsection 02.03(K)(7)(c)(8), of Article 04, of the Unified Development Code (UDC).

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "…intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region…" According to the *District Strategies* for the *IH-30 Corridor District* properties designated for *Special Commercial Corridor* land uses "…will continue to be the City's primary retail corridor in the future…" and "…large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields." In this case, the *Indoor Commercial Amusement Facility*

is existing on the subject property. Given this, the applicant is not changing the conformance of the subject property to the OURHometown Vision 2040 Comprehensive Plan

STAFF ANALYSIS

The documents provided by the applicant for their Specific Use Permit (SUP) request generally meet the requirements outlined within the Unified Development Code (UDC), with the exception of the *Solar Energy Collector Panel* screening. Based on the building elevations provided by the applicant, the proposed *Solar Energy Collector Panels* will be screened on the northeast, northwest, and a portion of the southwest side of the building. Staff should note, that the northeast and northwest sides of the building are the sides that face E. IH-30 and T. L. Townsend Drive. Given this, the *Solar Energy Collector Panels* should be mostly screened from the adjacent roadways. With that being said, the *Solar Energy Collector Panels* will still have limited visibility from E. IH-30 and the eastbound IH-30 Frontage Road, due to the curvature of the roadways; however, the trees within the landscape buffers along E. IH-30 should mitigate the majority of this visibility. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 22, 2024, staff mailed 25 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations 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 one (1) notice in favor of 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)* to allow *Solar Energy Collector Panels* on the subject property, 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) The development or redevelopment of the *Subject Property* shall generally conform to the *Site Plan* and *Building Elevations* depicted in *Exhibits 'B' and 'C'* of this ordinance.

  (B) Reflective glare of Solar Energy Collector Panels shall be minimized by the positioning of the Solar Collector Panels or by the use of non-glare glazing

  (C) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted Solar Energy Collector Panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.

(2) 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. Z2024-025

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	1290 I-30 Rockwall TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	Townsend Dr. & I-30 Frontage rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	CTE Entertainment LP	
PROPOSED ZONING	LI		PROPOSED USE	Solar	
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		☑ APPLICANT	
CONTACT PERSON	Justin Ripp	CONTACT PERSON	Teshia Brown
ADDRESS	1290 E I-30	ADDRESS	4801 Freidrich LN. Ste 109
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Austin, TX 78744
PHONE	972-839-8196	PHONE	940-594-9718
E-MAIL	justin@elevatedvg.com	E-MAIL	teshiabrown@freedomsolarpower.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Ripp [*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 $ 215 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* May *20* 24 *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."*

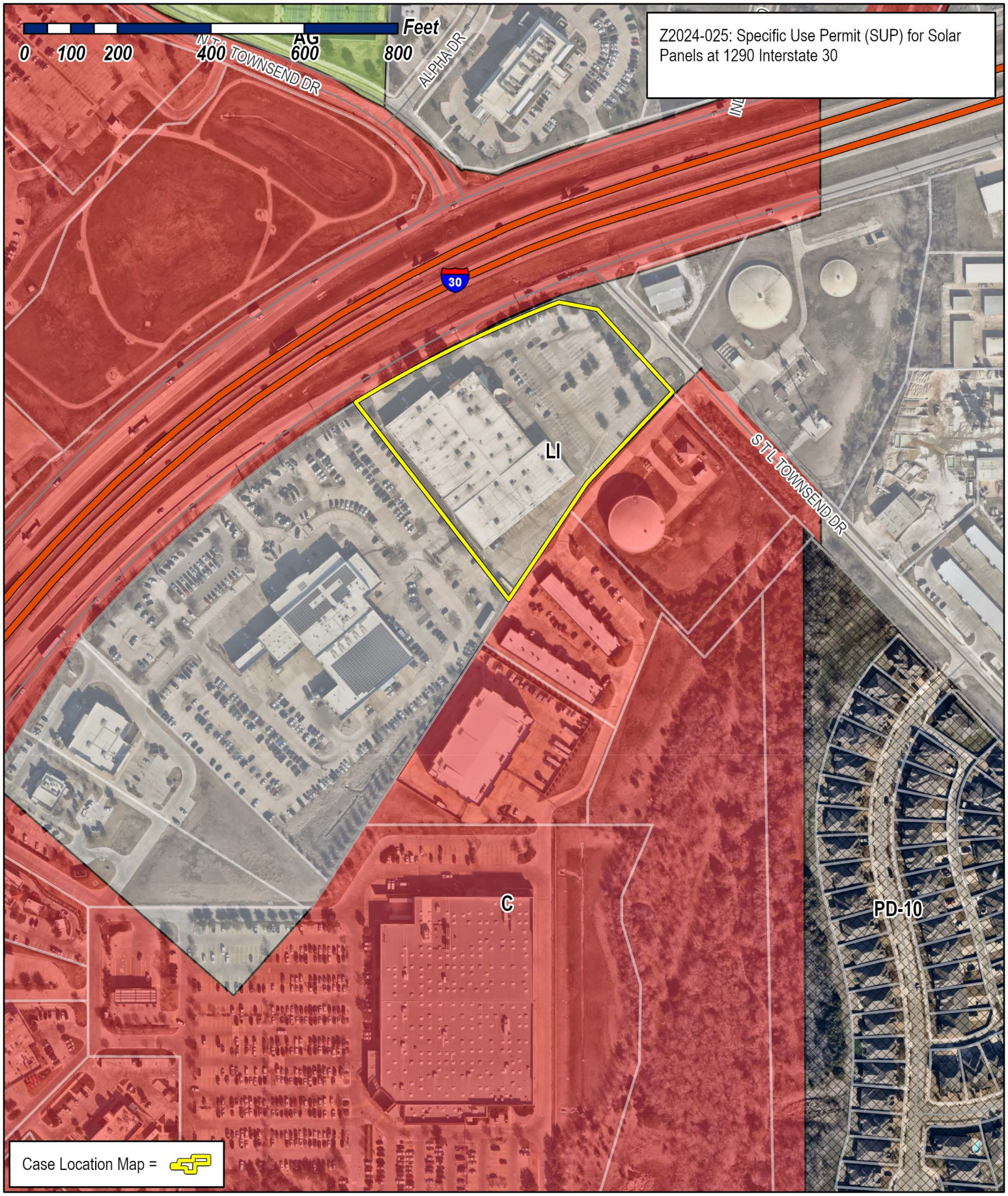
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* May *20* 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

JARED FARMER
Notary Public, State of Texas
Comm. Expires 09-11-2026
Notary ID 131718186



Z2024-025: Specific Use Permit (SUP) for Solar Panels at 1290 Interstate 30

City of Rockwall

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

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

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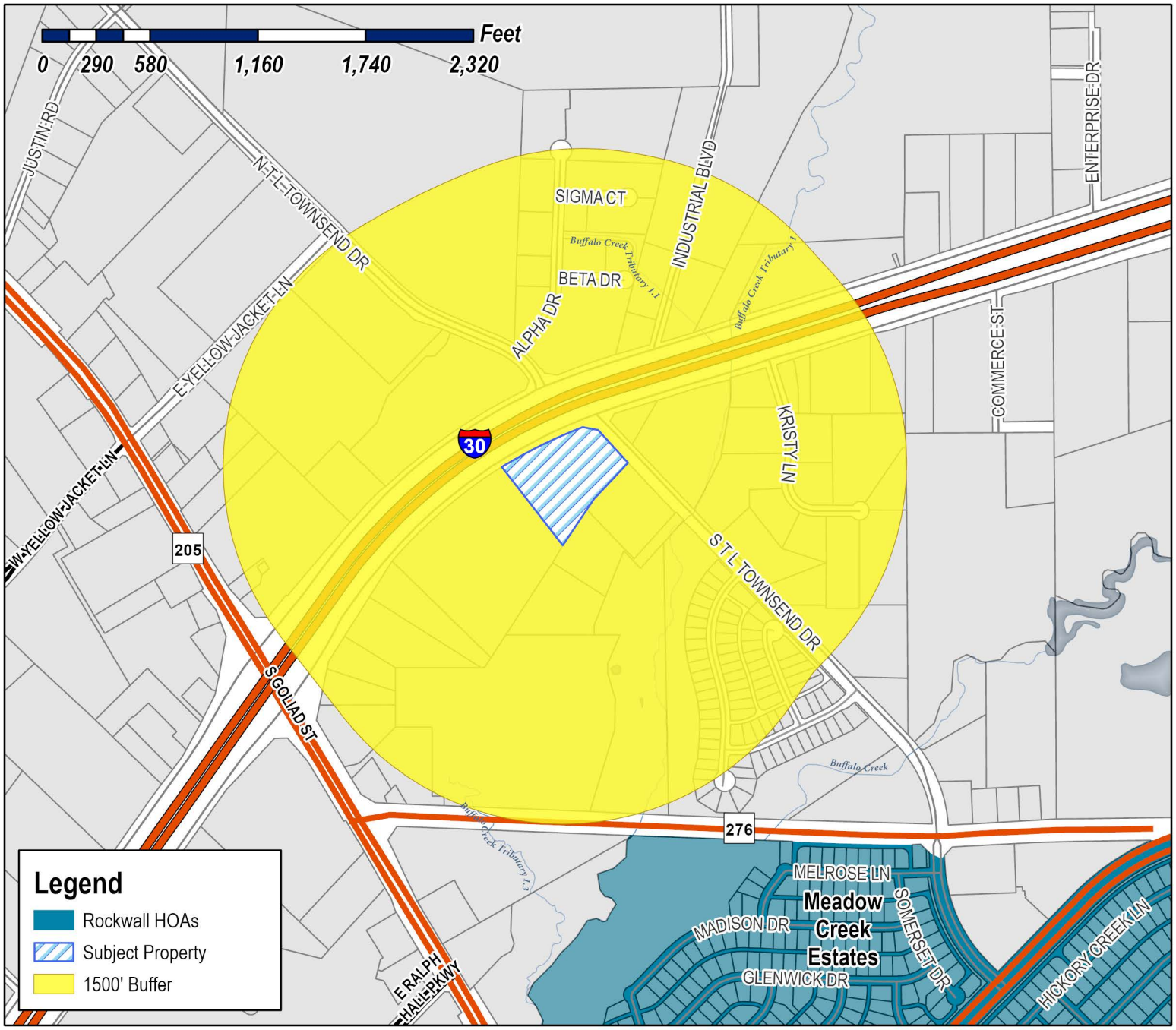


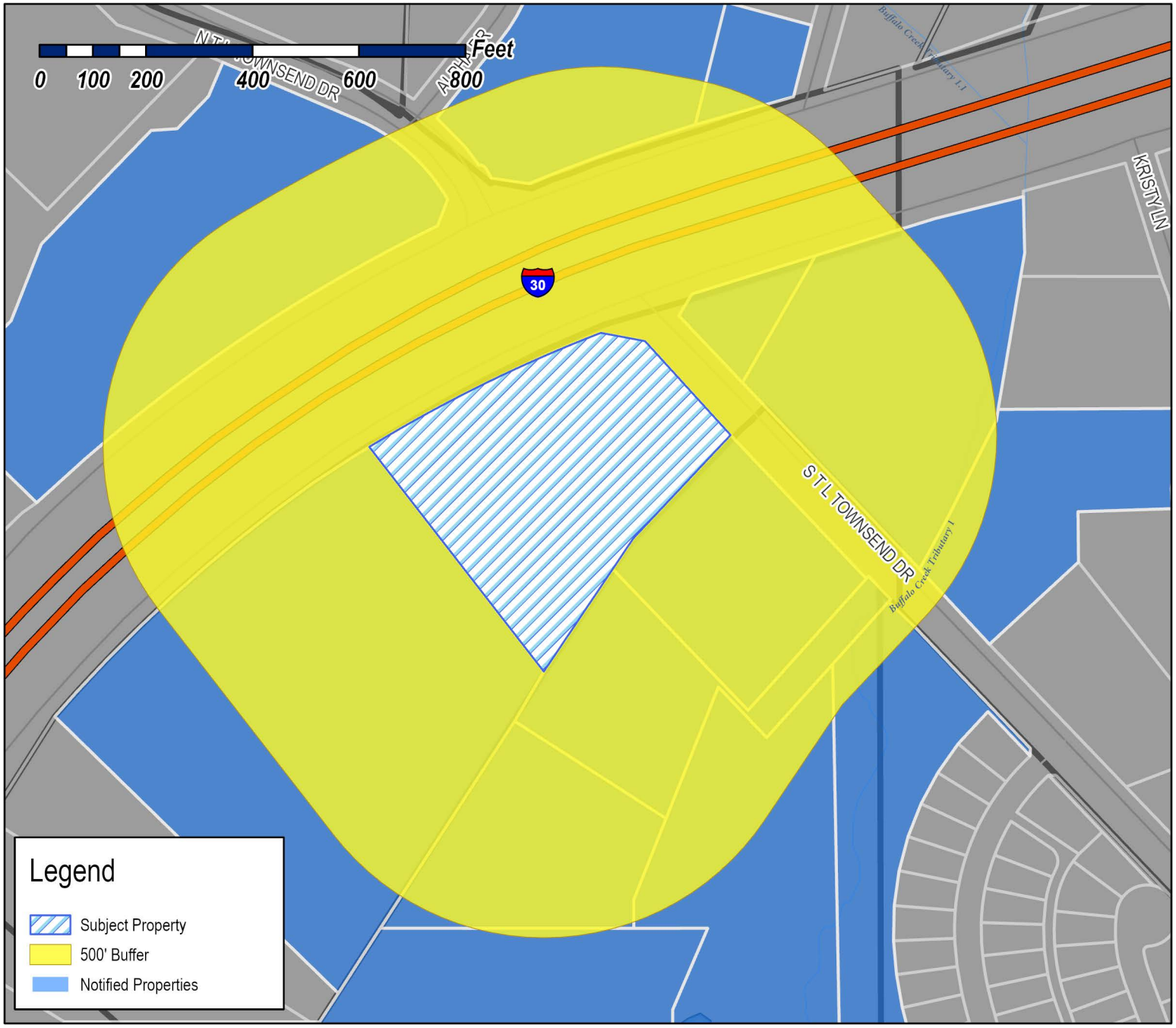
Case Number: Z2024-025
Case Name: SUP for Solar Panels
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1290 Interstate 30

Date Saved: 5/17/2024
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
(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.



Case Number: Z2024-025
Case Name: SUP for Solar Panels
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1290 Interstate 30

Date Saved: 5/17/2024
For Questions on this Case Call: (972) 771-7745

RESIDENT
S T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
T L TOWNSEND
ROCKWALL, TX 75087

RESIDENT
TOWNSEND DR
ROCKWALL, TX 75087

MCCALLUM V LLC
1 SOAPBERRY LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
1101 RIDGE RD
STE 105
ROCKWALL, TX 75087

RESIDENT
1225 HWY 276
ROCKWALL, TX 75087

RESIDENT
1245 HWY276 DR
ROCKWALL, TX 75087

JACKSON AUTOMOTIVE REAL ESTATE INV LLC
1250 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1290 I30
ROCKWALL, TX 75087

RESIDENT
1301 I30
ROCKWALL, TX 75087

RESIDENT
1401 E I30
ROCKWALL, TX 75087

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

RESIDENT
1460 S TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1480 S T L TOWNSEND DR
ROCKWALL, TX 75087

MOTA SAMUEL
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

MOTA SAMUEL
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

PRITCHARD DONNA CULLINS &
1610 SHORES BLVD
ROCKWALL, TX 75087

HTA ROCKWALL MEDICAL CENTER LLC
16435 NORTH SCOTTSDALE ROAD SUITE 320
SCOTTSDALE, AZ 85254

RESIDENT
1975 ALPHA RD
ROCKWALL, TX 75087

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

RESIDENT
2010 KRISTY LN
ROCKWALL, TX 75087

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

REDI MIX LLC
331 N MAIN STREET
EULESS, TX 76039

MSC ROCKWALL LLC
725 PARK CENTER DRIVE
MATTHEWS, NC 28105

COSTCO WHOLESALE CORP
999 LAKE DR
ISSAQUAH, WA 98027

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:

Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels
Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for Solar Energy Collector Panels on the roof of an existing Commercial Indoor Amusement facility (i.e. Shenanigans) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, 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, June 11, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 17, 2024 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:

Henry Lee
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, June 17, 2024 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. Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels

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

PUBLIC NOTICE

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

RECEIVED
MAY 24 2024
BY: .....

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Case No. Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels

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 think they should be entitled to pursue if its on their building & property and does not infringe on the rights of other property owners.

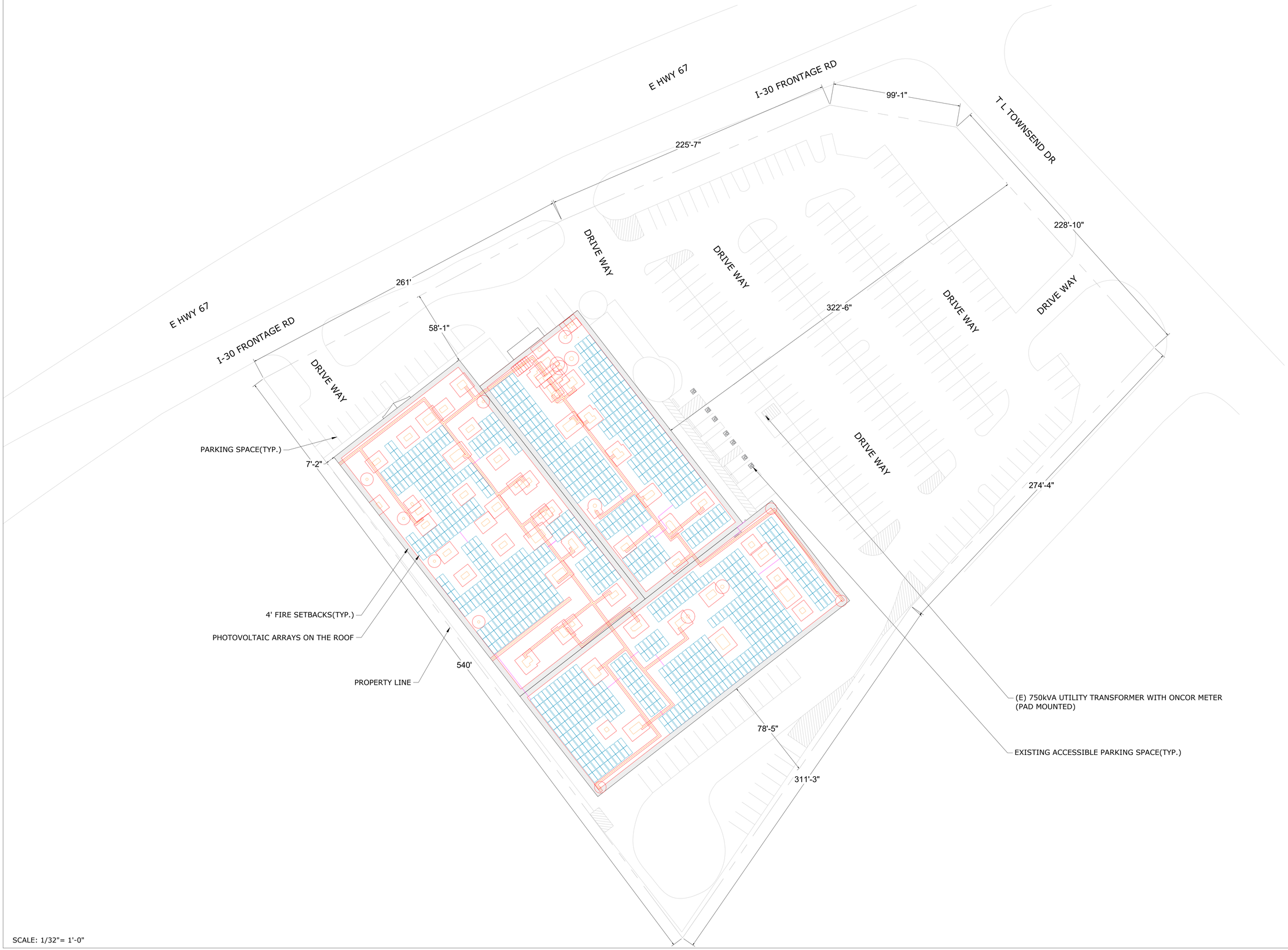
Name: Signature Staff Resources LLC

Address: 1460 TL Townsend Dr #104 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

SITE PLAN : DC SYSTEM SIZE: **539.32**kW, AC SYSTEM SIZE: **400.00**kW



SCALE: 1/32"= 1'-0"

FREEDOM SOLAR POWER
4801 FRIEDRICH LN.SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomsolarpower.com

SYSTEM INFORMATION

DC SYSTEM SIZE: 539.32kW
AC SYSTEM SIZE: 400.00kW
MODULES:
(1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
INVERTERS:
(2)SOLAREDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
(2)SOLAREDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558)SOLAREDGE P1101 POWER OPTIMIZER
WIND SPEED:105MPH
SNOW LOAD:5PSF
MINIMUM TEMPERATURE: -8°C
MAXIMUM TEMPERATURE: 37°C

STATE OF TEXAS
JOSHUA P. HAWLEY
133867
LICENSED PROFESSIONAL ENGINEER

JH PROFESSIONAL DESIGNS
TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION

DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

PROJECT INFORMATION

NAME:CTE ENTERTAINMENT, LP
COM-41783

ADDRESS:1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
ESI ID: 10443720006363900
32.912126, -96.445302
APN:33829

AHJ:TX-CITY OF ROCKWALL

UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

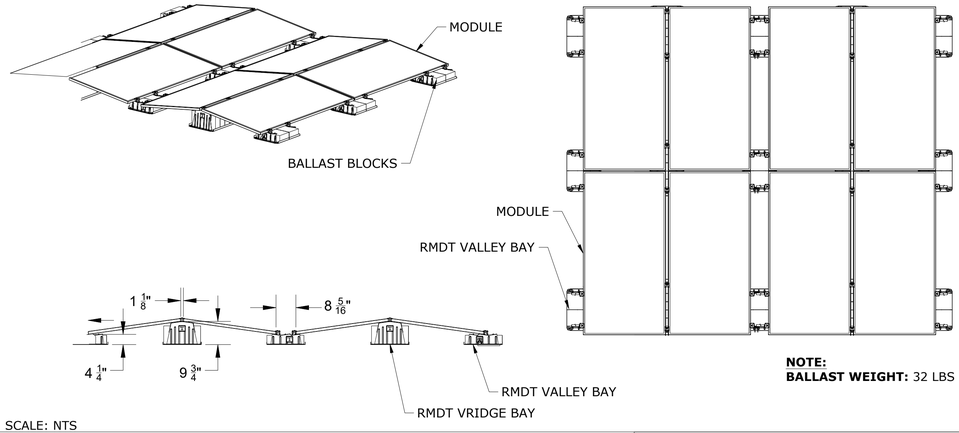
ILLUMINE i

SITE PLAN

DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED	REV:B
DATE:05/16/2024	A-01

ATTACHMENT DETAILS - UNIRAC RMDT



SCALE: NTS

NOTE:
BALLAST WEIGHT: 32 LBS

BILL OF MATERIALS

PART NUMBER	DESCRIPTION	QTY	UNIT
Q.PEAK DUO XL-G10.3/BFG 485W	MODULE	1112	QTY.
N/A	BALLAST BLOCK	1658	QTY.
310802	RMDT VALLEY BAY	813	QTY.
310826	RMDT MID CLAMP 32-35MM	1324	QTY.
310820	RMDT END CLAMP 30-40MM	2648	QTY.
310860	KIT 1/4-20 CLIP ON NUT SS 18-8	3972	QTY.
310801	RMDT RIDGE BAY	662	QTY.
008115M	MLPE TIGER CLIP	1112	QTY.

GENERAL STRUCTURAL NOTES

1.ALL EQUIPMENTS SHALL BE INSTALLED PER MANUFACTURER INSTALLATION AND OPERATIONS MANUAL REQUIREMENTS.
2.PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS,AND ELEVATIONS OF THE EXISTING CONSTRUCTION.CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD -VERIFIED CONDITIONS, DIMENSIONS,AND ELEVATION AND THOSE INDICATED ON THE DRAWINGS.
3.ALL THE CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF 2021 EDITION OF THE BUILDING CODE.

SOLAR RACK COMPONENTS:

1. FOLLOW MANUFACTURER'S INSTALLATION FOR INSTALLATION OF THE SOLAR COMPONENTS,INCLUDING MODULE CLAMPS,L-FEET,BRACKETS MECHANICAL ATTACHMENTS,AND HARDWARE.

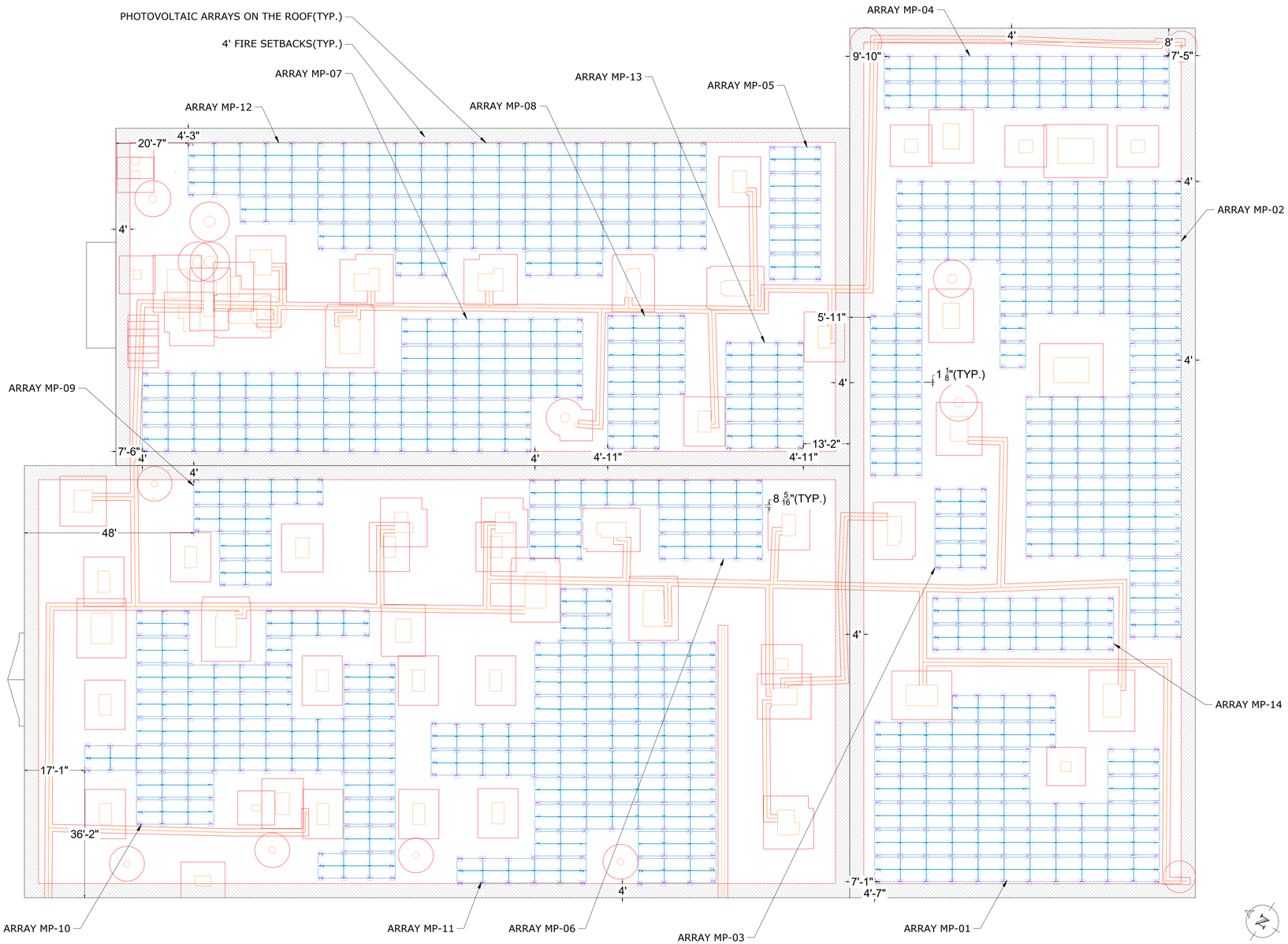
LEGEND:

1 STANDARD CORNER BAY WITH CMU BLOCK COUNT

2 SUPPLEMENTAL BAY WITH CMU BLOCK COUNT

SITE INFORMATION - WIND SPEED: 105 MPH, EXPOSURE: B AND SNOW LOAD: 5 PSF

SR. NO	AZIMUTH	MODULE TILT	NO. OF MODULES	ARRAY AREA (SQ. FT.)	ROOF TYPE	ATTACHMENT
ARRAY MP-01	52°&232°	8°	120	3372	TPO	UNIRAC RMDT
ARRAY MP-02	52°&232°	8°	222	6211	TPO	UNIRAC RMDT
ARRAY MP-03	52°&232°	8°	12	341	TPO	UNIRAC RMDT
ARRAY MP-04	52°&232°	8°	44	1265	TPO	UNIRAC RMDT
ARRAY MP-05	52°&232°	8°	20	562	TPO	UNIRAC RMDT
ARRAY MP-06	52°&232°	8°	42	1201	TPO	UNIRAC RMDT
ARRAY MP-07	52°&232°	8°	122	3449	TPO	UNIRAC RMDT
ARRAY MP-08	52°&232°	8°	26	732	TPO	UNIRAC RMDT
ARRAY MP-09	52°&232°	8°	24	686	TPO	UNIRAC RMDT
ARRAY MP-10	52°&232°	8°	124	3500	TPO	UNIRAC RMDT
ARRAY MP-11	52°&232°	8°	148	4155	TPO	UNIRAC RMDT
ARRAY MP-12	52°&232°	8°	156	4402	TPO	UNIRAC RMDT
ARRAY MP-13	52°&232°	8°	24	677	TPO	UNIRAC RMDT
ARRAY MP-14	52°&232°	8°	28	805	TPO	UNIRAC RMDT



FREEDOM SOLAR POWER
4801 FRIEDRICH LN.SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomsolarpower.com

SYSTEM INFORMATION

DC SYSTEM SIZE: 539.32kW
AC SYSTEM SIZE: 400.00kW
MODULES:
(1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
INVERTERS:
(2)SOLAREDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
(2)SOLAREDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558)SOLAREDGE P1101 POWER OPTIMIZER
WIND SPEED:105MPH
SNOW LOAD:5PSF MINIMUM
TEMPERATURE: -8°C
MAXIMUM
TEMPERATURE: 37°C

JH PROFESSIONAL DESIGNS
TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION

DATE	DESCRIPTION	REV
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ESI ID: 10443720006363900

32.912126, -96.445302
APN:33829

AHJ:TX-CITY OF ROCKWALL

UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

ILLUMINE i

STRUCTURAL PLAN

DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED | REV:B

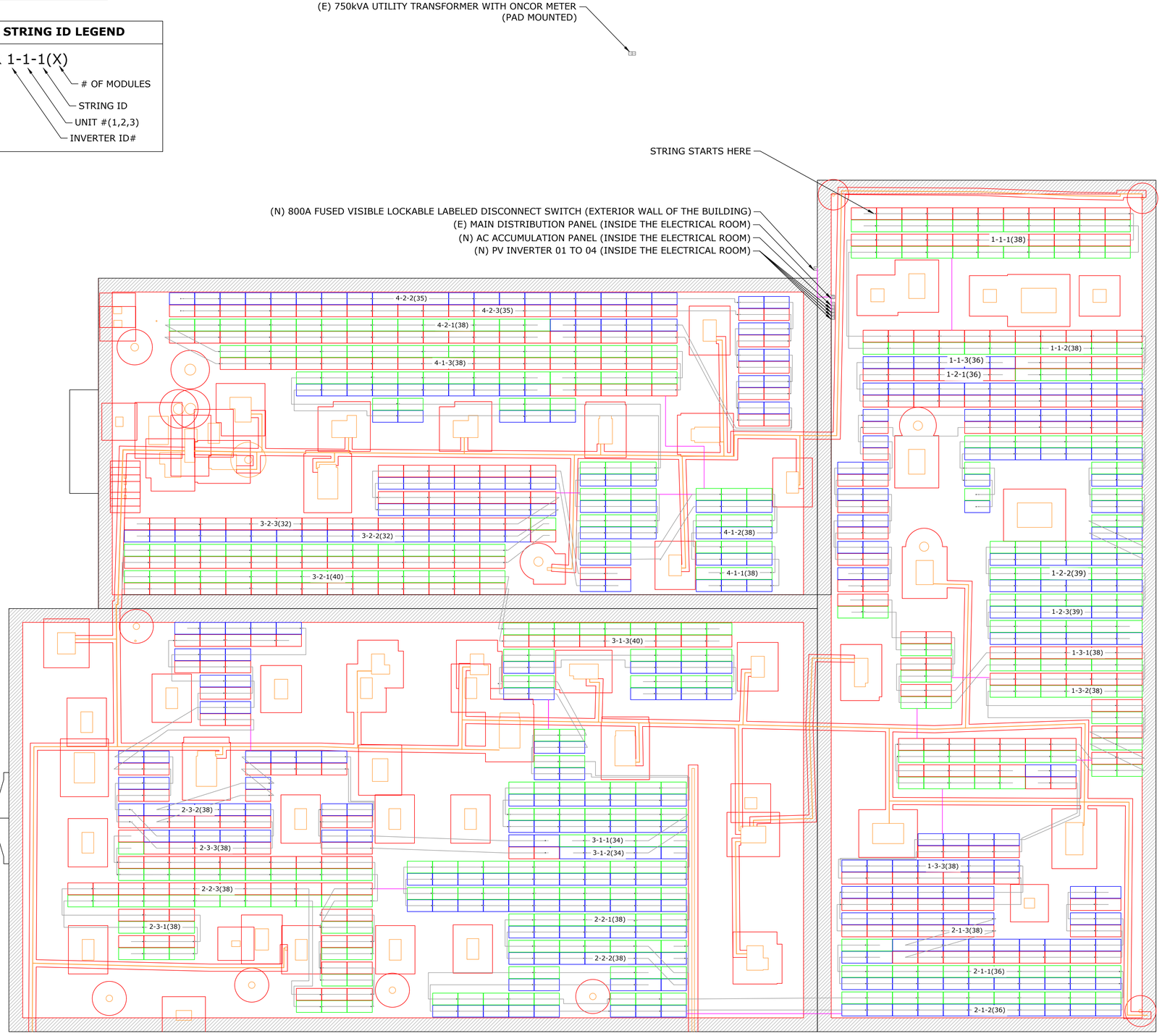
DATE:05/16/2024 | S-01

STRINGING DIAGRAM:

STRING ID LEGEND

STR 1-1-1(X)

- # OF MODULES
- STRING ID
- UNIT #(1,2,3)
- INVERTER ID#



SCALE:1"=15'-0"

WIRING AND WIRING METHODS:

1. EXPOSED PV SOLAR MODULE WIRING AND PV SOURCE CIRCUITS TO BE UV RESISTANT 2,000V PV WIRE, 90° C, AND RATED FOR WET CONDITIONS.
2. ALL EXPOSED CABLES, SUCH AS MODULE LEADS SHALL BE SECURED IN A NEAT WORKMAN LIKE MANNER TO PREVENT CHAFFING, SWINGING, AND EXCEEDING MINIMUM BEND RADIUS WITH PROPER MECHANICAL SUNLIGHT RESISTANT MEANS AND ROUTED TO AVOID DIRECT EXPOSURE TO SUNLIGHT AT ALL TIMES.
3. ALL FIELD WIRING THAT IS NOT COLOR CODED SHALL BE TAGGED AT BOTH ENDS WITH PERMANENT WIRE MARKERS TO IDENTIFY POLARITY AND GROUND.
4. FLEXIBLE METAL CONDUIT IS SUITABLE FOR INSTALLATION IN DRY LOCATIONS. SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS OR CONDUIT FITTING) AND NO MORE THAN 48 INCHES APART.
5. LIQUID TIGHT FLEXIBLE METAL AND NON-METALLIC CONDUIT IS SUITABLE FOR INSTALLATION IN WET AND DRY LOCATIONS. SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS, OR CONDUIT FITTING) AND NO MORE THAN 36 INCHES APART.
6. PVC CONDUIT AND FITTINGS SHALL NOT BE USED ON ROOFTOP CONDITIONS OR EXPOSED TO DIRECT SUNLIGHT.WHEN USED IN ACCEPTABLE LOCATION CONDUIT SHALL BE SCHEDULE 80 UV RESISTANT UNLESS NOTED OTHERWISE.
7. FUSES AND WIRES SUBJECT TO TEMPERATURES CONDITIONS GREATER THAN 100°F OR TRANSFORMER INRUSH CURRENT SHALL BE SIZED ACCORDINGLY.
8. THE PHOTOVOLTAIC SOURCE CIRCUITS AND PHOTOVOLTAIC OUTPUT CIRCUITS OF THIS PROPOSED SOLAR SYSTEM SHALL NOT BE CONTAINED IN THE SAME RACEWAY CABLE TRAY, CABLE, OUTLET BOX, JUNCTION BOX, OR SIMILAR FITTING AS FEEDERS OR BRANCH CIRCUITS OF OTHER SYSTEMS UNLESS THE CONDUCTORS OF THE DIFFERENT SYSTEMS ARE SEPARATED BY A PARTITION OR ARE CONNECTED TOGETHER.
9. ALL TERMINATIONS SHALL HAVE ANTI-OXIDANT COMPOUND AND BE TORQUED PER DEVICE LISTING, OR MANUFACTURER'S RECOMMENDATIONS.
10. SPLIT BOLTS /SPLICES / CONNECTORS ARE PERMITTED ON THE AC CONDUCTORS AND SHALL BE INSULATED WITH APPROVED MEANS. SPLICES ON THE DC CONDUCTORS IS NOT PERMITTEDIN ANY LOCATION.
11.NO PVC CONDUIT ALLOWED ON ROOF, UNLESS OPEN ENDED WIRE MANAGEMENT <10'.

INVERTER 1, 120kW			INVERTER 2, 120kW		
UNIT 01			UNIT 01		
STRING	MOD. QTY.	OPT. QTY.	STRING	MOD. QTY.	OPT. QTY.
1-1-1	38	19	2-1-1	36	18
1-1-2	38	19	2-1-2	36	18
1-1-3	36	18	2-1-3	38	19
UNIT 02			UNIT 02		
1-2-1	36	18	2-2-1	38	19
1-2-2	39	20	2-2-2	38	19
1-2-3	39	20	2-2-3	38	19
UNIT 03			UNIT 03		
1-3-1	38	19	2-3-1	38	19
1-3-2	38	19	2-3-2	38	19
1-3-3	38	19	2-3-3	38	19

INVERTER 3, 80kW			INVERTER 4, 80kW		
UNIT 01			UNIT 01		
STRING	MOD. QTY.	OPT. QTY.	STRING	MOD. QTY.	OPT. QTY.
3-1-1	34	17	4-1-1	38	19
3-1-2	34	17	4-1-2	38	19
3-1-3	40	20	4-1-3	38	19
UNIT 02			UNIT 02		
3-2-1	40	20	4-2-1	38	19
3-2-2	32	16	4-2-2	35	18
3-2-3	32	16	4-2-3	35	18
			GRAND TOTAL	1112	558

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(558)SOLAREDGE P1101 POWER OPTIMIZER
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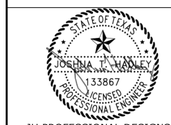
SNOW LOAD:5PSF
MINIMUM TEMPERATURE: -8°C
MAXIMUM TEMPERATURE: 37°C



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AHJ:TX-CITY OF ROCKWALL

UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

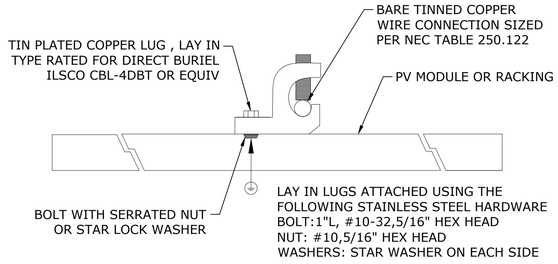
ILLUMINE i

STRINGING MAP

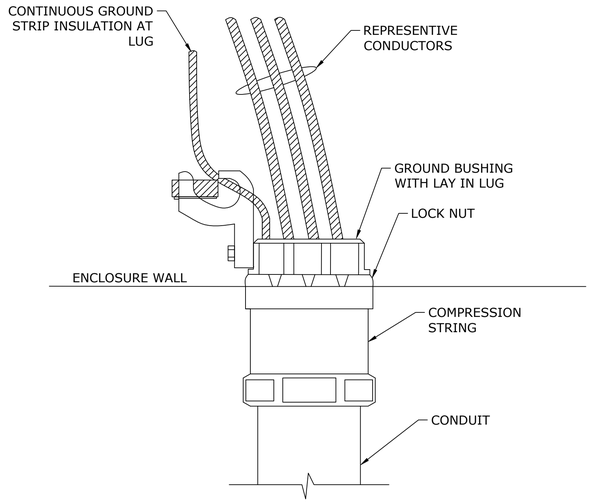
DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED	REV:B
DATE:05/16/2024	E-01

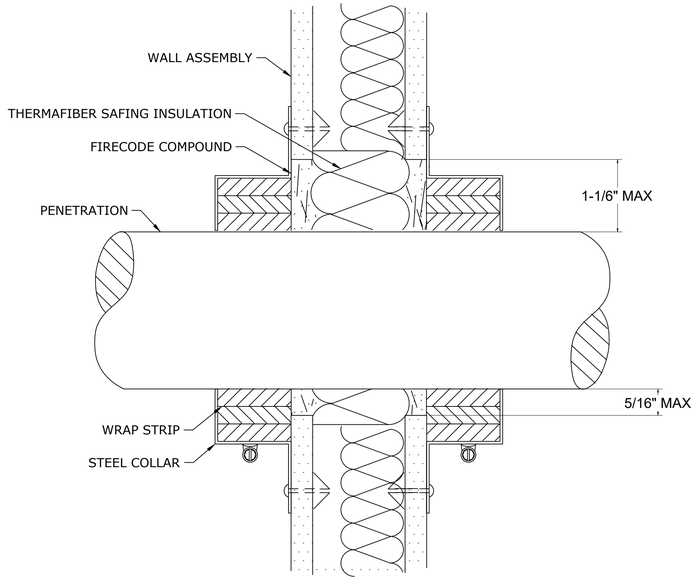
GROUND LUG DETAIL:



CONDUIT BODY GROUNDING DETAIL:

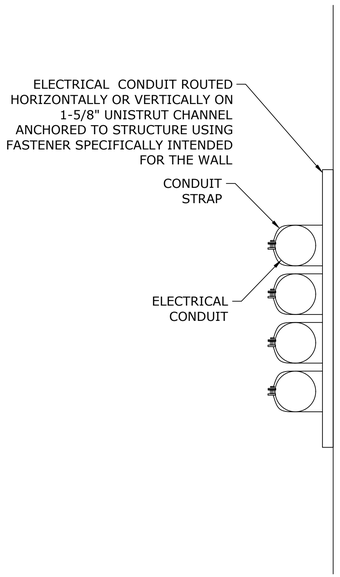


FIRE WALL PENETRATION DETAIL:

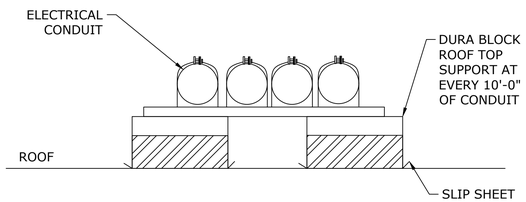


SCALE: NTS

CONDUIT WALL ANCHORING:



TYPICAL DURA-BLOCK CONDUIT SUPPORT DETAIL:



NOTE: DETAIL DRAWINGS ARE FOR REFERENCE ONLY

GROUNDING - SEE ELECTRICAL DIAGRAM AND ELECTRICAL DETAILS FOR MORE GROUNDING INFORMATION:

1.ONLY ONE CONNECTION TO DC CIRCUITS AND AC CIRCUITS WILL BE USED FOR SYSTEM GROUNDING (REFERENCED TO THE SAME POINT).
2.EQUIPMENT GROUNDING CONDUCTORS AND SYSTEM GROUNDING ELECTRODE CONDUCTORS WILL HAVE AS SHORT A DISTANCE TO THE GROUNDING CONNECTION POINT AS PRACTICABLE AND A MINIMUM NUMBER OF TURNS.
3.TO ENSURE PROPER GROUNDING, NON-CURRENT CARRYING METAL PARTS SHALL BE INSTALLED, NOTING THAT PAINT AND FINISH SHALL BE PROPERLY REMOVED WHERE IT MAY INSULATE AN ENCLOSURES BONDING CONNECTION.APPLY NO-LOX OR OTHER SIMILAR ANTI-OXIDANT COMPOUND TO EXPOSED SURFACES.
4.THE CONNECTION TO THE MODULE OF THE PROPOSED SOLAR ELECTRIC SYSTEM SHALL BE SO ARRANGED THAT REMOVAL OF A MODULE FROM THE PHOTOVOLTAIC SOURCE CIRCUIT DOES NOT INTERRUPT A GROUND TO ANOTHER PHOTOVOLTAIC SOURCE CIRCUIT.
5.GROUNDING SYSTEM COMPONENTS SHALL BE APPROVED FOR THEIR PURPOSE, INCLUDING BUT NOT LIMITED TO GROUND RODS, GROUNDING LUGS, GROUNDING CLAMPS, ETC. GROUNDING DEVICES EXPOSED TO THE ENVIRONMENT SHALL BE RATED FOR DIRECT BURIAL.
6.UNDERGROUND OR INACCESSIBLE CONNECTIONS OF GROUNDING CONDUCTORS SHALL ONLY BE MADE VIA EXO-THERMIC WELDS. THE USE OF MECHANICAL CONNECTIONS ARE ACCEPTABLE FOR ACCESSIBLE ABOVE GROUND LOCATIONS.
7.ALL METALLIC CONDUITS SHALL BE INSTALLED AND TERMINATED WITH INSULATED GROUND BUSHINGS.

FREEDOM SOLAR POWER
4801 FRIEDRICH LN.SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomsolarpower.com

SYSTEM INFORMATION

DC SYSTEM SIZE: 539.32kW
AC SYSTEM SIZE: 400.00kW
MODULES:
(1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
INVERTERS:
(2)SOLAREDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
(2)SOLAREDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558)SOLAREDGE P1101 POWER OPTIMIZER
WIND SPEED:105MPH
SNOW LOAD:5PSF
MINIMUM TEMPERATURE: -8°C
MAXIMUM TEMPERATURE: 37°C

JH PROFESSIONAL DESIGNS
TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION

DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

PROJECT INFORMATION

NAME:CTE ENTERTAINMENT, LP COM-41783

ADDRESS:1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
ESI ID: 1044372000636390O
32.912126, -96.445302
APN:33829

AHJ:TX-CITY OF ROCKWALL

UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

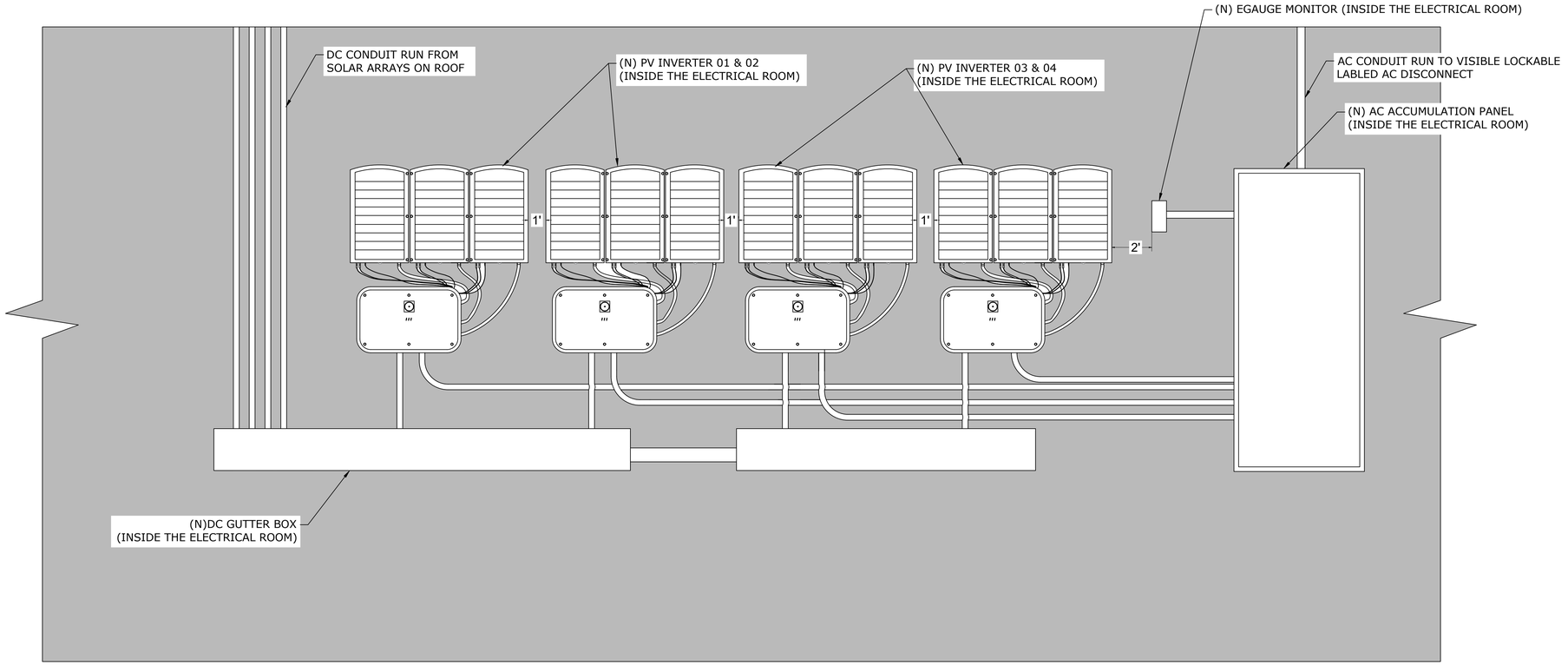
ILLUMINE i

ELECTRICAL MOUNTING DETAILS

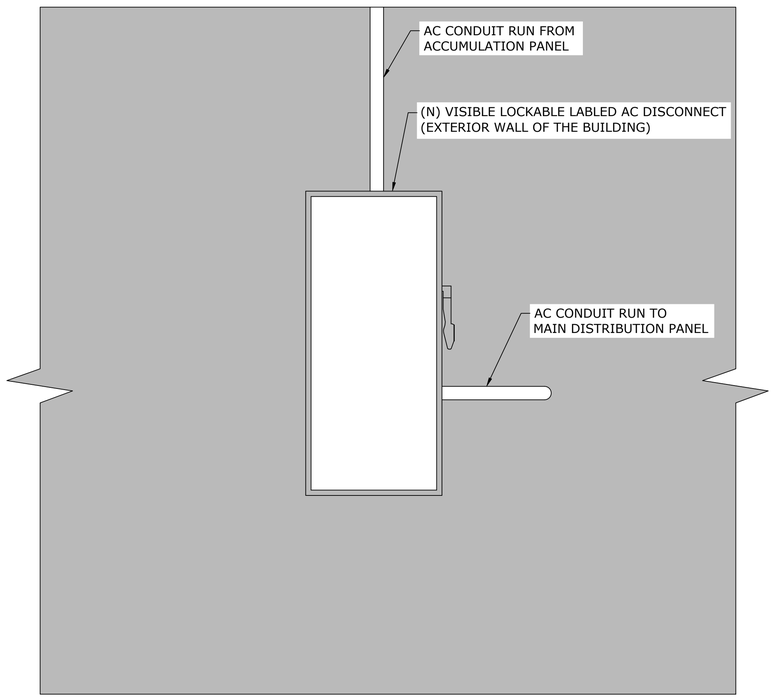
DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

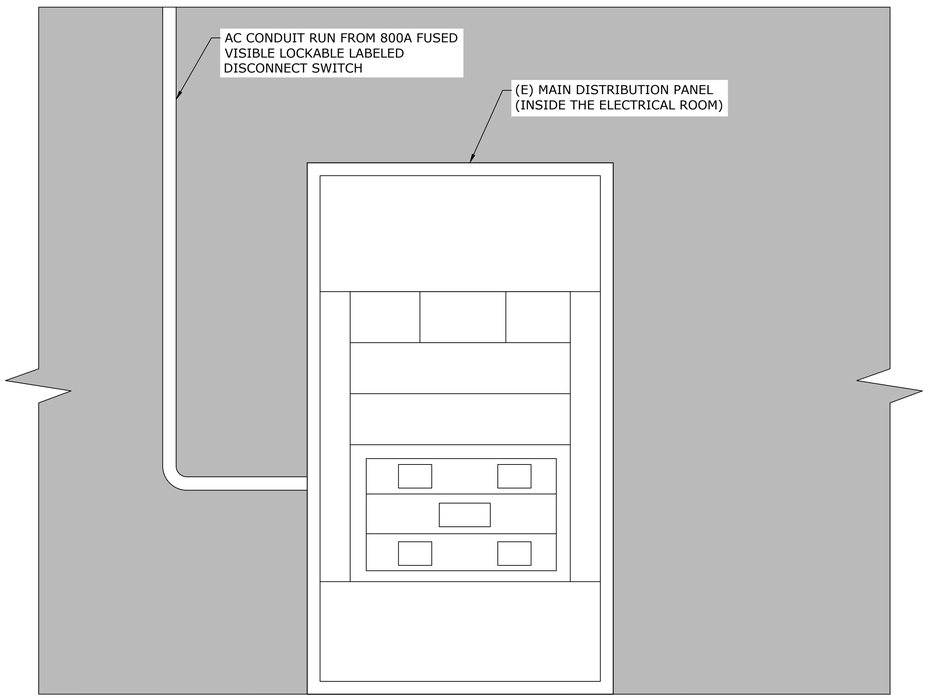
SCALE:AS NOTED	REV:B
DATE:05/16/2024	E-02

ELECTRICAL EQUIPMENT ELEVATION VIEW :



SCALE: NTS





SCALE: NTS

FREEDOM™ SOLAR POWER
4801 FRIEDRICH LN.SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomsolarpower.com

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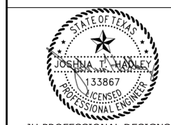

JH PROFESSIONAL DESIGNS
TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT
FOR
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APN:33829

AHJ:TX-CITY OF ROCKWALL

UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

ILLUMINE i

EQUIPMENT ELEVATION VIEW

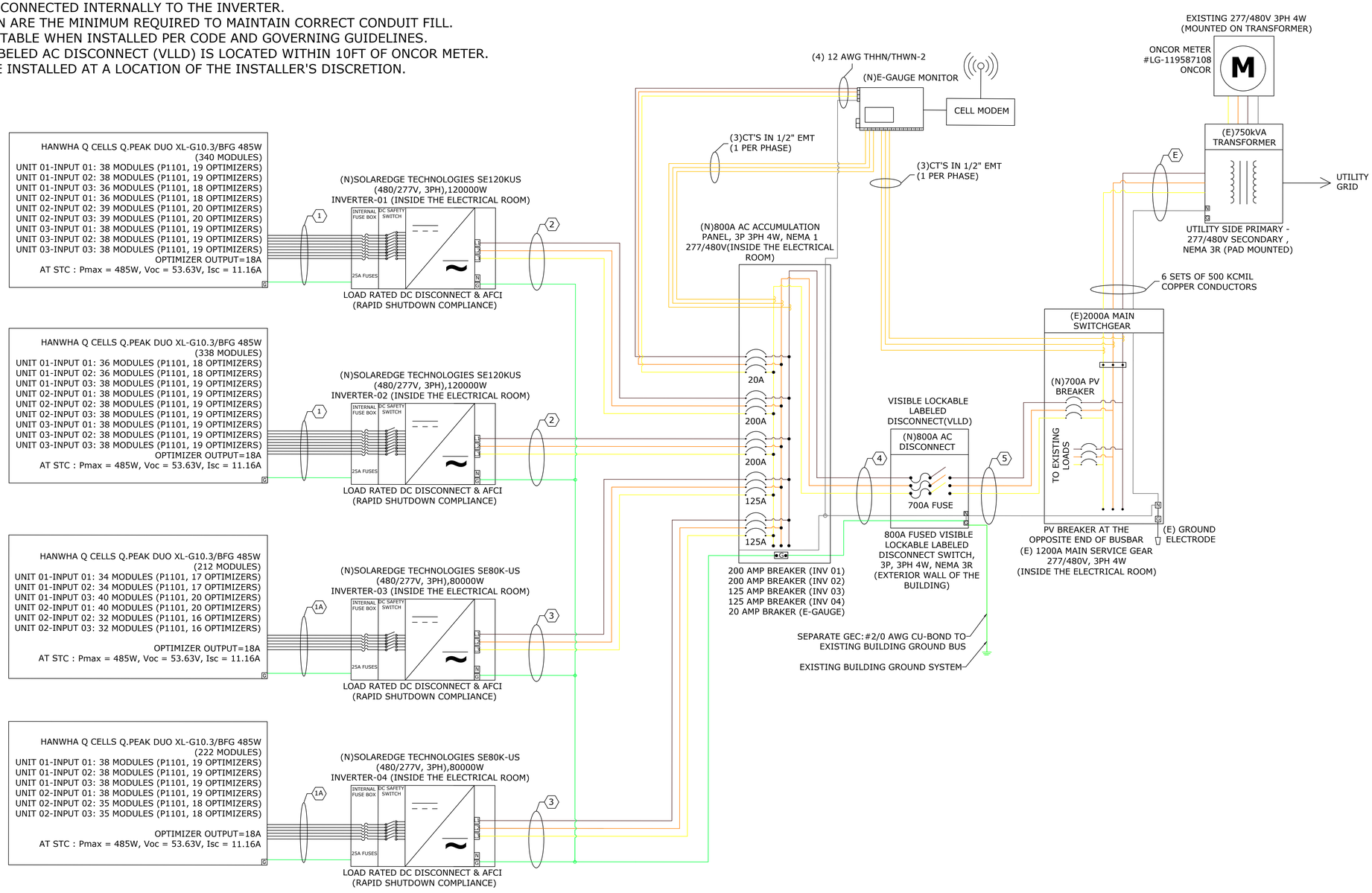
DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED	REV:B
DATE:05/16/2024	E-03

ELECTRICAL DIAGRAM: DC SYSTEM SIZE: **539.32**kW, AC SYSTEM SIZE: **400.00**kW

NOTE:

1. TYPICALLY EACH SOLAREDGE P1101 POWER OPTIMIZER IS CONNECTED TO TWO MODULES.
2. EACH SOLAREDGE P1101 POWER OPTIMIZER IS RAPID SHUTDOWN COMPLIANT.
3. ALL DC FUSES SHOWN ARE CONNECTED INTERNALLY TO THE INVERTER.
4. ALL CONDUIT SIZES SHOWN ARE THE MINIMUM REQUIRED TO MAINTAIN CORRECT CONDUIT FILL.
5. LARGER CONDUIT IS ACCEPTABLE WHEN INSTALLED PER CODE AND GOVERNING GUIDELINES.
6. THE VISIBLE LOCKABLE, LABELED AC DISCONNECT (VLLD) IS LOCATED WITHIN 10FT OF ONCOR METER.
7. MONITORING DEVICE TO BE INSTALLED AT A LOCATION OF THE INSTALLER'S DISCRETION.



CONDUIT SCHEDULE

TAG ID	NO OF PARALLEL FEEDER	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND
1	1	1-1/4" EMT 1-1/4" EMT 1-1/4" EMT	(6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV	NONE	(1) 6 AWG THHN/THWN-2
1A	1	1-1/4" EMT 1-1/4" EMT	(6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV	NONE	(1) 6 AWG THHN/THWN-2
2	1	2" EMT	(3) 3/0 AWG THHN/THWN-2	NONE	(1) 6 AWG THHN/THWN-2
3	1	1-1/4" EMT	(3) 1 AWG THHN/THWN-2	NONE	(1) 6 AWG THHN/THWN-2
4	2	3" EMT	(3) 500 KCMIL THHN/THWN-2	(1) 1/0 AWG THHN/THWN-2	(1) 1/0 AWG THHN/THWN-2
5	2	3" EMT	(3) 500 KCMIL THHN/THWN-2	(1) 500 KCMIL THHN/THWN-2	NONE

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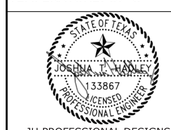

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TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
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UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

ILLUMINE i

THREE LINE DIAGRAM

DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED | REV:B

DATE:05/16/2024 | E-05

ELECTRICAL CALCULATION: DC SYSTEM SIZE: **539.32**kW, AC SYSTEM SIZE: **400.00**kW

OCPD CALCULATIONS:
MAIN PANEL RATING:2000A,
LINE SIDE INTERCONNECTION ALLOWABLE BACKFEED IS =2000A
OCPD CALCULATIONS: INVERTER OVERCURRENT PROTECTION= INVERTER O/P I X 1.25
=(144.3AX2)+(96.5AX2)X1.25=602.00A=>PV BREAKER/FUSE = 700A
TOTAL REQUIRED PV BREAKER/FUSE SIZE =>700A PV BREAKER/FUSE

ELECTRICAL CALCULATIONS:
SYSTEM INFO:
539.32 kW DC SYSTEM SIZE
(1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W MODULES
(2)SOLAREDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
(2)SOLAREDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
(558)SOLAREDGE P1101 POWER OPTIMIZER

SYSTEM CHARACTERISTICS:(INV 01 & 02)
VMP - MAXIMUM POWER POINT VOLTAGE = 850V
VOC - MAXIMUM INVERTER SYSTEM VOLTAGE = 1000V
IMP - RATED MAXIMUM POWER-POINT CURRENT = 144.75A
ISC - MAXIMUM CIRCUIT CURRENT = 144.75A

SYSTEM CHARACTERISTICS:(INV 03 & 04)
VMP - MAXIMUM POWER POINT VOLTAGE = 850V
VOC - MAXIMUM INVERTER SYSTEM VOLTAGE = 1000V
IMP - RATED MAXIMUM POWER-POINT CURRENT = 96.50A
ISC - MAXIMUM CIRCUIT CURRENT = 96.50A

DC WIRE SIZING (TAG 1):
MAX CIRCUIT CURRENT = OPTIMIZER MAX OUTPUT X HIGH IRRADIANCE [NEC 690.8(A)(1)] X 1.25 [NEC 690.53]
=18A X 1 X 1.25= 22.5A
ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]
X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 0.8 X 40A = 29.12A
TERMINAL RATING, [PER 110.14(C)] - 10 AWG , 75°C RATED = 35A
30A ≥ 22.5A SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING
ALSO, 29.12A ≥ 18A, AND **10 AWG** IS SUFFICIENT.

AC WIRE SIZING (TAG 2):
MAX AC OUTPUT CURRENT = MAX INVERTER OUTPUT X 1.25 [PER NEC 690.52] = 144.3A X 1.25 = 180.38A
ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]
X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 225A = 204.75A
TERMINAL RATING, [PER 110.14(C)] - 3/0 AWG , 75°C RATED = 200A
200A ≥ 180.38A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING
ALSO, 204.75A ≥ 144.3A, AND **3/0 AWG** IS SUFFICIENT.
INVERTER OVER CURRENT PROTECTION = INVERTER MAX OUTPUT CURRENT X 1.25
= 144.3A X 1.25 = 200A --> 200A OVERCURRENT PROTECTION

AC WIRE SIZING (TAG 3):
MAX AC OUTPUT CURRENT = MAX INVERTER OUTPUT X 1.25 [PER NEC 690.52] = 96.5A X 1.25 = 120.63A
ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]
X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 145A = 131.95A
TERMINAL RATING, [PER 110.14(C)] - 1 AWG , 75°C RATED = 130A
130A ≥ 120.63A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING
ALSO, 131.95A ≥ 96.5A, AND **1 AWG** IS SUFFICIENT.
OVER CURRENT PROTECTION = MAX OUTPUT CURRENT X CONTINUOUS LOAD
= 96.5A X 1.25 = 125A --> 125A OVERCURRENT PROTECTION

AC WIRE SIZING (TAG 4 & 5): (NO OF PARALLEL FEEDEER =2)
OVER CURRENT PROTECTION = MAX OUTPUT CURRENT X 1.25
=(144.3A X 2)+(96.5A X 2)X 1.25 =602.00A/2 = 301A
ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]
X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 430A = 391.30A
TERMINAL RATING, [PER 110.14(C)] - 500 KCMIL , 75°C RATED = 380A
380A ≥ 301A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING
ALSO, 391.30A ≥ 240.8A, AND **500 KCMIL** IS SUFFICIENT.

NOTE:
1.THIS INSTALLATION IS TO BE CONSIDERED SUPERVISED.ALL NEW ADDITIONS AND ALTERATIONS TO ANY EQUIPMENT IDENTIFIED IN THIS DOCUMENT MUST BE MADE WITH ENGINEERING SUPERVISION AND ALL WORK MUST BE COMPLETED BY QUALIFIED PERSONNEL.
2.ALL EQUIPMENT AND TERMINALS MUST BE MINIMUM 75°C RATED.
3.ALL CONDUCTORS ARE COPPER, UNLESS OTHERWISE SPECIFIED.

MODULE SPECIFICATIONS	
MODEL	HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
MODULE POWER @ STC	485W
OPEN CIRCUIT VOLTAGE:**Voc**	53.63V
MAX POWER VOLTAGE:**Vmp**	45.63V
SHORT CIRCUIT CURRENT:**Isc**	11.16A
MAX POWER CURRENT:**Imp**	10.63A

INVERTER-01 & 02 SPECIFICATIONS	
MODEL	SOLAREDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
POWER RATING	120000W
MAX OUTPUT CURRENT	144.3A
CEC WEIGHTED EFFICIENCY	98.5%
MAX INPUT CURRENT	144.75A
MAX DC VOLTAGE	1000V

OPTIMIZER CHARACTERISTICS	
MODEL	SOLAREDGE P1101 POWER OPTIMIZER
MAX INPUT VOLTAGE	125 VDC
MAX INPUT CURRENT	14.1 ADC
MAX OUTPUT CURRENT	18 ADC

INVERTER-03 & 04 SPECIFICATIONS	
MODEL	SOLAREDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
POWER RATING	80000W
MAX OUTPUT CURRENT	96.5A
CEC WEIGHTED EFFICIENCY	98.5%
MAX INPUT CURRENT	96.5A
MAX DC VOLTAGE	1000V

VOLTAGE DROP CALCULATIONS:

DC VOLTAGE DROP CALCULATION

SOURCE	TERMINATION	TAG	CONDUIT TYPE	OPTIMIZER CURRENT (IMP)	STRING VOLTAGE AT 2%DB (VMP)	#SET OF PARALLEL CONDUCTOR	CONDUCTOR	CONDUCTOR MATERIAL	RESISTANCE AT 75 DEG C	RESISTANCE AT 2%DB	MAX CONDUTOR LENGTH(ft)	%V.DROP
MODULES	INVERTER 01	1	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	230	1.06%
MODULES	INVERTER 02	1	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	390	1.80%
MODULES	INVERTER 03	1A	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	260	1.20%
MODULES	INVERTER 04	1A	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	200	0.92%
											MAX Vdrop	1.80%

3 PHASE AC VOLTAGE DROP CALCULATION

SOURCE	TERMINATION	TAG	CONDUIT TYPE	CURRENT	VOLTAGE	#SET OF PARALLEL CONDUCTOR	CONDUCTOR	CONDUCTOR MATERIAL	RESISTANCE AT 75 DEG C	RESISTANCE AT 2%DB	MAX CONDUTOR LENGTH(ft)	%V.DROP
INVERTER TO POI												
INVERTER 01	AC ACCUMULATION	2	EMT	144.3	480	1	L AWG 3/0	Cu	0.000082	0.000071935	10	0.04%
INVERTER 02	AC ACCUMULATION	2	EMT	144.3	480	1	L AWG 3/0	Cu	0.000082	0.000071935	10	0.04%
INVERTER 03	AC ACCUMULATION	3	EMT	96.5	480	1	L AWG 3/0	Cu	0.000082	7.19353E-05	10	0.03%
INVERTER 04	AC ACCUMULATION	3	EMT	96.5	480	1	L AWG 3/0	Cu	0.000082	7.19353E-05	10	0.03%
AC ACCUMULATION	AC DISCONNECT	4	EMT	481.6	480	1	I AWG 01	Cu	0.00016	0.000140362	25	0.61%
AC DISCONNECT	POI	5	EMT	481.6	480	2	R 500 KCMIL	Cu	0.000032	0.000028072	15	0.04%
											MAX Vdrop	0.84%
											TOTAL SYSTEM VDROP	2.64%

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ILLUMINE i

ELECTRICAL CALCULATION

DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED	REV:B
DATE:05/16/2024	E-06

PLACARDS

1.

⚠ WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION

INSTALLED ON: AC DISCONNECT, LOAD CENTERS, COMBINER PANELS, POINT OF INTERCONNECTION
APPLICABLE CODE(S): NEC 690.13(B)

2.

WARNING:PHOTOVOLTAIC POWER SOURCE

INSTALLED ON: CONDUIT, RACEWAYS, AND J-BOXES (LABELED EVERY 10'). REFLECTIVE. MIN 3/8" WHITE TEXT ON BLACK BACKGROUND.
APPLICABLE CODE(S): NEC 690.31(D)(2)

3.

PHOTOVOLTAIC

DC DISCONNECT

INSTALLED ON: DC DISCONNECT(S)
APPLICABLE CODE(S): NEC 690.13(B)

INVERTER 1 & 2

4.

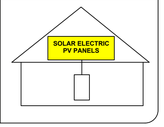
MAXIMUM DC VOLTAGE
1000 V
OF PV SYSTEM

INSTALLED ON: INVERTER
APPLICABLE CODE(S): NEC 690.53

5.

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



INSTALLED ON: WITHIN 3 FT OF SERVICE DISCONNECTING MEANS. MIN 3/8" BLACK TEXT ON YELLOW BACKGROUND & 3/16" BLACK TEXT ON WHITE BACKGROUND.
APPLICABLE CODE(S): NEC 690.56(C)

6.

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

INSTALLED ON:RAPID SHUTDOWN SWITCH
APPLICABLE CODE(S): NEC 690.56(C)(2)

7.

PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH

RATED AC OPERATING CURRENT 481.6 AMPS AC
AC NOMINAL OPERATING VOLTAGE 480 VAC

INSTALLED ON: AC DISCONNECT(S), POINT OF INTERCONNECTION.
APPLICABLE CODE(S): NEC 690.54

8.

⚠ WARNING

DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

INSTALLED ON: POINT OF INTERCONNECTION
APPLICABLE CODE(S): NEC 705.12(C)

9.

DEDICATED PHOTOVOLTAIC SYSTEM COMBINER PANEL NO LOAD SHALL BE ADDED TO THIS PANEL

INSTALLED ON: COMBINER PANEL

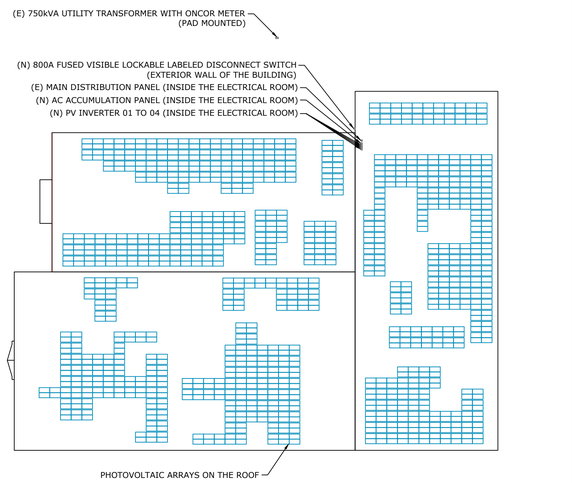
10.

FREEDOM™ SOLAR POWER

11.

WARNING: ⚠

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN



1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032

ALL PLACARDS SHALL BE OF WEATHER PROOF CONSTRUCTION, BACKGROUND ON ALL PLACARDS SHALL BE RED WITH WHITE LETTERING U.O.N.
PLACARD SHALL BE MOUNTED DIRECTLY ON THE EXISTING UTILITY ELECTRICAL SERVICE.
FASTENERS APPROVED BY THE LOCAL JURISDICTION

LABEL LOCATION
SERVICE PANEL
PER CODE: NEC 705.10

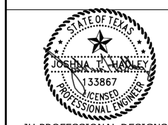
KEY	QTY.	LOCATION
1.	3	AC DISCONNECT, LOAD CENTER, POINT OF INTERCONNECTION
2.	10	CONDUIT
3.	4	DC DISCONNECTS
4.	4	INVERTER
5.	6	AC DISCONNECT, DC DISCONNECT, POINT OF INTERCONNECTION
6.	4	INVERTER
7.	2	AC DISCONNECT, POINT OF INTERCONNECTION
8.	1	POINT OF INTERCONNECTION
9.	1	COMBINER PANEL
10.	1	POINT OF INTERCONNECTION
11.	1	POINT OF INTERCONNECTION

NOTES: ROOFTOP TRIP HAZARDS ON ROOF SHALL BE IDENTIFIED WITH REFLECTIVE MATERIAL. MARKING CONTENT AND FORMAT RED BACKGROUND WHITE LETTERING MINIMUM 3/8"LETTER HEIGHT ALL CAPITAL LETTERS, ARIAL OR SIMILAR FONT, NON-BOLD. WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT(DURABLE ADHESIVE MATERIALS MUST MEET THIS REQUIREMENT).

FREEDOM™ SOLAR POWER
4801 FRIEDRICH LN.SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomsolarpower.com

SYSTEM INFORMATION

DC SYSTEM SIZE: 539.32kW
AC SYSTEM SIZE: 400.00kW
MODULES:
(1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
INVERTERS:
(2)SOLAREDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
(2)SOLAREDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558)SOLAREDGE P1101 POWER OPTIMIZER
WIND SPEED:105MPH
SNOW LOAD:5PSF
MINIMUM TEMPERATURE: -8°C
MAXIMUM TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS
TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT FOR CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION

DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

PROJECT INFORMATION

NAME:CTE ENTERTAINMENT, LP
COM-41783

ADDRESS:1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
ESI ID: 10443720006363900
32.912126, -96.445302
APN:33829

AHJ:TX-CITY OF ROCKWALL

UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

ILLUMINEI

ELECTRICAL PLACARDS

DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED | REV:B

DATE:03/22/2024 | E-06

powered by Q.ANTUM DUO Z

Q.PEAK DUO XL-G10.3 / BFG
470-485

BIFACIAL DOUBLE GLASS MODULE WITH EXCELLENT RELIABILITY AND ADDITIONAL YIELD

EUPD RESEARCH TOP BRAND PV MODULES EUROPE 2020

Q CELLS Yield Security

BIFACIAL ENERGY YIELD GAIN OF UP TO 20%
Bifacial Q.ANTUM solar cells with zero gap cell layout make efficient use of light shining on the module rear-side for radically improved LCOE.

LOW ELECTRICITY GENERATION COSTS
Q.ANTUM DUO Z combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology for higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 21.2%.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID and Anti PID Technology[1], Hot-Spot Protect and Traceable Quality Tra.Q™.

FRAME FOR VERSATILE MOUNTING OPTIONS
High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400Pa) and wind loads (2400Pa).

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Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty[2].

[1] APT test conditions according to IEC / TS 62804-1:2015 method B (−1500 V, 168h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD)
[2] See data sheet on rear for further information.

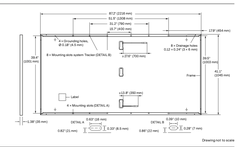
THE IDEAL SOLUTION FOR:
Ground-mounted solar power plants

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	67.2 in × 41.1 in × 1.38 in (including frame) (1216 mm × 1045 mm × 35 mm)
Weight	64.2 lbs (29.1 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodized aluminum
Cell	6 × 26 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09–3.98 in × 1.26–2.36 in × 0.59–0.71 in (53–101 mm × 32–60 mm × 15–18 mm), IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 27.6 in (700 mm), (−) ≥ 13.8 in (350 mm)
Connector	Stäubli MC4-Evo2, Hanwha Q CELLS HQC4, IP68



ELECTRICAL CHARACTERISTICS

POWER CLASS			470		475		480		485	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] AND BSTC[1] (POWER TOLERANCE +5 W / −0 W)										
			BSTC*		BSTC*		BSTC*		BSTC*	
Minimum	Power at MPP[2]	P_{MPP} [W]	470	514.1	475	519.6	480	525.0	485	530.5
	Short Circuit Current[2]	I_{SC} [A]	11.04	12.08	11.08	12.12	11.12	12.17	11.16	12.21
	Open Circuit Voltage[2]	V_{OC} [V]	52.91	53.10	53.15	53.34	53.39	53.58	53.63	53.82
	Current at MPP	I_{MPP} [A]	10.51	11.50	10.55	11.54	10.59	11.58	10.63	11.63
	Voltage at MPP	V_{MPP} [V]	44.73	44.72	45.03	45.02	45.33	45.32	45.63	45.62
	Efficiency[3]	η [%]	≥20.3	≥22.2	≥20.5	≥22.4	≥20.7	≥22.7	≥20.9	≥22.9

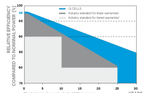
Bifaciality of P_{MPP} and I_{SC}: 70 % ± 5 % • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1] Measurement tolerances P_{MPP} ± 3 %; I_{SC}; V_{OC} ± 5 % at STC: 1000 W/m² • at BSTC: 1000 W/m² + φ = 135 W/m² • φ = 70 % ± 5 %, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[1]								
Minimum	Power at MPP	P_{MPP}	[W]	353.8	357.6	361.4	365.1	
	Short Circuit Current	I_{SC}	[A]	8.89	8.92	8.96	8.99	
	Open Circuit Voltage	V_{OC}	[V]	50.04	50.27	50.49	50.72	
	Current at MPP	I_{MPP}	[A]	8.27	8.30	8.34	8.37	
	Voltage at MPP	V_{MPP}	[V]	42.77	43.06	43.35	43.63	

[1] 800 W/m², NMOT, spectrum AM 1.5

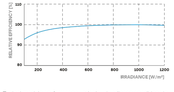
Q CELLS PERFORMANCE WARRANTY



At least 98 % of nominal power during first year. Thereafter max. 0.45 % degradation per year. At least 93.95 % of nominal power up to 10 years. At least 84.95 % of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.34	Nominal Module Operating Temperature	NMOT	[°F]	108 ± 5.4 (42 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 29[4]
Max. Design Load, Push / Pull[3]	[lbs/ft²]	75 (3600 Pa) / 33 (1600 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]	[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)		

[3] See Installation Manual
[4] New Type is similar to Type 2 but with metallic frame

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant, IEC 62116:2018, IEC 61730:2016, U.S. Patent No. 8,893,235 (solar cells), Certification in process.

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | **TEL** +1 949 748 59 96 | **EMAIL** inquiry@us.q-cells.com | **WEB** www.q-cells.us

Specifications subject to technical changes • **Q CELLS** Q.PEAK DUO XL-G10.3 / BFG 470-485_2024-02_Rev02_NA

Power Optimizer
For North America
P1101

POWER OPTIMIZER

PV power optimization at the module level
The most cost-effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- High efficiency with module-level MPPT, for maximized system energy production and revenue, and fast project ROI
- Superior efficiency (99.5%)
- Balance of System cost reduction; 50% less cables, fuses, and combiner boxes; over 2x longer string lengths possible
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

solaredge.com

solaredge

Power Optimizer
For North America
P1101

Power Optimizer Model (Typical Module Compatibility)		P1101 (for up to 2 x high power or bi-facial modules)	Units
INPUT			
Rated Input DC Power[(1)]		1100	W
Connection Method		Single input for series connected modules	
Absolute Maximum Input Voltage (Voc at lowest temperature)		125	Vdc
MPPT Operating Range		12.5 – 105	Vdc
Maximum Short Circuit Current (Isc)		14.1	Adc
Maximum Short Circuit Current per Input (Isc)		-	Adc
Maximum Efficiency		99.5	%
Weighted Efficiency		98.6	%
Overvoltage Category		II	
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)			
Maximum Output Current		18	Adc
Maximum Output Voltage		80	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)			
Safety Output Voltage per Power Optimizer		1 ± 0.1	Vdc
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System		Compliant with NEC 2014, 2017, 2020	
EMC		FCC Part 15 Class A, IEC61000-6-2, IEC61000-6-3	
Safety		IEC62109-1 (class II safety), UL1741, UL3741, CSA C22.2#107.1	
Material		UL94 V-0, UV resistant	
RoHS		Yes	
INSTALLATION SPECIFICATIONS			
Compatible SolarEdge Inverters		All commercial three phase inverters	
Maximum Allowed System Voltage		1000	Vdc
Dimensions (W x L x H)		129 x 162 x 59 / 5.1 x 6.4 x 2.32	mm / in
Weight		1064 / 2.34	gr / lb
Input Connector		MC4[(2)]	
Input Wire Length Options	1	1.6 / 5.2	m / ft
	2		
	3		
Output Wire Type / Connector		Double-insulated; MC4	
Output Wire Length		2.4 / 7.8	m / ft
Operating Temperature Range[(3)]		-40 to +85 / -40 to +185	°C / °F
Protection Rating		IP68 / NEMA6P	
Relative Humidity		0 – 100	%

(1) Rated power of the module at STC will not exceed the Power Optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.
(2) For other connector types please refer to the Power Optimizer Input Connector Compatibility Technical Note.
(3) For ambient temperatures above +70°C / +158°F, power de-rating is applied. Refer to Power Optimizers De-Rating Application Note for more details.

PV System Design Using a SolarEdge Inverter[4][5]		208V Grid SE10K	208V Grid SE17.3K*	277/480V Grid SE30K	277/480V Grid SE40K*	
Compatible Power Optimizers		P1101				
Minimum String Length	Power Optimizers	8	10	14	14	
	PV Modules	15	19	27	27	
Maximum String Length	Power Optimizers	30	30	30	30	
	PV Modules	60	60	60	60	
Maximum Continuous Power per String		7200	8820	15300	15300	W
Maximum Allowed Connected Power per String[(6)]		1 string – 8400	1 string – 10020	1 string – 17550	2 strings or less – 17550	W
		2 strings or more – 9800	2 strings or more – 12020	2 strings or more – 20300	3 strings or more – 20300	
Parallel Strings of Different Lengths or Orientations		Yes				
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit		5 Power Optimizers				

* The same rules apply for Synergy units of equivalent power ratings, that are part of the modular Synergy Technology inverter.
(4) For each string, a Power Optimizer may be connected to a single PV module if 1 each Power Optimizer is connected to a single PV module or 2) it is the only Power Optimizer connected to a single PV module in the string.
(5) Design with three phase 208V inverters is limited. Use the SolarEdge Designer for verification.
(6) To connect more STC power per string, design your project using SolarEdge Designer.

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RoHS

Three Phase Inverter with Synergy Technology
For the 277/480V Grid for North America
SE80KUS / SE100KUS / SE110KUS / SE120KUS

INVERTER

Powered by unique pre-commissioning process for rapid system installation

- Pre-commissioning feature for automated validation of system components and wiring during the site installation process and prior to grid connection
- Easy 2-person installation with lightweight, modular design (each inverter consists of 2 or 3 Synergy units and 1 Synergy Manager)
- Independent operation of each Synergy unit enables higher uptime and easy serviceability
- Built-in thermal sensors detect faulty wiring, ensuring enhanced protection and safety
- Built-in arc fault protection and rapid shutdown
- Built-in PID mitigation for maximized system performance
- Monitored* and field-replaceable surge protection devices, to better withstand surges caused by lightning or other events
- Built-in module-level monitoring with Ethernet or cellular communication for full system visibility

*Applicable only for DC and AC SPDs

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Three Phase Inverter with Synergy Technology
For the 277/480V Grid for North America
SE80KUS / SE100KUS / SE110KUS / SE120KUS

MODEL NUMBER	SE80KUS	SE100KUS	SE110KUS	SE120KUS	
APPLICABLE TO INVERTERS WITH PART NUMBER	SExxK-USx8IxxxxX				UNITS
OUTPUT					
Rated AC Active Output Power	80000	100000	110000	120000	W
Maximum AC Apparent Output Power	80000	100000	120000	120000	VA
AC Output Line Connections	3W + PE, 4W + PE				
Supported Grids	WYE: TN-C, TN-S, TN-C-S, TT, IT; Delta: IT				
AC Output Voltage Minimum-Nominal-Maximum[(1)] (L-N)	244 – 277 – 305				Vac
AC Output Voltage Minimum-Nominal-Maximum[(1)] (L-L)	422.5 – 480 – 529				Vac
AC Frequency Min-Nom-Max[(1)]	59.5 – 60 – 60.5				Hz
Maximum Continuous Output Current (per Phase, PF=1)	96.5	120		144.3	Aac
GFDI Threshold	1				A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes				
Total Harmonic Distortion	≤ 3				%
Power Factor Range	+/-0.2 to 1				
INPUT					
Maximum DC Power (Module STC) Inverter / Synergy Unit	140000 / 70000	175000 / 58300	210000 / 70000		W
Transformer-less, Ungrounded	Yes				
Maximum Input Voltage DC+ to DC-	1000				Vdc
Operating Voltage Range	850 – 1000				Vdc
Maximum Input Current	2 x 48.25	3 x 40		3 x 48.25	Adc
Reverse-Polarity Protection	Yes				
Ground-Fault Isolation Detection	167kΩ sensitivity per Synergy Unit[(2)]				
CEC Weighted Efficiency	98.5				%
Nighttime Power Consumption	< 8	< 12			W
ADDITIONAL FEATURES					
Supported Communication Interfaces[(3)]	2 x RS485, Ethernet, Wi-Fi (optional), Cellular (optional)				
Smart Energy Management	Export Limitation				
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi access point for local connection				
Arc Fault Protection	Built-in, User Configurable (According to UL1699B)				
Photovoltaic Rapid Shutdown System	EC 2014, 2017 and 2020, Built-in				
PID Rectifier	Nighttime, built-in				
RS485 Surge Protection (ports 1+2)	Type II, field replaceable, integrated				
AC, DC Surge Protection	Type II, field replaceable, integrated				
DC Fuses (Single Pole)	25A, integrated				
DC SAFETY SWITCH					
DC Disconnect	Built-in				
STANDARD COMPLIANCE					
Safety	UL1699B, UL1741, UL1741 SA, UL1741 SB, UL1998, CSA C22.2#107.1, Canadian AFCI according to T.I.L. M-07				
Grid Connection Standards	IEEE 1547-2018, Rule 21, Rule 14 (HI)				
Emissions	FCC part 15 class A				

(1) For other regional settings please contact SolarEdge support.
(2) Where permitted by local regulations.
(3) For specifications of the optional communication options, visit the Communication product page or the Resource Library to download the relevant product datasheet.

Three Phase Inverter with Synergy Technology
For the 277/480V Grid for North America
SE80KUS / SE100KUS / SE110KUS / SE120KUS

MODEL NUMBER	SE80KUS	SE100KUS	SE110KUS	SE120KUS	
APPLICABLE TO INVERTERS WITH PART NUMBER	SExxK-USx8IxxxxX				UNITS
INSTALLATION SPECIFICATIONS					
Number of Synergy Units per Inverter	2	3			
Ac Max Conduit Size	2 ½"				in
Max AWG Line / PE	4/0 / 1/0				
DC Max Conduit Size	1 x 3"; 2 x 2"				in
DC Input Inverter/ Synergy Unit	8 / 4 pairs; 6-12 AWG	12 / 4 pairs; 6-12 AWG			
	2 pairs / 1 pair, Max 2 AWG; copper or aluminum	3 pairs / 1 pair, Max 2 AWG; copper or aluminum			
Dimensions (H x W x D)	Synergy Unit: 22 x 12.9 x 10.75 / 558 x 328 x 273 Synergy Manager: 14.17 x 22.4 x 11.6 / 360 x 560 x 295				in / mm
Weight	Synergy Unit: 70.4 / 32 Synergy Manager: 39.6 / 18				lb / kg
Operating Temperature Range	-40 to +140 / -40 to +60[(4)]				°F / °C
Cooling	Fan (user replaceable)				
Noise	< 67				dBA
Protection Rating	NEMA 3R				
Mounting	Brackets provided				

(4) For power de-rating information refer to the Temperature De-rating - Technical Note (North America)

FREEDOM™ SOLAR POWER
4801 FRIEDRICH LN.SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomsolarpower.com

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SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION

DATE	DESCRIPTION	REV
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ESI ID: 10443720006363900
32.912126, -96.445302
APN:33829

AHJ:TX-CITY OF ROCKWALL

UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

ILLUMINEI

SPEC SHEETS 01

DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED	REV:B
DATE:05/16/2024	SS-01

powered by Q.ANTUM DUO Z

Q.PEAK DUO XL-G10.3 / BFG
470-485

BIFACIAL DOUBLE GLASS MODULE WITH EXCELLENT RELIABILITY AND ADDITIONAL YIELD

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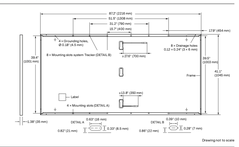

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	Short Circuit Current[2]	I_{SC} [A]	11.04	12.08	11.08	12.12	11.12	12.17	11.16	12.21
	Open Circuit Voltage[2]	V_{OC} [V]	52.91	53.10	53.15	53.34	53.39	53.58	53.63	53.82
	Current at MPP	I_{MPP} [A]	10.51	11.50	10.55	11.54	10.59	11.58	10.63	11.63
	Voltage at MPP	V_{MPP} [V]	44.73	44.72	45.03	45.02	45.33	45.32	45.63	45.62
	Efficiency[3]	η [%]	≥20.3	≥22.2	≥20.5	≥22.4	≥20.7	≥22.7	≥20.9	≥22.9

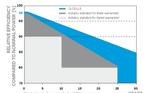
Bifaciality of P_{MPP} and I_{SC}: 70 % ± 5 % • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1] Measurement tolerances P_{MPP} ± 3 %; I_{SC}; V_{OC} ± 5 % at STC: 1000 W/m² • at BSTC: 1000 W/m² + φ = 135 W/m² • φ = 70 % ± 5 %, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[1]								
Minimum	Power at MPP	P_{MPP}	[W]	353.8	357.6	361.4	365.1	
	Short Circuit Current	I_{SC}	[A]	8.89	8.92	8.96	8.99	
	Open Circuit Voltage	V_{OC}	[V]	50.04	50.27	50.49	50.72	
	Current at MPP	I_{MPP}	[A]	8.27	8.30	8.34	8.37	
	Voltage at MPP	V_{MPP}	[V]	42.77	43.06	43.35	43.63	

[1] 800 W/m², NMOT, spectrum AM 1.5

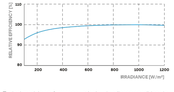
Q CELLS PERFORMANCE WARRANTY



At least 98 % of nominal power during first year. Thereafter max. 0.45 % degradation per year. At least 93.95 % of nominal power up to 10 years. At least 84.95 % of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.34	Nominal Module Operating Temperature	NMOT	[°F]	108 ± 5.4 (42 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 29[4]
Max. Design Load, Push / Pull[3]	[lbs/ft²]	75 (3600 Pa) / 33 (1600 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]	[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)		

[3] See Installation Manual
[4] New Type is similar to Type 2 but with metallic frame

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant, IEC 62116:2018, IEC 61730:2016, U.S. Patent No. 8,893,235 (solar cells), Certification in process.

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | **TEL** +1 949 748 59 96 | **EMAIL** inquiry@us.q-cells.com | **WEB** www.q-cells.us

Specifications subject to technical changes • **Q CELLS** Q.PEAK DUO XL-G10.3 / BFG 470-485_2024-02_Rev02_NA

Power Optimizer
For North America
P1101

POWER OPTIMIZER

PV power optimization at the module level
The most cost-effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- High efficiency with module-level MPPT, for maximized system energy production and revenue, and fast project ROI
- Superior efficiency (99.5%)
- Balance of System cost reduction; 50% less cables, fuses, and combiner boxes; over 2x longer string lengths possible
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

solaredge.com

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Power Optimizer
For North America
P1101

Power Optimizer Model (Typical Module Compatibility)		P1101 (for up to 2 x high power or bi-facial modules)	Units
INPUT			
Rated Input DC Power[(1)]		1100	W
Connection Method		Single input for series connected modules	
Absolute Maximum Input Voltage (Voc at lowest temperature)		125	Vdc
MPPT Operating Range		12.5 – 105	Vdc
Maximum Short Circuit Current (Isc)		14.1	Adc
Maximum Short Circuit Current per Input (Isc)		-	Adc
Maximum Efficiency		99.5	%
Weighted Efficiency		98.6	%
Overvoltage Category		II	
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)			
Maximum Output Current		18	Adc
Maximum Output Voltage		80	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)			
Safety Output Voltage per Power Optimizer		1 ± 0.1	Vdc
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System		Compliant with NEC 2014, 2017, 2020	
EMC		FCC Part 15 Class A, IEC61000-6-2, IEC61000-6-3	
Safety		IEC62109-1 (class II safety), UL1741, UL3741, CSA C22.2#107.1	
Material		UL94 V-0, UV resistant	
RoHS		Yes	
INSTALLATION SPECIFICATIONS			
Compatible SolarEdge Inverters		All commercial three phase inverters	
Maximum Allowed System Voltage		1000	Vdc
Dimensions (W x L x H)		129 x 162 x 59 / 5.1 x 6.4 x 2.32	mm / in
Weight		1064 / 2.34	gr / lb
Input Connector		MC4[(2)]	
Input Wire Length Options	1	1.6 / 5.2	m / ft
	2		
	3		
Output Wire Type / Connector		Double-insulated; MC4	
Output Wire Length		2.4 / 7.8	m / ft
Operating Temperature Range[(3)]		-40 to +85 / -40 to +185	°C / °F
Protection Rating		IP68 / NEMA6P	
Relative Humidity		0 – 100	%

(1) Rated power of the module at STC will not exceed the Power Optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.
(2) For other connector types please refer to the Power Optimizer Input Connector Compatibility Technical Note.
(3) For ambient temperatures above +70°C / +158°F, power de-rating is applied. Refer to Power Optimizers De-Rating Application Note for more details.

PV System Design Using a SolarEdge Inverter[4][5]		208V Grid SE10K	208V Grid SE17.3K*	277/480V Grid SE30K	277/480V Grid SE40K*	
Compatible Power Optimizers		P1101				
Minimum String Length	Power Optimizers	8	10	14	14	
	PV Modules	15	19	27	27	
Maximum String Length	Power Optimizers	30	30	30	30	
	PV Modules	60	60	60	60	
Maximum Continuous Power per String		7200	8820	15300	15300	W
Maximum Allowed Connected Power per String[(6)]		1 string – 8400	1 string – 10020	1 string – 17550	2 strings or less – 17550	W
		2 strings or more – 9800	2 strings or more – 12020	2 strings or more – 20300	3 strings or more – 20300	
Parallel Strings of Different Lengths or Orientations		Yes				
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit		5 Power Optimizers				

* The same rules apply for Synergy units of equivalent power ratings, that are part of the modular Synergy Technology inverter.
(4) For each string, a Power Optimizer may be connected to a single PV module if 1 each Power Optimizer is connected to a single PV module or 2) it is the only Power Optimizer connected to a single PV module in the string.
(5) Design with three phase 208V inverters is limited. Use the SolarEdge Designer for verification.
(6) To connect more STC power per string, design your project using SolarEdge Designer.

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RoHS

Three Phase Inverter with Synergy Technology
For the 277/480V Grid for North America
SE80KUS / SE100KUS / SE110KUS / SE120KUS

INVERTER

Powered by unique pre-commissioning process for rapid system installation

- Pre-commissioning feature for automated validation of system components and wiring during the site installation process and prior to grid connection
- Easy 2-person installation with lightweight, modular design (each inverter consists of 2 or 3 Synergy units and 1 Synergy Manager)
- Independent operation of each Synergy unit enables higher uptime and easy serviceability
- Built-in thermal sensors detect faulty wiring, ensuring enhanced protection and safety
- Built-in arc fault protection and rapid shutdown
- Built-in PID mitigation for maximized system performance
- Monitored* and field-replaceable surge protection devices, to better withstand surges caused by lightning or other events
- Built-in module-level monitoring with Ethernet or cellular communication for full system visibility

*Applicable only for DC and AC SPDs

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Three Phase Inverter with Synergy Technology
For the 277/480V Grid for North America
SE80KUS / SE100KUS / SE110KUS / SE120KUS

MODEL NUMBER	SE80KUS	SE100KUS	SE110KUS	SE120KUS	
APPLICABLE TO INVERTERS WITH PART NUMBER	SExxK-USx8IxxxxX				UNITS
OUTPUT					
Rated AC Active Output Power	80000	100000	110000	120000	W
Maximum AC Apparent Output Power	80000	100000	120000	120000	VA
AC Output Line Connections	3W + PE, 4W + PE				
Supported Grids	WYE: TN-C, TN-S, TN-C-S, TT, IT; Delta: IT				
AC Output Voltage Minimum-Nominal-Maximum[(1)] (L-N)	244 – 277 – 305				Vac
AC Output Voltage Minimum-Nominal-Maximum[(1)] (L-L)	422.5 – 480 – 529				Vac
AC Frequency Min-Nom-Max[(1)]	59.5 – 60 – 60.5				Hz
Maximum Continuous Output Current (per Phase, PF=1)	96.5	120		144.3	Aac
GFDI Threshold	1				A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes				
Total Harmonic Distortion	≤ 3				%
Power Factor Range	+/-0.2 to 1				
INPUT					
Maximum DC Power (Module STC) Inverter / Synergy Unit	140000 / 70000	175000 / 58300	210000 / 70000		W
Transformer-less, Ungrounded	Yes				
Maximum Input Voltage DC+ to DC-	1000				Vdc
Operating Voltage Range	850 – 1000				Vdc
Maximum Input Current	2 x 48.25	3 x 40		3 x 48.25	Adc
Reverse-Polarity Protection	Yes				
Ground-Fault Isolation Detection	167kΩ sensitivity per Synergy Unit[(2)]				
CEC Weighted Efficiency	98.5				%
Nighttime Power Consumption	< 8	< 12			W
ADDITIONAL FEATURES					
Supported Communication Interfaces[(3)]	2 x RS485, Ethernet, Wi-Fi (optional), Cellular (optional)				
Smart Energy Management	Export Limitation				
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi access point for local connection				
Arc Fault Protection	Built-in, User Configurable (According to UL1699B)				
Photovoltaic Rapid Shutdown System	EC 2014, 2017 and 2020, Built-in				
PID Rectifier	Nighttime, built-in				
RS485 Surge Protection (ports 1+2)	Type II, field replaceable, integrated				
AC, DC Surge Protection	Type II, field replaceable, integrated				
DC Fuses (Single Pole)	25A, integrated				
DC SAFETY SWITCH					
DC Disconnect	Built-in				
STANDARD COMPLIANCE					
Safety	UL1699B, UL1741, UL1741 SA, UL1741 SB, UL1998, CSA C22.2#107.1, Canadian AFCI according to T.I.L. M-07				
Grid Connection Standards	IEEE 1547-2018, Rule 21, Rule 14 (HI)				
Emissions	FCC part 15 class A				

(1) For other regional settings please contact SolarEdge support.
(2) Where permitted by local regulations.
(3) For specifications of the optional communication options, visit the Communication product page or the Resource Library to download the relevant product datasheet.

Three Phase Inverter with Synergy Technology
For the 277/480V Grid for North America
SE80KUS / SE100KUS / SE110KUS / SE120KUS

MODEL NUMBER	SE80KUS	SE100KUS	SE110KUS	SE120KUS	
APPLICABLE TO INVERTERS WITH PART NUMBER	SExxK-USx8IxxxxX				UNITS
INSTALLATION SPECIFICATIONS					
Number of Synergy Units per Inverter	2	3			
Ac Max Conduit Size	2 ½"				in
Max AWG Line / PE	4/0 / 1/0				
DC Max Conduit Size	1 x 3"; 2 x 2"				in
DC Input Inverter/ Synergy Unit	8 / 4 pairs; 6-12 AWG	12 / 4 pairs; 6-12 AWG			
	2 pairs / 1 pair, Max 2 AWG; copper or aluminum	3 pairs / 1 pair, Max 2 AWG; copper or aluminum			
Dimensions (H x W x D)	Synergy Unit: 22 x 12.9 x 10.75 / 558 x 328 x 273 Synergy Manager: 14.17 x 22.4 x 11.6 / 360 x 560 x 295				in / mm
Weight	Synergy Unit: 70.4 / 32 Synergy Manager: 39.6 / 18				lb / kg
Operating Temperature Range	-40 to +140 / -40 to +60[(4)]				°F / °C
Cooling	Fan (user replaceable)				
Noise	< 67				dBA
Protection Rating	NEMA 3R				
Mounting	Brackets provided				

(4) For power de-rating information refer to the Temperature De-rating - Technical Note (North America)

FREEDOM™ SOLAR POWER
4801 FRIEDRICH LN.SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomsolarpower.com

SYSTEM INFORMATION

DC SYSTEM SIZE: 539.32kW
AC SYSTEM SIZE: 400.00kW
MODULES:
(1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
INVERTERS:
(2)SOLAREDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
(2)SOLAREDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558)SOLAREDGE P1101 POWER OPTIMIZER
WIND SPEED:105MPH
SNOW LOAD:5PSF
MINIMUM TEMPERATURE: -8°C
MAXIMUM TEMPERATURE: 37°C

SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION

DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

PROJECT INFORMATION

NAME:CTE ENTERTAINMENT, LP COM-41783

ADDRESS:1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
ESI ID: 10443720006363900
32.912126, -96.445302
APN:33829

AHJ:TX-CITY OF ROCKWALL

UTILITY:ONCOR

PRN NUMBER:FMS-CU-2023-1688

ILLUMINEI

SPEC SHEETS 01

DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

SCALE:AS NOTED	REV:B
DATE:05/16/2024	SS-01

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW *SOLAR ENERGY COLLECTOR PANELS* ON THE ROOF OF AN EXISTING BUILDING SITUATED ON A FIVE (5) ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, PARK PLACE BUSINESS CENTRE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing building situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and being more specifically depicted and described 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*] 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*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Solar Energy Collector Panels* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code

PRELIMINARY 08-29-2024

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to *Solar Energy Collector Panels* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development or redevelopment of the *Subject Property* shall generally conform to the *Site Plan* and *Building Elevations* depicted in *Exhibits 'B' and 'C'* of this ordinance.

(2) Reflective glare of Solar Energy Collector Panels shall be minimized by the positioning of the Solar Collector Panels or by the use of non-glare glazing.

(3) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted Solar Energy Collector Panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.

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 compliance to the following:

(1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, should the business owner 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 force and effect.

DRAFT
09.25.2024

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 15th DAY OF JULY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

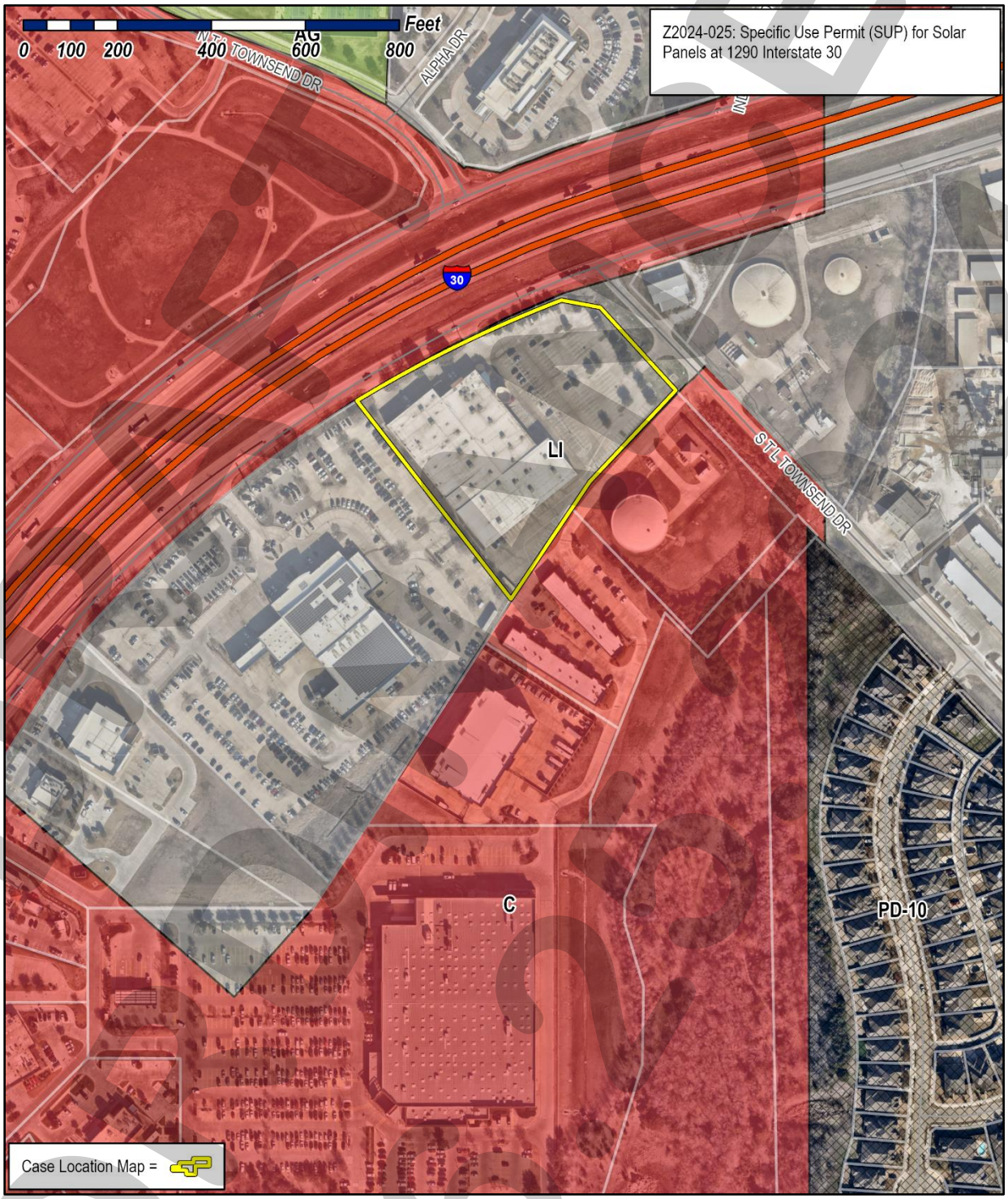
1st Reading: *July 1, 2024*

2nd Reading: *July 15, 2024*

DRAFT ORDINANCE 06.25.2024

Exhibit 'A'
Zoning Exhibit

Address: *1290 E. IH-30*
Legal Description: *Lot 2, Block A, Park Place Business Centre Addition*

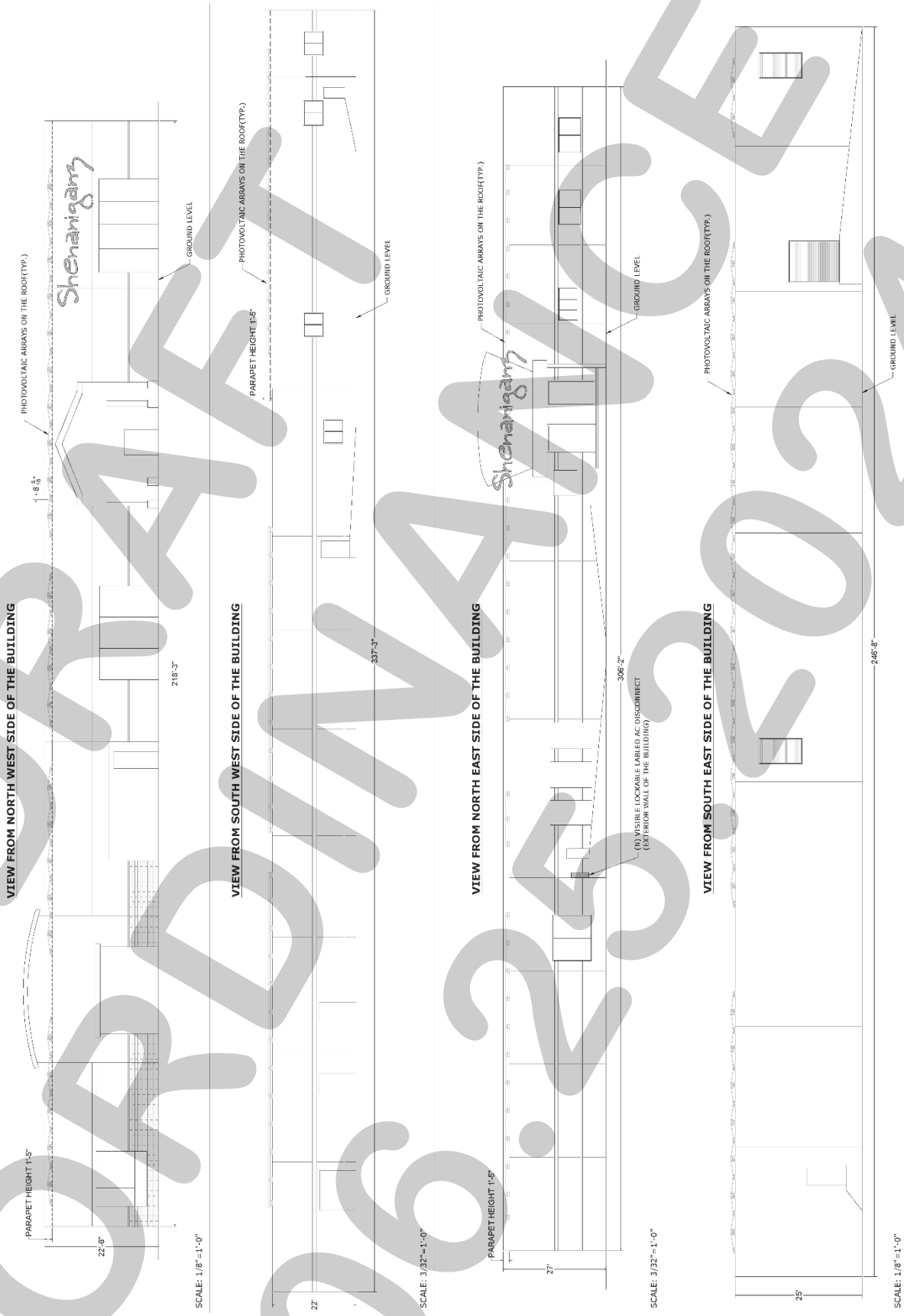


DRAFT 08/07/2024

Exhibit 'B':
Concept Plan

DRAFT ORDINANCE 06.25.2024

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
06.25.2024

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:	June 25, 2024
APPLICANT:	Ryszond Waszczvk
CASE NUMBER:	Z2024-026; *Specific Use Permit (SUP) for a Residential Infill for 711 Lamar Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances and the 1934 Sanborn Maps, the subject property was platted as part of the B.F. Boydston Addition prior to 1959 and after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. The subject property is currently vacant.

PURPOSE

The applicant -- *Ryszond Waszczvk* -- 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 addressed as 711 Lamar Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are eight (8) single-family residential lots (*i.e. 704, 706, 708, 710, 712, 714 Sherman Street & 608, 610 E. Boydstun Avenue*) that are zoned Single-Family 7 (SF-7) District. Beyond this is E. Boydstun Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a vacant 0.1460-acre parcel of land (*i.e. Lot 10, Block 111, B.F. Boydston Addition*) that is vacant and owned by Rockwall Habitat for Humanity. Beyond this is a 1.10-acre parcel of land (*i.e. Lot 1, Block 1, Lamar Street Habitat No. 1 Addition*) developed with a single-family home. South of this are two (2) vacant parcels of land (*i.e. Lot 2, Block 1, Lamar Street Habitat No. 1 Addition & Lot G, Block 112, B.F. Boydston Addition*) which are also owned by the Rockwall Habitat for Humanity. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are two (2) residential lots (*i.e. 711 & 713 Sherman Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this are three (3) parcels of land (*i.e. Lots A & C, Block 110, B.F. Boydston Addition & Lot 110-B of the Ridgell Addition*), that are owned by Kaufmann

Properties, LLC, and are zoned Planned Development District 52 (PD-52). East of this is S. Clark Street, which is identified as a R2 (*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 is Lamar Street, which is identified as a R2 (*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 three (3) residential lots (*i.e. 605 & 609 E. Ross Street & 725 Peters Colony*) developed with single-family lots that are zoned Single-Family 7 (SF-7) District. West of this is Peters Colony, which is identified as a R2 (*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 B. F. Boydston Subdivision, and situated within 500-feet of the Ridgell and Robbins Additions, which have been in existence more than ten (10) years, consist of more than five (5) residential lots, and are more than 90.00% 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 adjacent to an established subdivision, 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 within close proximity of Sherman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sherman Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward Sherman Street.	The front elevation of the home will face Sherman Street.
Year Built	1974-2007	*N/A*
Building SF on Property	980 SF – 2,942 SF	2,553 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet
Rear	10-Feet	35-Feet, 11 ½-inches
Building Materials	Brick and Siding	Siding, Brick, and Stone
Paint and Color	Red, Tan, White, Brown, Yellow	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located approximately 22-feet, 9-inches in front of the front façade.

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's proposed garage is oriented approximately 22-feet, 9-inches in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area or properties

located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

For the purpose of comparing the proposed 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 Sherman Street and also provided the proposed building elevations 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 May 20, 2024, staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowners 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 back regarding 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) 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.

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	914 Sherman St.				
SUBDIVISION		LOT	9	BLOCK	111
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	Ryszard Waszczuk, Dagmara Plaza	☐ APPLICANT	R. Waszczuk, D. Plaza
CONTACT PERSON		CONTACT PERSON	Ryszard Waszczuk
ADDRESS	820 E Heath St.	ADDRESS	820 E Heath St.
			P
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972-400-8047	PHONE	972-400-8047
E-MAIL	RichardExp@HOTMAIL.COM	E-MAIL	Richardexpo@hotmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryszard Waszczuk / Dagmara Plaza [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 5/17/2024 DAY OF May, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF May, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

MY COMMISSION EXPIRES 12-08-2024

NOTARY PUBLIC STATE OF TEXAS
THERESA L MOSS
Notary ID #130926177
My Commission Expires
December 8, 2024

City of Rockwall

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

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

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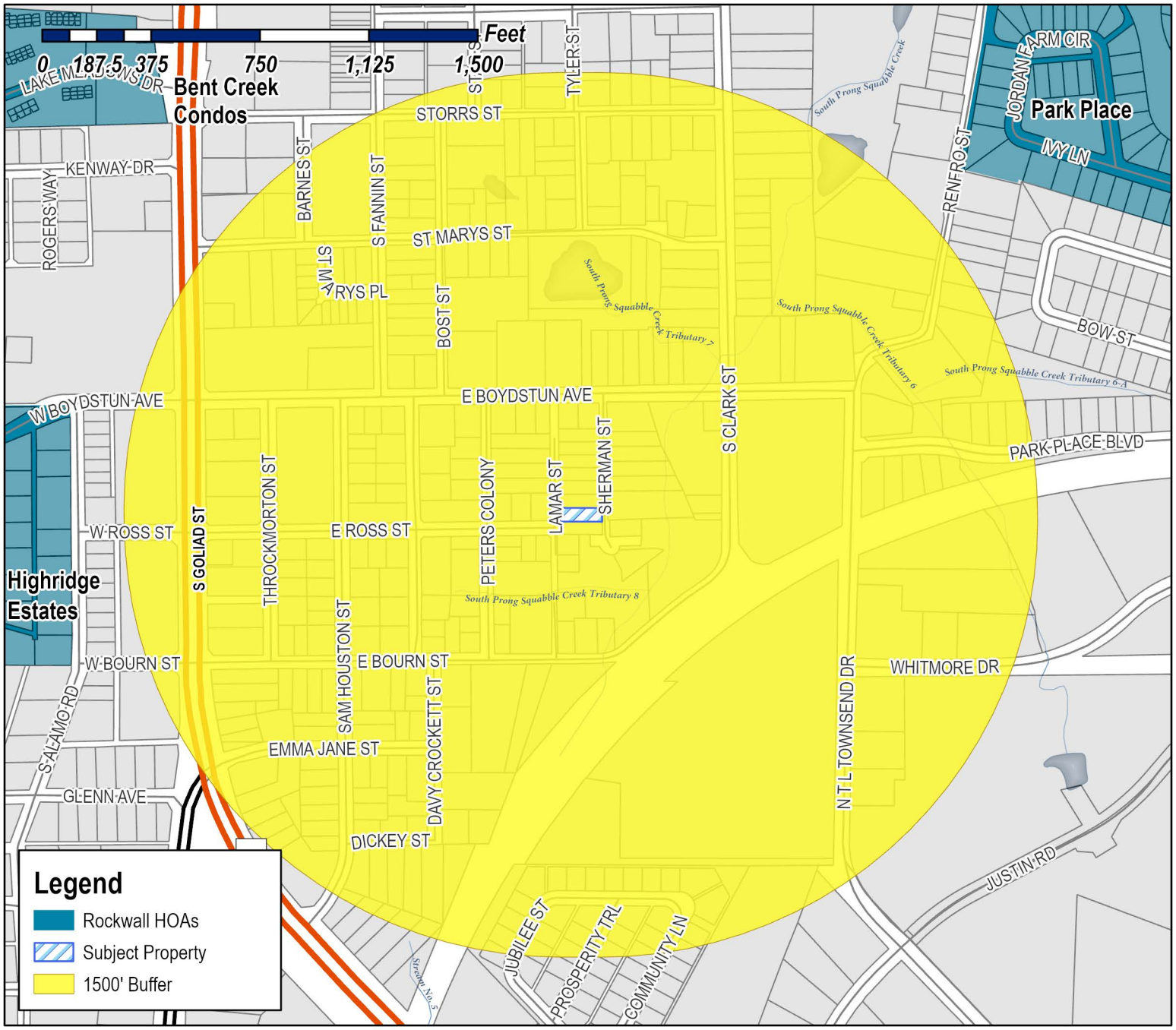
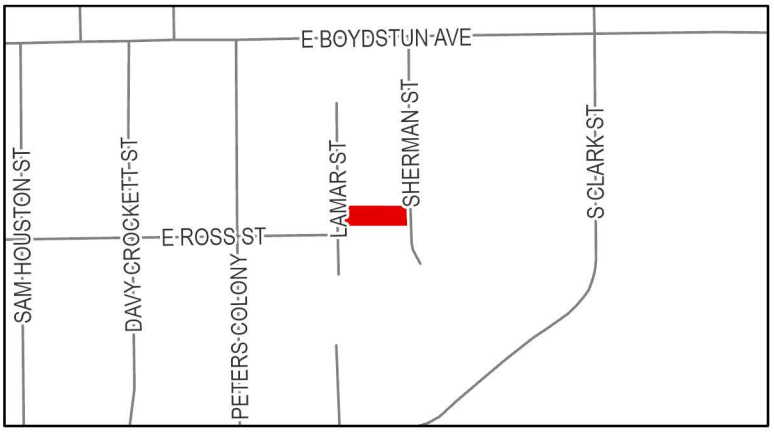


Case Number: Z2024-026
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Lamar Street



Date Saved: 5/20/2024
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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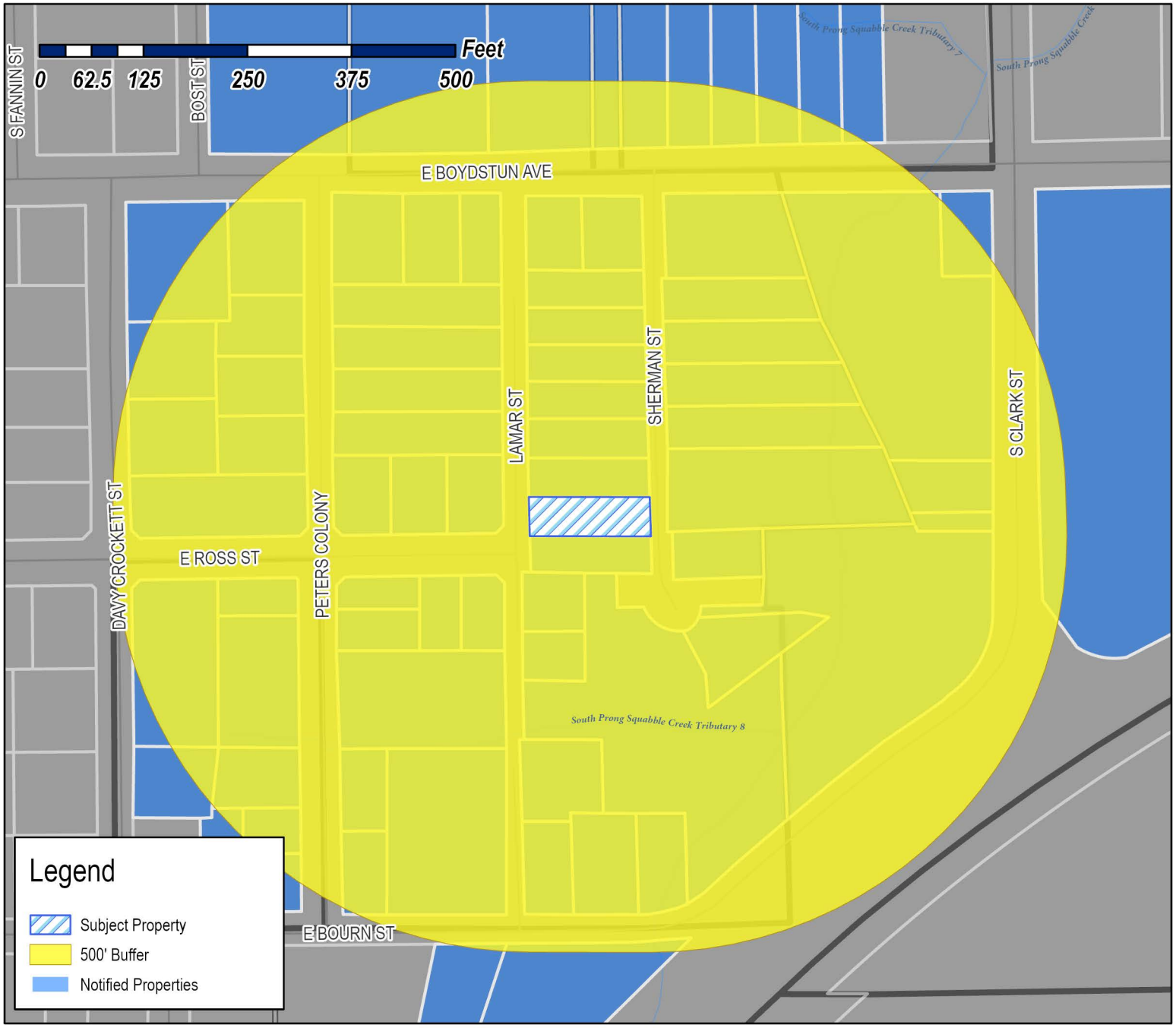

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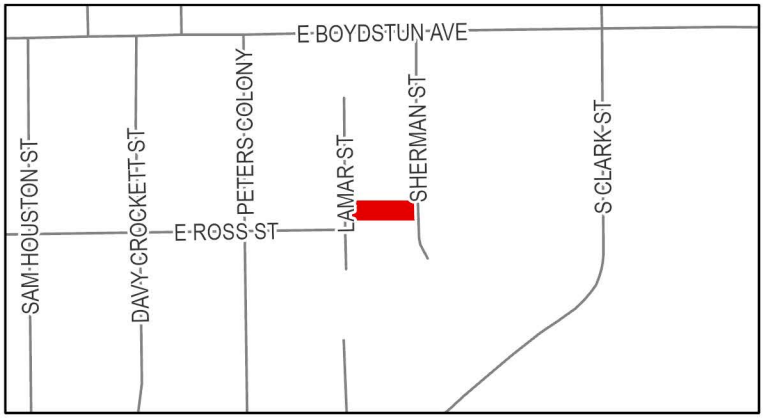


Date Saved: 5/20/2024
For Questions on this Case Call: (972) 771-7745

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

WELCH CHRISTOPHER & HAZEL
1212 CLIFFTOP LN
DALLAS, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
1940 ENCHANTED WAY 201
GRAPEVINE, TX 76051

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

OFF MARKET LLC
DBA BIG STATE HOME BUYERS
2800 N LOOP WEST #925
HOUSTON, TX 77092

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 S ROSS
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
607 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
611 E BOYDSTUN AVE
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75032

RESIDENT
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

KENNEDY BLAKE
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
705 PETERS COLONY
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
711 LAMAR
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
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:

Z2024-026: Specific Use Permit (SUP) for Residential Infill at 711 Lamar Street

Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, 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, June 11, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 17, 2024 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 Guevara
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, June 17, 2024 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. Z2024-026: Specific Use Permit (SUP) for Residential Infill at 711 Lamar Street

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:

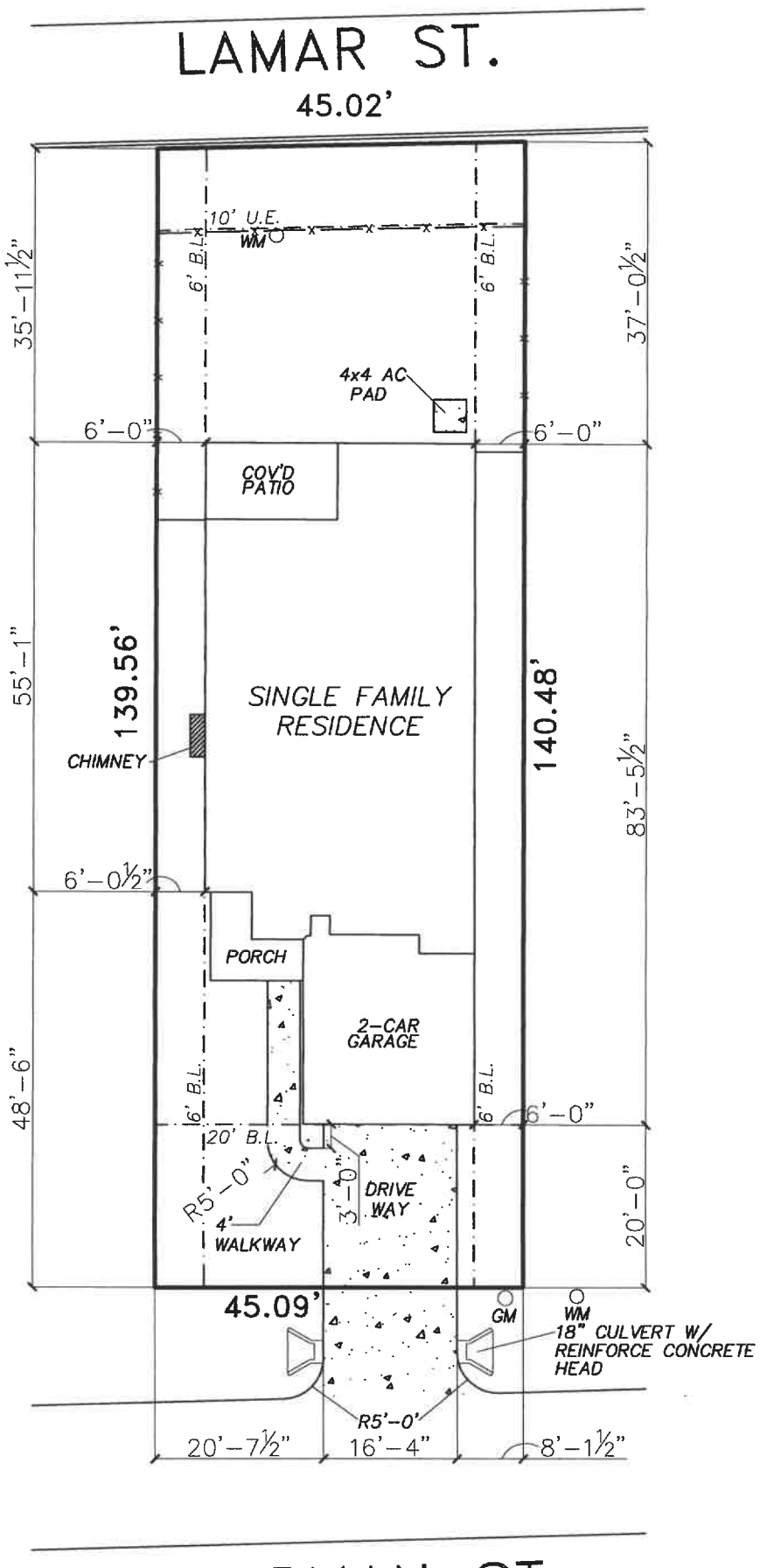
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

NORTH
SCALE: 1" = 20'-0"

AREA CALCULATIONS		
LOT AREA	6307	SF
SLAB COVERAGE	2545	SF
% BUILDING COVERAGE	40.4	% COVERAGE
TOTAL IMP. COVERAGE.	2993	SF
% TOTAL IMP. COVERAGE.	47.5	% COVERAGE
DRIVEWAY COVERAGE	327	SF
% DRIVEWAY COVERAGE	5.2	% COVERAGE
WALKWAY COVERAGE	105	SF
% WALKWAY COVERAGE	1.7	% COVERAGE
4'X4' A.C. PAD COVERAGE	16	SF
% 4'X4' A.C. PAD COVERAGE	0.25	% COVERAGE
FLAT WORK	0	SF
SOD GRASS	377	SQ YARD
SIDEWALK COVERAGE	0	SF
APPROACH COVERAGE	228	SF
LOT FRONTAGE	305	SF
FENCE	148	LINEAR SF

* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.



CUSTOMER SIGNATURE:

DATE:

NOTES:

LEGEND

- DRAINAGE FLOW
- PROPOSED FENCE
- EXISTING FENCE
- CURLEX
- RETAINING WALL
- REQUIRED TREE PLANTING
- REQUIRED BUSH

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E.- VISIBILITY EASEMENT
-EXPOSED AGGREGATE CONCRETE

BUILDER: RICHARD EXPO	DATE: 05-25-2024
ADDITION: N/A	DRAWN BY: DDSG-HR
ADDRESS: 714 SHERMAN STREET	CITY: ROCKWALL
LOT: 9 BLOCK: 111	PLAN: N/A ELEVATION: A
PHASE: N/A	SWING: RIGHT
OPTION: N/A	

DDS GROUP

PLOT PLAN | SP1

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND AL LBUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.

ISSUED FOR REVIEW:
05-16-24

BUYER:
RICHARD EXPO

ADDRESS:
714 SHERMAN ST
BLK 111 / LOT 9
ROCKWALL, TX.

PLAN: 714 SHERMAN ST ELEVATION: A

INDEX:

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A1	FIRST FLOOR PLAN
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A2	INTERIOR ELEVATION
A3	FRONT & RIGHT ELEVATION
A4	REAR & LEFT ELEVATION
A5	ROOF PLAN
A6	FIRST FLOOR ELECTRICAL PLAN
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F1	FOUNDATION PLAN
F2	FOUNDATION DETAILS
R1	FIRST FLOOR CEILING JOIST PLAN
R2	FIRST FLOOR RAFTER SUPPORT
R3	ROOF RAFTER PLAN
R4	FRAMING DETAILS
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MEP3	FIRST FLOOR MECHANICAL PLAN
1	RES-CHECK SINGLE FAMILY HOUSE ENERGY REPORT
2	RES-CHECK PROJECT INFORMATION
3	RES-CHECK ESTIMATED ANNUAL ENERGY USAGE

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.

2. CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL REQUIREMENTS OF THE LOCAL JURISDICTION, INCLUDING, BUT NOT LIMITED TO, PERMITS PRIOR TO COMMENCING CONSTRUCTION, INSPECTIONS AT VARIOUS STAGES DURING CONSTRUCTION, AND CERTIFICATE OF OCCUPANCY AFTER COMPLETION.

3. CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL, WATERTIGHT, AND SOUND WORKMANLIKE PROJECT, PROVIDING ANY ITEMS OR WORK NEEDED TO ACHIEVE THE ABOVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCING, SAFETY PROCEDURES, AND MATERIALS.

4. THE CONTRACTOR AND ALL SUBCONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF PLANS AND SPECIFICATIONS, TO INCLUDE DIMENSIONS AND SECTIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND NOTIFY BUILDER OF ANY DISCREPANCIES OR VARIANCES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.

5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.

6. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION, UNLESS NOTED OTHERWISE. ARCHITECTURAL BUILDING AND WALL SECTIONS ARE DIAGRAMMATIC. CONSULT ENGINEER FOR ACTUAL FRAMING CONFIGURATIONS, SIZES, SPACING, ANCHORS, SHEATHING TYPE AND THICKNESS, ETC. FOUNDATION DESIGN SHALL BE PER ENGINEER.

7. CONTRACTOR SHALL ENSURE COMPLIANCE WITH BEST PRACTICES FOR RESIDENTIAL CONSTRUCTION AS DEFINED BY THE CURRENT AND ADOPTED IRC AND NAHB BUILDING STANDARDS.

ABBREVIATIONS:

R & S	ROD & SHELF
X-SH	SHELF/SHELVES
ABV.	ABOVE
A.F.F.	FINISH FLOOR
APRX.	APPROXIMATE
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
COV'D	COVERED
CPT	CARPET
DL	DIVIDED LITE
EXT'D	EXTENDED
FLUOR	FLUORESCENT
FX	FIXED
HB	HOSE BIB
HDR	HEADER
HZ	HORIZONTAL
ILO	IN LIEU OF
MTL	METAL
OBS.	OBSCURE
OPQ	OPAQUE
OPT.	OPTIONAL
PL	PLATE HEIGHT
PWDR	POWDER ROOM
RAD/R	RADIUS
REF.	REFERENCE
STD.	STANDARD
TEMP	TEMPERED
TRANS	TRANSOM
TYP.	TYPICAL
W.C.	WATER CLOSET
WD	WOOD
W.I.C.	WALKING CLOSET
WP	WATER PROOF

DDS GROUP
WWW.DDSG.US

DESIGN AND DRAFT SERVICES GROUP
WWW.DDSG.US SERVICES@DDSG.US
PH: 469-999-0800 PH:214-966-0550
123 W. MAIN ST., SUITE 120
GRAND PRAIRIE, TX 75050

DESIGNER:
DDS GROUP

PROJECT #:
183858

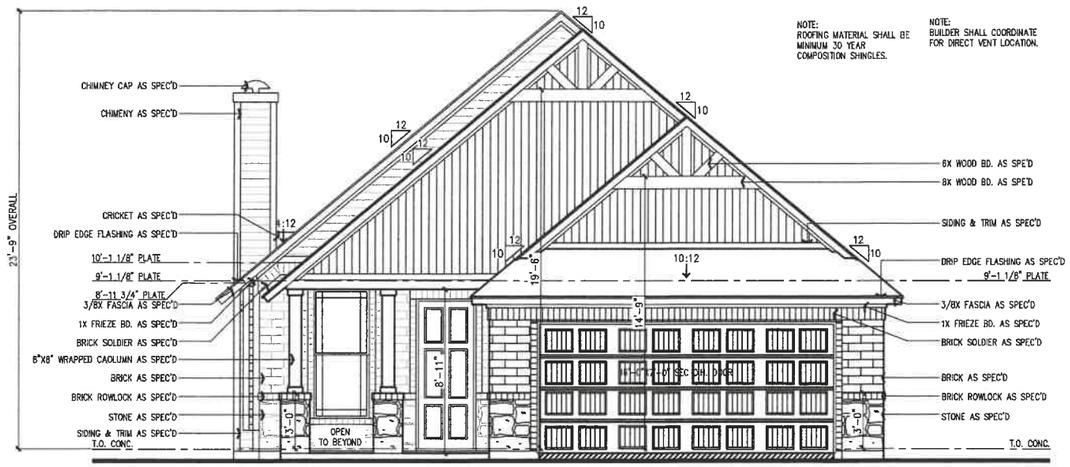
714 SHERMAN ST
ROCKWALL, TX.

ELEVATION:
A

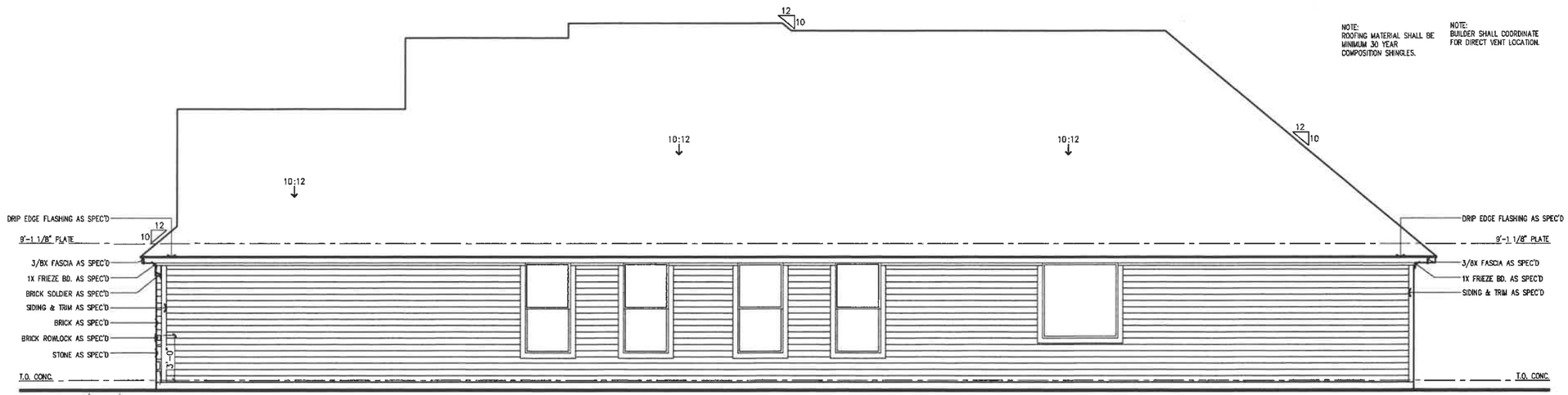
SHEET NUMBER:
C1

Y:\RICHARD EXPO\714 SHERMAN ST\CONSTRUCTION DOCUMENTS\714 SHERMAN ST ARCHITECTURAL 2024-05-15.DWG

MATERIAL AREA TABULATIONS	714 SHERMAN ST										
	BRICK VENEER			STONE VENEER			SIDING/STUCCO			TOTAL	
Front Elevation	82	S.F.	25.00%	34	S.F.	10.37%	212	S.F.	64.63%	328	S.F.
Right Side Elevation	2	S.F.	0.36%	1	S.F.	0.18%	552	S.F.	99.46%	555	S.F.
Rear Elevation	0	S.F.	0.00%	0	S.F.	0.00%	207	S.F.	100.00%	207	S.F.
Left Side Elevation	130	S.F.	22.38%	77	S.F.	13.25%	374	S.F.	64.37%	581	S.F.
Total Area	214	S.F.		112	S.F.		1,345	S.F.		1,671	S.F.
Total Brick Area							214	S.F.		12.81%	
Total Stone Area							112	S.F.		6.70%	
Total Siding Area							1,345	S.F.		80.49%	
Overall Width = 34'-10"				Overall Depth = 83' 5 1/2"							



1 A3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 A3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

DDS GROUP
WWW.DDSG.US
DESIGN AND DRAFT SERVICES GROUP
WWW.DDSG.US SERVICES@DDSG.US
PH: 469-999-0800 PH:214-966-0550
123 W. MAIN ST., SUITE 120
GRAND PRAIRE, TX 75050

DESIGNER: DDS GROUP

PROJECT #: 183858

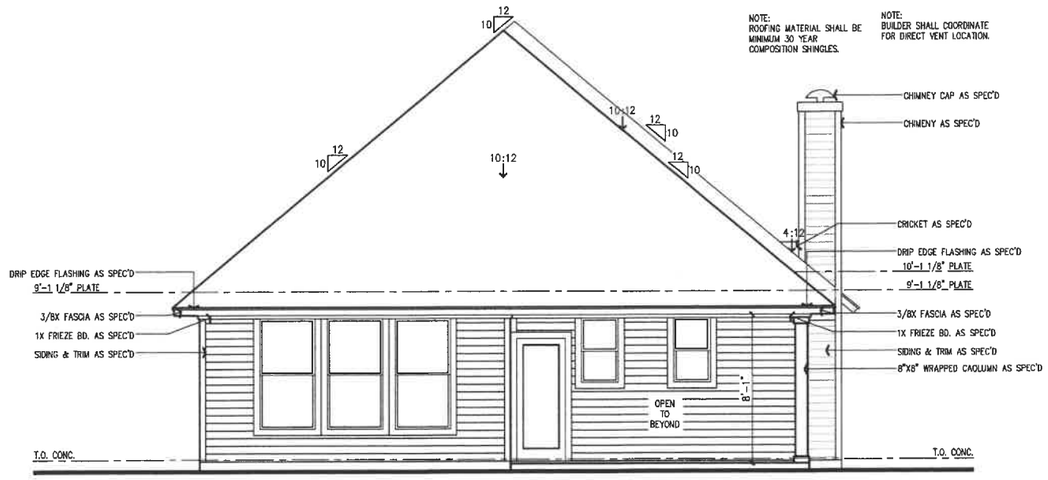
714 SHERMAN ST ROCKWALL, TX.

ELEVATION: A

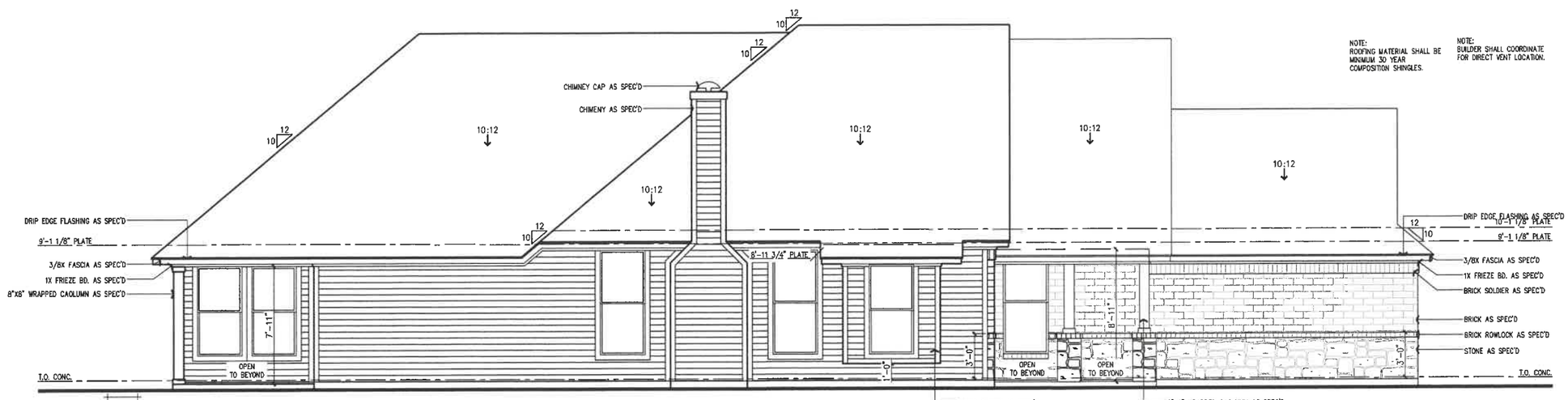
SHEET NUMBER: A3

Y:\RICHARD EXPO\714 SHERMAN ST\CONSTRUCTION DOCUMENTS\714 SHERMAN ST ARCHITECTURAL 2024-05-15.DWG

MATERIAL AREA TABULATIONS	714 SHERMAN ST										
	BRICK VENEER			STONE VENEER			SIDING/STUCCO			TOTAL	
Front Elevation	82	S.F.	25.00%	34	S.F.	10.37%	212	S.F.	64.63%	328	S.F.
Right Side Elevation	2	S.F.	0.36%	1	S.F.	0.18%	552	S.F.	99.46%	555	S.F.
Rear Elevation	0	S.F.	0.00%	0	S.F.	0.00%	207	S.F.	100.00%	207	S.F.
Left Side Elevation	130	S.F.	22.38%	77	S.F.	13.25%	374	S.F.	64.37%	581	S.F.
Total Area	214	S.F.		112	S.F.		1,345	S.F.		1,671	S.F.
Total Brick Area							214	S.F.		12.81%	
Total Stone Area							112	S.F.		6.70%	
Total Siding Area							1,345	S.F.		80.49%	
Overall Width = 34'-10"							Overall Depth = 83' 5 1/2"				



1 REAR ELEVATION
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A4 SCALE: 1/8" = 1'-0"

DDS GROUP
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DESIGN AND DRAFT SERVICES GROUP
WWW.DDSG.US SERVICES@DDSG.US
PH: 469-999-0800 PH:214-966-0550
123 W. MAIN ST., SUITE 120
GRAND PRAIRE, TX 75050

DESIGNER: DDS GROUP

PROJECT #: 183858

714 SHERMAN ST ROCKWALL, TX.

ELEVATION: A

SHEET NUMBER: A4

X:\RICHARD EXPO\714 SHERMAN ST\CONSTRUCTION DOCUMENTS\714 SHERMAN ST ARCHITECTURAL 2024-05-15.DWG

GENERAL NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
3. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
4. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
5. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
6. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
7. U.N.O. ALL ANGLED WALLS TO BE AT 45° DEGREES.
8. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
9. ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED)TO BE UNDER TREADS (WATERFALL STYLE).
10. "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
11. ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
12. PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
13. ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
14. PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
15. SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
16. U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.

SQUARE FOOTAGE TABLE

AREA	
FIRST FLOOR	1,839 SF
TOTAL LIVING	1,839 SF
GARAGE	476 SF
FRONT PORCH	86 SF
COVERED PATIO	152 SF
TOTAL COMBINED	2,553 SF
TOTAL SLAB	2553 SF

MASONRY LEGEND

STONE

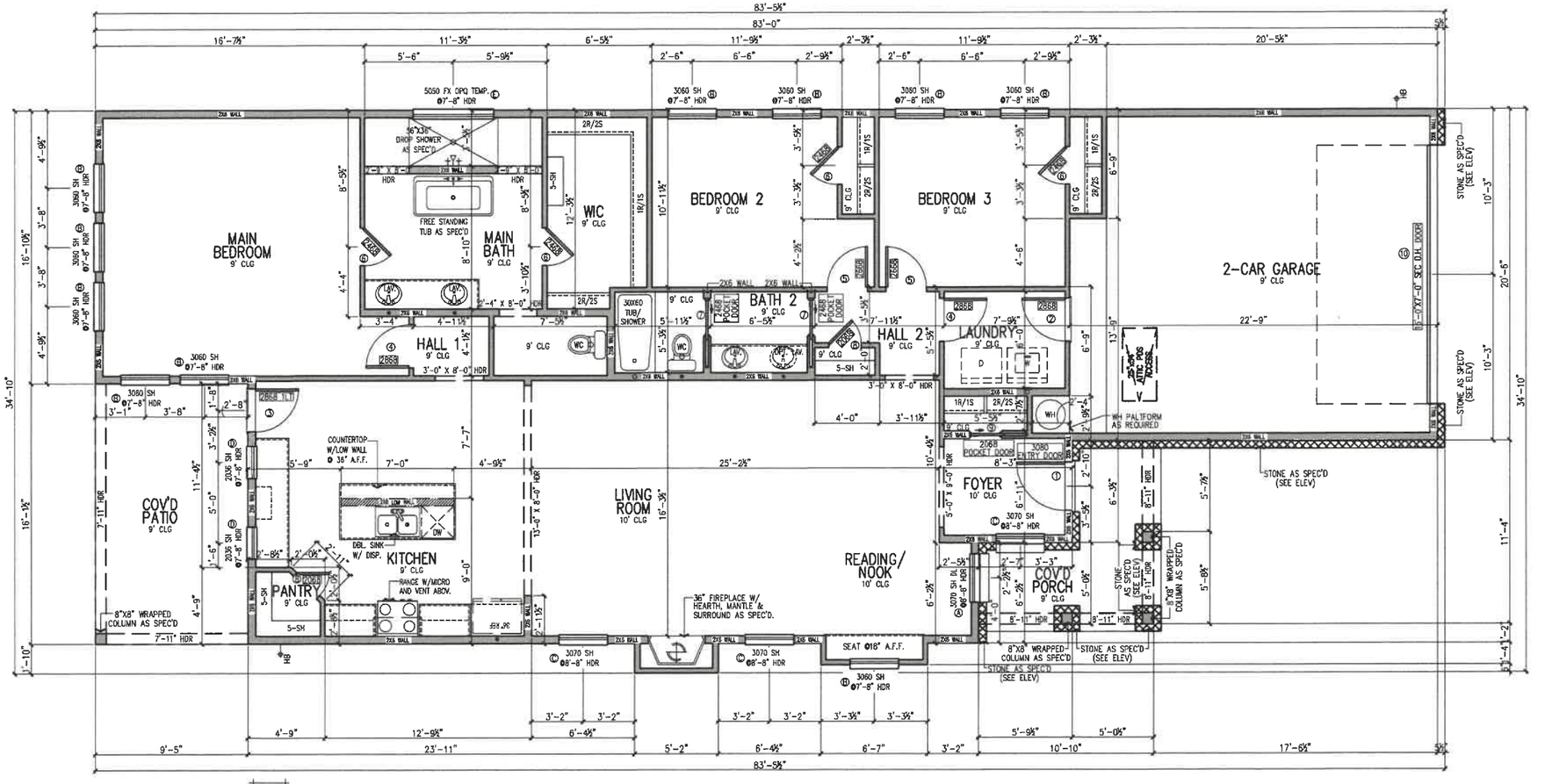
BRICK

DOOR SCHEDULE

ID	QTY	TYPE	DESCRIP.
1	1	3080	EXTERIOR INSULATED DOOR
2	1	2868	EXTERIOR INSULATED DOOR
3	1	2868 LT	EXTERIOR DOOR W/GLASS
4	2	2868	INTERIOR
5	2	2668	INTERIOR
6	4	2468	INTERIOR
7	2	2468	INTERIOR POCKET DOOR
8	2	2068	INTERIOR
9	1	2068	INTERIOR POCKET DOOR
10	1	16070	GARAGE OVERHEAD

WINDOW SCHEDULE

ID	QTY	TYPE	DESCRIP.
A	1	3070	VINYL 3 STAR ENERGY – SINGLE HUNG DL
B	10	3060	VINYL 3 STAR ENERGY – SINGLE HUNG
C	3	3070	VINYL 3 STAR ENERGY – SINGLE HUNG
D	2	2036	VINYL 3 STAR ENERGY – SINGLE HUNG
E	1	5050	VINYL 3 STAR ENERGY – FIXED OPQ. TEMP



1 FIRST FLOOR PLAN
A1 SCALE: 1/8" = 1'-0"

DDS GROUP
WWW.DDSG.US

DESIGN AND DRAFT SERVICES GROUP
WWW.DDSG.US SERVICES•DDSG.US
PH: 469-999-0800 PH:214-966-0550
123 W. MAIN ST., SUITE 120
GRAND PRAIRE, TX 75050

DESIGNER: DDS GROUP

PROJECT #: 183858

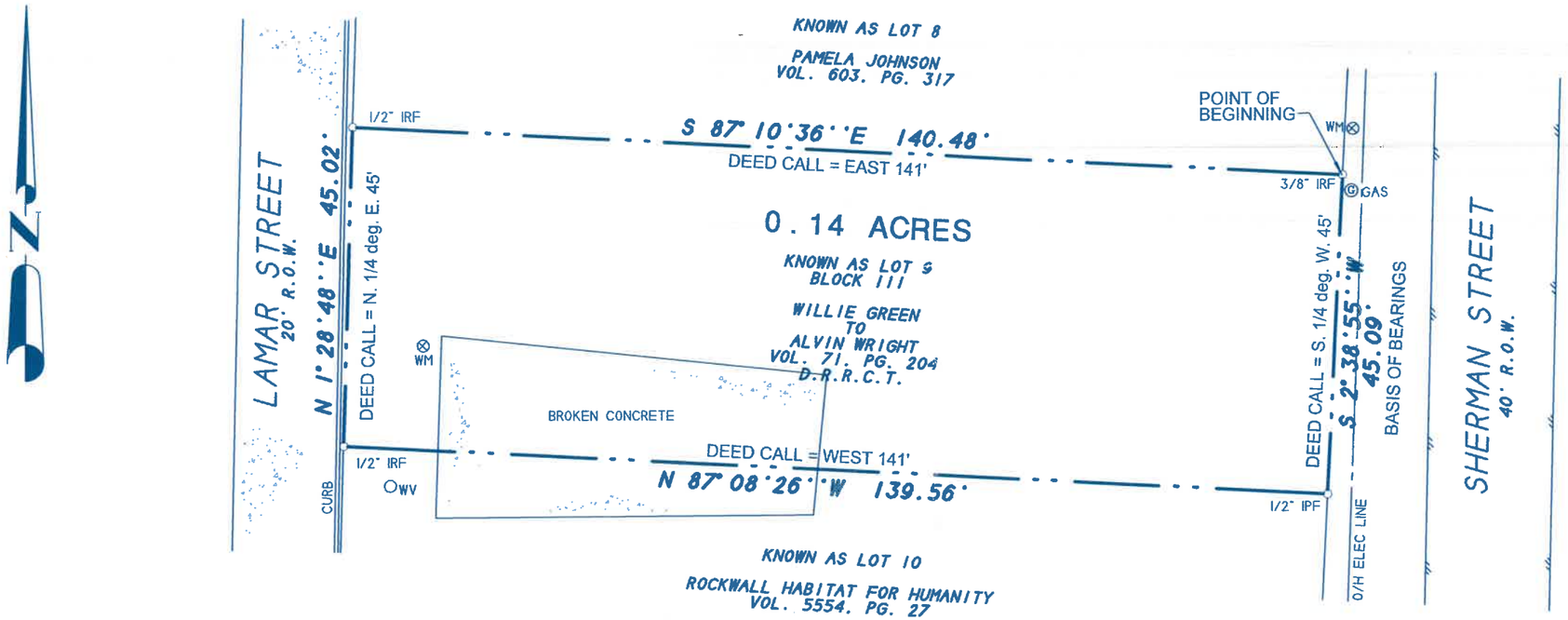
714 SHERMAN ST ROCKWALL, TX.

ELEVATION: A

SHEET NUMBER: A1

Y:\RICHARD EXPO\714 SHERMAN ST\CONSTRUCTION DOCUMENTS\714 SHERMAN ST ARCHITECTURAL 2024-05-15.DWG

PLAT OF SURVEY



DESCRIPTION

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas, and being known as Lot 9, Block 111, and being the same tract of land as described in a Warranty deed from Willie Green, et al to Alvin Wright, dated November 25, 1964 and being recorded in Volume 71, Page 204 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the west right-of-way of Sherman Street, being the northeast corner of Wright tract and the southeast corner of Lot 8, Block 111 as described in a Deed to Pamela Johnson, as recorded in Volume 603, Page 317 of the Real Property Records of Rockwall County, Texas;

THENCE S. 02 deg. 38 min. 55 sec. W. along the west right-of-way of Sherman Street, a distance of 45.09 feet to a 1/2" iron pipe found for corner at the northeast corner of a tract of land as described in a Warranty deed to Rockwall Habitat for Humanity, as recorded in Volume 5554, Page 27 of the Official Public Records of Rockwall County, Texas;

THENCE N. 87 deg. 08 min. 26 sec. W. along the south boundary of said Wright tract, a distance of 139.56 feet to a 1/2" iron rod found for corner in the east right-of-way line of Lamar Street;

THENCE N. 01 deg. 28 min. 48 sec. E. along said right-of-way line, a distance of 45.02 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 10 min. 36 sec. E. along the south boundary of said Johnson tract, a distance of 140.48 feet to the POINT OF BEGINNING and containing 0.14 acres of land.

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company, Old Republic National Title Insurance Company and Richard Expo at 711 Lamar Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 6th day of April, 2021.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
-X- FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	LP PROPANE TANK

SURVEY DATE APRIL 6. 2021
SCALE 1" = 20' FILE # 20210120
CLIENT EXPO GF # 21118784-10GH

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

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

ADJACENT HOUSING ATTRIBUTES

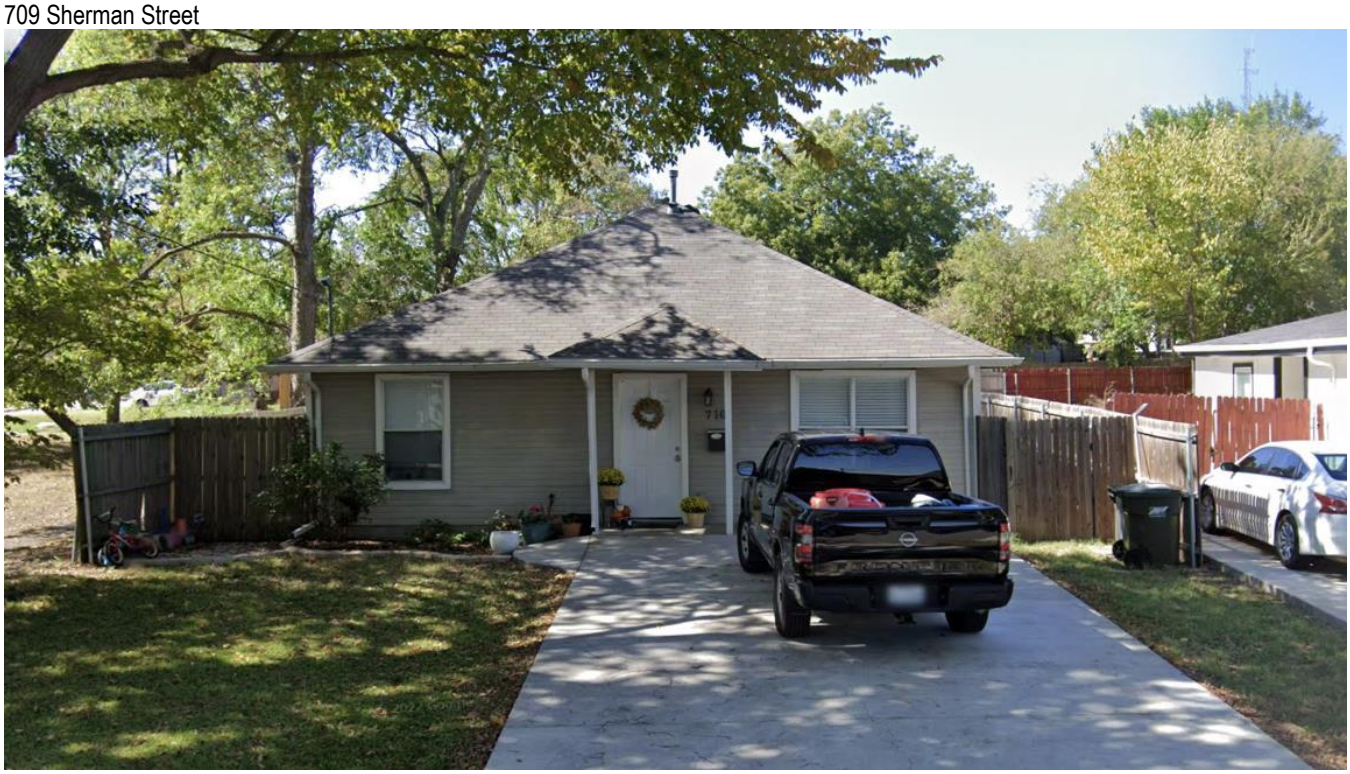
ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
707 Sherman Street	Single-Family Home	2007	1,494	*N/A*	Brick and Siding
708 Sherman Street	Single-Family Home	1974	1,400	*480*	Siding
709 Sherman Street	Single-Family Home	2007	1,494	*40*	Brick and Siding
710 Sherman Street	Single-Family Home	1994	1,200	*N/A*	Siding
711 Sherman Street	Single-Family Home	1982	2,942	*N/A*	Siding
712 Sheman Street	Vacant	N/A	N/A	*N/A*	N/A
713 Sherman Street	Single-Family Home	1990	1,896	*N/A*	Brick
715 Sherman Street	Vacant	N/A	N/A	*N/A*	N/A
716 Sherman Street	Vacant	N/A	N/A	*N/A*	N/A
711 Lamar Street	Vacant	N/A	N/A	*N/A*	N/A
	AVERAGES:	1992	1,738	260	

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

707 Sherman Street

708 Sherman Street

709 Sherman Street



710 Sherman Street

711 Sherman Street

712 Sherman Street

713 Sherman Street

715 Sherman Street

716 Sherman Street

711 Lamar Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1450-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 111, B. F. BOYDSTUN 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 by Ryszond Waszczvk for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, 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*] 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*] 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 Adjacent to an Established Subdivision* to allow for 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,

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 03.09, *Single-Family 7*

DRAFT 08.26.2024

(SF-7) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home and 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 force and effect.

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

DRAFT ORDINANCE 06.25.2024

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15th DAY OF JULY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 1, 2024*

2nd Reading: *July 15, 2024*

DRAFT ORDINANCE 06.25.2024

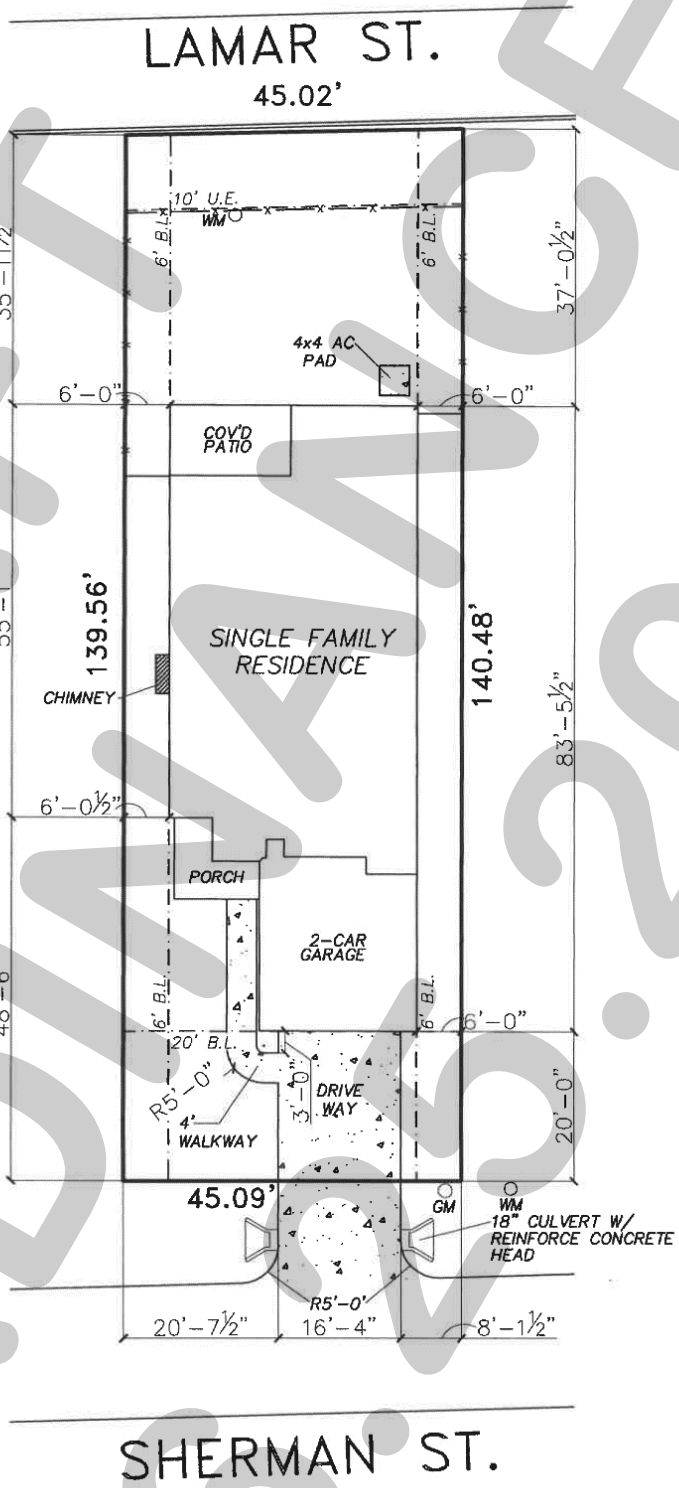
Exhibit 'A':
Location Map

Address: *711 Lamar Street*

Legal Description: *Lot 9, Block 111, B. F. Boydston Addition*

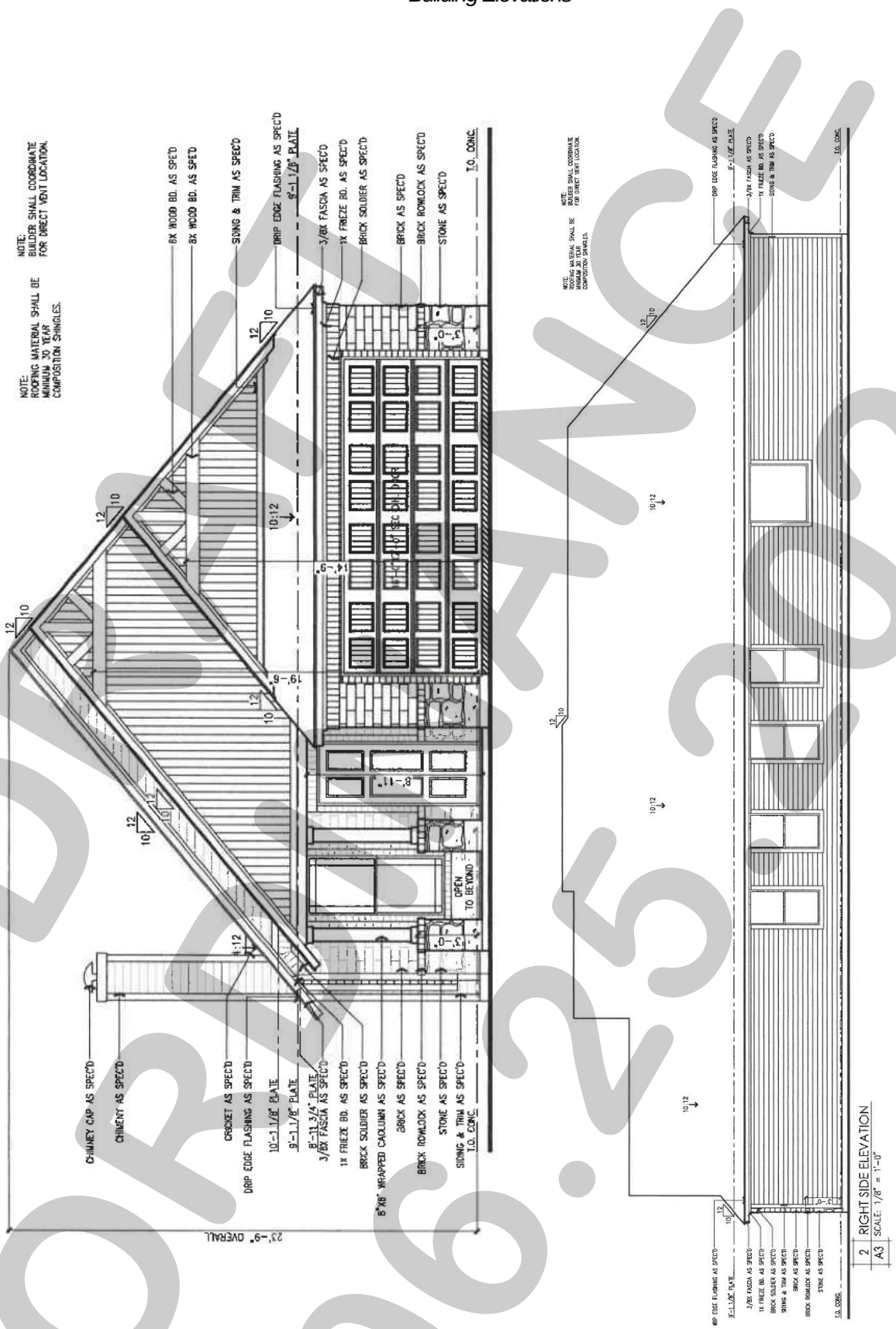
DRAFT 06/25/24

Exhibit 'B':
Residential Plot Plan



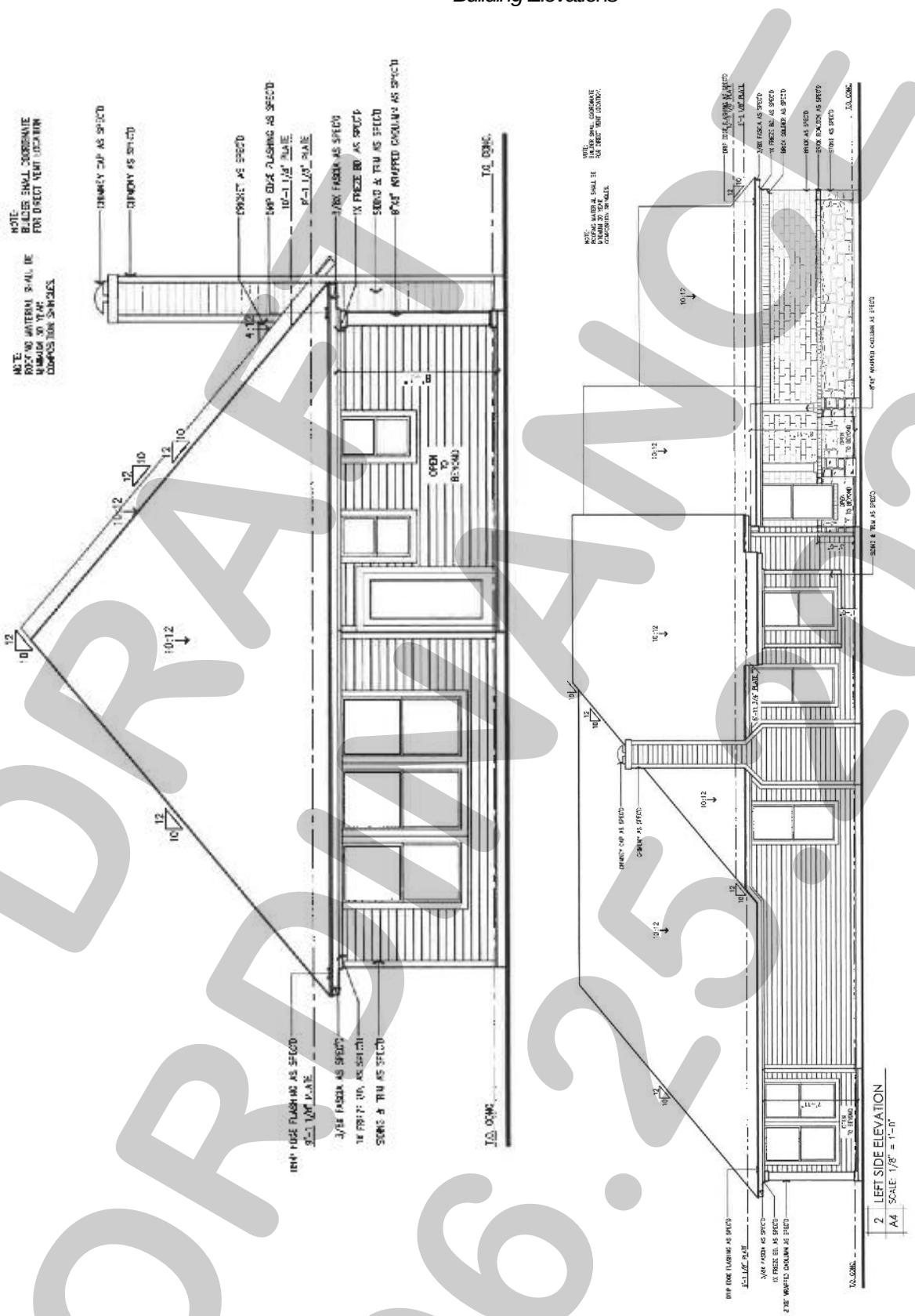
DRAFT ORDINANCE 06.25.2024

Exhibit 'C':
Building Elevations



DRAFT
06.25.2024

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
06.25.2024

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 11, 2024
SUBJECT:	Z2024-027; *Zoning Change (AG to PD for SF-10 & GR) for the Juniper Subdivision*

On June 4, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- sent an email to staff requesting to withdraw *Case No. Z2024-027*. According to the applicant, the purpose of the withdrawal request is to allow the applicant time to "… handle some contractual issues …" and to make changes to the concept plan to address community feedback. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw. Should the Planning and Zoning Commission have any questions staff will be available at the *June 11, 2024* meeting.

MICHAEL JOYCE
PROPERTIES

767 Justin Rd
Rockwall, TX 75087

June 4, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

Dear Mr. Miller,

Michael Joyce Properties , as the applicant for the Lofland Tract zoning case, would like to request a withdraw of this application at this time. We are needing to handle some contractual issues as well as make some changes to our overall concept plan based on community and council feedback. We will be resubmitting this case for a request in zoning change at the July submittal date.

Sincerely,

Ryan Joyce
President, Michael Joyce Properties

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:	June 25, 2024
APPLICANT:	Dub Douphrate; *Douphrate & Associated, Inc.*
CASE NUMBER:	SP2024-023; *Site Plan for Crosspoint Church*

SUMMARY

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a *Site Plan* for *House of Worship* on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01* (*Case No. A1960-001*). According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, the City Council approved a final plat for a portion of this property (*i.e. 7.409-acres*), establishing it as Lot 1, Block 1, Indalloy Addition by *Case No. PZ2000-055-01*. On November 19, 2018, the City Council approved a change in zoning (*Case No. Z2018-032; Ordinance No. 18-46*) from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District, and Light Industrial (LI) District land uses. On July 15, 2019, the City Council approved a preliminary plat (*Case No. P2019-026*) for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). This preliminary plat expired on July 15, 2020. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street. On August 9, 2022, the Planning and Zoning Commission approved a recommendation to deny a request (*Case No. Z2022-035*) to amend Planned Development District 87 (PD-87) (*Case No. Z2022-035*). Following this recommendation by the Planning and Zoning Commission the applicant requested that the City Council allow the case to be withdrawn. The City Council approved a motion to allow the withdrawal by a vote of 7-0. The applicant then submitted an updated zoning request (*Case No. Z2022-055*) that was ultimately approved by the City Council on January 3, 2023. This case amended Planned Development District 87 (PD-87) to allow for Single-Family 10 (SF-10) District and General Retail (GR) District land uses and allows townhomes in the area designated for Single-Family 10 (SF-10) District land uses.

PURPOSE

On May 17, 2024, the applicant -- *Dub Douphrate of Douphrate & Associates, Inc.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing an 35,000 SF *House of Worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located south of E. Washington Street and east of Park Place Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District. Beyond this is a 17.861-acre tract of land zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Adjacent to this

residentially zoned area is a 21.326-acre tract of land that is zoned Light Industrial (LI) District. This property has administrative offices for the Rockwall Independent School District (RISD) and the Rockwall Quest Academy situated on it.

South: Directly south of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 2.093-acre parcel of land (*i.e. Lot 1, Block A, Soroptimist Rockwall Children's Home*), a vacant 7.97-acre tract of land, and a vacant 11.3736-acre tract of land. All of these properties are zoned Light Industrial (LI) District. Beyond this are E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as an M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is *Phases 2 & 3* of the *Park Place Subdivision*, which currently contain 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Residential-Office (RO) District, and Single-Family 7 (SF7) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Planned Development District 87 (PD-87) (*Ordinance No. 23-03*), a *House of Worship* is permitted *by-right* within *Tract 2*, which in this case is the subject property. 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 Planned Development District 87 (PD-87) and within a General Retail (GR) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. 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	*25,000 SF*	*X=13.92-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 547-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=603.41-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-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=5.77%; In Conformance*
Minimum Number of Parking Spaces	*House of Worship 1 Parking Space/4 Seats 177 Required Spaces*	*X=418; In Conformance*
Minimum Landscaping Percentage	*20%*	*X>20%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=55.53%; In Conformance*

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that none of the trees being removed are primary or secondary protected trees per Article 09, *Tree Preservation*, of the Unified Development Code (UDC). Given this, there is no tree mitigation required.

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Church/House of Worship* is defined as "(a) facility or area where people gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence." In this case, the proposed *House of Worship* meets this definition. The subject property is zoned

Planned Development District 87 (PD-87) for limited General Retail (GR) District land uses. According to Planned Development District 87 (PD-87) (*Ordinance No. 23-03*) the *House of Worship* land use is permitted *by-right*.

When reviewing the parking requirements, the Unified Development Code (UDC) requires a *House of Worship* to have (1) parking space per four (4) seats. Based on this, the applicant is required 177 parking spaces (*i.e. 708 seats / 4 seats = 177 parking spaces*). The site plan provided by the applicant indicates 418 parking spaces will be constructed. Given this, the proposed site plan meets the parking requirements.

Taking all of this into consideration, the proposed site plan conforms to the majority of the requirements outlined within Planned Development District 87 (PD-87) Ordinance, and generally conforms to the *General Commercial District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

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 exception:

(1) *Articulation.* According to Subsection 04.01(C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all building facades shall meet the minimum primary and secondary articulation requirements outlined in *General Commercial District Standards*, and depicted in *Figure 7*, *Commercial Building Articulation Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). In this case, each façade of the proposed buildings do not meet this requirement. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 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 variances and exceptions 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 (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant has *not* identified any compensatory measures. Staff should note, that the proposed building elevations do *not* appear to be similar to what was shown with the request for a zoning amendment (*Case No. Z2022-055*) that was approved in 2023; however, the conceptual building elevations provided with that case also do not appear to meet the articulation requirements. With that being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* 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 or exception.

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 located within the *Central District* and is designated for *Commercia/Retail* and *Technology/Employment Center* land uses. The designation for this area was originally changed from a *Technology/Employment Center* designation to a *Commercial/Retail* and *Technology/Employment Center* designation by *Case No. Z2018-032* (*Ordinance No. 18-46*). Under this case, the applicant had requested this area be changed to allow flexibility for low intensity commercial and light industrial businesses to be allowed. The proposed *House of Worship* will change the Future Land Use Map from *Commercial/Retail* and *Technology/Employment Center* to *Quasi-Public*. The proposed change to *Quasi-Public* does not appear to have an impact on any of the adjacent properties or the essential character of the neighboring Park Place Subdivision. Should the Planning and Zoning Commission choose to approve this request, staff has added a condition of approval that would make the necessary changes to the Future Land Use Map.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) is tasked with determining whether the proposed building elevations are similar to the building renderings provided with the previously approved zoning amendment (*Case No. Z2022-055*). The applicant had submitted a site plan (*Case No. SP2024-020*) in April of 2024; however, this case was ultimately withdrawn before the ARB had the opportunity to review the building elevations. The applicant has since resubmitted the site plan on May 17, 2024. Given that the Architectural Review Board (ARB) failed to make quorum at the May 28, 2024 meeting, the ARB will need to review and make a recommendation concerning the proposed building elevations prior to the Planning and Zoning Commission acting on the case at the June 25, 2024 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of an 35,000 SF *House of Worship* 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; and,

(2) The Future Land Use map shall be updated to change the land use from *Commercial/Retail* and *Technology/Employment Center* to *Quasi-Public*; and,

(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. SP2024-023

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	Washington St.		
SUBDIVISION	Indalloy Addition	LOT	BLOCK
GENERAL LOCATION	Washington St. east of SH66		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-87	CURRENT USE	
PROPOSED ZONING	PD-87 (no change)	PROPOSED USE	Church / House of Worship
ACREAGE	13.92	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	Crosspoint Community Church	☐ APPLICANT	Douphrate & Assoc., Inc.
CONTACT PERSON	Scott Sutton	CONTACT PERSON	Dub Douphrate
ADDRESS	1408 S. Goliad St	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, Tx 75087
PHONE	903-456-5529	PHONE	972 742 2210
E-MAIL	scott@cccrockwall.org	E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Sutton [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 $ 528.40, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2024. 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."

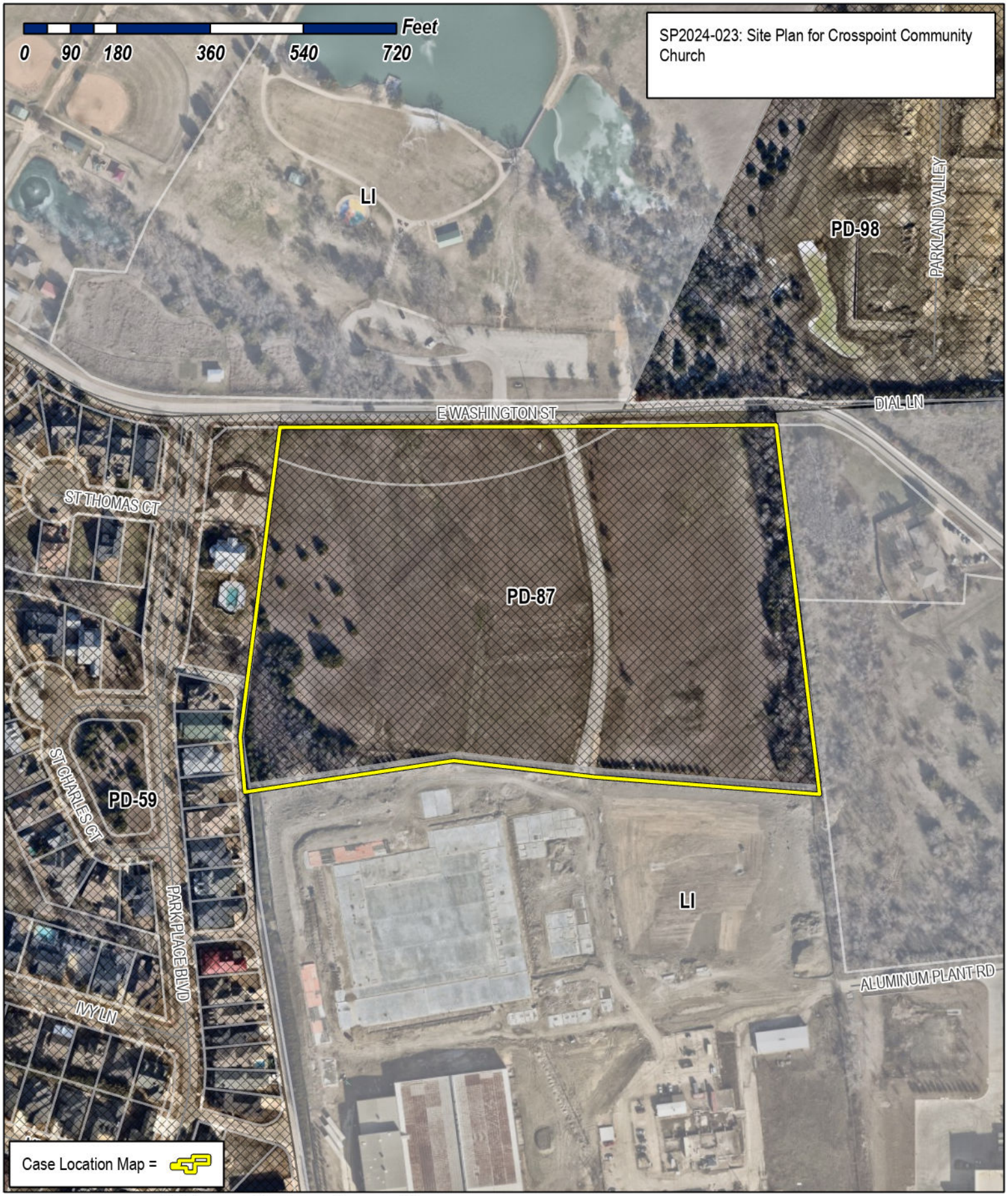
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Anna Olson

MY COMMISSION EXPIRES 8/19/2027

NOTARY PUBLIC STATE OF TEXAS
ANNA OLSON
Notary ID # 13442613-8
My Commission Expires



City of Rockwall

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

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

RESIDENTIAL FUTURE PHASE

WASHINGTON STREET
(EXIST 60' Right-of-Way)

HARRY MEYERS PARK ENTRANCE

EDGE OF ASPHALT

613.65
(DISTANCE CL CROSSPOINT ENTR TO CL PARK PLACE ENTR)

N89°55'27"E 513.72'

295.0486

248.3195

N89°37'18"E 445.29'

CONNECT TO EX 12" WATER

EX 12" WATER

MAIN ENTRANCE

FUTURE 85' WIDENING AND REROUTING OF EXIST ROW
1.33 AC ROW DEDICATED

ROW DEDICATION
0.180 Acres
(7,842 SF)

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

6' SIDEWALK

15' BLDG SETBACK

30' LANDSCAPE BUFFER

10' UTILITY ESMT

155.91

603.41'

N07°24'46"E

LOT 1
LOT 2
LOT 3
LOT 18
LOT 4
LOT 5
LOT 6
LOT 7
LOT 19
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

TRACT 1 TOWNHOUSE & CUL-DE-SAC 2.34 AC
FUTURE PHASE (NOT PART OF THIS SITE PLAN
APP. SEE PHASING PLAN)

(50' Right-of-Way)

NOTE: DETENTION PONDS PROVIDED TO MEET THE CITY OF ROCKWALL ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION. DETENTION POND SIZING TO INCLUDE A PORTION OF FUTURE TRACT 1 TOWNHOUSE ADDTION

404.96

40' - 3 TIER LANDSCAPED BUFFER
SEE LANDSCAPING PLAN

COLONNADE ENTRYWAYS

24' FIRE LANE, PUBLIC ACCESS & UTILITY ESMT

PROP 8" WATER

WATER ESMT

INDOOR CHILDREN PLAYGROUND AREA

PHASE 1 AUDITORIUM (708 SEATS) AND CLASSROOMS
35,000 SF

PHASE 2 SANCTUARY

136.59

59.92

149.00

408.28

17 SPACES (9 HC SPACES)

4 HC SPACES

26 SPACES

41 SPACES

13 SPACES

22 SPACES

28 SPACES

27 SPACES

32 SPACES

58 SPACES

24 SPACES

591 PARKING SPACES

INSTALL SPEED BUMPS

PRIVATE SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER

LANDSCAPED WITH LIVE SCREENING AND BERM

CHILDREN'S ADVOCACY CENTER

SPR 30' ACCESS EASEMENT

S06°36'08"E 718.44'

30.0672

PROP FORCE MAIN

CONNECT TO SRP SEWER GRAV EXTENTION

S81°31'05"W 407.41'

N85°33'11"W

Columbia Extrusion Corporation
Vol. 444, Pg. 102
D.R.R.C.T.

SOUTH PRONG SQUABBLE CREEK FLOOD PLAIN TRIBUTARY 3-A
0.257 ACRES
(11,195 SQ. FT.)

NOTE: FUTURE DETENTION POND FOR PORTION OF TOWNHOUSE ADDITION

SSMH

SCALE IN FEET
0 40 80

N

TYPICAL PAVING SECTION

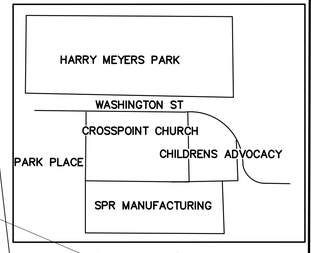
SIDEWALK:
4" – 3000 PSI 5.5 Sack Concrete Pvmt w/ #3 Bars at 24" O.C.E.W.
4" COMPACTED SUBGRADE

PARKING AREAS:
5"–3000 PSI 5.5 Sack Concrete Pvmt w/ #3 Bars at 24" O.C.E.W.
6" Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE AND TRUCK LANES:
6" – 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

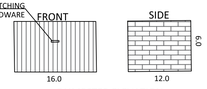
DUMPSTER:
7" – 3,600 PSI 6.5 Sack Concrete Pvmt with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

LOCATION MAP



DUMPSTER W/ SELF LATCHING SCREENING ENCLOSURE THAT MATCHES SAME MASONRY MATERIALS AS THE PRIMARY BLDG & OIL /WATER SEPARATOR

16' WIDE GATE W/ SELF LATCHING METAL DOOR HARDWARE



DUMPSTER ELEVATION

PHASE 1
418 SPACES

PHASE 2
173 LOTS

SITE DATA SUMMARY:
ZONING: PD–87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2–5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
TOTAL PARKING SPACES REQUIRED:607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)

SITE DATA SUMMARY CONTD:
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.
ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT (PD–87) DISTRICT ORDINANCE NO. 23–03.
PHASE 2 OF THE BLDG AND PARKING WILL BE REVIEWED AT A LATER DATE WITH A SEPARATE REQUEST

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 NO SP 2024–020

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, P–886, ON DATE: APRIL 14, 2024

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

SITE PLAN
CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=40' H 1"= V
DATE APRIL 14, 2024
22023 SITE
PROJECT PL
20

1 A.301 **ELEVATION 1**
1/8" = 1'-0"

TOTAL FACADE AREA	4393.82 SF	STACKED STONE AREA	1537.36 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	919.44 SF	METAL TRIM AREA	198.00 SF
TOTAL WINDOW & DOOR AREA	1386.61 SF	SPLIT FACE CMU AREA	281.81 SF	HARDIBOARD BOARD AND BATTON AREA	70.60 SF		
TOTAL AREA - OPENINGS	3007.21 SF	TOTAL MASONRY AREA	1819.17 SF	TOTAL HARDI BOARD AREA	990.04		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	1819.17 SF / 3007.21 SF = 60.50% OF MASONRY						

2 A.301 **ELEVATION 2**
1/8" = 1'-0"

TOTAL FACADE AREA	6529.24 SF	STACKED STONE AREA	1007.70 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	865.15 SF	METAL TRIM AREA	107.65 SF
TOTAL WINDOW & DOOR AREA	995.56 SF	SPLIT FACE CMU AREA	1810.42 SF	HARDIBOARD BOARD AND BATTON AREA	1749.76 SF		
TOTAL AREA - OPENINGS	5533.68 SF	TOTAL MASONRY AREA	2811.12 SF	TOTAL HARDI BOARD AREA	2614.91 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2811.12 SF / 5533.68 SF = 50.80% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. BUILDING DESIGN TO HAVE ALL RTU'S HIDDEN OR SCREENED FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

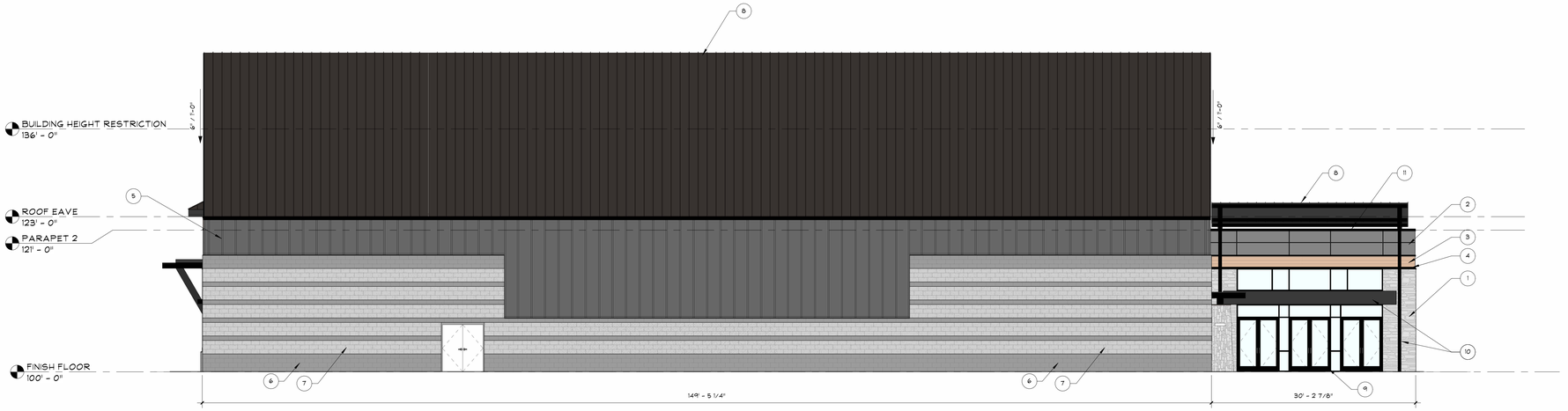
1. GRAY STACKED STONE.
2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
4. FIBER CEMENT BOARD - TRIM - BLACK.
5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
6. SPLIT FACE CMU, DARK
7. SPLIT FACE CMU, LIGHT
8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
11. METAL COPING - PAINTED BLACK.

Crosspoint Community Church

Space

www.spacedesign.church

Date: 6/4/2024



1 A.302 ELEVATION 3

1/8" = 1'-0"

TOTAL FACADE AREA	4069.95 SF	STACKED STONE AREA	123.45 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	171.69 SF	METAL TRIM AREA	51.33 SF
TOTAL WINDOW & DOOR AREA	335.33 SF	SPLIT FACE CMU AREA	2030.25 SF	HARDIBOARD BOARD AND BATTON AREA	1484.33 SF		
TOTAL AREA - OPENINGS	3734.62 SF	TOTAL MASONRY AREA	2153.70 SF	TOTAL HARDI BOARD AREA	1656.02 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2153.70 SF / 3734.62 SF						
	= 57.67% OF MASONRY						

2 A.302 ELEVATION 4

1/8" = 1'-0"

TOTAL FACADE AREA	6608.65 SF	STACKED STONE AREA	1489.75 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	771.49 SF	METAL TRIM AREA	157.33 SF
TOTAL WINDOW & DOOR AREA	1155.55 SF	SPLIT FACE CMU AREA	1476.25 SF	HARDIBOARD BOARD AND BATTON AREA	1558.27 SF		
TOTAL AREA - OPENINGS	5453.10 SF	TOTAL MASONRY AREA	2966.00 SF	TOTAL HARDI BOARD AREA	2329.76 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2966.00 SF / 5453.10 SF						
	= 54.40% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. BUILDING DESIGN TO HAVE ALL RTU'S HIDDEN OR SCREENED FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

1. GRAY STACKED STONE.

2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

4. FIBER CEMENT BOARD - TRIM - BLACK.

5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.

6. SPLIT FACE CMU, DARK

7. SPLIT FACE CMU, LIGHT

8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.

9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..

10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..

11. METAL COPING - PAINTED BLACK.

Crosspoint Community Church

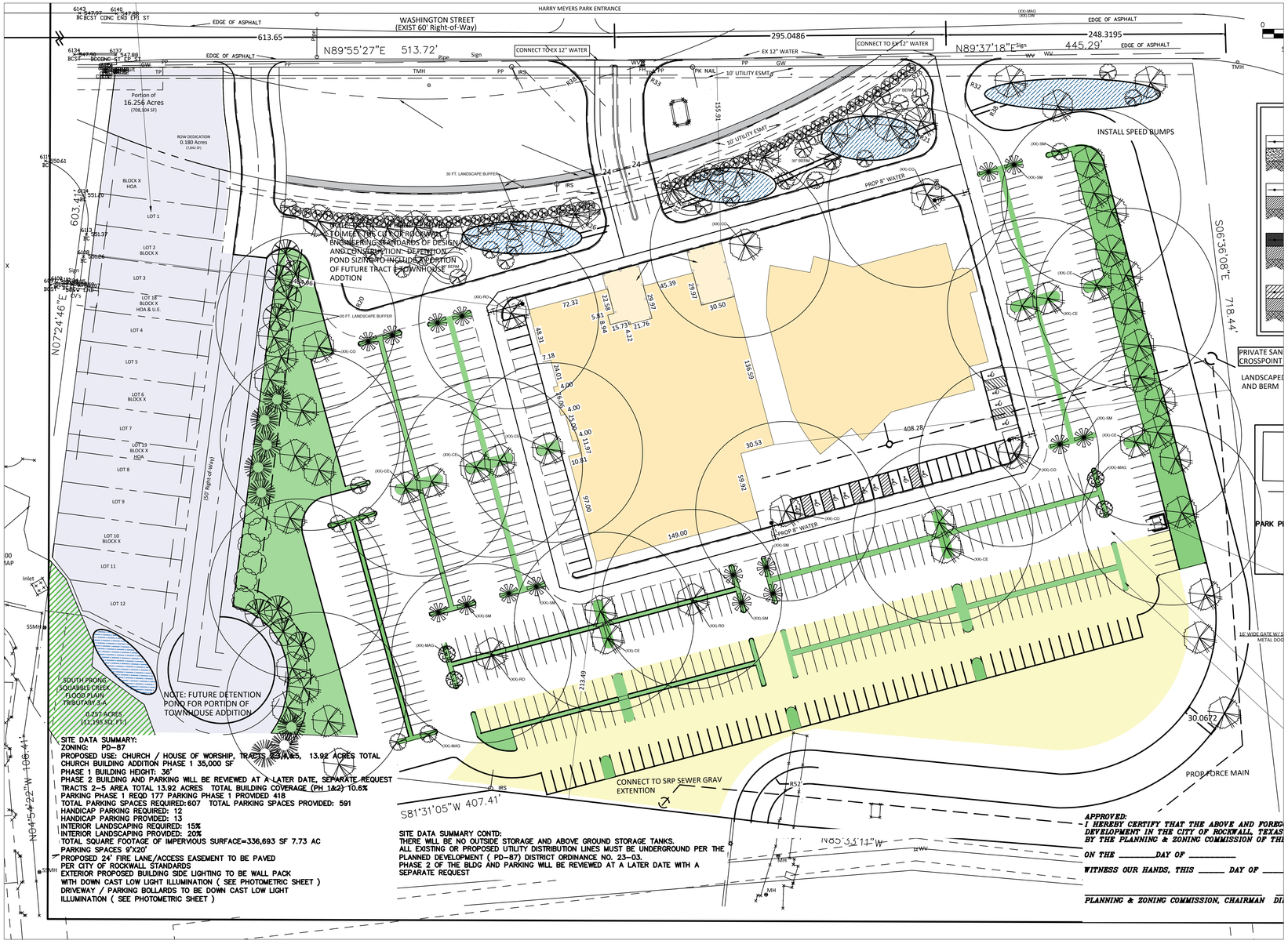
Space

www.spacedesign.church

Date: 6/4/2024

CROSSPOINT
COMMUNITY CHURCH

CROSSPOINT
COMMUNITY CHURCH



SITE DATA SUMMARY:
ZONING: PD-87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2-3,4&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
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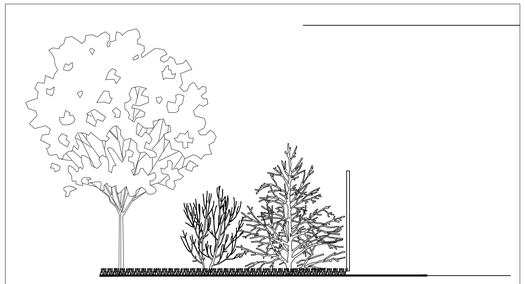
PHASE 2 OF THE BLDG AND PARKING WILL BE REVIEWED AT A LATER DATE WITH A SEPARATE REQUEST

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORECOING 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

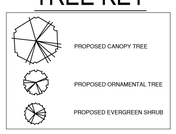
01 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



LANDSCAPE SCREENING ALONG WEST PROPERTY
SCALE: NTS

TREE KEY



LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%
LANDSCAPE= 90,953 SF = 15% REQUIRED
LANDSCAPE= 121,271 SF = 20% PROVIDED
PAVING+SW 336,693 SF 56%
BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504. -LANDSCAPING AND SCREENING)
a. SH-66 (WASHINGTON ST.)BUFFER - 30 FT.:
NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED
NORTH PORTION OF BUFFER x (10 SHRUBS / 30')
547 (10 / 30') = 182 SHRUBS REQUIRED
182 SHRUBS ARE PROVIDED
*SOUTH PORTION OF BUFFER x (1 TREE / 35')
953' (1 / 35') = 27 TREES REQUIRED TREES
27 TREES ARE PROVIDED
*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')
953' (10 / 30') = 318 SHRUBS REQUIRED
318 SHRUBS ARE PROVIDED
* PHASE 2 INSTALLATION

EAST:
BUFFER x (1 TREE / 35')
798' x (1 / 35') = 23 TREES
23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
798' x (10 / 30') = 266 SHRUBS
266 SHRUBS ARE PROVIDED

c. INCOMPATIBILITY BUFFER - 20 FT.:
WEST:
BUFFER x (1 TREE / 20')
597' x (1 / 20') = 30 TREES
30 CANOPY TREES ARE PROVIDED
COMBINATION OF TREES, SHRUBS AND GROUND COVER

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)
TOTAL PARKING AREA - 336,693 SF
8% = 26,935 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.
XX SF PROVIDED
67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED
45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES
34 CANOPY TREES REQUIRED
19 CANOPY TREES PROVIDED
11 ORNAMENTAL TREES REQUIRED
26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04, OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02, D OF ARTICLE 08, UDC)
(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.
15 CANOPY TREES REQUIRED
15 CANOPY TREES PROVIDED
7 ORNAMENTAL TREES REQUIRED
7 ORNAMENTAL TREES PROVIDED

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
SM	XX	ACER TRUNCATUM SHANTUNG MAPLE	30 GAL., 8' HT., 3' SPREAD
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVERY SUNPROOF' LIRIOPE SILVERY SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

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

J.CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75013
214-502-4026

LANDSCAPE PLAN
Crosspoint Community Church
City of Rockwall, Texas
Rockwall County

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10016
Project Status
2024/06/04
Revisions

No.	Date

Sheet
L1.01

Case No. SP2024-023

Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Power
	SA2	8	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium	247.88
	SA	10	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium External Glare Shield	123.9373

Max/Min				
Description	Symbol	Avg	Max	Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc
PARKING AREA	+	1.0 fc	3.8 fc	0.0 fc

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PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.

1 PHOTOMETRIC SITE PLAN
1/32" = 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 _____

WITNESS OUR HANDS, THIS ____ DAY OF ____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO SP 2024-020

choice engineering
CHOICE ENGINEERING, LLC TEXAS FIRM REG. NUMBER F-16179
SACHSE, TEXAS
PHONE: (469) 828-1360
WWW.CHOICE-ENGINEERING
THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE PROJECT SHOWN HEREON, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CHOICE ENGINEERING, LLC. COPYRIGHT 2024, CHOICE ENGINEERING, LLC

CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:
STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT

DATE:	2024/02/02
PROJECT #:	24032
DRAWN BY:	PE
CHECKED BY:	RG

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NUMBER:
PH1.0

Ordering Information

Accessories

Ordered and shipped separately.

BU120 1.5 SU	Photocell - SSL twist-lock (120-277V) [1]
BU347 1.5 CUL SU	Photocell - SSL twist-lock (347V) [2]
BU480 1.5 CUL SU	Photocell - SSL twist-lock (480V) [3]
DSHORT SBK	Shorting cap [4]
DSHS(*)W	House-side shield (enter package number 1-13 in place of #).
DSXRP4 DWHS	Round pole-adapter (#5 drilling, specify finish)
DSXPA5 DWHS	Square pole-adapter #5 drilling (specify finish)
DSXRP45 DWHS	Round pole-adapter #5 drilling (specify finish)
DSXEGSR DWHS	External glare shield (specify finish)
DSXRBSPA DWHS	Bird spike deterrent bracket (specify finish)

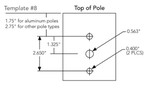
NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. Shorting cap included and must be ordered with any DSXF2 fusing option.
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. Not available with P1, P10, P11, P12 and P13 when ordered with DS.
10. WBA cannot be combined with Type 5 distribution plus photocell (PE5).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT. PIR not available with P1 and P10 using HVOLT or XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN. PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from the luminaire. Shipped installed option not available with PER, PER5, PER7.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480 V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DMG not available with PIR, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P6, P7, P10, P11, P12 and P13.
20. Reference Distribution Options table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

External Glare Shield (EGSR)

House Side Shield (HS)

Drilling



Tenon Mounting Slipfitter

Tenon O.D.	Mounting Template	1 @ 180	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	#PA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	#PA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	#PA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Fixture Mounting Provisions Drilled in Field (Dimensions)							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPARN	#8	3"	3"	3"	3"		3"

DSX1 Area 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 DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58
DSX1 with SPA5, SPARN	0.70	1.40	1.30	1.66	—	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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Performance Data

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	1.04
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

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 L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Voltage	% Power Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Related Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80 CRI		90 CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Remote/Future	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSXD)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DSL Elite or advanced control nodes such as RCAM.	Pins 4 & 5 to dimming leads on driver; Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR-enabled luminaire for motion-sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CSVDRivo Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA: 0.69 ft² (0.06 m²)

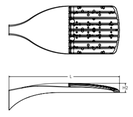
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Catalog Number

Notes

Type

Fill out fields as required then type to fill remaining information.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its useful environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED													
Series	**LEDs**	**Color temperature**[1]		**Color Rendering Index**[1]	**Distribution**					**Voltage**		**Mounting**	
DSX1 LED	**Forward optics**	(this section 70CRI only)			AFR	Automotive front row	T5M	Type V medium		MVOLT	(120V-277V)[4]	**Shipped included**	
	P1	30K	3000K		T1S	Type I short	T5LG	Type V low glare		HVOLT	(347V-480V)[5,6]	SPA	Square pole mounting (#8 drilling)
	P2 P7	40K	4000K		T2M	Type II medium	T5W	Type V wide		XVOLT	(277V - 480V)[5,7]	RPA	Round pole mounting (#8 drilling)
	P3 P8	50K	5000K		T3M	Type III medium	BLC3	Type III backlight control[8]		120[6,9]		SPA5	Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)			T3LG	Type III low glare[1]	BLC4	Type IV backlight control[8]		208[6,9]		RPA5	Round pole mounting #5 drilling[9]
	P5				T4M	Type IV medium	LCCO	Left corner cutoff[8]		240[6,9]		SPARN	Square narrow pole mounting #8 drilling
	Rotated optics	27K	2700K	80CRI	T4LG	Type IV low glare[1]	RCCO	Right corner cutoff[8]		277[6,9]		WBA	Wall bracket[10]
	P10[1] P12[1]	30K	3000K	80CRI	T5TM	Forward throw medium				347[6,9]		MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[1] P13[1]	35K	3500K	80CRI						480[6,9]			
		40K	4000K	80CRI									
		50K	5000K	80CRI									

Control options		Other options	Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separate)[14,21]	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13,21]	FAO Field adjustable output[14,15]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[13,16,21]	BL30 Bi-level switched dimming, 30%[16,21]	HS Houseside shield (black finish standard)[17]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate)[21]	BL50 Bi-level switched dimming, 50%[16,21]	L90 Left rotated optics[1]	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate)[14,21]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[21]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
	DS Dual switching[14,15,21]	CCE Coastal Construction[23]	DBLBXD Textured black
		HA 50°C ambient operation[24]	DNATXD Textured natural aluminum
		BAA Buy America(n) Act Compliant	DWHGXD Textured white
		SF Single fuse (120, 277, 347V)[25]	
		DF Double fuse (208, 240, 480V)[26]	
		Shipped separately	
		EGSR External Glare Shield (reversible, field install required, matches housing finish)	
		BSDB Bird spikes (field install required)	

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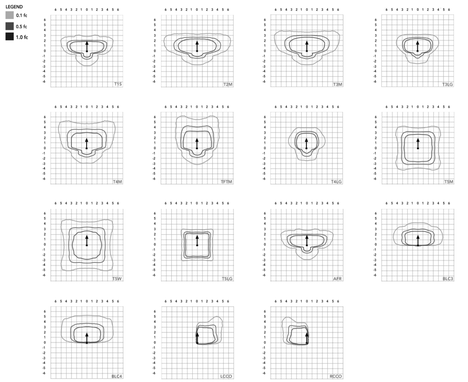
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
0.1 fc
0.5 fc
1.0 fc



CHOICE ENGINEERING, LLC
TEXAS FIRM REG. NUMBER F-16676
SACHSE, TEXAS
PHONE: (469) 828-1260
WWW.CHOICE-ENGINEERING

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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:

STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT DATE: 04/18/24
PROJECT #: 24032
DRAWN BY: RG
CHECKED BY: JR

SHEET NAME:
LIGHT FIXTURE DATA SHEETS

SHEET NUMBER:
PH1.1

May 4, 2024

108 South Broadway
Edmond, Oklahoma
73034.3842

(V)405.664.0635

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Project No. SP2024-023
Crosspoint Community Church
1100 E. Washington Street
Site Plan Application

On behalf of Crosspoint Community Church (Owner), this letter is intended to address responses to initial review comments (dated May 24, 2024) regarding the architectural design of the proposed project. Lucas Gerdes, AIA of our office represented the Owner during an Architectural Review Board (ARB) meeting held on May 28th, and the subsequent P&Z hearing immediately afterward. During these meetings, the various comments were addressed by the project team and concurrence reached regarding revisions for the next P&Z hearing scheduled for June 11, 2024.

In accordance with the initial review comments, item M.11 requires "a letter outlining the requested exceptions and required compensatory measures" that are being proposed to satisfy the design requirements, as follows:

Item M.9 (1):
Per PD Ordinance, each building façade must utilize 90% masonry material; however, up to 50% may be hardiboard or stucco. The updated design proposes split-face CMU (2 tones). Per the PD Ordinance, full-width brick, natural or quarried stone may be utilized. As per discussions during the ARB meeting, split-face CMU was determined to be "acceptable" as proposed for this project.

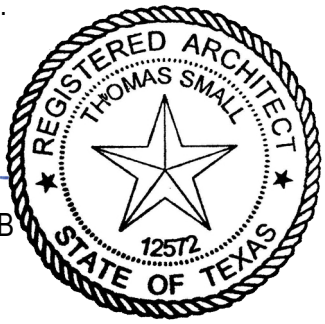
Items M.10 (3) and M.10 (1) – Articulation:
As per Subsection 04.01, Article 05 of the UDC, comments cited that the proposed building does not meet the secondary requirements (i.e., South, West, East) for wall length, secondary entry width, secondary entry length, and project height. During discussions with the ARB it was determined that the articulation of the proposed design is acceptable, and that compensatory measures have been met.

The original design has been amended to reflect the requirements of the PD Ordinance and the UDC, specifically including:

1) Minimum 6/12 roof slope
2) Building materials (with acceptable substitutions as per the ARB meeting)
3) Height restrictions
4) Building Size Maximum (35,000 GSF)
5) Hidden or Screened RTU's

Revised building elevations and final finish boards have been included with the final application materials representing these changes.

Respectively,



Thomas Small, AIA / NCARB
SPACE

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:	June 25, 2024
APPLICANT:	*Robert Howman; Glenn Engineering Corp*
CASE NUMBER:	SP2024-024; *Site Plan for Herman Utley Middle School*

SUMMARY

Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a *Site Plan* for an existing *Public or Private Secondary School* (*i.e. Herman Utley Middle School*) on a 41.649-acre parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.

BACKGROUND

On June 20, 1959, the subject property was annexed by *Ordinance No. 59-02* [*Case No. A1959-002*]. At the time of annexation, it was zoned Agricultural (AG) District. On September 21, 2009, the City Council approved a final plat [Case No. P2009-020] for on the subject property. According to Rockwall County Appraisal District (RCAD), currently there is one (1) 221,950 SF *Public Secondary School* situated on the property, a 44,905 SF aquatic center, a 7,280 SF two (2)-story press box, a 3,200 SF athletics building, and three (3) portable buildings of various sizes.

PURPOSE

On May 17, 2024, the applicant -- *Robert Howman of Glenn Engineering Corp*. -- submitted an application requesting the approval of a site plan for the purpose of expanding the existing *Public Secondary School* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1201 T.L. Townsend Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 71.9480-acre vacant tract of land (*i.e. Tract 20-2 of the A Hanna Survey, Abstract No. 99*), zoned Light Industrial (LI) District. Beyond this is Justin Road which is classified as an A4D (*arterial, four (4) 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 N. T.L. Townsend Drive which is classified as an A4D (*arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.909-acre parcel of land (*i.e. Lot 5, Block A, Rockwall Library Addition*) which is zoned Commercial (C) District and developed with a *public library*.

East: Directly east of the subject property is a 71.9480-acre vacant tract of land (*i.e. Tract 20-2 of the A Hanna Survey, Abstract No. 99*), zoned Light Industrial (LI) District. Beyond this is Industrial Boulevard which is classified as a M4U (*i.e. major collector, four (4)-lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 3.0254-acre vacant tract of land (*i.e. Tract 20-3, of the A Hanna Survey, Abstract No. 99*), zoned Light Industrial (LI) District. Beyond this is a 17.719-acre parcel of land (*i.e. Lot 2, Rockwall Industrial Addition*), zoned Light Industrial (LI) District and developed with a 47,190 SF *warehouse facility* (*i.e. Rockwall Steel Co.*).

West: Directly west of the subject property is a 71.9480-acre vacant tract of land (*i.e. Tract 20-2 of the A Hanna Survey, Abstract No. 99*), zoned Light Industrial (LI) District. Beyond this is Justin Road which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's 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), a *Public Secondary School* typically requires a Specific Use Permit (SUP) in an Agricultural (AG) District; however, this is an existing legal non-conforming *Public Secondary School* and therefore does not require further approval. 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 an Agricultural (AG) District with the exception of items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Table 1: Density and Dimensional Requirements

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Width	60'	X=1,676.82; In Conformance
Minimum Lot Depth	100'	X=695.76; In Conformance
Minimum Lot Area	1-Acre or 43,560 SF	69.88-Acres or 3,044,079 SF; In Conformance
Minimum Front Yard Setback	40'	X>40'; In Conformance
Minimum Side Yard Setback	10'	X>10'; In Conformance
Minimum Rear Yard Setback	10'	X>10'; In Conformance
Minimum Distance Between Buildings	15'	X>15'; In Conformance
Maximum Building Height	40'	X=39'6"; In Conformance
Maximum Lot Coverage	40%	X=8.10%; In Conformance
Minimum Required Landscaping	30%	X=43%; In Conformance

TREESCAPE PLAN

The treescape table provided by the applicant indicates that 176-caliper inches of *Primary Protected Trees*, and one (1), 27-inch *Feature Tree* will be removed from the subject property as a result of the development. The applicant's total mitigation balance is 230 caliper inches. The applicant's treescape plan indicates that two (2) 26-inch Live Oaks will be saved. This reduces the mitigation balance to 178 caliper inches. According to the landscape plan there are 32-caliper inches (*i.e. eight (8) canopy trees*) being planted on site. This reduces the mitigation balance to 146 caliper inches. According to Section 05(F), *Mitigation Balance*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), tree preservation credits may be purchased at $100.00 per inch for up to 20.00% of the mitigation total. In this case, the 146 caliper inches is greater than 20% of the mitigation balance. Given this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement*, to allow them to pay the remaining balance at $100.00 per inch, for a total of $14,600.00 (*i.e. 146 caliper inches x $100.00 per inch = $14,600.00*). This must be acted upon by the City Council following a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the City. This district is intended to be used for raw land or land with agricultural land uses, and is intended to be held in these conditions as long as practical and reasonable to promote the orderly growth of the community…." In this case, the applicant is proposing to expand an existing *Public Secondary School*. As previously mentioned, this typically requires a Specific Use Permit (SUP) in an Agricultural (AG) District; however, this is an existing legal non-conforming *Public Secondary School* and therefore does not require further approval. According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Public Secondary School* has the following conditional land use standards, [*1*] The school shall be located on a Minor Collector or larger roadway, and [*2*] adequate pick-up and drop-off areas shall be provided

to ensure that street traffic/neighborhood traffic is not impeded. Based on staff's review of the applicant's request, the expansion appears to meet the conditional land use standards for a *Public Secondary School* and the majority of the City's codes, with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

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) *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. In this case, the proposed buildings exceed the maximum wall length established by the Unified Development Code (UDC) on the primary building façades. This will require an *exception* from the Planning and Zoning Commission.

(b) *Artificial Turf*. According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an Exception in accordance with the procedures contained in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of this Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use." In this case, the artificial turf is proposed in areas of on-site amenity (*i.e. within their courtyard areas*). This will require an *exception* from the Planning and Zoning Commission.

(2) *Variances*.

(a) *Masonry Materials*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, 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…" Primary materials include brick, stone, and cementitious materials. In this case, each façade of the proposed building does not meet this requirement. This will require a *variance* from the Planning and Zoning Commission.

(b) *Stone*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, 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, each façade of the proposed building does not meet this requirement. This will require a *variance* from the Planning and Zoning Commission.

(c) *Four-Sided Architecture.* According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay 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 addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed buildings are not architecturally finished on all four (4) sides and there is not a row of trees planted along the perimeter of the subject property. This will require a *variance* from the Planning and Zoning Commission.

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 to 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 not proposing any compensatory items but staff would like to point out the applicant is matching the existing building and providing design elements and amenity areas to offset the

requested exceptions and variances. Requests for exceptions to the general standards and acceptance of compensatory measures 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

Since the applicant's project deals with the expansion of an existing land use and does not involve changes to the Future Land Use Map, the proposed project does not change the properties conformance with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURE REVIEW BOARD

On May 28, 2024, the Architecture Review Board (ARB) failed to make quorum. Given this, the ARB will review the proposed building elevations on June 25, 2024, and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the site plan for the purpose of allowing the expansion of an existing *Public Secondary School* 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. SP2024-024

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	1201 T L Townsend Dr, Rockwall, TX 75087				
SUBDIVISION	Herman Utley Middle School	LOT	1	BLOCK	1
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public school	
PROPOSED ZONING	AG		PROPOSED USE	Public school	
ACREAGE	41.649	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall Independent School District	☒ APPLICANT	Glenn Engineering
CONTACT PERSON	Tim Lyssy - Director of Project Planning and Construction	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Dr. #220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Tx 75038
PHONE	469-698-7031	PHONE	972.989.2174
E-MAIL	tim.lyssy@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF MAY, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION"

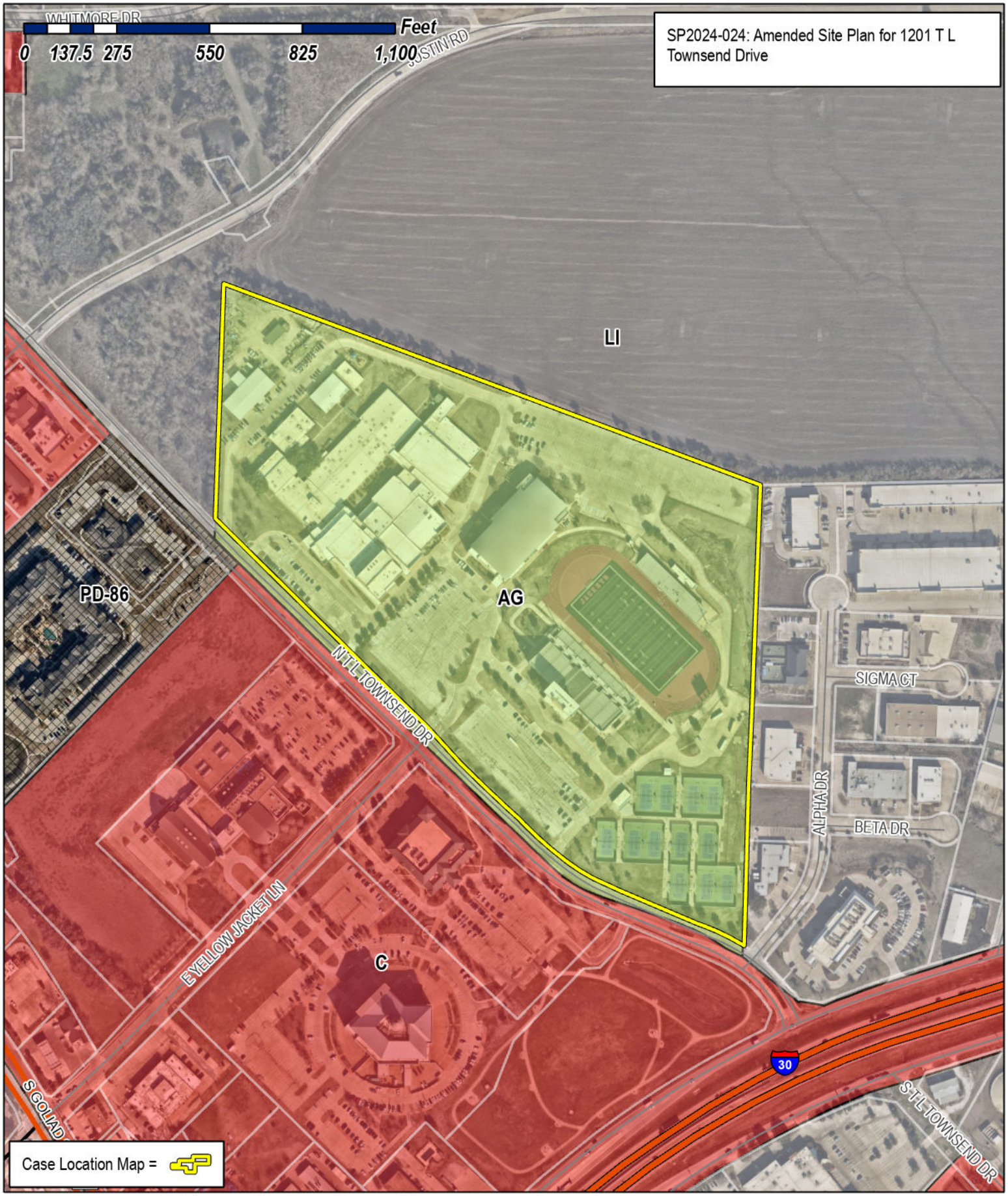
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF MAY, 2024.

MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

OWNER'S SIGNATURE Tim Lyssy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melanie Pyland

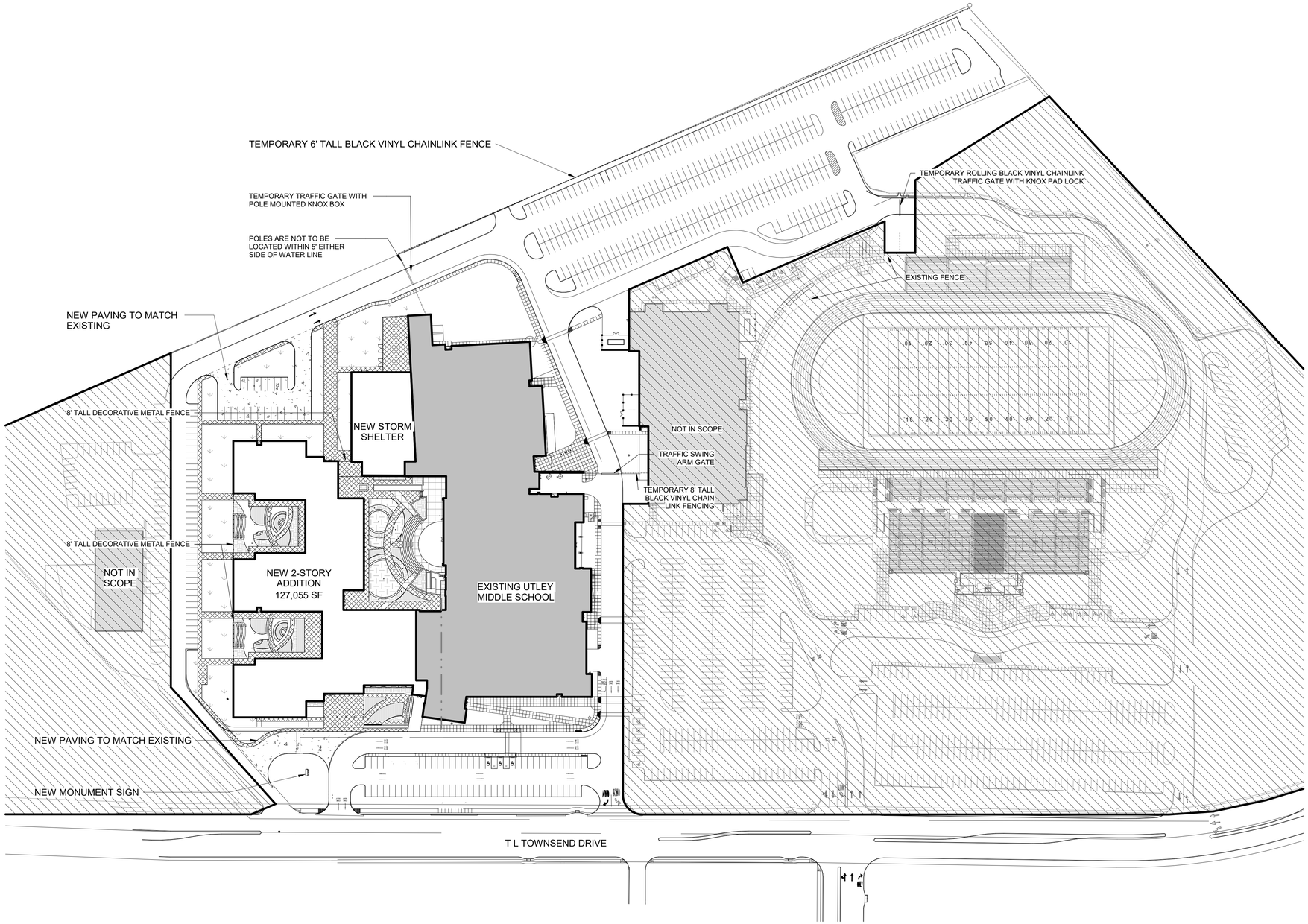
MY COMMISSION EXPIRES August 6, 2024



City of Rockwall

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

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



GENERAL NOTE:
THERE ARE NOT TO BE ANY OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANK ON THIS PROJECT.

01 SITE PLAN - PHASE 2
1" = 80'-0"

OVERALL SITE PLAN

Rockwall Independent School District

This Document was produced by or under the authority of SUSAN SMITH.

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 _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN

CITY OF ROCKWALL CASE NO. SP2024-024

This document is incomplete and may not be used for regulatory approval, permit or construction.

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FIRE LANE
- ORNAMENTAL FENCE
- PROPERTY LINE
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS OVER 6" COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
- (PRIVATE) 6" REINFORCED CONCRETE (NON FIRE LANES) PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" COMPACED SUBGRADE PER SOILS REPORT.
- (PRIVATE) 6" REINFORCED CONCRETE FIRE LANE PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" LIME TREATED SUBGRADE PER SOILS REPORT.
- (PUBLIC) 10" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" LIME TREATED SUBGRADE PER SOILS REPORT.
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/5 SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A OVER SUBGRADE PER SOILS REPORT.
- (PRIVATE) 7" REINFORCED CONCRETE NON FIRE LANE PAVEMENT 3,600 P.S.I. CONCRETE, 6/6 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER SUBGRADE PER SOILS REPORT.
- (PRIVATE) STAMPED 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/5 SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
- (CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/5 SACK MIX W/ #3 REBARS ON 24" CENTERS EACH WAY PER CITY OF ROCKWALL STANDARD DETAILS.
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA RE: LANDSCAPE

6.9.2 Portland Cement Concrete (PCC) Pavement

Following subgrade improvement as recommended in Section 6.9.1, the following PCC (reinforced) pavement sections are recommended in Table F.

TABLE F
Recommended PCC Pavement Sections

Paving Type and/or Area	Subgrade Thickness, Inches	PCC Thickness, Inches
Parking, Areas Subjected Exclusively to Passenger Vehicle Traffic	Scarified and Compacted, 6	5
Drive Lanes & Fire Lanes, Bus Lanes, Areas Subjected to Light Volume Truck Traffic	Lime Modified, 6	6
Dumpster & Truck Traffic Areas, Areas Subjected to Moderate Volume Truck Traffic	Lime Modified, 6	7

NOTE: SEE ALPHA TESTING REPORT NO. G223259 FOR COMPLETE RECOMMENDATIONS.

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON ROD., +-.210' WEST OF INTERSECTION OF SH 205 AND DALTON ROD., +- 10' NORTH OF NORTH CURB LINE.
N:7040336.992 E:2592422.633
ELEVATION 541.67

CITY OF ROCKWALL BENCHMARK COR-12
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET +-.250' NORTHEAST OF THE INTERSECTION OF RIDG ROAD WEST AND TWIN CREEK LANE.
N:7037197.891 E:2592384.786
ELEVATION 497.13

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7036823.314 E: 2600421.475
ELEVATION 537.556

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL"
N: 7037384.481 E: 2600384.414
ELEVATION 543.145

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S.F. OR 41.649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	
PROPOSED FIRST FLOOR	76,400 S.F.
PROPOSED SECOND FLOOR	50,674 S.F.
TOTAL BUILDING AREA	127,055 S.F.
AQUATICS CENTER	45,200 S.F.
STADIUM	
HOME	22,350 S.F.
VISITOR	1,530 S.F.
TENNIS BUILDING	1,500 S.F.
LOT COVERAGE (ALL BUILDINGS)	146,980 S.F./1,814,233 S.F.=8.10%
FLOOR AREA RATIO	8.10:1
TOTAL IMPERVIOUS AREA (SITE)	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT STORM SHELTER	36'- 10" (2 STORY)
BUILDING HEIGHT CLASSROOMS	34'-0" (2 STORY)
STUDENT CAPACITY (6TH- 8TH GRADE) DESIGN	1,350 STUDENTS
STUDENT CAPACITY (7TH-8TH GRADE) EXISTING	910 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	
1,350 STUDENT / 1 PER 25 STUDENTS =	54 SPACES REQUIRED
PARKING PROVIDED	
PARKING SURFACE (OVERALL SITE)	
EXISTING 9.0' x 18.0'	1,083 SPACES (Includes 31 HC Spaces)
NEW 9.0' x 20.0' PARALLEL	21 SPACES (Includes 1 HC Space)
TOTAL PARKING PROVIDED	1,107 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6' RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 0.20 FOOT-CANDLE OR LESS.
14. ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

GRAPHIC SCALE 1"=80'
80 0 80 160

SUBJECT AREA
NOT IN CONTRACT
NOT IN CONTRACT
NOT IN CONTRACT
SUBJECT AREA

N02°03'52"E 695.76'
NAN A. SMART, et ux VOL. 70, PG. 183
APPROXIMATE LOCATION OF A. HANNA SURVEY, A-99
N.M. BALLARD SURVEY, A-48
S69°21'55"E 1711.67'
N45°38'17"W 868.74'
T.L. TOWNSEND DRIVE
TOWNSEND BOULEVARD (85' RIGHT-OF-WAY)
N44°55'14"W 456.35'
S02°12'02"W 1360.70'
N66°56'56"W 351.75'
LOT 2, BLOCK A ELLIS CENTRE CAB. B, PG. 391
LOT 1-R, BLOCK A ELLIS CENTRE CAB. B, PG. 243
LOT 1, BLOCK A ELLIS CENTRE CAB. B, PG. 391
FIRST UNITED METHODIST CHURCH ADDITION CAB. G, PG. 65
ROCKWALL LIBRARY ADDITION CAB. G, PG. 200
Δ=07°35'50" L=58.67' R=442.50' T=29.38' Chd Brg=N63°08'12"W Chd L=58.63'
Δ=22°00'53" L=310.27' R=807.50' T=157.07'
EXISTING BUILDING (NOT IN CONTRACT) ONE STORY

PAVING LEGEND (EXISTING)

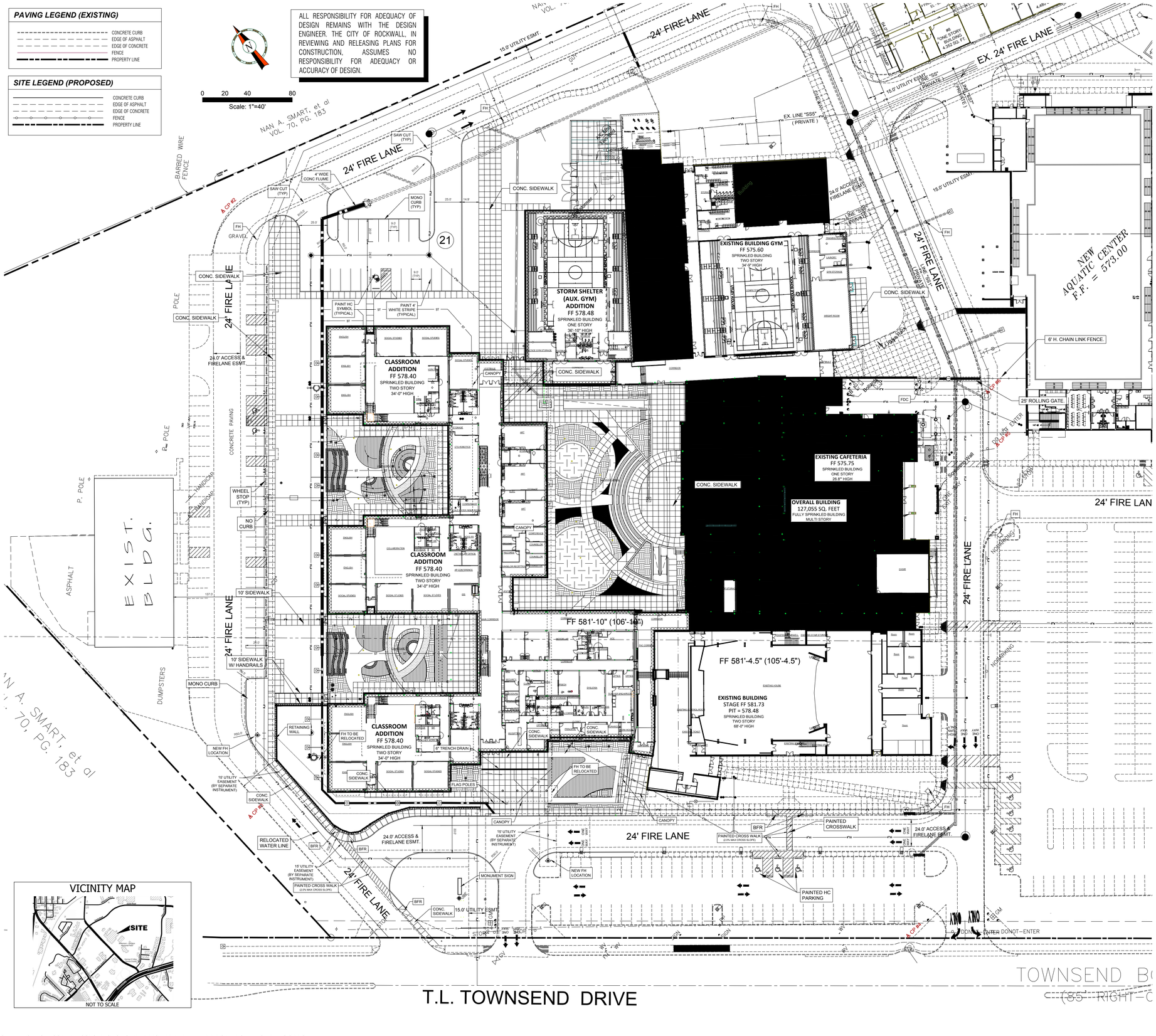
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

0 20 40 80
Scale: 1"=40'


24' FIRE LANE
15.0' UTILITY ESMT.
EX. 24' FIRE LANE
EX. LINE "SS5" (PRIVATE)
NAN A. SMART, et al VOL. 70, PG. 185
BARBED WIRE FENCE
SAW CUT (TYP)
4' WIDE CONC FLUME
MONO CURB (TYP)
CONC. SIDEWALK
GRAVEL
EXISTING BUILDING GYM
FF 575.60
SPRINKLED BUILDING
TWO STORY
34'-0" HIGH
STORM SHELTER (AUX. GYM) ADDITION
FF 578.48
SPRINKLED BUILDING
ONE STORY
36'-10" HIGH
24.0' ACCESS & FIRELANE ESMT
CLASSROOM ADDITION
FF 578.40
SPRINKLED BUILDING
TWO STORY
34'-0" HIGH
PAINT HC SYMBOL (TYPICAL)
PAINT 4" WHITE STRIPE (TYPICAL)
CONCRETE PAVING
WHEEL STOP (TYP)
NO CURB
10' SIDEWALK
10' SIDEWALK W/ HANDRAILS
MONO CURB
RETAINING WALL
NEW FH LOCATION
FH TO BE RELOCATED
6' TRENCH DRAIN
FLAG POLES
15' UTILITY EASEMENT (BY SEPARATE INSTRUMENT)
RELOCATED WATER LINE
PAINTED CROSS WALK (2.0% MAX CROSS SLOPE)
MONUMENT SIGN
EXISTING CAFETERIA
FF 575.75
SPRINKLED BUILDING
ONE STORY
26'-8" HIGH
OVERALL BUILDING
127,055 SQ. FEET
FULLY SPRINKLED BUILDING
MULTI STORY
FF 581'-10" (106'-10")
FF 581'-4.5" (105'-4.5")
EXISTING BUILDING
STAGE FF 581.73
PIT = 578.48
SPRINKLED BUILDING
TWO STORY
68'-0" HIGH
NEW AQUATIC CENTER
F.F. = 573.00
6' H. CHAIN LINK FENCE
25' ROLLING GATE
PAINTED CROSSWALK
PAINTED HC PARKING
24' ACCESS & FIRELANE ESMT
EXISTING 1 STORY BUILDING 4,552 SQ. FT.
EXISTING 1 STORY BUILDING 1,200 SQ. FT.
EXISTING 1 STORY BUILDING 1,200 SQ. FT.
EXISTING 1 STORY BUILDING 1,200

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

24' F

24.0' ACCESS & FIRELANE ESMT.

64

7

51

42

24

31

30

24' FIRE LANE

20.0'

CONCRETE PAVING

P. POLE

583

578.14

DUMPSTERS

R3.5'

R50.0'

30'-6"

15' UTILITY EASEMENT (BY SEPARATE INSTRUMENT)

& OP #3

35MPH

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CLASSROOM ADDITION
FF 578.40
SPRINKLED BUILDING
TWO STORY
34'-0" HIGH

CLASSROOM ADDITION
FF 578.40
SPRINKLED BUILDING
TWO STORY
34'-0" HIGH

CLASSROOM ADDITION
FF 578.40
SPRINKLED BUILDING
TWO STORY
34'-0" HIGH

FF 578.48
SPRINKLED BUILDING
ONE STORY
36'-10" HIGH

FF 581'-10" (106'-10")

FF 581

EXISTING
STAGE FF
PIT = 57
SPRINKLED
TWO ST
68'-0" H

ENGLISH
SOCIAL STUDIES
VESTIBULE
INT. COURTYARD
CORRIDOR
STORAGE
ELEC
CONCRETE PAVING
STAMPED CONCRETE
(2) 3' WIDE GATES W/ PANIC HARDWARE
LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAINS (TYP)
LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)
RECON STONE SEATING WALL
COURTYARD
CONFERENCE
COLD WATER RISER ROOM
COLLABORATION
STORAGE
IDF
GIRLS RR
BOYS RR
ATH. STORAGE
CUSTODIAL
STAFF RR
SECRETARY
AP CONFERENCE
YORK RM
REF. RR
WATER COOLER
ART
OUTDOOR DINING
COUNSELOR FILES
DECOMP
RECORDS
COUNSELOR
CONCRETE RAMP
CONCRETE STAIRS
CONCRETE PAVING
PE STORAGE
FAMILY RR
MEN'S
WOMEN'S
PRACTICE GYM STORAGE
CONTROL ROOM
MAIN CORRIDOR
BASE
MOTOR LAB
CHIEF
KITCHEN
ACE
RR
STORAGE
PAC CORRIDOR
SRO
SECURITY
CLINIC
DAG
SPEECH
DYSLEXIA
OFFICE
TEACHER BREAKROOM
PROCEDURE
SUPPLY STORAGE
RECEIVING
EXISTING MAIN ENTRY
ELEC
ADMIN CORRIDOR
ATTENDENCE OFFICE
RECEPTION
CONFERENCE
SECRETARY
PRINCIPAL
TECH WORKROOM
WORK ROOM
EXISTING CONTROL ROOM
EXISTING TICKET
EXISTING VEST
EXISTING VES
TEACHER WORK RM
THEATER
UP STORAGE

0 10 20 40
Scale: 1"=20'

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14. ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

COURTYARD LEGEND

- (PRIVATE) RECON STONE SEATING WALL.
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5½ SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A OVER SUBGRADE PER SOILS REPORT.
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- ARTIFICIAL TURF (COLOR)
- LANDSCAPE AREA RE: LANDSCAPE

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 _____, 2024.
WITNESS OUR HANDS, this ___ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CITY OF ROCKWALL CASE NO. SP2024-024

CORGAN

CORGAN
401 N. Houston St., Dallas, TX 75202
T: 214.748.2000

ISSUES		
1	05/17/24	90% CD SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
HUB #: 1752575193300
FAX (972) 717-2176
IRVING, TEXAS 75038

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON JUNE 17, 2024
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date of issue:
06.17.2024

UTLEY MIDDLE SCHOOL PHASE 2

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1 - 1,814,233 S.F. OR 41.649 AC
ZONED AGRICULTURE (aAG)
1201 T. L. Townsend DR., Rockwall, TX 75087

SITE PLAN - COURTYARD

JOB 23035
DATE 06.17.2024
SHEET
C03.02

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REF: LANDSCAPE W / ATRIUM DRAINS (TYP)

LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

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LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

CONCRETE PAVING

24' FIRE LANE

15.0' UTILITY ESMT.

33.0'

R30.0'

R22.0'

15' UTILITY EASEMENT (BY SEPARATE INSTRUMENT)

ONE WAY

ONE WAY

34

35

CORRIDOR
OFFICE
SRO
SECURITY
CLINIC
DIAG
SPEECH
DYSLEXIA
OFFICE
OFFICE
TEACHER BREAKROOM
PROCEDURE
RR
SUPPLY STORAGE
RECEIVING
STORAGE
RR
TESTING MASTER
ELEC
ROOF ACCESS
ATTENDENCE OFFICE
ADMIN CORRIDOR
CUSTODIAL
ELEC
STAFF RR
BOYS RR
GIRLS RR
STORAGE
IDF
TEACHER WORK RM.
OFFICE
SECRETARY
PRINCIPAL
TECH WORKROOM
WORK ROOM
RECEPTION
CONFERENCE
VESTIBULE
VESTIBULE
SOCIAL STUDIES
SOCIAL STUDIES
EXISTING CONTRO
EXISTING TIC
EXI

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SITE LEGEND (PROPOSED)

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0 5 10 20
Scale: 1"=10'

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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 _____, 2024.
WITNESS OUR HANDS, this ___ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CITY OF ROCKWALL CASE NO. SP2024-024

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CORGAN
CORGAN
401 N. Houston St. Dallas, TX 75202
T: 214.748.2000

ISSUES		
1	05/17/24	90% CD SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
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UTLEY MIDDLE SCHOOL PHASE 2

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1 - 1,814,233 S F. OR 41.649 AC
ZONED AGRICULTURE (aAG)
1201 T. L. Townsend DR., Rockwall, TX 75087

SITE PLAN - COURTYARD ENTRY

JOB 23035
DATE 06.17.2024
SHEET
C03.03

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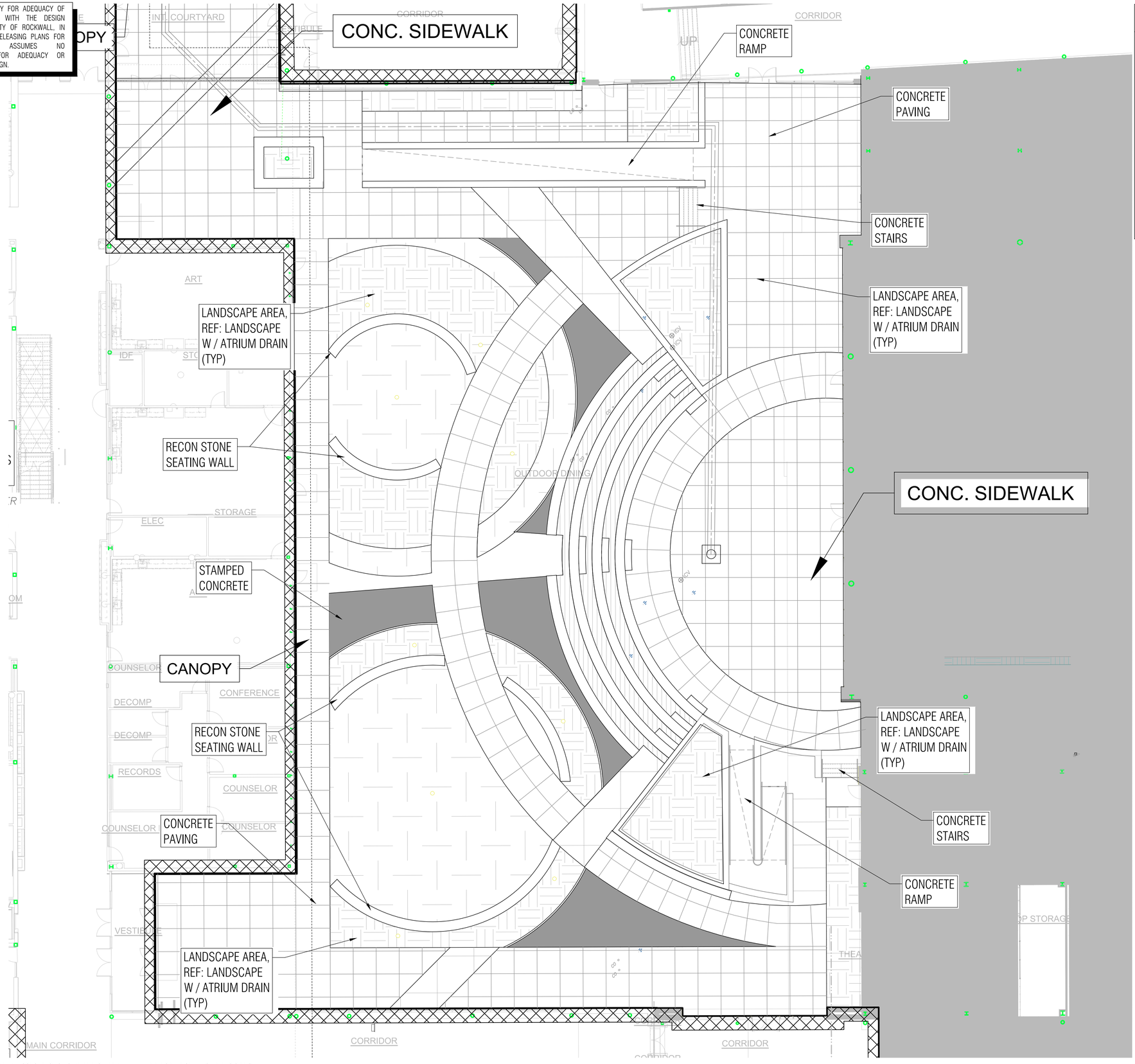

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CITY OF ROCKWALL CASE NO. SP2024-024

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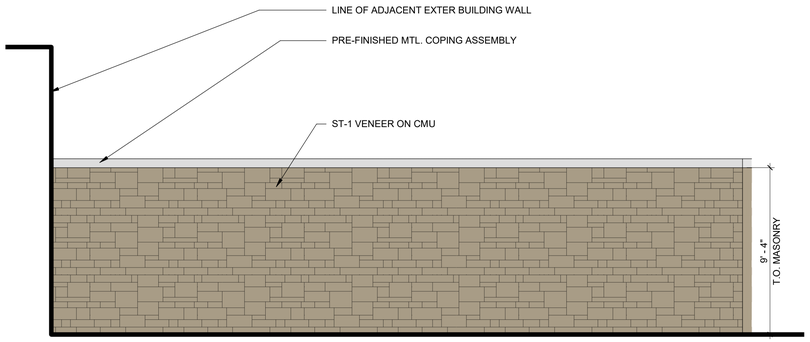
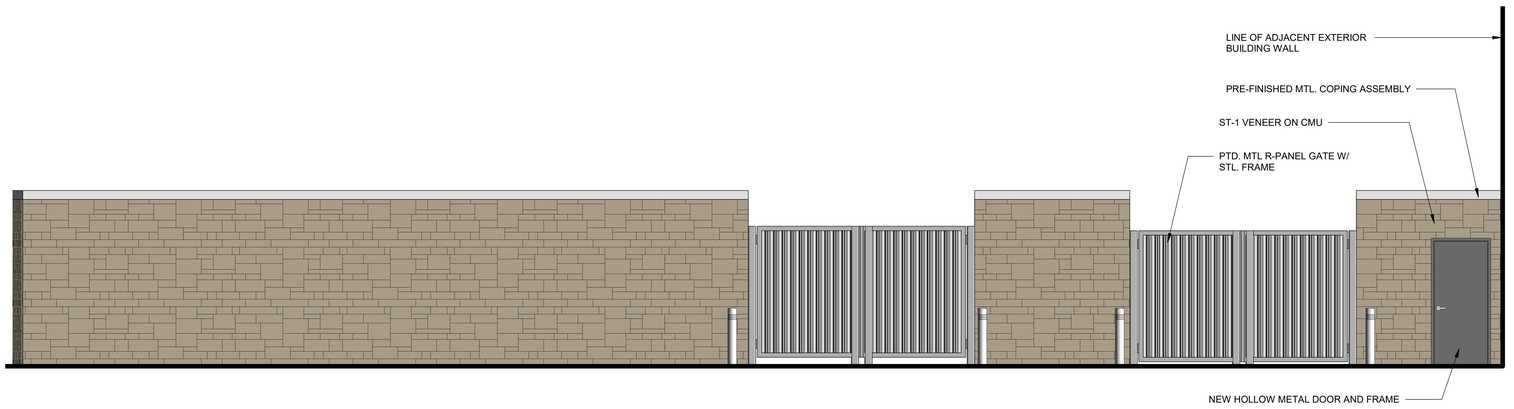
SITE PLAN - COURTYARD

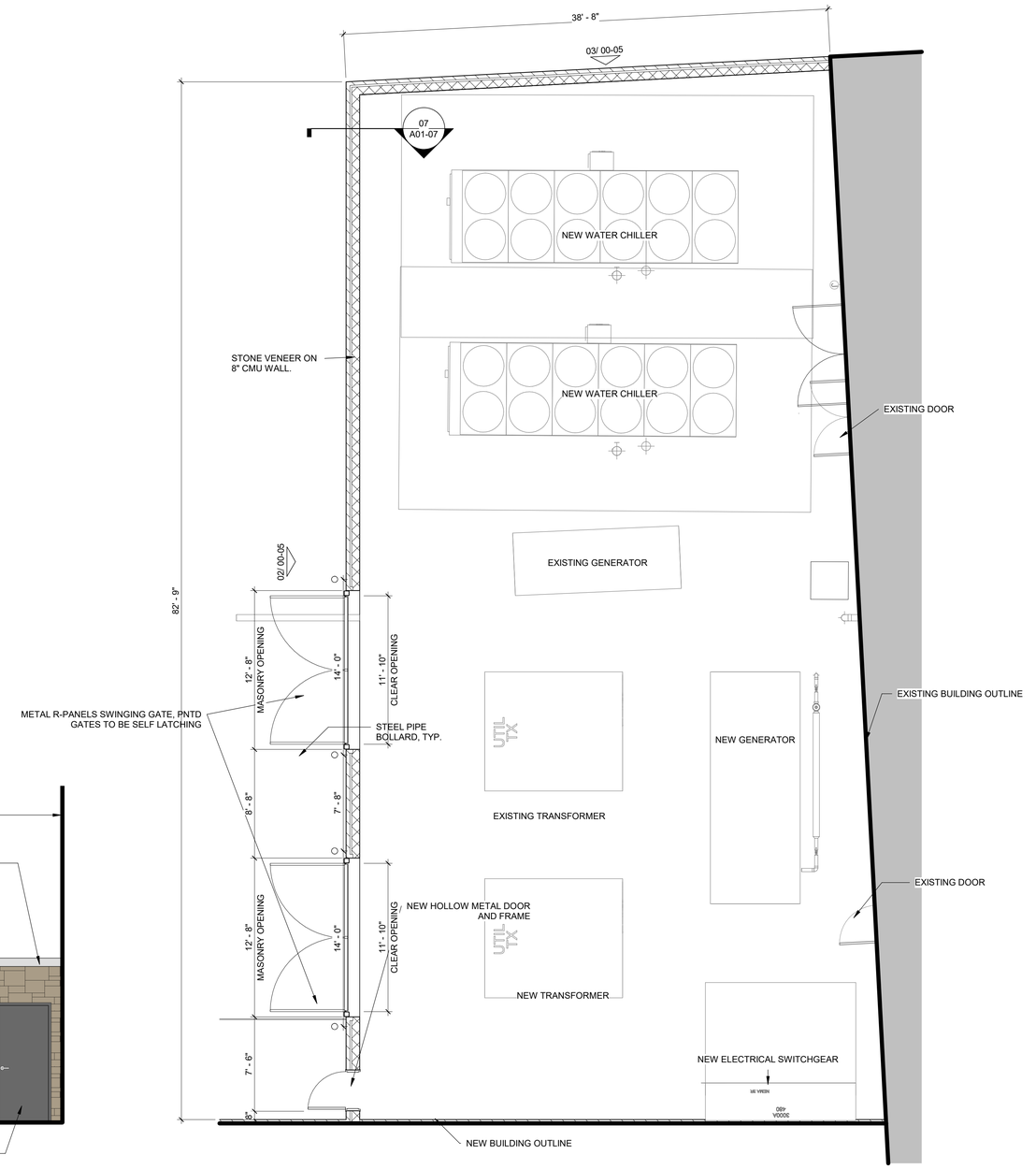
JOB 23035
DATE 06.17.2024
SHEET
C03.04



03 ELEVATION - NORTH TRANSFORMER YARD
1/4" = 1'-0"



02 ELEVATION - WEST TRANSFORMER YARD
1/4" = 1'-0"



01 SITE ENLARGED PLAN - TRANSFORMER YARD
3/16" = 1'-0"

Rockwall Independent School District

This Document was produced by or under the authority of SUSAN SMITH.

TRANSFORMER YARD - UTLEY MIDDLE SCHOOL

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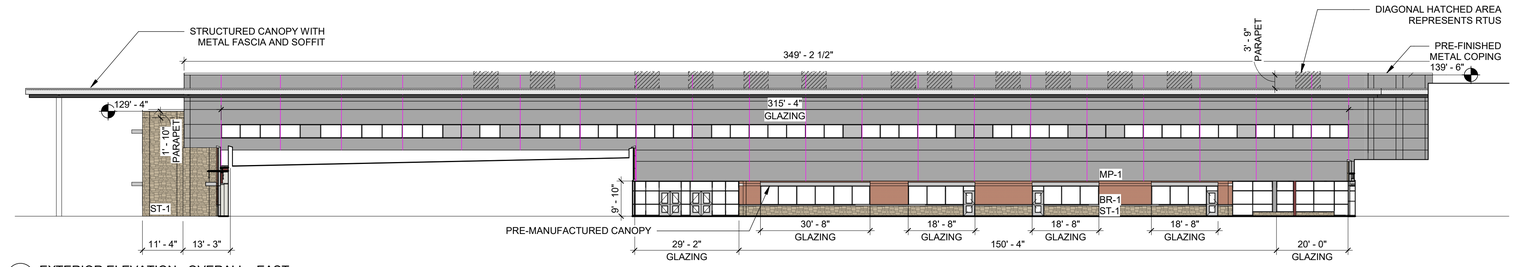
Director of Planning and Zoning

CORGAN

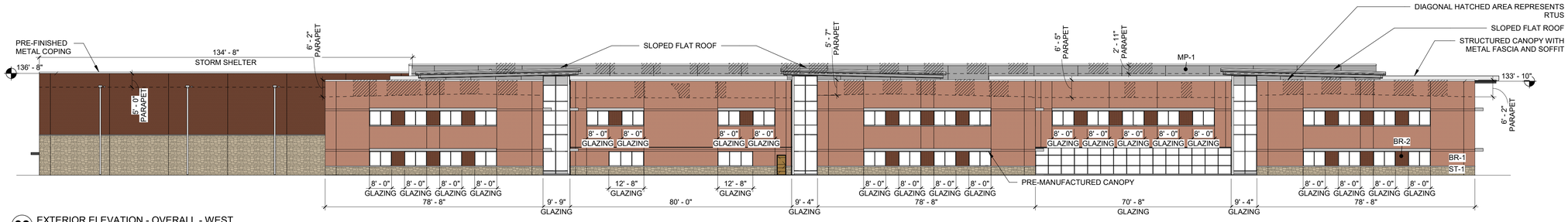
CITY OF ROCKWALL CASE NO. SP2024-024

This document is incomplete and may not be used for regulatory approval, permit or construction.



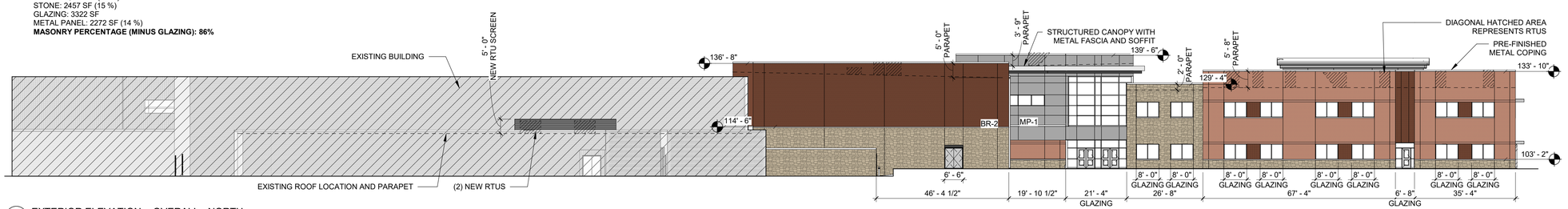
04 EXTERIOR ELEVATION - OVERALL - EAST
1" = 20'-0"

NEW ADDITION:
TOTAL FACADE SQUARE FOOTAGE: 12,136 SF
TOTAL FACADE SQAURE FOOTAGE MINUS GLAZING: 9795 SF
BRICK: 934 SF (10 %)
STONE: 969 SF (10 %)
GLAZING: 2341 SF
METAL PANEL: 7892 SF (81 %)
MASONRY PERCENTAGE (MINUS GLAZING): 20%



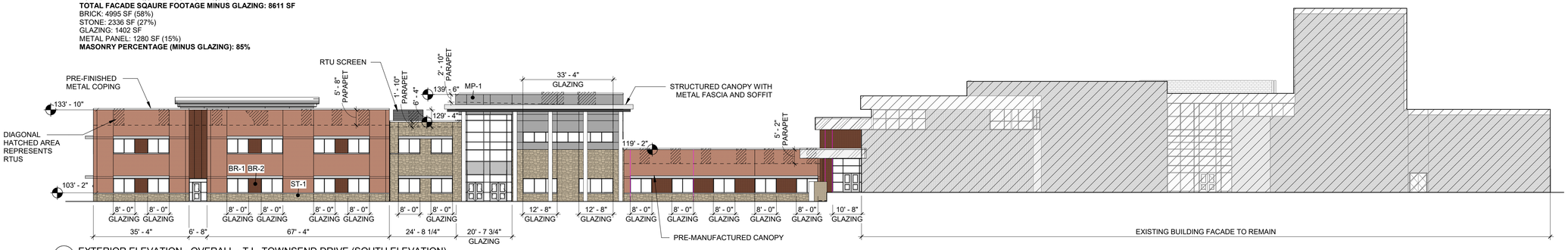
03 EXTERIOR ELEVATION - OVERALL - WEST
1" = 20'-0"

NEW ADDITION:
TOTAL FACADE SQUARE FOOTAGE: 19,737 SF
TOTAL FACADE SQAURE FOOTAGE MINUS GLAZING: 16,415 SF
BRICK: 11,686 SF (72 %)
STONE: 2457 SF (15 %)
GLAZING: 3322 SF
METAL PANEL: 2272 SF (14 %)
MASONRY PERCENTAGE (MINUS GLAZING): 86%



02 EXTERIOR ELEVATION - OVERALL - NORTH
1" = 20'-0"

NEW ADDITION:
TOTAL FACADE SQUARE FOOTAGE: 10,013 SF
TOTAL FACADE SQAURE FOOTAGE MINUS GLAZING: 8611 SF
BRICK: 4995 SF (58%)
STONE: 2336 SF (27%)
GLAZING: 1402 SF
METAL PANEL: 1280 SF (15%)
MASONRY PERCENTAGE (MINUS GLAZING): 85%



01 EXTERIOR ELEVATION - OVERALL - T.L. TOWNSEND DRIVE (SOUTH ELEVATION)
1" = 20'-0"

NEW ADDITION:
TOTAL FACADE SQUARE FOOTAGE: 8541 SF
TOTAL FACADE SQAURE FOOTAGE MINUS GLAZING: 6496 SF
BRICK: 3759 SF (58%)
STONE: 1850 SF (28%)
GLAZING: 2045 SF
METAL PANEL: 887 SF (14%)
MASONRY PERCENTAGE (MINUS GLAZING): 86%

EXT. MATERIALS LEGEND

ST-1 BR-1 BR-2
MP-1 MP-2 SC-1

EXTERIOR ELEVATIONS
UTLEY MIDDLE SCHOOL

Rockwall Independent School District

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 _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN

CITY OF ROCKWALL CASE NO. SP2024-024

This Document was produced by or under the authority of SUSAN SMITH.

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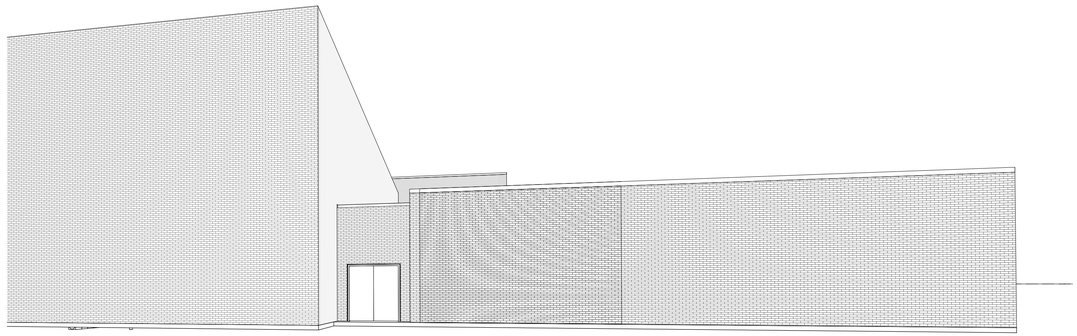
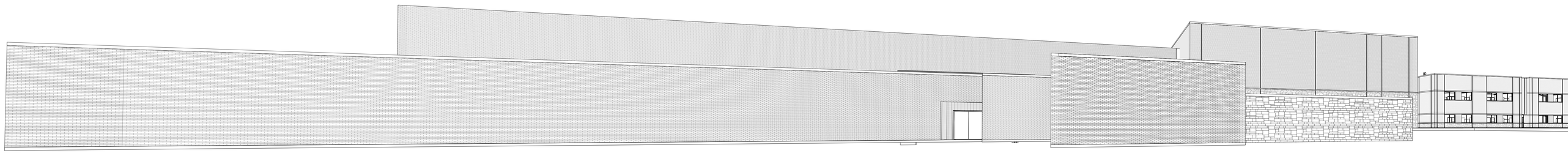


03 3D RTU VIEW - NORTHEAST
N.T.S.

02 3D RTU VIEW - TL TOWNSEND DRIVE
N.T.S.



01 3D RTU VIEW - NORTH
N.T.S.

RTU 3D VIEWS - UTLEY MIDDLE SCHOOL

Rockwall Independent School District

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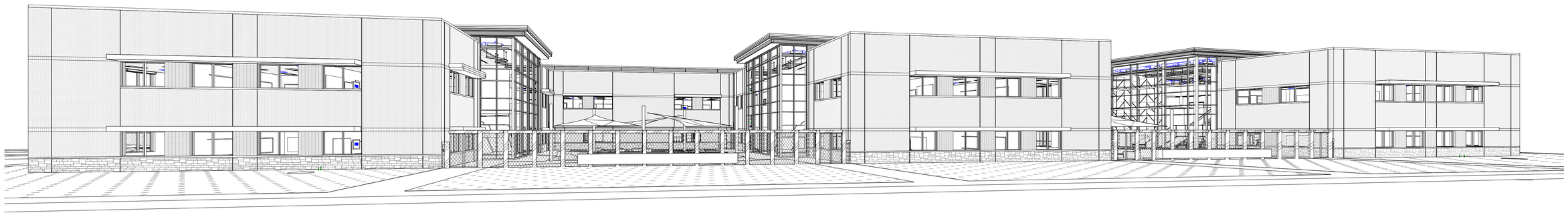
03 3D RTU VIEW - SOUTHWEST
N.T.S.

02 3D RTU VIEW - NORTHWEST
N.T.S.



01 3D RTU VIEW - WEST
N.T.S.

Rockwall Independent School District

RTU 3D VIEWS - UTLEY MIDDLE SCHOOL

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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UTLEY MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - 1201 T L TOWNSEND DR., ROCKWALL, TX

BR-1 FIELD BRICK

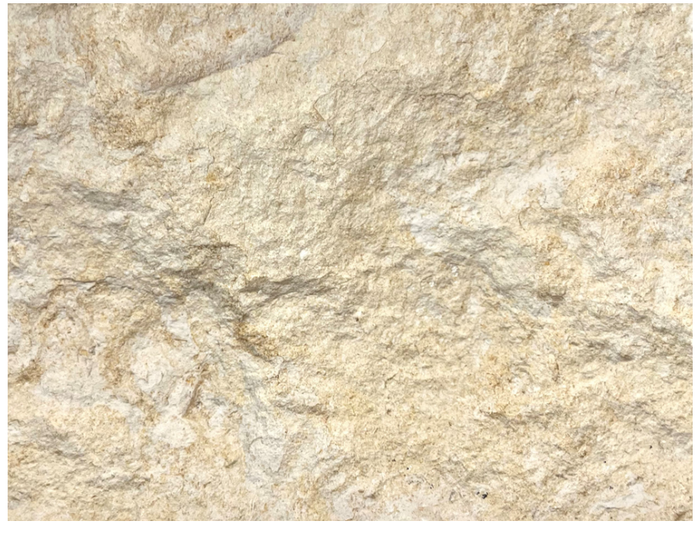
BR-2 ACCENT BRICK

AL-1 STOREFRONT ALUMINUM

MP-1 METAL PANEL

MP-2 METAL PANEL

GL-1 INSULATED EXTERIOR GLAZING UNIT



ST-1 STONE

UTLEY MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - 1201 T L TOWNSEND DR., ROCKWALL, TX

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	ACME BRICK	BURNT PUMPKIN
BR-2	BRICK	ACME BRICK	VILLAGE
ST-1	STONE	BLACKSON BRICK CO.	5TH AVE SPLITFACE
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 + CLEAR
MP-1	METAL PANEL	ALUCOBOND	BEACHSTONE GRAY METALLIC
MP-2	METAL PANEL	ALUCOBOND	CLEAR ANODIZED
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	CLEAR
SC-1*	STUCCO		COLOR TO MATCH BR-1

* LOCATION USED: ROOF PARAPETS. LOCATIONS NOT VISIBLE FROM PROPERTY LINE

Rockwall Independent School District

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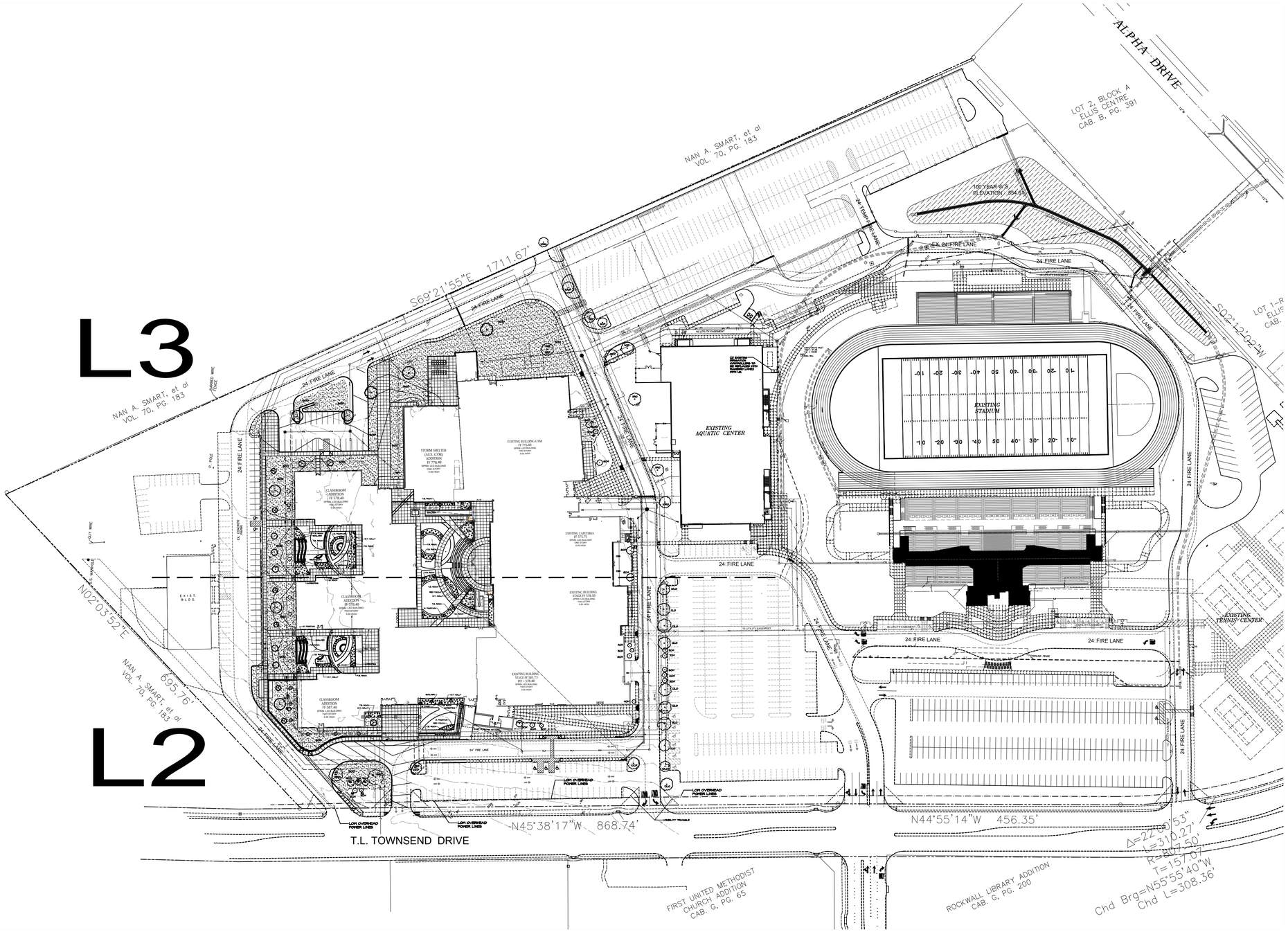

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S F. OR 41.649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	
PROPOSED FIRST FLOOR	76,400 S.F.
PROPOSED SECOND FLOOR	50,674 S.F.
TOTAL BUILDING AREA	127,055 S.F.
AQUATICS CENTER	45,200 S.F.
STADIUM	
HOME	22,350 S.F.
VISITOR	1,530 S.F.
TENNIS BUILDING	1,500 S.F.
LOT COVERAGE (ALL BUILDINGS)	146,980 S.F./1,814,233 S.F. = 8.10%
FLOOR AREA RATIO	8.10:1
TOTAL IMPERVIOUS AREA (SITE)	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT STORM SHELTER	36'- 10" (2 STORY)
BUILDING HEIGHT CLASSROOMS	34'-0" (2 STORY)
STUDENT CAPACITY (6TH -8TH GRADE) DESIGN	1,350 STUDENTS
STUDENT CAPACITY (7TH-8TH GRADE) EXISTING	910 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	
1,350 STUDENT / 1 PER 25 STUDENTS =	54 SPACES REQUIRED
PARKING PROVIDED	
PARKING SURFACE (OVERALL SITE)	
EXISTING 9.0' x 18.0	1,083 SPACES (Includes 31 HC Spaces)
NEW 10.0' x 20.0' PARALLEL	18 SPACES (Includes 1 HC Space)
TOTAL PARKING PROVIDED	1,101 SPACES

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD/HYDRO PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

0 80 160
GRAPHIC SCALE
1" = 80'

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Director of Planning and Zoning

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY , ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
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ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: WILLIAM SALEE

SURVEYOR:
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DALLAS, TEXAS 75252
(817) 889-6500
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
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(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP[redacted]

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		ISSUES
1	06/17/2024	PERMIT SET
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	REVISIONS

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

UTLEY MIDDLE SCHOOL PHASE 2

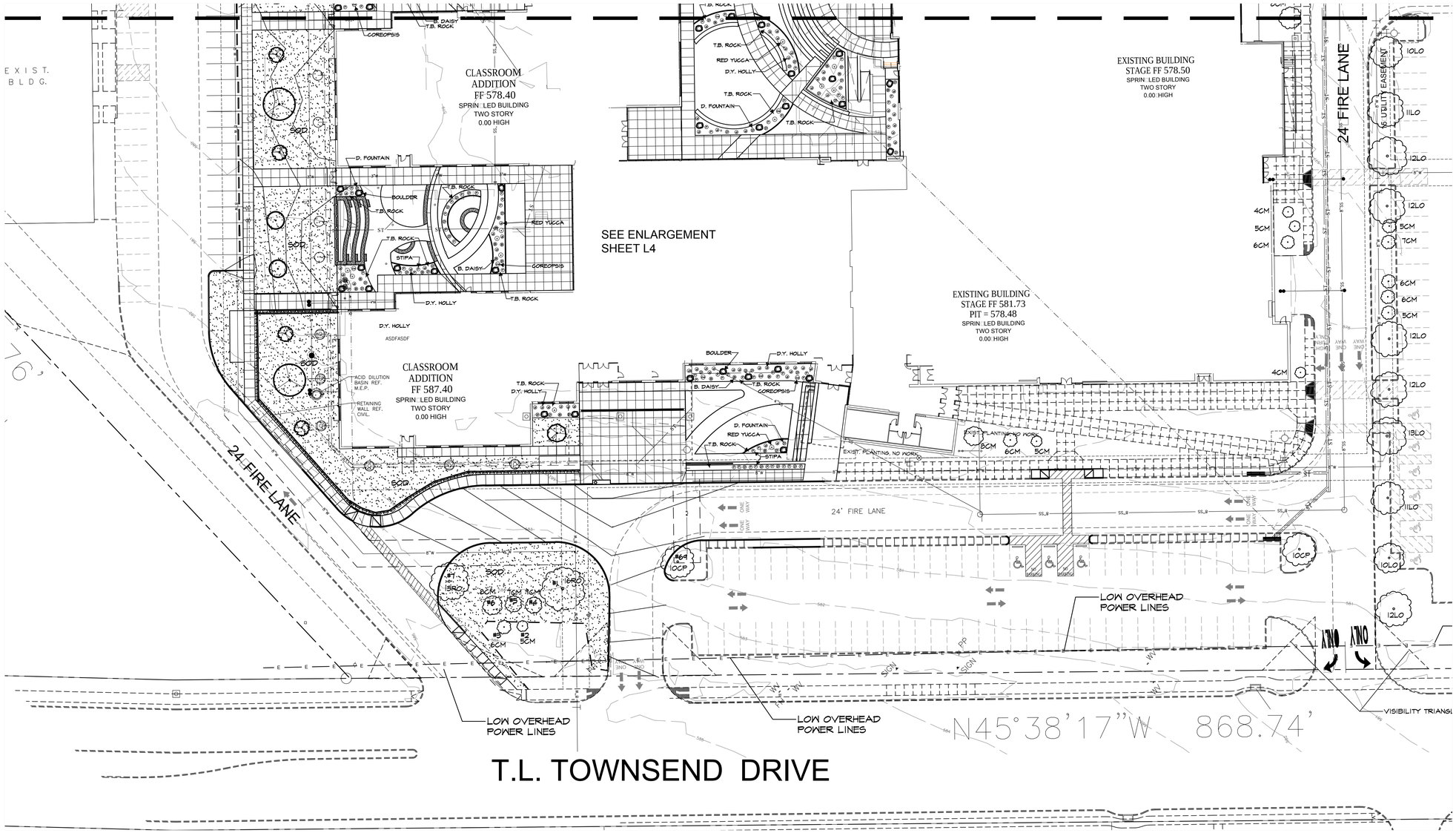
1201 T L Townsend Dr., Rockwall, TX 75087

OVERALL LANDSCAPE PLAN

[redacted]

SHEET L 1

MATCHLINE SEE SHEET L3



0 30 60
GRAPHIC SCALE
1" = 30'

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CITY O□ ROCKWALL CASE NO. SP□□□4-□□□4

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UTLEY MIDDLE SCHOOL PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

LANDSCAPE PLAN
AREA A

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SITE DATA SUMMARY TABLE

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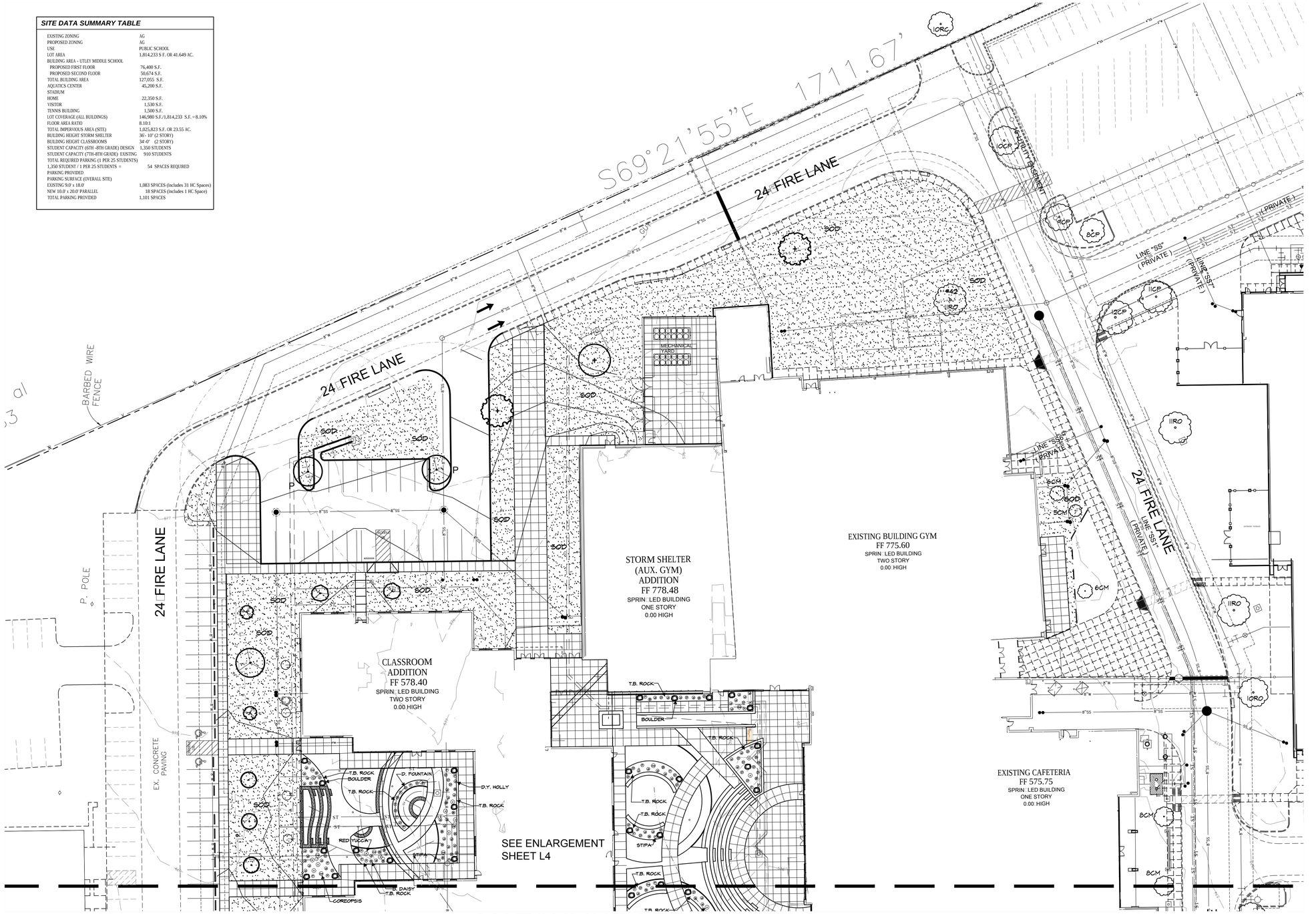

MATCHLINE SEE SHEET L2

0 30 60
GRAPHIC SCALE
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LOT 1, BLOCK 1
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CITY OF ROCKWALL CASE NO. SP[illegible]

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UTLEY MIDDLE SCHOOL PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

LANDSCAPE PLAN
AREA B

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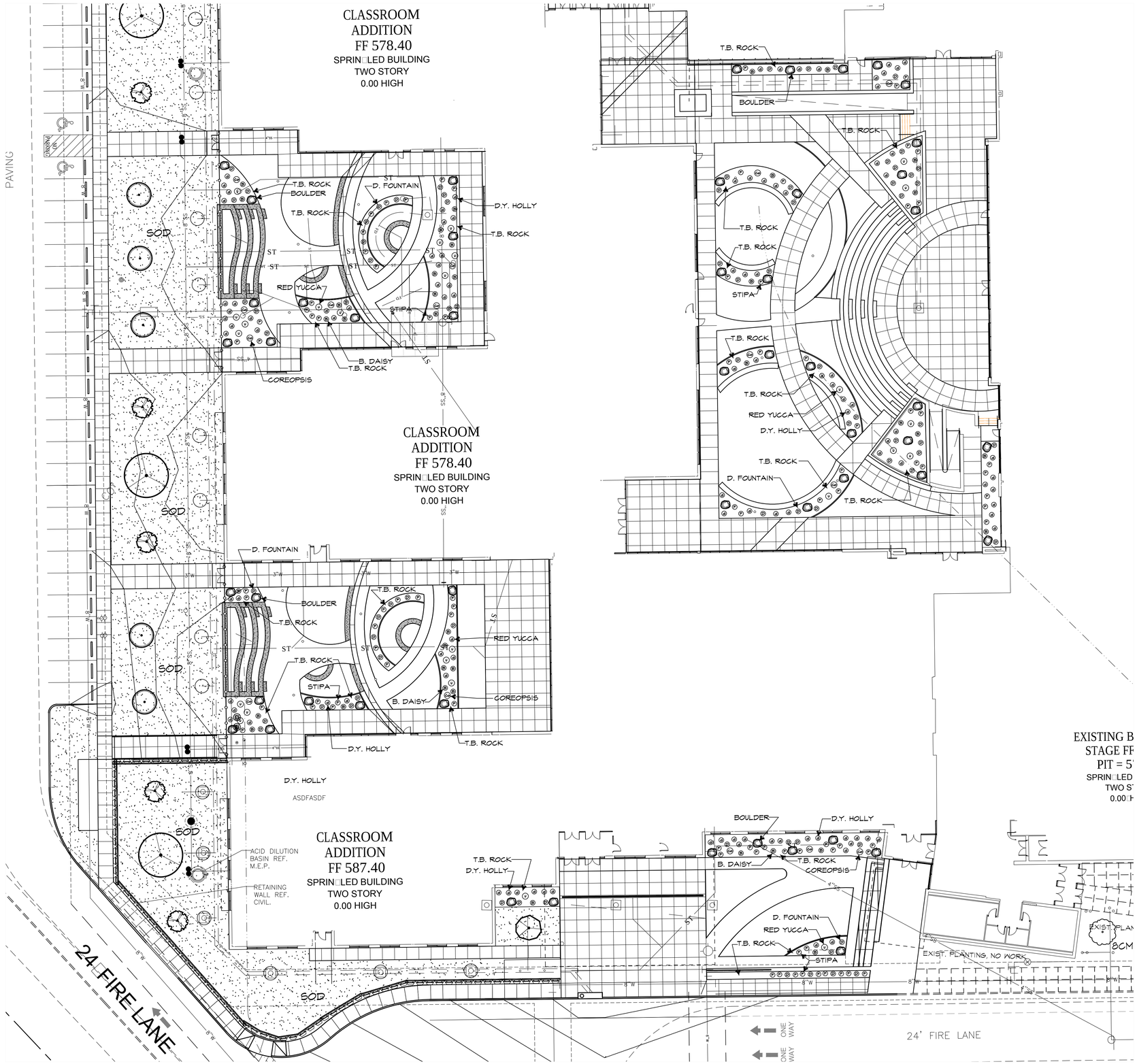
S□EET L 3



0 20 40
GRAPHIC SCALE
1" = 20'

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UTLEY MIDDLE SCHOOL PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

LANDSCAPE ENLARGEMENT

JOB [illegible]35
DATE [illegible]
SHEET L 4

LANDSCAPE NOTES

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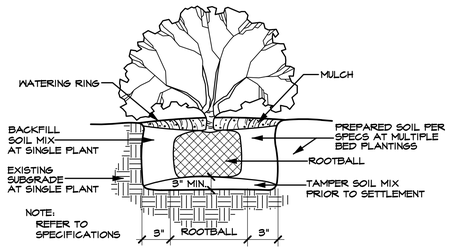
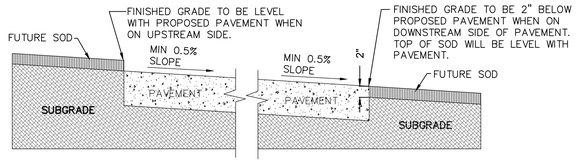


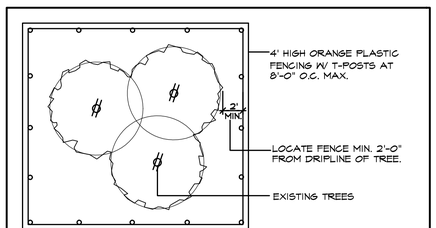
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE REQUIRED
1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING
NOT APPLICABLE - EXISTING CONDITIONS

STREET BUFFER
2 CANOPY AND 4 ACCENT TREES PER 100 LF
NOT APPLICABLE - EXISTING CONDITIONS

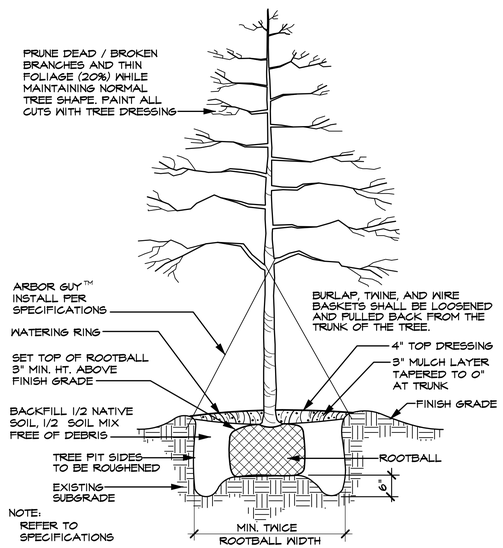
PARKING LOT LANDSCAPING
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	21 NEW SPACES
PARKING LANDSCAPE REQUIRED 7,350 SF X 5% =)	368 SF
PARKING LANDSCAPE PROVIDED	385 SF
PARKING TREES REQUIRED 21 SPACES / 10 =)	2 TREES
PARKING TREES PROVIDED	P 2 TREES

AMOUNT OF LANDSCAPING
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 150 SF OF DRY LAND AREA.
NOT APPLICABLE

TREE MITIGATION
AS SHOWN ON TREESCAPE PLANS

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
2	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
5		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
6		D. WILLOW	Desert Willow	Chilopsis linearis	6'-7' ht, 3'-4' spread, container
3		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, male, tree form, limbed to 4'
5		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	6' Ht./3' spread min., container only single straight trunk, bushy, specimen

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
106	ⓓ	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
25	ⓥ	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
76	ⓟ	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	5 gallon
15	ⓒ	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	5 gallon
87	Ⓟ	STIPA	Mexican Feathergrass	Stipa tenuissima	5 gallon
38	Ⓑ	B. DAISY	Blackfoot Daisy	Melampodium leucanthum	5 gallon

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Solid Rolled Sod refer to specifications

MISCELLANEOUS

AS SHOWN	——	EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color
51		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS
AS SHOWN		T.B. ROCK	3"-5" Tejas Black rock, 6"-8" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging. Rock to cover all weed barrier mat.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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 _____, 2024.
WITNESS OUR HANDS, this ____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY , ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	KMCE, Inc.	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	17774 PRESTON ROAD	4500 FULLER DR.
ROCKWALL, TEXAS 75087	DALLAS, TEXAS 75252	IRVING, TEXAS 75038
(972) 771-0605	(817) 889-6500	(972) 717-5151
CONTACT: WILLIAM SALEE	CONTACT: ROBERT HANSEN	CONTACT: CHERALYN M. ARMIJO

CITY O□ROCKWALL CASE NO. SP□□□4□□□4

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ISSUES

1	06/17/2024	PERMIT SET
2		
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6		

REVISIONS

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

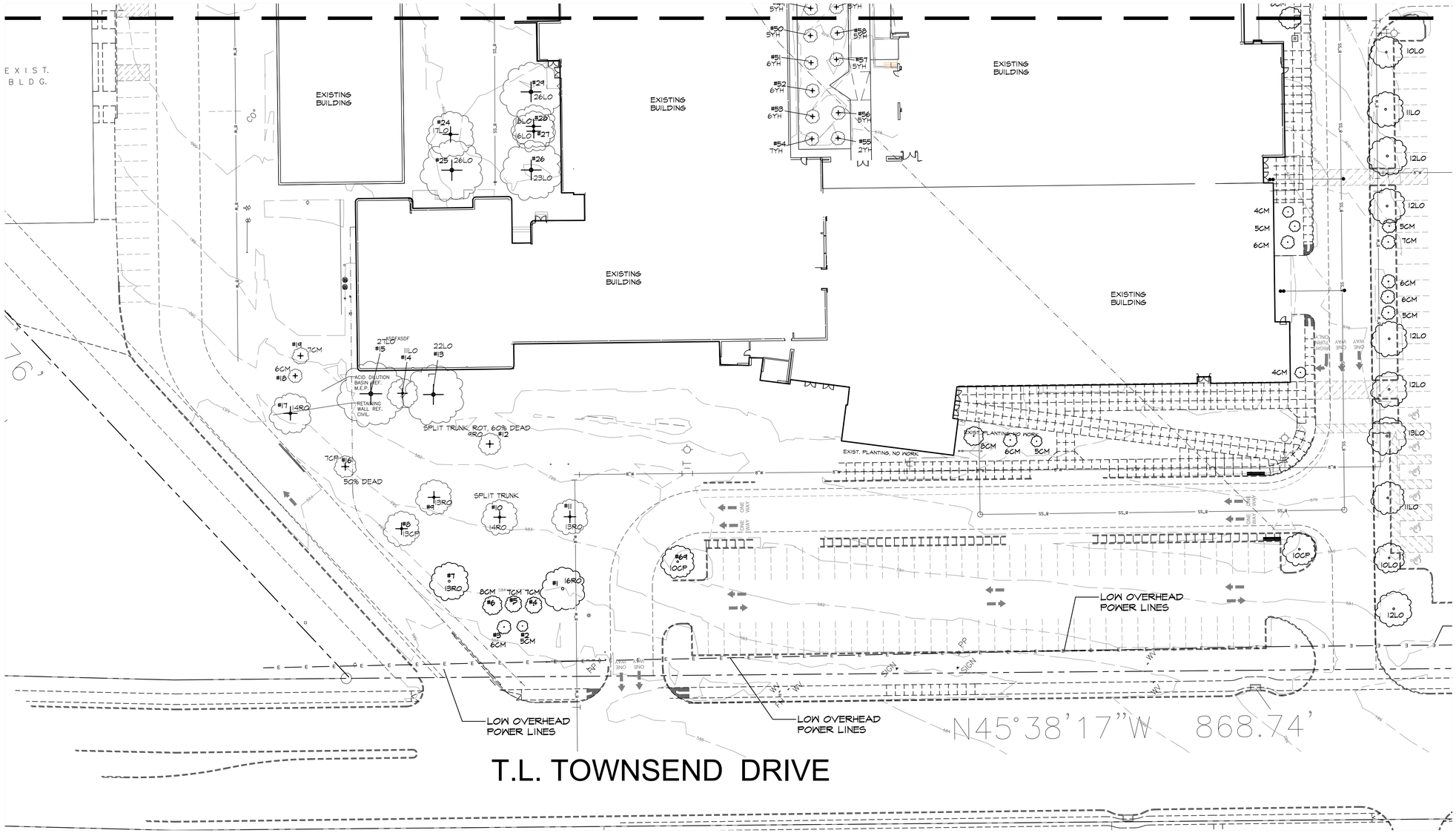
UTLEY MIDDLE SCHOOL
PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

LANDSCAPE DETAILS

□O□ □3□35
□ATE □□1□□□4
S□EET L 5

MATCHLINE SEE SHEET L3



T.L. TOWNSEND DRIVE

EXISTING TREE NOTE:
EXISTING TREES WITHIN 50□ OF CONSTRUCTION ARE NUMBERED AND CHARTED. TREES OUTSIDE THIS AREA ARE SHOWN FOR GENERAL INFORMATION.

0 30 60
GRAPHIC SCALE
1" = 30'

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Director of Planning and Zoning

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CITY O□ ROCKWALL CASE NO. SP□□□4-□□□4

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	ISSUES	
1	06/17/2024	PERMIT SET
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	REVISIONS

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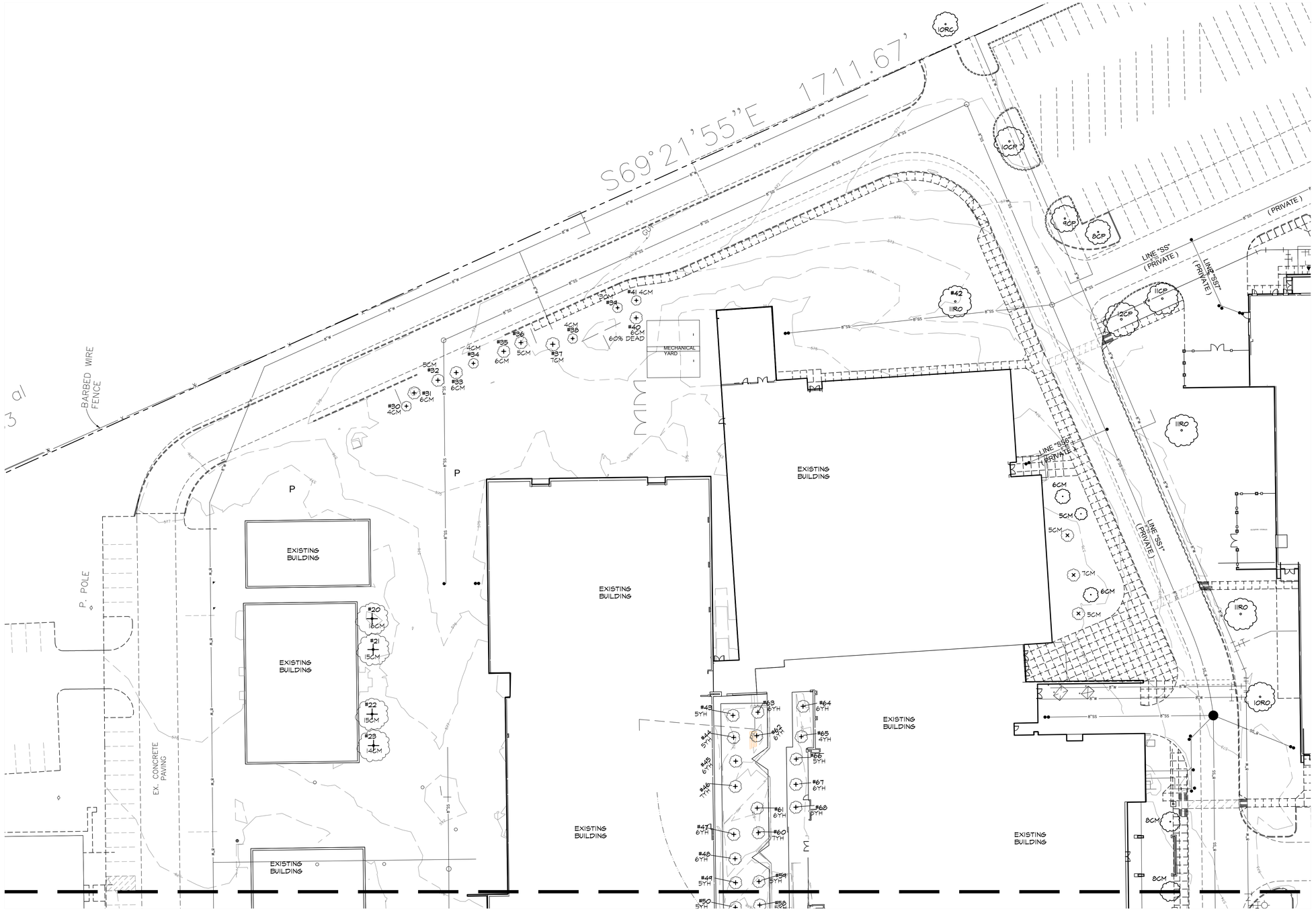
UTLEY MIDDLE SCHOOL
PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

TREESCAPE
PLAN AREA A

□O□ □3□35
□ATE □□.1□□□4
S□EET

TS 1



MATCHLINE SEE SHEET L2

NORTH

0 30 60

GRAPHIC SCALE
1" = 30'

APPROVED:
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CITY OF ROCKWALL CASE NO. SP[illegible]

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	ISSUES	
1	06/17/2024	PERMIT SET
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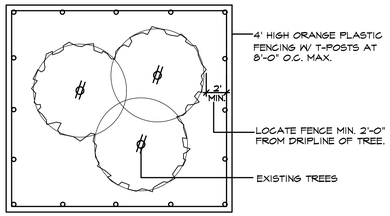
UTLEY MIDDLE SCHOOL PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

TREESCAPE PLAN AREA B

[illegible]

TS 2



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

#	Size	Type	Tree Health	Disease	Insect	Structural	Save/Remove	Mitigation	Credit
1	16	Red Oak	6	N	N	N	SAVE	16	0
2	5	Crepe Myrtle	5	N	N	N	SAVE	0	0
3	6	Crepe Myrtle	5	N	N	N	SAVE	0	0
4	7	Crepe Myrtle	5	N	N	N	SAVE	0	0
5	7	Crepe Myrtle	5	N	N	N	SAVE	0	0
6	8	Crepe Myrtle	5	N	N	N	SAVE	0	0
7	13	Red Oak	5	N	N	N	SAVE	0	0
8	13	Red Oak	5	N	N	N	REMOVE	13	0
9	13	Red Oak	5	N	N	N	REMOVE	13	0
10	14	Red Oak	3	N	N	Y	REMOVE	14	0
11	13	Red Oak	5	N	N	N	REMOVE	13	0
12	9	Red Oak	2	N	N	Y	REMOVE	9	0
13	22	Live Oak	5	N	N	N	REMOVE	22	0
14	11	Live Oak	5	N	N	N	REMOVE	11	0
15	27	Live Oak	5	N	N	N	REMOVE	54	0
16	7	Chinese Pistache	3	N	N	Y	REMOVE	7	0
17	14	Red Oak	5	N	N	N	REMOVE	14	0
18	6	Crepe Myrtle	5	N	N	N	REMOVE	0	0
19	7	Crepe Myrtle	5	N	N	N	REMOVE	0	0
20	16	Crepe Myrtle	5	N	N	N	REMOVE	0	0
21	15	Crepe Myrtle	5	N	N	N	REMOVE	0	0
22	15	Crepe Myrtle	5	N	N	N	REMOVE	0	0
23	14	Crepe Myrtle	5	N	N	N	SAVE	0	0
24	17	Live Oak	5	N	N	N	SAVE	0	0
25	26	Live Oak	5	N	N	N	SAVE	0	26
26	23	Live Oak	5	N	N	N	SAVE	0	0
27	16	Live Oak	5	N	N	N	REMOVE	16	0
28	18	Live Oak	5	N	N	N	REMOVE	18	0
29	26	Live Oak	5	N	N	N	SAVE	0	26
30	4	Crepe Myrtle	5	N	N	N	SAVE	0	0
31	6	Crepe Myrtle	5	N	N	N	SAVE	0	0
32	5	Crepe Myrtle	5	N	N	N	REMOVE	0	0
33	6	Crepe Myrtle	5	N	N	N	REMOVE	0	0
34	4	Crepe Myrtle	5	N	N	N	REMOVE	0	0
35	6	Crepe Myrtle	5	N	N	N	REMOVE	0	0
36	5	Crepe Myrtle	5	N	N	N	REMOVE	0	0
37	7	Crepe Myrtle	5	N	N	N	REMOVE	0	0
38	4	Crepe Myrtle	5	N	N	N	REMOVE	0	0
39	3	Crepe Myrtle	5	N	N	N	SAVE	0	0
40	6	Crepe Myrtle	2	N	N	Y	SAVE	0	0
41	4	Crepe Myrtle	5	N	N	N	SAVE	0	0
42	11	Red Oak	5	N	N	N	SAVE	0	0
43	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
44	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
45	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
46	7	Yaupon Holly	4	N	N	N	REMOVE	0	0
47	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
48	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
49	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
50	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
51	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
52	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
53	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
54	7	Yaupon Holly	4	N	N	N	REMOVE	0	0
55	2	Yaupon Holly	4	N	N	N	REMOVE	0	0
56	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
57	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
58	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
59	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
60	7	Yaupon Holly	4	N	N	N	REMOVE	0	0
61	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
62	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
63	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
64	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
65	4	Yaupon Holly	4	N	N	N	REMOVE	0	0
66	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
67	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
68	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
69	10	Chinese Pistache	5	N	N	N	REMOVE	10	0
								230	52

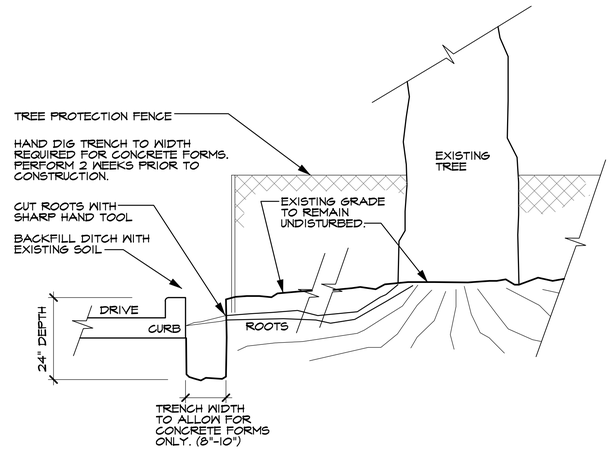
Mitigation 230(removed-52 (saved) = 178
Mitigation 178-32(planted) = 146
Total Mitigation 146*100 =$14,600

CERTIFIED ARBORIST SITE INSPECTIONS:

GENERAL CONTRACTOR TO PROVIDE FOR CERTIFIED ARBORIST VISITS FOR ALL EXISTING TREES TO REMAIN ONCE PER MONTH DURING CONSTRUCTION. G.C. TO FOLLOW ARBORIST RECOMMENDATIONS FOR TRIMMING OR THINNING OF BRANCHES, HAND WATERING SCHEDULE, ROOT AERATION, AND GENERAL PROTECTION.

EXISTING TREE WATERING:

GENERAL CONTRACTOR TO PROVIDE HAND WATERING OF EXISTING TREES TO REMAIN. WATERING SHALL BE ON AN AS NEEDED BASIS TO MAINTAIN TREE HEALTH. FOLLOW CERTIFIED ARBORIST RECOMMENDATIONS.



ROOT PRUNING DETAIL

SCALE: N.T.S.

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WITNESS OUR HANDS, this ___ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY , ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO

CITY O□ROCKWALL CASE NO. SP□□□4-□□□4

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	ISSUES	
1	06/17/2024	PERMIT SET
2		
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	REVISIONS	

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FAX (469) 362-5433
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UTLEY MIDDLE SCHOOL
PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

TREESCAPE CHART

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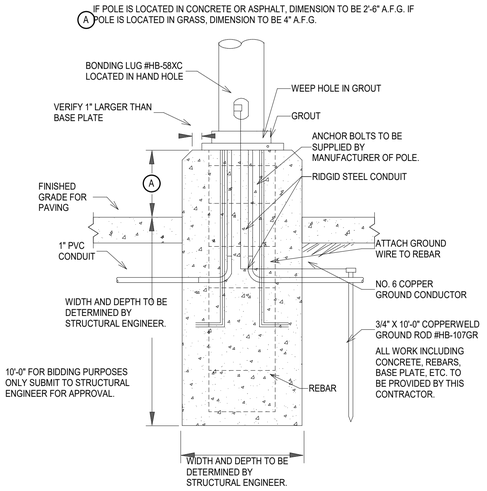
TS 3



SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLE BASE IS AT LEAST 12" AWAY.

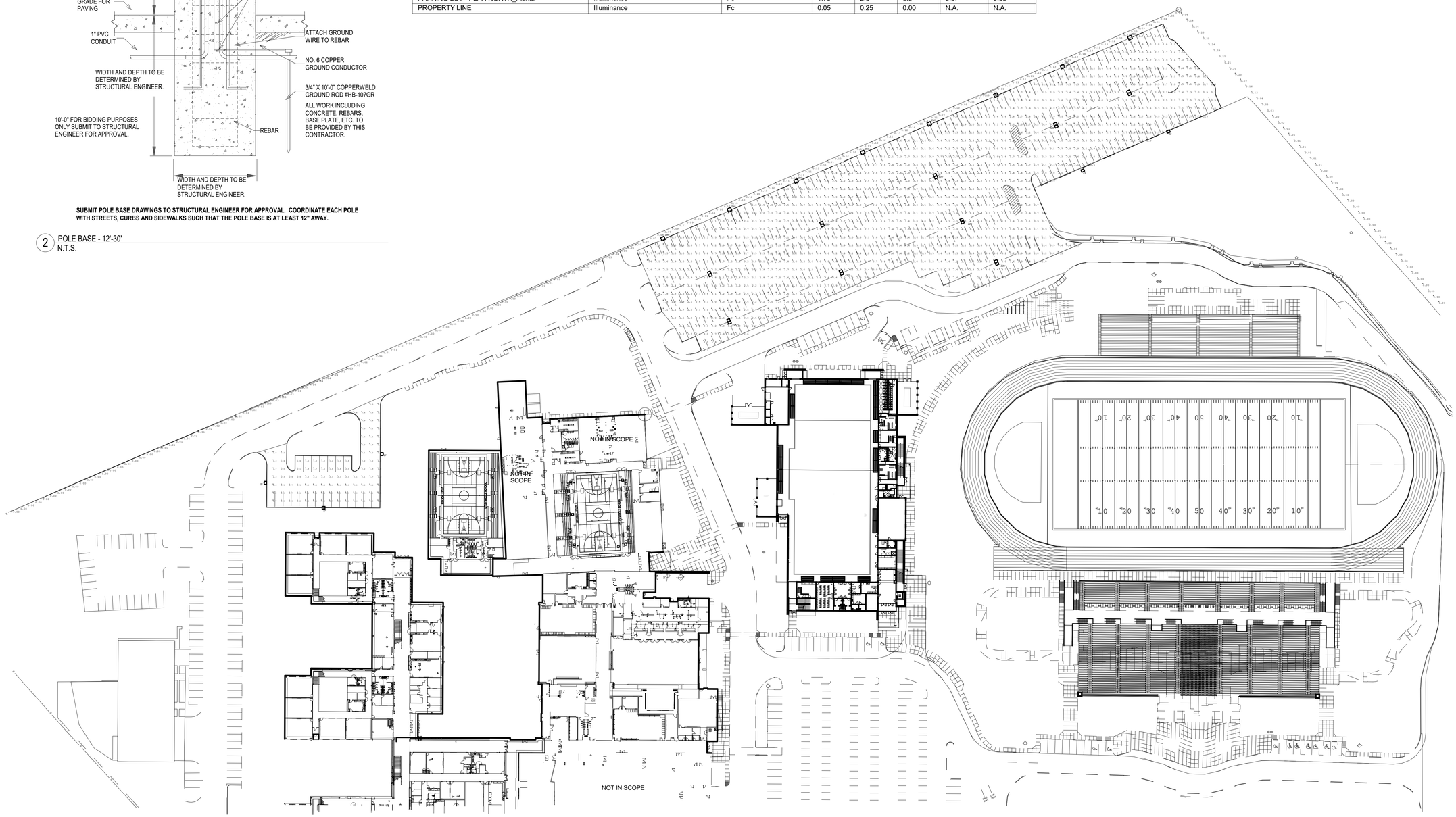
2 POLE BASE - 12'-30'
N.T.S.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Mounting Height
	9	Z2D	Back-Back	DSX1 LED P5 40K T2M MVOLT	25
	8	ZBC	Single	DSX1 LED P5 40K 80CRI BLC4	25
	3	ZF	Single	DSX1 LED P5 40K TFTM MVOLT	25
	2	Z2	Single	DSX1 LED P5 40K T2M MVOLT	25

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT - PLAN EAST_Planar	Illuminance	Fc	2.55	6.3	0.3	8.50	21.00
PARKING LOT - PLAN NORTH_Planar	Illuminance	Fc	1.79	2.8	0.3	5.97	9.33
PROPERTY LINE	Illuminance	Fc	0.05	0.25	0.00	N.A.	N.A.

PHOTOMETRIC SITE PLAN GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE **CITY OF ROCKWALL** OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 PHOTOMETRIC SITE PLAN
1" = 60'-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 _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

EMA
EMA Engineering & Consulting, Inc.
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
Texas Firm Registration No. F-893
Louisiana Firm Registration No. EF-5818
DESIGN SOLVE ENHANCE www.EMAengineer.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

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	ISSUES	
1	01.12.2024	60% PROGRESS SET
2	05.17.2024	90% PROGRESS SET
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△	REVISIONS	

REVIEW ONLY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Engineer: **Catherine L. Hollenshead**
License State: **TX** *License No.:* **103572**
Date: 5/15/2024 12:10:39 PM

UTLEY MIDDLE SCHOOL PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

PHOTOMETRIC SITE PLAN

JOB 23035
DATE 05.17.2024
SHEET ES01-02.2

5/15/2024 12:10:39 PM ES01-02.PHOTOMETRIC SITE PLAN

CORGAN

May 18, 2022

Bethany Ross
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Rockwall ISD – Rochell Elementary School Replacement
Project Number: SP2024-024
Request for: Exterior Building Design & Landscape Variances

Dear Ms. Ross:

Masonry Percentage Variance

We are requesting a variance from the masonry percentage requirements per the IH-30 Overlay District for the Rockwall ISD Utley Middle School Phase 2. Per the overlay district requirements, we are to have 90% masonry materials on exterior elevations and 20% of that masonry is to be stone. Currently, all but 2 of our elevations meet the minimum stone percentage requirement and 3 of the 4 elevations are at least 85% masonry or more.

This is due to the metal panel that is being used at the main entry, north entry and central courtyard facing façade. As the entrances into these school, these are being treated to have lighter materials (i.e., glass and wood look phenolic panels) to give an open and welcoming feeling to those entering. The use of strategic security systems will mitigate the vulnerability of traditionally glazed systems. The metal panel used on the East façade is facing the central courtyard of the school and will not be facing T.L. Townsend Drive. The majority of the metal panel used on the North façade will be stepped back and not readily visible from ground level. Finally, all of the metal panel on the West façade is located on parapet walls stepped back and up high that will easily visible from ground level.

The design of this addition has attempted to maintain the design language and materiality of the existing school in order to keep a consistent façade for the new school. The existing school did not have any stone used, but stone has been added in select locations of the new addition where possible in conjunction with the use of brick veneer that matches the existing.

Primary and Secondary Articulations Variance

We are requesting variance from the primary and secondary building articulation standards. Due to this being a school facility, the program of the spaces within the school do not lend themselves to all the required changes in horizontal and vertical planes. Effort has been made in the design to create design interest along the façade with differences in contrasting stone and brick materials and vertical breaks using different material.

Please reference the provided samples of these materials on the exterior material boards provided to the city for review.

Four sided Architecture Variance

We are requesting variance from the four-sided architecture requirement. Due to this being an addition to an existing building, not all four sides of the building will be the same. We have done our best to compliment the aesthetics of the existing building with the new design. Additionally due to the limited existing space on the site, a row of trees has not been proposed to be planted along the north side of the building. We have prioritized the existing fire lane location and relationship to the building, along with providing added parking for the building staff.

Artificial Turf Variance

We are requesting a variance to use artificial turf in the school courtyards as a landscaping material. Due to the nature of this building being for education use, the preference is for these spaces to use artificial turf in lieu of sod. These areas will receive high traffic and use, which could damage sod and be difficult for the District to maintain over time. The use of artificial turf allows for these courtyards to be maintained easily and remain green throughout the year.

We believe that our design meets the following compensatory measures as described in the City of Rockwall Unified Development Code, Subsection 09.01 of Article 11.

- Use of curtain wall and flush aluminum composite panel to emphasis and highlight key entrances.
- Front entry plaza with natural stone seating and landscaped areas.
- Articulation by using accent colors of brick and stone and changes in building mass (vertically and horizontally) where school program spaces allow.
- Two outdoor student learning courtyards with native plantings, natural stone features and shade features.
- One central large outdoor learning courtyard with native planting, shaded gathering areas, and tiered stone seating.
- Increased architectural elements, such as canopies, outdoor patio/plaza space and varied roof heights.
- Increased landscaping

Tree Mitigation Settlement Agreement

The owner requests an alternative tree mitigation settlement for the above referenced project. The remaining landscape areas for new trees in the construction zone is limited. New trees have been located as possible to provide tree bubblers at all new trees that would not be possible in other areas of the site that are not planned for new construction. This alternative mitigation settlement would be for +/-82% or 146 inches of mitigation for $14,600.00.

We thank you for your consideration of this exception. We would be happy to answer any further questions regarding this material and our design for the Rockwall ISD Rochell Elementary School Replacement.

Sincerely,

MORGAN HOWELL, AIA
Project Architect— Senior Associate
Corgan

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:	June 25, 2024
APPLICANT:	Keaton Mai; *The Dimension Group*
CASE NUMBER:	SP2024-025; *Site Plan for Restaurant, 2,000 SF or More, with Drive Through or Drive In*

SUMMARY

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Site Plan* for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* (*i.e. HteaO*) on a 0.676-acre parcel of land identified as a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary.

BACKGROUND

On May 19, 1986, the subject property was annexed into the City of Rockwall by *Ordinance No. 86-37* [*Case No A1986-005*]. On March 4, 2013, the City Council approved a zoning change from an Agricultural (AG) District to a Commercial (C) District [*Case No. Z2013-002; Ordinance No. 13-03*] for a 45.5601-acre tract of land. On June 7, 2021, the City Council approved a preliminary plat [*Case No. P2021-027*] for a 14-lot commercial development (*i.e. Lots 1-14, Block A, Creekside Commons Addition*), which includes the subject property. On November 7, 2022, the City Council approved a final plat that established the subject property as a portion of Lot 3, Block A, Creekside Commons Addition. The subject property has remained vacant since its annexation.

PURPOSE

On May 17, 2024, the applicant -- *Keaton Mai of The Dimension Group* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of S. Goliad Street [*SH-205*] and S. FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of the Creekside Commons Addition, which is zoned for Commercial (C) District land uses and is vacant. Beyond this is S. FM-549, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is Phase I of the Somerset Park Subdivision, which consists of 152 single-family residential lots and is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) land uses.

South: Directly south of the subject property is S. Goliad Street [*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. Following this is a vacant 6.9998-acre tract of land (*i.e. Tract 10-1 of the W. W. Ford Survey, Abstract No. 80*) that is zoned General Retail (GR) District. Beyond this is S. FM-549, which is classified as a A4D (*i.e. major arterial, four [4] 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 1.251-acre tract of land [*i.e. a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition*]. Beyond this is a 1.50-acre parcel of land [*i.e. Lot 1, Block A, Creekside Commons Addition*], developed with a convenience store with gasoline sales (*i.e. 7-11*). Following this is the remainder of the Creekside Commons Addition, which is zoned for Commercial (C) District land uses and is vacant. Adjacent to the property line of the Creekside Commons Addition is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is S. Goliad Street [*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. Beyond this is a 6.9998-acre vacant tract of land (*i.e. Tract 10-01 of the W. W. Ford Survey, Abstract No. 80*) that is zoned General Retail (GR) District. Beyond this is the Oaks of Buffalo Way Subdivision, which consists of 58 single-family residential lots on 109.57-acres that is zoned Single-Family Estate 1.5 (SFE-1.5) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape 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 Commercial (C) District with the exception of the item(s) noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. 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=0.676-acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 105.48-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=269.61-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=19-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=7.46%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/250 SF* *9 Required Parking Spaces*	*X=20; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=25.7%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=74%; In Conformance*

TREESCAPE PLAN

There are no trees being removed from the property, therefore no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(29), *Restaurant with Drive Through or Drive-In*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises."

In this case, the applicant's proposed use falls under this classification, which is permitted by-right within a Commercial (C) District. When reviewing the proposed site plan against these standards and the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), it appears to generally conform with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

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 variance(s) and exception(s):

(1) *Architectural Standards*.

(a) *Primary and Secondary Articulation.* According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay 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 does not meet the commercial building articulation standards on the northwest elevation. However, the ARB has requested that the applicant bring the side walls back on all projecting tower elements, which the applicant has done on three (3) of the four (4) building facades. This will require a *Variance* from the Planning and Zoning Commission.

(b) *Roof Design Standards*. According to Subsection 06.02 (C)(3), *Roof Design Standards,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is requesting that this requirement be waived in order to meet their brand standards and match the surrounding buildings. Staff should note that this variance has been granted before for the adjacent restaurant *(i.e. McDonald's)*. This will require a *Variance* from the Planning and Zoning Commission.

(c) *90% Masonry Requirement.* According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "…each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials…" In this case, the applicant does not meet this requirement on any of the of the building facades. Specifically, they are proposing more than ten (10) percent composite lumber material on each elevation to match the HTeaO brand. This will require a *Variance* from the Planning and Zoning Commission.

According to Subsection 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 variances and exceptions 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 (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures that directly offset each requested variance and/or exception, and based on the submitted materials, the applicant's request would require six (6) compensatory measures. The applicant has indicated the following compensatory measures: [*1*] increased landscape buffer along SH205 (*from 20-feet to 40-feet*), [*2*] increased overall open space (*more than 25% provided vs. 20% required*), [*3*] adding parking lot landscaping (*almost 4 times the minimum of five [5] percent*), [*4*] effective and enhanced landscape screening adjacent to the drive-thru lane, [*5*] removed the exterior roof ladder and parapet opening, and [*6*] increased natural stone material beyond 20% (*overall total of 35%*) on the site. Requests for exceptions and variances to the Unified Development Code (UDC) 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 or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *South Central Residential District* and is designated for *Commercial* land uses. According to the *District Strategies* this land use designation should "… support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." In this case, the applicant is proposing a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In*. Based on this, the applicant's land use appears to conform with the Comprehensive Plan. In addition, Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states as one (1) of the architectural policies the community should "… encourage high quality and inspiring architecture throughout the City..." More specifically the OURHometown Vision 2040 Comprehensive Plan states that "(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- *or 'articulated' in architectural terms* --, and architectural

elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." In this case, it is a discretionary decision if the applicant's request conforms with the goals for non-residential buildings contained in the Comprehensive Plan because of the amount of requested variances associated with materials and articulation.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 28, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB requested to see revised building elevations that incorporated more of the articulation requirements. The ARB will review the updated building elevations and provide a recommendation before action is taken by the Planning and Zoning Commission at the *June 25, 2024* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* 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) The subject property will be required to replat after the engineering process to establish property lines and new easements necessary for development.

(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	NWC of Hwy 205 and Future FM 549				
SUBDIVISION	Creekside Commons	LOT	15	BLOCK	A
GENERAL LOCATION	NWC of Hwy 205 and Future FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Restaurant w/ drive-through	
ACREAGE	0.676	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	Creekside Commons Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [*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 $ 270.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* May, 2024. *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* May, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathy Bowen

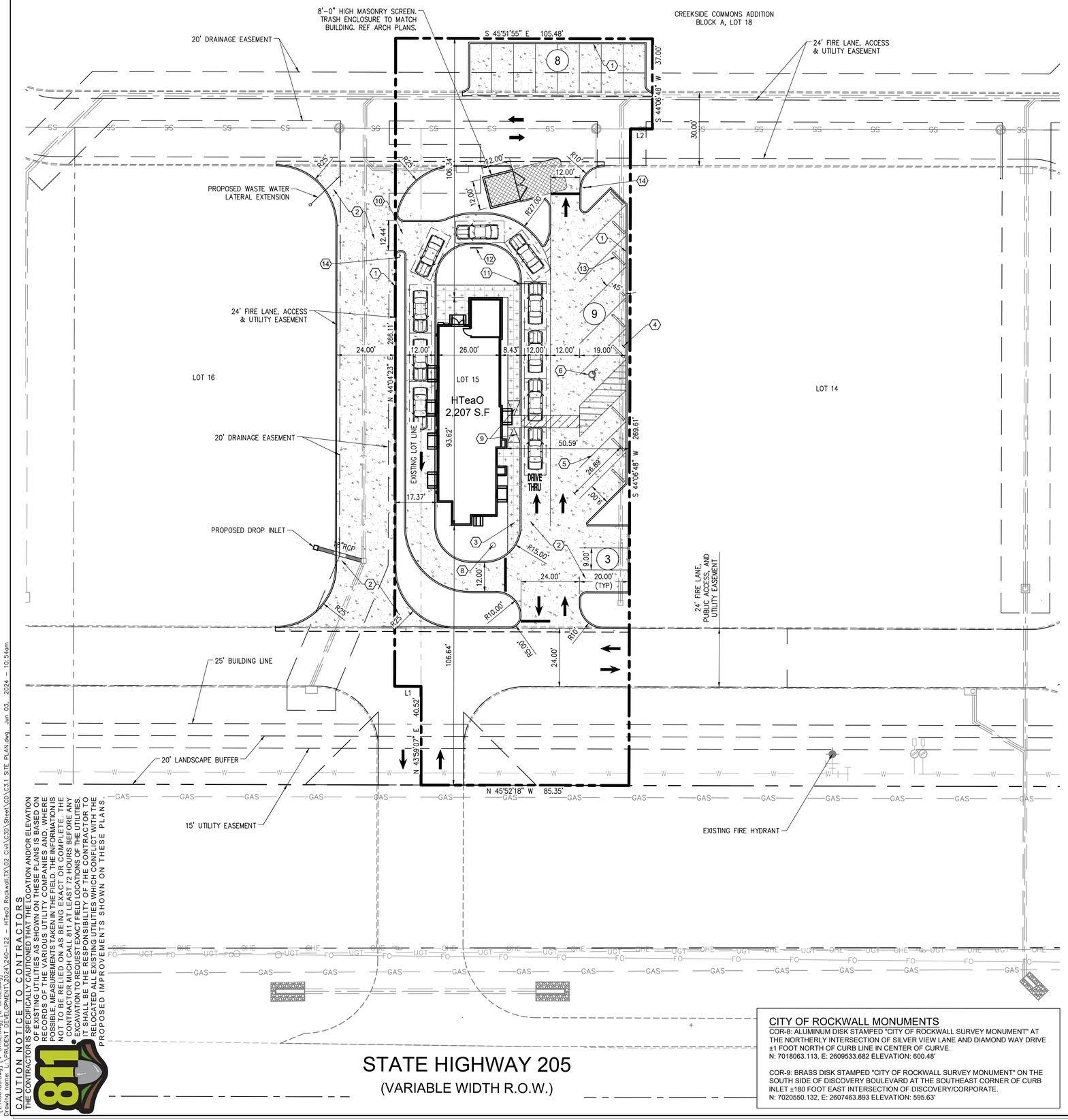
KATHY BOWEN
My Notary ID # 10331063
Expires October 23, 2027

MY COMMISSION EXPIRES 10/23/24

City of Rockwall

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

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



SITE PLAN KEYNOTES:

1. CONSTRUCT 6" CURB & GUTTER
2. CONSTRUCT 6" CONCRETE PAVEMENT SECTION
3. INSTALL SIDEWALK PAVEMENT
4. INSTALL HANDICAP VAN AND CAR SIGN
5. 4" WHITE PAVEMENT SOLID PARKING STRIPES
6. HANDICAP VAN PARKING
7. STANDARD AREA LIGHT POLE
8. PROPOSED FLAG POLE
9. NEW BARRIER FREE RAMPS
10. PROPOSED ESCAPE PLAN
11. CLEARANCE BAR
12. MENU BOARD
13. WHEEL STOP
14. "ONE WAY DO NOT ENTER" SIGN

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

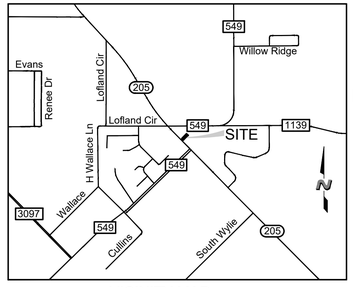
GENERAL NOTES

1. The contractor shall assume sole and complete responsibility for his means and methods of construction, job site conditions and job site safety, including safety of all persons and property. This requirement shall apply continuously and not be limited to working hours. The contractor shall save, protect, indemnify defend and hold harmless the owner, the architect and the engineer from any claim of liability, real or alleged, arising out of the performance of any work on this project. The contractor shall name the owner, the architect and the engineer as "additional insured" on his insurance policies.
2. Existing above ground utilities have been shown based on information shown on a survey of the property. Underground utilities are shown based on recorded data and may not be complete or exact. The contractor shall be responsible for verifying the locations and depths of all above ground and underground utilities prior to construction. The contractor shall be responsible for damage to existing above ground or underground utilities, including those not shown on the plans. The contractor is advised to contact the city and all franchise utility companies, easement holders, etc. at least 48 hours prior to beginning excavation in the vicinity of any underground utility.
3. The contractor shall comply with all building codes and regulations, federal, state, county, and city safety codes and inspection requirements.
4. The contractor shall provide dust protection during construction. All trash and debris shall be picked up at all times. Commercial construction debris/solid waste hauler permit required.
5. There will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)
6. Per the Engineering Standards of Design and Construction, dumpster areas will need to drain to oil/water separator and then to storm lines.

USE	COMMERCIAL (DRIVE-THRU RESTAURANT)
LOT AREA	29,441.63 S.F. (0.676 ACRES)
BUILDING SQUARE FOOTAGE	2,207 S.F.
FAR	0.07:1
BUILDING HEIGHT	19'-0"
TOTAL PERVIOUS COVER	7,462 S.F. OR 25%
TOTAL IMPERVIOUS COVER	21,980 S.F. OR 75%
PARKING REQUIRED	9 SPACES (1/250 G.F.A.)
PARKING PROVIDED	20 SPACES
HANDICAP PARKING REQUIRED	1 SPACE
HANDICAP PARKING PROVIDED	1 SPACE

PAVING LEGEND

	PARKING AREA	6" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	DUMPSTER PAD	7" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	SIDEWALK	4" THICK 3000 P.S.I. #3 REBAR AT 24" O.C.E.W. (5.5 SACK MIX)



VICINITY MAP
N.T.S.

SITE PLAN

LOT 15, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 0.67 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2024-025
JUNE 03, 2024

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 ____, 2024.

WITNESS OUR HANDS, this ___ day of ____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	10.84'	N45°55'37"W
L2	9.00'	N45°51'55"W

CITY OF ROCKWALL MONUMENTS

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

ENGINEER/APPLICANT
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX, 75238
PHONE: (214) 343-9400
CONTACT: KEATON L. MAI, PE

OWNER/DEVELOPER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 www.dimensiongroup.com

TBPE FIRM REGISTRATION
#F-8396

STATE OF TEXAS
KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 6/3/2024 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND ARE NOT TO BE USED IN WHOLE OR PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

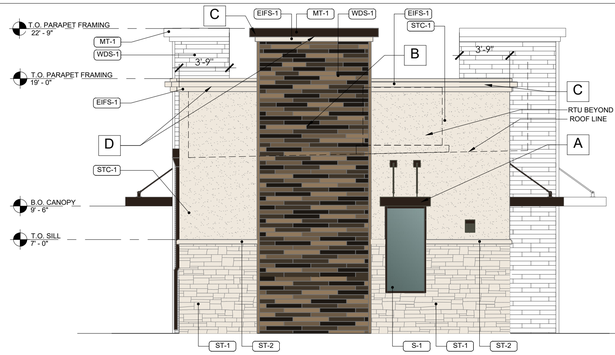
project no. 240-122
date 6/03/2024 – 10:54 am
dwg. C3.1 SITE PLAN.dwg

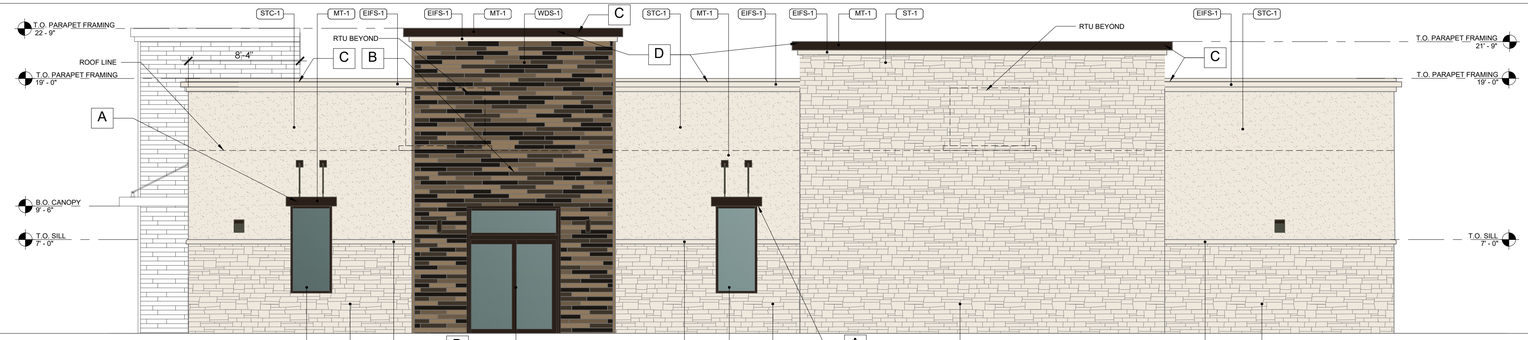
SITE PLAN

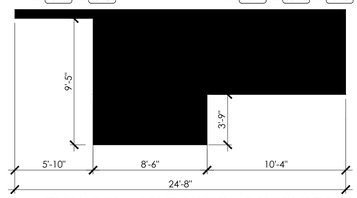
HTeaO- CREEKSIDE COMMONS
BLOCK A, LOT 15
ROCKWALL, TEXAS

SHEET
C3.1

[24x36Tbs.dwg] [V--BASE.dwg] [C--BASE.dwg]
Drawing name: L:\PRUDENT DEVELOPMENT\2024\240-122 – HTeaO Rockwall,TX\02 Civil\C3D\Sheet\C0\C3.1 SITE PLAN.dwg Jun 03, 2024 – 10:54am



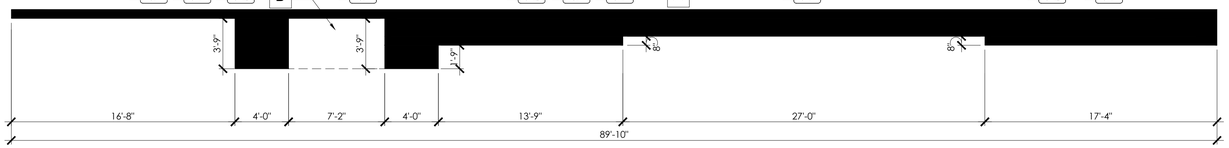




1 ELEVATION - SOUTHWEST (ADJACENT TO R.O.W.)
3/16" = 1'-0"

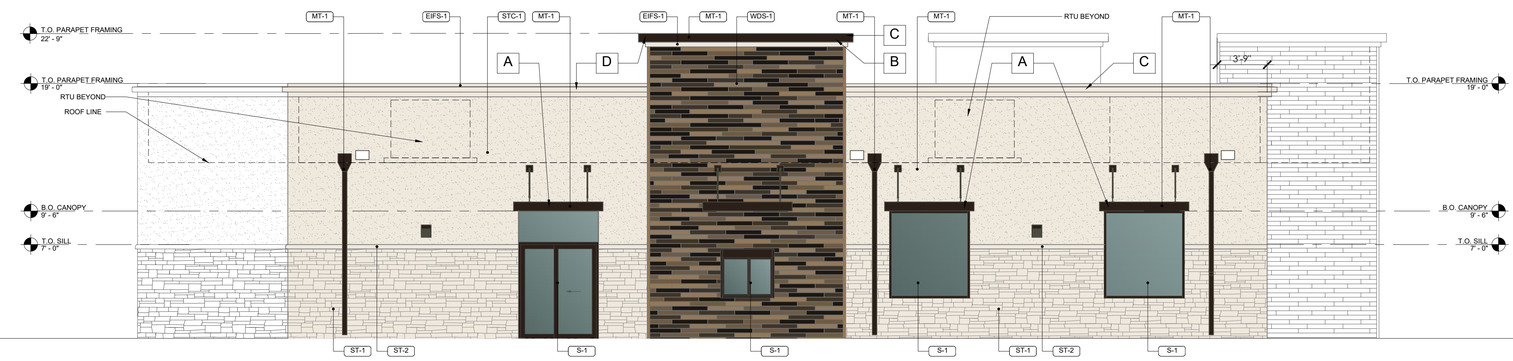
Southwest Elevation Materials	SF	Percent
ST-1	95 sf	20.0%
ST-2	5 sf	1.0%
WDS-1	184 sf	38.0%
STC-1	167 sf	35.0%
EIFS-1	20 sf	4.0%
MT-1	9 sf	2.0%
Total	480 sf	100%

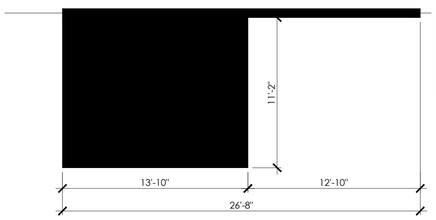
ALL PARAPETS SHALL BE EXTENDED BACK AND FINISHED ON BACK SIDE SAME AS FRONT



2 ELEVATION - SOUTHEAST
3/16" = 1'-0"

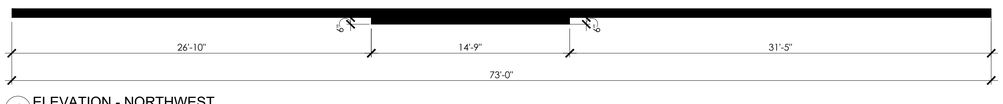
Southeast Elevation Materials	SF	Percent
ST-1	858 sf	50.0%
ST-2	14 sf	1.0%
WDS-1	263 sf	15.0%
STC-1	503 sf	29.0%
EIFS-1	45 sf	3.0%
MT-1	33 sf	2.0%
Total	1,716 sf	100%





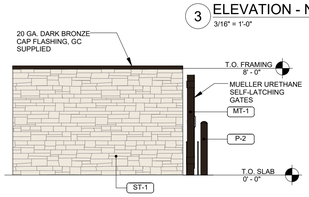
3 ELEVATION - NORTHEAST
3/16" = 1'-0"

Northeast Elevation Materials	SF	Percent
ST-1	128 sf	27.0%
ST-2	7 sf	1.0%
WDS-1	92 sf	20.0%
STC-1	211 sf	45.0%
EIFS-1	27 sf	6.0%
MT-1	4 sf	1.0%
Total	469 sf	100%

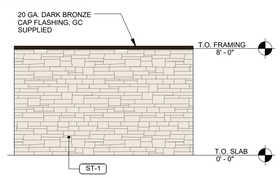


4 ELEVATION - NORTHWEST
3/16" = 1'-0"

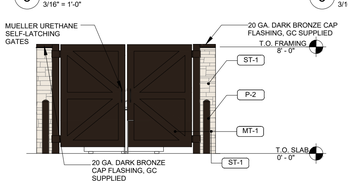
Northwest Elevation Materials	SF	Percent
ST-1	303 sf	23.5%
ST-2	13 sf	1.0%
WDS-1	303 sf	23.5%
STC-1	573 sf	44.0%
EIFS-1	63 sf	5.0%
MT-1	40 sf	3.0%
Total	1,295 sf	100%



5 DUMPSTER ENCL. ELEVATION - SIDE
3/16" = 1'-0"



6 DUMPSTER ENCL. ELEVATION - REAR
3/16" = 1'-0"



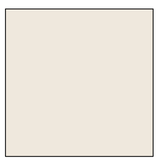
7 FRONT DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"

MATERIAL SCHEDULE

WDS-1
COMPOSITE WOOD
NEWTECH WOOD
AN EQUAL MIX OF THE FOLLOWING:
BRAZILIAN IPE
HAWAIIAN CHARCOAL
PERUVIAN TEAK
SPANISH WALNUT

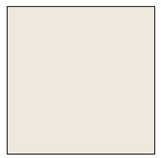
ST-1
NATURAL STONE
AUSTIN LIMESTONE
THIN VENEER
WHITE ON WHITE

STC-1
THREE STEP STUCCO
FINE PEBBLE FINISH
PAINT (SW7002) DOWNY

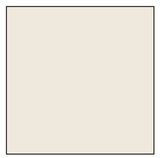


EIFS-1
DRYVIT
FINE PEBBLE FINISH
PAINT (SW7002) DOWNY

MT-1
PRE-FINISHED
CANOPIES, DOWNSPOUTS, AND
METAL COPING
DARK BRONZE

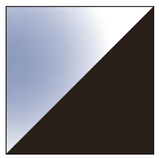


ST-2
STONE SILL
CORONADO STONE
900 SERIES
OFF WHITE



P-1
PAINT
SHERWIN WILLIAMS
SW7002
DOWNY

P-2
PAINT
SHERWIN WILLIAMS
SW7048
URBANE BRONZE



S-1
KAWNEER, "DARK BRONZE" ALUMINUM
STOREFRONT FRAME 1" INSULATED
CLEAR GLAZING

REQUIRED ARCHITECTURAL ELEMENTS - ACHIEVED	
A	CANOPIES, AWNINGS, OR PORTICO - CANOPIES
B	RECESSES/PROJECTIONS - TOWER ELEMENTS, OVERHANG SOFFIT ABOVE MAIN STOREFRONT
C	ARCHITECTURAL DETAILS - DIFFERENT CORNICE TREATMENTS
D	VARIED ROOF HEIGHTS

USE	COMMERCIAL (DRIVE-THRU RESTAURANT)
LOT AREA	29,441.63 S.F. (0.676 ACRES)
BUILDING SQUARE FOOTAGE	2,207 S.F.
FAR	0.07:1
BUILDING HEIGHT	19'-0"
TOTAL PERVIOUS COVER	7,462 S.F. OR 25%
TOTAL IMPERVIOUS COVER	21,980 S.F. OR 75%
PARKING REQUIRED	9 SPACES (1/250 G.F.A.)
PARKING PROVIDED	20 SPACES
HANDICAP PARKING REQUIRED	1 SPACE
HANDICAP PARKING PROVIDED	1 SPACE

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 ____, 2024.

WITNESS OUR HANDS, this ___ day of ____, 2024.

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

SITE PLAN

LOT 15, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 0.67 ACRE TRACT OF LAND IN THE
WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2024-025
May 31, 2024

PROJECT CONTACT LIST

ARCHITECT	CIVIL ENGINEER	DEVELOPER
THE DIMENSION GROUP	THE DIMENSION GROUP	PRUDENT DEVELOPMENT
10755 SANDHILL RD,	10755 SANDHILL RD,	10755 SANDHILL RD,
DALLAS, TX 75238	DALLAS, TX 75238	DALLAS, TX 75238
214.343.9400	214.343.9400	214.271.4630
ALEXANDRA MATIS	KEATON MAI	MICHAEL HAMPTON
AMATIS@ DIMENSIONGROUP.COM	KMAI@ DIMENSIONGROUP.COM	MHAMPTON@ PRUDENTDEVELOPMENT.COM

PROPOSED FACADE PLAN

CITY CASE #SP2024-025
4853 S. GOLIAD ST.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE PREPARED : 05.31.2024

HTeaO
BORN IN TEXAS 2009

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214-343-9400 www.dimensiongroup.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

06.04.2024

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

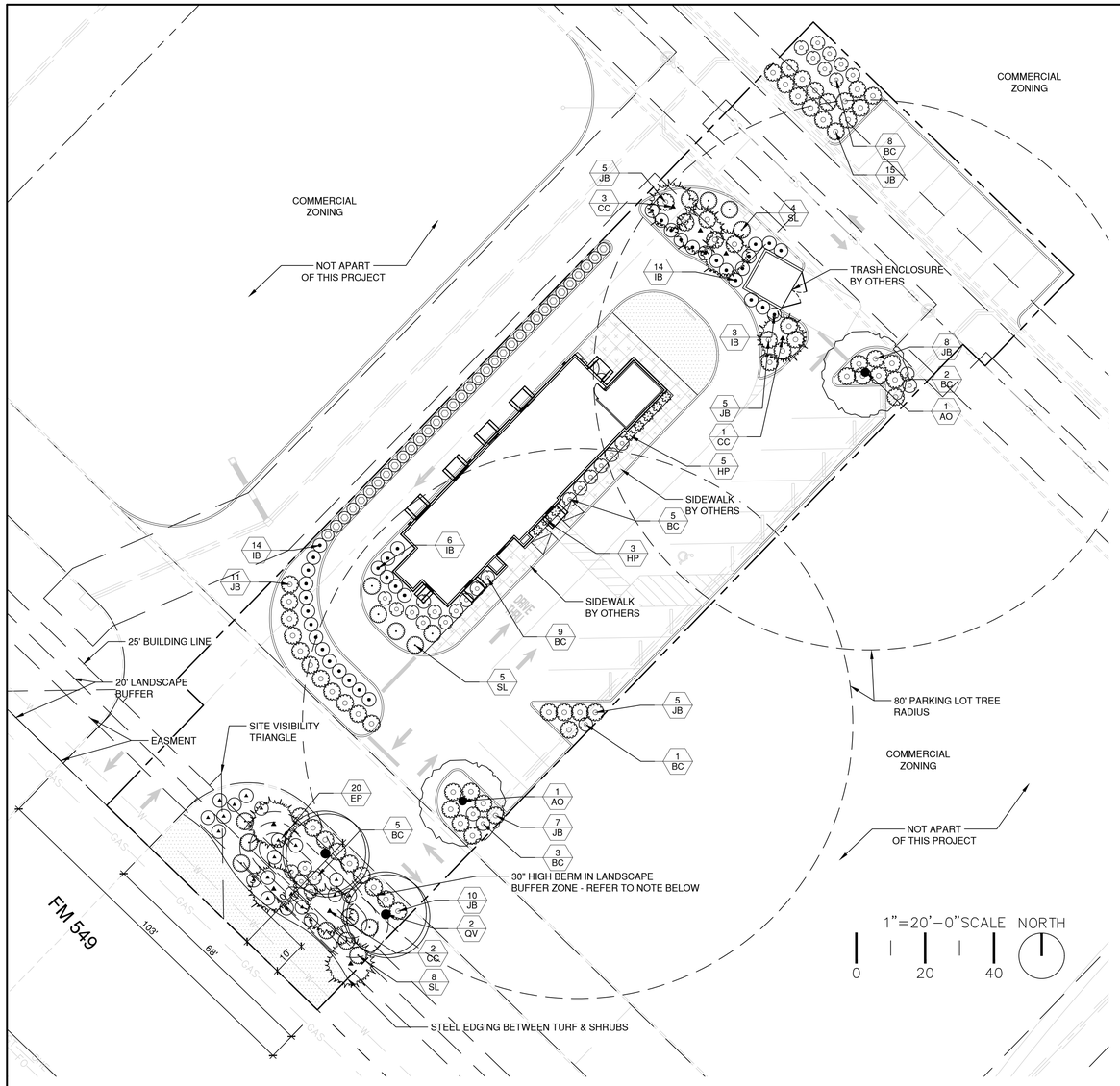
H TeaO
ROCKWALL, TX
FM549 & SH205

No.	DATE	REVISION DESCRIPTION

PROJECT NO: 240-122
DRAWN:
DATE: 05.31.24
APPROVED:

FOR REVIEW ONLY

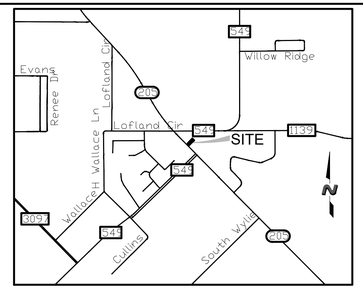
SHEET:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	QTY
TREES						
	AO	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE WRAP TRUNK FROM THE GROUND UP TO THE BOTTOM OF CANOPY FOR THE FIRST 24 MONTHS TO PREVENT SUN SCALD BARK DAMAGE	CONT.	4"	14-16`	2
	CC	CERCIS CANADENSIS EASTERN REDBUD	CONT.	2" CAL	6`-8`	8
	QV	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	CONT.	4"	14-16`	2

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE (W`XH`)	ADDITIONAL	SPACING	QTY
SHRUBS							
	BC	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	5 GAL			48" o.c.	35
	EP	EUONYMUS FORTUNEI 'MONCE' GOLDEN PRINCE® WINTERCREEPER	5 GAL			48" o.c.	20
	HP	HESPERALOE PARVIFLORA RED YUCCA	5 GAL			36" o.c.	8
	IB	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5 GAL			48" o.c.	37
	ID	ILEX VOMITORIA 'SCHILLINGS DWARF' SCHILLINGS DWARF YAUPON HOLLY	5 GAL			42" o.c.	34
	JB	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	5 GAL			60" o.c.	65
	SL	STEMODIA LANATA GRAY WOOLLY TWINTIP	1 GAL			60" o.c.	17
GROUND COVERS							
	CE	CYNODON DACTYLON X TRANSVAALENSIS `DT-1` TIFTUF™ BERMUDAGRASS	SOD				526 SF



VICINITY MAP
N.T.S.

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
FM HWY 549 - ±103' OF STREET FRONTAGE:	2 CANOPY TREES, 4 ACCENT TREES
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	BERM WITH EVERGREEN PLANTING PROVIDED
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	29,441 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	5,888.2 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	7,573 SF (25.7%)
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 THE PARKING LOT AREA.
PROPOSED PARKING AREA:	±6,870 SF
REQ. PARKING LOT LANDSCAPING:	343.5 SF
PROPOSED PARKING LOT LANDSCAPING;	1,454 SF (21.2%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
ARTICLE 09: TREE PRESERVATION	
05: TREE MITIGATION REQUIREMENTS	
MITIGATION REQUIRED:	NONE REQUIRED
MITIGATION PROVIDED:	NONE REQUIRED
06.01: REPLACEMENT TREES	
ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER	NONE REQUIRED

PROJECT DATA TABLE

USE	COMMERCIAL (DRIVE-THRU RESTAURANT)
LOT AREA	29,441.63 S.F. (0.676 ACRES)
BUILDING SQUARE FOOTAGE	2,207 S.F.
FAR	0.07:1
BUILDING HEIGHT	19'-0"
TOTAL PERVIOUS COVER	7,462 S.F. OR 25%
TOTAL IMPERVIOUS COVER	21,980 S.F. OR 75%
PARKING REQUIRED	9 SPACES (1/250 G.F.A.)
PARKING PROVIDED	20 SPACES
HANDICAP PARKING REQUIRED	1 SPACE
HANDICAP PARKING PROVIDED	1 SPACE

MULCHES

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

ROOT BARRIERS

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

BERM IN BUFFER ZONE

30" HIGH BERM IN LANDSCAPE BUFFER ZONE - GRADED W/ 3:1 SLOPES, USE CLEAN FILL AS BASE, ADD 8"-10" OF GARDEN SOIL TO TOP OF BERM AND BLEND INTO THE TOP 4"-6" OF FILL TO AVOID CREATING A HARDPAN LAYER. GARDEN SOIL SHALL BE A MIX OF CLEAN TOPSOIL, MANURE COMPOST, SAND, AND AGED SAW DUST. TOP WITH 3" LAYER SHREDDED WOOD MULCH.

BERM SHALL BE INSTALLED OUTSIDE OF THE EASEMENT. NO FILL SHALL OCCUR IN THE UTILITY EASEMENT.

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.

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 REQUIREMENTS OF THE UDC.

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

CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PLANTING PLAN

LOT 15, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 0.67 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2024-025
May 31, 2024

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 _____, 2024.

WITNESS OUR HANDS, this ___ day of _____, 2024.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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REGISTERED LANDSCAPE ARCHITECT
KEATON L. MAI
6671
STATE OF TEXAS
6.3.2024

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#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by
project no. 240-122
date
dwg

PLANTING PLAN
HTeaO- CREEKSIDE COMMONS
BLOCK A, LOT 15
ROCKWALL, TEXAS

SHEET
LP-1
CASE #: SP2024-025

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.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
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 ACCEPTIBLE 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. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. 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.
G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
H. 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).
I. PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP, (800) 203-7740, OR APPROVED EQUAL.
J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
K. 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.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. 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

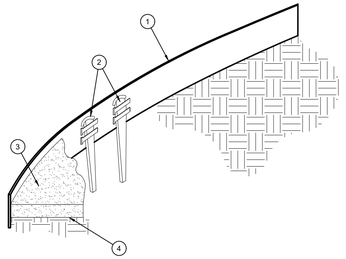
A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN 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 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 NEEDED TO STABILIZE THE TREE	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS
e.	#15 CONT. - 24" BOX TREES	TWO STAKES PER TREE
f.	36"-48" BOX TREES	THREE STAKES PER TREE
g.	OVER 48" BOX TREES	GUY AS NEEDED
h.	MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS

   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. HYDROMULCHING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         SEED RATE PER LEGEND
H. DRILL SEEDING
   1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
   2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      4# ORGANIC BINDER
I. 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.
J. 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.
K. 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.
L. 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, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, 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. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, 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.
N. 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.

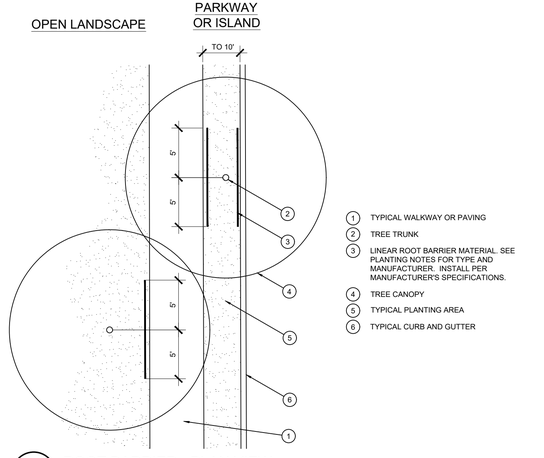
CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



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.

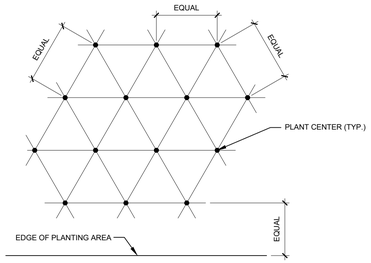
D STEEL EDGING
SCALE: NOT TO SCALE



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

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

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.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

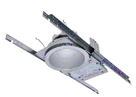
1) STEP 1: DET

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	W	5	ENVISION LED LIGHTING	LED-WPFC-ADJ-30W-TRI-BL	FULL CUT OFF WALL PACKS ADJUSTABLE: AFC-LINE ADJUSTABLE LENS SELECTABLE CCT.	LED	1	4000	0.81	30.9	8'-0"
	S	2	PROGRESS LIGHTING	P5642-31/30K Black, Powder coat finish	6" uplight/downlight wall cylinder sconce	LED	1	2150	0.81	29	8'-0"
	D	8	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HC6-20-D010-HM60525840-61MDC	HALO COMMERCIAL 6" ROUND, NEW CONSTRUCTION FRAME, WITH 6" MEDIUM DISTRIBUTION, SPECULAR TRIM	(1) HIGH LUMEN LED 80CRI / 4000K CCT	1	2378	0.81	20	9'-6"
	SA.BC	1	BEACON	VP-1-160L-100-5K7-2-BC	Size 1 Viper w/ 80L Type II Polished Acrylic Optics and Backlight Control	5000K-70-CRI	1	8216	0.81	97.15	Base: 3' Pole: 15' Total: 18'
	SB.BC	3	BEACON	VP-1-160L-100-5K7-3-BC	Size 1 Viper w/ 80L Type III Polished Acrylic Optics and Backlight Control	5000K-70-CRI	1	9279	0.81	97.15	Base: 3' Pole: 15' Total: 18'
	SC.SL	1	BEACON	VP-1-160L-100-5K7-4F-HSS-90-SL	Size 1 Viper w/ 80L Type IV-F Polished Acrylic Optics and 90° Shield Blocking Left Side of Distribution (when viewed from behind the pole)	5000K-70-CRI	1	11403	0.81	92	Base: 3' Pole: 15' Total: 18'
	SA	1	BEACON	*VP-1-160L-35-5K7-3-HSS-360	*Small Viper w/ Type III Acrylic 80L Optics and 360° Shield Blocking	5000K-70-CRI	1	1556	0.81	35	Base: 3' Pole: 15' Total: 18'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	2.2 fc	32.1 fc	0.0 fc	N/A	N/A
Property Boundary	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A

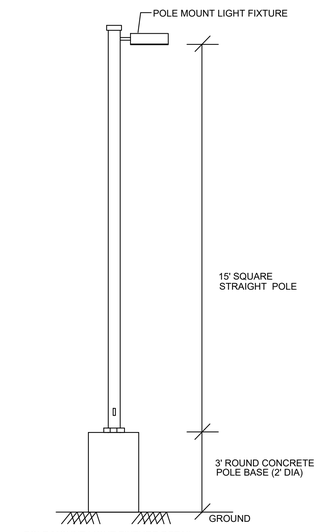
BEACON:
VIPER SIZE 1
TYPE: SA.BC, SB.BC, SC.BC & SA

ENVISIONLED:
WALL PACK AFC-LINE
TYPE: W



COOPER LIGHTING:
HC6
TYPE: D

PROGRESS LIGHTING:
P5642
TYPE: S



POLE MOUNT LIGHT FIXTURE DETAIL

CAUTION NOTICE TO CONTRACTORS

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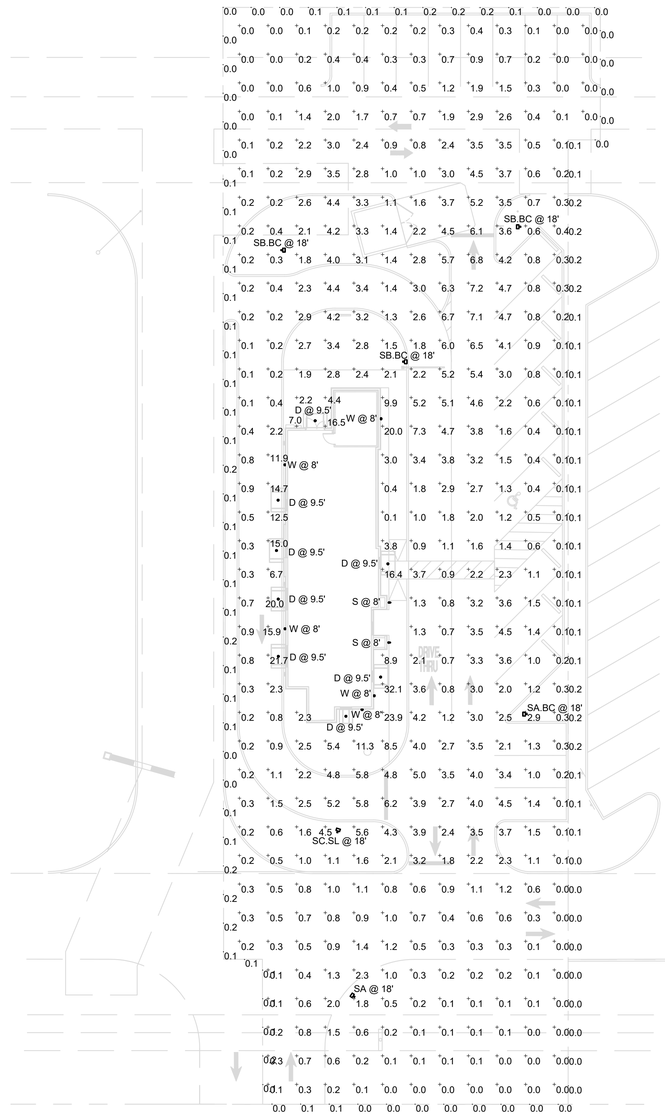


GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

PHOTOMETRIC PLAN

LOT 15, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 0.67 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2024-025
May 31, 2024

USE	COMMERCIAL (DRIVE-THRU RESTAURANT)
LOT AREA	29,441.63 S.F. (0.676 ACRES)
BUILDING SQUARE FOOTAGE	2,207 S.F.
FAR	0.07:1
BUILDING HEIGHT	19'-0"
TOTAL PERVIOUS COVER	7,462 S.F. OR 25%
TOTAL IMPERVIOUS COVER	21,980 S.F. OR 75%
PARKING REQUIRED	9 SPACES (1/250 G.F.A.)
PARKING PROVIDED	20 SPACES
HANDICAP PARKING REQUIRED	1 SPACE
HANDICAP PARKING PROVIDED	1 SPACE

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 ____, 2024.

WITNESS OUR HANDS, this ___ day of ____, 2024.

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

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
13755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.4640 · www.dimensiongroup.com

PRELIMINARY DRAWINGS
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

06/03/2024

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by AN
designed by AN
approved by AH

project no. 240-122
date 6/03/2024 - 12:43 pm
dwg. ES.01 Photometric.dwg

PHOTOMETRIC PLAN

HTeaO-CREEKSIDE COMMONS
BLOCK A, LOT 15
ROCKWALL, TEXAS

SHEET
ES.01

[24x36TBs.dwg] [V--BASE.dwg] [C--BASE.dwg]
Drawing name: L:\PRUDENT DEVELOPMENT\2024\240-122 - HTeaO Rockwall,TX\08 MEP\Current CD's\ES.01 Photometric.dwg Jun 03, 2024 - 12:43pm

TYPE: W

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

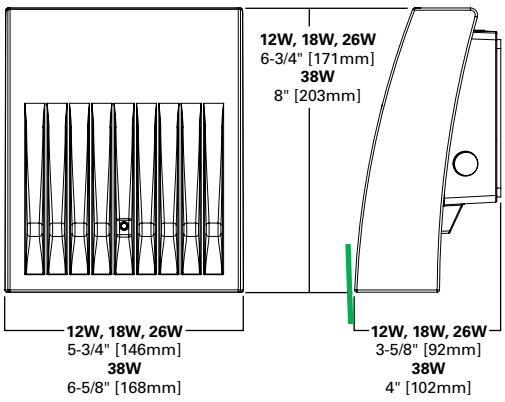
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

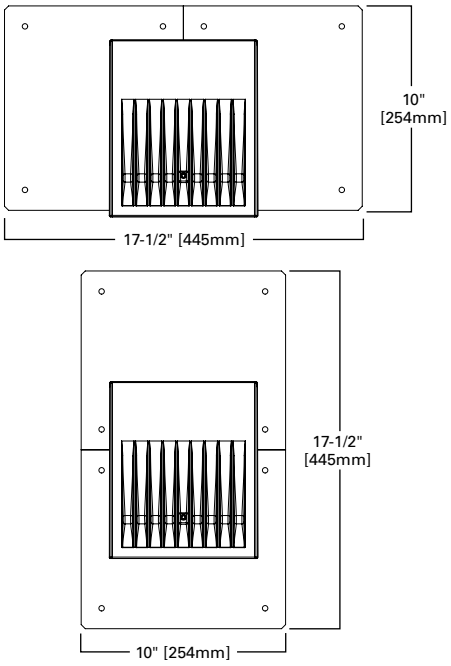
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XT0R2B, XT0R3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

COOPER Lighting Solutions

*www.designlights.org

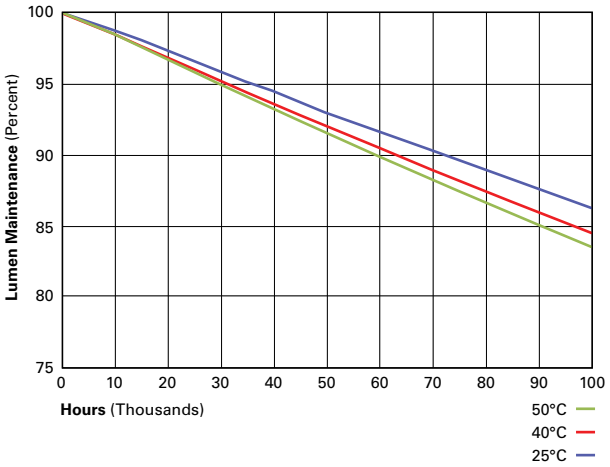
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. **2** B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)	**Accessories** (Order Separately) [8]
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W **BAA-XTOR1B**=Small Door, 12W, Buy American Act Compliant [7] **TAA-XTOR1B**=Small Door, 12W Trade Agreements Act Compliant [7] **BAA-XTOR2B** =Small Door, 18W, Buy American Act Compliant [7] **TAA-XTOR2B**=Small Door, 18W, Trade Agreements Act Compliant [7] **BAA-XTOR3B**=Small Door, 26W, Buy American Act Compliant [7] **TAA-XTOR3B**=Small Door, 26W, Trade Agreements Act Compliant [7] **BAA-XTOR4B**= Medium Door, 38W, Buy American Act Compliant [7] **TAA-XTOR4B**= Medium Door, 38W, Trade Agreements Act Compliant [7]	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

2. Photocontrols are factory installed.

3. Order PC2 for 347V models.

4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.

5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.

6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

7. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

8. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences [1]	**12W Series**	**18W Series**	**26W Series**	**38W Series**
[Blank]=Standard	**XTOR1B**=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
BAA=Buy American Act	**XTOR1B-WT**=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
TAA=Trade Agreements Act	**XTOR1B-PC1**=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
	XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC,Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1=18W, 5000K, 120V PC,Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

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PROGRESS LIGHTING™

TYPE: S

Project:

Fixture Type:

Location:

Contact:

Cylinder

Wall Mounted • Damp Location Listed PROGRESS LED

P5642-31/30K

Description:

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Black finish, perfect for today's inspired exteriors. With over 2,150 lumens both up and down the LED Cylinders unite performance, energy savings and safety benefits. Provides even illumination up and down. Specify P860046 top cover lens for use in wet locations.

Specifications:

- Black finish.
- Powder coat finish.
- Die-cast aluminum construction with durable powder coated finish
- 2,150 lumens 30 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.94 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	2
Input Power	29 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	1262/44 (LM-82) per module
Lumens/LPW (Up-Source)	1300/44 (LM-82) per module
Lumens/LPW (Delivered)	2,150/30 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed

Dimensions:

Width: 6 in
Height: 18 in
Depth: 8-7/8 in
H/CTR: 8 in

PROGRESS LIGHTING™

Cylinder

Wall Mounted • Damp Location Listed PROGRESS LED

P5642-31/30K

Dimming Notes:

P5642-31/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P
Lutron_Nova NTELV-300
Lutron_Vierti VTELV-600
Lutron_Maestro MAELV-600
Lutron_spacer/system SPSELV-600
Leviton_Renoir II AWRMG-EAW
Leviton_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.
Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

TYPE: D

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	

HALO Commercial

HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 8
- Connected Systems page 10
- Product Warranty

Product Certification

ENERGY STAR · Efficiency Standards T24 Can be used to comply with California Title 24 Non-Residential · wet location · Chicago Plenum Approved · FC · RoHS Compliant · UL Certified

Product Features

QS Quick Spec · Showerlight

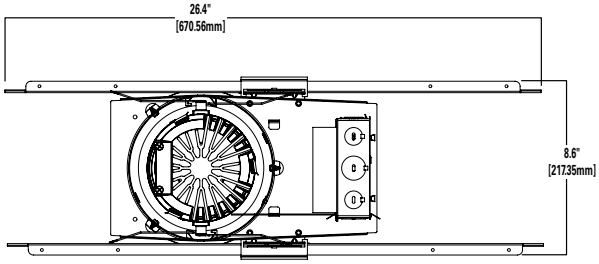
Control Compatibility

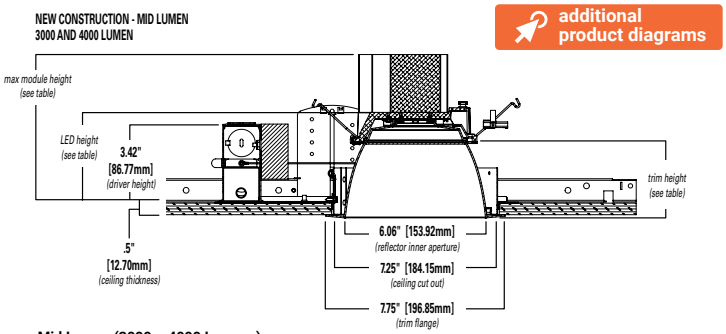
WaveLinx LITE · WaveLinx PRO

Top Product Features

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Quick Spec emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details





Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"

Mounting Frame Order Information

Sample Number: HC620D010REM7 – HM60525835 - 61MDC

A complete luminaire consists of a housing frame, LED module, and reflector (ordered separately)

Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
HC6 = 6" new construction downlight housing **HC6CP** = 6" new construction housing, Chicago Plenum - CCEA compliant	**05** = 500 lm **07** = 750 lm **10** = 1000 lm **15** = 1500 lm **20** = 2000 lm **25** = 2500 lm **30** = 3000 lm **35** = 3500 lm **40** = 4000 lm **45** = 4500 lm (7) **50** = 5000 lm (7) **55** = 5500 lm (7) **60** = 6000 lm (7)	**D010**=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls **Canada Option 500-5000 lumens: D010347** = 347VAC 50/60Hz 0-10V 1%-100% dimming. For 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000lm models only (1) **Canada Option 5500-6000 lumens: D010X347** = step down transformer factory installed (with standard "D010" 120V-277V LED driver). For 5500, 6000lm models only (1)	**REM7** = 7 watt emergency battery pack with remote test / indicator light, use with D010 only (1) (2) (6) **REM14** = 14 watt emergency battery pack with remote test / indicator light, use with D010 only (1) (2) (6) **IEM7** = 7 watt emergency battery pack with integral test / indicator light, use with D010 only (1) (2) (6) **IEM14** = 14 watt emergency battery pack with integral test / indicator light, use with D010 only (1) (2) (6) **BOD7ST** = 7.5 watt Bodine self-test emergency battery pack with remote test / indicator light, use with D010 only (1) (2) (6) **WTA** = Factory WaveLinx PRO Tilemount Sensor Kit (4) **WTK** = Factory WaveLinx LITE Tilemount Sensor Kit (5) **WPN** = WaveLinx PRO Wireless Node without Sensor (9) **WLN** = WaveLinx LITE Wireless Node without Sensor (10)	**HB128APK** = L channel hanger bar, 26", pair (replacement) **RMB22** = Adjustable wood joist mounting bars, pair, extend to 22" long **HSA6** = Slope Adapter for 6" Aperture Housings, Specify Slope (refer to instructions for installing housing and trim) **H347** = 347 to 120V step down transformer, 75VA **H347200** = 347 to 120V step down transformer, 200VA **WTA** = Field WaveLinx PRO Tilemount Sensor Kit (4) **WTK** = Field WaveLinx LITE Tilemount Sensor Kit (5)
		DLV = Distributed Low Voltage dimming driver 1%-100%, 1000-4000 lumens only. For use with DLVP system only, refer to DLVP specifications for details. (1)	**REMV7** = 7 watt emergency battery pack with remote test / indicator light, use with DLV only (1) (2) (3) (6) **REMV14** = 14 watt emergency battery pack with remote test / indicator light, use with DLV only (1) (2) (3) (6) **IEMV7** = 7 watt emergency battery pack with integral test / indicator light, use with DLV only (1) (2) (3) (6) **IEMV14** = 14 watt emergency battery pack with integral test / indicator light, use with DLV only (1) (2) (3) (6)	
Notes	**Notes** (7) Marked Spacing: Center to Center of Adjacent Luminaires = 36" Center of Luminaire to Building Member = 18" Minimum overhead = 0.5	**Notes** (1) Not available with CP models	**Notes** (1) Not available with CP models (2) Not available with D010347 (347V models) (3) ULus for U.S. only (4) WTA = WaveLinx PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinx PRO specifications.) (5) WTK = WaveLinx LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinx LITE specifications.) (6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C (9) WPN = WaveLinx PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinx PRO specifications.) (10) WLN = WaveLinx LITE wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinx LITE specifications.)	**Notes** (4) WTA = WaveLinx PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinx PRO specifications.) (5) WTK = WaveLinx LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinx LITE specifications.)

Quick Spec Emergency Mounting Frame Order Information

Select from the Quick Spec Mounting Frame ordering information to receive the *Fast Delivery* option for the frame.

Sample Number :

Quick Spec Emergency Mounting Frame: RR-HC620D010REM7

LED module and reflectors are ordered separately.

Order separately: LED Module: HM60525835 | Reflector: 61MDC

Quick Spec Code	Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
RR = East Region **BRR** = West Region	**HC6** = 6" new construction downlight housing	**10** = 1000 lm **15** = 1500 lm **20** = 2000 lm **30** = 3000 lm **40** = 4000 lm	**D010**=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls	**REM7** = 7 watt emergency battery pack with remote test / indicator light, use with D010 only (2) (6) **REM14** = 14 watt emergency battery pack with remote test / indicator light, use with D010 only (2) (6) **IEM7** = 7 watt emergency battery pack with integral test / indicator light, use with D010 only (2) (6) **IEM14** = 14 watt emergency battery pack with integral test / indicator light, use with D010 only (2) (6)	**HB128APK** = L channel hanger bar, 26", pair (replacement) **RMB22** = Adjustable wood joist mounting bars, pair, extend to 22" long
Notes	**Notes**	**Notes**	**Notes**	**Notes** (2) Not available with D010347 (347V models) (6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C	**Notes**

LED Module Order Information

LED Module	Lumens	CRI/CCT	
HM6 = 6" LED Modules For use with HC6 - HC6CP New Construction housings only	**0525** = 500 - 2500 lumen **3040** = 3000-4000 lumen **4560** = 4500-6000 lumen	**827** = 80CRI, 2700K **830** = 80CRI, 3000K **835** = 80CRI, 3500K **840** = 80CRI, 4000K **850** = 80CRI, 5000K	**927** = 90CRI, 2700K **930** = 90CRI, 3000K **935** = 90CRI, 3500K **940** = 90CRI, 4000K **950** = 90CRI, 5000K
Notes	**Notes**	**Notes**	

Trim Order Information

Reflector	Distribution[8]	Finish	Flange	Accessories
61 = 6" conical reflector	**ND** = narrow 55° beam angle 0.97 SC **MD** = medium 60° beam angle 1.10 SC **WD** = wide 65° beam angle 1.28 SC **RWW** = rotatable wall wash with linear spread lens	**C** = Specular clear **H** = Semi-specular clear **W** = White	**Blank** = Polished flange standard with C & H reflectors **Blank** = White flange standard with W reflector **WF** = White flange option available with C & H reflectors	**61RWWPK** = Replacement part kit - wall wash lens insert - for use with 61RWW* only.
Notes	**Notes** (8) Values are nominal, with specular clear reflector, other finishes and field results may vary.	**Notes**	**Notes**	**Notes**

Baffle	Distribution[8]	Finish	Flange	Accessories
61 = 6" baffle reflector	**WD** = wide 65° beam angle 1.28 SC (nominal) **RWW** = rotatable wall wash with linear spread lens	**BB** = Black baffle **WB** = White baffle	**Blank** = White flange standard with BB, & WB **BF** = Black flange option available with BB	**61RWWPK** = Replacement part kit - wall wash lens insert - for use with 61RWW* only.
Notes	**Notes** (8) Values are nominal, with specular clear reflector, other finishes and field results may vary.	**Notes**	**Notes**	**Notes**

Reflector	Distribution[8]	Finish	Flange
61PS = 6" non-conductive polymer 'dead front' conical reflector[9]	**MD** = medium 60° beam angle 1.10 SC (nominal)	**W** = White	**Blank** = White flange standard with W reflector
Notes (9) 61PS is 1000-2000 lumens Non-IC rated. 500 & 750 lumens IC rated. 61PS is not for use over 2000lm in Non-IC or over 750lm in IC.	**Notes** (8) Values are nominal, with specular clear reflector, other finishes and field results may vary.	**Notes**	**Notes**

IEM Reflector	Distribution[8]	Finish	Flange	Integral Emergency
61 = 6" IEM reflector for integral emergency only	**ND** = narrow 55° beam angle 0.97 SC **MD** = medium 60° beam angle 1.10 SC **WD** = wide 65° beam angle 1.28 SC	**C** = Specular clear **H** = Semi-specular clear **W** = White	**Blank** = Polished flange standard with C & H reflectors **Blank** = White flange standard with W reflector **WF** = White flange option available with C & H reflectors	**IEM** = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch.
Notes	**Notes** (8) Values are nominal, with specular clear reflector, other finishes and field results may vary.	**Notes**	**Notes**	**Notes**

IEM Baffle	Distribution[8]	Finish	Flange	Integral Emergency
61 = 6" IEM baffle reflector for integral emergency only	**WD** = wide 65° beam angle 1.28 SC (nominal)	**BB** = Black baffle **WB** = White baffle	**Blank** = White flange standard with BB, & WB **BF** = Black flange option with BB	**IEM** = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch.
Notes	**Notes** (8) Values are nominal, with specular clear reflector, other finishes and field results may vary.	**Notes**	**Notes**	**Notes**

Product Specifications

Housing Frame
- Boat shaped galvanized steel plaster frame with adjustable plaster lip
- Accommodates 1/2" to 1-1/2" thick ceilings
- Installs in new construction or from below the finished ceiling (non-accessible) for remodeling (with mounting bars removed)
- Provided with two remodel clips to secure the frame to the ceiling

Universal Mounting Bracket
- Adjusts 2" vertically from above and below the ceiling
- Use with the included mounting bars or with 1/2" Electric Metallic Tube (EMT)
- Removable to facilitate remodeling installation from below the finished ceiling

Mounting Bars
- Captive pre-installed No Fuss™ mounting bars lock to T-grid with screwdriver or pliers
- Centering detents allow for consistent positioning of fixtures

LED Module
- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation
- Available in 80 or 90 color rendering index (CRI)
- Color accuracy within 3 SDCM provides color consistency and uniformity
- 90 CRI option: R9>50 (refer to chromaticity information for details)
- Available in 2700K, 3000K, 3500K, 4000K and 5000K correlated color temperature (CCT)
- Lumen options include 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumens (nominal)
- Passive thermal management achieves 60,000 hours at 70% lumen maintenance (L70) in insulated ceilings (IC) and non-IC applications
- Integral diffuse lens provides visual shielding
- Integral connector allows quick connection to housing flex

Reflector
- Self-flanged aluminum reflectors available in narrow, medium or wide distribution patterns
- Medium distribution polymer non-conductive matte white reflector may be used to meet local codes for 'dead front' applications (500 & 750 lumen max. in IC and 2000 lumen max. in Non-IC)
- Wall wash reflector features a rotatable linear spread lens for alignment of vertical illumination
- Reflectors attach to LED module with three speed clamps
- Available in multiple painted or plated finishes

Reflector/Module Retention
- Reflector/module assembly is securely retained in the housing with two torsion springs

Driver
- Field-replaceable constant current driver provides low noise operation
- Universal 120-277VAC 50/60Hz input standard
- Continuous, 1% to 100% dimming with 0-10V analog control
- Optional low-voltage DC driver for use with Distributed Low Voltage Power (DLVP) system
- Distributed Low Voltage Power (DLVP) system combines power, lighting and controls with ease of installation (refer to DLVP Design Guide at www.cooperlighting.com for details)

Canada Options
- 347VAC 50/60Hz; 1% dimming on 0 -10V analog control, for 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000 lumen models only
- 347V step down transformer factory installed with the standard "D010" 120V-277V, LED driver on 5500, 6000 lumen models only

Emergency Option
- Provides 90 minutes of standby lighting, meeting most life safety codes for egress lighting
- Available with integral or remote charge indicator and test switch
- Available Self-Test (self-diagnostic) with remote charge indicator and test switch
- Quick Spec emergency ordering option for quick-turn projects

Connected Lighting System
Two WaveLinx connected solutions to choose from. Refer to WaveLinx system specifications and application guides for details.

WaveLinx PRO Tilemount Sensor Kit
- WaveLinx PRO WTA tilemount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

WaveLinx PRO Wireless Node
- WaveLinx PRO WPN wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

WaveLinx LITE Tilemount Sensor Kit
- WaveLinx LITE WTK tilemount sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

WaveLinx LITE Wireless Node
- WaveLinx LITE WLN wireless node provides luminaire level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

WaveLinx Tilemount Sensor Kits Application
- The WTA and WTK tilemount sensor kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.
- The WTA and WTK tilemount sensor kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.
- **Note: WaveLinx PRO devices are only compatible with the WaveLinx PRO system.**
- **Note: WaveLinx LITE devices are only compatible with the WaveLinx LITE system.**

Junction Box
- Galvanized steel junction box
- 20 in^3 internal volume excluding voltage barrier
- 25 in^3 internal total volume
- Voltage barrier for 0-10V dimming wires (occupies one 1/2" pry-out space)
- Listed for eight #12 AWG (four in, four out) 90˚C conductors and feed-thru branch wiring
- Three 1/2" and two 3/4" trade size pry-outs available
- Three 4-port push wire nuts for mains voltage with 1-port for fixture connection

Compliance
- cULus Certified to UL 1598 / C22.2 No. 250.0, suitable for damp locations and wet locations in covered ceilings only
- Emergency options provided with UL Listed emergency drivers to UL 924 / C22.2 No. 141, suitable for indoor/damp locations
- IP20 - Above finished ceiling; IP65 - Below finished ceiling
- Non-Insulated ceiling (Non-IC) rated for 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumen models (insulation must be kept 3" from top and sides)
- Insulated ceiling (IC) rated for 500, 750, 1000, 1500, 2000 lumen models and suitable for direct contact with air permeable insulation* (IC models are also suitable for Non-IC installations)
- Non-IC marked spacing required for 4500, 5000, 5500, 6000 lumen models
  - Marked Spacing Center to Center of Adjacent Luminaires = 36"
  - Center of Luminaire to Building Member = 18"
  - Minimum overhead = 0.5"
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions FCC CFR Title 47 Part 15 Class A at 120/277V
- Contains no mercury or lead and RoHS compliant
- Photometric testing completed in accordance of IES LM-79-08
- Lumen maintenance projection in accordance of IES LM-80-08 and TM-21-11
- 500, 750, 1,000, 1,500 and 2,000 lumen, 90 CRI, ICAT models may be used to comply with State of California Title 24 residential code, per JA8 certification standards
- May be used to comply with State of California Title 24 non-residential code as a dimmable LED luminaire
- ENERGY STAR® certified, reference certified light fixtures database

*Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013

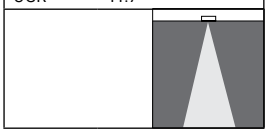
Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Photometric Data

View IES files

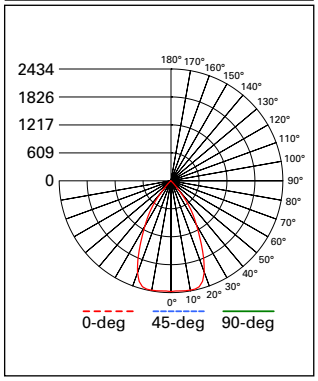
NARROW DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

NARROW (55° BEAM*)	
Test Number	P581878
Housing	HC620D010
Module	HM60525835
Reflector	61NDC
Lumens	2228 Lm
Efficacy	111.4 Lm/W
SC	0.93
UGR	11.7

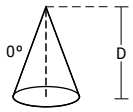


CANDLEPOWER DISTRIBUTION

Downlight



CONE OF LIGHT



MH	FC	L	W
5.5'	80.2	5	5
7'	49.5	6.4	6.4
8'	37.9	7.4	7.4
9'	30	8.2	8.2
10'	24.3	9.2	9.2
12'	16.9	11	11

CANDELA TABLE

Degrees Vertical	Candela
0	2427
5	2422
15	2405
25	1621
35	761
45	118
55	12
65	3
75	2
85	0
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	1636	73.4
0-40	2098	94.2
0-60	2223	99.8
0-90	2228	100
90-180	0	0
0-180	2228	100

LUMINANCE

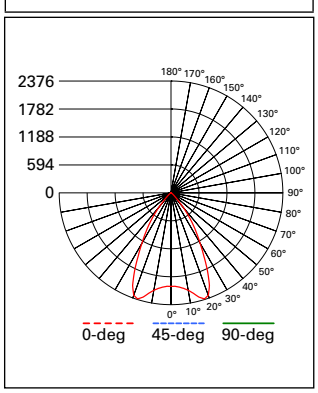
Average Candela Degrees	Average 0° Luminance
45	9187
55	1118
65	376
75	318
85	0

MEDIUM DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

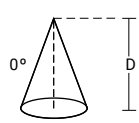
MEDIUM (60° BEAM*)	
Test Number	P581875
Housing	HC620D010
Module	HM60525835
Reflector	61MDC
Lumens	2307 Lm
Efficacy	115.3 Lm/W
SC	1.06
UGR	11.8

CANDLEPOWER DISTRIBUTION

Downlight



CONE OF LIGHT



MH	FC	L	W
5.5'	68.7	5.6	5.6
7'	42.4	7.2	7.2
8'	32.5	8.2	8.2
9'	25.7	9.4	9.4
10'	20.8	10.4	10.4
12'	14.4	12.4	12.4

CANDELA TABLE

Degrees Vertical	Candela
0	1998
5	2022
15	2307
25	1842
35	796
45	126
55	15
65	4
75	2
85	0
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	1671	72.4
0-40	2163	93.8
0-60	2301	99.7
0-90	2307	100
90-180	0	0
0-180	2307	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	9753
55	1395
65	571
75	318
85	0

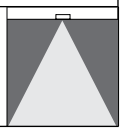
Note: Refer to IES files for more product data.

Photometric Data

View IES files

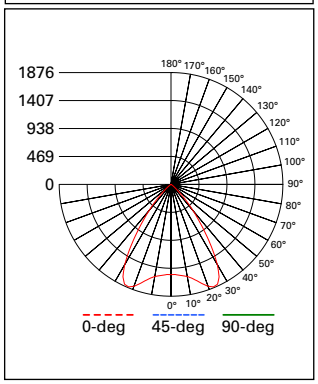
WIDE DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

WIDE (65° BEAM*)	
Test Number	P581885
Housing	HC620D010
Module	HM60525835
Reflector	61WDC
Lumens	2359 Lm
Efficacy	118 Lm/W
SC	1.28
UGR	11.6

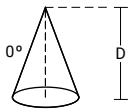


CANDLEPOWER DISTRIBUTION

Downlight



CONE OF LIGHT



MH	FC	L	W
5.5'	50.5	7	7
7'	31.2	8.8	8.8
8'	23.9	10.2	10.2
9'	18.8	11.4	11.4
10'	15.3	12.8	12.8
12'	10.6	15.4	15.4

CANDELA TABLE

Degrees Vertical	Candela
0	1526
5	1540
15	1685
25	1861
35	1027
45	252
55	32
65	6
75	2
85	0
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	1461	61.9
0-40	2105	89.2
0-60	2351	99.6
0-90	2359	100
90-180	0	0
0-180	2359	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	19506
55	3078
65	765
75	318
85	0

*Value are nominal with specular clear reflectors, other finishes and field results may vary.
SC = Spacing Criteria
UGR = Unified Glare Rating

Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76

4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen
1.81	2.17	2.28	2.38	2.65

Multipliers for relative lumen values with other series models.

Color Finish Multipliers

Finish code	C	H	W/WB	BB
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

Multipliers for relative lumen values with other color finishes.

CCT Multipliers – 80CRI

2700K	3000K	3500K	4000K	5000K
0.92	0.98	1.00	1.03	1.03

Multipliers for relative lumen values with other series color temperatures.

CCT Multipliers – 90CRI

2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

Multipliers for relative lumen values with other series color temperatures.

Note: Refer to IES files for more product data.

Photometric Data

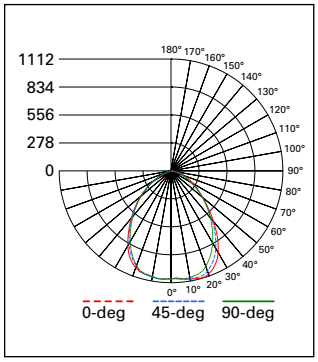
View IES files

WALL WASH DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

WALL WASH	
Test Number	P581882
Housing	HC620D010
Module	HM60525835
Reflector	61RWWC
Lumens	2179 Lm
Efficacy	109 Lm/W
SC	1.15

CANDLEPOWER DISTRIBUTION

Downlight



CANDELA TABLE	
Degrees Vertical	Candela
0	1080
5	1081
15	1112
25	1034
35	800
45	514
55	319
65	184
75	85
85	12
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	849	39
0-40	1313	60.2
0-60	1978	90.8
0-90	2179	100
90-180	0	0
0-180	2179	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	39810
55	30479
65	23907
75	17983
85	7359

SC = Spacing Criteria, nominal for specular clear reflector, other finishes and field results may vary.

SINGLE UNIT FOOTCANDLES

	2.5' from wall (distance from fixture along wall)						
1	19.3	13.8	6.1	2.2	0.7	0.3	0.1
2	29.1	22.6	12.3	5.7	2.5	1.2	0.6
3	27.6	22.5	13.8	7.3	3.7	1.9	1
4	21	18.2	12.4	7.4	4.2	2.4	1.4
5	14.4	13.1	9.9	6.6	4.1	2.5	1.6
6	9.7	9.1	7.5	5.5	3.7	2.5	1.6
7	6.7	6.4	5.5	4.3	3.2	2.2	1.5
8	4.7	4.6	4.1	3.4	2.7	2	1.4
9	3.4	3.3	3.1	2.7	2.2	1.7	1.3
10	2.5	2.5	2.4	2.1	1.8	1.4	1.1

MULTIPLE UNIT FOOTCANDLES

	2.5' from wall (Distance from fixture along 3')			2.5' from wall (Distance from fixture along 4')		
1	21.5	19.1	21.5	20	12.1	20
2	34.7	34.4	34.7	31.6	24.6	31.6
3	34.9	36	34.9	31.3	27.6	31.3
4	28.4	30.7	28.4	25.2	24.8	25.2
5	21	23.2	21	18.6	19.8	18.6
6	15.2	16.8	15.2	13.4	15	13.4
7	11	12	11	9.9	11	9.9
8	8.1	8.7	8.1	7.4	8.2	7.4
9	6.1	6.5	6.1	5.6	6.2	5.6
10	4.6	4.9	4.6	4.3	4.7	4.3

Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76

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1.81	2.17	2.28	2.38	2.65

Multipliers for relative lumen values with other series models.

Color Finish Multipliers

Finish code	C	H	W/WB	BB
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

Multipliers for relative lumen values with other color finishes.

CCT Multipliers – 80CRI

2700K	3000K	3500K	4000K	5000K
0.92	0.98	1.00	1.03	1.03

Multipliers for relative lumen values with other series color temperatures.

CCT Multipliers – 90CRI

2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

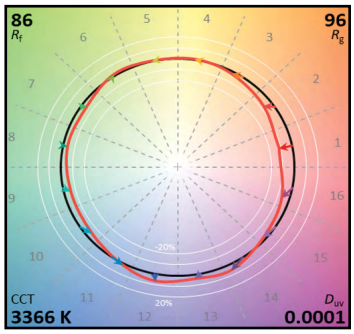
Multipliers for relative lumen values with other series color temperatures.

Note: Refer to IES files for more product data.

Energy & Performance Data

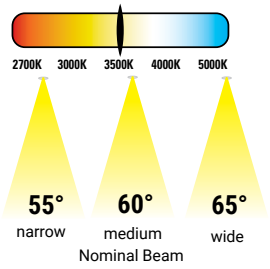
COLOR METRICS - TM-30-15 & CRI/CIE (3500K)

80 CRI Color Metric Summary - 3500K*

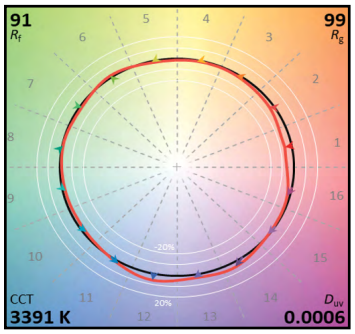


Reference Illuminant — Test Source

TM-30-15	Rf = 86
	Rg = 95.5
CRI/CIE	Ra = 83.8
	R9 = 10.3

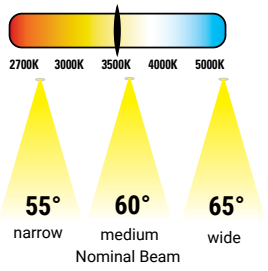


90 CRI Color Metric Summary - 3500K*



Reference Illuminant — Test Source

TM-30-15	Rf = 91.1
	Rg = 99
CRI/CIE	Ra = 92.4
	R9 = 55.1



* Color values are based on 61WDWB reflector, other finishes and field results may vary.

ENERGY DATA

Series	500 lumen		750 lumen		1000 lumen		1500 lumen		2000 lumen	
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Current (A)	0.051	0.026	0.067	0.036	0.083	0.039	0.119	0.053	0.171	0.077
Input Power (W)	6.1	6.5	7.9	8.3	10	10.4	14.5	14.5	20.9	20.6
In-rush (A)	1.9	8.4	2	8.4	2.2	8.5	2.7	8.5	2.1	9.7
Inrush duration (µs)	251	135	237	133	250	134	250	139	245	131
THD (%)	6.2	13.5	7.4	8.8	5.4	10.3	10	6.7	6.5	7.9
PF	≥ 0.99	≥ 0.9	≥ 0.98	≥ 0.92	≥ 0.99	≥ 0.95	≥ 0.99	≥ 0.97	≥ 0.99	≥ 0.96

Series	2500 lumen		3000 lumen		3500 lumen		4000 lumen		4500 lumen	
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Current (A)	0.23	0.103	0.24	0.107	0.292	0.152	0.351	0.159	0.384	0.172
Input Power (W)	27.5	27.5	28.6	28.5	34.6	35.1	42.1	42.1	45.9	45.6
In-rush (A)	2.5	5.6	2.5	11.6	3.4	13.9	3.1	14.7	3.1	14.8
Inrush duration (µs)	232	123	216	111	183	95	200	98	202	100
THD (%)	6.5	8.1	7.8	8.3	5.6	10	4.1	9.5	4.5	8.5
PF	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.93	≥ 0.99	≥ 0.94	≥ 0.99	≥ 0.95

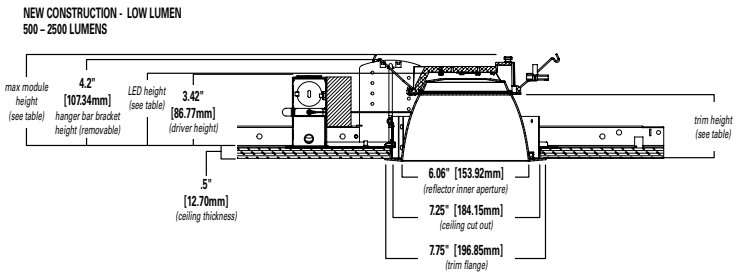
Series	5000 lumen		5500 lumen		6000 lumen	
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V
Input Current (A)	0.419	0.186	0.457	0.201	0.489	0.214
Input Power (W)	50.1	49.5	54.6	53.7	58.4	57.4
In-rush (A)	3.1	15	3.2	14.8	3.4	14.8
Inrush duration (µs)	202	117	196	131	192	121
THD (%)	5.5	7.6	7	7.2	8.1	7.2
PF	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.97

Minimum starting temperature -30°C (-22°F)* (Nominal input 120-277VAC & 100% of rated output power)
Sound Rating: Class A standards

Notes:
* Emergency Battery packs are rated for a minimum starting temperature of 0°C.

Dimensional and Mounting Details

NEW CONSTRUCTIONS - LOW LUMEN 500 – 2500 LUMENS



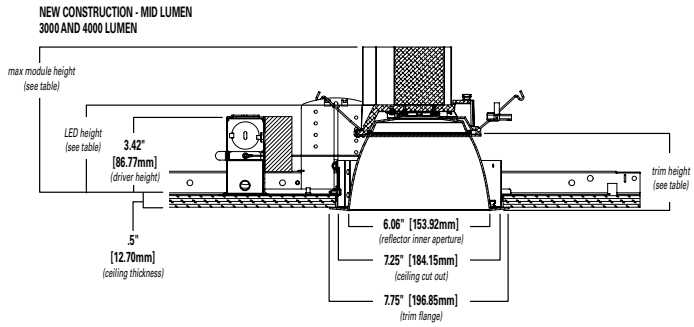
Low Lumen (500 – 2500 Lumens)*

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	4.5"	3.4"	3.8"
Medium	4.6"	3.5"	3.9"
Wide	4.4"	3.3"	3.7"
Baffle	4.4"	3.3"	3.7"

*Max. height w/removable hanger bar bracket 4.2"

Low Lumen Module

NEW CONSTRUCTIONS - MID LUMEN 3000 – 4000 LUMENS

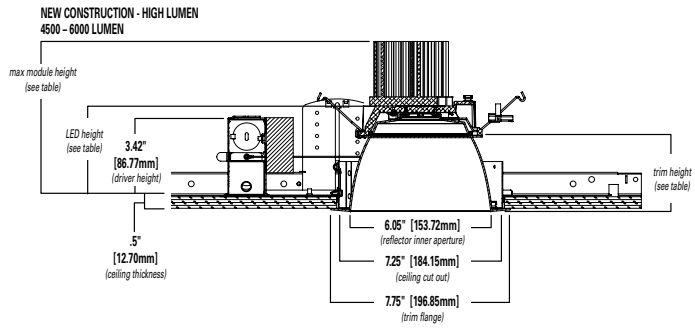


Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"

Mid Lumen Module

NEW CONSTRUCTIONS - HIGH LUMEN 4500 – 6000 LUMENS



High Lumen (4500 – 6000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.9"	3.4"	3.8"
Medium	7.0"	3.5"	3.9"
Wide	6.8"	3.3"	3.7"
Baffle	6.8"	3.3"	3.7"

High Lumen Module

Connected Solutions

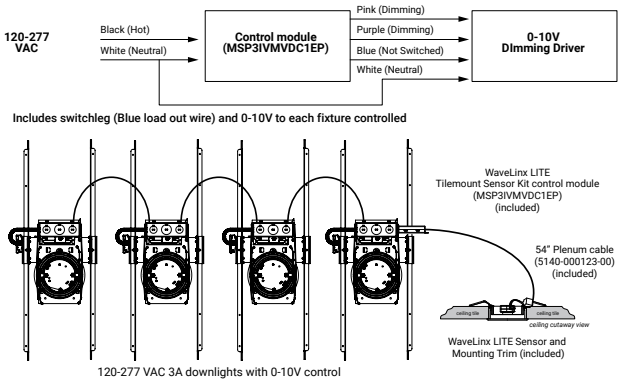
WaveLinx LITE - WTK Tilemount Sensor

WaveLinx LITE devices only compatible with the WaveLinx LITE system.

- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinx LITE Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Automatic occupancy or vacancy, sensor sensitivity, daylight dimming, etc. configurable through the app
- Refer to the WaveLinx system specifications for details

Device Security | Manual Dimmer | Occupancy Sensor | Daylighting Control | Manually Switched ON/OFF | Tuning Control | Lumen Maintenance Control | Scenes

WaveLinx LITE WTK Tilemount Wiring Diagram



WaveLinx LITE Bluetooth Enabled System

WaveLinx PRO – WTA Tilemount Sensor

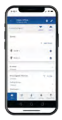
WaveLinx PRO devices only compatible with the WaveLinx PRO system.

- WaveLinx PRO tilemount functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations

Downlights with tilemount sensor wireless communication
Highly efficient LED fixtures

WaveLinx Area Controller
Provides centralized coordination of multiple area control options

Wireless Wall Station/Receptacle
Provides customized wireless control of each area



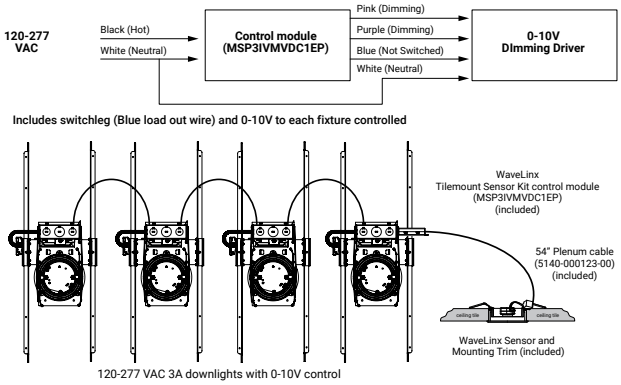
Mobile Applications
Provides personalized, local control from a tablet or smartphone

WaveLinx mobile app settings

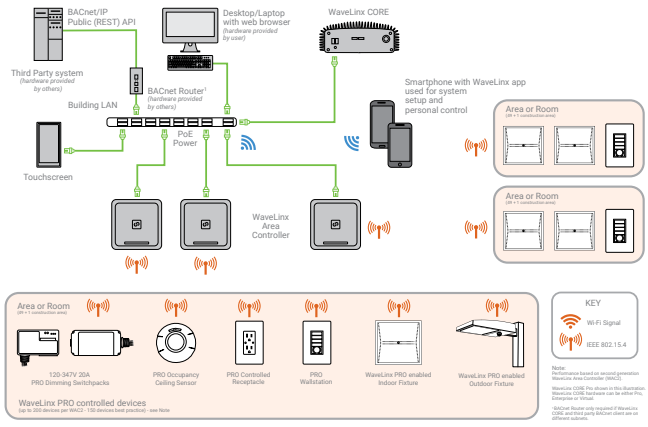
Manual Dimmer | Occupancy Sensor | Lumen Maintenance Control | Daylighting Control

Receptacle Control | Tuning Control | Scheduling | Manually Switched ON/OFF | Demand Response

WaveLinx WTA Tilemount Wiring Diagram



WaveLinx CORE Building Management Integration



Connected Solutions

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- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
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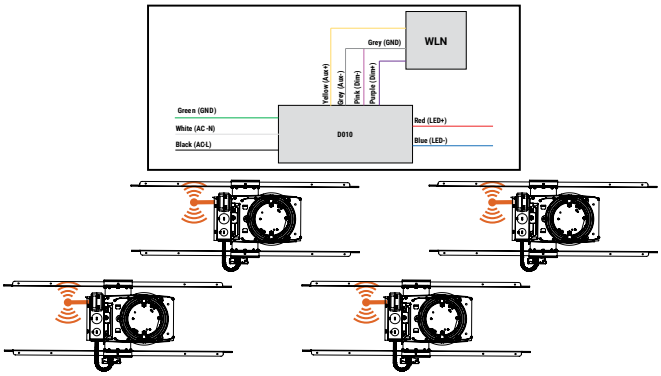
WaveLinx mobile app settings

Device Security · Manual Dimmer · Occupancy Sensor · Daylighting Control · Manually Switched ON/OFF · Tuning Control · Lumen Maintenance Control · Scenes

WaveLinx LITE Wireless Node (WLN) Wiring Diagram



WaveLinx LITE Bluetooth Enabled System

WaveLinx PRO Wireless Node - WPN

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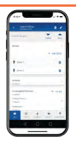

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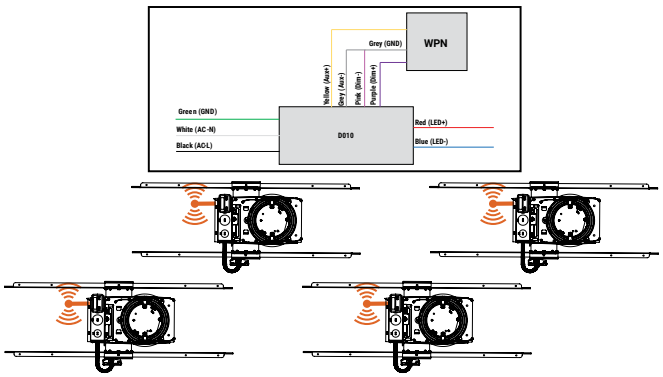
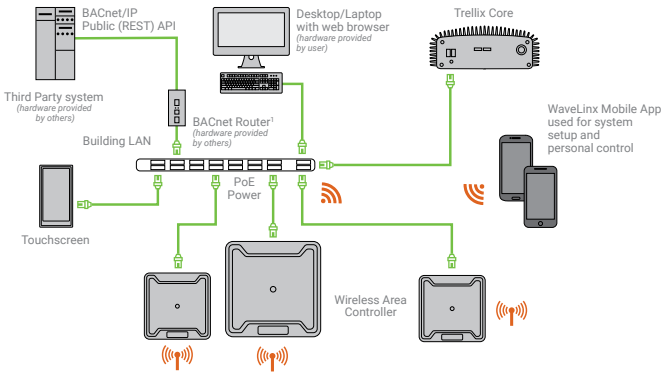
Manual Dimmer · Occupancy Sensor · Lumen Maintenance Control · Daylighting Control · Receptacle Control · Tuning Control · Scheduling · Manually Switched ON/OFF · Demand Response

WaveLinx PRO Wireless Node (WPN) Wiring Diagram



WaveLinx CORE Building Management Integration



Cooper Lighting Solutions
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Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

BEACON
design . performance . technology

VIPER Area/Site

VIPER LUMINAIRE

TYPE: SA
SA.BC
SB.BC
SC.SL

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

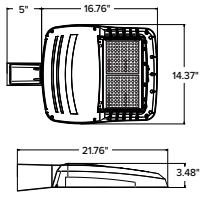
MICRO STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 DLC LISTED DLC LISTED PREMIUM ida DARK SKY APPROVED 2016 BAA TAA

SIZE 1



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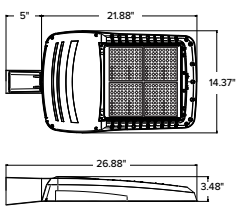

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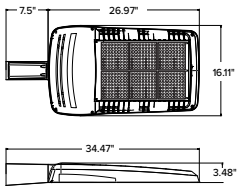

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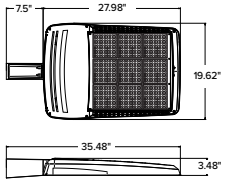

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).

WARRANTY

- 5 year warranty

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage	
VP Viper	Micro Strike	1 Size 1	160L-35 [6]	5500 lumens	AP	AP-Amber Phosphor Converted	2	Type 2	BLANK	No Rotation	UNV	120-277V
			160L-50 [6]	7500 lumens	27K8	2700K, 80 CRI	3	Type 3	L	Optic rotation left	120	120V
			160L-75	10000 lumens	3K7	3000K, 70 CRI	4F	Type 4 Forward	R	Optic rotation right	208	208V
			160L-100	12500 lumens	3K8	3000K, 80 CRI	4W	Type 4 Wide			240	240V
			160L-115	15000 lumens	35K8	3500K, 80 CRI	5QW	Type 5 Square Wide			277	277V
			160L-135	18000 lumens	3K9	3000K, 90 CRI					347	347V
			160L-160	21000 lumens	4K7	4000K, 70 CRI					480	480V
		2 Size 2	320L-145	21000 lumens	4K8	4000K, 80 CRI						
			320L-170	24000 lumens	4K9	4000K, 90 CRI						
			320L-185	27000 lumens	5K7	5000K, 70 CRI						
			320L-210	30000 lumens	5K8	5000K, 80 CRI						
			320L-235	33000 lumens								
			320L-255	36000 lumens								
			320L-315 [6]	40000 lumens								
		3 Size 3	480L-285	40000 lumens								
			480L-320	44000 lumens								
			480L-340	48000 lumens								
			480L-390	52000 lumens								
			480L-425	55000 lumens								
			480L-470	60000 lumens								
		4 Size 4	720L-435	60000 lumens								
			720L-475	65000 lumens								
			720L-515	70000 lumens								
			720L-565 [6]	75000 lumens								
			720L-600 [6]	80000 lumens								
			CLO	Custom Lumen Output [1]								

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	
VP	Viper

– | Optic Platform | |
|---|---|
| ST | Strike |

– | Size | |
|---|---|
| 1 | Size 1 |
| 2 | Size 2 |
| 3 | Size 3 |
| 4 | Size 4 |

– | Light Engine | |
|---|---|
| 36L-39 [8] | 5500 lumens |
| 36L-55 [8] | 7500 lumens |
| 36L-85 | 10000 lumens |
| 36L-105 | 12500 lumens |
| 36L-120 | 14000 lumens |
| 72L-115 | 15000 lumens |
| 72L-145 | 18000 lumens |
| 72L-180 | 21000 lumens |
| 72L-210 | 24000 lumens |
| 72L-240 | 27000 lumens |
| 108L-215 [8] | 27000 lumens |
| 108L-250 | 30000 lumens |
| 108L-280 | 33000 lumens |
| 108L-325 | 36000 lumens |
| 108L-365 | 40000 lumens |
| 162L-320 | 40000 lumens |
| 162L-365 [10] | 44000 lumens |
| 162L-405 | 48000 lumens |
| 162L-445 | 52000 lumens |
| 162L-485 | 55000 lumens |
| 162L-545 [8] | 60000 lumens |
| CLO | Custom Lumen Output [1] |

– | CCT/CRI | |
|---|---|
| AM | monochromatic amber, 595nm |
| 27K8 | 2700K, 80 CRI |
| 3K7 | 3000K, 70 CRI |
| 3K8 | 3000K, 80 CRI |
| 3K9 | 3000K, 90 CRI |
| 35K8 | 3500K, 80 CRI |
| 4K7 | 4000K, 70 CRI |
| 4K8 | 4000K, 80 CRI |
| 4K9 | 4000K, 90 CRI |
| 5K7 | 5000K, 70 CRI |
| 5K8 | 5000K, 80 CRI |

– | Distribution | |
|---|---|
| FR | Auto Front Row |
| 2 | Type 2 |
| 3 | Type 3 |
| 4F | Type 4 Forward |
| 4W | Type 4 Wide |
| 5QN | Type 5 Square Narrow |
| 5QW | Type 5 Square Wide |
| 5QM | Type 5 Square Medium |
| 5W | Type 5 Wide (Round) |
| 5RW | Type 5 Rectangular |
| C | Corner Optic |
| TC | Tennis Court Optic |

– | Optic Rotation | |
|---|---|
| BLANK | No Rotation |
| L | Optic rotation left |
| R | Optic rotation right |

– | Voltage | |
|---|---|
| UNV | 120-277V |
| 120 | 120V |
| 208 | 208V |
| 240 | 240V |
| 277 | 277V |
| 347 | 347V |
| 480 | 480V |

–

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

– | Color | |
|---|---|
| BLT | Black Matte Textured |
| BLS | Black Gloss Smooth |
| DBT | Dark Bronze Matte Textured |
| DBS | Dark Bronze Gloss Smooth |
| GTT | Graphite Matte Textured |
| LGS | Light Grey Gloss Smooth |
| LGT | Light Grey Gloss Textured |
| PSS | Platinum Silver Smooth |
| WHT | White Matte Textured |
| WHS | White Gloss Smooth |
| VGT | Verde Green Textured |

Color Option	
CC	Custom Color

– | Options | |
|---|---|
| F | Fusing |
| E | Battery Backup [1,2,7,8,9] |
| 2PF | Dual Power Feed |
| 2DR | Dual Driver |
| TE | Tooless Entry |
| BC | Backlight Control |
| TB | Terminal Block |

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]

Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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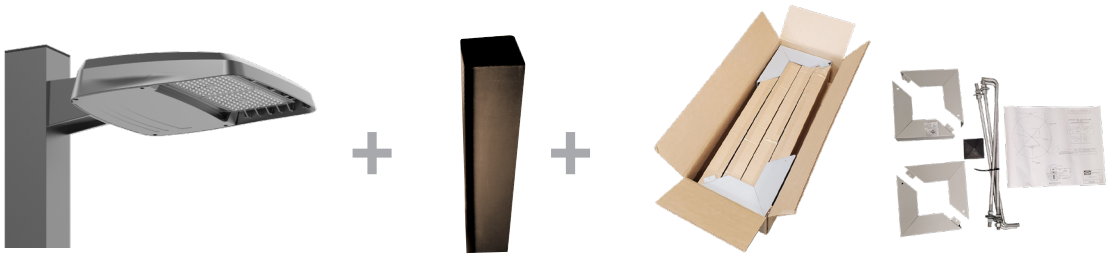
VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration

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VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

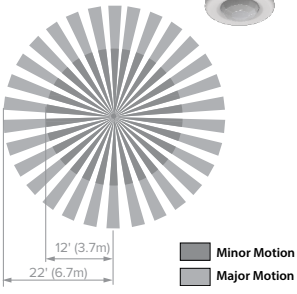
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

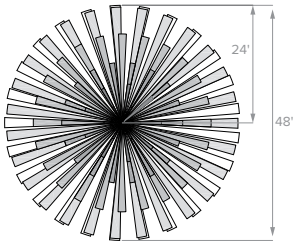
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI

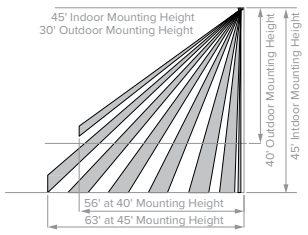


NXSMP2-LMO



Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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BEACON
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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

NX LIGHTING CONTROLS FREE APP

The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

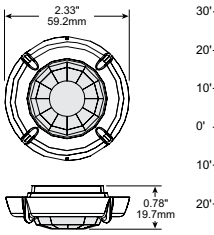
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

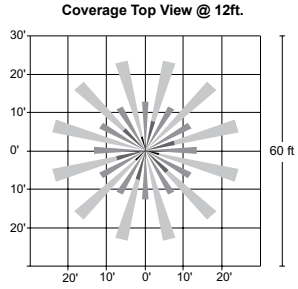
OUTDOOR LIGHTING CONTROLS OPTIONS

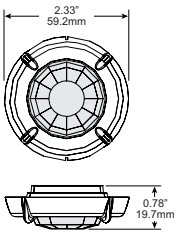
CONTROLS FUNCTIONALITY

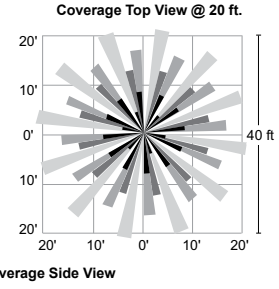
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

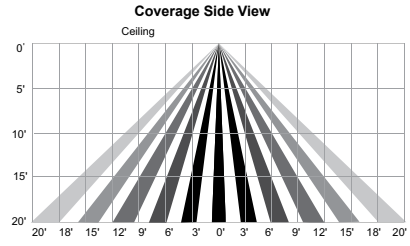
COVERAGE PATTERNS FOR SCP_F



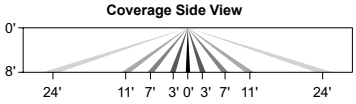


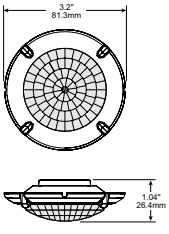


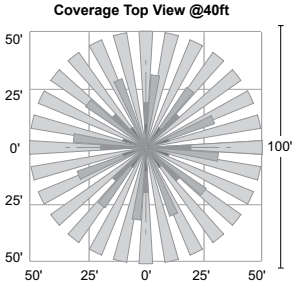


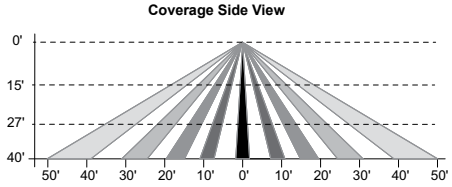


Coverage Side View









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DATE: LOCATION:

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CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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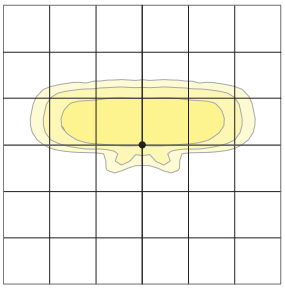
VIPER Area/Site

VIPER LUMINAIRE

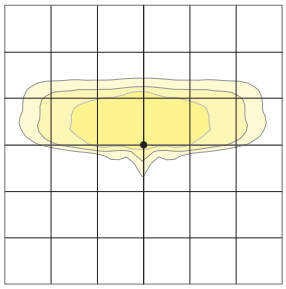
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

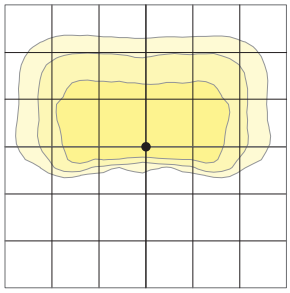
Type 2



Type 3



Type 4 Wide



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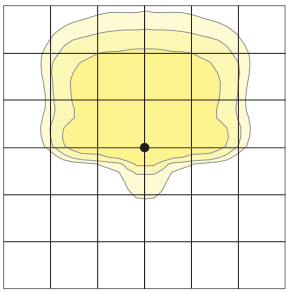
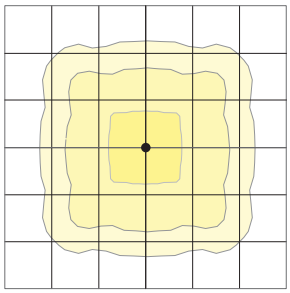


Type 5QW



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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

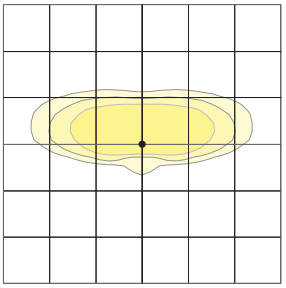
TYPE: PROJECT:

CATALOG #:

OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



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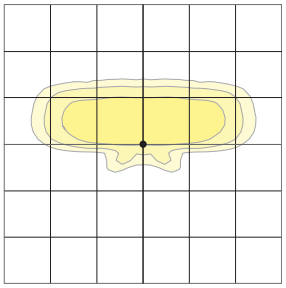

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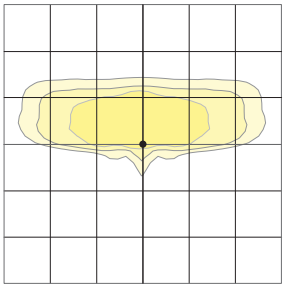
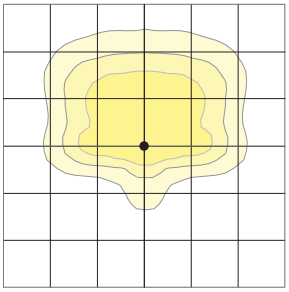
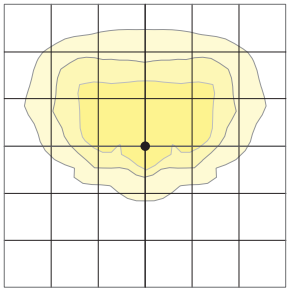


Type 4 Forward



Type 4 Wide



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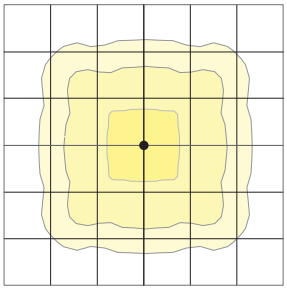
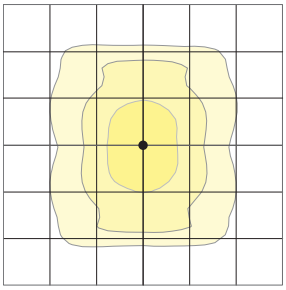
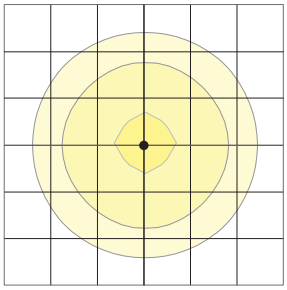


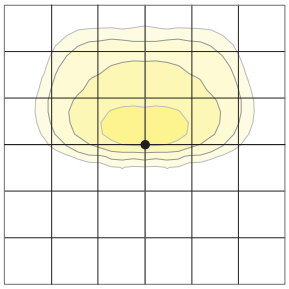
Type 5RW (rectangular)



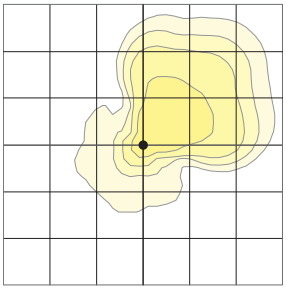
Type 5W (round wide)



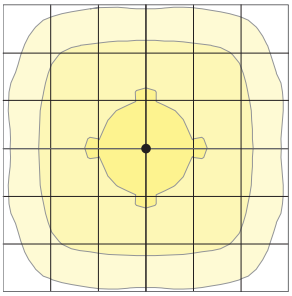
Type TC



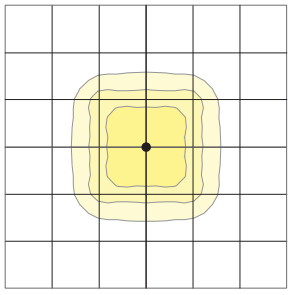
Type Corner



Type 5QW



Type 5QN



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All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

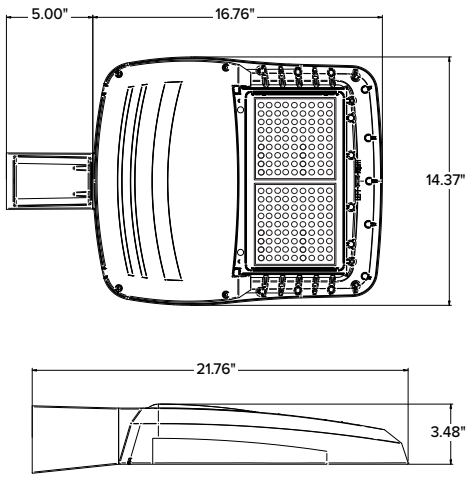
CATALOG #:

VIPER Area/Site

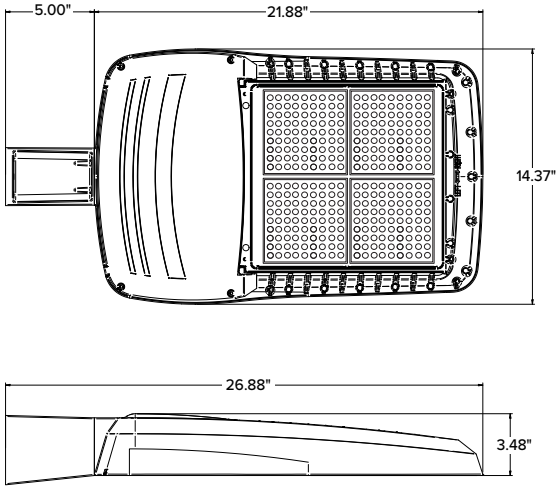
VIPER LUMINAIRE

DIMENSIONS

SIZE 1



SIZE 2



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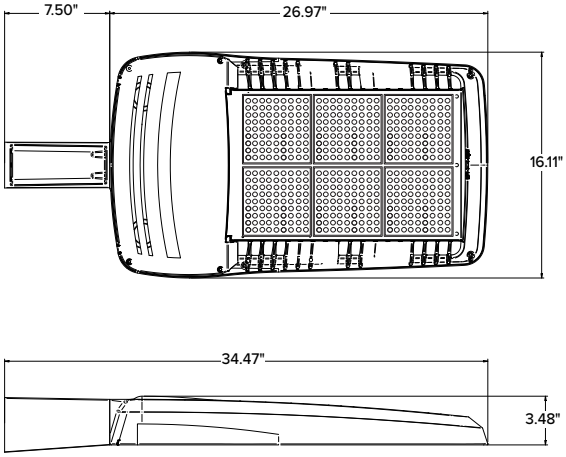
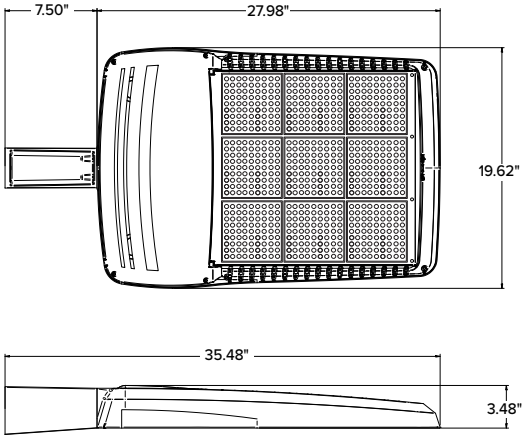


SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

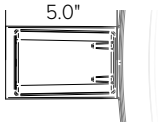
TYPE: PROJECT:

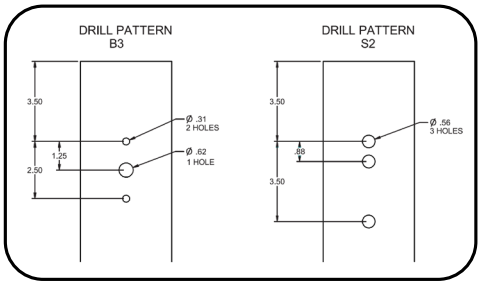
CATALOG #:

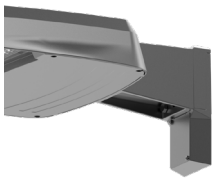
MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

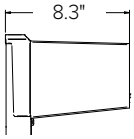


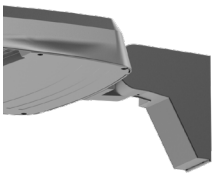




ASQU–UNIVERSAL ARM MOUNT

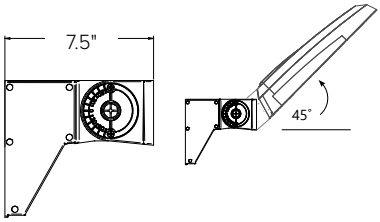
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

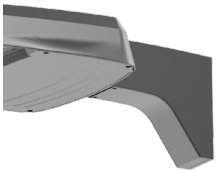




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

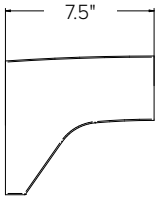
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

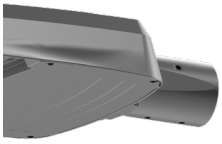




ADU–DECORATIVE UPSWEPT ARM

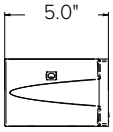
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

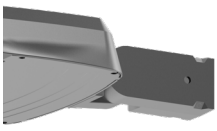




MAF–MAST ARM FITTER

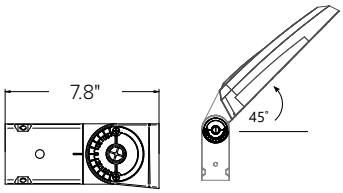
Fits 2-3/8" OD horizontal tenons.

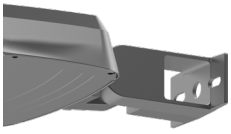




K–KNUCKLE

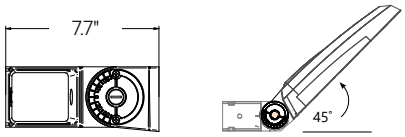
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

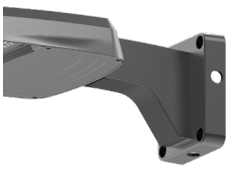




T–TRUNNION

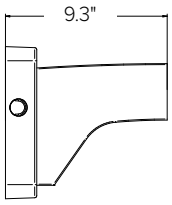
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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VIPER Area/Site

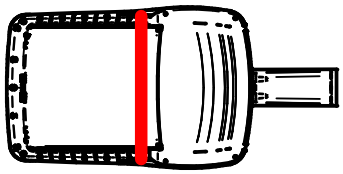
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

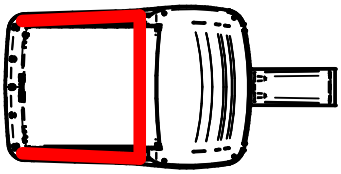
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

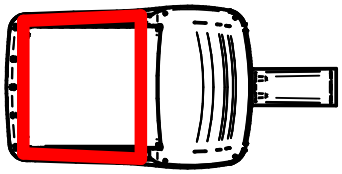
VPR2x HSS-90-B-xx



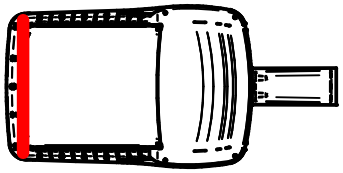
VPR2x HSS-270-BSS-xx



VPR2x HSS-360-xx



VPR2x HSS-90-F-xx



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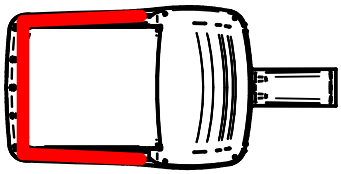

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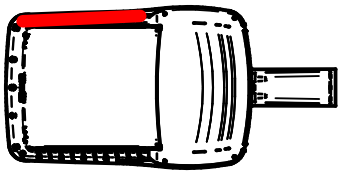

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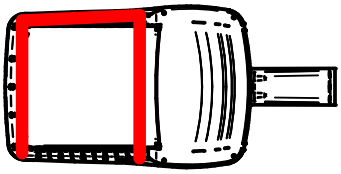
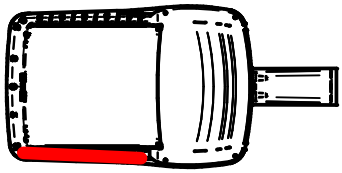
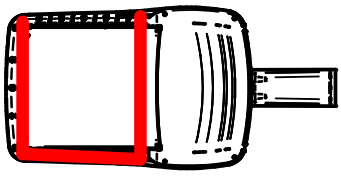


VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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Prudent
DEVELOPMENT

June 4, 2024

City of Rockwall
Attn: Planning Department
385 S Goliad
Rockwall, TX 75087

RE: HTeaO at Creekside Commons (SP2024-025)
4853 S. Goliad Street
Updated Variance Request Letter

Enclosed please find copies of the revised site, landscape, photometric and building elevation plans for the upcoming June 11, 2024 Planning and Zoning Commission (P&Z) hearing.

As noted before, we are excited to be submitting plans for a proposed HTeaO drive-thru to be located on Lot 15, Creekside Commons Addition in south Rockwall. Our tenant is Jeff Ivy, a Rockwall-County based franchisee for HTeaO who is actively working to build several locations in the City of Rockwall and surrounding communities. Mr. Ivy previously submitted and received P&Z approval for a "north Rockwall" location and this will be his "south Rockwall" location, to reach more members of the community.

Following the May 28 meetings of the P&Z and Architectural Review Board (ARB), our team has revised the plans to meet City comments and the recommendations of each board, including the following key changes:

- Added a row of trees and architectural features on NE elevation to achieve 4-sided architecture compliance
- Modified and widened all tower elements to enhance projections and get rid "flat" parapet walls
- Updated all material percentages to ensure compliance with "max 50%" stucco and "min" 20% natural stone
- Internalized ladder to roof
- Increased height of building to ensure adequate parapet sizing to fully screen all rooftop equipment

It is our opinion the revised development plans results in a project that closely resembles the HTeaO project approved in north Rockwall, but also fits in nicely with the other projects in the Creekside Commons development and is customized to fit on this lot. Nonetheless, we have identified and acknowledge that with this application we are seeking the following variances/exceptions to the Unified Development Code, and respectfully request's the City consideration and approval:

1) Roof Design – All structures less than 6,000 sf building footprint require a pitched rood system.
2) 90% masonry requirement (proposed composite lumber material > 10% on each elevation specific to HTeaO)
3) Horizontal articulation (drive-thru side of building)

To offset these variances, we are providing the following compensatory measures:

- Increased landscape buffer along SH205 from **20-ft to 40-ft**, including berms/trees outside of existing utility easements.
- Increased overall open space **(>25% provided vs 20% required)**
- Parking lot landscaping **(almost 4x the minimum 5 percent)**.
- Effective and enhanced landscape screening adjacent to the drive-thru lane
- Removed exterior roof ladder and parapet opening with an internally located and "invisible" roof hatch
- Increased natural stone material beyond 20% (overall total of 35%, or 1,384-sf / 3960-sf)

Thank you for your consideration and we look forward to discussing further at the upcoming hearing.

Sincerely,

Michael Hampton, AICP
Vice President
Prudent Development
(Creekside Commons Crossing, LP")

Prudent Development
10755 Sandhill Road Dallas, Texas 75238
Phone 214.271.4630 Fax 214.271.4631

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of Lot 15, Block A and a portion of Lots 16 and 18, Block A of Creekside Commons Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20240000004925 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "Summit" found for corner, said corner being the south corner of said Lot 15, Block A, said corner also being the west corner of Lot 14, Block A of said Creekside Commons Addition, said corner also being in the northeast line of that tract of land described as Parcel 1 Part 1 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State of Texas tract, a distance of 85.35 feet to an "X" found for corner, said corner being the south corner of said Lot 16, Block A;

Thence North 43 degrees 59 minutes 07 seconds East, along the southeast line of said Lot 16, Block A, a distance of 40.52 feet to a point for corner;

Thence North 45 degrees 55 minutes 37 seconds West, traversing said Lot 16, Block A, a distance of 10.84 feet to a point for corner;

Thence North 44 degrees 04 minutes 23 seconds East, continuing to traverse said Lot 16, Block A and traversing said Lot 18, Block A, a distance of 266.11 feet to a point for corner;

Thence South 45 degrees 51 minutes 55 seconds East, continuing to traverse said Lot 18, Block A, a distance of 105.48 feet to a point for corner;

Thence South 44 degrees 06 minutes 48 seconds West, continuing to traverse said Lot 18, Block A, a distance of 37.00 feet to a point for corner, said point being in the northeast line of aforementioned Lot 14, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 14, Block A, a distance of 9.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Summit" found for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to the POINT OF BEGINNING and containing 29,441 square feet or 0.676 acres of land.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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:	June 25, 2024
APPLICANT:	Chris Lewis; *Kimley-Horn and Associates, Inc.*
CASE NUMBER:	SP2024-026; *Amended Site Plan for 1351 Corporate Crossing (SCP Distribution Center)*

On May 28, 2024, the Planning and Zoning Commission approved a motion to table to the June 11, 2024 Planning and Zoning Commission meeting to allow the applicant time to revise the plans to further meet the intent of the Unified Development Code (UDC). This motion was approved by a vote of 4-0, with Commissioners Hustings and Womble absent. At the time of this request, the applicant was proposing an eight (8) foot wrought iron fence with additional landscaping that did not fully screen the proposed outside storage area from Corporate Crossing [*FM-549*]. The applicant had indicated during this Planning and Zoning Commission meeting that they did not have a full understanding of what was proposed to be stored outside, but that it would be construction materials associated with the proposed pool construction business that would be occupying the lease space. In addition, the applicant stated that the proposed outside storage would be taller than the proposed transparent fencing. Based on this, the Planning and Zoning Commission expressed concerns about visibility of the outside storage areas from Corporate Crossing [*FM-549*], and recommended that the applicant work with staff to better curtail the request to meet the intent of the Unified Development Code (UDC).

FIGURE 1. APPROXIMATE LOCATION AND VISIBILITY OF THE PROPOSED OUTSIDE STORAGE AREA FROM CORPORATE CROSSING.

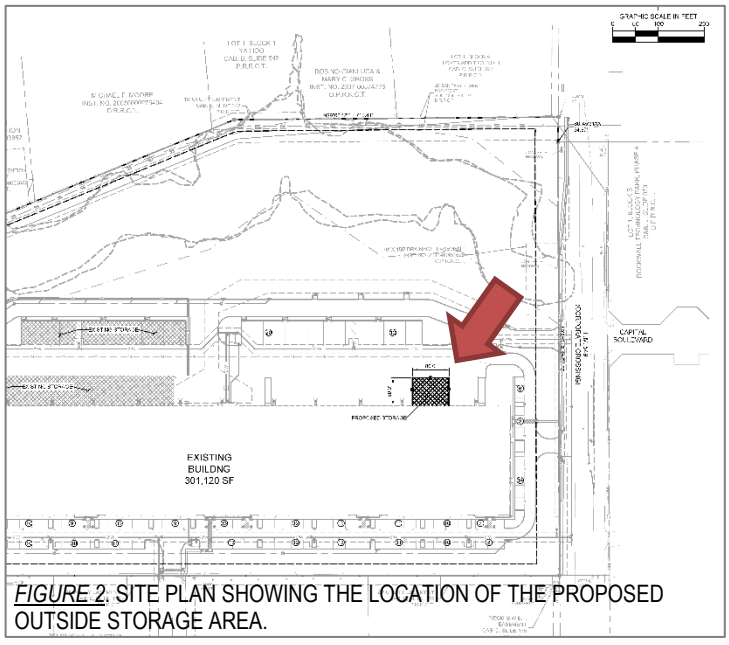


FIGURE 2. SITE PLAN SHOWING THE LOCATION OF THE PROPOSED OUTSIDE STORAGE AREA.

Based on this, the applicant provided staff an updated site plan and a comment response letter on June 4, 2024 that clarified items staff and the Planning and Zoning Commission had questions about. Specifically, the applicant has indicated that the "…outside storage area will consist of palletized crates of stone, pavers, bagged sand, PVC pipe (3" or less), and pre-cast concrete equipment pads. There will be no chemicals stored in the yard." In addition, the applicant has committed to having the outside storage "…not exceed 8' in height." According to Subsection 01.05(E), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the screening for outside storage "…must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers…"; however, the Planning and Zoning Commission may approve alternative landscape screening methods.

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 (UDC) would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, the applicant is not providing any compensatory measures to offset the requested exception to the outside storage screening requirements, and staff should point out that the proposed outside storage will be visible from Corporate Crossing [*FM-549*]. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also 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. If the Planning and Zoning Commission chooses to approve the applicant's *Amended Site Plan* to allow outside storage on the *subject property* as delineated on the site plan, then staff would propose the following conditions of approval:

(1) All outside storage may not exceed eight (8) feet in total height and/or extend above the eight (8) foot wrought iron fence; and,

(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.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *June 25, 2024* Planning and Zoning Commission meeting.

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	1351 Corporate Crossing Rockwall, TX 75032				
SUBDIVISION	Platted - John Lockhard Survey Abstract No. 134	LOT	1	BLOCK	A
GENERAL LOCATION	West of the intersection of Corporate Crossing and Capital Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Warehouse	
PROPOSED ZONING			PROPOSED USE	Warehouse	
ACREAGE	43.237 AC	LOTS [CURRENT]	1	LOTS [PROPOSED]	N/A

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

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

☐ OWNER	Westcore Bravo Rockwall, LLC	☑ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Matthew Bateman	CONTACT PERSON	Chris Lewis
ADDRESS	4350 La Jolla Village Drive, Suite 900	ADDRESS	2600 N Central Expressway
			Suite 400
CITY, STATE & ZIP	San Diego, CA 92122	CITY, STATE & ZIP	Richardson, Texas
PHONE	(858) 625-4100	PHONE	(469)-445-2780
E-MAIL	mbateman@westcore.net	E-MAIL	chris.lewis@kimley-horn.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:

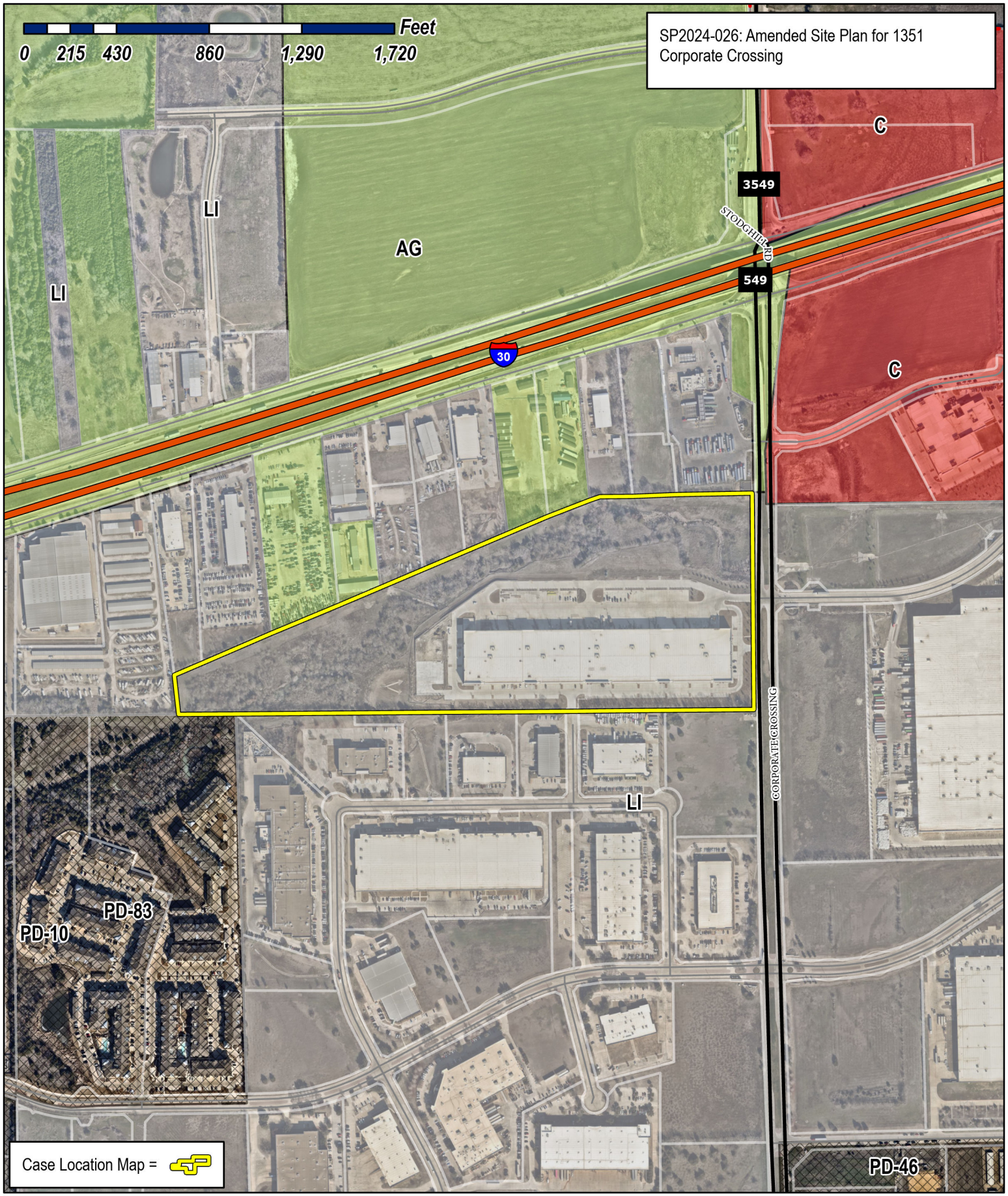
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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



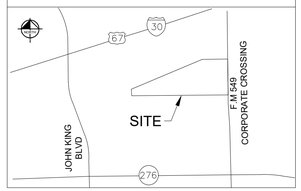
City of Rockwall

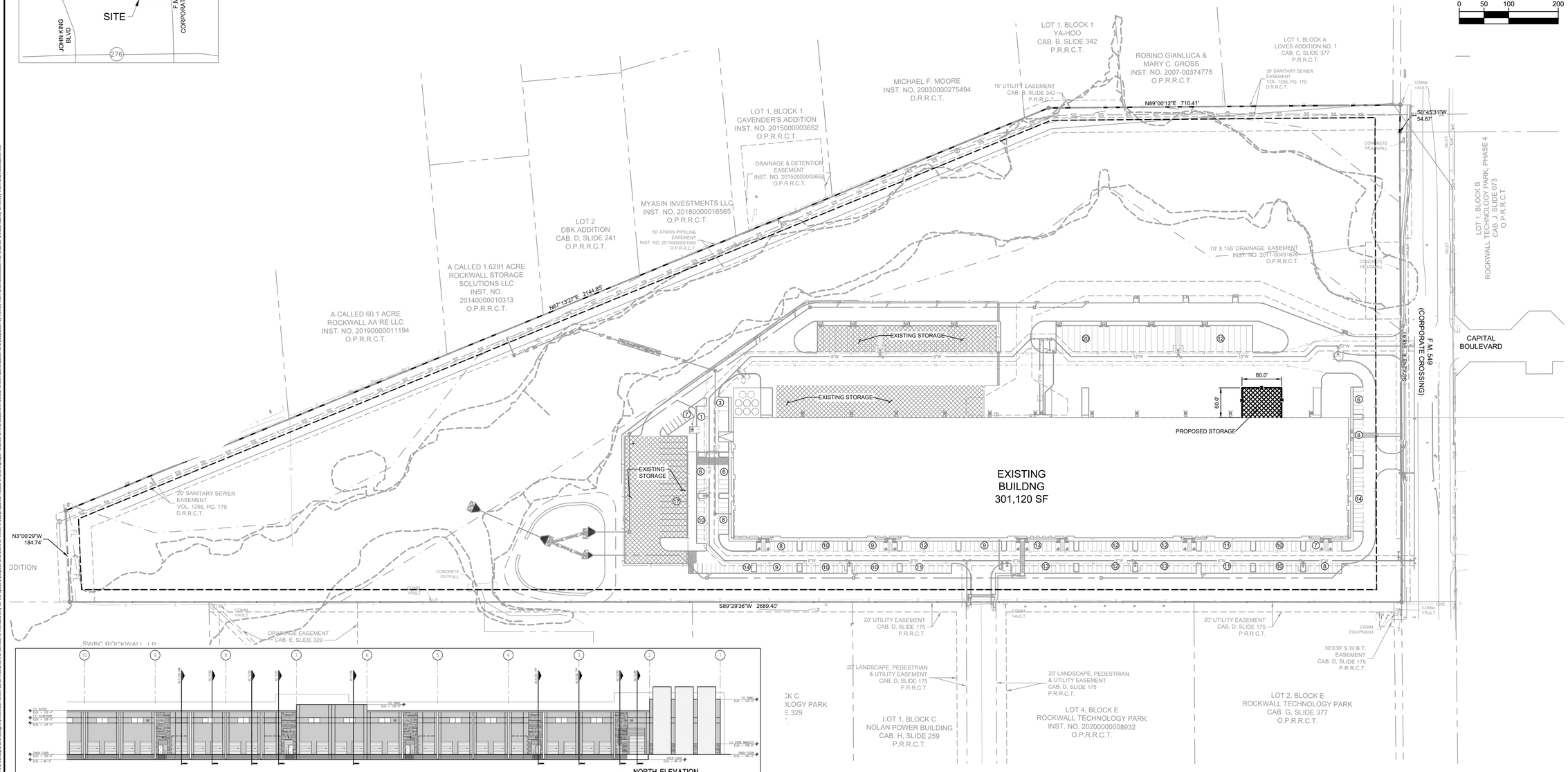
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

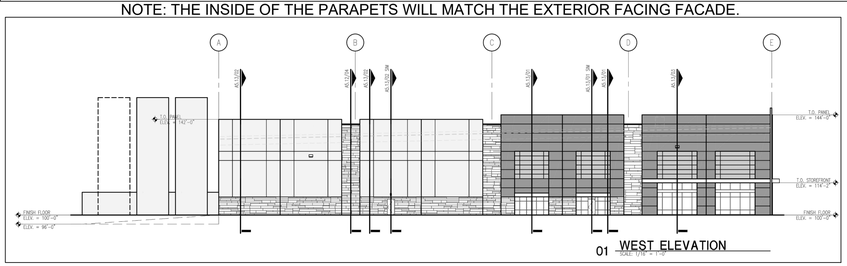
VICINITY MAP

N.T.S.





NOTE: THE INSIDE OF THE PARAPETS WILL MATCH THE EXTERIOR FACING FACADE.



NOTE: ELEVATIONS PROVIDED ARE FROM THE PREVIOUSLY APPROVED SITE PLAN AND ARE FOR REFERENCE ONLY. NO ELEVATION IMPROVEMENTS ARE PROPOSED.

LEGEND	
PROPERTY LINE	
PROPOSED FIRE LANE	FL FL
BUILDING SETBACK	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
PROPOSED 8' SECURITY FENCE	X X X
EXISTING FENCE LINE	X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING STORM DRAIN LINE	
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE UGE
PROPOSED SILO	
FUTURE SILO	

HATCH LEGEND	
EXISTING STORAGE AREA	
PROPOSED STORAGE AREA	

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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5/17/2024

KHA PROJECT	064628300
DATE	MAY 2024
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	CAL
CHECKED BY	DSA

STREAM ROCKWALL - 2

PREPARED FOR
WESTCORE BRAVO, LLC

ROCKWALL TEXAS

SITE PLAN

SHEET NUMBER
SP-1

CITY FILE NO. SP2024-xxx

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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Tuesday, May 21, 2024 12:11 PM
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20240508 - SITE PLAN EXHIBIT A1.7.dwg

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
TREES							
	UA	34	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TD	38	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	28	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	57	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	32	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	US	38	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	23	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	53	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

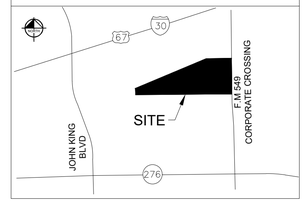
PLANT SCHEDULE

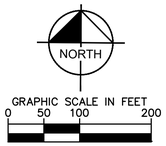
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SHRUBS							
	IC	102	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	36" HT.	60" O.C.	FULL AND MATCHING
	HP	44	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL. MIN.	18" HT.	36" O.C.	FULL AND MATCHING
	LF	24	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

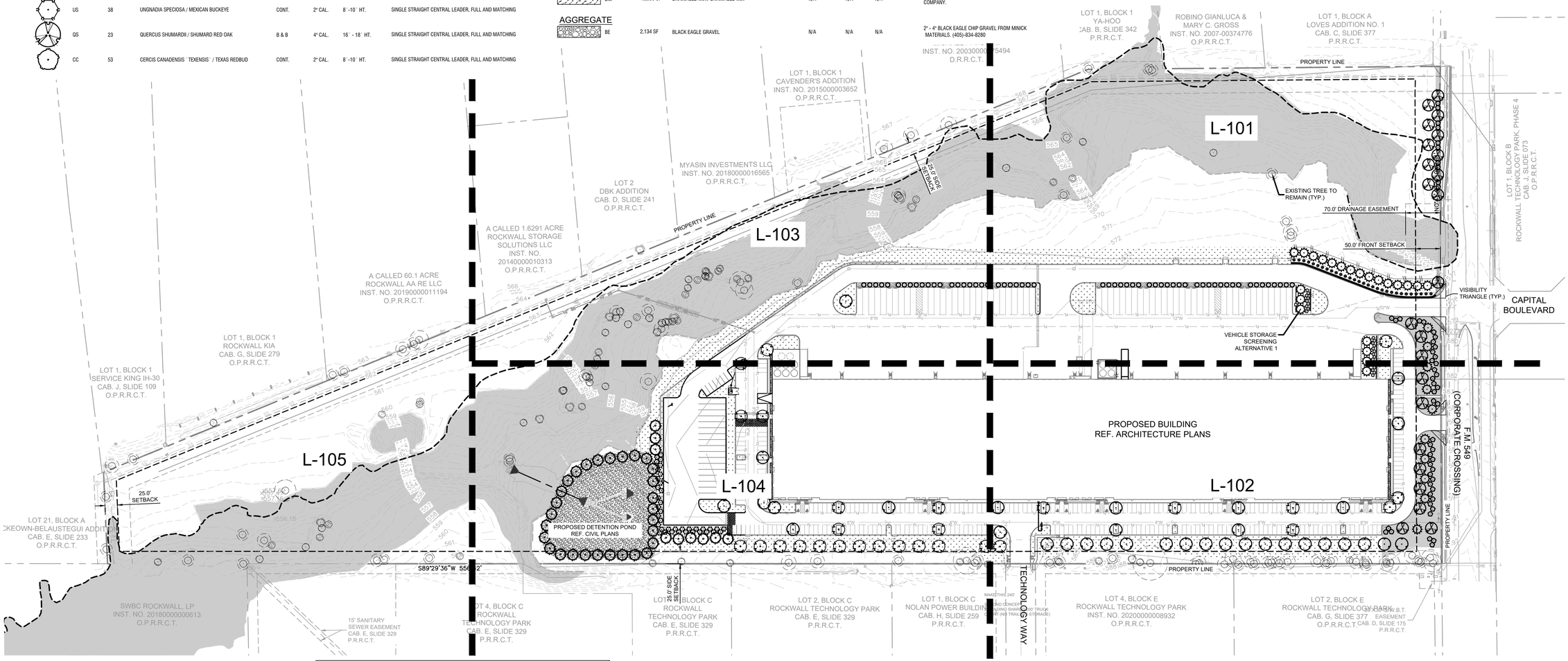
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS							
	SEED	135,776 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	30,780 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DM	40,990 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.
AGGREGATE							
	BE	2,134 SF	BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINICK MATERIALS. (405)-834-8280

VICINITY MAP

N.T.S.







City of Rockwall Landscape Requirements - Article 08		
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)		
ZONED LIGHT INDUSTRIAL		
LANDSCAPE AND FENCE STANDARDS		
Landscape Buffers - FM 549 Overlay District	Required	Provided
The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-feet	50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches.	Yes	Yes
Two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway *F.M. 549 (Corporate Crossing)* *(1,003 LF / 100) * 2= 20 Canopy Trees* *(1,0003 LF / 100) * 4 = 40 Accent Trees* 1,003 LF / 100 = 10 Cedar Trees	20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
Landscape Screening	Required	Provided
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with *Subsection 01.05 Screening Standards, of Article 5, District Development Standards.*	Yes	Yes
Alternative #1: A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center.		
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	N/A	N/A

Landscape Requirements	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750.	Yes	Yes
27,428 SF / 750 = 38 Canopy & Accent Trees	37 Canopy & Accent Trees	37 Canopy & Accent Trees
Parking Lot Landscaping	Required	Provided
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 302 parking spaces / 10 = 31 trees	31 Trees	31 Trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

NOTE:
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS 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% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).
4. NO TREES WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" IN DIAMETER. NO TREES WITHIN 10' OF ANY PUBLIC UTILITY 10" OR GREATER IN DIAMETER.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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REGISTERED LANDSCAPE ARCHITECT
BRIAN D. MURPHY
3886
STATE OF TEXAS
03/08/2023

KHA PROJECT	068213100
DATE	05/14/2024
SCALE	AS SHOWN
DESIGNED BY	BDM
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

OVERALL
LANDSCAPE PLAN

SHEET NUMBER
L-100

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PLOTTED BY
PLOT DATE
DWG NAME

dSody - Landscape xThin - LA - obuFEG - obuFG - xSwr - xStrm - xTree - xWatr - xSite
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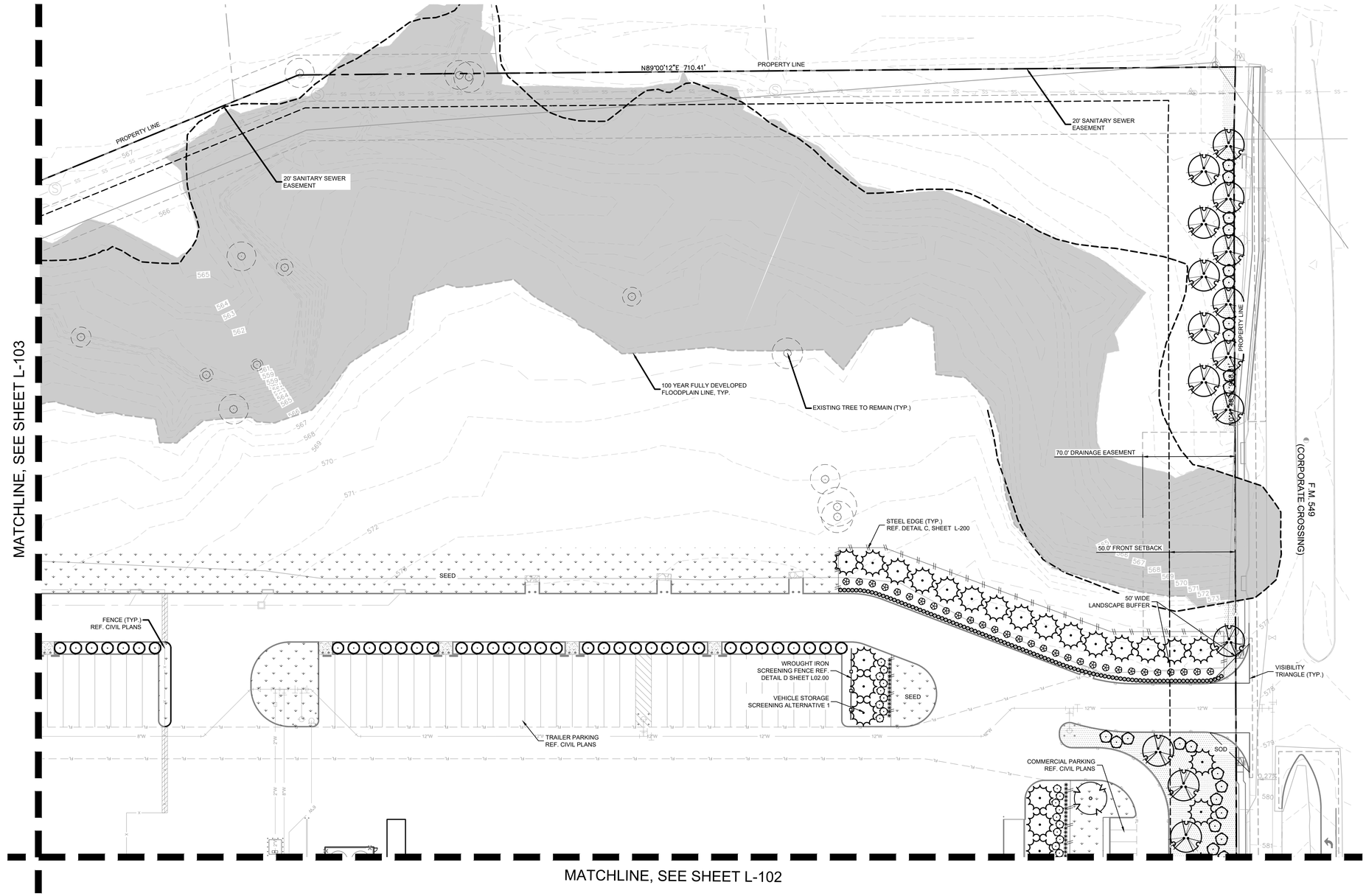
LP-100 - LANDSCAPE PLAN - NEW.dwg



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	UA	ULMUS PARVIFOLIA ` ALLEE ` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
SHRUBS		
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	HP	HESPERALOE PARVIFLORA / RED YUCCA
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS		
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE		
	BE	BLACK EAGLE GRAVEL

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

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

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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REGISTERED LANDSCAPE ARCHITECT BRIAN D. MURPHY 3885 STATE OF TEXAS
03/08/2023

KHA PROJECT	068213100
DATE	05/14/2024
SCALE	AS SHOWN
DESIGNED BY	BDM
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
TEXAS
ROCKWALL

LANDSCAPE PLAN
(1 OF 5)

SHEET NUMBER
L-101

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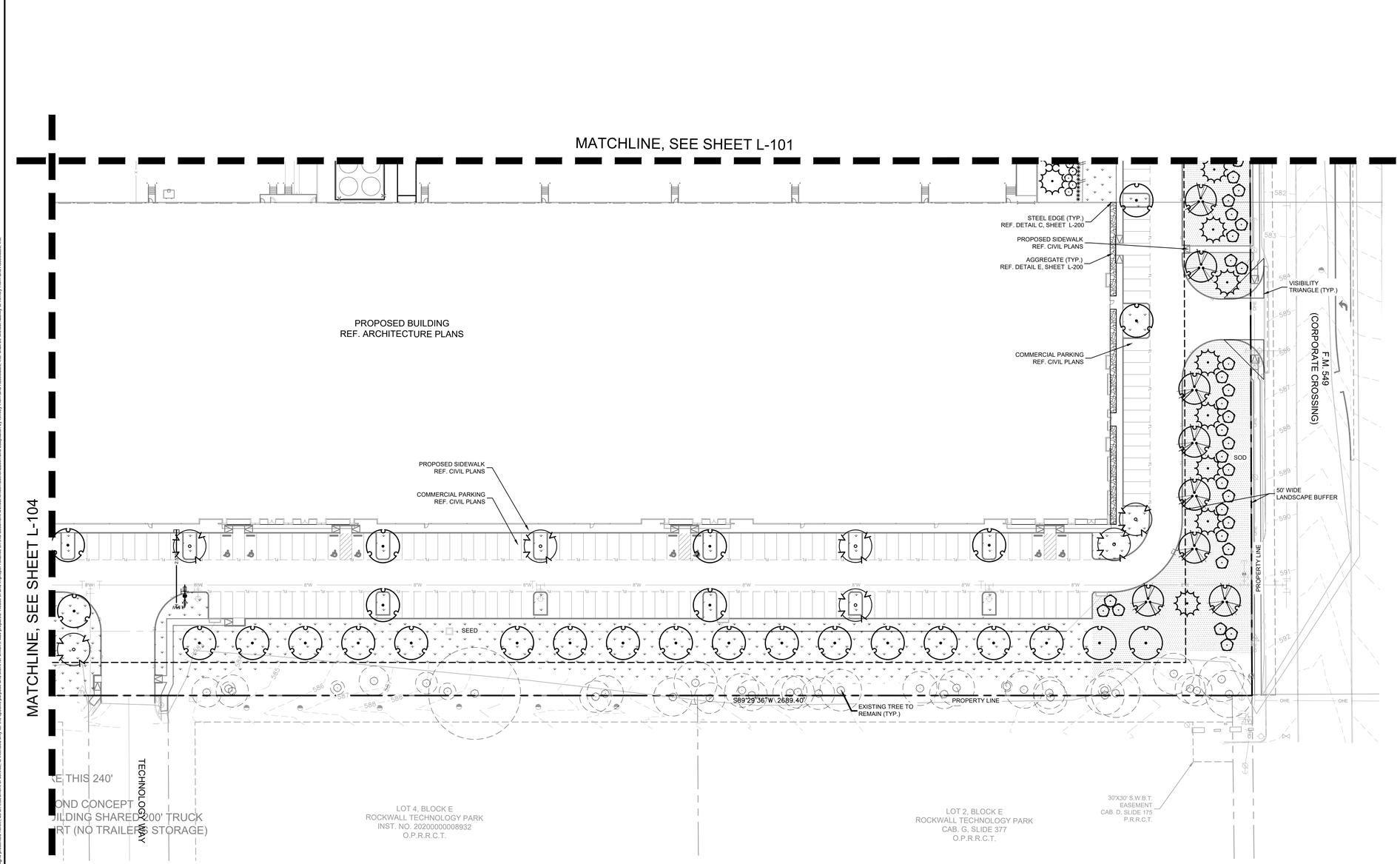

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
SHRUBS		
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	HP	HESPERALOE PARVIFLORA / RED YUCCA
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS		
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE		
	BE	BLACK EAGLE GRAVEL

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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REGISTERED LANDSCAPE ARCHITECT BLAKE D. MULIK 3486 STATE OF TEXAS
03/08/2023

KHA PROJECT 068213100
DATE 05/14/2024
SCALE AS SHOWN
DESIGNED BY BDM
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L-102

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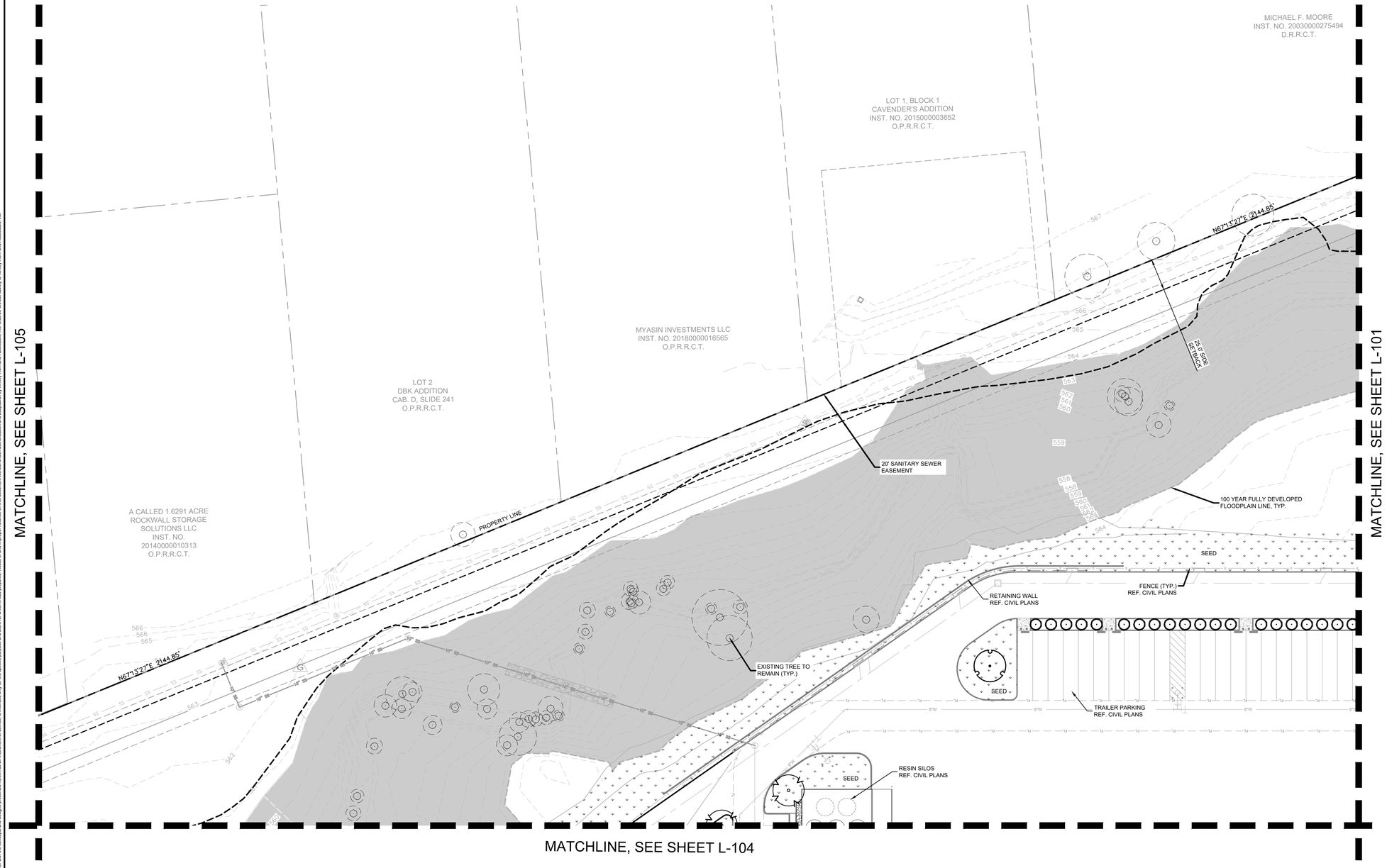

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
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AGGREGATE		
	BE	BLACK EAGLE GRAVEL

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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REGISTERED LANDSCAPE ARCHITECT BRIAN D. MURPHY 3355 STATE OF TEXAS
03/08/2023

KHA PROJECT	068213100
DATE	05/14/2024
SCALE	AS SHOWN
DESIGNED BY	BDM
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
TEXAS
ROCKWALL

LANDSCAPE PLAN
(3 OF 5)

SHEET NUMBER
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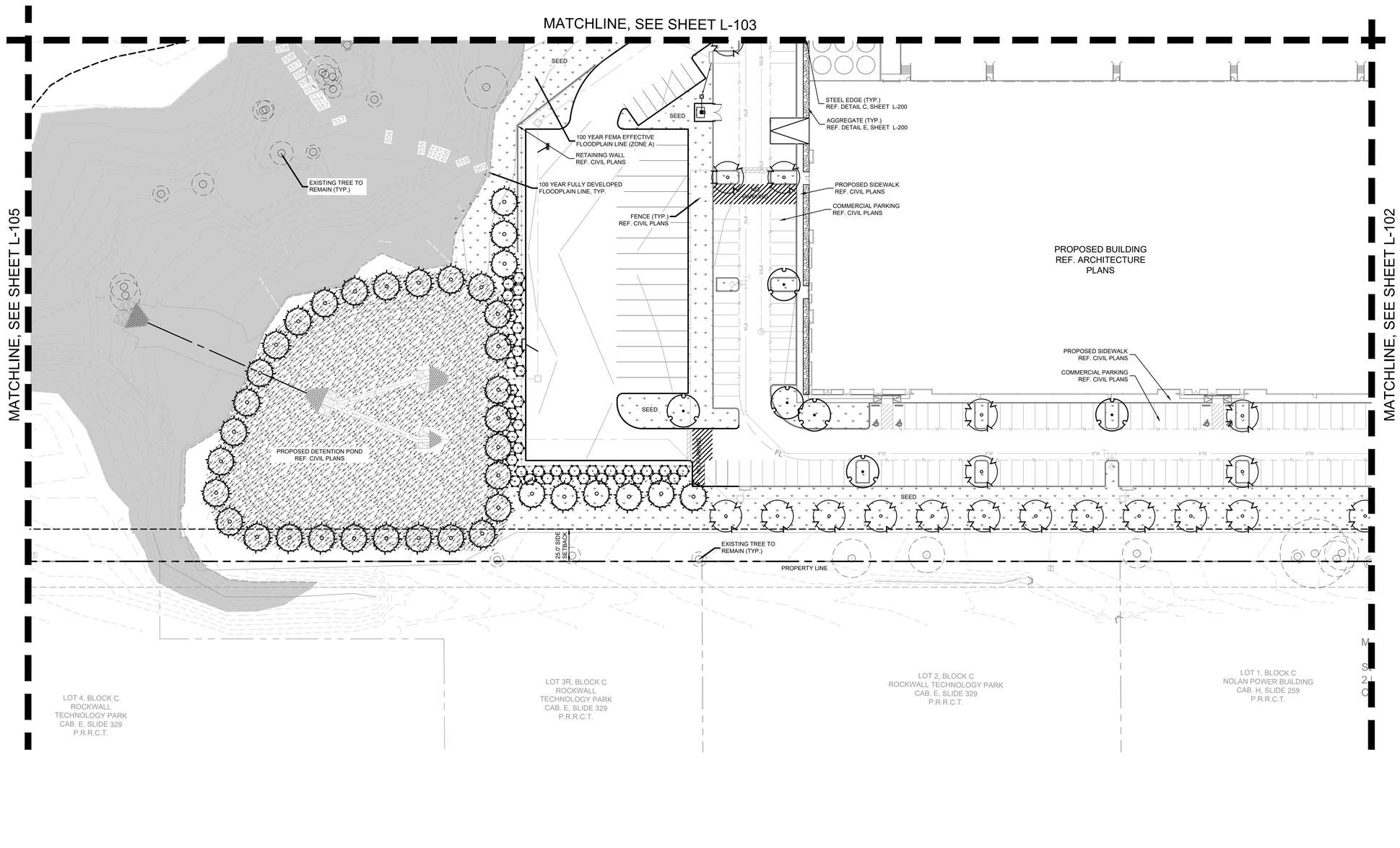

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

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

No.	REVISIONS	DATE

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REGISTERED LANDSCAPE ARCHITECT BRIAN D. MURPHY 3355 STATE OF TEXAS
03/08/2023

KHA PROJECT	068213100
DATE	05/14/2024
SCALE	AS SHOWN
DESIGNED BY	BDM
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(4 OF 5)

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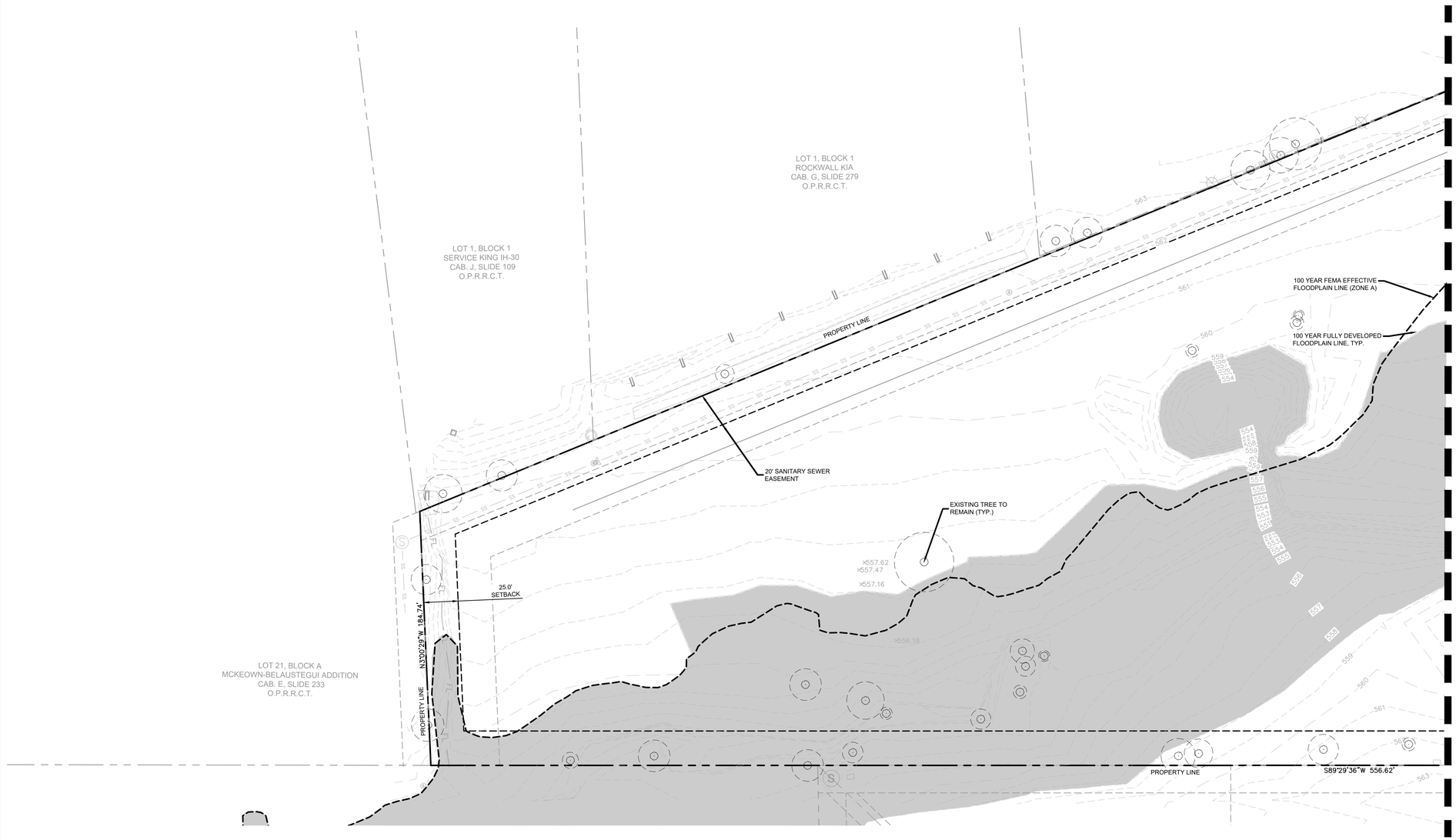

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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Kimley»Horn
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REGISTERED LANDSCAPE ARCHITECT
BRIAN D. MURPHY
3355
STATE OF TEXAS
03/08/2023

KHA PROJECT	068213100
DATE	05/14/2024
SCALE	AS SHOWN
DESIGNED BY	BDM
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
TEXAS
ROCKWALL

LANDSCAPE PLAN (5 OF 5)

SHEET NUMBER
L-105

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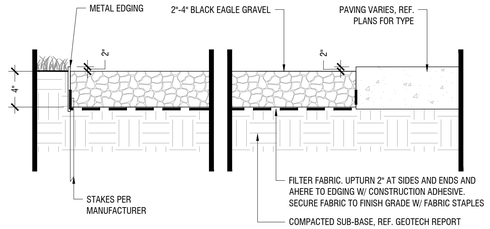
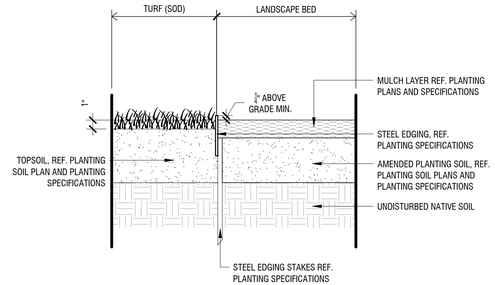


AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS

E



STEEL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

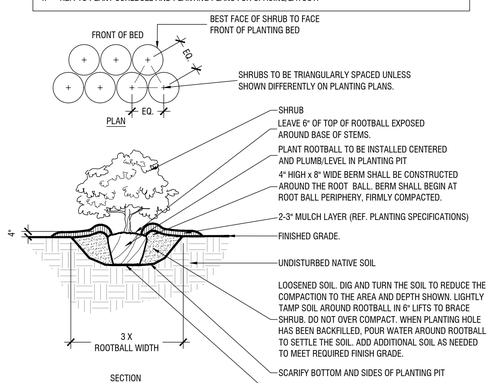
C

8' HT. WROUGHT IRON SCREENING FENCE

Scale: 3/4"=1'-0"

D

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING

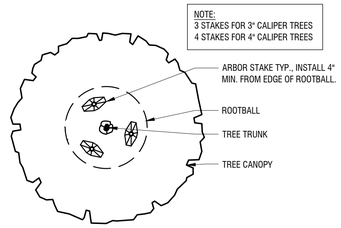
Scale: NTS

B

PLANTING NOTES:

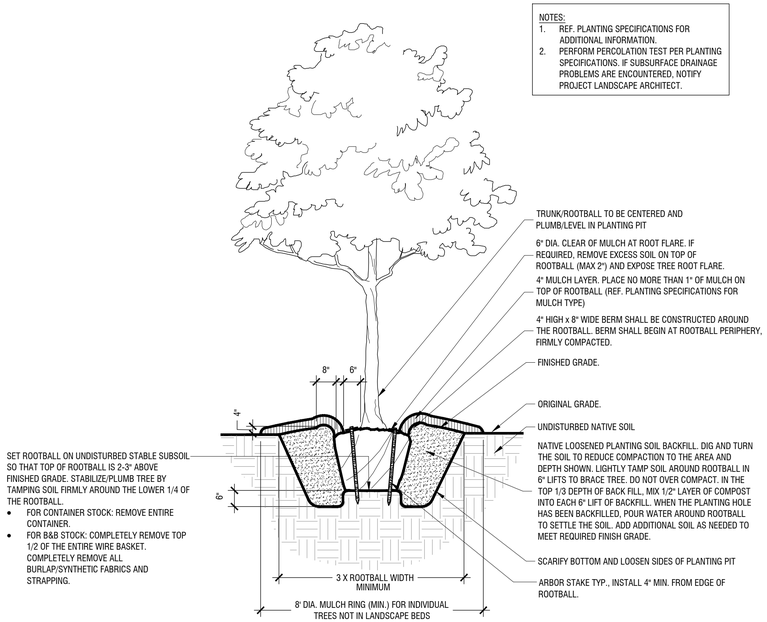
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. RINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

NOTE:
3 STAKES FOR 3" CALIPER TREES
4 STAKES FOR 4" CALIPER TREES



PLAN

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING

Scale: NTS

A

No.	REVISIONS	DATE

Kimley»Horn
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WWW.KIMLEY-HORN.COM TX F-928
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REGISTERED LANDSCAPE ARCHITECT — JAMIE D. MACKEY — 3886 — STATE OF TEXAS
03/08/2023

KHA PROJECT 068213100
DATE 05/14/2024
SCALE AS SHOWN
DESIGNED BY BDM
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
TEXAS ROCKWALL

LANDSCAPE DETAILS

SHEET NUMBER
L-200

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IMAGES
XREFS
LAST SAVED 07/17/2025 (decomposed granite - Shrub Planting Details - Steel edge @ landscape - Tree Planting Details - Steel edge @ Rock Cobble - xTBs - LA - 068457000 Fencing - Aggregate Detail
PLOTTED BY MIKULIK, BLAKE 5/14/2024 5:23 PM
FILE NAME K:\DFW_Survey\068213100 - Stream Rockwall_Design\CAD\planset\L0 landscape
DWG NAME L-200 - DETAILS.dwg

Luminaire Schedule								
Symbol	Qty	Label	Description	Arrangement	LLF	Lum. Lumens	Arr. Watts	Total Watts
	4	LP-1	LEDEPK250W40KHV4-	SINGLE	0.900	34751	250.505	1002.02
	1	LP-2	LEDEPK100W40K4-	SINGLE	0.900	13200	99.99	99.99
	22	WP-1	LEDEPK150W40KHV4-	SINGLE	0.900	19800	150.312	3306.864
	3	WP-2	LEDEPK1DIM40K3	SINGLE	0.900	9743	63	189

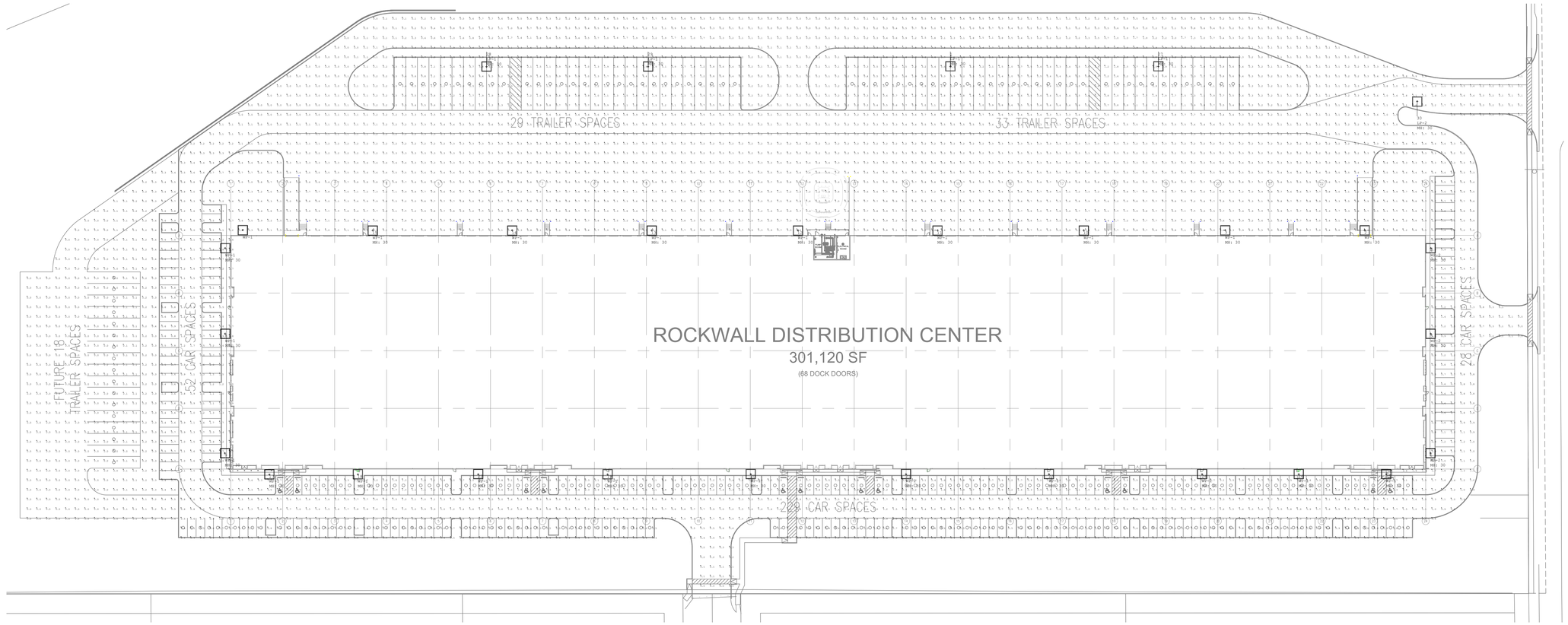
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.92	6.1	0.0	N.A.	N.A.
Car Parking	Illuminance	Fc	1.31	5.2	0.3	4.37	17.33
Northeast Trailer Parkin	Illuminance	Fc	1.44	6.1	0.2	7.20	30.50
Northwest Trailer Parkin	Illuminance	Fc	1.64	6.1	0.3	5.47	20.33
Truck Court	Illuminance	Fc	1.19	3.6	0.4	2.98	9.00

NOTE:
Per Rockwall UDC, no wallpacks or site lighting shall be mounted above 20'-0", typical

Luminaire Location Summary					
LumNo	Label	X	Y	Z	Orient
1	LP-1	967.066	484.192	30	270
2	WP-1	1397.705	298.577	30	90
3	WP-1	1252.705	298.577	30	90
4	WP-2	1466.216	280.07	30	0
5	WP-2	1466.216	191.07	30	0
6	WP-2	1465.957	66.951	30	0
7	WP-1	213.485	280.07	30	180
8	WP-1	213.485	191.07	30	180
9	WP-1	213.226	66.951	30	180
10	WP-1	1105.727	298.435	30	90
11	WP-1	953.727	298.435	30	90
12	WP-1	808.695	298.39	30	90
13	WP-1	656.695	298.39	30	90
14	WP-1	511.691	298.375	30	90
15	WP-1	366.691	298.375	30	90
16	WP-1	231.621	298.823	30	90
17	WP-1	259.298	44.943	30	270
18	WP-1	351.295	44.997	30	270
19	WP-1	610.817	44.997	30	270
20	WP-1	759.569	45.232	30	270
21	WP-1	920.921	45.232	30	270
22	WP-1	476.294	45.213	30	270
23	WP-1	1069.536	45.232	30	270
24	WP-1	1228.664	45.232	30	270
25	WP-1	1420.103	45.232	30	270
26	WP-1	1329.129	45.232	30	270
27	LP-1	1183.211	484.192	30	270
28	LP-1	484.985	483.988	30	270
29	LP-1	652.886	484.033	30	270
30	LP-2	1452.272	417.535	30	90

Car Parking

Illuminance (Fc)
Average = 1.31
Maximum = 5.2
Minimum = 0.3
Avg/Min Ratio = 4.37
Max/Min Ratio = 17.33



ELECTRICAL LIGHTING PHOTOMETRIC PLAN

SCALE: 1/48" = 1'

gsr | andrade ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0699

STREAM
Fernando Andrade, AIA
Architect
Kimley»Horn
Civil Engineer
Structural Engineer
KILGORE
Electrical Engineer
Plumbing Engineer
Landscape Architect

Firm Registration # F – 18270

KILGORE
10050 Houston Oaks Dr. Houston, Texas 77064
(713) 924-4900 – (713) 924-5900 (Fax)

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TACLA017668C – MPL37953 – TECL26749

ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

STATE OF TEXAS
XIAOXIAO MA
142053
LICENSED
PROFESSIONAL ENGINEER
XIAOXIAO MA
12/02/2021

PROJECT NO.: 2966
DATE: 11.29.21
REVISIONS: –

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

E3.01–P
PHOTOMETRICS

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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:	June 25, 2024
APPLICANT:	Chris Lewis; *Kimley-Horn and Associates, Inc.*
CASE NUMBER:	SP2024-027; *Amended Site Plan for 1351 Corporate Crossing (Flexpipe)*

On September 14, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-024*] to allow the construction of a ~301,120 SF *Warehouse/Distribution Center* on the subject property. Following the construction of the *Warehouse/Distribution Center*, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2023-006*] to allow ~78,500 SF (*~10.00% of the total impervious area*) of outside storage and eight (8) silos on the subject property. In February 2023, the applicant informed staff that the tenant (*i.e. Flexpipe*) would require additional silos and outside storage on the subject property. Staff informed the applicant that an amended site plan would be required. Following this, on May 17, 2024 the applicant submitted a development application requesting approval of an *Amended Site Plan* to allow an additional four (4), 51.50-foot tall silos and an additional ~48,000 SF (*i.e. ~6.10% of the total impervious area*) of outside storage area.

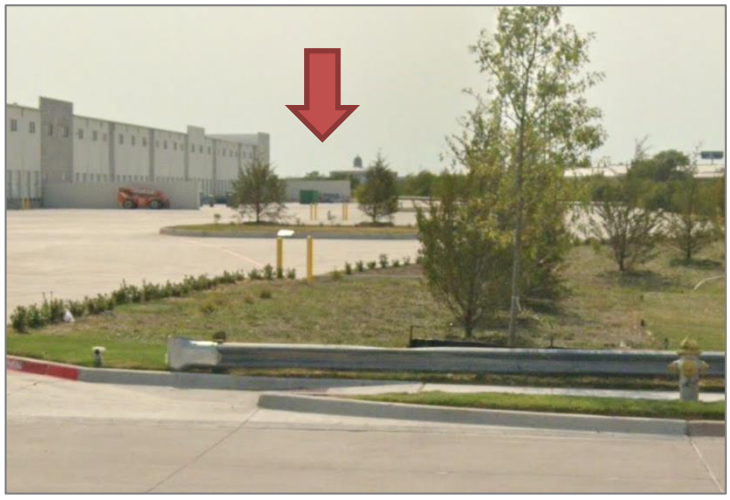


FIGURE 1. APPROXIMATE LOCATION AND VISIBILITY OF THE PROPOSED OUTSIDE STORAGE AREA FROM CORPORATE CROSSING.

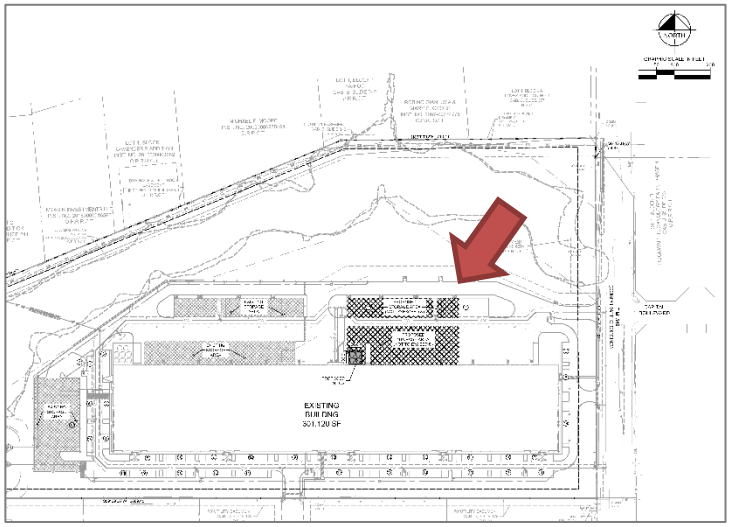


FIGURE 2. SITE PLAN SHOWING THE LOCATION OF THE PROPOSED OUTSIDE STORAGE AREA.

According to Subsection 01.05(E), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property." In addition, Subsection 01.05(E) states that the associated screening "…must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers…"; however, the Planning and Zoning Commission may approve alternative landscape screening methods. Based on the provided silo exhibits, the applicant is proposing a 42-inch wrought iron fence and gate around the silos, and based on the provided site plan the applicant is [*1*] not proposing a fence around the outside storage, [*2*] providing additional landscaping on the two (2) parking endcaps ~84-feet east of the proposed outside storage, and [*3*] limiting the height of the outside storage to eight (8) feet. Given this, the proposed outside storage area will be visible from Corporate Crossing [*FM-549*], which is identified as a A4D (*i.e. arterial, four (4) lane, divided roadway*). Based on this, the applicant is requesting an exception to this requirement.

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 (UDC) would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, the applicant is ***not*** providing any compensatory measures to offset the requested exception to the outside storage screening requirements; however, staff has included a *Condition of Approval* that would require additional mature landscaping be provided in the parking island located between the proposed outside storage area and Corporate Crossing to better screen the proposed outside storage area. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also 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. If the Planning and Zoning Commission chooses to approve the applicant's *Amended Site Plan* to allow outside storage on the *subject property* as delineated on the site plan, then staff would propose the following conditions of approval:

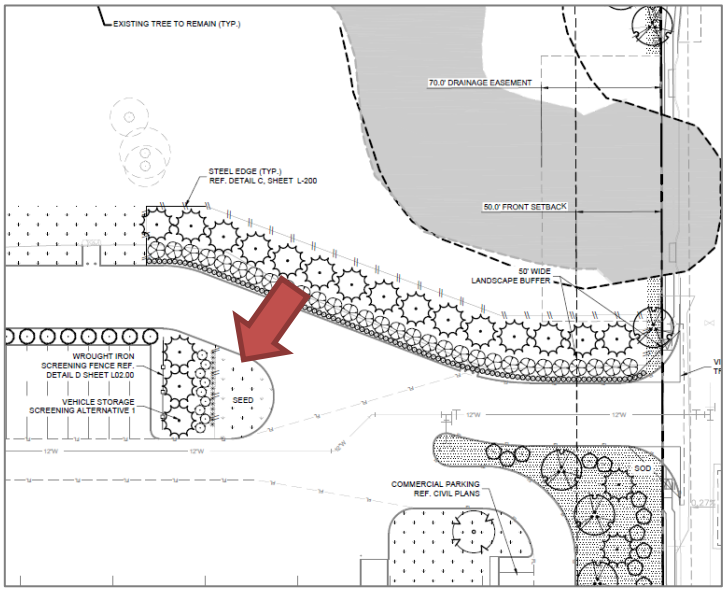


FIGURE 3. ADDITIONAL LANDSCAPING REQUESTED BY STAFF

(1) All outside storage may not exceed eight (8) feet in total height; and,

(2) Additional mature landscaping shrubs and/or trees shall be provided in the landscape island in between the proposed outside storage area and Corporate Crossing (*see Figure 3*).

(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.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *June 25, 2024* Planning and Zoning Commission meeting.

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	1351 Corporate Crossing Rockwall, TX 75032				
SUBDIVISION	Platted - John Lockhard Survey Abstract No. 134	LOT	1	BLOCK	A
GENERAL LOCATION	West of the intersection of Corporate Crossing and Capital Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Warehouse		
PROPOSED ZONING		PROPOSED USE	Warehouse		
ACREAGE	43.237 AC	LOTS [CURRENT]	1	LOTS [PROPOSED]	N/A

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

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

☐ OWNER	Westcore Bravo Rockwall, LLC	☑ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Matthew Bateman	CONTACT PERSON	Chris Lewis
ADDRESS	4350 La Jolla Village Drive, Suite 900	ADDRESS	2600 N Central Expressway
			Suite 400
CITY, STATE & ZIP	San Diego, CA 92122	CITY, STATE & ZIP	Richardson, Texas
PHONE	(858) 625-4100	PHONE	(469)-445-2780
E-MAIL	mbateman@westcore.net	E-MAIL	chris.lewis@kimley-horn.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

Development Application
City of Rockwall
Planning & Zoning Department

WESTCORE BRAVO ROCKWALL, LLC
a Delaware limited liability company

By: Westcore Management I, LLC.
a Delaware limited liability company,
as Agent for Owner

By: _____

Name: Matthew Bateman

Title: Authorized Signatory

CALIFORNIA JURAT WITH AFFIANT STATEMENT

See attached document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 14th day of May 2024, by

(1) Matthew Bateman
(and (2) _____),
Name(s) of Signer(s)

KAREN L. SLOAN
Notary Public - California
San Diego County
Commission # 2358186
My Comm. Expires Jun 1, 2025

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Karen L. Sloan
Signature of Notary Public

Seal
Place Notary Seal Above

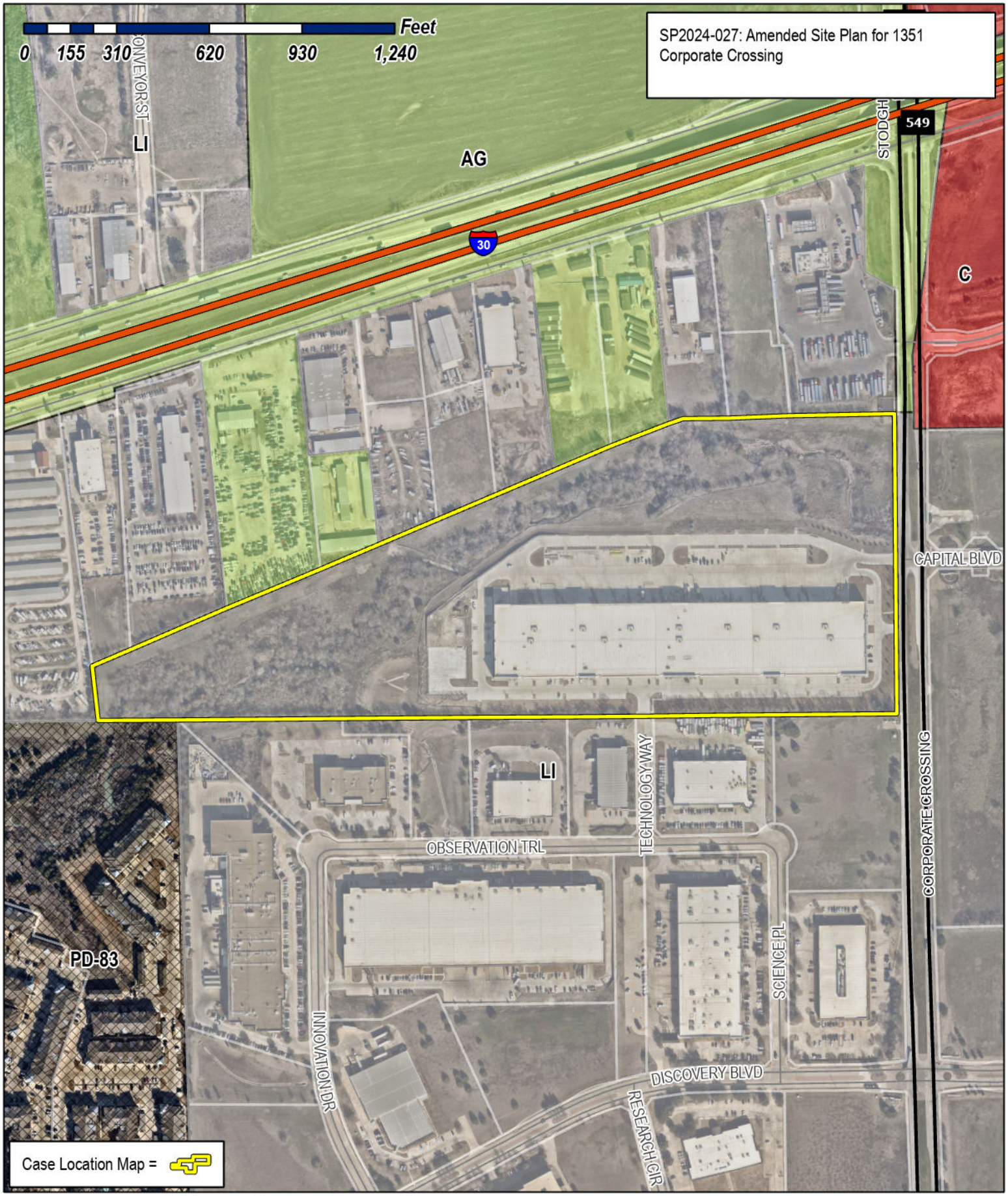
OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____ Document Date _____

Number of Pages: _____ Signer(s) Other Than Names Above: _____



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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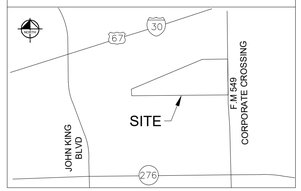
VICINITY MAP

N.T.S.



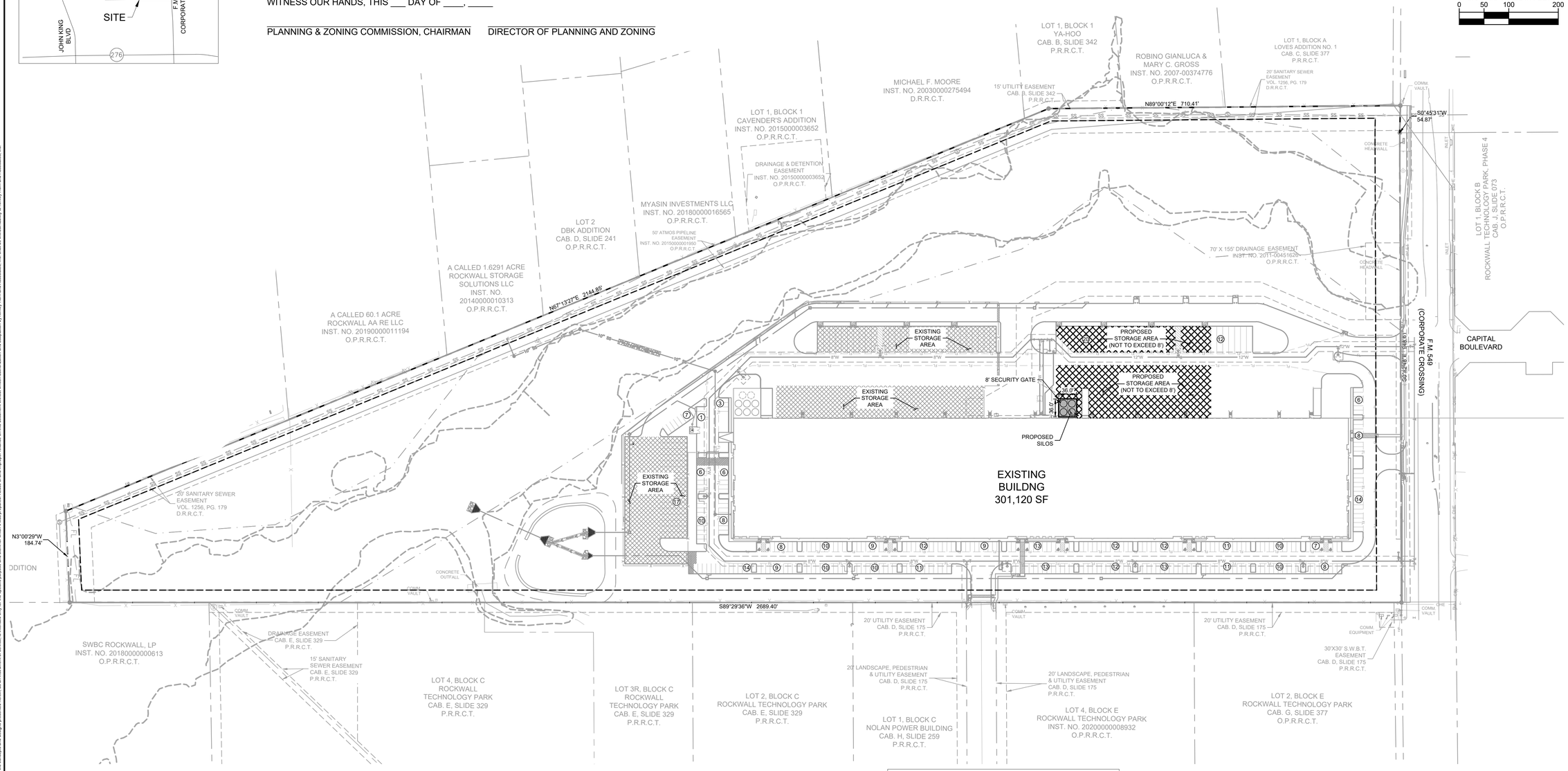
SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



LEGEND	
PROPERTY LINE	
PROPOSED FIRE LANE	FL
BUILDING SETBACK	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
PROPOSED 8' SECURITY FENCE	X
EXISTING FENCE LINE	X
EXISTING WATER LINE	W
EXISTING SANITARY SEWER LINE	SS
EXISTING STORM DRAIN LINE	
EXISTING OVERHEAD ELECTRIC LINE	OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED SILO	
FUTURE SILO	

HATCH LEGEND	
EXISTING STORAGE AREA	
PROPOSED STORAGE AREA	
PROPOSED IMPROVEMENTS	

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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REGISTERED PROFESSIONAL ENGINEER — 138132 — STATE OF TEXAS — 6/04/2024

KHA PROJECT 064028300
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY CAL
DRAWN BY CAL
CHECKED BY DSA

STREAM ROCKWALL - 2

PREPARED FOR
WESTCORE BRAVO, LLC

ROCKWALL TEXAS

SITE PLAN

SHEET NUMBER
SP-1

CITY FILE NO. SP2024-027

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: DSA
XREFS: xTitb_ xBody_ xSite_ xMetal_ xPave_ xTree_ xSewr_ xWatr_ xElem_ xStrm_ xTitb_Reapplie
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LAYOUT NAME: SP-1
LAST SAVED BY: SHARON, AARON 6/4/2024 12:37 PM
PLOTTED BY: SHARON, AARON 6/4/2024 12:37 PM
PLOT SCALE: 1:1
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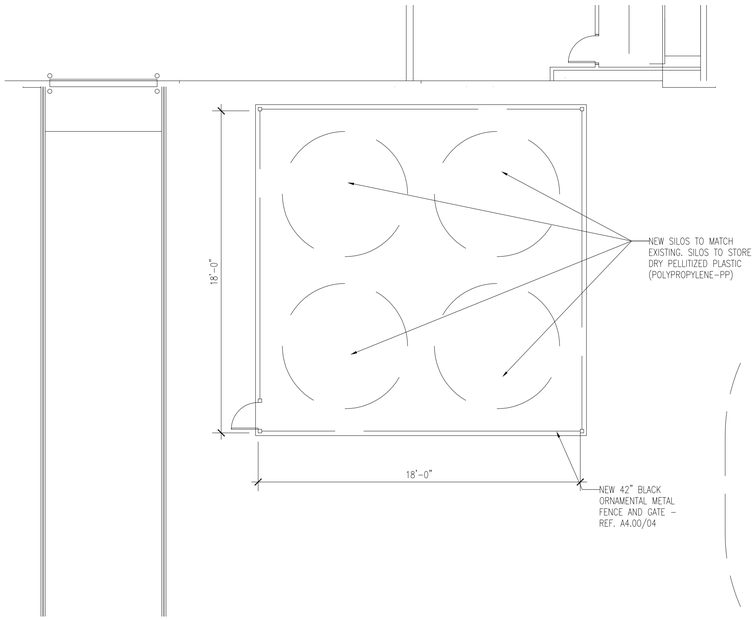
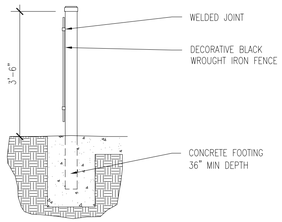
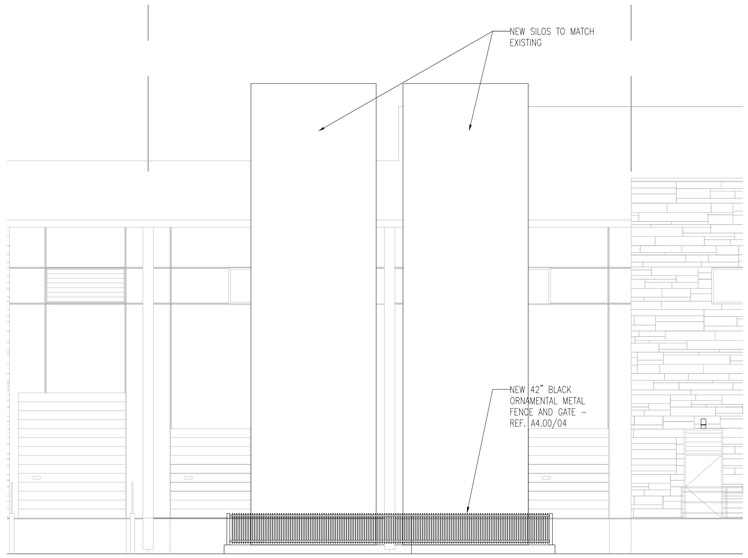
C:\Users\aaron.sharon\Documents\Design\CADExhibits



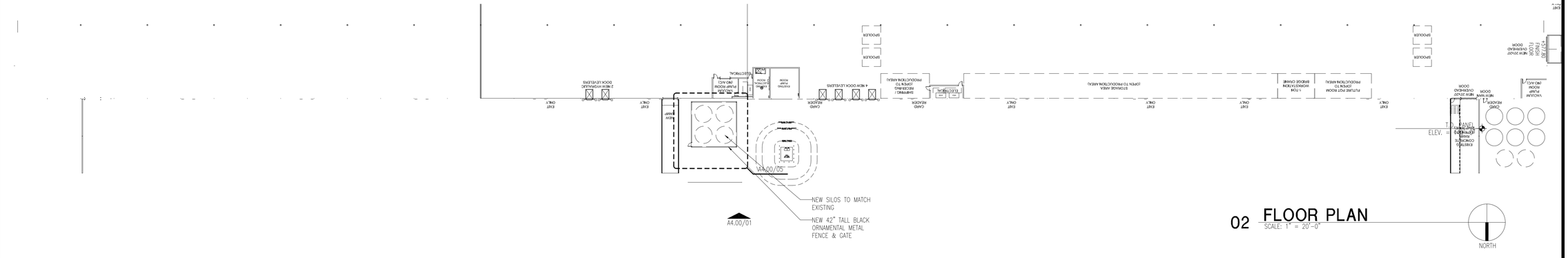
05 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



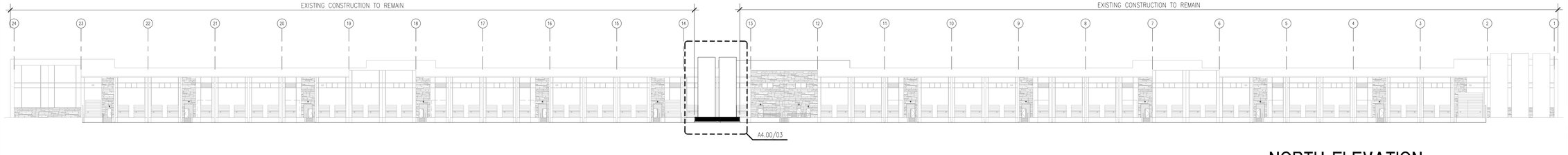
04 Decorative Fence Section
SCALE: 1/2" = 1'-0"



01 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN
SCALE: 1" = 20'-0"



01 NORTH ELEVATION
SCALE: 1" = 20'-0"

REGISTERED ARCHITECT
FERNANDO ANDRADE
17869
STATE OF TEXAS
06.04.2024
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gsr | andrade
ARCHITECTS
2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

GSR ANDRADE ARCHITECTS
Architect
ENGINEERING ANALYSTIS, INC.
Civil Engineer
Structural Engineer
SCHMIDT & STACY
Mechanical Engineer
SCHMIDT & STACY
Electrical Engineer
SCHMIDT & STACY
Plumbing Engineer

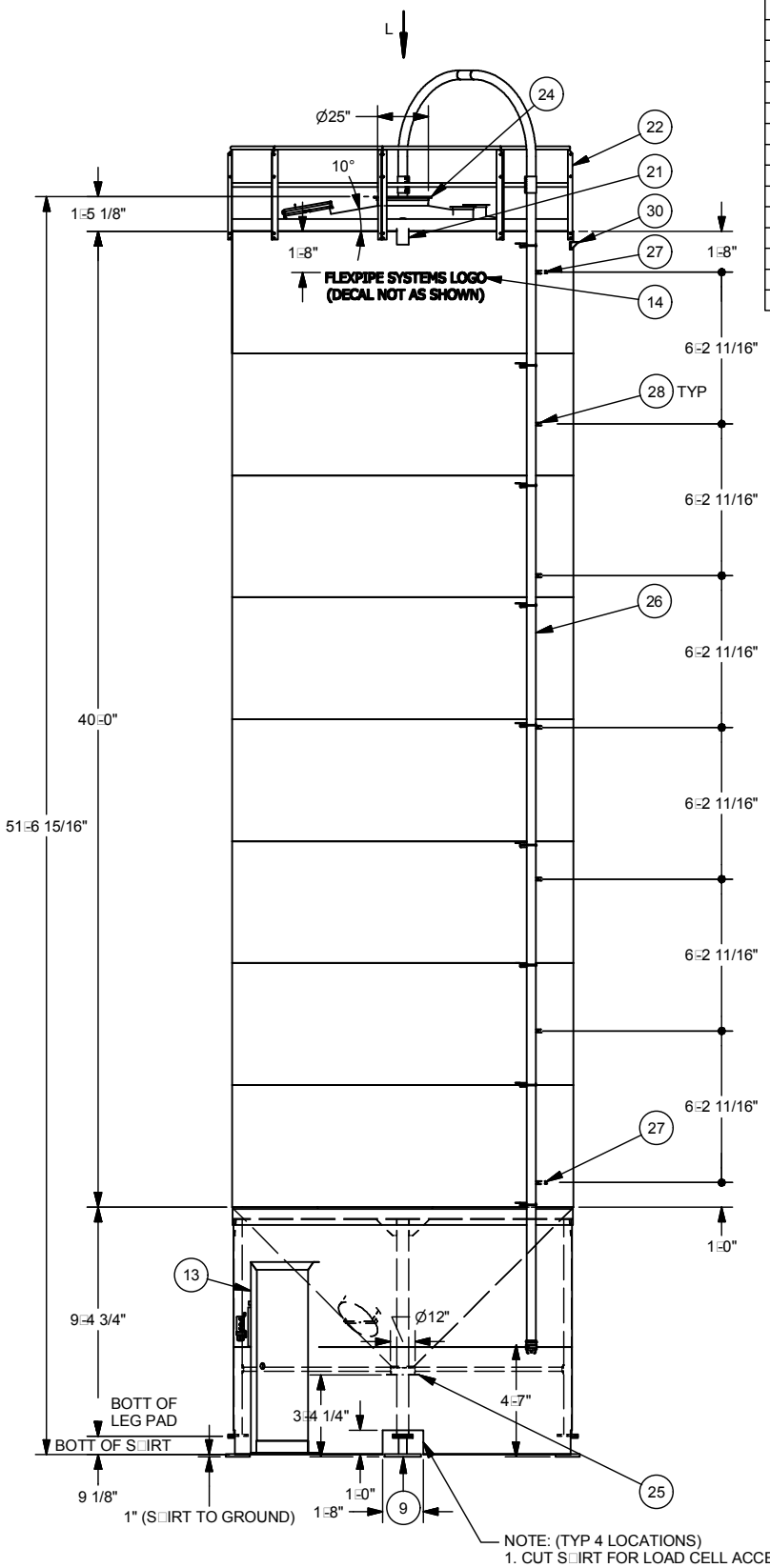
XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:
FLEXPIPE SYSTEMS (US) LLC
XERXES FINISH OUT
1351 CORPORATE CROSSING (F.M. 549), SUITE 110
ROCKWALL, TEXAS 75032

PROJECT NO.: 2966-9
DATE: 05.17.2024
REVISIONS: 06.04.2024

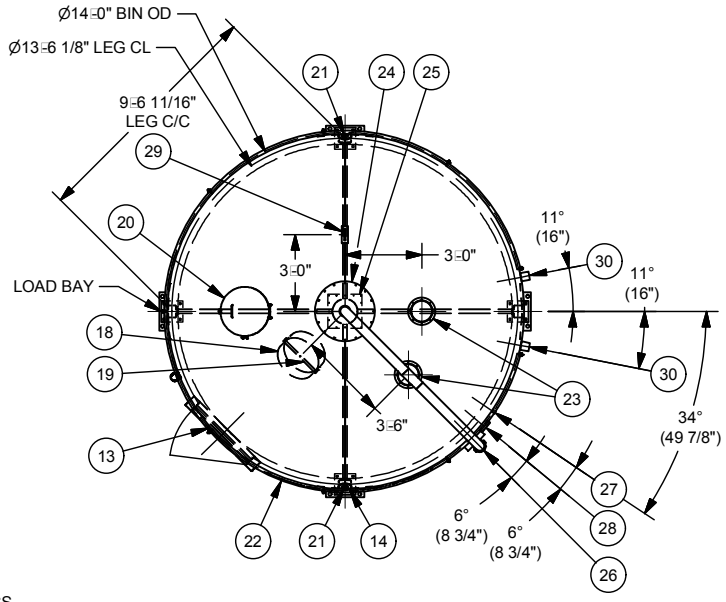
NO.	DATE	DESCRIPTION
1	05.17.24	SITE PLAN AMENDMENT
2	06.04.24	CITY COMMENTS
3		
4		
5		
6		

A4.00
EXTERIOR ELEVATIONS

ITEM	QTY	PART #	DESCRIPTION	√1	√2
9	4	--	CUSTOMER LOAD CELL (FOR REFERENCE ONLY)		
13	1	SO81365-66(A)-107	FRAME ASSEMBLY W/ 36"□84" DOOR		
14	1	--	CUSTOM DECAL 86" LG		
18	1	47000	MANWAY BOTTOM		
19	1	31425	LOC□ING ASSEMBLY FOR MANWAY		
20	1	46003	Ø22" VENTED ROOF MANHOLE		
21	2	22998	14" LIFT LUG (BEND 30°)		
22	1	SO81365-66(A)-114	CUSTOM PERIM. HANDRAIL ASSEMBLY		
23	2	SO81365-66(A)-104	10" FLANGED INLET		
24	1	SO81365-66(A)-105	COVERPLATE W/ 4" INLET		
25	1	SO81365-66(A)-008	BOTTOM FLANGE 16"X16"		
26	1	SO81365-66(A)-106	ALUMINUM FILL PIPE		
27	2	18854	3/4" MS COUPLER, 150psi		
28	7	26852	STRUT CHANNEL W/ HOLES, 6" LG		
29	1	SO81365-66(A)-110	FALL ARREST CLIP WELDMENT		
30	2	SO81365-66(A)-109	CATWAL□ SUPPORT ASSEMBLY		



ELEVATION VIEW



VIEW L

CUSTOMER APPROVAL

☐ Reviewed and accepted.

☐ Revise and resubmit.
- Work may proceed.

☐ Revise and resubmit.
- Work shall not proceed.

SIGN: _____

DATE: _____

APPROVAL DWG MUST BE RETURNED APPROVED 4 WEE□S UPON RECEIPT TO ENSURE SCHEDULED DELIVERY DATE. FAILURE TO DO SO WILL RESULT IN PRO□ECT BEING RE-SCHEDULED.

COAT□□ SPEC□□CAT□O□S
EXTERIOR PREP: SSPC-SP1, SP2, SP3
EXTERIOR COATING: ICI SHADED ICE
INTERIOR PREP: SSPC-SP1, SP2, SP3
INTERIOR COATING: BONE WHITE
ACCESSORY COLOUR: GRAY

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
1	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

MERIDIAN
www.meridianmfg.com

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.

PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)

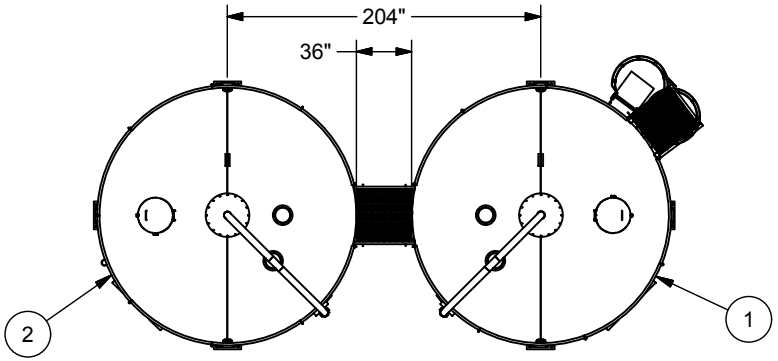
PART DESCRIPTION: 1440-45-10(A)

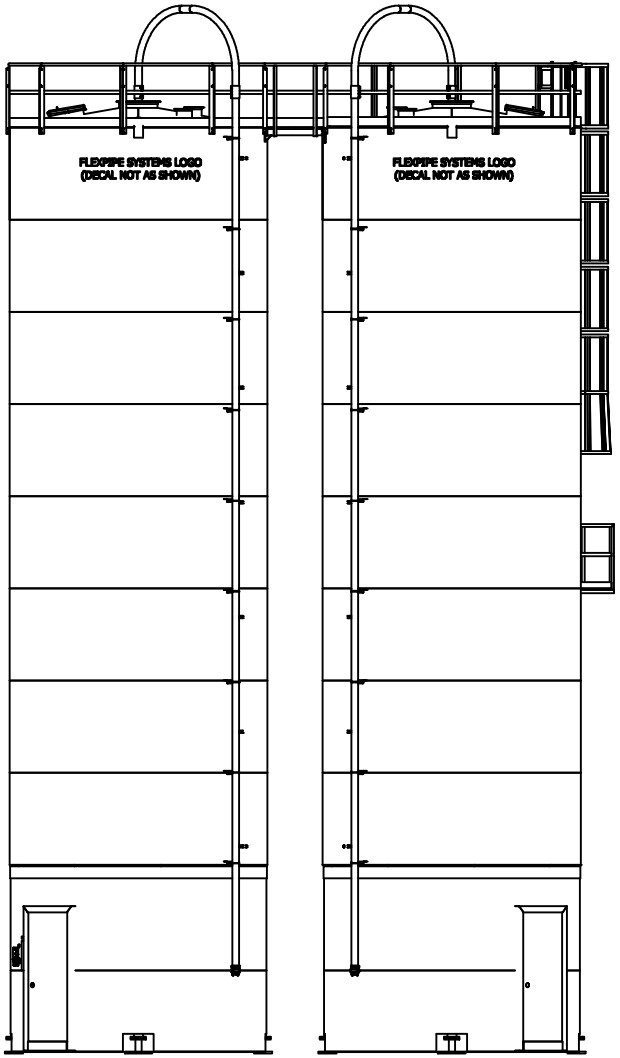
WEIGHT: 1□□□□41 lbmass

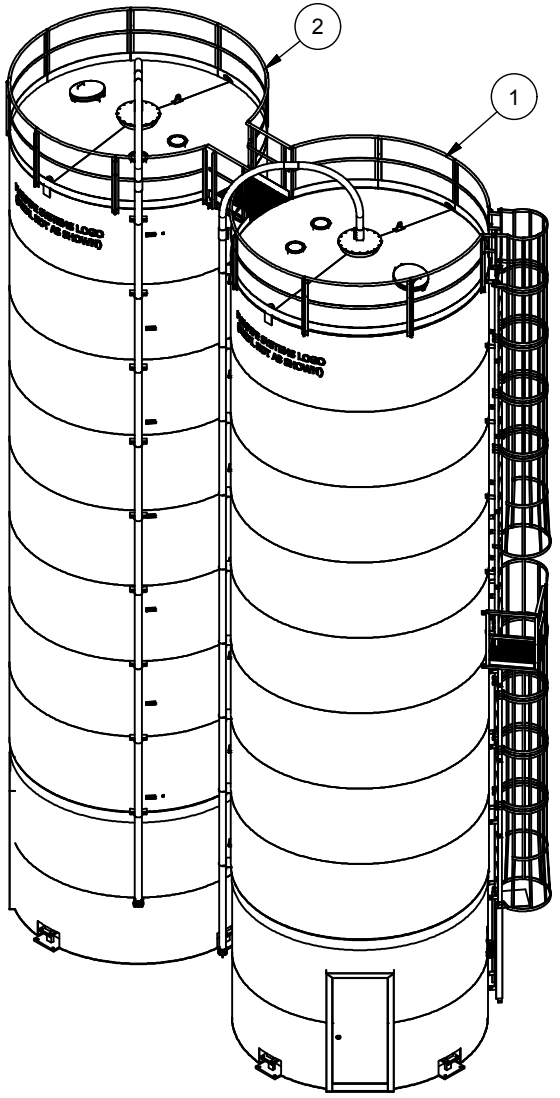
VOLUME: 5215 □³

DRAWN BY:	DRAWN BY DATE:	CHECKED BY:	PART/DRAWING NUMBER:	REV:	SCALE:	SHEET No:
ASP	2/11/2014		SO81366(A)	1	1 / 90	1 OF 1

ITEM	QTY	MASS	PART #	DESCRIPTION
1	1	18229.392 lbmass	SO81365(A)	1440-45-10(A)
2	1	16726.413 lbmass	SO81366(A)	1440-45-10(A)







CUSTOMER APPROVAL

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☐ Revise and resubmit.
- Work may proceed.

☐ Revise and resubmit.
- Work shall not proceed.

SIGN: _____

DATE: _____

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
A	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

MERIDIAN
www.meridianmfg.com

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PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)

PART DESCRIPTION: SITE PLAN

MATERIAL:

WEIGHT: 34955.81 lbmass

FABRICATION: XXX

DRAWN BY:	DRAWN BY DATE:	CHECKED BY:	PART/DRAWING NUMBER:	REV:	SCALE:	SHEET No:
ASP	3/13/2015		SO81365-66(A)-SITE PLAN	A	1 / 125	1 OF 1

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	34	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TD	38	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	28	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	57	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	28	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	US	38	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8`-10` HT.	SINGLE STEM, FULL
	QS	23	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	53	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	CONT.	2" CAL.	8`-10` HT.	SINGLE STEM, FULL

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	HP	15	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
	IC	102	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING

PLANT SCHEDULE

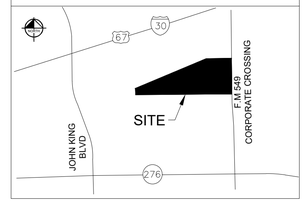
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

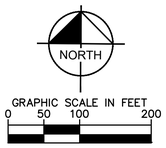
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SEED	138,797 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	30,779 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DM	40,990 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.

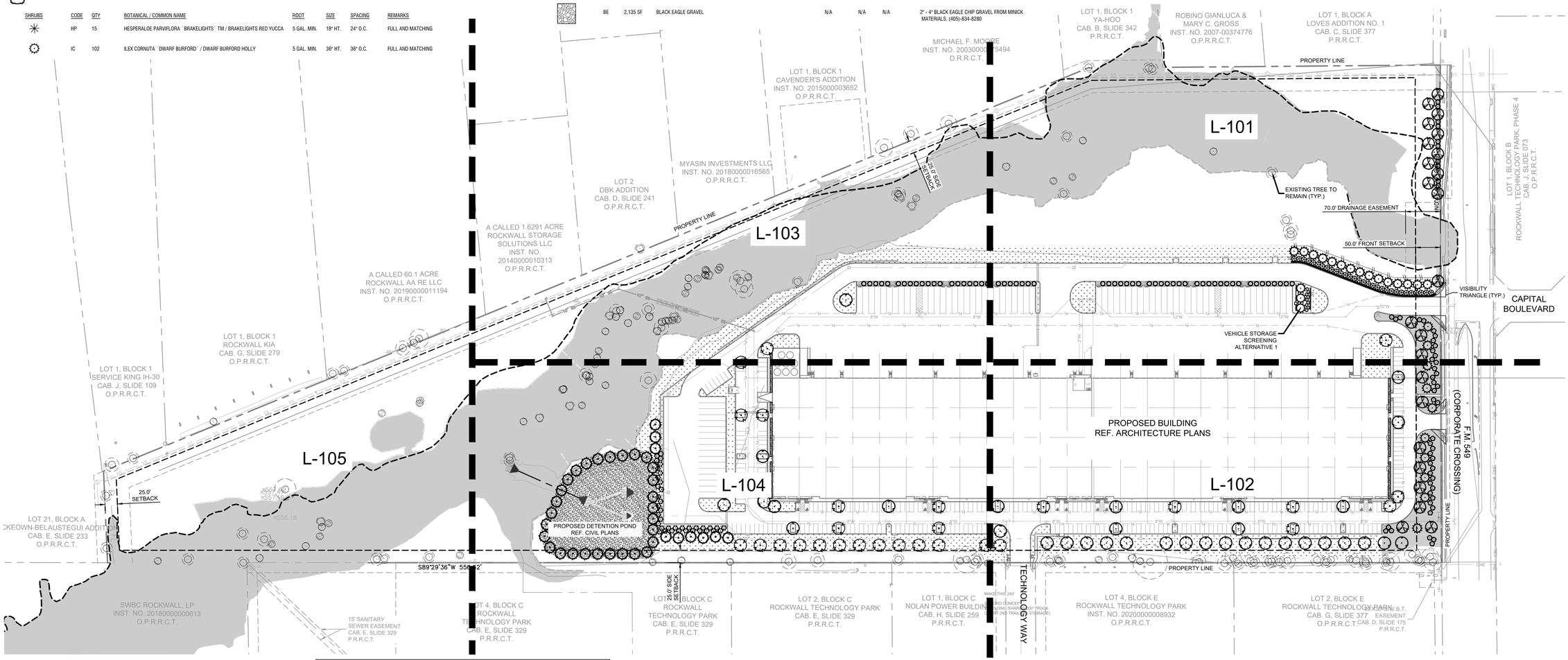
AGGREGATE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	BE	2,135 SF	BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINICK MATERIALS. (405)-834-8280

VICINITY MAP

N.T.S.







City of Rockwall Landscape Requirements - Article 08		
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)		
ZONED LIGHT INDUSTRIAL		
LANDSCAPE AND FENCE STANDARDS		
Landscape Buffers - FM 549 Overlay District	Required	Provided
The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-feet	50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches.	Yes	Yes
Two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway *F.M. 549 (Corporate Crossing)* *(1,003 LF / 100) * 2 = 20 Canopy Trees* *(1,003 LF / 100) * 4 = 40 Accent Trees* 1,003 LF / 100 = 10 Cedar Trees	20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
Landscape Screening	Required	Provided
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with *Subsection 01.05 Screening Standards, of Article 5, District Development Standards.*	Yes	Yes
Alternative #1. A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center.		
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	N/A	N/A

Landscape Requirements	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750.	Yes	Yes
27,428 SF / 750 = 38 Canopy & Accent Trees	37 Canopy & Accent Trees	37 Canopy & Accent Trees
Parking Lot Landscaping	Required	Provided
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 302 parking spaces / 10 = 31 trees	31 Trees	31 Trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

NOTE:
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS 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% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).
4. NO TREES WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" IN DIAMETER. NO TREES WITHIN 10' OF ANY PUBLIC UTILITY 10" OR GREATER IN DIAMETER.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT
JAMES D. MILLER
3486
STATE OF TEXAS
03/08/2023

KHA PROJECT 068213100
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY AMP
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

OVERALL
LANDSCAPE PLAN

SHEET NUMBER
L-100

This document, together with the concepts and designs presented herein, as an instrument of services, 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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PLOT DATE
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dBndy - Landscape xTrb - LA xBuilEG xBuilFG xSewr xStrm xTree xWatr xSite
3/8/2023 2:24 PM
FLETCHER, MEGAN
L:\P1100 - LANDSCAPE PLAN - NEW.dwg

IMAGES
LIGHTS
USERS
LAST SAVED
PLOTTED BY
XREFS
DWG NAME

dBorg ; Landscape xTbl ; LA dSurfEG dSurfFG dSwr xSrm xTree xWatr ; dBe
3/8/2023 2:23 PM
FLETCHER, MEGAN
N:\Active\068213100 - Stream Realty\Design\CAD\Alan\sheets\Landscape (LP 1 0) - LANDSCAPE PLAN - NEW.dwg

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MATCHLINE, SEE SHEET L-103

PROPERTY LINE

N89°00'12"E 710.41'

PROPERTY LINE

20' SANITARY SEWER EASEMENT

20' SANITARY SEWER EASEMENT

100 YEAR FULLY DEVELOPED FLOODPLAIN LINE, TYP.

EXISTING TREE TO REMAIN (TYP.)

PROPERTY LINE

70.0' DRAINAGE EASEMENT

F.M. 549
(CORPORATE CROSSING)

STEEL EDGE (TYP.)
REF. DETAIL C, SHEET L-200

50.0' FRONT SETBACK

SEED

50' WIDE
LANDSCAPE BUFFER

FENCE (TYP.)
REF. CIVIL PLANS

WROUGHT IRON
SCREENING FENCE REF.
DETAIL D SHEET L02.00

VISIBILITY
TRIANGLE (TYP.)

VEHICLE STORAGE
SCREENING ALTERNATIVE 1

SEED

TRAILER PARKING
REF. CIVIL PLANS

SOD

COMMERCIAL PARKING
REF. CIVIL PLANS

MATCHLINE, SEE SHEET L-102

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
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SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX

AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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3355
STATE OF TEXAS
03/08/2023

KHA PROJECT 068213100
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY AMP
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
TEXAS
ROCKWALL

LANDSCAPE PLAN
(1 OF 5)

SHEET NUMBER
L-101

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FLETCHER, MEGAN 3/8/2023 2:24 PM
N:\Active\069213100 - Stream Realty\Design\CAD\Alpharetta\Landscape
LP1-10 - LANDSCAPE PLAN - NEW.dwg

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-104

PROPOSED BUILDING
REF. ARCHITECTURE PLANS

PUMP & GAS

ELECTRICAL ROOM

STEEL EDGE (TYP.)
REF. DETAIL C, SHEET L-200

PROPOSED SIDEWALK
REF. CIVIL PLANS

AGGREGATE (TYP.)
REF. DETAIL E, SHEET L-200

COMMERCIAL PARKING
REF. CIVIL PLANS

PROPOSED SIDEWALK
REF. CIVIL PLANS

COMMERCIAL PARKING
REF. CIVIL PLANS

VISIBILITY
TRIANGLE (TYP.)

F.M. 549
(CORPORATE CROSSING)

SOD

50' WIDE
LANDSCAPE BUFFER

PROPERTY LINE

SEED

S89°29'36"W, 2689.40'

EXISTING TREE TO
REMAIN (TYP.)

PROPERTY LINE

OHE

OHE

E THIS 240'

OND CONCEPT
ILDING SHARED 200' TRUCK
RT (NO TRAILER STORAGE)

TECHNOLOGY WAY

LOT 4, BLOCK E
ROCKWALL TECHNOLOGY PARK
INST. NO. 20200000008932
O.P.R.R.C.T.

LOT 2, BLOCK E
ROCKWALL TECHNOLOGY PARK
CAB. G, SLIDE 377
O.P.R.R.C.T.

30'X30' S.W.B.T.
EASEMENT
CAB. D, SLIDE 175
P.R.R.C.T.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

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

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No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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REGISTERED LANDSCAPE ARCHITECT
BRIAN D. MURPHY
3885
STATE OF TEXAS
03/08/2023

KHA PROJECT 068213100
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY AMP
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
TEXAS
ROCKWALL

LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L-102

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IMAGES DEPTS. ATTACHED PLOTTED BY PLOT DATE DWG NAME
dbrug - xLandscape - xTitb - LA - dSurfED - dSurfFG - dSwr - xSrm - xTree - xWatr - xSite
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FLETCHER, MEGAN
3/6/2023 2:24 PM
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MATCHLINE, SEE SHEET L-105

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-104

MICHAEL F. MOORE
INST. NO. 20030000275494
D.R.R.C.T.

LOT 1, BLOCK 1
CAVENDER'S ADDITION
INST. NO. 2015000003652
O.P.R.R.C.T.

MYASIN INVESTMENTS LLC
INST. NO. 20180000016565
O.P.R.R.C.T.

LOT 2
DBK ADDITION
CAB. D, SLIDE 241
O.P.R.R.C.T.

A CALLED 1.6291 ACRE
ROCKWALL STORAGE
SOLUTIONS LLC
INST. NO.
20140000010313
O.P.R.R.C.T.

N67°13'27"E 2144.85'

PROPERTY LINE

20' SANITARY SEWER EASEMENT

25' SIDE SETBACK

100 YEAR FULLY DEVELOPED FLOODPLAIN LINE, TYP.

SEED

FENCE (TYP.)
REF. CIVIL PLANS

RETAINING WALL
REF. CIVIL PLANS

EXISTING TREE TO REMAIN (TYP.)

TRAILER PARKING
REF. CIVIL PLANS

RESIN SILOS
REF. CIVIL PLANS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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REGISTERED LANDSCAPE ARCHITECT BRIAN D. MUNSON 3355 STATE OF TEXAS
03/08/2023

KHA PROJECT 068213100
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY AMP
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(3 OF 5)

SHEET NUMBER
L-103

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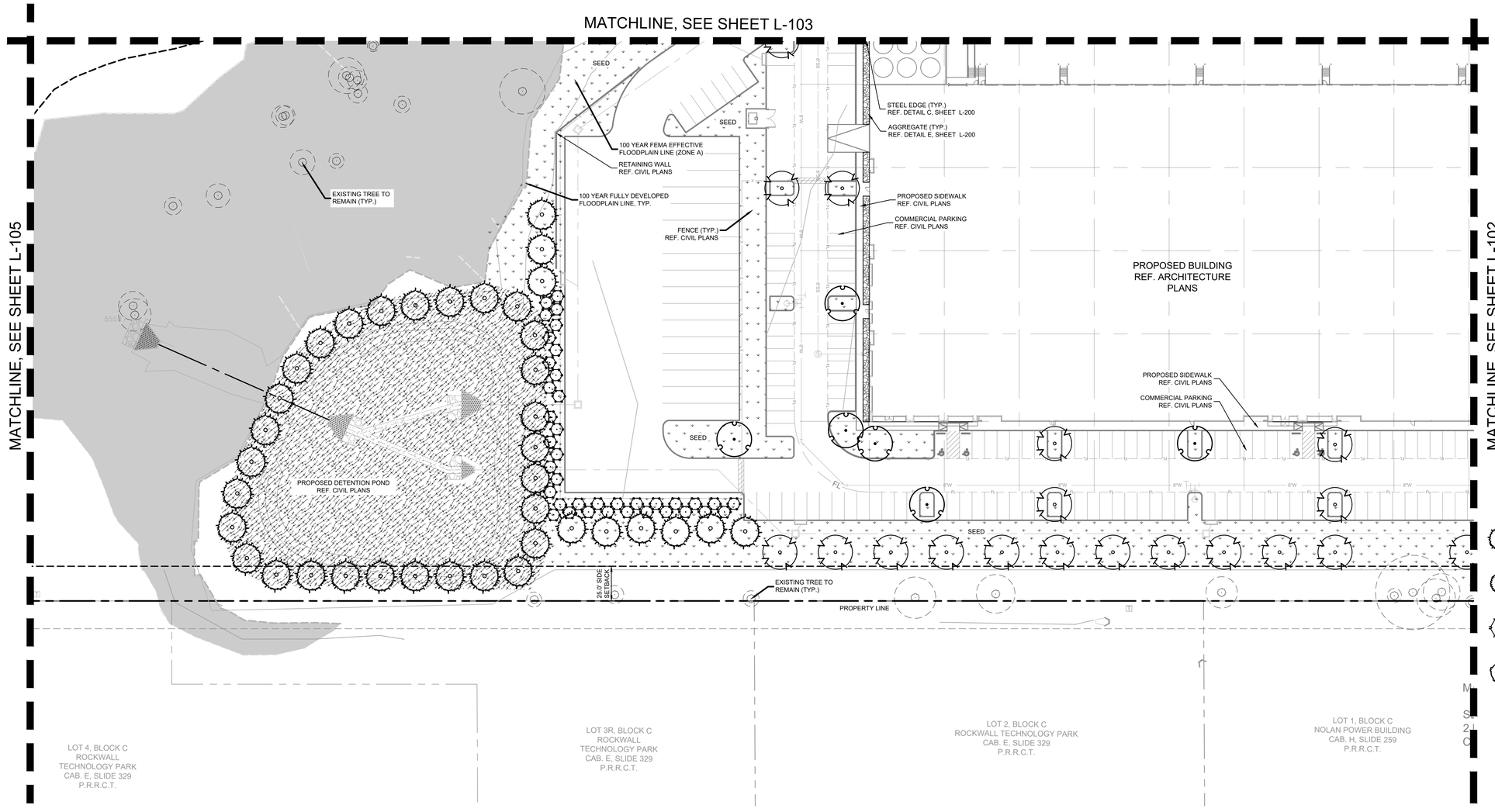

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

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AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

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_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

No.	REVISIONS	DATE

Kimley»Horn
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REGISTERED LANDSCAPE ARCHITECT BRIAN D. MURPHY 3886 STATE OF TEXAS
03/08/2023

KHA PROJECT 068213100
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY AMP
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(4 OF 5)

SHEET NUMBER
L-104

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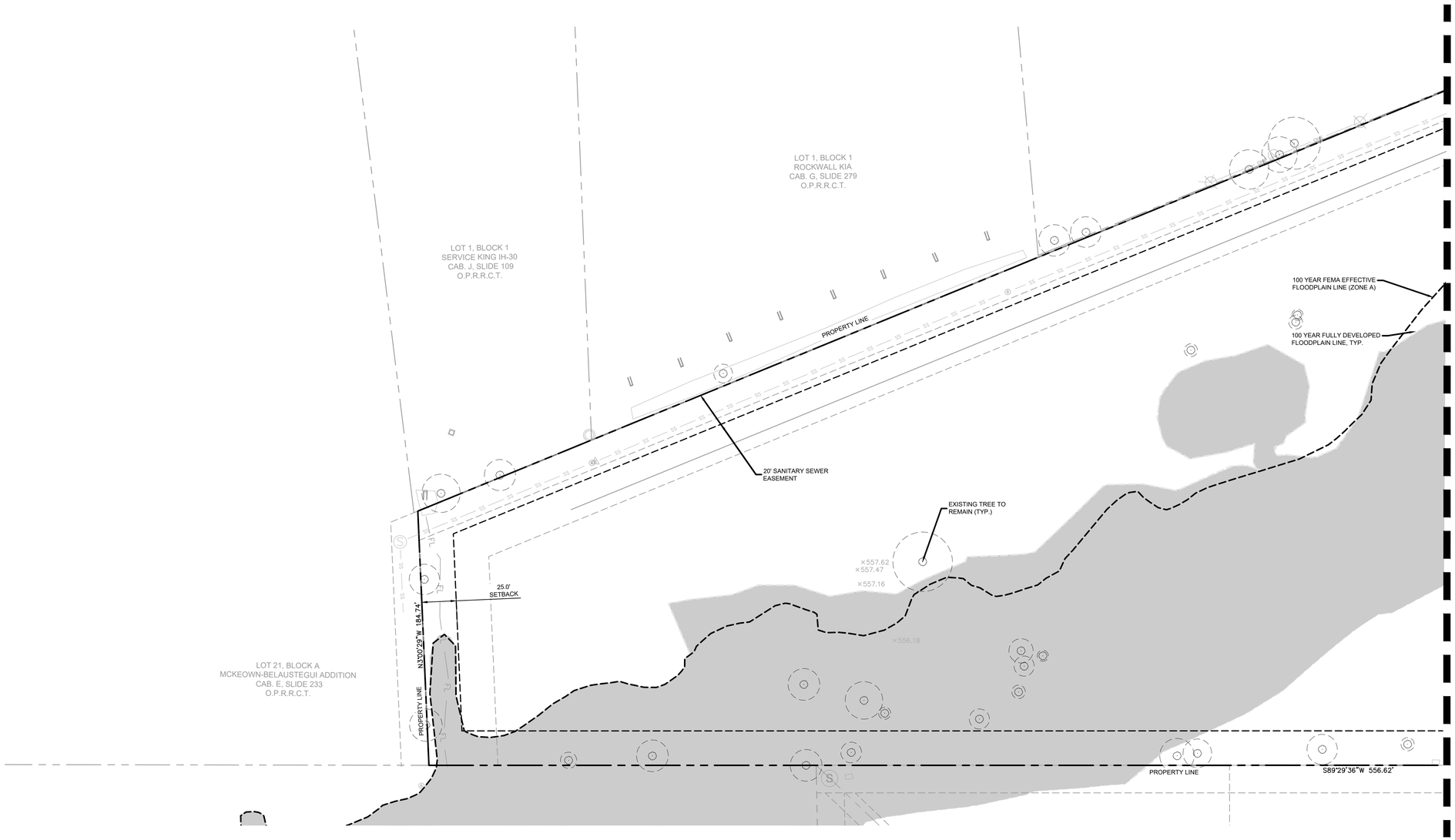
LP1-00 - LANDSCAPE PLAN - NEW.dwg



PLANT SCHEDULE

PLANT SHEET L-100 FOR FULL PLANT SCHEDULE

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WWW.KIMLEY-HORN.COM TX F-928
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REGISTERED LANDSCAPE ARCHITECT — BRIAN D. MURPHY — 3355 — STATE OF TEXAS
03/08/2023

KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN (5 OF 5)

SHEET NUMBER
L-105

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DWG NAME

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FLETCHER, MEGAN
Kimley-Horn and Associates, Inc.
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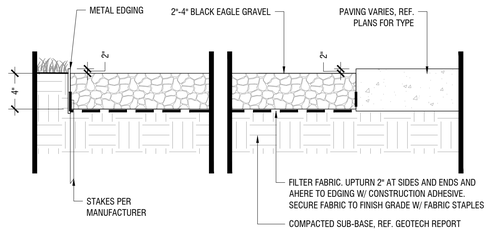
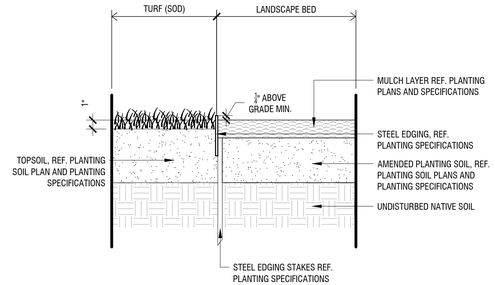


AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS

E



STEEL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

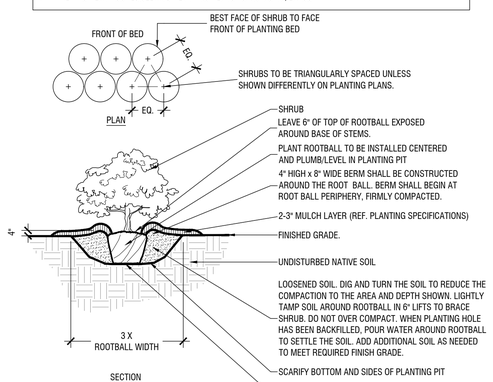
C

8' HT. WROUGHT IRON SCREENING FENCE

Scale: 3/4"=1'-0"

D

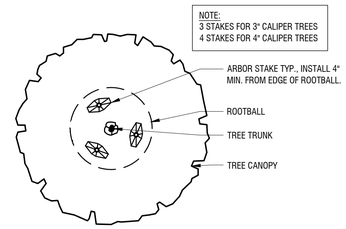
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



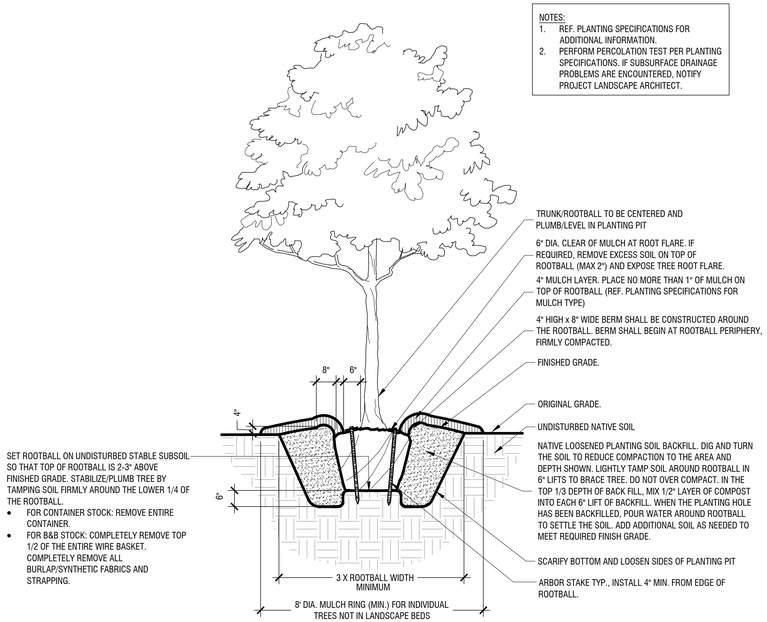
TYPICAL SHRUB PLANTING

Scale: NTS

B



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING

Scale: NTS

A

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS 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 SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. RINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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REGISTERED LANDSCAPE ARCHITECT — JAMIE D. MUNSON — 3886 — STATE OF TEXAS

03/08/2023

KHA PROJECT 068213100
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY AMP
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
TEXAS
ROCKWALL

LANDSCAPE DETAILS

SHEET NUMBER
L-200

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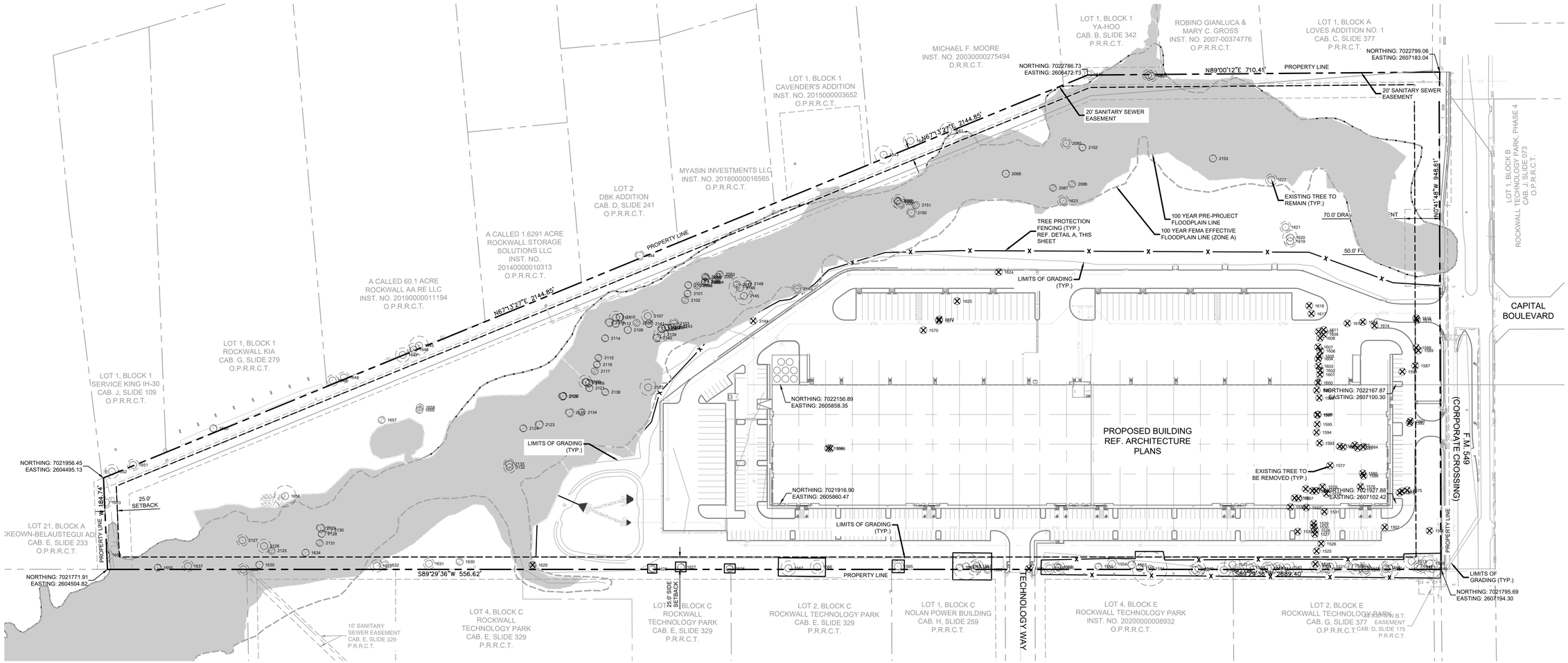
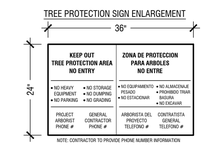
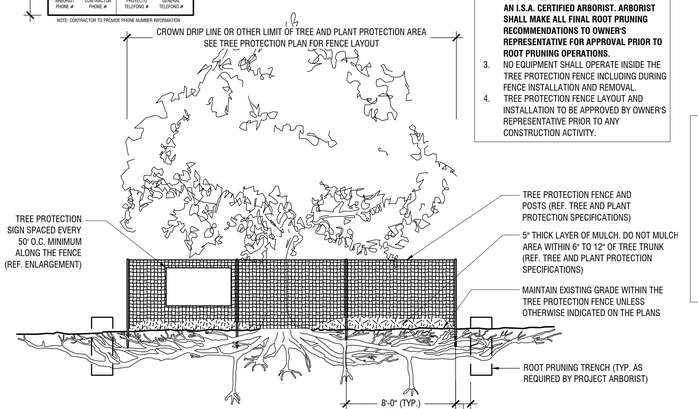


TREE PROTECTION SIGN ENLARGEMENT





TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED
- TREE PROTECTION FENCING
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE

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STATE OF TEXAS
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DESIGNED BY AMP
DRAWN BY MLF
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STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

TREESCAPE PLAN & DETAIL

SHEET NUMBER
T-100

IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOT DATE
DWG NAME
dGrdg dSite dLandscape dTB-LA dSubESG dSubPDI dSewr dStrm dTree dWall Tree Fence Details
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T-100 - TREE PRESERVATION PLAN.dwg

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1507	23.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.1
1508	30.9	Pecan	*Carya illinoinensis*	Declining	Forked	Remove	Unprotected	N/A	N/A
1509	16.9	Pecan	*Carya illinoinensis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1510	17.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1511	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1512	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1513	15.5	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1514	18.4	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1515	14.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1516	4.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
1517	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1518	12.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1519	14.2	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1520	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1521	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1522	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1523	31.2	Hackberry	*Celtis laevigata*	Hazard	Multi	Remove	Unprotected	N/A	N/A
1524	12.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1525	18.0	Hackberry	*Celtis laevigata*	Hazard	Single	Remove	Unprotected	N/A	N/A
1526	16.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1527	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
1528	18.3	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1529	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.6
1530	12.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1531	20.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1532	18.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1533	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
1534	12.0	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1535	15.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1536	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.2
1537	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1538	24.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	12.1
1539	23.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1540	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1541	12.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1542	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1543	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1544	11.7	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1545	12.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1546	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1547	16.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1548	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1549	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1550	11.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1551	34.7	Hackberry	*Celtis laevigata*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1552	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1553	8.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1554	11.2	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1555	5.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1556	12.2	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1557	5.2	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1558	11.3	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1559	13.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1560	4.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1561	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1562	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1563	26.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Feature	2:1	N/A
1564	5.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1565	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1566	13.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1567	14.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1568	14.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Multi	Remove	Unprotected	N/A	N/A
1569	15.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.7
1570	14.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.2
1571	13.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	6.6
1572	11.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.7
1573	4.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	4.3
1574	10.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Remove	Primary	1:1	10.5
1575	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	6.3
1576	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	7.9
1577	23.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.7
1578	16.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1579	5.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	5.5
1580	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1581	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1582	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1583	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.0
1584	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.5
1585	16.5	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1586	29.2	Hackberry	*Celtis laevigata*	Hazard	Forked	Remove	Unprotected	N/A	N/A
1587	11.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	5.7
1588	13.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.8
1589	11.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.8
1590	20.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1591	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1592	11.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1593	27.7	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1594	16.1	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1595	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.8
1596	13.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1597	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1598	13.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.7
1599	18.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	9.1
1600	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1601	22.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	11.5
1602	16.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Single	Remove	Unprotected	N/A	N/A
1603	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1604	15.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	7.9

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1605	15.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.0
1606	11.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1607	15.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.8
1608	12.8	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.4
1609	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1610	17.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	8.8
1611	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1612	21.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	10.7
1613	12.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	6.4
1614	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	4.0
1615	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1616	8.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	8.4
1617	9.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	9.6
1618	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1619	12.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1620	14.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1621	11.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1622	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1623	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1624	12.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	6.3
1625	11.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.9
1626	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1627	6.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1628	5.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1629	5.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.0
1630	4.8	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1631	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1632	10.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1633	12.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1634	7.3	Chinese Tallow	*Sapium sebiferum*	Healthy	Single	Preserve	Primary	1:1	N/A
1635	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1636	11.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1637	11.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
1638	11.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1639	11.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1640	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1641	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1642	14.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1643	17.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1644	9.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
1645	18.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1646	12.9	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1647	14.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1648	11.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1649	11.4	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1650	6.8	Chinese elm	*Ulmus parvifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
1651	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1652	13.9	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1653	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1654	11.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1655	5.9	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1656	21.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1657	4.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
1658	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1659	5.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2085	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2086	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2087	5.1	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2088	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
2089	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2090	14.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2091	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2092	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2093	5.5	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2094	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2095	6.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2096	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2097	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2098	4.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2099	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2100	6.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2101	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2102	4.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2103	5.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2104	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2105	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2106	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2107	12.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2108	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2109	7.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2110	7.7	Pecan	*Carya illinoinensis*	Healthy	Single	Preserve	Primary	1:1	N/A
2111	13.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2112	7.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2113	8.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2114	6.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2115	5.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2116	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2117	4.1	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Single	Preserve	Unprotected	N/A	N/A
2118	6.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2119	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2120	13.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2121	7.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2122	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2123	8.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
2124	6.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2125	4.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2126	13.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2127	11.5	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2128	7.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2129	8.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2130	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
2131	4.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2132	11.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2133	10.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2134	5.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2135	9.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2136	6.9	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	Preserve	Unprotected	N/A	N/A
2137	16.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2138	6.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2139	14.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2140	8.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
2141	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2142	6.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2143	4.4	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2144	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.7
2145	17.8	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2146	22.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2147	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2148	5.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2149	10.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
2150	9.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2151	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2152	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
2153	7.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A

Kimley-Horn red tree tag series: 1507-1659; 2085-2153. Primary protected trees measuring 4-inches or larger at DBH and secondary protected trees measuring 11-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	129.8	129.8
Total tree inches being removed - Secondary - 0.5:1	586.1	293.1
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	715.9	422.85
Mitigation Inches		**422.85**
Proposed Tree Inches Per Planting Plan		**604**
NET TOTAL		127

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

NOTE:
THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FLUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT · JAMIE D. MILLER · 2495 · STATE OF TEXAS
03/08/2023

KHA PROJECT 068213100
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY AMP
DRAWN BY MLF
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

TREE INVENTORY

SHEET NUMBER
T-200

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
XREFS
LAYOUT SAVED
PLOTTED BY
PLOT DATE
DWG NAME

d0nly_r d0lb_ai d0landscape r:\tb\-LA d0ulfEG d0ulfTG x0iwr x0tim x xTree xWall Tree Fence Details
3/8/2023 9:24 PM
FLETCHER, MEGAN
N:\068213100-Stream Realty-Rockwall\Design\CAD\plan sheets\Landscape
T-100 TREE PRESERVATION PLAN.dwg

Luminaire Schedule								
Symbol	Qty	Label	Description	Arrangement	LLF	Lum. Lumens	Arr. Watts	Total Watts
	4	LP-1	LEDEPK250W40KHV4-	SINGLE	0.900	34751	250.505	1002.02
	1	LP-2	LEDEPK100W40K4-	SINGLE	0.900	13200	99.99	99.99
	22	WP-1	LEDEPK150W40KHV4-	SINGLE	0.900	19800	150.312	3306.864
	3	WP-2	LEDEPK1DIM40K3	SINGLE	0.900	9743	63	189

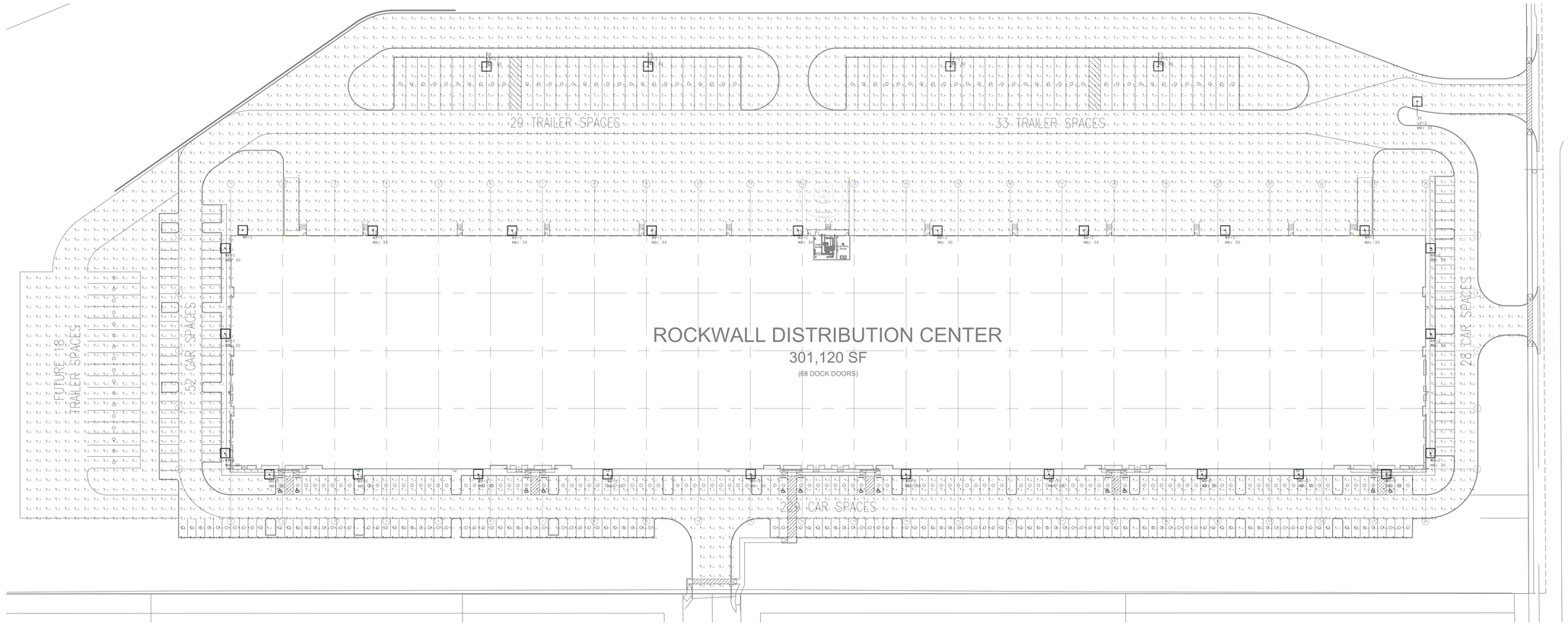
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.92	6.1	0.0	N.A.	N.A.
Car Parking	Illuminance	Fc	1.31	5.2	0.3	4.37	17.33
Northeast Trailer Parkin	Illuminance	Fc	1.44	6.1	0.2	7.20	30.50
Northwest Trailer Parkin	Illuminance	Fc	1.64	6.1	0.3	5.47	20.33
Truck Court	Illuminance	Fc	1.19	3.6	0.4	2.98	9.00

NOTE:
Per Rockwall UDC, no wallpacks or site lighting shall be mounted above 20'-0", typical

Luminaire Location Summary					
LumNo	Label	X	Y	Z	Orient
1	LP-1	967.066	484.192	30	270
2	WP-1	1397.705	298.577	30	90
3	WP-1	1252.705	298.577	30	90
4	WP-2	1466.216	280.07	30	0
5	WP-2	1466.216	191.07	30	0
6	WP-2	1465.957	66.951	30	0
7	WP-1	213.485	280.07	30	180
8	WP-1	213.485	191.07	30	180
9	WP-1	213.226	66.951	30	180
10	WP-1	1105.727	298.435	30	90
11	WP-1	953.727	298.435	30	90
12	WP-1	808.695	298.39	30	90
13	WP-1	656.695	298.39	30	90
14	WP-1	511.691	298.375	30	90
15	WP-1	366.691	298.375	30	90
16	WP-1	231.621	298.823	30	90
17	WP-1	259.298	44.943	30	270
18	WP-1	351.295	44.997	30	270
19	WP-1	610.817	44.997	30	270
20	WP-1	759.569	45.232	30	270
21	WP-1	920.921	45.232	30	270
22	WP-1	476.294	45.213	30	270
23	WP-1	1069.536	45.232	30	270
24	WP-1	1228.664	45.232	30	270
25	WP-1	1420.103	45.232	30	270
26	WP-1	1329.129	45.232	30	270
27	LP-1	1183.211	484.192	30	270
28	LP-1	484.985	483.988	30	270
29	LP-1	652.886	484.033	30	270
30	LP-2	1452.272	417.535	30	90

Car Parking

Illuminance (Fc)
Average = 1.31
Maximum = 5.2
Minimum = 0.3
Avg/Min Ratio = 4.37
Max/Min Ratio = 17.33



ELECTRICAL LIGHTING PHOTOMETRIC PLAN

SCALE: 1/48" = 1'

gsr | andrade ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0699

STREAM
Fernando Andrade, AIA
Architect
Kimley»Horn
Civil Engineer
Structural Engineer
KILGORE
Electrical Engineer
Plumbing Engineer
Landscape Architect

Firm Registration # F – 18270

KILGORE
10050 Houston Oaks Dr. Houston, Texas 77064
(713) 924-4900 – (713) 924-5900 (Fax)

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ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

STATE OF TEXAS
XIAOXIAO MA
142053
LICENSED
PROFESSIONAL ENGINEER
XIAOXIAO MA
12/02/2021

PROJECT NO.: 2966
DATE: 11.29.21
REVISIONS: –

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

E3.01–P
PHOTOMETRICS

Kimley»Horn

June 4, 2024

Mr. Henry Lee – Senior Planner
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

Re: Stream Rockwall
Flexpipe Site Plan Amendment
Outdoor Storage Variance Letter

Dear Mr. Lee,

The purpose of this letter is to request a variance per the City of Rockwall Unified Development Code. The purpose of the variance is to allow for outdoor storage in the truck court. This storage area will contain chambers that will be stacked on pallets, no more than 8' high.

Please contact me at (972) 776-1769 or dylan.adame@kimley-horn.com should you need any further information.

Sincerely,

Dylan Adame

Dylan Adame, P.E.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Planner*
DATE:	June 25, 2024
SUBJECT:	SP2024-029; *Amended Site Plan for John King Car Wash*

The applicant, Alan Jacob of Delayne Reamsbottom, is requesting the approval of an *Amended Site Plan* for the purpose of updating the Landscape Plan and Treescape Plan approved with the original site plan. The subject property is a 6.37-acre tract of land located at the northwest corner of SH-276 and John King Boulevard, zoned Planned Development 10 District (PD-10), and situated within the SH-276 Overlay (SH-276 OV) District. On November 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-053*] allowing the construction of a 5,080 SF *Self-Service Car Wash* on the subject property, and with the conditions that the applicant provide staff with [*1*] an updated Landscape Plan showing one (1) canopy tree per 750 SF of detention area and one (1) accent tree per 1,500 SF of detention area, and [*2*] a recommendation of approval be forwarded to the City Council for an *Alternative Tree Mitigation Settlement Agreement* in the amount of $85,550.00. This amount will satisfy the outstanding tree mitigation balance of 855.50 caliper inches of trees; however, the applicant has drastically changed the Landscape Plan to include 196 more trees onsite. Based on this the applicant submitted a new application on June 14, 2024 for an amended site plan.

The treescape table provided by the applicant indicates that 4,522.50 inches of trees will be removed from the subject property as a result of the proposed development, and of that 935.50 inches are required to be mitigated. According to Subsection 05 (F), *Mitigation Balance*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "… (t)he developer/property owner can provide the required number of trees -- *four (4) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance…" In this case, the landscape table provided by the applicant indicates that 216, four (4) caliper inch caliper trees will be planted. With the planted trees, the remaining mitigation balance will be 71.50 inches (*i.e. 935.50 – [216 x 4.00] = 71.50*). The applicant has indicated to staff that they would like to pay the remaining tree mitigation balance in full. This would equate to a total of $7,150.00 paid into the *Tree Fund* if approved.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *June 25, 2024* Planning and Zoning Commission meeting.

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	1720 S. John King		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NW Corner TX 276 AND SOUTH JOHN KING BLVD		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-10 TRACT D-5	CURRENT USE	VACANT RAW LAND
PROPOSED ZONING	COMMERCIAL	PROPOSED USE	COMMERCIAL
ACREAGE	6.37	LOTS [CURRENT]	1
		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	OMI ROCKWALL LLC	☑ APPLICANT	OMI ROCKWALL LLC
CONTACT PERSON	OMI ROCKWALL LLC	CONTACT PERSON	
ADDRESS	1377 Kettering Drive	ADDRESS	1377 Kettering Drive
CITY, STATE & ZIP	Ontario, CA 91761	CITY, STATE & ZIP	Ontario, CA 91761
PHONE		PHONE	
E-MAIL		E-MAIL	

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:

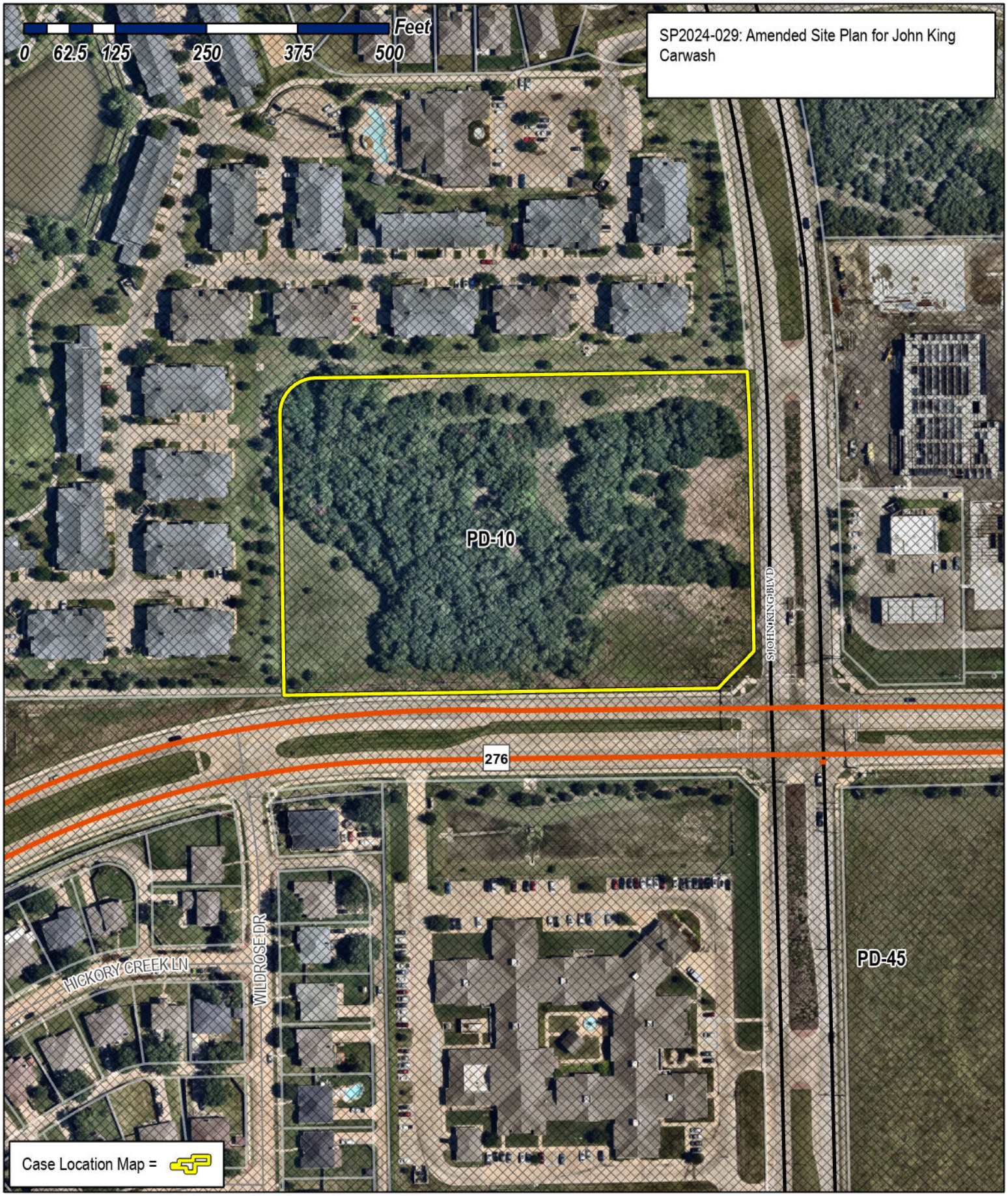
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20___. BY SIGNING THIS APPLICATION, 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* _____

Notary Certificate Attached / Affixed Pursuant:
☑ CA Ack Code – Gov § 1189
☐ CA Jurat Code – Gov § 8202



City of Rockwall

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

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

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On June 12, 2024 before me, STEVEN T. SANTIAGO, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared James Dunn
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

STEVEN T. SANTIAGO
COMM. #2453847
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Commission Expires JULY 18, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Application

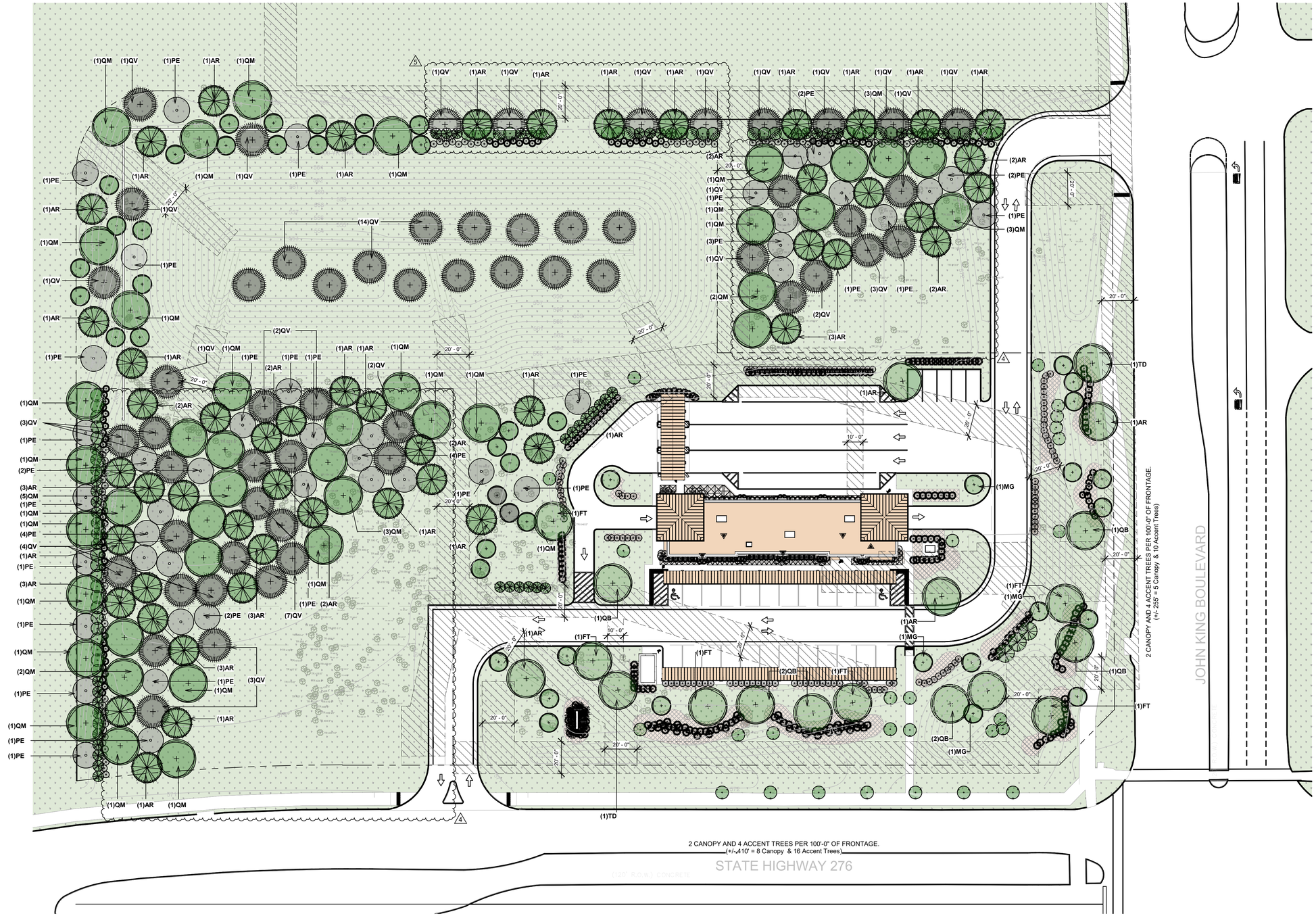
Document Date: June 12, 2024 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: S.S.	Signer's Name: S.S.
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☒ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association



1 L-1.0 FULL SITE LANDSCAPE PLAN
SCALE: 1" = 30'-0"

N

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# SP2022-053

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2233
DATE:	01/17/22

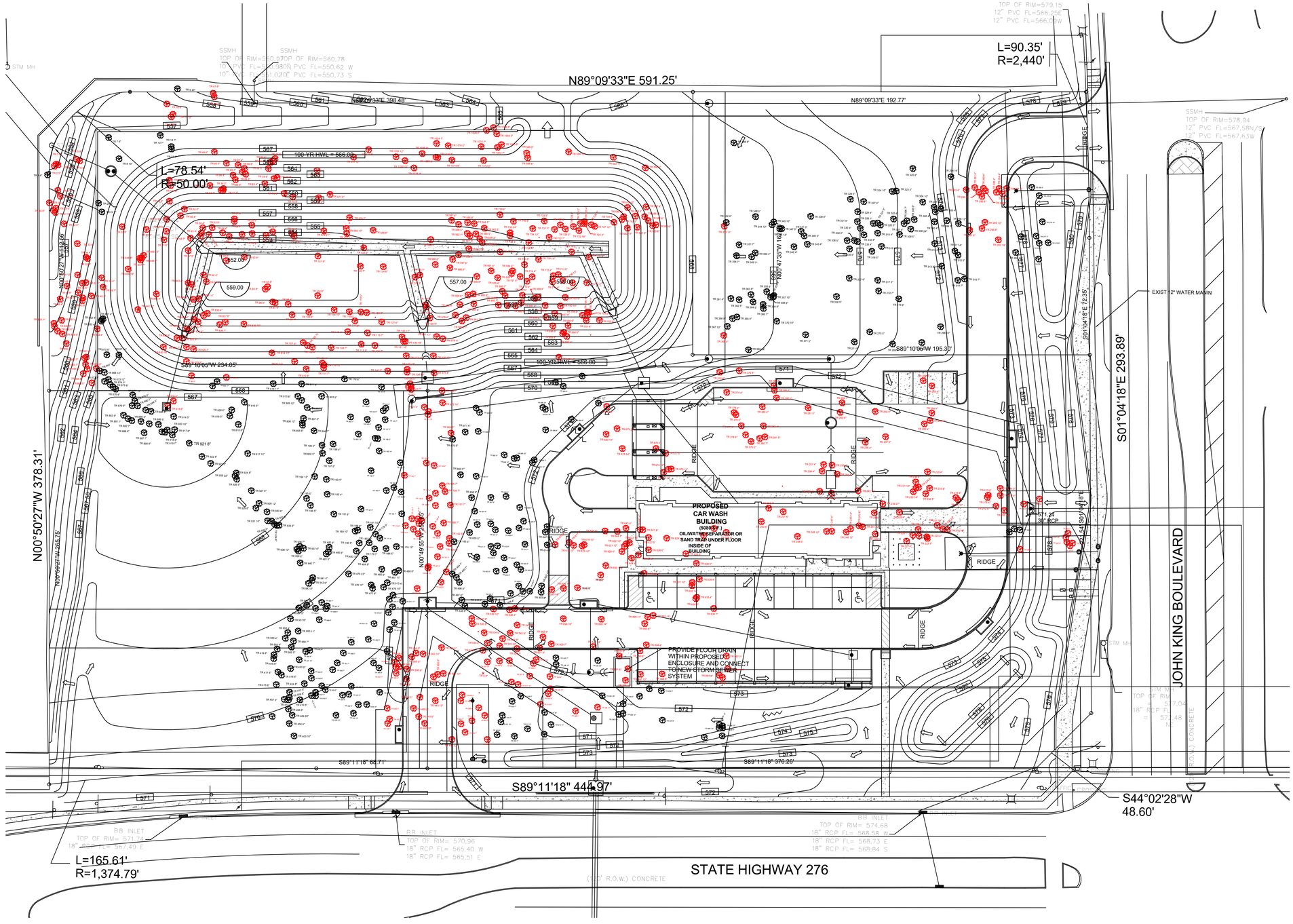
REGISTERED ARCHITECT GUIDO CORRADO 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

5	04/12/24	PERMIT REVISION
4	03/22/24	PERMIT REVISION
3	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
2	03/07/23	PERMIT REVISION
	01/19/22	ISSUED FOR PERMIT
1	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		FULL SITE LANDSCAPE PLAN
SHEET NO.		L-1.0



1 L-1.5 TREE REMOVAL PLAN
SCALE: 1" = 30'-0"

N

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# SP2022-053

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2233
DATE:	01/17/22

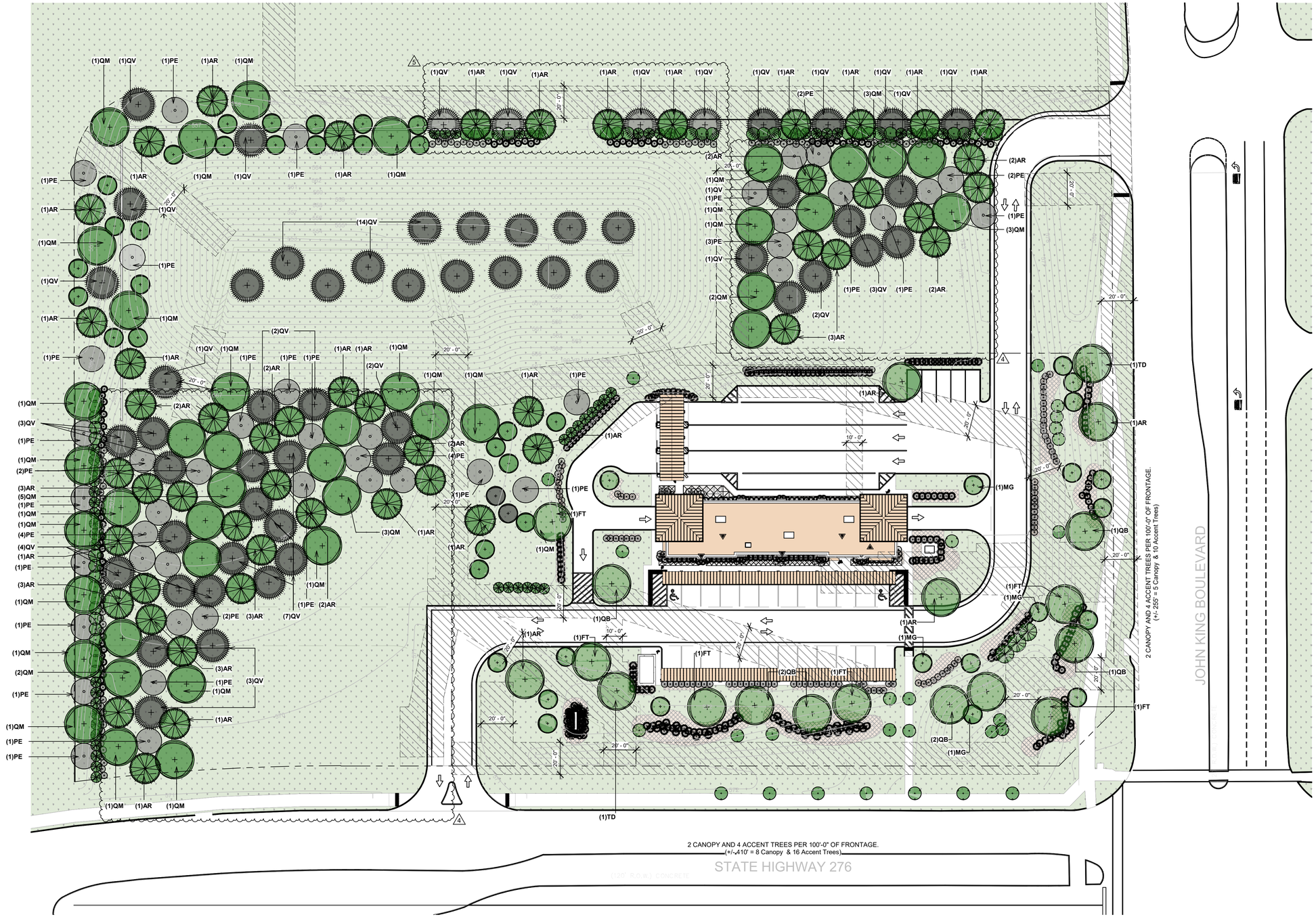
REGISTERED ARCHITECT GIUDO CORRADO 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

5	04/12/24	PERMIT REVISION
4	03/22/24	PERMIT REVISION
3	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
2	03/07/23	PERMIT REVISION
	01/19/22	ISSUED FOR PERMIT
1	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		TREE REMOVAL PLAN
SHEET NO.		L-1.5



DETENTION BASIN LANDSCAPE PLAN
SCALE: 1" = 30'-0"

N

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# SP2022-053

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2233
DATE:	01/17/22

REGISTERED ARCHITECT GUIDO CORRADO 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

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ROCKWALL, TEXAS 75087
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1	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	FULL SITE LANDSCAPE PLAN
SHEET NO.	L-1.0

Compliance Table

LOT ZONING: Overlay District:	(C) commercial (SH-205 BY OV) SH-205 By-Pass Overlay District	
lot area:	104,544.0 s.f. (2.40 Acres)	
FLOOR AREA CALCULATIONS:	**PROPOSED**	**ALLOWED** (4:1)
ground floor:	5,080.0	
TOTAL FLOOR AREA:	**5,080.0**	**418,176.0**
LOT COVERAGE CALCULATIONS:	**PROPOSED**	**ALLOWED** (60%)
ground floor:	5,080.0	
TOTAL LOT COVERAGE:	5,080.0	**62,726.4**
MAXIMUM IMP PARKING CALC:	**PROPOSED**	**ALLOWED** (85-90%)
Employee Parking area:	910.8	
Vacuum Parking area:	9,966.0	
TOTAL IMP PARKING AREA:	10,876.6	**88,862.4 - 94,089.6**
MINIMUM LANDSCAPING CALC:	**PROPOSED**	**REQUIRED** (20%)
Commercial (C) Distrcit Impervious Area:	47,647.1	
Landscape Area:	83,692.9	
TOTAL LANDSCAPE AREA:	83,692.9	**20,908.8**
Area of Landscaping in Front and Along side of Building	PROPOSED	REQUIRED (50%)
	43,066.0	**41,846.45**

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
6. ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
7. ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
8. SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
9. LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
10. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
11. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
12. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
13. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
14. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
15. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF."
16. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.

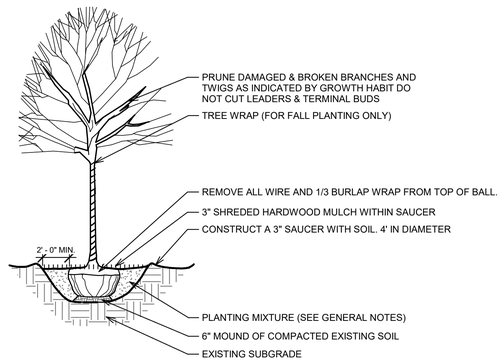
Planting Schedule

per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

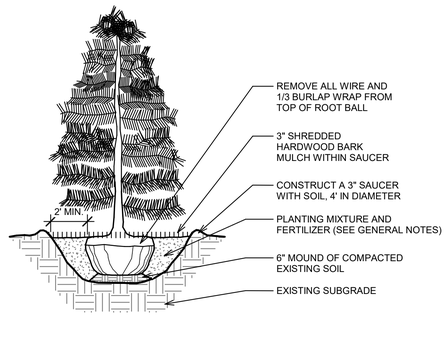
LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUDS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
QB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20"
TOTAL					100	
ACCENT TREES (Plant this size tree no closer than 10 feet from the center of pole line.)						
SM	6	Acer Truncatum	Shantung Maple	2.5" caliper / 8' ht	15	mature height 25' - 35'
CL	4	Chilopsis Linearis	Desert Willow	2.5" caliper / 8' ht	10	mature height 15' - 20'
IV	16	Ilex Vomitoria	Yapon Holly	2.5" caliper / 8' ht	40	mature height 10' - 20'
FL	10	Rhus Lancelata	Flame Leaf Sumac	2.5" caliper / 8' ht	25	mature height 40' - 50'
CC	6	Cercis Canadensis	Eastern Redbud	2.5" caliper / 8' ht	15	mature height 20' - 30'
TOTAL					105	
TOTAL					205	
EVERGREEN TREES (Min. Size at planting 6' hgt.)						
PS	3	Pinus Strobus	Eastern White Pine	6' ht		
TO	6	Thuja Occidentalis	White Cedar	6' ht		mature height 8'-12'
JT	8	Juniperus virginiana 'Taylor'	Taylor Juniper	6' ht		mature height 18'
SHRUBS (All Hedges to be maintained and kept below @ max. 4'-0" tall)						
CT	42	Leucophyllum SP.	Cenizo (Texas Sage)	30" spr. / 24" ht		Medium Shrub
BJ	100	Buxus Japonica	Japanese Boxwood	30" spr. / 24" ht		Small Shrub
TM	10	Taxus × media 'Hicksii'	Hicks Yew Hedge	30" spr. / 24" ht		Large Shrub
FI	81	Forsythia Intermedia 'Spectabilis'	Forsythia	30" spr. / 24" ht		Large Shrub
NO	26	Nerium Oledander	Oleander	30" spr. / 24" ht		Large Shrub
DY	76	Ilex Vomitoria 'Nana'	Dwarf Yaupon Holly	30" spr. / 24" ht		Small Shrub
ORNAMENTAL GRASS						
SOD	-	Cynodon Dactylon	Bermuda Grass	56,497 Sq. Ft.		Typical Ground Cover w/o plantings
WG	476	Eragrostis Curvula	Weeping Love Grass			Ground Cover
PD	16	Sporobolus Heterolepsis	Prairie Dropseed			
JB	98	Imperata Cylindrica ' Red Baron'	Japanese Blood Grass			
PERENNIALS, GROUNDCOVERS - (plants in mulch beds)						
RL	tbd	Rudbeckia Laciniata	Green-headed Coneflower	2" pots		Use in Wetland Basin / Embankment
VM	270	Vinca minor	Periwinkle	18" spread / 2"pots		perennials mature height 18"
AT	110	Asclepias Tuberosa	Butterfly Weed	18" spread / 2"pots		perennials
EP	74	Echinacea purpurea	Purple Coneflower	18" spread / 2"pots		perennials
WF	37	Waldsteinia Fragarioides	Barren Strawberry	18" spread / 2"pots		perennials
RS	230	Rudbeckia Speciosa	Black-eyed Susan	18" spread / 2"pots		perennials
PT	182	Pycnanthemum Tenuifolium	Slender Mountain Mint			ground cover

NOTES:

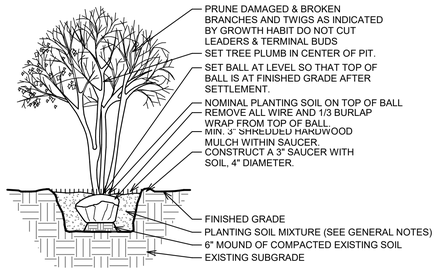
- ONCE A TREESCAPE PLAN HAS BEEN APPROVED FOR A PROPERTY, A TREE REMOVAL PERMIT WILL BE REQUIRED TO REMOVE ANY TREE(S).
- ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS (I.E. SOD – HYDRO MULCH SHALL BE PROHIBITED IN THESEAREAS) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" CONSISTS OF 75% TO 80% COVERAGE AND MINIMUM HEIGHT OF ONE (1) INCH IN HEIGHT.
- IRRIGATION. LANDSCAPE DESIGN PURSUANT TO THE REQUIREMENTS OF THIS CHAPTER SHALL RECOGNIZE THE NEED FOR IRRIGATION AND WATER CONSERVATION. SPRINKLER IRRIGATION SYSTEMS MAY BE REQUIRED FOR CERTAIN LANDSCAPED AREAS, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE NEED FOR SPRINKLER IRRIGATION SYSTEMS SHALL BE DETERMINED BY THE TYPE OF PLANT MATERIAL AND THE CONDITION/GROWING MEDIUM THAT THEY ARE INSTALLED IN. FOR INSTANCE, WHETHER THERE IS A PERMANENT MEANS AVAILABLE TO WATER PLANT MATERIAL, SUCH AS HOSE BIBS, SHALL BE A CONSIDERATION. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER, AND STORM SEWER LINES.



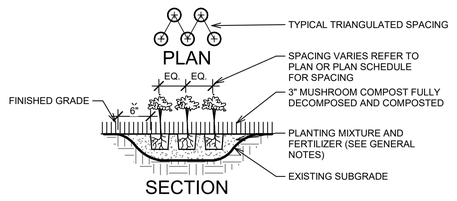
1 L-1.1 DECIDIOUS TREE PLANTING DETAIL
SCALE: 3/16" = 1'-0"



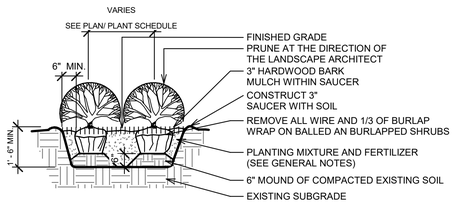
2 L-1.1 ORNAMENTAL TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"



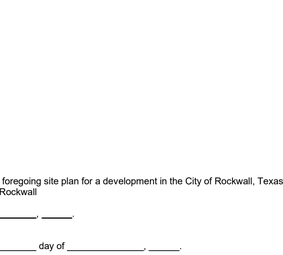
3 L-1.1 LARGE SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"



5 L-1.1 GROUND COVER PLANTING DETAIL
SCALE: 3/8" = 1'-0"



6 L-1.1 SMALL SHRUB PLANTING DETAIL
SCALE: 3/8" = 1'-0"



4 L-1.1 Light Post Foundation
SCALE: 1/2" = 1'-0"

APPROVED:
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on the_____ day of _____, _____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE# SP2022-053

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

NEW AUTOMATED CARWASH FACILITY

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ROCKWALL, TEXAS 75087
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

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PROJECT #	2233
DATE:	01/17/22

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1	02/07/24	PERMIT REVISION
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1	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	LANDSCAPE DETAILS & NOTES
SHEET NO.	L-1.1

TREES MITIGATION (CAR WASH)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUDS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
QB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20'
TOTAL	25				100	

TREES MITIGATION (DETENTION BASIN)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUDS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	9	Pinus Eldarica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
TOTAL	48				192	

5

TREES MITIGATION (BUFFER YARD)

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

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LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUDS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	6	Pinus Eldarica	AFGHAN PINE	4" caliper / 8' ht	24	mature height 30' - 60'
QM	6	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	24	mature height 70' - 90'
QV	8	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	32	mature height 40' - 80'
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	32	mature height 40' - 50'
TOTAL	28				112	

5

TREES MITIGATION (OTHER)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUDS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	28	Pinus Eldarica	AFGHAN PINE	4" caliper / 8' ht	112	mature height 30' - 60'
QM	25	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	100	mature height 70' - 90'
QV	29	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	116	mature height 40' - 80'
AR	33	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	132	mature height 40' - 50'
TOTAL	115				460	

4

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on the_____ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CASE# SP2022-053

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TEL 847.825.9400

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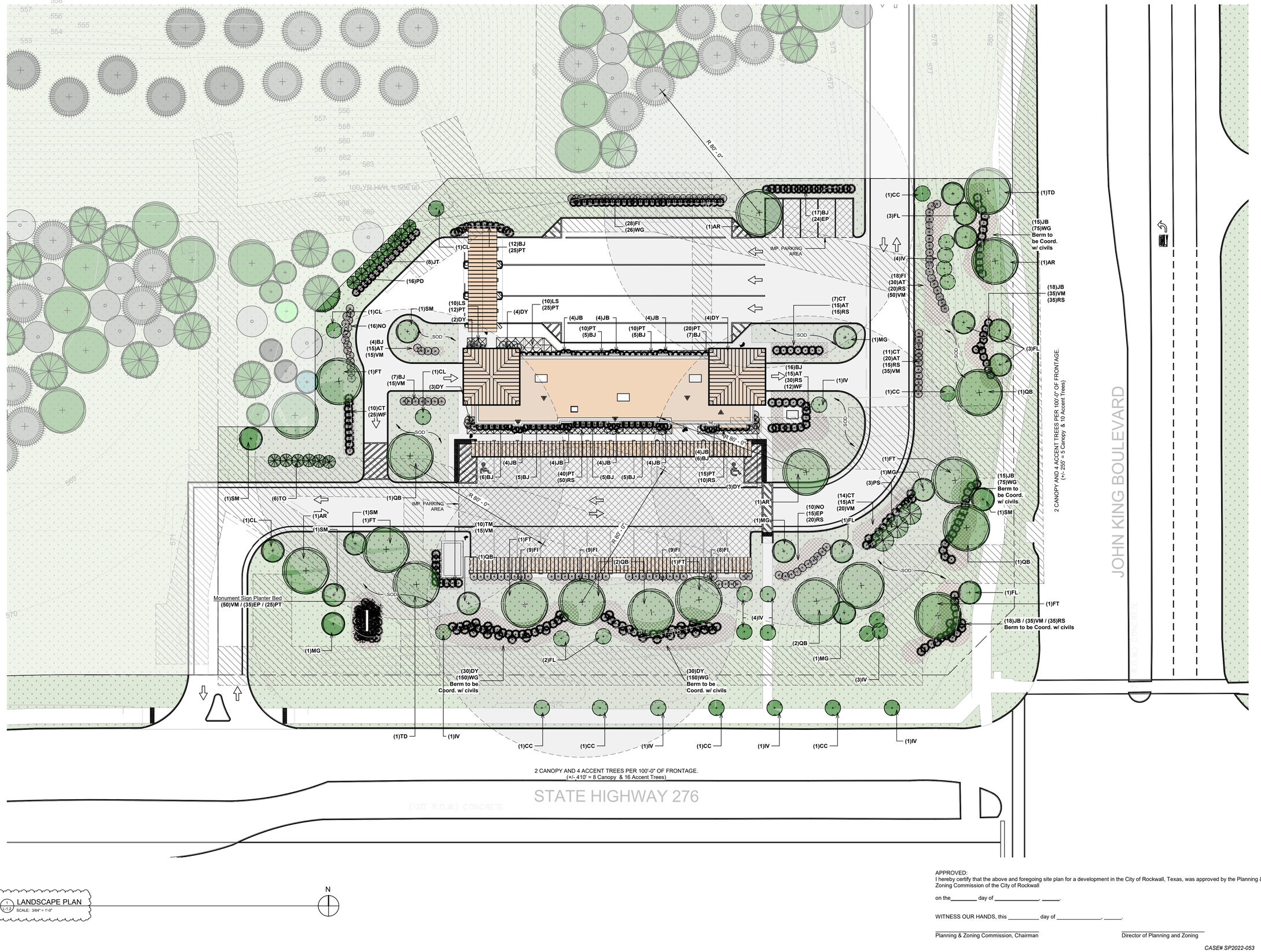
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	FULL SITE TREES SCHEDULE
SHEET NO.	L-1.0.1



1 LANDSCAPE PLAN (L-1.2)
SCALE: 3/64" = 1'-0"

N

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CASE# SP2022-053

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▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		LANDSCAPE PLAN
SHEET NO.		L-1.2

DETENTION BASIN
Detention Basin (DB) area: **45,765 s.f.** (to be coordinated with civil)
1 canopy tree/ 750 s.f. of DB = (61.0) **61 Canopy Trees**
1 accent tree/ 1,500 s.f. of DB = (30.5) 31 **Accent Trees**

NOTE: DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING

6' MASONRY STONE FENCE ON RETAINING WALL

(1)QM (1)QV (1)PE (1)AR (1)IV (1)QM (1)SM (1)IV (1)SM (1)IV

33' - 0" 28' - 0"

(1)AR (1)SM (1)QM (1)CL (1)QV (1)IV (1)PE (1)CL (1)AR (1)IV (1)QM (1)SM

33' - 0" 28' - 0" 59' - 0"

(1)PE (1)SM (1)AR (1)QV (1)IV (1)SM (1)QM (1)PE (1)SM (1)QV (1)IV (1)IV (1)AR (1)QM (1)IV (1)CL (1)PE (1)AR (1)QV

33' - 0"

(14)QV

30' - 0" 30' - 0" 30' - 0" 30' - 0"

30' - 0"

25' - 0" 25' - 0" 25' - 0" 25' - 0" 30' - 0" 30' - 0" 30' - 0" 30' - 0"

(1)QM (1)PE (1)AR (1)QM

35' - 0" 70' - 0"

60' - 0"

(1)IV (1)AR

(1)QM (1)CL (1)SM (1)PE (1)SM (1)AR (1)IV (1)SM (1)CL (1)QM

30' - 0"

(1)CL (1)PE (1)AR (1)PE

R 80' - 0"

1 DETENTION BASIN LANDSCAPE PLAN
L-1.3 SCALE: 3/64" = 1'-0"

N

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUDS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	9	Pinus Eldarica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
TOTAL	48				192	
ACCENT TREES (Plant this size tree no closer than 10 feet from the center of pole line.)						
SM	10	Acer Truncatum	Shantung Maple	2.5" caliper / 8' ht	27.5	mature height 25' - 35'
CL	6	Chilopsis Linearis	Desert Willow	2.5" caliper / 8' ht	20	mature height 15' - 20'
IV	11	Ilex Vomitoria	Yapon Holly	2.5" caliper / 8' ht	30	mature height 10' - 20'
TOTAL	27				77.5	

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

CASE# SP2022-053

NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

PROJECT #	2233	
DATE:	01/17/22	
5	04/12/24	PERMIT REVISION
4	03/22/24	PERMIT REVISION
3	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
2	03/07/23	PERMIT REVISION
	01/19/22	ISSUED FOR PERMIT
1	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW
		REVISIONS
DRAWN BY:	RAM	
APPROVED BY:	GCN / MAM	
SCALE:	AS NOTED	
DESCRIPTION:	DETENTION BASIN LANDSCAPE PLAN	
SHEET NO.	L-1.3	

DETENTION BASIN
Detention Basin (DB) area: **45,765 s.f.** (to be coordinated with civil)
1 canopy tree/ 750 s.f. of DB = (61.0) **61 Canopy Trees**
1 accent tree/ 1,500 s.f. of DB = (30.5) 31 **Accent Trees**

NOTE: DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING

66' - 5' 6' H. WROUGHT IRON FENCE

(1)QV (1)AR (1)QV (1)AR — 20' - 0' — 20' - 0' — 20' - 0'

(3)NO (5)TM (3)NO

(9)DY (9)BJ

(1)AR (1)QV (1)AR (1)QV

(3)TM (4)NO (3)TM

(9)BJ (9)DY

BASEMENT (Hatched)

20' - 0' LANDSCAPE BUFFER

260' - 10" 6' H. WROUGHT IRON FENCE

40' - 0' — 40' - 0' — 40' - 0'

(1)QV (1)AR (1)QV (1)AR (1)QV (1)AR (1)QV (1)AR

(4)TM (10)DY (5)NO (10)BJ (5)TM (10)DY (5)NO (10)BJ (5)TM

6' H. WROUGHT IRON FENCE

20' - 0' LANDSCAPE BUFFER

243' - 6 1/4" 6' H. WROUGHT IRON FENCE

(1)QM
(10)BJ
(5)TM
(1)PE
(1)QM
(10)DY
(10)NO
(1)PE
(1)QM
(10)BJ
(1)PE
(12)TM
(1)QM
(10)DY
(1)PE
(1)QM
(10)BJ
(1)PE
(13)DY
(1)QM
(10)NO
(1)PE

20' - 0' — 20' - 5"

R 80' - 0"

100 YR HWL = 570.90

565 564 563 562 561 560 559 558 557 556 555 554 553 569 571 570 572 573 574

1 BUFFER YARD LANDSCAPE PLAN
L-1.4 SCALE: 3/64" = 1'-0"

N

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
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QV	8	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	32	mature height 40' - 80'
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	32	mature height 40' - 50'
TOTAL	28				112	
SHRUBS (All Hedges to be maintained and kept below @ max. 4'-0" tall)						
NO	40	Nerium Oledander	Oleander	30" spr. / 24" ht		Large Shrub
TM	42	Taxus × media 'Hicksii'	Hicks Yew Hedge	30" spr. / 24" ht		Large Shrub
DY	71	Ilex Vomitoria 'Nana'	Dwarf Yaupon Holly	30" spr. / 24" ht		Small Shrub
BJ	68	Buxus Japonica	Japanese Boxwood	30" spr. / 24" ht		Small Shrub
TOTAL	221					

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# SP2022-053

NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2233
DATE:	01/17/22

REGISTERED ARCHITECT GIUDO CORRADO 29092 STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

5	04/12/24	PERMIT REVISION
4	03/22/24	PERMIT REVISION
3	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
2	03/07/23	PERMIT REVISION
	01/19/22	ISSUED FOR PERMIT
1	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW
▲		**REVISIONS**

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	BUFFER YARD LANDSCAPE PLAN
SHEET NO.	L-1.4

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:	June 25, 2024
APPLICANT:	Salvador Salcedo
CASE NUMBER:	SP2024-032; *Site Plan for 855 Whitmore Drive*

SUMMARY

Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [*Case No. A1959-002*]. According to the January 3, 1972 zoning map the subject property was zoned Light Industrial (LI) District, which remains the zoning designation of the subject property today. In March of 1978, the subject property was platted establishing it as Lot 1, Block A, Municipal Industrial Park Addition. On March 19, 2007, the City Council approved a replat [*Case No. P2007-008*] that establish the subject property as Lot 8, Block A, Municipal Industrial Park Addition. On May 2, 2016, the City Council approved an additional replat [*Case No. P2016-017*] that establish the subject property as Lot 10, Block A, Municipal Industrial Park Addition. On November 14, 2023, the Planning and Zoning Commission denied a site plan request [*Case No. SP2023-032*] for an *Office/Warehouse Building* due to a recommendation of denial from the Architectural Review Board (ARB) and the failure to provide compensatory measures. On March 15, 2024 the applicant submit a site plan request [*Case No. SP2024-006*] for a similar request, which was ultimately withdrawn on May 9, 2024. The subject property has remained vacant since the time of annexation.

PURPOSE

On April 19, 2024, the applicant -- *Salvador Salcedo.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing an *Office/Warehouse Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 855 Whitmore Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 1.747-acre tract of land (*i.e. Tract 24 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Beyond this is a vacant 1.83-acre tract of land (*i.e. Tract 14 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Following this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this is Phase 3 of the Park Place Subdivision, which consists of 85 residential lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is Whitmore Drive, 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 vacant 15.7017-acre tract of land (*i.e. Tract 20-1 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Following this is Justin Road, which is identified as a A4D (*i.e. major arterial, 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 a vacant 0.96-acre parcel of land (*i.e. Lot 11, Block A, Municipal Industrial Park Addition*) zoned Light Industrial (LI) District. Beyond this is a 3.35-acre parcel of land (*i.e. Lot 5, Block A, Municipal Industrial Park Addition*) developed with a maintenance building for Rockwall County that is zoned Light Industrial (LI) District. Following this is Whitmore Drive, 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.

West: Directly west of the subject property is a 1.19-acre parcel of land (*i.e. Lot 9, Block A, Municipal Industrial Park Addition*) developed with a *Bail Bond Service* that is zoned Light Industrial (LI) District. Beyond this is T. L. Townsend Drive, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 13.368-acre parcel of land (*i.e. Lot 2, Block A, Rockwall County Law Enforcement Center Addition*) developed with the Rockwall County Detention Center, which is zoned Commercial (C) District and Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse Building* is a permitted *by-right* land use 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 contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. 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	*12,500 SF*	*X=19,737 SF; In Conformance*
Minimum Lot Frontage	*100-Feet*	*X= 120.95-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=160-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-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=28.1-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=25.13%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (Office)* *1 Parking Space/500 SF (Light Manufacturing)* *Total: 11 Parking Spaces*	*X=11; In Conformance*
Minimum Landscaping Percentage	*15%*	*X=44%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*X=56%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 40 caliper inches will be removed from the site during construction. Based on the landscape requirements, the applicant is providing 60 caliper inches of canopy trees on site, which will satisfy the required tree mitigation.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct an *Office/Warehouse Building* on the subject property. According to Subsection 02.02(J)(7), *Wholesale, Distribution and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a Warehouse/Distribution Center is defined as a "… building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale ..." In addition, Subsection 02.02(D)(2), *Office and Professional Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as a "…(a) facility that provides executive, management, administrative, or professional services … but not involving the sale of merchandise except as incidental to a permitted use..."

In this case, the applicant's request for an *Office/Warehouse Building* is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 05.01, *Landscape Buffers*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way ..." and all buffers shall incorporate a berm, and one (1) canopy tree and one (1) accent tree per 50-linear feet of frontage. In this case, the applicant is incorporating the required the landscaping and berm to satisfy the landscape buffer requirements for a non-residential property abutting a public right-of-way. In addition, the proposed site plan also generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exception being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

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) Screening.

(a) *Off-Street Loading Docks*. According to Subsection 1.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)ff-street loading docks must be screened from all public streets, any residential zoning district or residentially used property, and any parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and shall be provided by using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless integral to the buildings design and otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers." In this case, the proposed building elevations indicate a loading dock facing directly onto Whitmore Drive, and an additional loading dock facing west that will be visible from Whitmore Drive. In addition, the applicant has not proposed any screening methods. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 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 variances and exceptions 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 the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is not proposing any compensatory measures. That being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* 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 or 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 *Central District*. The *Central District* "…is composed of a wide range of land uses that vary from single-family to industrial." The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is proposing an *Office/Warehouse Building*. Based on this, the applicant's land use appears to conform with the Comprehensive Plan; however, Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that staff should "… encourage high quality and inspiring architecture throughout the City..." The OURHometown Vision 2040 Comprehensive Plan goes on to state that "(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- *or 'articulated' in architectural terms* --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." In this case, the applicant is requesting exceptions to building articulation requirements and has failed to incorporate any horizontal articulation or relief to the proposed building. The lack of design appears to conflict with the goals for non-residential buildings contained in the Comprehensive Plan. Based on this the applicant's proposal *does not* appear to meet the vision of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) will review the proposed building elevations on June 25, 2024, 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 construction of an *Office/Warehouse 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; and,

(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	855 Whitmore Dr				
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	Salvador Salcedo	☐ APPLICANT	
CONTACT PERSON	Salvador Salcedo	CONTACT PERSON	
ADDRESS	210 Cedar Tree In	ADDRESS	
CITY, STATE & ZIP	Heath, Texas 75032	CITY, STATE & ZIP	
PHONE	214-552-2008	PHONE	
E-MAIL	salvasalce@novaairac.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Salvador Salcedo [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 15 DAY OF May, 2024. 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."

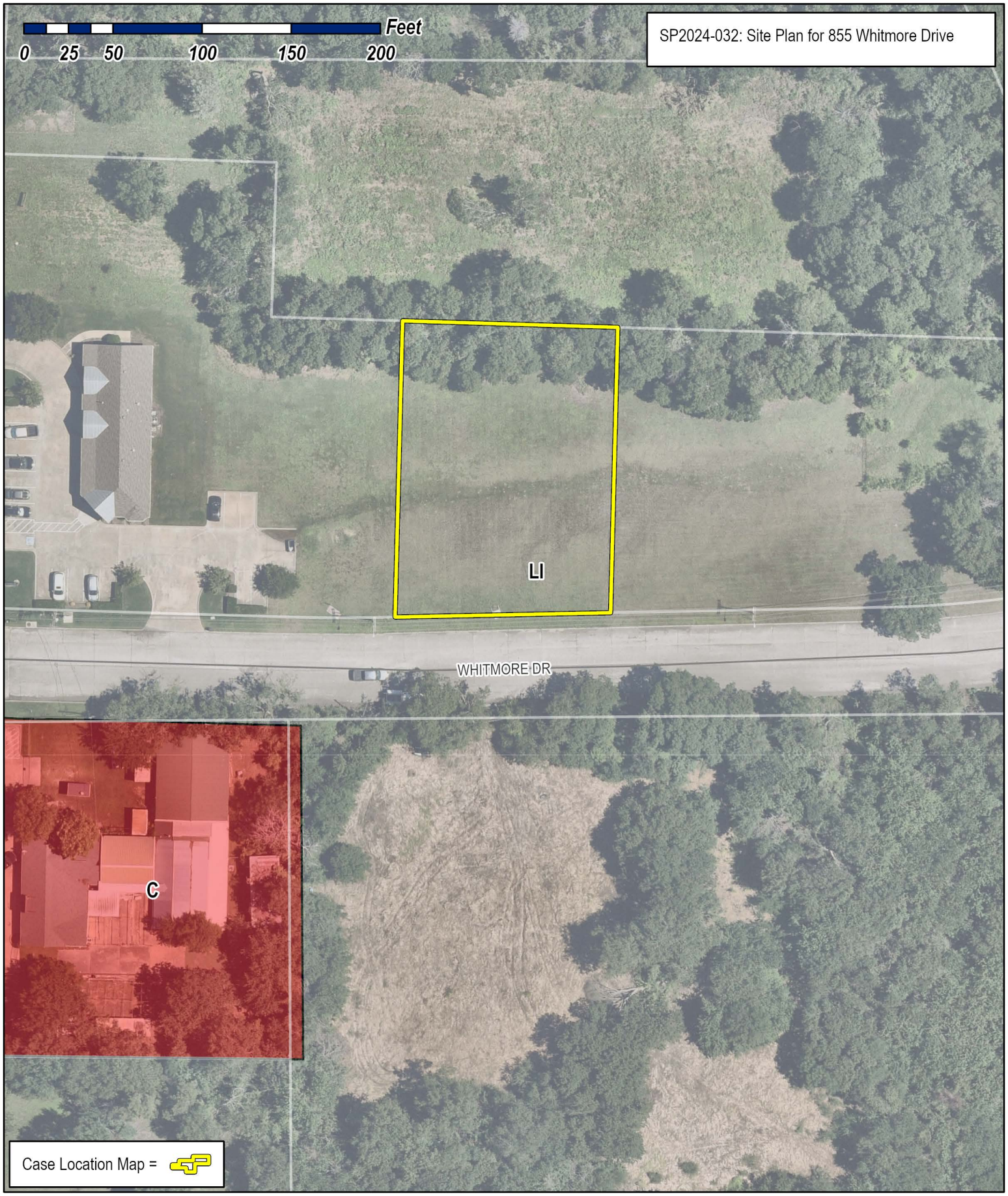
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF May, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

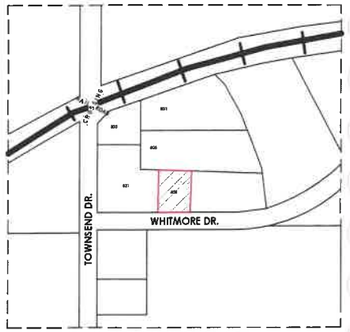
MONICA JONES
Notary Public, State of Texas
Comm. Expires 02-07-2026
Notary ID 133573774

MY COMMISSION EXPIRES 02-07-2026

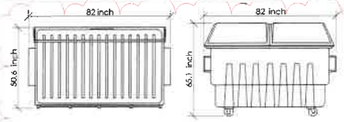


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



VICINITY MAP



NOTE:
LOCATION OF THE MOBILE GARBAGE CONTAINER WILL BE INSIDE THE BUILDING. THE GARBAGE CONTAINER WILL BE TAKEN OUTSIDE ONLY ON DAYS WHEN THE GARBAGE TRUCK PASSES BY AND CAN BE ACCESSED.

FL030

3 CUBIC YARD FEL
W 82.0"
D 50.6"
H 65.1"
LOADING RATING 1500 LBS
WEIGHT 281 LBS

MOBILE TRASH CONTAINER / DUMPSTER (1,500 LB. CAPACITY)

MOBILE TRASH CONTAINER / DUMPSTER (1,500 LB. CAPACITY)

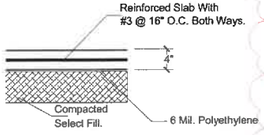
PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
DRIVEWAY	3,559 SQ.FT.
PARKING	2,140 SQ.FT.
WALLKING AREA	385 SQ.FT.
TOTAL COVERED AREA	11,071 SQ.FT.
COVERAGE PERCENT	56%

USE OF STRUCTURE

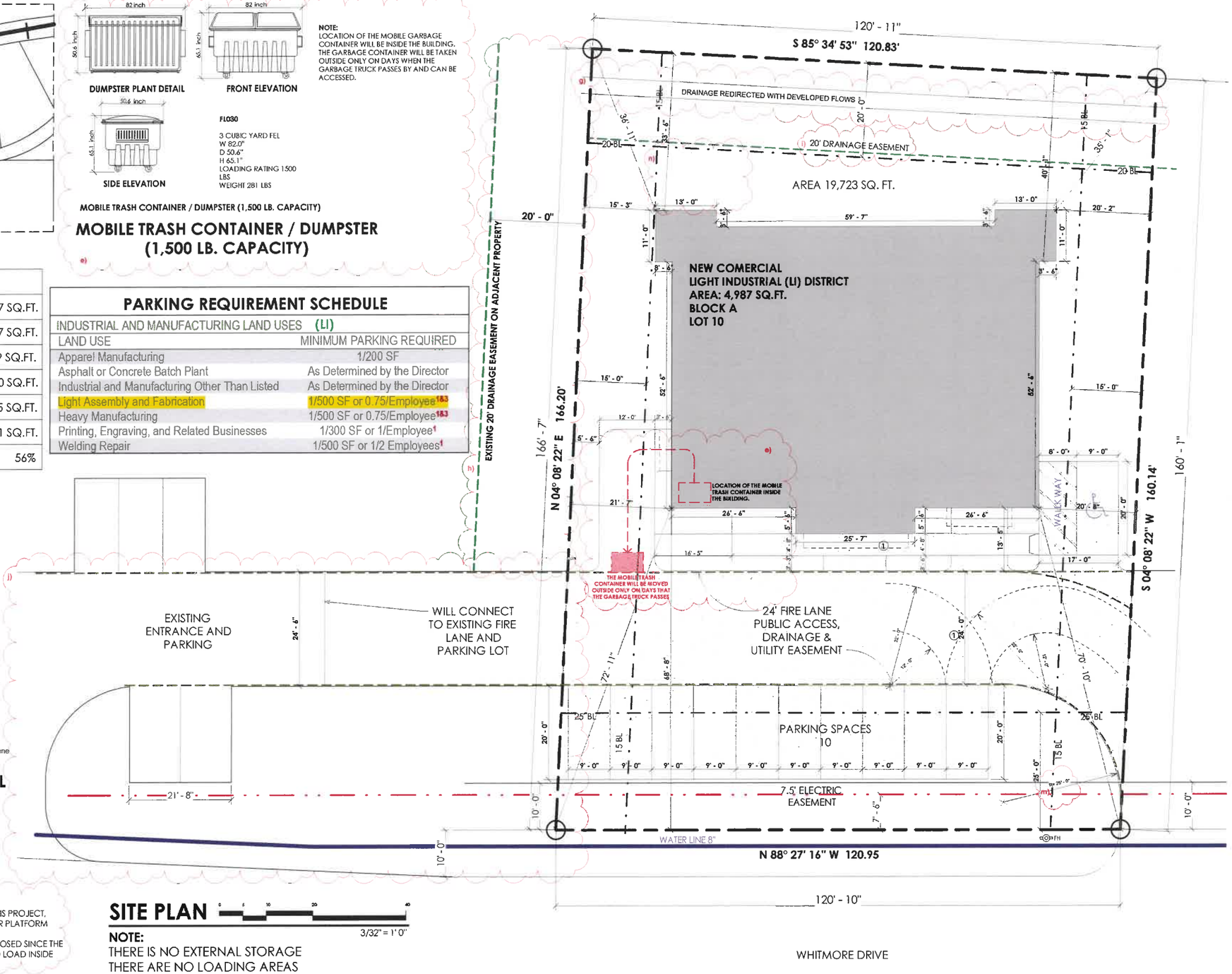
CONSTRUCTION TYPE: LI
LIGHT INDUSTRIAL
NO. STORIES: ONE
HEIGHT: 60' 0"
SETBACKS
FRONT: 25' 0"
SIDE: 15' 0"
REAR: 20' 0"
MAX. LOT COVERAGE: 60%

PARKING REQUIREMENT SCHEDULE

INDUSTRIAL AND MANUFACTURING LAND USES (LI)	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee[1&3]
Heavy Manufacturing	1/500 SF or 0.75/Employee[1&3]
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee[1]
Welding Repair	1/500 SF or 1/2 Employees[1]



① **CONCRETE DETAIL**
UNSCALED



SITE PLAN

0 5 10 20 40
3/32" = 1' 0"

NOTE:
THERE IS NO EXTERNAL STORAGE
THERE ARE NO LOADING AREAS

NOTE:
- NO TYPE OF FENCE IS PROPOSED IN THIS PROJECT,
- DOES NOT PROPOSE ANY GROUND OR PLATFORM MOUNTED UTILITY EQUIPMENT
- NO OFF-STREET LOADING DOCK PROPOSED SINCE THE BUILDING IS DESIGNED FOR TRUCKS TO LOAD INSIDE

APROVED:

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 Commision of the City of Rockwall on the 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning

PROJECT:
NEW COMERCIAL

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75226
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

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ENGINEERING GENERAL NOTES

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NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN IT IS THE RESPONSABILITY OF PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES
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13 - PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS

CONTRACTOR NOTES

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LEGEND

CM	CONTROLLING MONUMENT		CONCRETE
○	5/8" IRON ROD FOUND		BUILDING
⊠	"X" FOUND IN CONCRETE		PORCH, DECK, ETC.
○	POINT FOR CORNER	OHT	OVERHEAD TELEPHONE
FO	FIBER OPTIC PEDESTAL	OHP	OVERHEAD ELECTRIC
○	POWER POLE		ELECTRIC EASEMENT
	FIRE LANE		METAL FENCE
W	WATER METER		WOOD FENCE
T	TELE. MANHOLE	S	SANITIARY SEWER MANHOLE
T	TELE. VAULT	D	STORM DRAIN MANHOLE
V	VACUUM		HANDICAP PARKING
LP	LIGHT POLE	E	ELECTRIC BOX
	UNDERGROUND ELECTRIC	C	CLEANOUT
FH	PROPOSAL FIRE HYDRANT	T	TELEPHONE PEDESTAL
G	GAS METER	TV	CABLE PEDESTAL
V	WATER VALVE		ASPHALT PAVING/ GRAVEL

DIRECTION:

REV. NO.	DATE	COMMENTS
1	22/03/2024	a)-Added case number b)-Added approval signature block with signature space for Planning and Zoning Chair and Planning Director attached c)-Location of the Mobile Garbage Container will be inside the building. The garbage container will be taken outside only on days when the garbage truck passes by and can be accessed d)-Dimensions redirected with developed flows h)-Existing drainage easement on adjacent property shown i)- Existing 20' drainage easement shown along rear of property j)-The 24' entry hallway was corrected and connects to the adjacent property owner's entry hallway Expressed notes were removed m)-building height is changed to less than 30 feet Therefore the radius of 25 ft is established n)-The garbage container enclosure was recreated to the back of the building and complies with the setback of the patio, and does not face the street.

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:
SITE PLAN

DATE: **04/22/2024**

DRAW BY:
F.G.M

A1

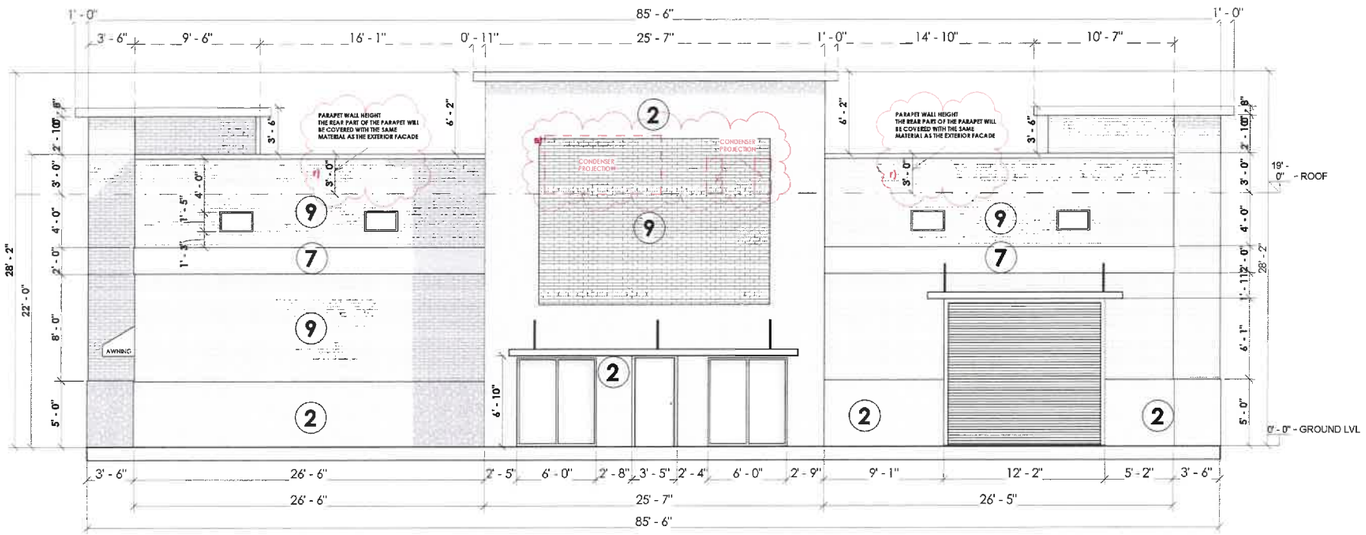
SHEET **02** OF **10**

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	FRONT ELEVATION	2,312 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	2,136 S.Q. F.T.	94.0 %
9	BRICKS	1,510 S.Q. F.T.	64.0 %
2	NATURAL STONE	616 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	06.0%
	TOTAL	2,312 S.Q. F.T.	100 %

FRONT ELEVATION

3/16" = 1' 0"

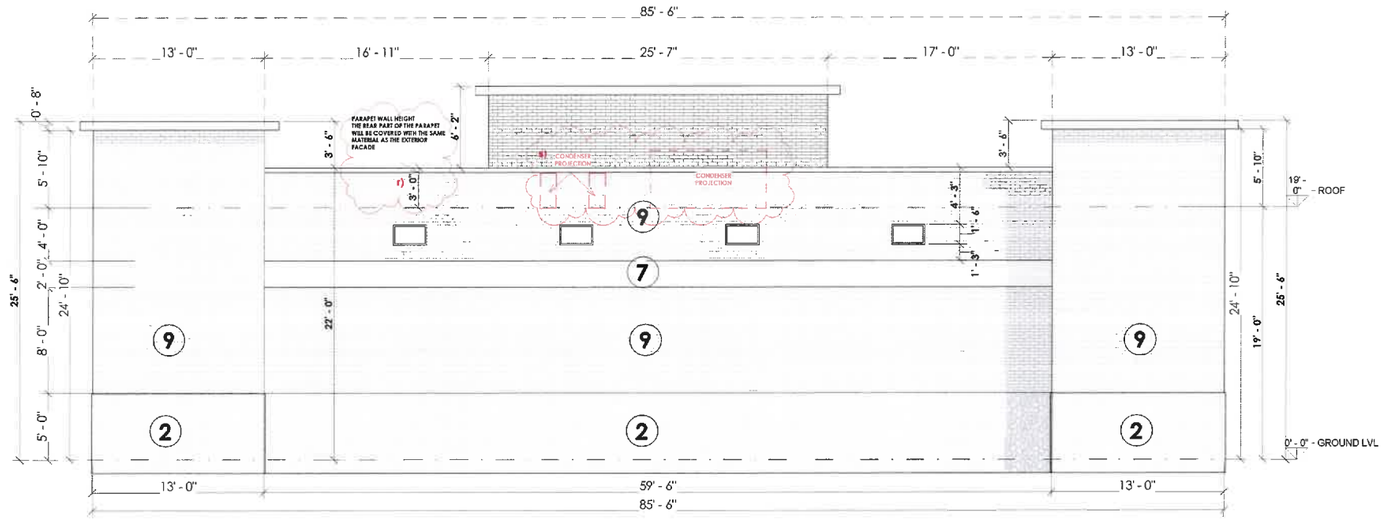


AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	FRONT ELEVATION	2'128 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	2,116 S.Q. F.T.	94.0 %
9	BRICKS	1,415 S.Q. F.T.	73.0 %
2	NATURAL STONE	427 S.Q. F.T.	21.0 %
7	SECONDARY MATERIAL	159 S.Q. F.T.	06.0%
	TOTAL	2,128 S.Q. F.T.	100 %

REAR ELEVATION

3/16" = 1' 0"



APROVED: b)

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WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman | **Director of Planning and Zoning**

PROJECT: NEW COMERCIAL

OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX

Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
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MATERIALS

SYMBOL	SPECIFICATION
1	ALUMINUM SHEETS
2	STONE SMOKED LUEDERS
3	STUCO
4	SIDING
5	WOOD
6	GLASS
7	STANDING SEAM q)
8	ASPHALT SHINGLES
9	BRICK GEORGETOWN

DIRECTION:

REV NO.	DATE	COMMENTS
1	22/03/2024	a-Added case number b-Standard signature block with signature space for Planning and Zoning Chair and Planning Director attached q-the roof will be standing seam r)- Parapet height indicated and the rear part of the parapet will be covered with the same material as the exterior facade s)- the location of RTUs is indicated

EXPIRATION DATE:

PAPER SIZE 36X24

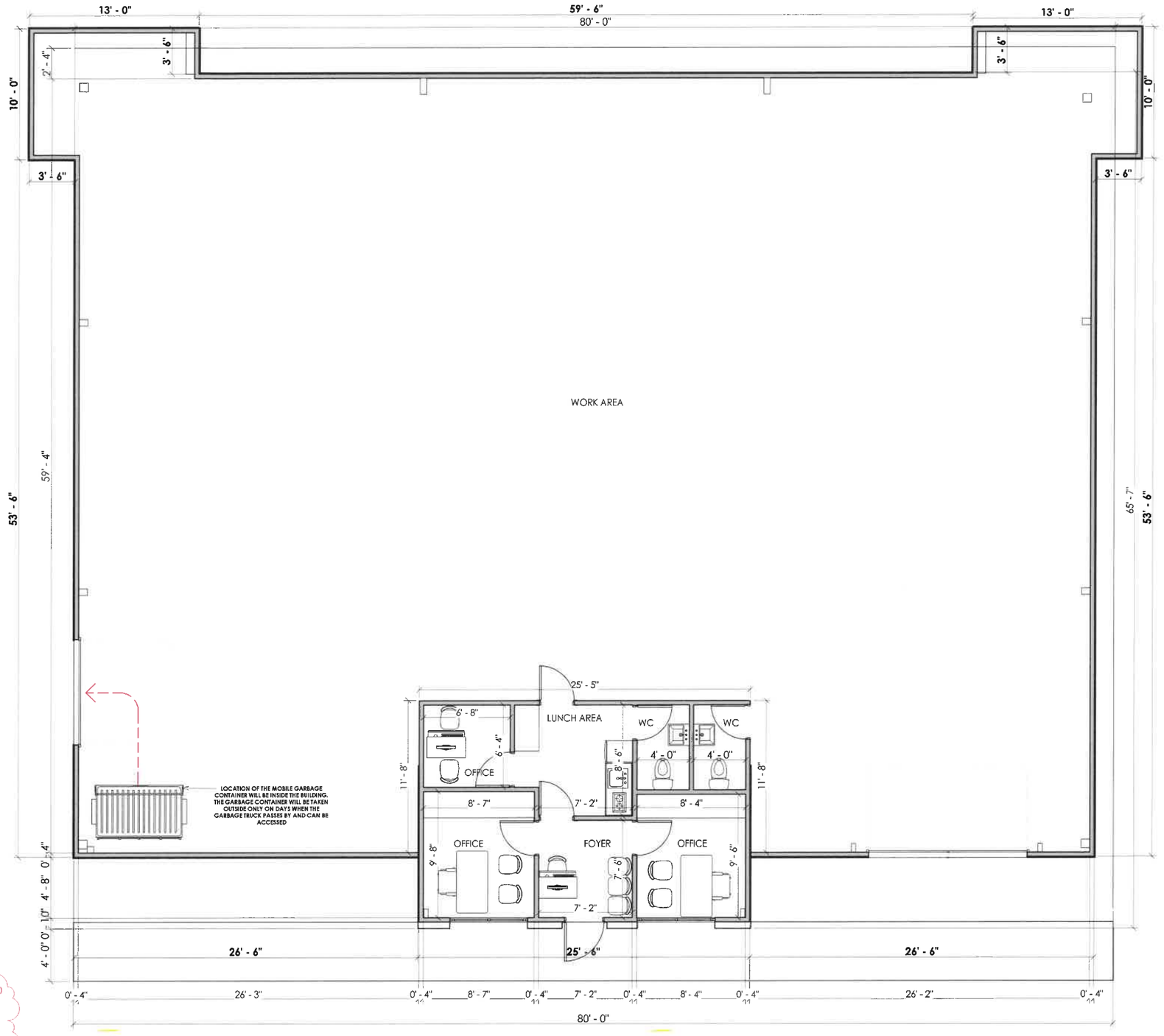
PLAN: ELEVATIONS

DATE: 04/11/2022

DRAW BY: F.G.M

A2

SHEET 08 OF 10



FLOOR PLAN

1/4" = 1' 0"

APROVED:

b)

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Director of Planning and Zoning

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OWNER:
SALVADOR SALCEDO

LOCATION:
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TABULATION AREA	
WORK AREA	4,656 SQ.FT.
OFFICE	432 SQ.FT.
TOTAL	4,960 SQ.FT.

DIRECTION:

REV. NO	DATE	COMMENTS
1	22/03/2024	a)-Added case number b)-Standard signature block with signature space for Planning and Zoning Chair and Planning Director attached e)- Location of the Mobile Garbage Container will be inside the building. The garbage container will be taken outside only on days when the garbage truck passes by and can be accessed.

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

FLOOR PLAN

DATE: **04/11/2022**

DRAW BY:
F.G.M

A1

SHEET **07** OF **10**

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 +10. 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. THELANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WIL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED NA SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 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 WALES.
e. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACE. AFTER INSTALLING SOIL AMENDMENTS, 15 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 WALES.
f. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, 18 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19" AY FROM THE WALKS
g. 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 ENS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OVNER.

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 (E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC)

a. THE LANDSCAPE CONTRACTOR 15 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. jF SOME OF THE PLANTS ARE NOT AVALABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA 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 ONNERIOWNER'S, REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.

5. THE CONTRACTOR SHALL MANTA THE LANDSCAPE IN A HEALTHY CONDITION FOR 50 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 TE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

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).

ROOF 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.

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. THEIRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALLNON-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 EXTENI POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHISREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALLIRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

CONCRETE
(A) PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2
(B) UP-TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION. ALSO REFER TO N.C.T.C.O.G. ITEM 303
(C) AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES SHALL NOT BE ALLOWED.
(D) MANUFACTURED SAND SHALL NOT EXCEED 20% OF THE TOTAL SAND CONTENT IN THE CONCRETE MIX DESIGN.
(E) CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 6 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.
(F) THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.
(G) PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM. 303.5.2.4.
(H) STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM. 303.4.2.3 AND DETAIL ON THIS SHEET.
(I) THERE SHALL BE ZERO TOLERANCES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (J) DEFICIENCY SHALL BE PROVED. REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE. CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED. WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADING OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.

CURING:
(A) PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS
(B) THE CONTRACTOR SHALL USE A WHITE PIGMENTED LIQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8. AND 303.2.12.1.1

REFERENCE CONCRETE

MIX DESING	MASS PER M³	C1-270- FA10-W165
CLINKER 1: CEM1 52.5R	KG	270
FLY ASH (EN 450)	KG	10
WATER	KG	162
SUPERPLASTICIZER	KG	2.8
RIVER SAND 0-2 mm	KG	597
RIVER GRAVEL 2-8mm	KG	446
RIVER GRAVEL 8-16mm	KG	847
W/C_{eq}	-	0.61
W/C_{eq}	-	0.60

n)

LANDSCAPE STANDARDS

05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT.

TOTAL SITE AREA:	±19,737 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,516 SQ.FT. (43%)
LOCATION OF LANDSCAPING:	A MINIMUM OF 100% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG THE SIDE OF BUILDINGS WITH STREET FRONTAGES 2,960 SQ.FT X 100% = 2,960 SQ.FT
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	3,960 SQ.FT, (46%)
MIN. SIZE OF AREAS	ALL REQUIRED LANDSCAPING SHALL BE NO LESS THAN FIVE (5) FEET WIDE AND BE A MINIMUM OF 25 SF IN AREA UNLESS IT IS WITHIN TEN (10) FEET OF A BUILDING ON THE SAME LOT.
DETENTION BASIN:	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.
PROPOSED DETENTION BASIN:	1,500 SQ. FT.
CANOPY TREES REQUIRED:	2,960 SQ. FT. / 750 SQ. FT. = 2 CANOPY TREE
CANOPY TREES PROVIDED:	3 CANOPY TREE
ACCENT TREES REQUIRED:	2,960 SQ. FT. / 1,500 SQ. FT. = 1 ACENT TREE
ACCENT TREES PROVIDED:	2 ACENT TREE
PARKING LOT LANDSCAPING	PARKING LOTS WITH MORE THAN TWO (2) ROWS OF PARKING SPACES [I.E. ONE (1) DRIVE ISLE WITH ROWS OF PARKING ON EITHER SIDE] SHALL HAVE A MINIMUM FOR FIVE (5%) PERCENT OR 200 SF OF LANDSCAPING – WHICHEVER IS GREATER – IN THE INTERIOR OF THE PARKING LOT AREA. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL REQUIRED LANDSCAPING.
PROPOSED PARKING AREA:	2,140 SQ. FT
REQ. PARKING AREA LANDSCAPING:	60 SQ. FT. OR 200 SQ. FT.
PROPOSED PARKING LOT LANDSCAPING:	1,400 SQ. FT.
PARKING SPACES:	(1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. (3) NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO THE EDGE OF PAVEMENT
TREES REQUIRED:	1 LARGE CANOPY TREE
TREES PROVIDED:	2 LARGE CANOPY TREE
05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL	INDUSTRIAL/OFFICE/TECHNOLOGY LAND USES: 50-FEET
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERMS AND SHRUBBERY SHALL EACH HAVE MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48- INCHES. IN ADDITION,
420?' STREET FRONTAGE REQUIRED PLANTING: PROVIDED 10' BUFFER: SHRUBS	TWO (1) CANOPY TREES FOUR (2) ACCENT TREES SHALL BE PLANTED PER 100-FEET OF LINEAR FRONTAGE ALONG THE PRIMARY ROADWAY.

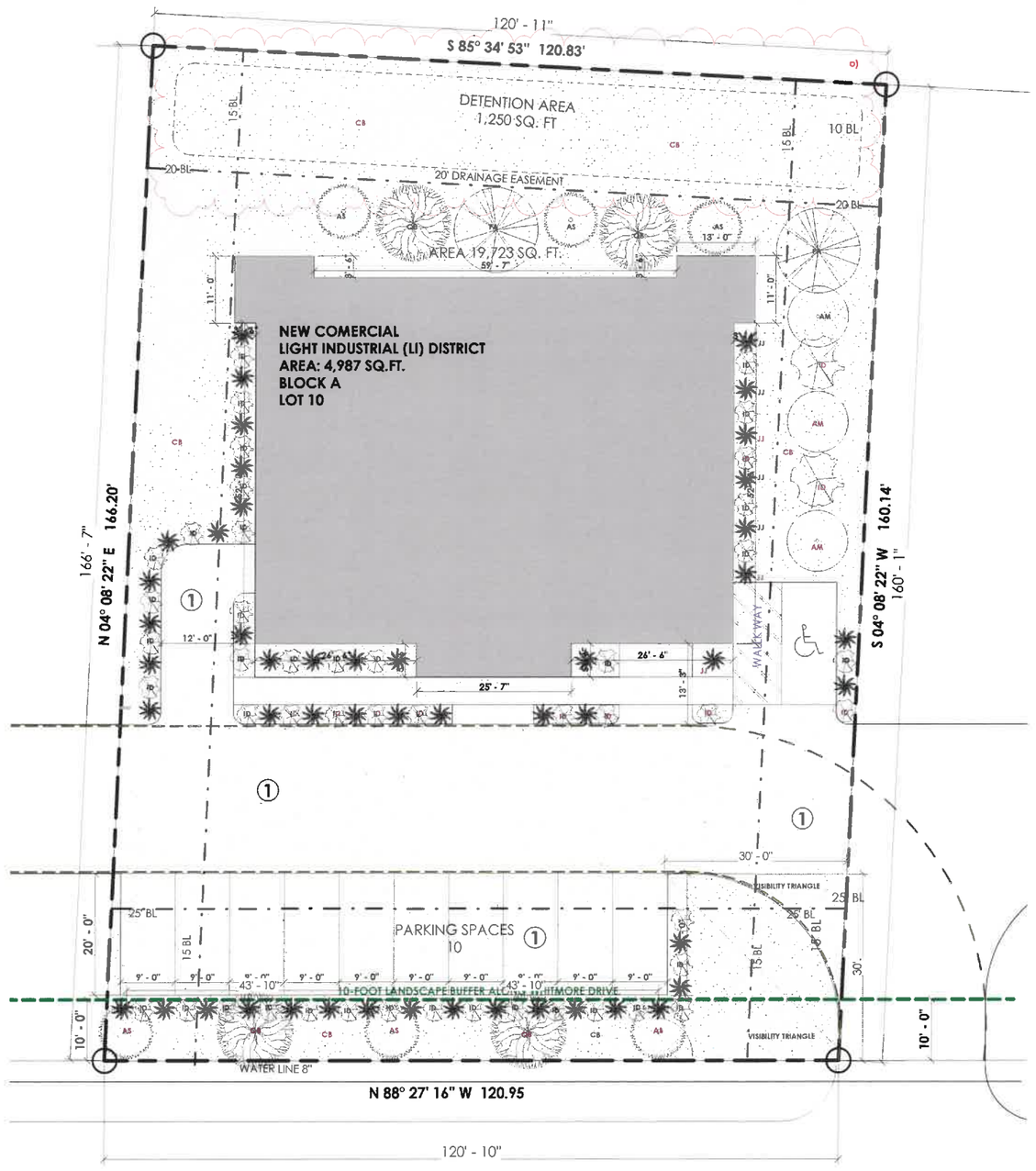
BASED ON CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

PLANT SCHEDULE

CODE	TREES	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK	4" CAL	CONT.	14' MIN
AM		3	ACER SACCHARUM 'CADDO'/ CADDO MAPLE	4" CAL	CONT.	12' MIN
PA		2	PINUS ELDARICA /AFGHAN PINE	4" CAL	CONT.	12' MIN
AS		6	ACER TRUNCATUM/ SHANTUNG MAPLE	4" CAL	CONT.	12' MIN

CODE	SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ID		49	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ		48	JUNIPERUS SP. /JUNIPER	5 GAL.	36" OC	24" MIN

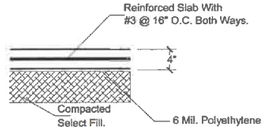
CODE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
CB		8,516 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		



LANDSCAPE PLAN

3/32" = 1'-0"

NOTE:
THE IRRIGATION SYSTEM WILL COMPLY WITH THE REQUIREMENTS OF THE UDC.



① CONCRETE DETAIL
UNSCALED

SITE PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT, (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,516 SQ.FT, (43%)
DRIVEWAY	3,559 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,071 SQ.FT.
COVERAGE PERCENT	56%

APROVED: b)

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 Commision of the City of Rockwall on the 22 day of April, 2024.

WITNESS OUR HANDS. THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning

PROJECT:
NEW COMERCIAL
AIR CONDITIONING EQUIPMENT STORAGE

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

gamma GROUP
Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

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ENGINEERING GENERAL NOTES

GAMMA GROUP, WE ARE NOY AN ENGINEERING FIM. WE DO NOT QUALIFY TO BE ONE. NOT ARE WE LICENSED TO DESIGN STRUCTURAL, FRAMING, WINDBRACING OR FOUNDATION, ALICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING, AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS. THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. THE DESIGNERS IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER, OR FORM IF ANY PROBLEMS MAY ARISE.

NOTE
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN IT IS THE RESPONSIBILITY OF PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.
1- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR PROCEEDING WITH CONSTRUCTION.
2 - BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED
13 - PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS

CONTRACTOR NOTES

THIS PLAN INCLUDING ALL DESIGN CONCEPTS, DRAWINGS, AND DETAILS CONTAINED HEREIN SHALL REMAN THE SOLE PROPERTY OF GAMMA GROUP AND CAN NOT BE DUPLICATED IN PART OR IN WHOLE WITHOUT THE PRIOR WRITTEN PERMISSION OF GAMMA GROUP WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING OF MATERIALS THE BUILDER AND/OR SUBCONTRACTORS SHALL VERIFY ALL NOTES AND MEASUREMENTS ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWING SHALL BE REPORTED TO THE BUILDER AND DESIGNER

DIRECTION:

REV NO.	DATE	COMMENTS
1	22/03/2024	a)-Added case number b)-Standard signature block with signature space for Planning and Zoning Chair and Planning Director attached n)-concrete references added o)-The detention area and subsequent landscaping are indicated.

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:
LANDSCAPE PLANTING PLAN

DATE: 05/01/2023

DRAW BY: F.G.M

LP1

SHEET 03 OF 10

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 'AVERTICAL 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 (GR EQUAL TO FROM THE TRUNK FOR EVERY 1" OF DEH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE
4. ONSULTANT ANDIOR 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.
5. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
6. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLAGE DURING THE ENTIRE. CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY 5 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 INA '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. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
   d. CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING. FAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES,IRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. ONOT PERT 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 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 GUT ROOTS LARGER THAN ONE INGH 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 MINMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULGH SHALL BE MAINTAINED. THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE AWEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUGE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJAGENT 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.

TREE PROTECTION GENERAL NOTES

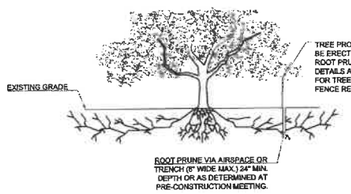
- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - A. AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  - B. AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - C. AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHEROBJECT 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.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THECONTRACTOR 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.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE ORBURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREASHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY ORCOMPLIANCE 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.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- 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.

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 Commision of the City of Rockwall on the 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

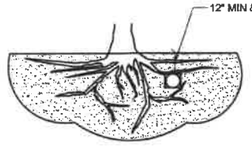
Planning & Zoning Commission, chairman — **Director of Planning and Zoning**



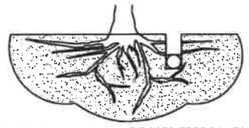
ROOT PRUNING DETAIL

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.

BORING THROUGH ROOT PROTECTION ZONE

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.

EXISTING TREE LEGEND

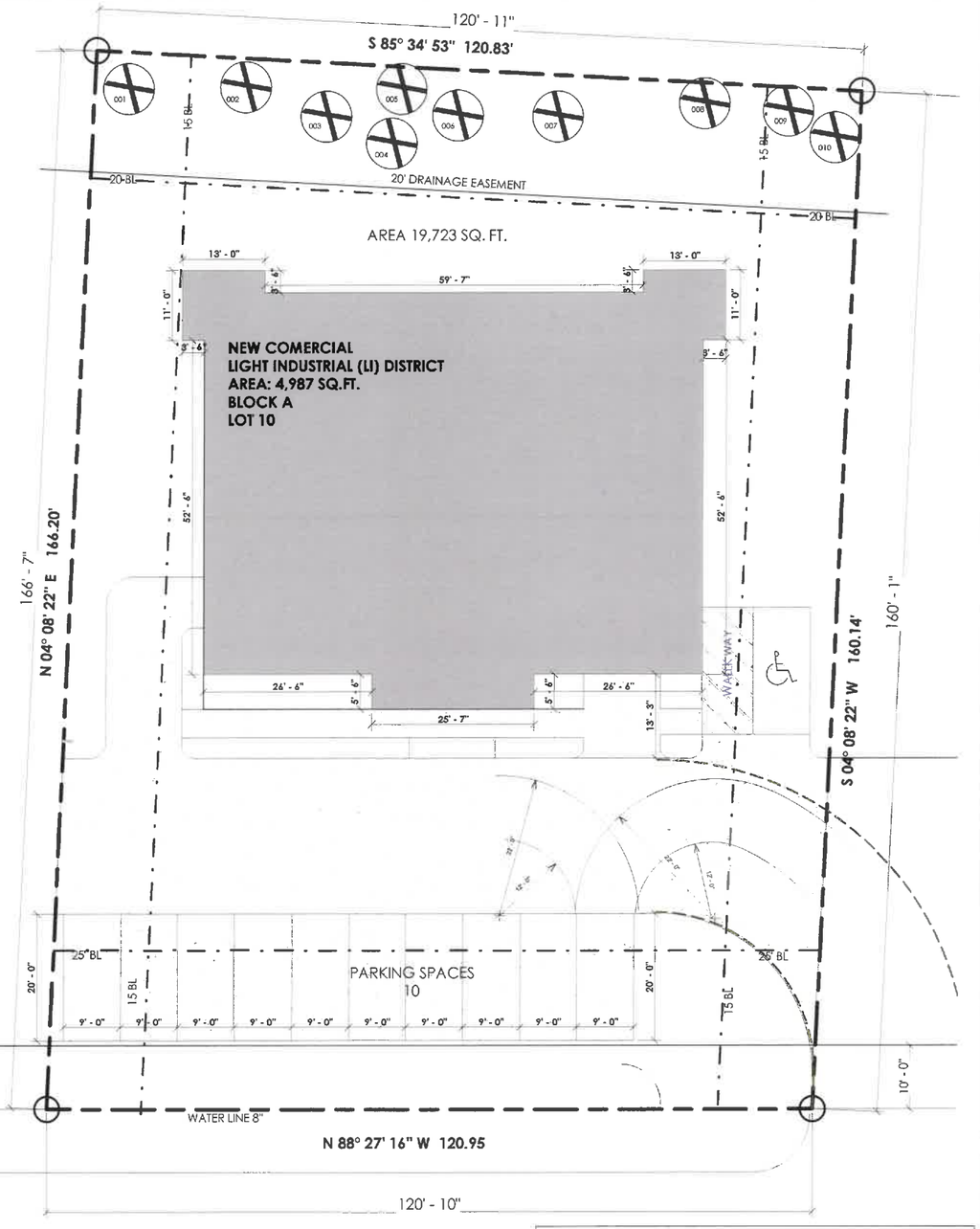
	EXISTING TREE OFF SITE	10
	EXISTING TREE TO BE REMOVED	10

TREE MIGRATION SUMMARY

TOTAL MIGRATION REQUIRED:	40"
PROPOSED CODE REQUIRED TREES:	19"
BALANCE OF MITIGATION:	14"
4" CAL MITIGATION TREES (5) ON SITE	21"

TREESCAPE PLAN SPRADSHEET

#	SPECIES	CALIPER	PROTECT OR REMOVE	TREE HEALTH (1-5)	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	RED OAK	4"	REMOVE	1	N	N	N	40"
							TOTAL:	40"



WHITMORE DRIVE

LANDSCAPE PLAN

3/32" = 1' 0"

SITE PLANE DATE	
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PROJECT:
NEW COMERCIAL
AIR CONDITIONING EQUIPMENT STORAGE

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

Gamma Group, Design & Construction LLC
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NOTE:
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13.- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

CONTRACTOR NOTES

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EXISTING TREE LEGEND

EXISTING TREE OFF SITE

EXISTING TREE TO BE REMOVED

DIRECTION:

REV. NO.	DATE	COMMENTS
1	22/03/2024	a)-Added case number b)-Standard signature block with signature space for Planning and Zoning Chair and Planning Director attached p)-A table is provided showing the trees that are being removed. It crancides with what is shown in Table 2 of article 09 of the Unified Development Code.

EXPIRATION DATE:

PAPER SIZE 36X24

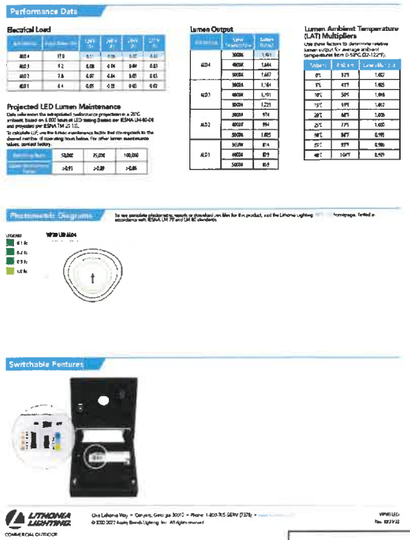
PLAN:
TRESCAPE PLAN DETAILS & SPECIFICATIONS

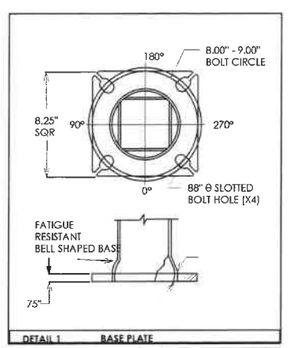
DATE: 05/01/2023

DRAW BY: F.G.M

TD1

SHEET 04 OF 10





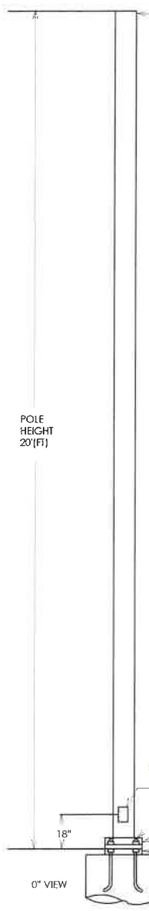
1) HARDWARE TO BE GALVANIZED TO ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER A153
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STELL CONSTRUCTION) QUALITY CERTIFICATION
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.

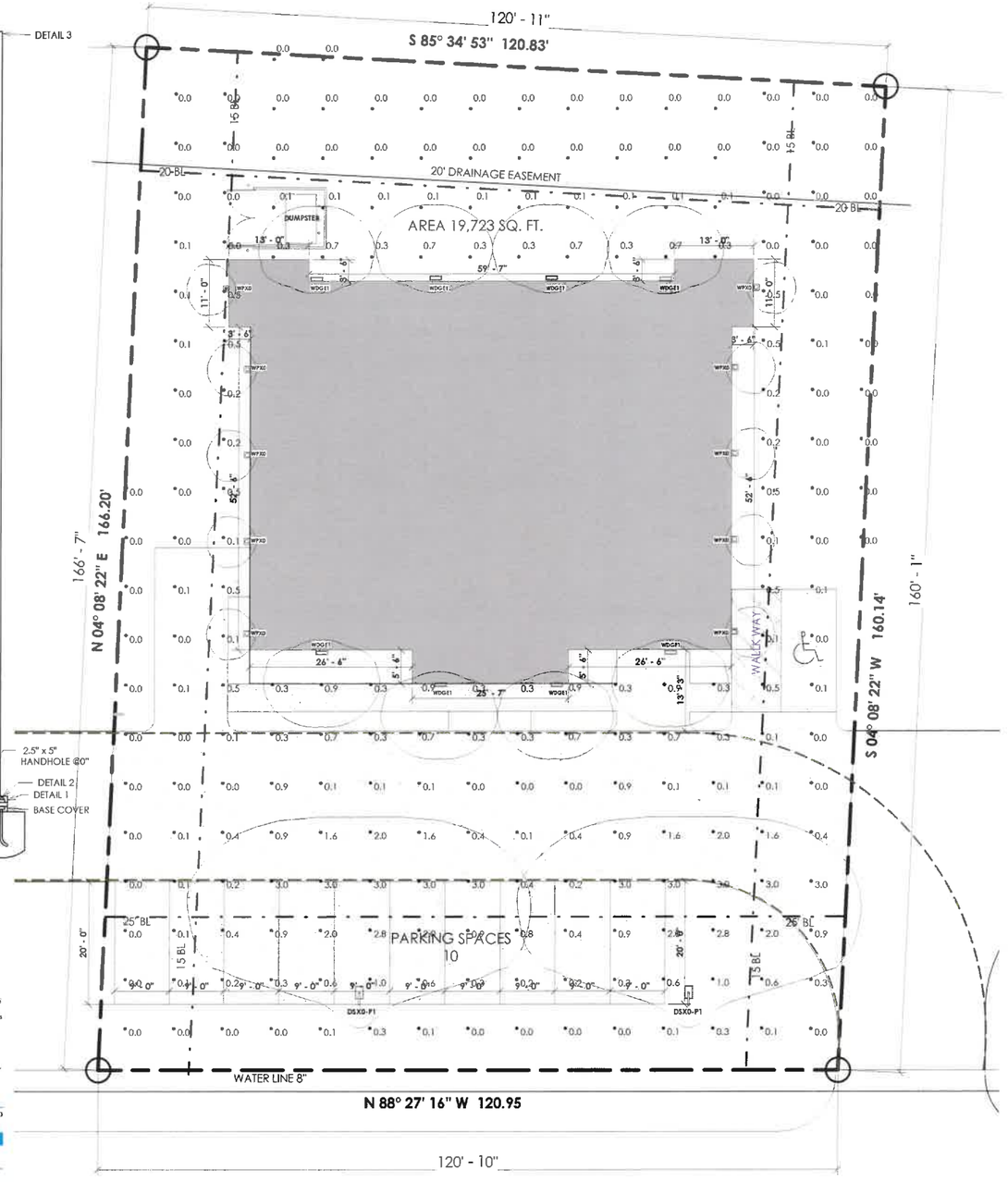
LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
SPEED (mph)	80	90	100	110	120	130	140	150
EPA Ft:	9.6	6.7	4.5	3.5	2.0	0.8	---	---
WEIGHT (lbs)	240	167	150	88	50	20		
FINISH								
TBD								

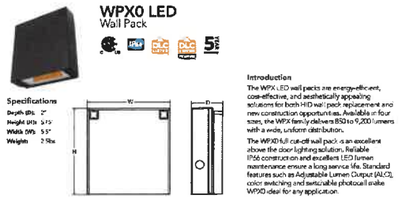
MATERIAL DATA	
COMPONET	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A38

POLE DIMENSION DATA						
TYPE	DESING	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS- 20- 40-11- A8	20	4.00	4.00	11 - GA (.1196")	140

DETAIL GENERAL NOTES







WPX0 LED
Wall Pack

Specifications
Depth (D): 2"
Height (H): 9.75"
Width (W): 9.5"
Weight: 2 lbs

Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Lens Temperature	Voltage	Controls	Finish
WPX0 LED ALO	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (DUSK)	DDBXD Dark Bronze

Note: The lumen output and input power shown in the ordering grid are average representations of all configurations.

NOTES:
Default test of the base wattage: 1,600 lumens, 4000K, Photocell enabled

APROVED:

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 Commision of the City of Rockwall on the 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning

SITE PHOTOMETRICS PLAN

3/32" = 1'-0"

WHITMORE DRIVE

LUMINAIRE SCHEDULE

SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSXO-P1	P	2	2 DSXO LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD / D-SERIES SIZE 0 LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDGE1	W	8	WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD / WDGE1 LED ARCHITECTURAL WALL SCONCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPX0	W	10	WPX0 LED ALO SWW2 MVOLT PE DDBXD / WPX0 LED WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000

PROJECT:
NEW COMERCIAL
AIR CONDITIONING EQUIPMENT STORAGE

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

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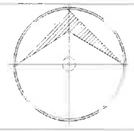
NOTES:

1. SURFACE REFLECTANCES: VERTICAL/HORIZONTAL - 50/20
2. MOUNTING HEIGHTS ARE DESIGNATED ON DRAWING WITH E2
3. LUMINAIRE DESCRIPTION DOES NOT NESSARLY REFLECTS SPECIFICATION MODEL NUMBER. CONTACT SALESPERSON FOR VERIFICATION.
4. LIGHTING POWER DENSITY IS CALCULATED BASED ON ESTIMATED BALLAST/DRIVER ENERGY CONSUMPTION. ENGINEER TO VERIFY
5. FOR LUMEN OUTPUT OF SCALE LUMINAIRES, MULTIPLY TOTAL LUMEN OUTPUT BY USER DEFINED FACTOR.
6. CALCULATION VALUES ARE AT HEIGHT INDUCATED IN SUMMARY TABLE

DIRECTION:



REV NO	DATE	COMMENTS
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EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:
SITE PHOTOMETRICS & DETAILS

DATE: 05/01/2023

DRAW BY: F.G.M

E1

SHEET 05 OF 10

D-Series Size 0
LED Area Luminaire

dsxo

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications
EPA: 0.46 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.00" (35.6 cm)
Height: H1: 3.06" (7.8 cm)
Height: H2: 7.46" (19.0 cm)
Weight: 23 lbs (10.4 kg)

Ordering Information
EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIRZ PIRHN DDBXD

DSX0 LED

Series	Light source	Color temperature (CCT nominal)	Color rendering	Distribution	Voltage	Mounting	Shipped included
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 Rotated optics P5R P8 P7R P9	30K 3000K 40K 4000K 50K 5000K Blue sensing (BSX only) - adjusted hue/bias applied	70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	Type II short Type II medium Type III short Type III medium Type III long Type IV short Type IV long Forward throw very long	MVOLT 347V 480V* HVOLT 277V 480V* 120 V * 208 V * 240 V * 277 V * 347 V * 480 V *	Shipped included Surface mounting bracket Square pole universal mounting adaptor (fits 3" to 6" tenon O.D.) Mast arm mounting bracket adaptor (fits 2-3/8" tenon O.D.) Wall mounting bracket Shipped separately Surface mounting bracket Square pole universal mounting adaptor (fits 3" to 6" tenon O.D.) Mast arm mounting bracket adaptor (fits 2-3/8" tenon O.D.)

Shipped installed NLTAIRZ PIRHN PER PIR PIR1FC3V PER5 PER7	nLight AIR generation 2 enabled, for 120 and 277 volt input only, with integrated PIR high/low ambient sensor, ANSI C136.10 compliant High/low, motion, ambient sensor enabled with 15 ft (4.6 m) mounting height, ANSI C136.10 compliant Bi-level, motion, ambient sensor enabled with 8 ft (2.4 m) mounting height, ANSI C136.10 compliant For use on retrofit drilling templates See ordering info on page 4 Five wire receptacle only (no controls)	Supplied installed BS Reduced wattage (Dual Switched)* DS Dual switching* PIR Bi-level motion sensor* PIRH Bi-level motion sensor* CD Clear drop lens* DM* DMG* Shipped separately WG Wire guard* VG Vandal guard* SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* Shipped separately BSW Back box (Table 3, Not available in 3 wire with NLTAIRZ, NLTAIR2, PIRTW, PIRHTW) EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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. Contact factory for performance data on any configurations not shown.

Optical set	Drive current	System watts	Electrical load	25°C				30°C				40°C				50°C			
				LED	Lumens	BUG	LPW	LED	Lumens	BUG	LPW	LED	Lumens	BUG	LPW	LED	Lumens	BUG	LPW
P1	350	25	0.25	1	3,000	B1 U0 G1	120	1	2,970	B1 U0 G1	119	1	2,910	B1 U0 G1	116	1	2,850	B1 U0 G1	114
			0.5	2	5,940	B1 U0 G1	119	2	5,880	B1 U0 G1	118	2	5,760	B1 U0 G1	115	2	5,640	B1 U0 G1	113
			0.7	3	8,820	B1 U0 G1	118	3	8,730	B1 U0 G1	116	3	8,550	B1 U0 G1	114	3	8,370	B1 U0 G1	112
			1.0	4	11,760	B1 U0 G1	118	4	11,640	B1 U0 G1	116	4	11,400	B1 U0 G1	114	4	11,160	B1 U0 G1	112
P2	525	35	0.25	1	4,410	B1 U0 G1	126	1	4,365	B1 U0 G1	125	1	4,275	B1 U0 G1	122	1	4,185	B1 U0 G1	120
			0.5	2	8,820	B1 U0 G1	126	2	8,730	B1 U0 G1	125	2	8,550	B1 U0 G1	122	2	8,370	B1 U0 G1	119
			0.7	3	13,020	B2 U0 G1	124	3	12,900	B2 U0 G1	123	3	12,630	B2 U0 G1	120	3	12,360	B2 U0 G1	118
			1.0	4	17,360	B2 U0 G1	124	4	17,200	B2 U0 G1	123	4	16,840	B2 U0 G1	120	4	16,480	B2 U0 G1	118
P3	700	45	0.25	1	5,670	B2 U0 G1	126	1	5,580	B2 U0 G1	124	1	5,490	B2 U0 G1	122	1	5,400	B2 U0 G1	120
			0.5	2	11,340	B2 U0 G1	126	2	11,160	B2 U0 G1	124	2	10,980	B2 U0 G1	122	2	10,800	B2 U0 G1	120
			0.7	3	16,740	B2 U0 G1	124	3	16,470	B2 U0 G1	122	3	16,200	B2 U0 G1	120	3	15,930	B2 U0 G1	118
			1.0	4	22,320	B2 U0 G1	124	4	21,960	B2 U0 G1	122	4	21,600	B2 U0 G1	120	4	21,240	B2 U0 G1	118
P4	1050	70	0.25	1	8,820	B2 U0 G1	126	1	8,680	B2 U0 G1	124	1	8,540	B2 U0 G1	122	1	8,400	B2 U0 G1	120
			0.5	2	17,640	B2 U0 G1	126	2	17,360	B2 U0 G1	124	2	17,080	B2 U0 G1	122	2	16,800	B2 U0 G1	120
			0.7	3	26,040	B3 U0 G1	124	3	25,620	B3 U0 G1	122	3	25,200	B3 U0 G1	120	3	24,780	B3 U0 G1	118
			1.0	4	34,720	B3 U0 G1	124	4	34,160	B3 U0 G1	122	4	33,600	B3 U0 G1	120	4	33,040	B3 U0 G1	118
P5	1050	70	0.25	1	8,820	B2 U0 G1	126	1	8,680	B2 U0 G1	124	1	8,540	B2 U0 G1	122	1	8,400	B2 U0 G1	120
			0.5	2	17,640	B2 U0 G1	126	2	17,360	B2 U0 G1	124	2	17,080	B2 U0 G1	122	2	16,800	B2 U0 G1	120
			0.7	3	26,040	B3 U0 G1	124	3	25,620	B3 U0 G1	122	3	25,200	B3 U0 G1	120	3	24,780	B3 U0 G1	118
			1.0	4	34,720	B3 U0 G1	124	4	34,160	B3 U0 G1	122	4	33,600	B3 U0 G1	120	4	33,040	B3 U0 G1	118
P6	1050	70	0.25	1	8,820	B2 U0 G1	126	1	8,680	B2 U0 G1	124	1	8,540	B2 U0 G1	122	1	8,400	B2 U0 G1	120
			0.5	2	17,640	B2 U0 G1	126	2	17,360	B2 U0 G1	124	2	17,080	B2 U0 G1	122	2	16,800	B2 U0 G1	120
			0.7	3	26,040	B3 U0 G1	124	3	25,620	B3 U0 G1	122	3	25,200	B3 U0 G1	120	3	24,780	B3 U0 G1	118
			1.0	4	34,720	B3 U0 G1	124	4	34,160	B3 U0 G1	122	4	33,600	B3 U0 G1	120	4	33,040	B3 U0 G1	118

Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0°C to 50°C (32°F to 122°F).

Ambient	Lumen multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98
50°C	0.96

Projected LED Lumen Maintenance
Data references the extrapolated performance projection for the platform, operated 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.
Calculation for the lumen maintenance factor (for reporting purposes only) may be found in the following table. For values not shown please contact factory.

Operating hours	0	25,000	50,000	100,000
Lumen maintenance factor	1.0	>0.96	>0.93	>0.91

Electrical Load

Optical set	Drive current	System watts	120			208			240			277			347			480		
			Input current	THD	Power factor	Input current	THD	Power factor	Input current	THD	Power factor	Input current	THD	Power factor	Input current	THD	Power factor	Input current	THD	Power factor
P1	350	25	0.22	20.0%	0.99	0.13	20.0%	0.99	0.12	20.0%	0.99	0.11	20.0%	0.99	0.09	20.0%	0.99	0.06	20.0%	0.99
	525	35	0.31	20.0%	0.99	0.18	20.0%	0.99	0.16	20.0%	0.99	0.14	20.0%	0.99	0.11	20.0%	0.99	0.08	20.0%	0.99
P2	700	45	0.40	20.0%	0.99	0.23	20.0%	0.99	0.20	20.0%	0.99	0.18	20.0%	0.99	0.14	20.0%	0.99	0.10	20.0%	0.99
	1050	70	0.61	20.0%	0.99	0.35	20.0%	0.99	0.31	20.0%	0.99	0.27	20.0%	0.99	0.21	20.0%	0.99	0.15	20.0%	0.99
P3	700	45	0.40	20.0%	0.99	0.23	20.0%	0.99	0.20	20.0%	0.99	0.18	20.0%	0.99	0.14	20.0%	0.99	0.10	20.0%	0.99
	1050	70	0.61	20.0%	0.99	0.35	20.0%	0.99	0.31	20.0%	0.99	0.27	20.0%	0.99	0.21	20.0%	0.99	0.15	20.0%	0.99
P4	1050	70	0.61	20.0%	0.99	0.35	20.0%	0.99	0.31	20.0%	0.99	0.27	20.0%	0.99	0.21	20.0%	0.99	0.15	20.0%	0.99
P5	1050	70	0.61	20.0%	0.99	0.35	20.0%	0.99	0.31	20.0%	0.99	0.27	20.0%	0.99	0.21	20.0%	0.99	0.15	20.0%	0.99
P6	1050	70	0.61	20.0%	0.99	0.35	20.0%	0.99	0.31	20.0%	0.99	0.27	20.0%	0.99	0.21	20.0%	0.99	0.15	20.0%	0.99

Motion Sensor Default Settings

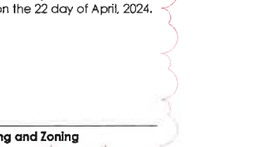
Mounting	Coverage	Ambient sensor default setting	Time delay default setting	Dimmed state	Ramp-up time
P8	360°	100fc	Dwell (1.0)	10 min	3 sec
P8 MVOLT/HVOLT	360°	100fc	Dwell (1.0)	10 min	3 sec

Controls Options

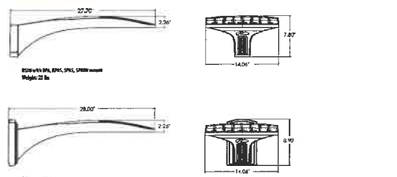
BS	Field adjustable output factory targeted from the factory to 50% of initial output	Allows the luminaire to be manually dimmed; offered in standalone dimming mode	PER sensor	Compatible with wall-station systems that have the 0-10V sink	
PER (or PER5 or PER7)	Factory-set occupancy sensor with photocell, operating in NLTAIRZ operation	Turn luminaire on when the room detects motion, then dims to 50% after 5 minutes of no motion detected	Integrates into occupancy-controlled nLight wireless networks	Compatible with wall-station systems that have the 0-10V sink	
PIR (or PIR1FC3V)	Factory-set bi-level occupancy sensor with photocell, operating in NLTAIRZ operation	Turn luminaire on when the room detects motion, then dims to 50% after 5 minutes of no motion detected	Integrates into occupancy-controlled nLight wireless networks	Pre-fit 0-10V dimming leads are ideal; Pre-fit 7-pin receptacle only (no controls) for use with external control devices specified by others	
PIRH	Factory-set bi-level occupancy sensor with photocell, operating in NLTAIRZ operation	Turn luminaire on when the room detects motion, then dims to 50% after 5 minutes of no motion detected	Integrates into occupancy-controlled nLight wireless networks	Locate in area with cellular access that meets the 2-120 rule.	
NLTAIRZ PIRHN	nLight AIR enabled luminaire for bi-level sensing, photocell and motion communication	Allows the occupancy and dimming settings (ramp-up, time delay, dimming level, etc.) to be changed via the nLight AIR mobile app	Integrates into nLight AIR wireless network	nLight AIR sensor can be programmed and commissioned from the nLight AIR mobile app. Compatible with 0-10V sink and wall-station systems that use the 2-WP leads.	
NLTAIR2 PIR	Integrates to wireless low-bay sensors and fixtures to enable nLight wireless networking	Allows occupancy and dimming settings (ramp-up, time delay, dimming level, etc.) to be changed via the nLight AIR mobile app	See PIRH	See PIRH	

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's website at www.lithonia.com.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Calculations are at grade at mounting height (BUG).



Dimensions



FEATURES & SPECIFICATIONS

INTENDED USE
The new design of the D-Series Size 0 makes it a embodied high performance area LED technology it is ideal for many commercial and institutional applications, such as: refer to list, stores, campuses, or downtown areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through cool surfaces and convection cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted to the housing for added thermal protection to maximize component life. The optical chamber is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Use DTA (field fit) for light pole/post-top mounting.

FINISH
Exterior parts are polymethacrylic acid-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A slightly corrugated surface design creates a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and matte, sound finish.

COASTAL CONSTRUCTION (CC0)
Optional corrosion resistant 3 coat process over a zinc rich primer specifically designed for enhanced resistance to salt spray and other harsh coastal conditions. Ideal for use in coastal areas. Per lab results typically exceeds 3,000 hours per ASTM B117 with scribe rating of 10. Additional leadtimes may apply.

OPTICS
Precision-moulded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) or cool light options 80CRI for applications are also available. The D-Series Size 0 has been tested and qualified as a Dark Sky Friendly product, meaning it is consistent with the IESNA and Green Globes criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist(s) of high-efficacy LEDs mounted on metal-core printed boards to maximize heat dissipation at 25°C/77°F. Class 1 electronic drivers have a high power factor (>90%), THD (<20%), and are designed for a 100,000 hours with <1% failure rate. Easily replaced in the field, the driver(s) features a minimum Category C Low connection form (ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Series 0 comes as stand-alone 0-10V dimming drivers. Ready to deliver controls installed via external NEMA twist-lock photocell receptacle. PER integrated motion sensor with an 8-foot (2.4 m) mounting height, user adjustable programming and up to 360° for mounting heights up to 40 feet. Corner or square fit, features a bi-level dimmer that allows if motion(s) control is set to 'on-off' all light output to either 30% or 100% light output.

nLight AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight AIR for the ultimate wireless control. The occupancy controls platform provides out-of-the-box functionality for new and previously installed luminaires and is available for mounting heights up to 40 feet. Controls are configured via the nLight AIR mobile app or the nLight AIR Commissioning Tool. Each nLight AIR sensor will communicate wirelessly with two neighboring luminaires, creating a mesh network that ensures seamless control. A motion sensor will proactively ensure luminaires meet the need for additional light when required. Scheduled dimming with motion override can be achieved when used with the nLight Eclypse. Additional features include nLight Air sensor fixture ID.

INSTALLATION
Integral mounting yoke allows for tool-less mounting. Leave Lithonia standard #8 drilling and slot combination (one drilling is 2.13" x 1.75" on center. The standard "RPA" option for square poles and the "RPA5" option for round poles uses the #8 drilling. For 3 inch (76 mm) tenon, use SPA5 or RPA5. Additional mounting accessories may be ordered separately. Use of non-metallic shims may require an alternative mounting method. Contact factory for more information.

LISTINGS
UL listed for wet locations. UL Canada for wet locations. Light engines are IP66 rated. Luminaire is IP66 rated. 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 to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixtures Seal of Approval (FSA) is available for all products or designs using 3000K color temperature only.

BUY AMERICAN ACT
Products with the BAA option is assembled in the USA and meets the Buy American Act requirements when used in accordance with FAR, DFARS and DOT regulations. Please refer to www.lithonia.com/baa for additional information.

WARRANTY
5 year limited warranty. This and all other warranty provided is and is in lieu of all other oral or written warranties, express or implied, including any warranty of merchantability or fitness for a particular purpose, all of which are expressly disclaimed. Complete warranty terms located at www.lithonia.com/warranty

Note: Actual performance may differ as a result of end user environments and applications. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

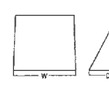
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIRZ PIRHN

WDGE1 LED
Architectural Wall Sconce

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.

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 5"
Weight: (without options): 2 lbs



WDGE LED Family Overview

Family	Wattage (W)	Lumens	Equivalency	30K (3000K, 80 CRI)	40K (4000K, 80 CRI)	50K (5000K, 80 CRI)
WDGE1 LED	8W	1,200	100W	1,200	1,200	1,200
WDGE2 LED	18W	2,100	175W	2,100	2,100	2,100
WDGE3 LED	25W	3,000	250W	3,000	3,000	3,000
WDGE4 LED	40W	4,800	400W	4,800	4,800	4,800

Ordering Information
EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color temperature	CRI	Functionality	Voltage	Mounting
WDGE1 LED	P1 P2 P3	30K 3000K 40K 4000K 50K 5000K	80CRI 90CRI	VF Visual comfort wide VW Visual comfort wide	MVOLT 347	Shipped included SRM Surface mounting bracket ICW Interior corrugated box (recommended for single fixture installations) Shipped separately AWS 3/8" (M10) Architectural wall spacer PBBW Surface mounted back box (for use with conduit entry). Sold separately. Refer to page 4 for more information.

Options		Finish	
EM90D Emergency battery backup (-20°C to +40°C), 90 minutes, DALI driver PE Photocell, SSL twist-lock (120-277V) DS Dual switching DMG 0-10V dimming wires pulled outside fixture DCR Dim-to-off SF Single fuse (120V, 277V, 347V) DF Double fuse (208V, 240V, 480V)		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

Accessories
Ordered and shipped separately.
WDGE1 PBBW Surface mounted back box (for use with conduit entry)

NOTES
1 30K not available in 90CRI.
2 Not available with EM90D.
3 Not available with PE.
4 Not available with DS, DCR.
5 Not available for DLC Premium qualified versions.

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE1 LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

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 90 minutes.

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 EWHN and VF distribution.

WDGE1 LED xx 40K 80CRI VF MVOLT EWHN

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

Performance Data

Lumen Output

Optical set	Drive current	System watts	Electrical load	25°C				30°C				40°C				50°C			
				LED	Lumens	BUG	LPW	LED	Lumens	BUG	LPW	LED	Lumens	BUG	LPW	LED	Lumens	BUG	LPW
P1	1000	8W	0.25	1	1,100	B1 U0 G1	138	1	1,090	B1 U0 G1	136	1	1,070	B1 U0 G1	134	1	1,050	B1 U0 G1	131
			0.5	2	2,200	B1 U0 G1	138	2	2,180	B1 U0 G1	136	2	2,140	B1 U0 G1	134	2	2,100	B1 U0 G1	131
			0.7	3	3,300	B1 U0 G1	138	3	3,270	B1 U0 G1	136	3	3,210	B1 U0 G1	134	3	3,150	B1 U0 G1	131
			1.0	4	4,400	B1 U0 G1	138	4	4,360	B1 U0 G1	136	4	4,280	B1 U0 G1	134	4	4,200	B1 U0 G1	131
P2	2000	18W	0.25	1	2,100	B2 U0 G1	117	1	2,080	B2 U0 G1	116	1	2,040	B2 U0 G1	113	1	2,000	B2 U0 G1	111
			0.5	2	4,200	B2 U0 G1	117	2	4,160	B2 U0 G1	116	2	4,080	B2 U0 G1	113	2	4,000	B2 U0 G1	111
			0.7	3	6,300	B2 U0 G1	117	3	6,240	B2 U0 G1	116	3	6,120	B2 U0 G1	113	3	6,000	B2 U0 G1	111
			1.0	4	8,400	B2 U0 G1	117	4	8,320	B2 U0 G1	116	4	8,160	B2 U0 G1	113	4	8,000	B2 U0 G1	111
P3	3000	25W	0.25	1	3,000	B2 U0 G1	120	1	2,970	B2 U0 G1	119	1	2,910	B2 U0 G1	116	1	2,850	B2 U0 G1	114
			0.5	2	6,000	B2 U0 G1	120	2	5,940	B2 U0 G1	119	2	5,820	B2 U0 G1	116	2	5,700	B2 U0 G1	114
			0.7	3	9,000	B2 U0 G1	120	3	8,910	B2 U0 G1	119	3	8,730	B2 U0 G1	116	3	8,550	B2 U0 G1	114
			1.0	4	12,000	B2 U0 G1	120	4	11,880	B2 U0 G1	119	4	11,640	B2 U0 G1	116	4	11,400	B2 U0 G1	114
P4	4000	40W	0.25	1	4,000	B3 U0 G1	100	1	3,960	B3 U0 G1	99	1	3,880	B3 U0 G1	97	1	3,800	B3 U0 G1	95
			0.5	2	8,000	B3 U0 G1	100	2	7,920	B3 U0 G1	99	2	7,760	B3 U0 G1	97	2	7,600	B3 U0 G1	95
			0.7	3	12,000	B3 U0 G1	100	3	11,880	B3 U0 G1	99	3	11,640	B3 U0 G1	97	3	11,400	B3 U0 G1	95
			1.0	4	16,000	B3 U0 G1	100	4	15,840	B3 U0 G1	99	4	15,520	B3 U0 G1	97	4	15,200	B3 U0 G1	95

Electrical Load

Optical set	Drive current	System watts	120			277			347			480		
			Input current	THD	Power factor	Input current	THD	Power factor	Input current	THD	Power factor	Input current	THD	Power factor
P1	1000	8W	0.07	20.0%	0.99	0.03	20.0%	0.99	0.02	20.0%	0.99	0.02	20.0%	0.99
P2	2000	18W	0.15	20.0%	0.99	0.07	20.0%	0.99	0.05	20.0%	0.99	0.04	20.0%	0.99
P3	3000	25W	0.21	20.0%	0.99	0.09	20.0%	0.99	0.07	20.0%	0.99	0.05	20.0%	0.99
P4	4000	40W	0.33	20.0%	0.99	0.14	20.0%	0.99	0.11	20.0%	0.99	0.08	20.0%	0.99

Lumen Multiplier for 90CRI

Ambient	Lumen multiplier
25°C	0.845
30°C	0.827
40°C	0.806
50°C	0.785

Lumen Output in Emergency Mode (4000K, 80 CRI)

Drive current	Wattage	Lumens
1000mA	7W	694
	9W	647

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0°C to 50°C (32°F to 122°F).

Ambient	Lumen multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.96

Projected LED Lumen Maintenance
Data references the extrapolated performance projection for the platform, operated 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.
Calculation for the lumen maintenance factor (for reporting purposes only) may be found in the following table. For values not shown please contact factory.

Operating hours	0	25,000	50,000	100,000
Lumen maintenance factor	1.0	>0.96	>0.93	>0.91

Mounting, Options & Accessories

EM90D – 6W Emergency Battery Backup
D = 5.5"
H = 5"
W = 5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.
D = 1.75"
H = 8"
W = 5"

AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 6.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common wall-mounted task, wash-down residential applications, such as: garages, porches, entryways, and commercial applications, such as: retail, hospitality, education, healthcare, office, warehouses, religious, schools, malls, restaurants, and other architectural buildings.

CONSTRUCTION
The single piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the external light engine heat sinks and minimize cooling fins. The driver is mounted in direct contact with the casting for future use and guaranteed system performance. Housing is IP66 rated for protection against dust and moisture ingress. Optical chamber is sealed against moisture and dust, exceeding an IP66 rating for the luminaire.

Finish:
External painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weatherability. A slightly corrugated surface design creates a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and matte, sound finish.

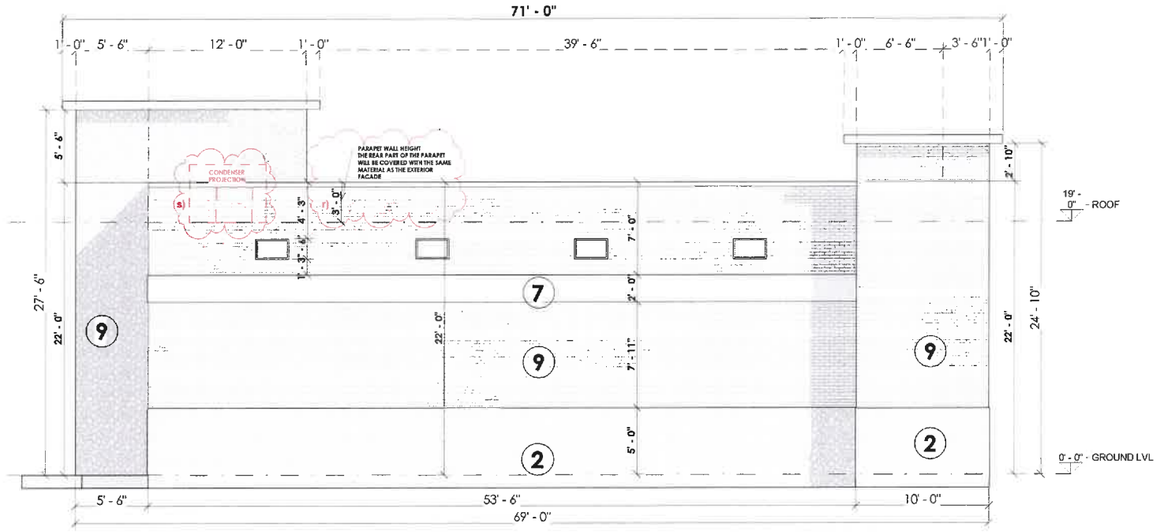
Optics:
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) or cool light options 80CRI

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	LEFT ELEVATION	1,801 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	1,693 S.Q. F.T.	93.0 %
9	BRICKS	1,217 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,801 S.Q. F.T.	100 %

RIGHT ELEVATION

3/16" = 1' 0"



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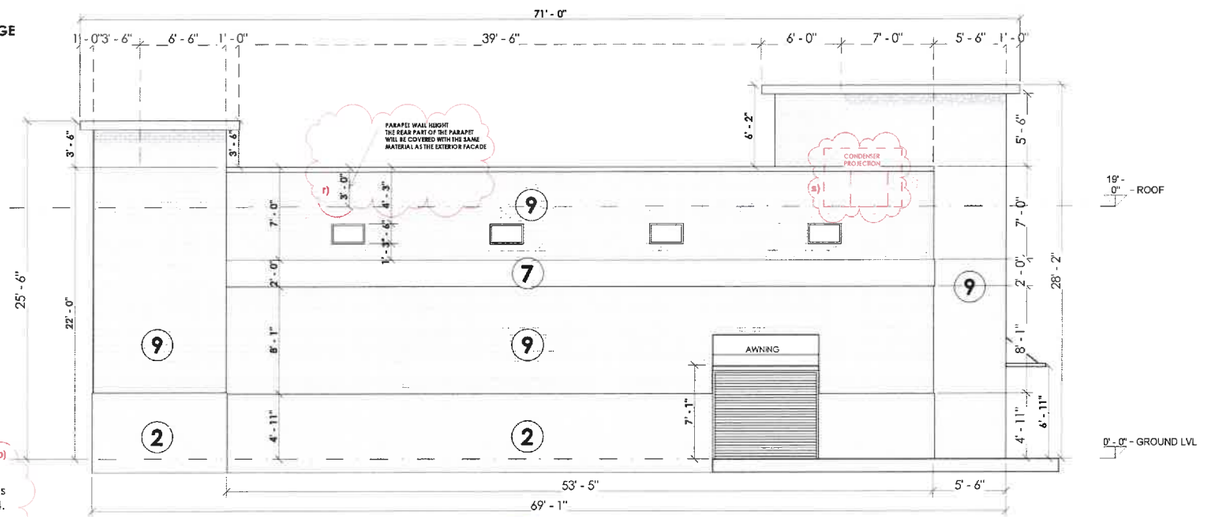

b)

APROVED:

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 Commision of the City of Rockwall on the 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning

PROJECT:
NEW COMERCIAL

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

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NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN IT IS THE RESPONSABILITY OF PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES
1.- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR PROCEEDING WITH CONSTRUCTION.
2.- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED
13.- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS

CONTRACTOR NOTES

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MATERIALS

SYMBOL	SPECIFICATION
1	ALUMINUM SHEETS
2	STONE SMOKED LUEDERS
3	STUCO
4	SIDING
5	WOOD
6	GLASS
7	STANDING SEAM q)
8	ASPHALT SHINGLES
9	BRICK GEORGETOWN

DIRECTION:

REV NO	DATE	COMMENTS
1	22/03/2024	a)-Added case number b)-Standard signature block with signature space for Planning and Zoning Chair and Planning Director attached q)-The roof will be standing seam r)-Parapet height added and the rear part of the parapet will be covered with the same material as the exterior facade s)- the location of RTUs is indicated

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:
ELEVATIONS

DATE: 04/11/2022

DRAW BY:
F.G.M

A3

SHEET 09 OF 10

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Angelica Guevara, *Planning Technician*
DATE:	June 25, 2024
SUBJECT:	MIS2024-011; *Exception Request for 1225 State Highway 276 (i.e. Costco)*

The applicant, Gavin Jones, is requesting the approval of an *Exception* to allow artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 33.17-acre parcel of land (*i.e. Lot 1R, Block 1, Rockwall Centres Corners Addition*) and is addressed as 1225 SH-276. In this case, the applicant is requesting to allow artificial turf that has already been installed in a parking lot island to remain. Staff should note that this case was referred to the Planning and Zoning Department from the Neighborhood Improvement Services (NIS) Division as part of an enforcement action on the property (*i.e. Case No. CE2024-2222*). Based on the applicant's letter, they are requesting to retain the artificial turf on a median in order to further enhance the look of their parking lot (*see Figure 1)*.

FIGURE 1: MEDIAN WITH ARTIFICIAL TURF

According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited on all non-residentially zoned property; however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." The applicant's letter indicates that the artificial area was installed approximately one (1) year ago, and that the median also consists of natural rock that was placed on the property as a sustainability and water saving measure. In addition, the applicant has indicated that the subject property consists of over ~20.00-acres of natural landscaping, including mature trees, shrubs, and river rock. Of those ~20.00-acres, the only place consisting of artificial turf would be the median by the store entrance. Staff should note that the applicant's request does not seem to negatively impact the overall look of the existing Costco location or its parking lot, and that the artificial landscaping in the median seems to have been well maintained since its installation; however, approval of an exception is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *June 25, 2024*.

PROJECT COMMENTS

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

DATE: 6/21/2024

PROJECT NUMBER: MIS2024-011
PROJECT NAME: Exception for Costco
SITE ADDRESS/LOCATIONS: 1225 STATE HIGHWAY 276

CASE CAPTION: Discuss and consider a request by Gavin Jones on behalf of Costco Wholesale Corporation for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 33.17-acre parcel of land identified as Lot 1R, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1225 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved w/ Comments

06/17/2024: If approved will need to obtain a permit for the artificial turf with Building Inspection Department and must provide the specification sheets on the turf installed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/11/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved w/ Comments

06/17/2024: Creates more of a heat island and conflicts with our UDC

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments

06/19/2024: MIS2024-011; Exception Request for 1225 SH-276 (Costco)

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

I.1 This is a request by request by Gavin Jones on behalf of Costco Wholesale Corporation for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 33.17-acre parcel of land identified as Lot 1R, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1225 SH-276.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438, or email aguevara@rockwall.com.

I.3 According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited on all non-residentially zoned property.” In this case, you are requesting approval of artificial turf landscaping, which requires review by the Planning and Zoning Commission. The code goes on to state that an Exception may be granted by the Planning and Zoning Commission if it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use. In this case, the artificial landscaping is currently installed and requires approval by the Planning and Zoning Commission to remain in place.

I.4 Please note the scheduled meeting for this case:
1) Planning & Zoning meeting will be held on June 25, 2024 at 6:00 PM in the council chambers at City Hall.

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

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	1225 STATE HWY 276, ROCKWALL, TX, 75032		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL	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	COSTCO WHOLESALE	☐ APPLICANT	
CONTACT PERSON	GAVIN JONES (AGM)	CONTACT PERSON	
ADDRESS	1225 STATE HWY 276	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX, 75032	CITY, STATE & ZIP	
PHONE	972-772-1600	PHONE	
E-MAIL	W01049M6R4@COSTCO.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13TH *DAY OF* JUNE, 2024. *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."*

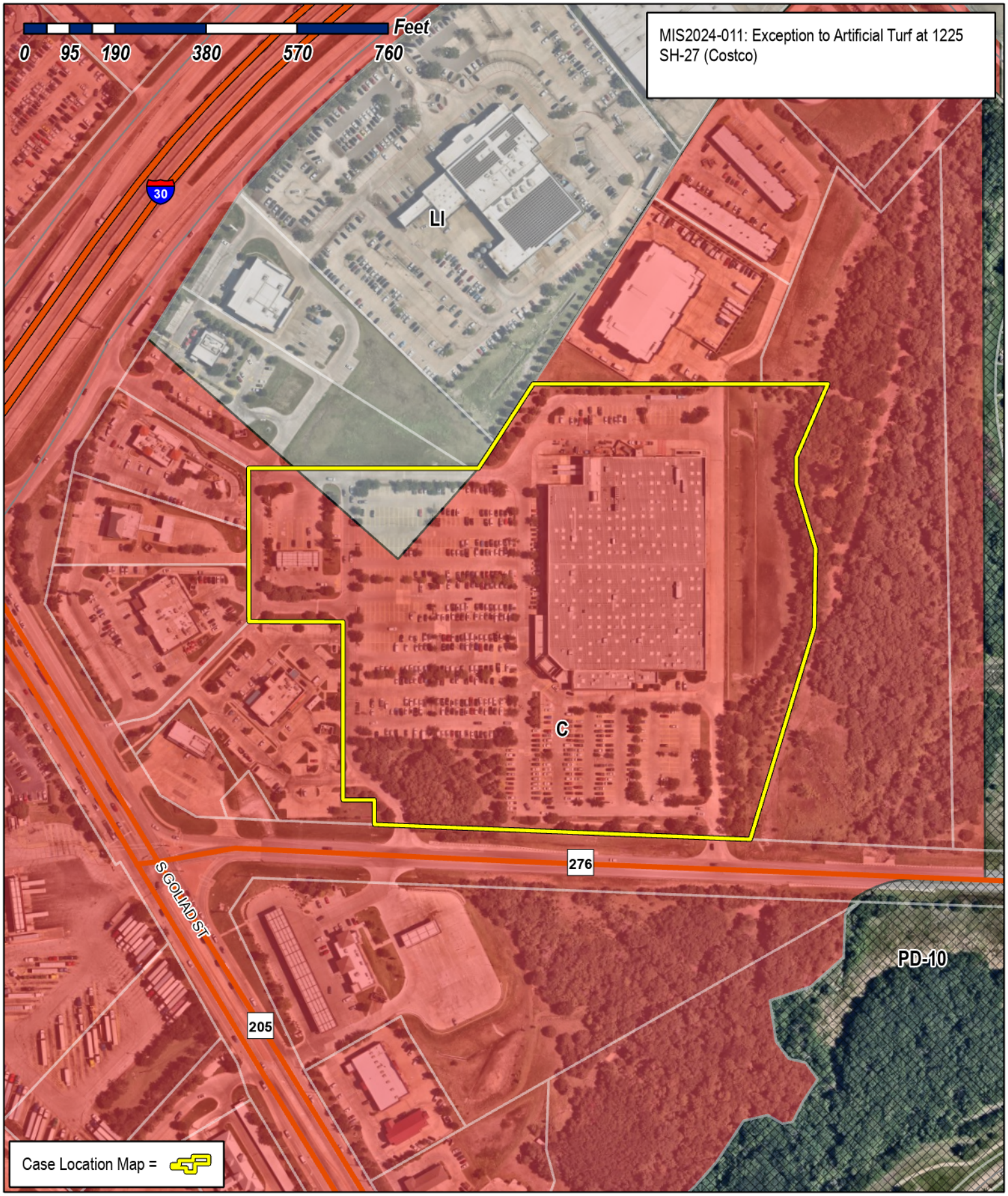
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13TH *DAY OF* JUNE, 2024.

HELANA CALL
Notary ID #133922282
My Commission Expires
August 23, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Helana Call

MY COMMISSION EXPIRES 08/23/26



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

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

W01049 MGR4 <w01049mgr4@costco.com>

Costco #1049 Rockwall, TX - Artificial Turf Issue

3 messages

W01049 MGR4 <w01049mgr4@costco.com> Sat, May 4, 2024 at 10:24 AM
To: "tracejohannesen@rockwall.com" <tracejohannesen@rockwall.com>, Marc Alvarez <w01049mgr@costco.com>, W01049 MGR3 <w01049mgr3@costco.com>, W01049 MGR2 <w01049mgr2@costco.com>

Good afternoon Mayor Johannesen,

I hope this email finds you well. My name is Gavin Jones and I am the Assistant General Manager for Costco Wholesale here in Rockwall. I am sending this email on behalf of my Warehouse Manager Marc Alvarez and the Costco Texas Region Vice President Alex Polo. We wanted to reach out to you directly after being advised this week that we would have to remove an area of artificial turf landscaping we have in our parking lot. Our property here at SH 267 and Goliad is over 20 acres of natural landscaping, including mature trees, shrubs, and river rock. The only exception is this one area that we installed to enhance our parking lot. We have taken great pride in the care and maintenance of our landscaping and facility for the 15 years we have done business in the community and that initiative remains intact today.

This artificial area, along with the natural rock we have throughout the property, was placed here as a sustainability and water saving measure and we are hopeful that we can keep it in place, with your approval. This area has been installed for a year without issue to this point. We would love to set up a time to meet with you and Ryan Miller to discuss this issue and resolve the matter as soon as possible. My warehouse manager, Regional Administration Manager, and Vice President would all attend this meeting with you.

Please let us know when you would like to schedule a time to meet with our warehouse management team. I appreciate your time and attention to this matter. I know you are very busy.

Regards,

Gavin Jones

Assistant General Manager (4) | #1049 Rockwall
1225 State Hwy 276, Rockwall, TX 75032
Email: w01049mgr4@costco.com | Office: (972) 772-1600 ext. 222

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Angelica Guevara, *Planning Technician*
DATE:	June 25, 2024
SUBJECT:	MIS2024-013; *Exception Request for 559 E. IH-30* (*i.e. Rockwall Village Shopping Center*)

The applicant, John Hagaman of Sabre Realty, is requesting the approval of an exception to the landscape material requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*), is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and is addressed as 559 E. IH-30. The applicant's letter indicates that artificial turf was installed in some areas on the subject property over two (2) years ago, and is requesting that these areas remain in place (*see Figure 1*).

FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS WITH ARTIFICIAL TURF

According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited on all non-residentially zoned property however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." As previously stated, the artificial turf was placed on the areas shown above approximately two (2) years ago due to the areas being high pedestrian traffic areas or unable where grass has been difficult to establish. The applicant has also indicated that this is more aesthetically pleasing and that water runoff has not been affected by the installation of the artificial turf. In addition, the applicant has stated that the artificial turf helps reduce the amount of dust and debris being brought into tenant's stores in the shopping center. With this being said, the approval of an exception to the landscape material requirements is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *June 25, 2024*.

PROJECT COMMENTS

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

DATE: 6/21/2024

PROJECT NUMBER: MIS2024-013
PROJECT NAME: Exception to Artificial Turf at 559 E I-30
SITE ADDRESS/LOCATIONS: 559 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments

06/18/2024: Please provide a site plan showing where these artificial turf areas are located. Engineering will need to ensure they are not on top of utility easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved w/ Comments

06/17/2024: If approved will need to obtain a permit for the artificial turf with Building Inspection Department and must provide the specification sheets on the turf installed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/13/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved w/ Comments

06/17/2024: Creates additional heat island and conflicts with the UDC

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments

06/19/2024: MIS2024-013; Exception Request for 559 E. IH-30

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

I.1 This is a request by request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438, or email aguevara@rockwall.com.

I.3 According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited on all non-residentially zoned property.” In this case, you are requesting approval of artificial turf landscaping, which requires review by the Planning and Zoning Commission. The code goes on to state that an Exception may be granted by the Planning and Zoning Commission if it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use. In this case, the artificial landscaping is currently installed and requires approval by the Planning and Zoning Commission to remain in place.

I.4 Please note the scheduled meeting for this case:
1) Planning & Zoning meeting will be held on June 25, 2024 at 6:00 PM in the council chambers at City Hall.

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

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	559 E I-30 ROCKWALL				
SUBDIVISION	ROCKWALL VILLAGE	LOT		BLOCK	
GENERAL LOCATION	RIDGE AT 30				

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	SABRE REALTY	☐ APPLICANT	
CONTACT PERSON	JOHN HAGAMAN	CONTACT PERSON	
ADDRESS	30 SHADY DALE	ADDRESS	
CITY, STATE & ZIP	ROCKWALL TX 75032	CITY, STATE & ZIP	
PHONE	972 635 0043	PHONE	
E-MAIL	JOHN@GOSTAROUTDOOR.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF JUNE, 20 24. 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."

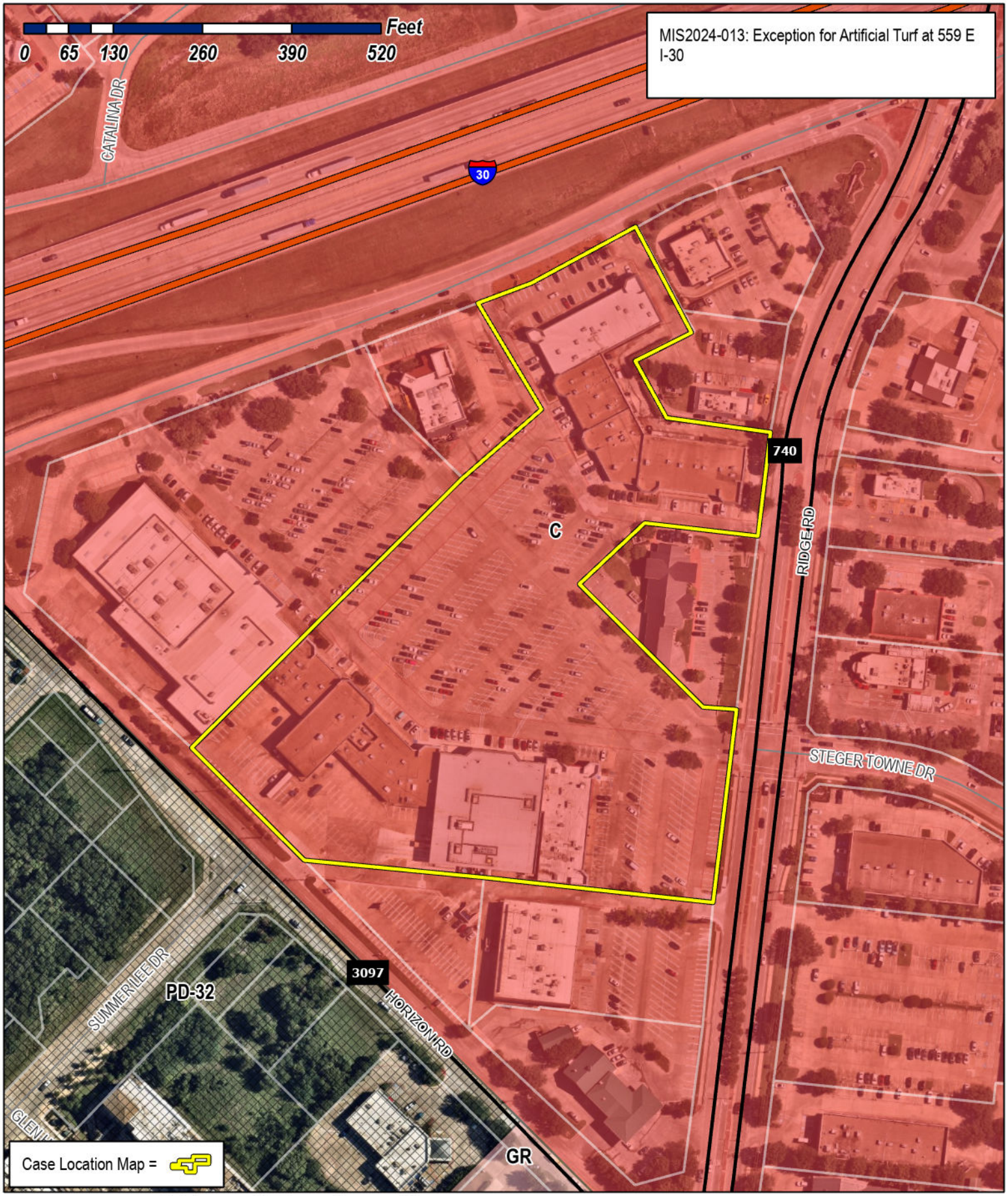
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF JUNE 2024

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

MY COMMISSION EXPIRES

Shelli McCarl
Notary Public, State of Texas
Notary ID 12680485-0
My Commission Exp. 10-27-2026



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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Star Outdoor
John Hagaman
30 Shady Dale Lane
Rockwall, Texas 75032

On behalf of Sabre Realty I request a variance for the artificial turf that was installed in the Rockwall Village shopping center 2 years ago. This was placed because the areas are either high traffic or unable to grow grass.

I request that the City of Rockwall grant a variance to allow this installation to remain. Not only is this aesthetically more pleasing than anything else that could be installed, but it also helps to keep down the amount and dust and debris that are tracked into several of our tenants locations. These pieces of turf are so small that run off water will not be affected by the materials to manufacture it.

John Hagaman
Star Outdoor
972-835-0083

FIRE LANE

cicis pizz
479
cicis
LAD BARBERSHOP
ROCKWALL SPINE
SUNSTONE YOGA
LIBERTY DIALYSIS
KNOCKOUTS
CRICKET WIRELESS
SCRUBTASTIC
BOARD & BRUSH
ROCKWALL SPORTS
SUGABABY'S
AP's THREAD SALON
ROCKWALL NUTRITION

Z2024-028; Zoning Change (PD-44, C, & HC to PD-44) for Rayburn Electric Cooperative
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.1 This is a request for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (*Z2024-028*) in the lower right-hand corner of all pages on future submittals.

I.4 *Comprehensive Plan*. The subject property is located within *Southwest Residential District* and is designated for *Commercial/Industrial* land uses. The proposed zoning change appears to conform to this designation. In addition, the *District Strategies* for the *Southwest Residential District* state the following: "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. residential land uses -- higher density or otherwise). This should protect the businesses that currently exist in these areas." It is staff's opinion that the proposed Planned Development District conforms to this strategy by ensuring the preservation of *Commercial/Industrial* land uses on these properties.

M.5 Please review the attached draft ordinance prior to the *June 25, 2024* Planning & Zoning Commission meeting, and provide staff with your markups by *July 2, 2024*. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on *July 2, 2024*; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the *July 9, 2024* Planning and Zoning Commission Public Hearing Meeting.

I.7 The projected City Council meeting dates for this case will be *July 15, 2024* (*1st Reading*) and *August 5, 2024* (*2nd Reading*).

ENGINEERING COMMENTS:

General Comments:
General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention will be required
- Size/design is not reviewed until engineering submittal. See detention requirements/design in Engineering Standards of Design and Construction.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at the free board elevation.
- Erosion hazard setback will need to be in an easement
- The 100-year WSEL must be called out for detention systems.

- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Flood study, wetland & WOTUS determination maybe required.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-ratas must be paid

Roadway Paving Items:

- Must meet City and TXDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Pavement Specs will be reviewed with Engineering plans.
- Must build the remainder of Mims

Landscaping:

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

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	950 Sids Road, Rockwall 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed (Heavy Commercial, Commercial, PD)	CURRENT USE	Electric Utility / Offices / Warehouse / Storage
PROPOSED ZONING	Planned Development	PROPOSED USE	Electric Utility, Offices, Warehouse, Storage, Recreation
ACREAGE	95	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	Rayburn Electric Cooperative	☐ APPLICANT	
CONTACT PERSON	David Naylor	CONTACT PERSON	
ADDRESS	950 Sids Road	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	469.402.2118	PHONE	
E-MAIL	dnaylor@rayburnelectric.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David A. Naylor [*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 $ 1,625.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June, 2024. 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."

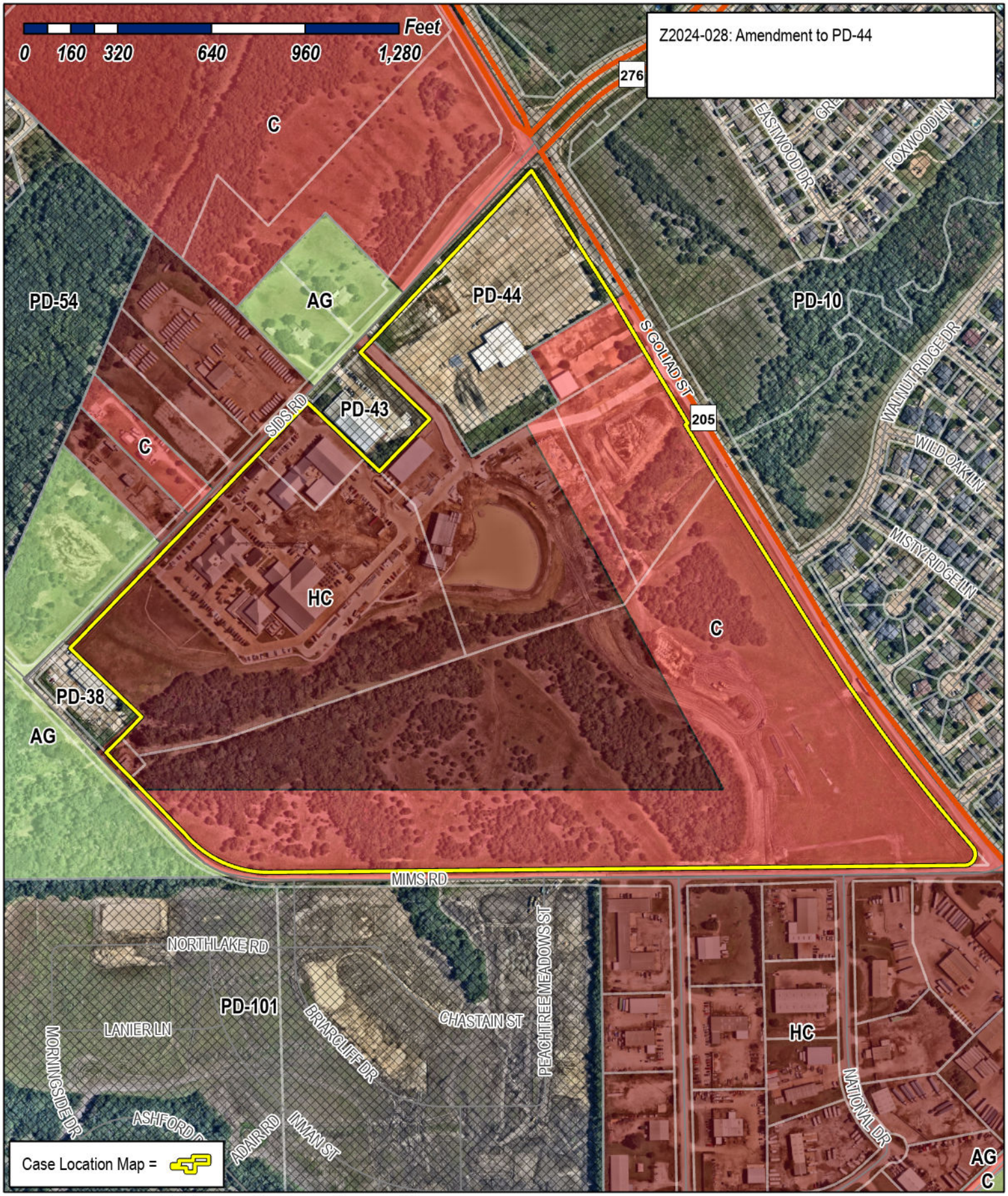
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES



City of Rockwall

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

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

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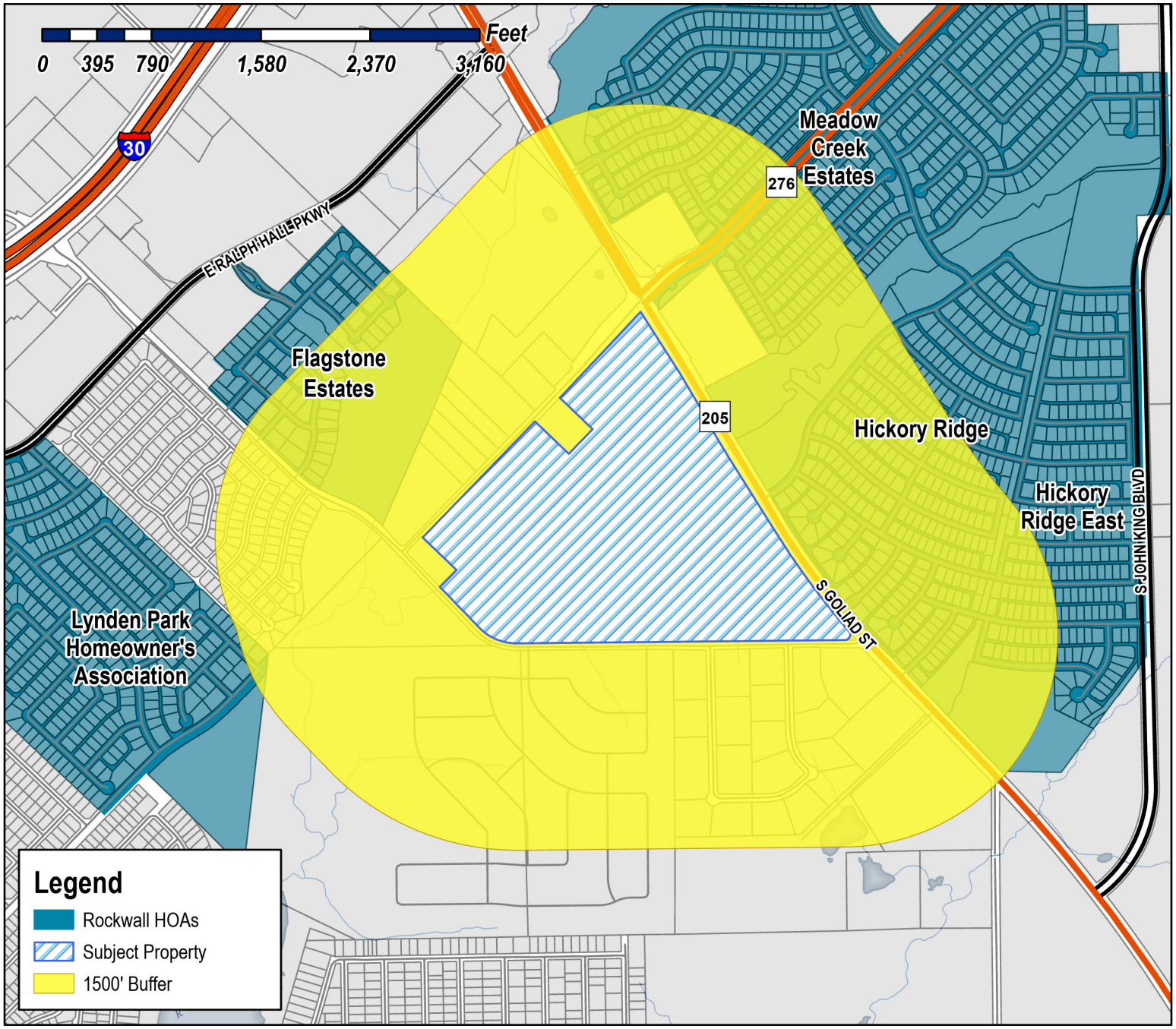
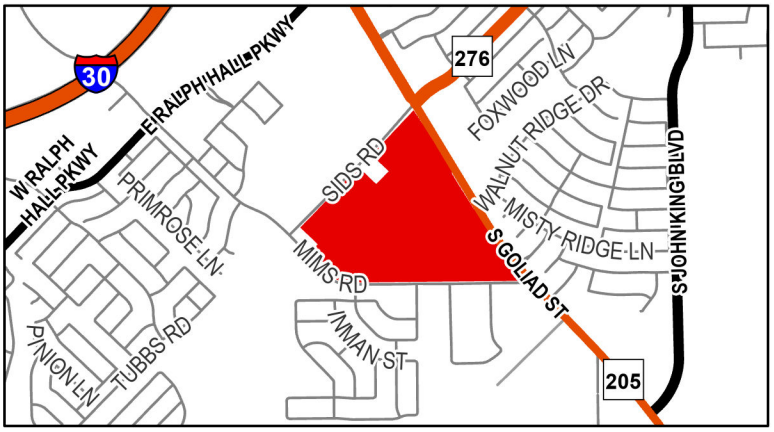


Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road



Date Saved: 6/14/2024
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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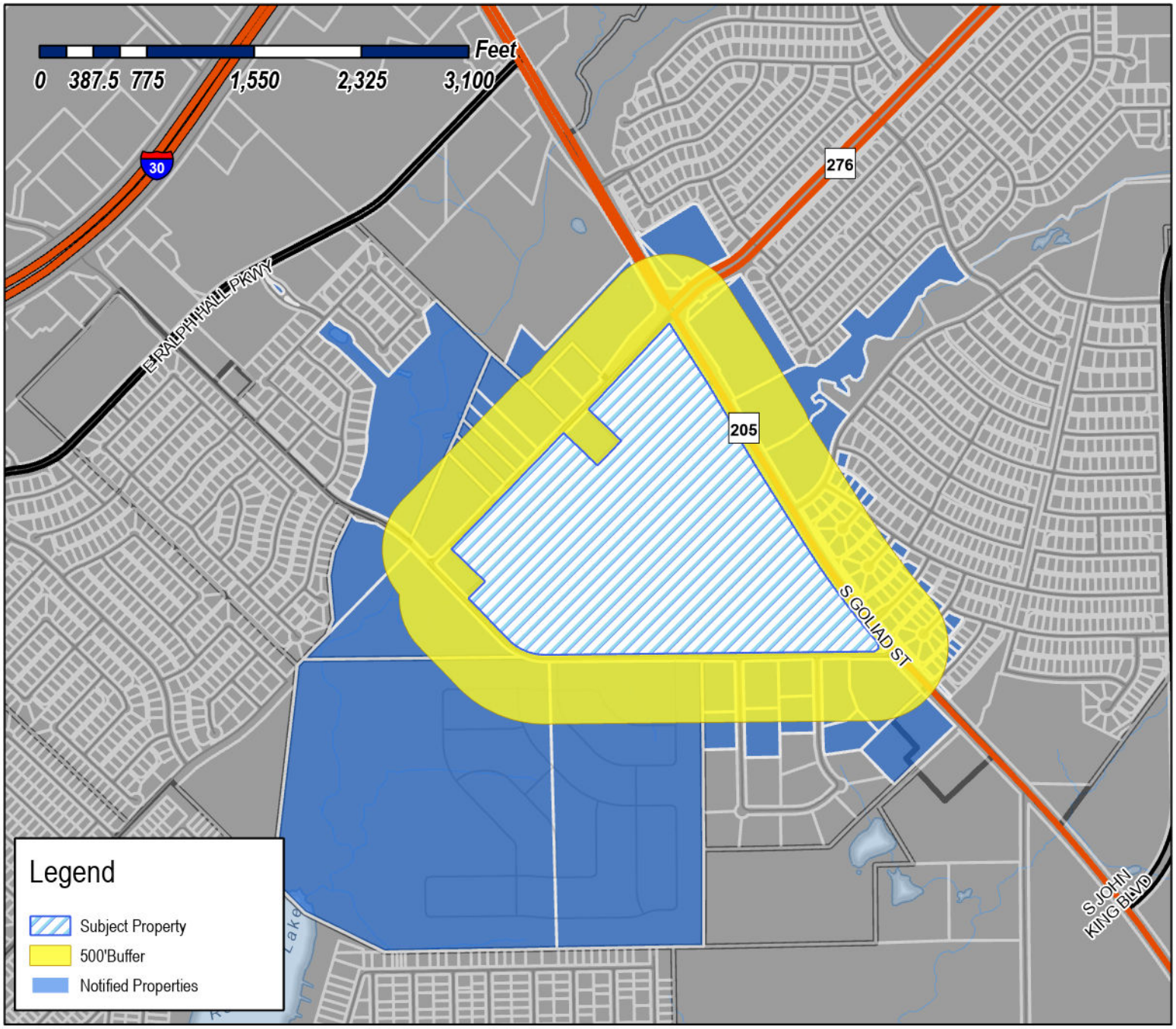

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Date Saved: 6/14/2024
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

RESIDENT
118 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

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

RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM MCELROY
1500 RICHFIELD CT
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

BYRD THEODORE ZACHARY
1501 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

COURSEY JOE MICHAEL
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALLL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

ERVIN CHRISTOPHER SCOTT AND SEON BEATROUS
1507 RIDGETOP CT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S
1512 RIDGETOP COURT
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

BOSCO MIGUEL ADOLFO RODRIGUEZ AND VERNOICA ANDREINA ZAMORA HIDALGO
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1516 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

GAKWAYA BLAISE AND LOUISE
1524 RICHFIELD COURT
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

DUNCAN JOSHUA LEE
1525 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

DO SON & NGA HUYNH
1530 RICHFIELD CT
ROCKWALL, TX 75032

RESIDENT
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

LEMMOND BRENTON & KIMBERLY
175 E INTERSTATE 30
GARLAND, TX 75043

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

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

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS AND TATIANA
CHAMORRO GARCIA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

LM LEASING LLC
2091 FM 1139
ROCKWALL, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

RESIDENT
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

PATINO TRACY AND
SUZANNE LANE
2801 WILD OAK LANE
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

HARKLESS ADAM AND
CYNTHIA WOMACK
2818 MISTY RIDGE LANE
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RACK HOLDINGS LLC- 125 NATIONAL SERIES
3021 RIDGE ROAD SUITE A-131
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

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

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

SCOTTFREE INVESTMENTS LP
519 E INTERSTATE 30 #511
ROCKWALL, TX 75087

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

TWO RAIDER VENTURES LLC
708 AGAPE CIRCLE
ROCKWALL, TX 75087

TRI-TEX CONSTRUCTION INC
797 N GROVE RD
RICHARDSON, TX 75081

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

205 AND 276 PARTNERS
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

RESIDENT
981 SIDS RD
ROCKWALL, TX 75032

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

RESIDENT
995 SIDS RD
ROCKWALL, TX 75032

RS RENTAL I LLC
ATTN AVENUE ONE, 11TH FL, 31 HUDSON YARDS
NEW YORK, NY 10001

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
http://www.rayburnelectric.com

June 10, 2024

Ryan C. Miller, AICP
Director of Planning & Zoning, Planning & Zoning Division, City of Rockwall
972.722.6441 Office
RMiller@rockwall.com
385 S. Goliad Street
Rockwall, TX 75087

Cc: Mary Smith, City Manager; Msmith@rockwall.com

Rayburn Electric Cooperative (Rayburn) submits the attached zoning application request and proposed planned development ordinance for our property bounded by Sids Road, Mims Road, and State Highway 205. As you are aware, Rayburn has recently acquired additional tracts (e.g., TransAm Trucking and Fuji Dental Lab) adjacent to our current headquarters. These additions have provided Rayburn with the ability to consider the overall use of our property. As a result, we would like to adjust the zoning on the overall property to ensure consistency with our current use as well as utilize portions of the property to benefit the community (e.g., soccer fields and other recreational use) and our employees. Rayburn was chosen by the Dallas Morning News as the #5 Top Small Business Workplace in the DFW Metroplex (#1 in Employee Benefits), and we view the requested changes as the next step in our continued effort to enhance our cooperative and Rockwall community. I welcome the City staff and Council members to tour our campus as an indication of what we are constructing here.

The attached ordinance reflects this request. Rayburn looks forward to working with the City of Rockwall and improving our overall community.

Thank you,

David A. Naylor

Enclosed: Zoning Application Request

City of Rockwall

0 500 Feet

Date: 6/10/2024

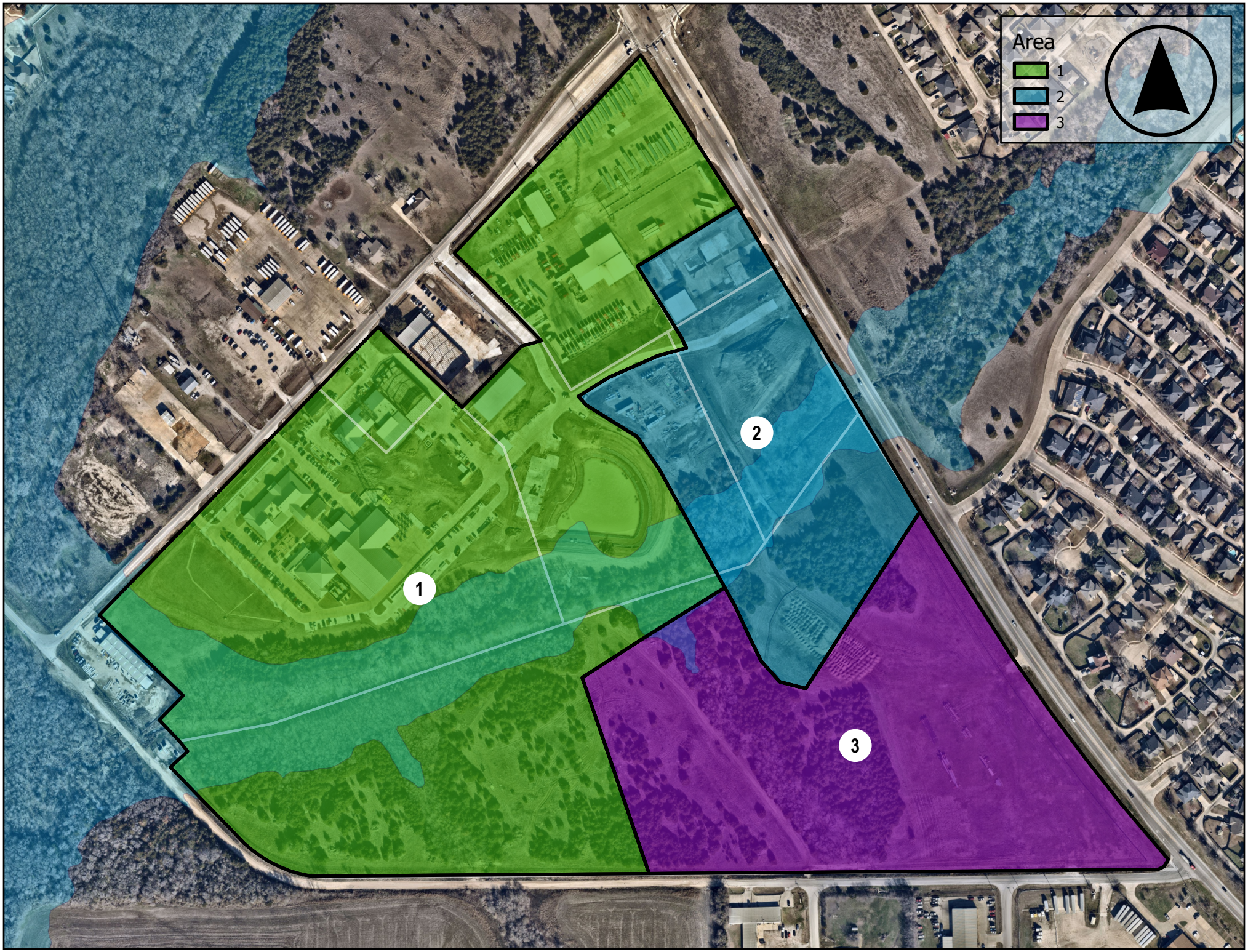
RAYBURN ELECTRIC COOPERATIVE

Rayburn Electric Cooperative

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27 Feet;*

1 **THENCE** North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39 feet to a corner;
2 **THENCE** South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73 feet to a corner;
3 **THENCE** North 45°-09'-13" East, continuing along said boundary, a distance of 247.63 feet to a corner;
4 **THENCE** North 45°-02'-39" West, a distance of 338.69 feet to a corner;
5 **THENCE** North 45°-09'-41" East, a distance of 59.41 feet to a corner;
6 **THENCE** South 46°-05'-37" East, a distance of 10.654 feet for a corner;
7 **THENCE** North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409 feet to a corner;
8 **THENCE** South 29°-54'-19" East, continuing along said boundary a distance of 734.37 feet to a corner;
9 **THENCE** South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635 feet to a point;
10 **THENCE** South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94 feet to a point;
11 **THENCE** South 30°-01'-35" East, a distance of 449.71 feet to the beginning of a curve;
12 **THENCE** along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71 feet with a chord distance of 966.01 feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
13 **THENCE** along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00 feet with a chord distance of 72.29 feet and a chord bearing of South 25°-02'-31" West, to a point;
14 **THENCE** South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51 feet to a point;
15 **THENCE** South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66 feet to a point;
16 **THENCE** North 88°-36'-16" West, a distance of 1129.63 feet to the beginning of a curve;
17 **THENCE** along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50 feet with a chord distance of 328.24 feet and a chord bearing of North 65°-27'-24" West, to a point;
18 **THENCE** North 42°-18'-34" West, a distance of 364.963 feet to a corner;
19 **THENCE** North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203 feet to a point;
20 **THENCE** North 45°-33'-50" East, continuing along said boundary, a distance of 99.73 feet to a corner;
21 **THENCE** North 45°-07'-43" West, a distance of 338.235 feet, to the POINT OF BEGINNING AND CONTAINING 90.37 acres of land (3,936,502.92 square feet) more or less.


Area
1
2
3
1
2
3

ORDINANCE NO. 97-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND ""HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

a. Commercial Trucking Operation

b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance 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. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, 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 force and effect.

SECTION 6. 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 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 3rd day of November, 1997.

APPROVED:

Mayor

ATTEST:

BY Cindy Kindred

1st reading 10/29/97

2nd reading 11/03/97

EXHIBIT "A"

PROPERTY DESRCIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 1.0 acre tract recorded in Volume 1098, Page 164, and part of the Estap a 1.0 acre tract recorded in Volume 1098, Page 164, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1\2 inch iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sid's Road (40 foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 35.0 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1\2 inch iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1\2 inch iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1\2 inch iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1\2 inch iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1\2 inch iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1\2 inch iron rod found for corner in the Southeast line of said Sid's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sid's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 09 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (C) COMMERCIAL DISTRICT TO (PD-44) PLANNED DEVELOPMENT NO. 44 DISTRICT, ON A 1.57-ACRE TRACT KNOWN AS PART OF LOT 1, BLOCK A, JAMES HELWIG ADDITION AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A" ATTACHED HEREIN; 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, a zoning change from (C) Commercial district to (PD-44) Planned Development No. 44 district has been requested by John Bledsoe of Trans Am Trucking Inc., for a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached 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 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 (Ord. No. 04-38) of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning from (C) Commercial district to (PD-44) Planned Development No. 44 district on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached herein; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***Article V, Section 4.5, Commercial District*** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the following additional conditions:

1. As approved via Ordinance No. 97-28, the additional permitted uses shall be allowed:

    a. Commercial Trucking Operation

        1. No Outdoor Storage/Parking of Vehicles shall be allowed on the 1.57-acre property as shown on Exhibit "B".

2. The subject site shall be limited to "Truck Driver Training" for the adjacent Trucking Operation located on the remaining portion of Lot 1, Block A, James Helwig Addition.

2. Adherence to the approved site plan (Exhibit "B").

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

Section 4. 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 5. 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 of the City of Rockwall, Texas, 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. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this ~~20th~~ 2nd day of ~~January~~ February, 2009.

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Kristy Ashberry

Kristy Ashberry, City Secretary

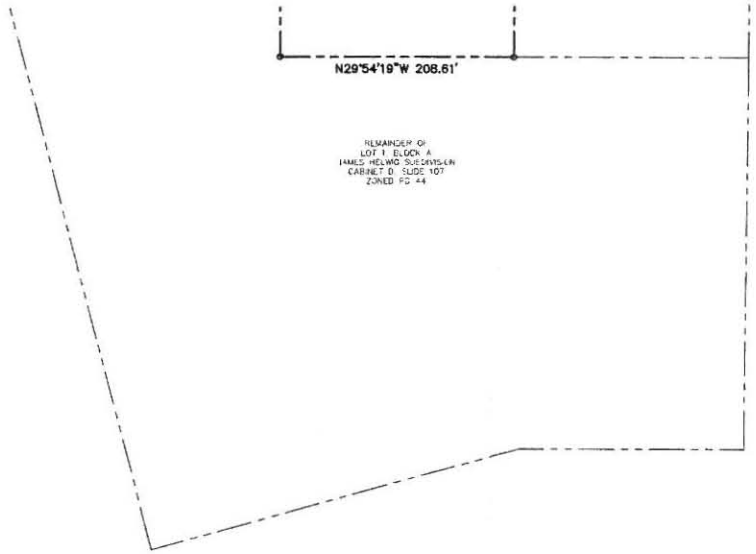
APPROVED AS TO FORM:

Pete Eckert, City Attorney

CITY OF ROCKWALL TEXAS SEAL

1st Reading: 01-05-09

2nd Reading: 02-02-09



HELWIG SUBDIVISION), SAME BEING THE WEST CORNER OF SAID LOT 1 (ESTEP SUBDIVISION);

THENCE NORTH 29 DEG. 54 MIN. 19 SEC. WEST, THROUGH THE INTERIOR OF SAID LOT 1 (JAMES HELWIG SUBDIVISION), A DISTANCE OF 208.61 FEET TO A POINT FOR CORNER;

THENCE NORTH 60 DEG. 05 MIN. 41 SEC. EAST, CONTINUING THROUGH THE INTERIOR OF SAID LOT 1 (JAMES HELWIG SUBDIVISION), A DISTANCE OF 327.42 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE NORTHEAST LINE OF SAID LOT 1 (JAMES HELWIG SUBDIVISION), SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID GOLIAD STREET;

THENCE SOUTH 29 DEG. 54 MIN. 19 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 1 (JAMES HELWIG SUBDIVISION), AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GOLIAD STREET, A DISTANCE OF 208.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 68,303 SQUARE FEET OR 1.57 ACRES OF COMPUTED LAND.

PURPOSE FOR REZONING:
REZONE 1.57 ACRES OF LOT 1, BLOCK A
JAMES HELWIG SUBDIVISION FROM "C"
COMMERCIAL TO PD 44 TO MATCH ZONING
ON REMAINDER OF LOT 1, BLOCK A.

P2008 029

OWNER/APPLICANT:
TRANSAM TRUCKING, INC.
2670 SOUTH GOLIAD
ROCKWALL, TEXAS 75032
PHONE: 972-722-0673
FAX: 972-961-9050

ZONING EXHIBIT

TRANS-AM TRUCKING
LOT 1, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Scale: 1" = 50'
Designed by: J.J.V.
Drawn by: J.N.M.
Checked by: J.J.V.
\\LP 2008\101-02\dwg\PRELIM.SPI
DATE: 11/14/2008

SHEET
PSP1

K:\15\Land Projects 2008\1440-01\dwg\survy\Zoning Exhibit.dwg 11/13/2008 5:30:50 PM CST

X:\LN\Land Projects 2008\440-01\dwg\Layouts\PD Site Plan.dwg 12/18/2008 3:26:12 PM CST

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [*ORDINANCE NO.'S 97-28 & 09-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 David Naylor of Rayburn Electric Cooperative for the approval of a *Zoning Change* from a Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44) and for the purposes of amending the concept plan and development standards contained within Planned Development District 44 (PD-44) [*Ordinance No.'s 97-28 & 09-03*] for a 90.37-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; Lot 1, Block A, Estep Addition; and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, bounded by SH-205 to the east, Sids Road to the north, and Mims Road south and west, 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 Planned Development District 44 (PD-44) [*Ordinance No.'s 97-28 & 09-03*] and 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**

DRAFT 05-21-2024

ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 97-28* & *09-03*;

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 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, 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 [UDC]*), 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 5TH DAY OF AUGUST, 2024.

DRAFT
ORDINANCE
06.25.2024

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 15, 2024*

2nd Reading: *August 5, 2024*

DRAFT ORDINANCE 06.25.2024

Exhibit 'A'
Legal Description

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27-feet;*

1 *THENCE* North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39-feet to a corner;

2 *THENCE* South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73-feet to a corner;

3 *THENCE* North 45°-09'-13" East, continuing along said boundary, a distance of 247.63-feet to a corner;

4 *THENCE* North 45°-02'-39" West, a distance of 338.69-feet to a corner;

5 *THENCE* North 45°-09'-41" East, a distance of 59.41-feet to a corner;

6 *THENCE* South 46°-05'-37" East, a distance of 10.654-feet for a corner;

7 *THENCE* North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409-feet to a corner;

8 *THENCE* South 29°-54'-19" East, continuing along said boundary a distance of 734.37-feet to a corner;

9 *THENCE* South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635-feet to a point;

10 *THENCE* South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94-feet to a point;

11 *THENCE* South 30°-01'-35" East, a distance of 449.71-feet to the beginning of a curve;

12 *THENCE* along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71-feet with a chord distance of 966.01-feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;

13 *THENCE* along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00-feet with a chord distance of 72.29-feet and a chord bearing of South 25°-02'-31" West, to a point;

14 *THENCE* South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51-feet to a point;

15 *THENCE* South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66-feet to a point;

16 *THENCE* North 88°-36'-16" West, a distance of 1129.63-feet to the beginning of a curve;

17 *THENCE* along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50-feet with a chord distance of 328.24-feet and a chord bearing of North 65°-27'-24" West, to a point;

18 *THENCE* North 42°-18'-34" West, a distance of 364.963-feet to a corner;

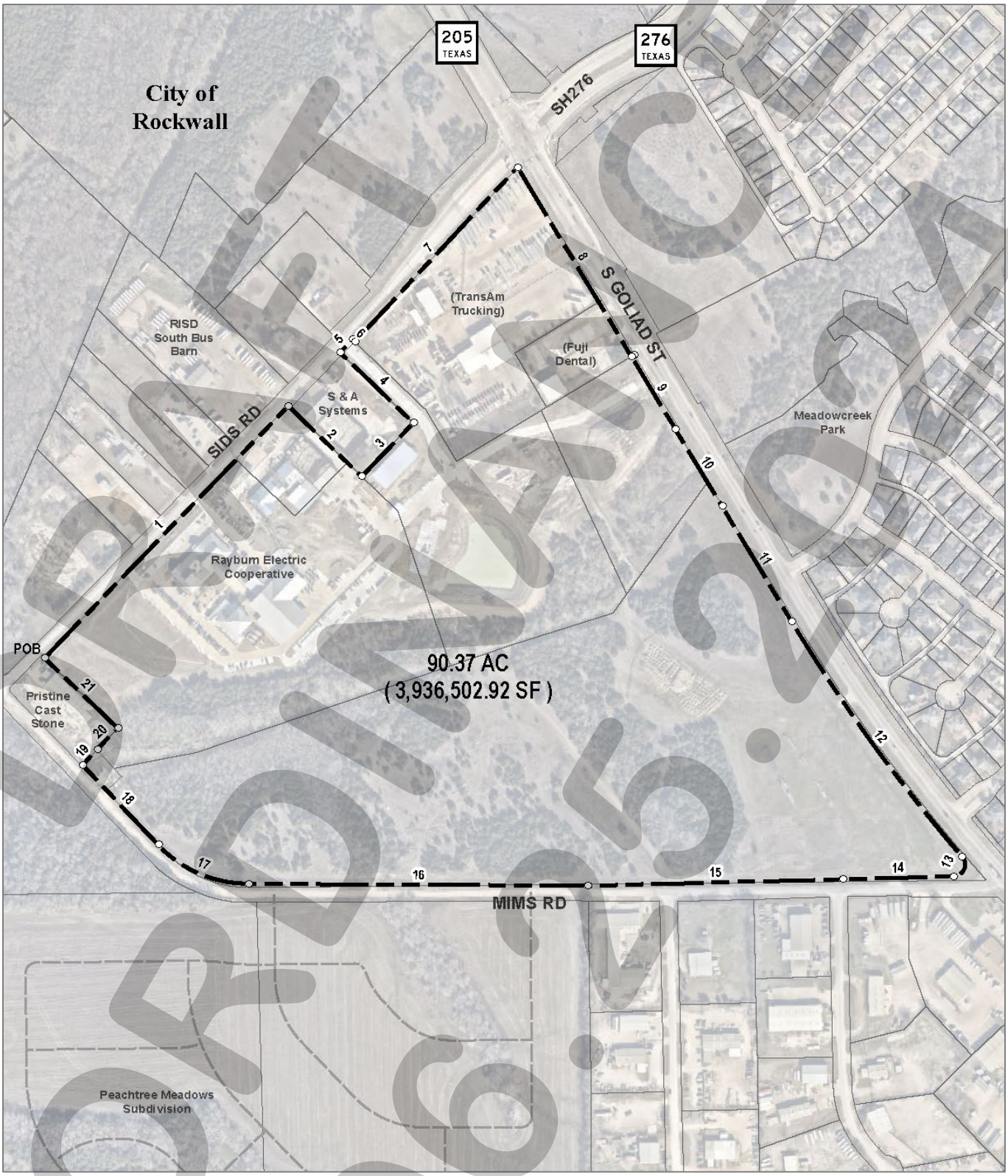
19 *THENCE* North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203-feet to a point;

20 *THENCE* North 45°-33'-50" East, continuing along said boundary, a distance of 99.73-feet to a corner;

21 *THENCE* North 45°-07'-43" West, a distance of 338.235-feet, to the *POINT OF BEGINNING AND CONTAINING* 90.37 acres of land (3,936,502.92 square-feet) more or less.

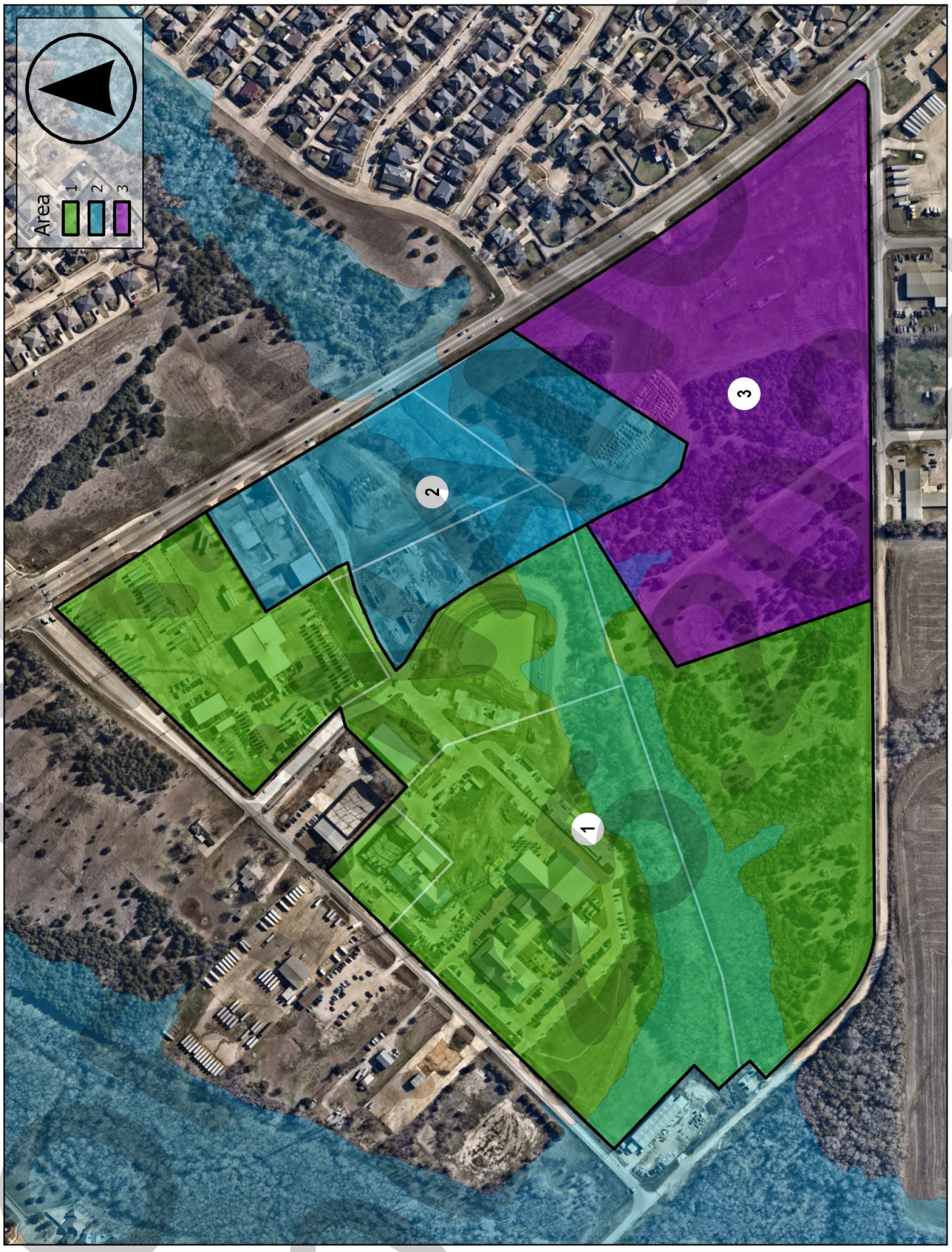
DRAFT ORDINANCE 06.25.2024

Exhibit 'B'
Survey



DRAFT
ORDINANCE
06.05.2024

Exhibit 'C'
Concept Plan



DRAFT

(A) PURPOSE.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate a commercial campus for the Rayburn Electric Cooperative that incorporates unique architecture and land uses that are otherwise not permitted in the Commercial (C) and Heavy Commercial (HC) Districts. These land uses include the existing offices and warehouse space, future amenities for employees and their guests (*e.g. a private gun range and recreation area*), and community spaces (*e.g. recreational fields, soccer complex, playgrounds, etc.*).

(B) GENERAL STANDARDS FOR ALL AREAS.

(1) *Development Review Process*. All development proposed for the *Subject Property* shall require site plan approval in accordance with the requirements and procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(2) *Development Standards*. In addition to the standards stipulated for the underlying zoning district, *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(3) *Permitted Uses*. Unless specifically provided for by this Planned Development District ordinance, the land uses permitted within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be determined by the underlying zoning district and additional land use provisions stated in Sections (C), (D), & (E) of this ordinance and as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following land uses shall be *prohibited* in all *Areas* of this Planned Development District:

- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Services
- Hospice
- Hospital
- Local Post Office

DRAFT
09.25.2024

- Regional Post Office
- Temporary Carnival, Circus, or Amusement Ridge
- Private Country Club
- Private Club, Lodge or Fraternal Organization
- Theater
- Alcoholic Beverage Package Sales
- Alcoholic Beverage Store
- Antique/Collectible Store
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Garden Supply/Plant Nursery
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery
- Night-Club, Discotheque, or Dance Hall
- Pawn Shop
- Permeant Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (*i.e. a Maximum of Four [4] Vehicles*]
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Tattoo and/or Body Piercing
- Taxidermist Shop
- Bail Bond Service
- Commercial Cleaners
- Custom and Craft Work
- Electrical, Watch, Clock, jewelry and/or Similar Repair
- Fee Store or Ranch Supply
- Furniture Upholstery/Refinishing and Resale
- Gunsmith Repair and Sales
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Medical or Scientific Research Lab
- Manufactured Home Sales
- Shoe and Boot Repair and Sales
- Trade School
- Major Automotive Repair Garage
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership

DRAFT ORDINANCE 06.25.2024

- Full Service Car Wash
- Self-Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Towing and Impound Yard
- Towing Service without Storage
- Truck Rental
- Truck Stop with Gasoline Sales and Accessory Services
- Carpet and Rug Cleaning
- Environmentally Hazardous Materials
- Food Processing with No Animal Slaughtering
- Light Assembly and Fabrication
- Heavy Manufacturing
- Light Manufacturing
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Printing and Publishing
- Salvage or Reclamation of Products Indoors
- Sheet Metal Shop
- Welding Repair
- Cold Storage Plant
- Mini-Warehouse
- Wholesale Showroom Facility
- Bus Charter Service and Service Facility
- Radio Broadcasting
- Recording Studio
- Trucking Company

(4) *Landscape Standards*. Unless specifically provided for by this Planned Development District ordinance, and in addition to the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the following requirements:

(a) *Landscape Buffer (SH-205)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-205 (*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 combined height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering five (5) foot sidewalk shall be constructed within the 25-foot landscape buffer.

(b) *Landscape Buffer (Mims Road and Sids Road)*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road and Sids Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy and one (1) accent trees shall be required to be planted per 50-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) Building and Design Standards. All buildings proposed within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall incorporate complementary architectural styles, building materials, and colors. The Architecture Review Board (ARB) shall review all building elevations during the site plan process to ensure that a complementary

DRAFT ORDINANCE 06.27.2024

design scheme and building materials are being proposed, and that the design is consistent and complimentary to the existing buildings on the site. In addition, buildings that are adjacent to or that will be highly visibility from S. Goliad Street (*SH-205*) should generally conform to the *General Overlay District Standards*; however, buildings internal to the site should be given special consideration through the variance process to allow more functional buildings and building materials.

(6) *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; however, in considering a variance to the standards of this ordinance the Architectural Review Board (ARB) and Planning and Zoning Commission shall consider the previous approvals and design schemes of the overall campus and look to create uniformity in design and aesthetics for the area.

(C) AREA 1.

(1) *Permitted Uses*. *Area 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Heavy Commercial (HC) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 1*:

(a) The following additional land uses shall be permitted *by-right*:

- Private Gun Range

NOTE: For the purposes of this Planned Development District ordinance, a *Private Gun Range* shall be defined as a gun range that is fully contained within an enclosed area (*i.e. all activities shall be done inside an indoor area or an outdoor area that makes use of berms or walls to enclose the gun range*) that is intended for the private use of employees of Rayburn Electric Cooperative and their guests.

(b) The following additional land uses shall be permitted as an accessory land use to a permitted to a permitted *by-right* land use:

- Major Automotive Repair Garage
- Service of Heavy Machinery and Equipment
- Self-Service Car Wash
- Welding Repair

(2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards for *Area 1* shall be those stipulated for properties in the Heavy Commercial (HC) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(D) AREA 2.

(1) *Permitted Uses*. *Area 2 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 2*:

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06.25.2024

(a) The following additional land uses shall be permitted *by-right*:

- Private Outdoor Recreation Facilities
- Banquet Facility/Event Hall

NOTE: For the purposes of this Planned Development District ordinance, the *Private Outdoor Recreation Facilities* land use shall be defined as private recreation facilities (*e.g. pickleball courts, basketball courts, picnic areas, playgrounds, or similar uses*) that are intended for the private use of employees of Rayburn Electric Cooperative and their guests.

(2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards for *Area 2* shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(E) AREA 3.

(1) *Permitted Uses*. *Area 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 3*:

(a) The following additional land uses shall be permitted *by-right*:

- Outdoor Commercial Amusement/Recreation
- Banquet Facility/Event Hall
- Solar Collector Energy Panels (*Ground Mounted*)[1]

NOTES:

[1]: The *Solar Collector Energy Panels* land use shall adhere to the following *Conditional Land Use Standards*:

(1) The *Solar Collector Energy Panels* shall be required to be shown on a site plan that is approved by the Planning and Zoning Commission.

(2) The *Solar Collector Energy Panels* shall be fully screened from the public's view (*i.e. adjacent properties or rights-of-way*) by a solid masonry screening wall. As an alternative, the Planning and Zoning Commission may grant the use of three (3) tiered screening and berms where it is deemed to be an appropriate screening alternative.

(3) All ground mounted or pole mounted *Solar Collector Energy Panels* shall be located outside of any building setbacks or easements.

(4) The maximum overall height of ground mounted or pole mounted *Solar Collector Energy Panels* shall be eight (8) feet.

(5) *Solar Collector Energy Panels* shall meet all other pertinent requirements of the Unified Development Code (UDC).

(2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards for *Area 3* shall be those stipulated for

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properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

DRAFT
ORDINANCE
06.25.2024

PROJECT COMMENTS

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

DATE: 6/21/2024

PROJECT NUMBER: Z2024-029
PROJECT NAME: SUP for an Acessory Building at 911 N Alamo Rd
SITE ADDRESS/LOCATIONS: 911 N ALAMO RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/21/2024	Approved w/ Comments

06/21/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street.

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

M.3 For reference, include the case number (Z2024-029) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 07.04 of Article 05, of the UDC, the following standards apply to a Detached Garage:

1) Front Setback: 20-feet behind the front façade of the primary structure - CONFORMING
2) Rear Setback: 20-feet - CONFORMING
3) Side Setback: 6-feet - CONFORMING
4) Distance Between Buildings: 10-feet - CONFORMING
5) Maximum Permissible Size: 625 SF – NON-CONFORMING
6) Maximum Permissible Height: 15-feet – NON-CONFORMING

I.5 In this case, the applicant is proposing a 20-foot tall, 910 SF Detached Garage. In accordance with the Unified Development Code (UDC), the Specific Use Permit (SUP) is required due to the proposed Detached Garage exceeding items 5) and 6).

M.6 Please review the attached draft ordinance prior to the June 25, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by July 2, 2024.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 2, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff

ample time to review the case prior to the July 9, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 25, 2024.

I.8 The projected City Council meeting dates for this case will be July 15, 2024 (1st Reading) and August 5, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved w/ Comments

06/17/2024: Building will also be required to meet the height requirement of 15 feet, otherwise they will need an approval for this as well.

If approved, a Building Permit will be required to be submitted to the Building Inspection Department. Building will be required to have a concrete foundation designed and sealed by an Engineer along with Engineer sealed structural plans complying with the 2021 International Residential Code meeting the wind load of 115 mph. A Concrete driveway and approach will also be required to be installed as part of the approval.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/12/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved

No Comments

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	911 N ALAMO RD				
SUBDIVISION	GARNER	LOT	3	BLOCK	5
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFR	CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	.317	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	Ben Lewis	☑ APPLICANT	Ben Lewis
CONTACT PERSON	Ben Lewis	CONTACT PERSON	Ben Lewis
ADDRESS	911 N Alamo RD	ADDRESS	911 N Alamo RD
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	214 504 4544	PHONE	214 504 4544
E-MAIL	benlewistx@me.com	E-MAIL	benlewistx@me.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Lewis [*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 $215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* June, 2024. *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 12 *DAY OF* June, 2024.

OWNER'S SIGNATURE Ben Lewis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Bonnie Orput

MY COMMISSION EXPIRES 11/27/27

BONNIE ORPUT NOTARY PUBLIC STATE OF TEXAS ID 132266803 EXP. 11-27-2027

City of Rockwall

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

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

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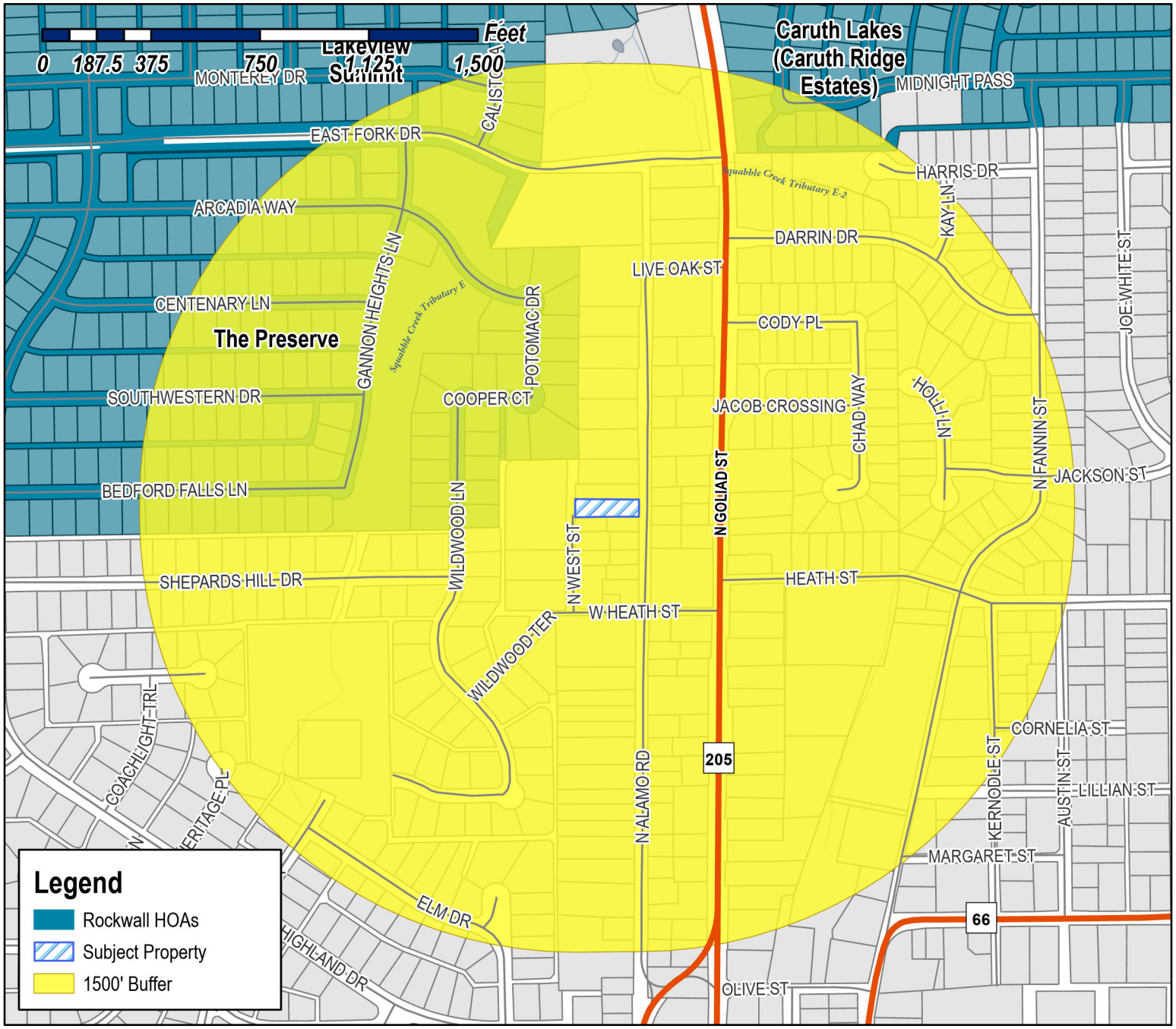
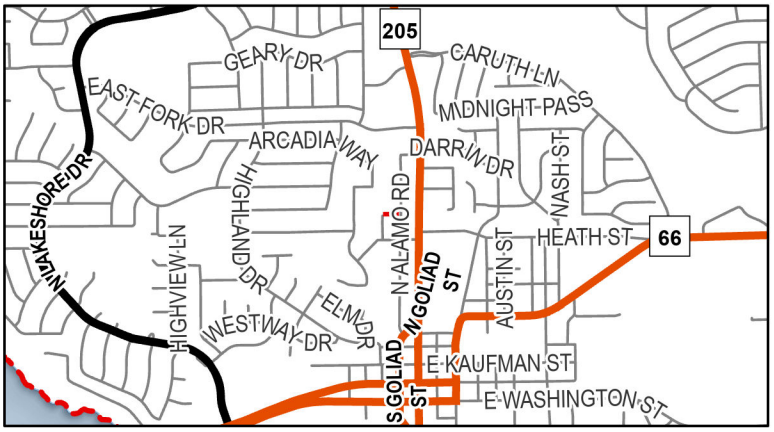


Case Number: Z2024-029
Case Name: SUP for 911 N Alamo Rd
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 911 N Alamo Rd



Date Saved: 6/13/2024
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry
Subject: Neighborhood Notification Program [Z2024-029]
Date: Friday, June 21, 2024 1:15:16 PM
Attachments: HOA Map (06.14.2024).pdf
Public Notice (P&Z) (06.17.2024).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 Friday June 21, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 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.

Z2024-029: SUP for a Detached Garage
Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

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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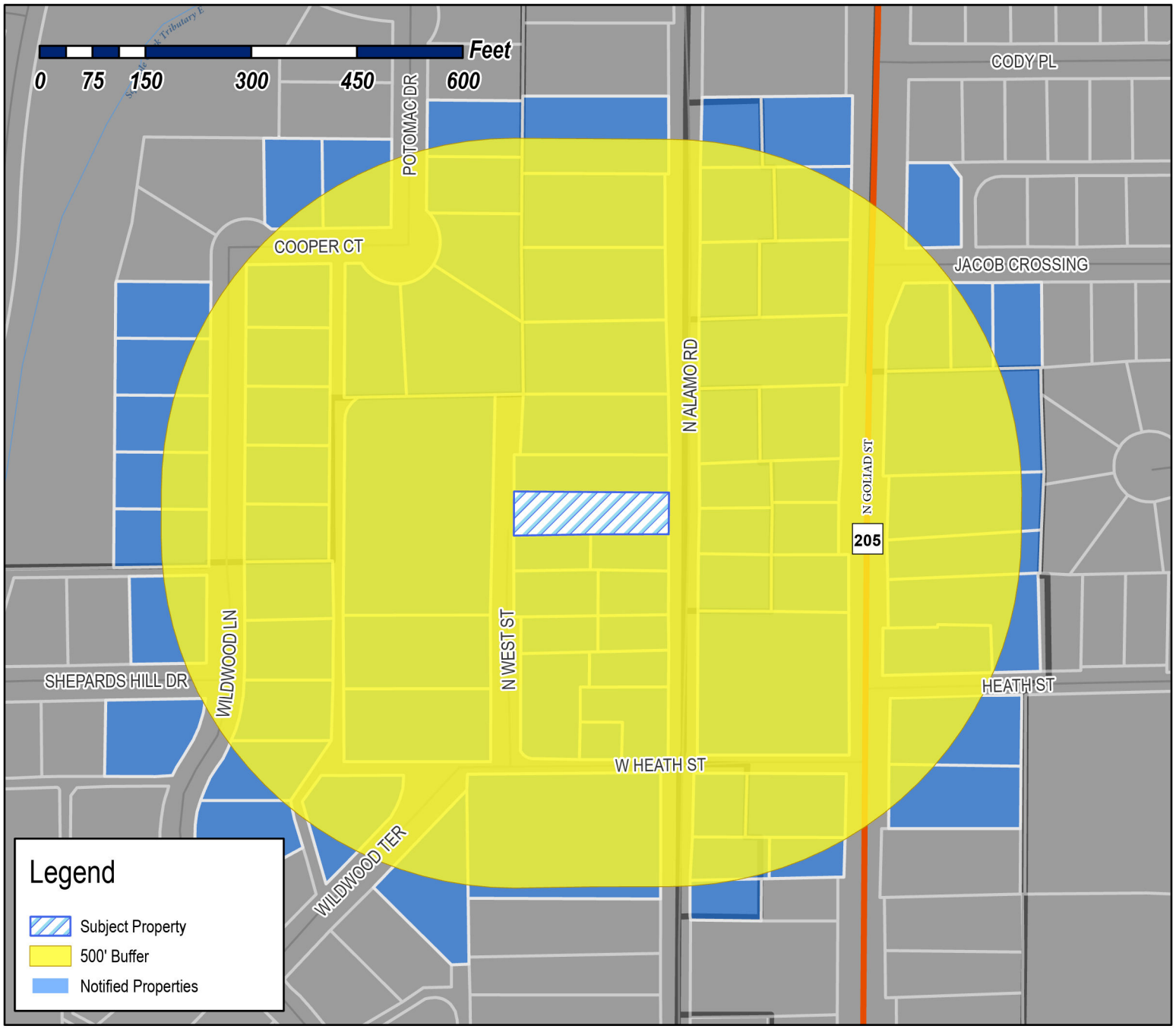
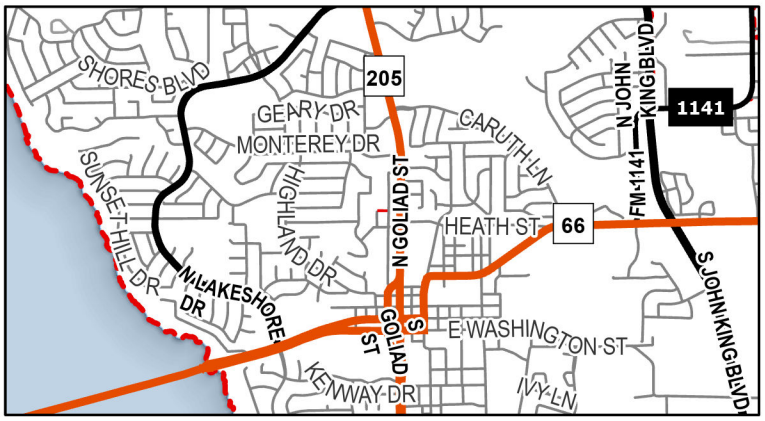


Case Number: Z2024-029
Case Name: SUP for 911 N Alamo Rd
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 911 N Alamo Rd



Date Saved: 6/13/2024
For Questions on this Case Call: (972) 771-7745

FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES, SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

RESIDENT
208 W HEATH ST
ROCKWALL, TX 75087

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

RESIDENT
301 SHEPARDS HILL DR
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

VICK JOHN C AND ANDREA E
302 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
407 CASTLE PINES DRIVE
HEATH, TX 75032

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

ALLEN TRACY
508 WILDWOOD LANE
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN
608 WILDWOOD LN
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

EIZELDIN SAM AND RAZITA
701 WILDWOOD LANE
ROCKWALL, TX 75087

FRANK RYAN ANDREW AND WHITNEY JANE
702 WILDWOOD LANE
ROCKWALL, TX 75087

ROSENBARGER PERRY D & MARY LEHRMANN
715 WILDWOOD LANE
ROCKWALL, TX 75087

SANDERSON SCOTT FREDERICK AND CELESTIAL DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

MAYNARD JEREMY SHAME AND
AMY ELIZABETH FLORES
731 WILDWOOD LANE
ROCKWALL, TX 75087

FLITCRAFT CHRISTOPHER BERNARD AND NANCY MARGO
734 WILDWOOD LANE
ROCKWALL, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 JUSTIN RD
ROCKWALL, TX 75087

MCDONALD JR EDWARD & KAYLA
752 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD HAROLD E JR
763 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
768 WILDWOOD LN
ROCKWALL, TX 75087

SMUU INC
7892 FM 35
ROYSE CITY, TX 75189

JONES WILLIAM P AND DEBRA L STODDARD-JONES
790 ELK REST RD.
EVERGREEN, CO 80439

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

RESIDENT
808 N ALAMO
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RICKY JOHN SMITH AND DEBORAH KAY SMITH
LIVING TRUST - 09/27/2008
AND AS AMENDED AND RESTATED ON
08/22/2016
812 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

INGLES CRISTINA LA SAIGNE
901 N ALAMO
ROCKWALL, TX 75087

RESIDENT
902 N GOLIAD
ROCKWALL, TX 75087

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N ALAMO RD
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE ELIZABETH
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N ALAMO RD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

OLDEN FREDERICK EINER AND LISA HALSTEAD
PO BOX 671288
DALLAS, TX 75367

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:

Z2024-029: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, 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, July 9, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 15, 2024 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:

Henry Lee
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, July 15, 2024 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. Z2024-029: SUP for a Detached Garage

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:

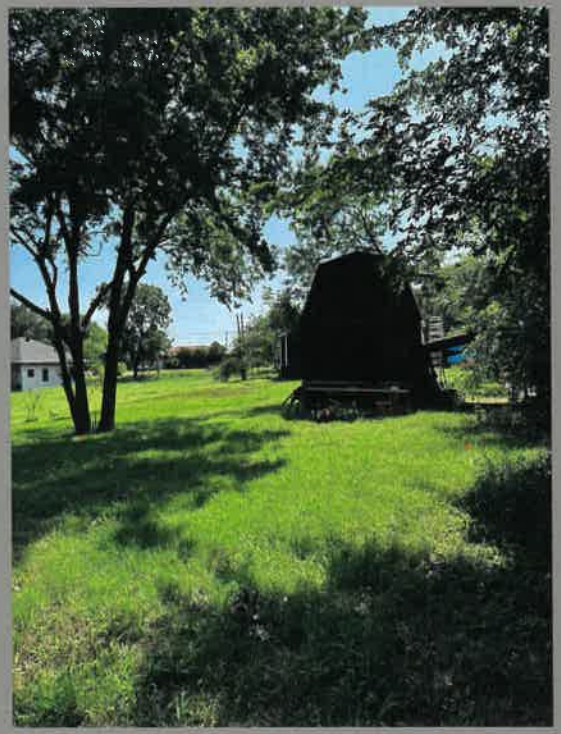
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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.

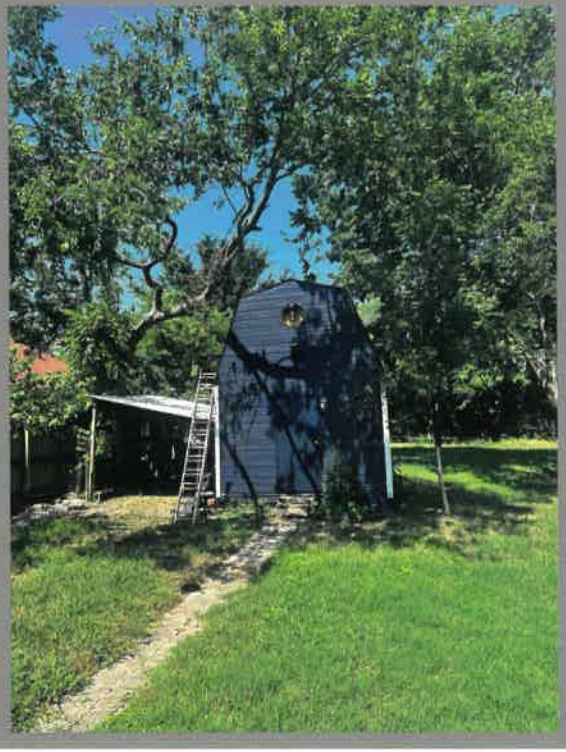
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

911 N Alamo Rd
Rockwall TX 75087
Proposed Shop
P1 -Shop Details And Photos
P2- Shop Schedule
P3-Photos and Description of Current property

Current Condtion

Currently the property has a 12x12x17 accessory building that backs up to a dead end road. Once in good shape the storms have had their way with it. The placement of the requested building is in the same location as the current shop. My proposed shop will allow me to clean up the property, make the area look much more appealing . This shop is intend to improve the over all look of the area and will allow me to store a boat and other items that are applicable to the city and lake. (I plan to have an 8ft cedar fence also put in place with gate entry. This will also make the area much more applealing.





Expected timeline

CONCRETE

IF YES,
IF NO, SKIP TO BUILDING

SEE CONCRETE WAIVER

1-3 WEEKS

If there are any items pending in Processing, we cannot start this process.

Holidays, weather, peak seasons, schedule accommodations, 3rd party permit inspections, may cause delays.

BUILDING

REQUIRED

SEE EQUIPMENT WAIVER

3-5 WEEKS

If there are any items pending in Processing or Concrete, we cannot start this process.

Holidays, weather, peak seasons, schedule accommodations, 3rd party permit inspections may cause delays.

****Tubular & red iron projects differ in timeframes****

ACCESSORIES

IF YES,

IF NO, YOU'RE DONE!

1-3 WEEKS

If there are any items pending in Building we cannot start these.

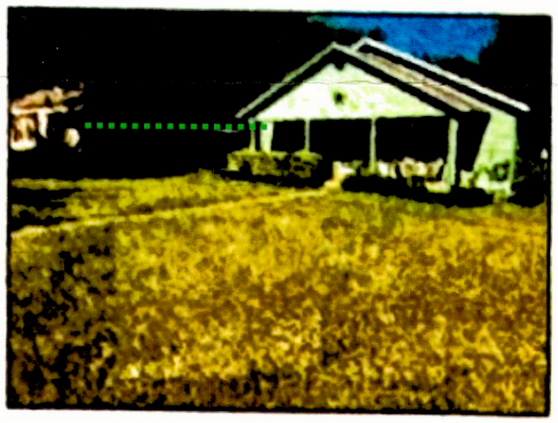
Accessories may include overheads, sprayfoam, gutters, custom windows, cedar posts, etc.

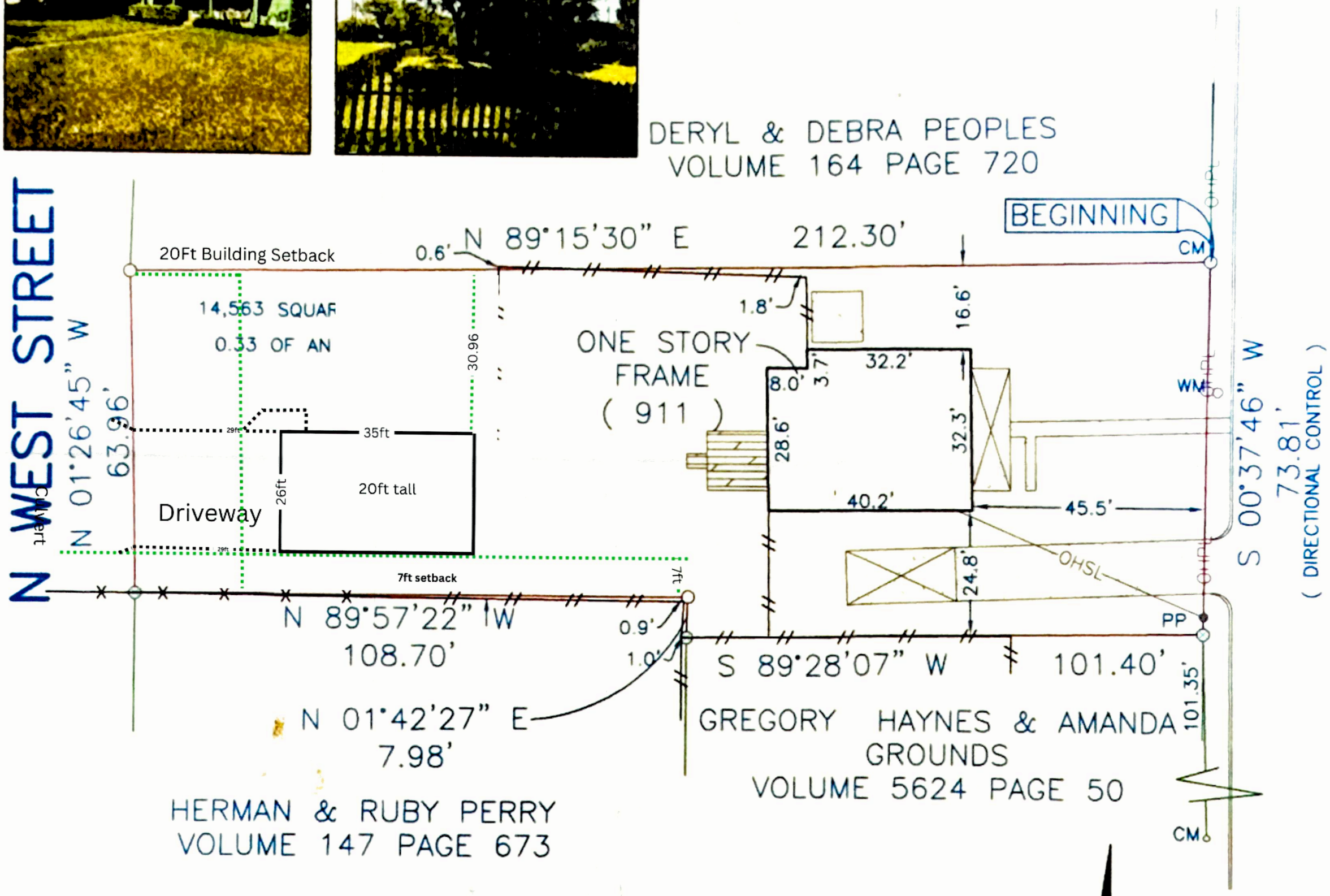
Style: Vertical Garage
Base Price: 26'x35'
Installation Surface: Concrete
Roof: Black
Trim: Black
Gable End Wall: Royal Blue
Side Wall: Royal Blue
Gable Ends Deluxe (Wainscot): Black
Side Walls Deluxe (Wainscot): Black
Roof Style: A-Frame Vertical
Roof Pitch: 3 / 12
Roof Overhang: 6"
Trusses: Triple Wide
Gauge: 14-Gauge Framing
Brace: Standard Brace
Wind Warranty: 100mph Wind Warranty Package (Concrete)
Height: 20'
Left Side: Fully Enclosed
Left Side Siding: Vertical
Right Side: Fully Enclosed
Right Side Siding: Vertical
Front End: Fully Enclosed
Front End Siding: Vertical
Back End: Fully Enclosed
Back End Siding: Vertical
Roll-Up Doors
10' x 12' Roll-Up Door
with Header Seal
10' x 10' Roll-Up Door
with Header Seal
10' x 10' Roll-Up Door
with Header Seal
Walk-In Doors
Walk-In Door (36 x 80)
Walk-In Door (36 x 80)
Windows
36W x 36H Single Pane w/ Grid
36W x 36H Single Pane w/ Grid
36W x 36H Single Pane w/ Grid
36W x 36H Single Pane w/ Grid
Frameouts
Corner Style: Square (Traditional)
Corner Style: Square (Traditional)
Corner Style: Square (Traditional)
Additional Options
R16 Bubble Insulation: Left Sidewall
R16 Bubble Insulation: Right Sidewall
R16 Bubble Insulation: Back Wall
R16 Bubble Insulation: Front Wall
R16 Bubble Insulation: Roof
29 Gauge Ag Panel (Standard)
Labor Fee
Colored Screws
Foam Enclosure (Doors and Windows Not Included)

Garage Doors Facing the Ally

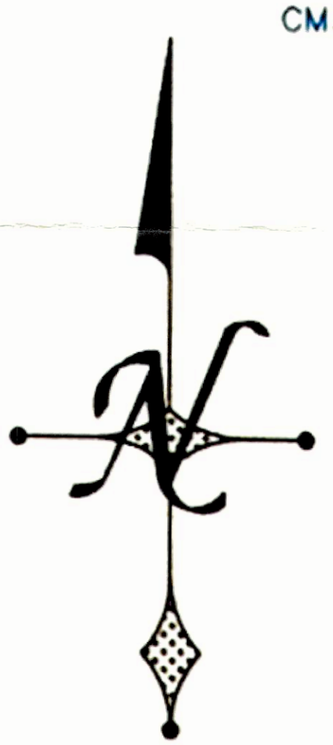
Portion Facing the Home

e of land.





SCALE 1" = 40'



CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *DETACHED GARAGE* THAT EXCEEDS THE MAXIMUM SIZE AND HEIGHT ON A 0.3168-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK 5, GARNER 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 by Ben Lewis for the approval of a *Specific Use Permit (SUP)* for an *Detached Garage* on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, 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*] 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*] 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 a *Detached Garage* that exceeds the maximum permissible size and height as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

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 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future*

DRAFT 06.25.2024

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* 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 force and effect.

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

DRAFT ORDINANCE 06.26.2024

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF AUGUST, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 15, 2024*

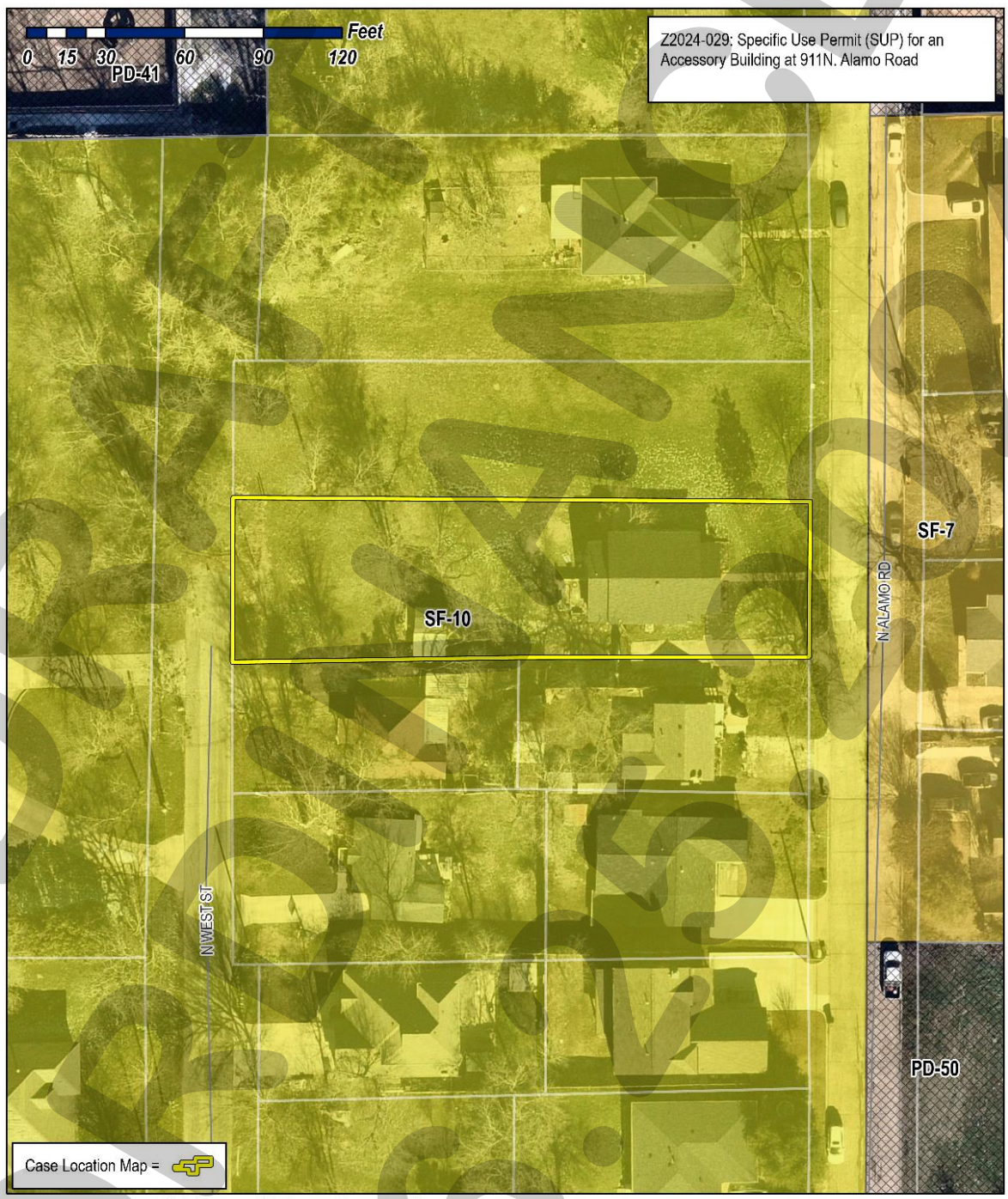
2nd Reading: *August 5, 2024*

DRAFT ORDINANCE 06.25.2024

Exhibit 'A':
Location Map

Address: *911 N. Alamo Street*

Legal Description: *Lot 3, Block 5, Garner Addition*

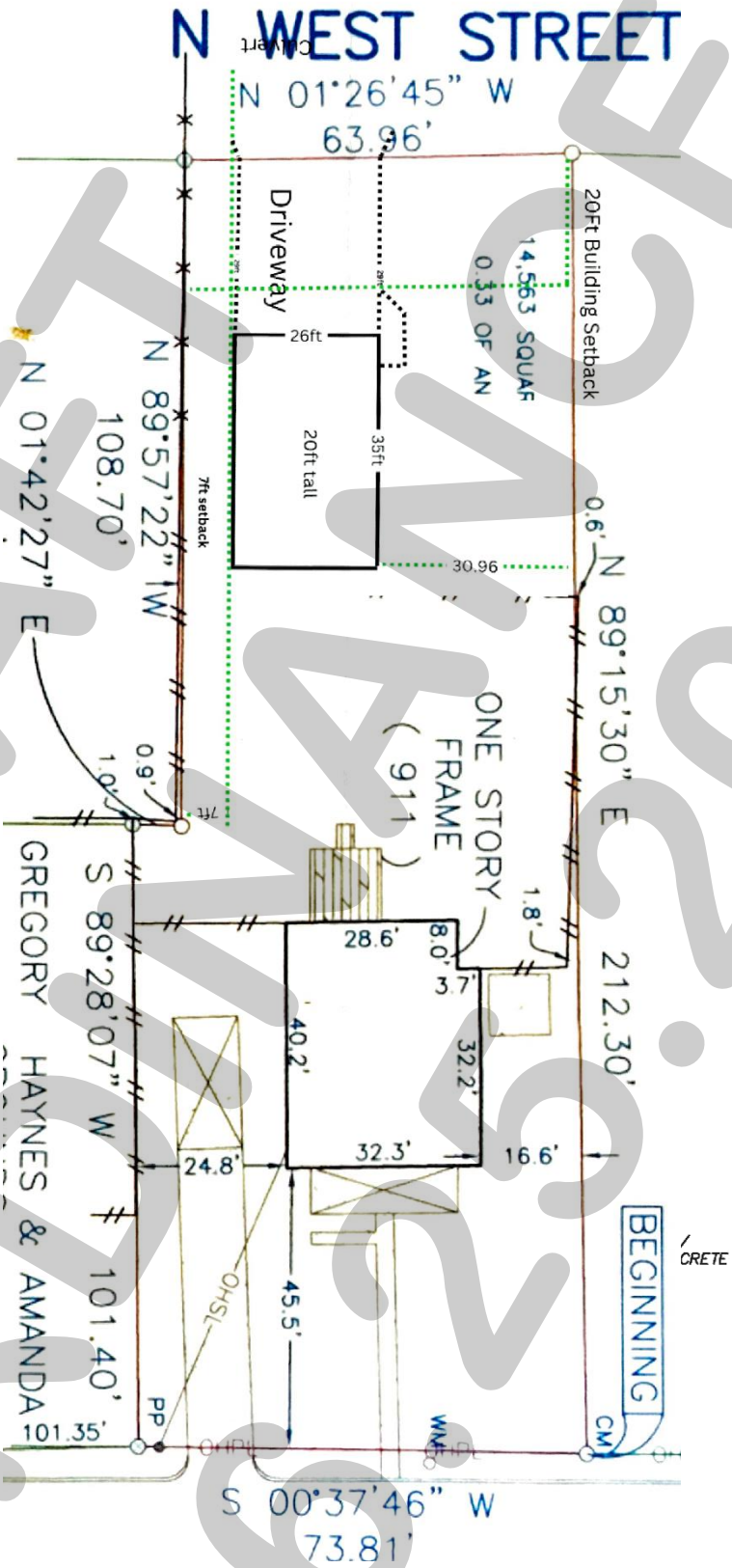


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

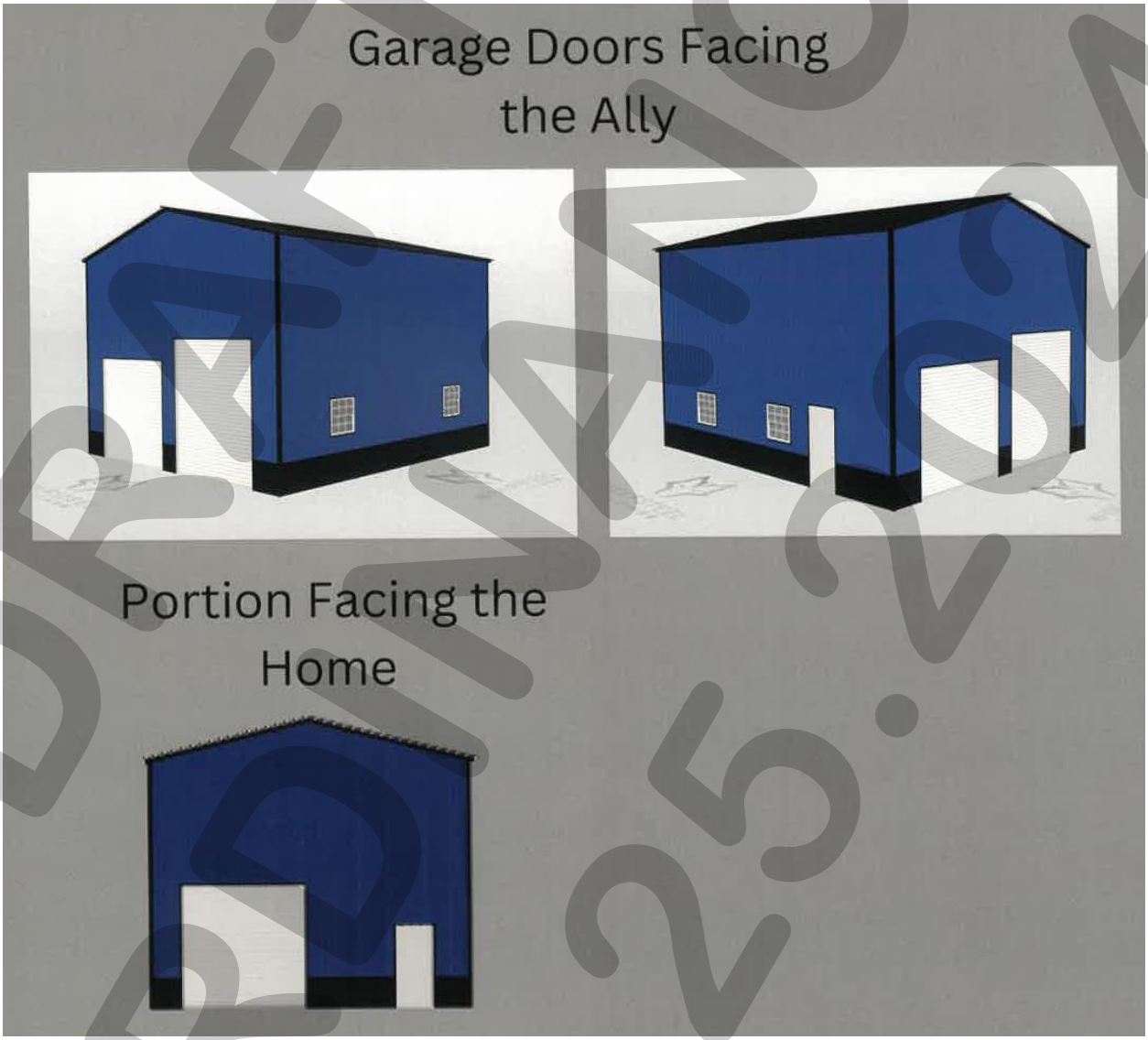
DRAFT 06.05.2024

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 06.25.2024

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 06.25.2024

PROJECT COMMENTS

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

DATE: 6/25/2024

PROJECT NUMBER: Z2024-030
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 329 HARBORVIEW DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	06/19/2024	Approved w/ Comments

06/19/2024: Z2024-030; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 329 Harborview Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive.

I.2 For questions or comments concerning this case, please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2024-030) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located adjacent to the Harbor Landing Phase 1 Subdivision, which is 100% developed, consists of 38 residential lots, and has been in existence since December 22, 1986.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

I.7 The minimum roof pitch for a residential structure is 3:12. In this case you are requesting roof pitches of 2:12. This will require a waiver to this requirement. That being said, there are other homes nearby that have a similar roof plan; however, this is a discretionary decision for the Planning and Zoning Commission.

M.8 According to Planned Development 8 (PD-8), the maximum height of the home shall be 26-feet or 30-feet depending on the pad elevation; the maximum rooftop elevation shall be 484-feet; and the maximum pad elevation shall be 458-feet. See court order requirements for Block B, Lot 5, Harborview Landing Phase 2 below. In this case, you are proposing

a maximum rooftop elevation of 488.00, a maximum pad elevation of 459.00, and a maximum height of 29.00'. This will need to be corrected.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

M.9 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In this case the proposed garage is located four (4) feet in front of the front façade of the single-family home. This will require a waiver to the requirements of the Unified Development Code (UDC).

M.10 Please review the attached Draft Ordinance prior to the June 25, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 2, 2024.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 2, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 9, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.12 The projected City Council meeting dates for this case will be July 15, 2024 (1st Reading) and August 5, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments

06/18/2024: 1. Additional comments may be provided at time of building permit.
2. The plat for the subdivision (Harbor Landing Phase 2) calls out a 20' building setback, not a 25'.
3. Curb returns, not flares.
4. House will have to have a fire sprinkler system installed because larger than 5,000 sf.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved w/ Comments

06/17/2024:
* BUILDING ELEVATION MEASUREMENTS ARE BLURRY. PLEASE PROVIDE CLEAR DRAWINGS
* DRIVEWAT WIDTH EXCEEDS THE MAXIMUM ALLOWED -
SUBSECTION 2.15.01 | RESIDENTIAL DRIVEWAYS
Steel reinforced concrete residential driveways that serve single car garages shall not be less than 12-feet in width. Two (2) car garages, carports, and/or storage areas shall not be less than 18-feet and no more than 24-feet in width at the property line. The width of the driveway for a three (3) car garage shall be 28-feet or larger (to be reviewed on a case-by-case basis).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved

No Comments

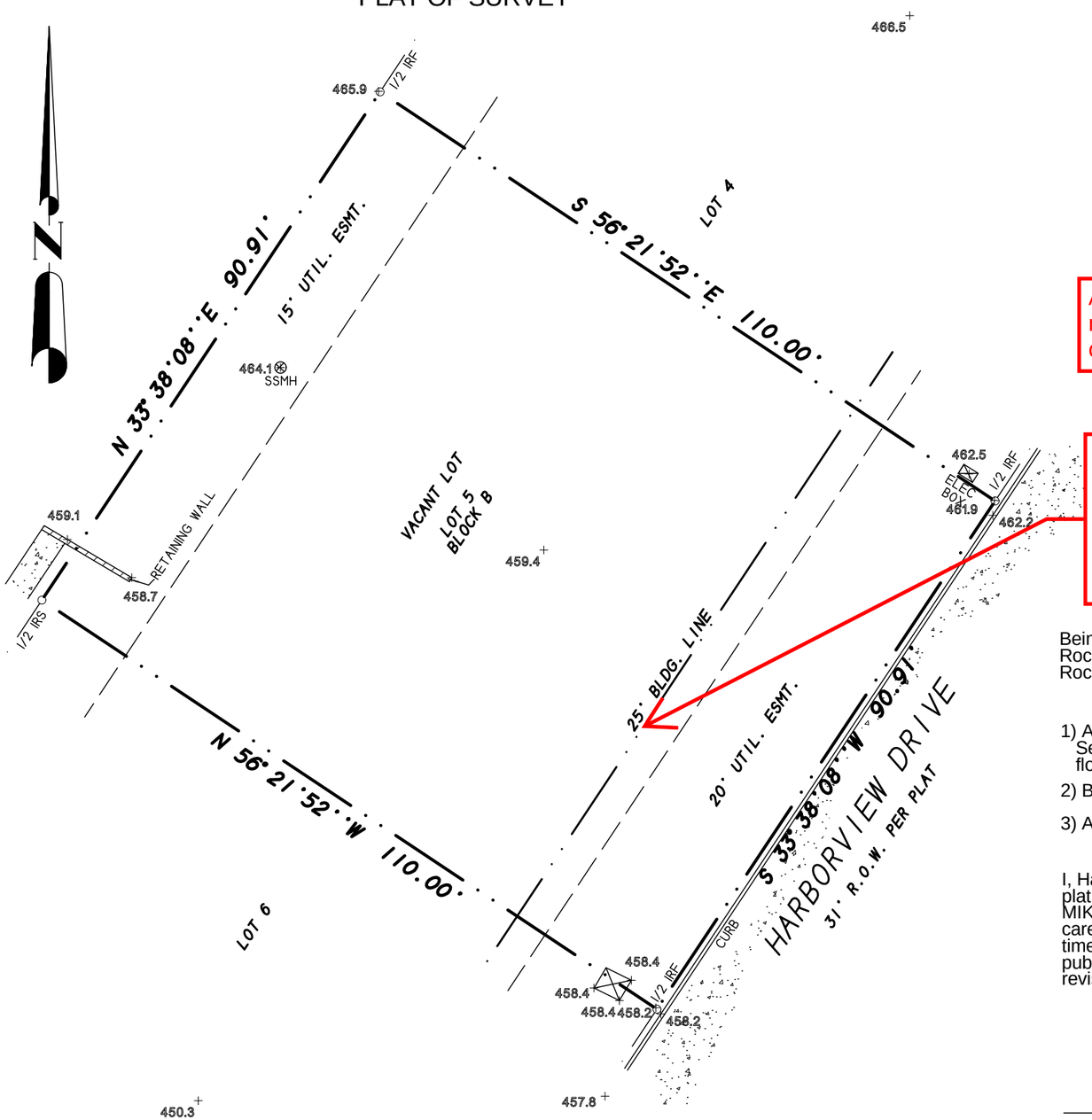
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	06/21/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved

No Comments

PLAT OF SURVEY



Additional comments may be provided at time of building permit.

The plat for the subdivision (Harbor Landing Phase 2) calls out a 20' building setback, not a 25'.

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

DESCRIPTION

Being Lot 5, Block B, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated September 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CAPITAL TITLE COMPANY, ROCKWALL RENTAL PROPERTIES, and MIKE WHITTLE, at HARBORVIEW DRIVE, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 29th day of June, 2009.

_____

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

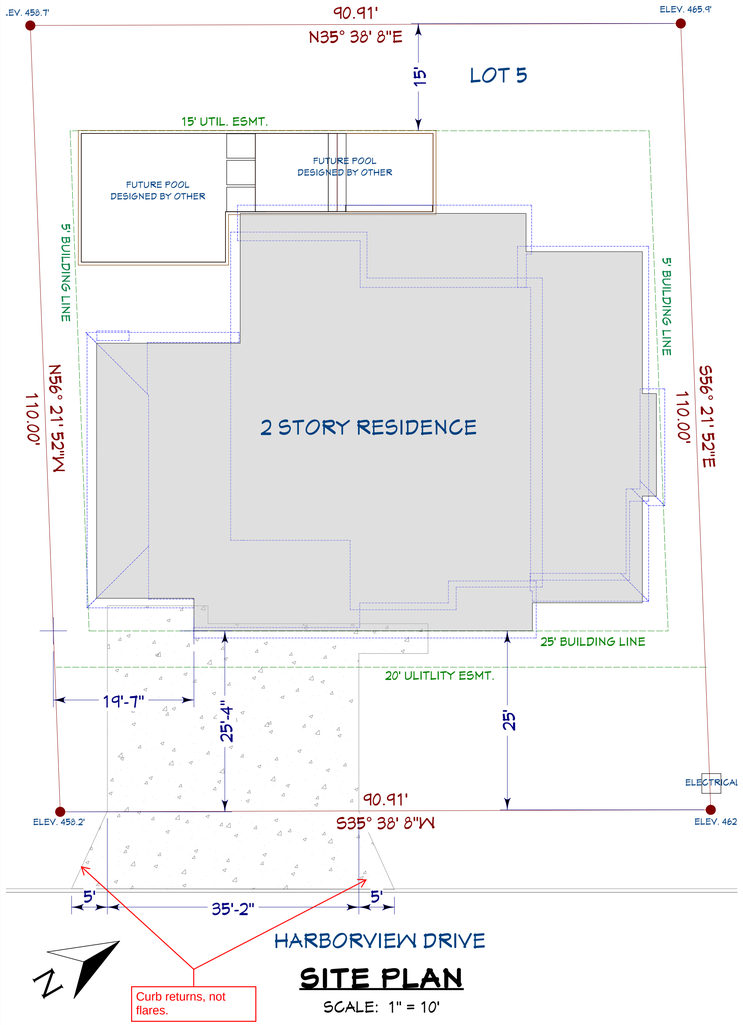
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROP PROPANE TANK

SURVEY DATE JUNE 29, 2009
SCALE 1" = 20' FILE # 20090418-5
CLIENT RRP GF # NONE

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SQUARE FOOTAGE CALCULATIONS:

I. GARAGE & PORCH SQFT INCLUDE BRICK LEDGE.
II. SQFT LISTED BY ROOM ARE FOR INTERIOR AREA ONLY, SHEETROCK TO SHEETROCK. THIS TO AID IN CALCULATING HVAC LOADS & FLOORING TAKEOFFS.
III. FLOORING MATERIAL SQFT IS CALCULATED BY SHEETROCK TO SHEETROCK AREA & INCLUDES THE AREA UNDER CABINETS.



Curb returns, not flares.

SITE PLAN

SCALE: 1" = 10'

LOT 5, BLOCK B
HARBOR LANDING PHASE 2
CITY OF ROCKWALL, TX

WATER LINE - 1-1/4"
ELECTRICAL - 200AMP SERVICE

House will have to have a fire sprinkler system installed because larger than 5,000 sf.

DRAWING PACKAGE	
PAGE #	TITLE
1	GENERAL OVERVIEW
2	MAIN FLOOR PLAN
3	UPSTAIRS & SCHEDULES
4	EXTERIOR ELEVATIONS
5	ROOF PLAN
6	ELECTRICAL
7	ELECTRICAL 2ND FLOOR
8	ROUGH-IN
9	CABINETS

AREA (Sq. Ft.)	
1st Floor Living	2630
Total Garages	833
Total Porches	442
Total Foundation	**3905**
2nd Floor Living	1181
Total Living	**3811**
Total Under Roof	**5086**
Total Sun Deck	671
Total Carpet	1196
Total Tile	500
Total Wood	2428

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT & PROPERTY OF TRACY'S CUSTOM HOMES. USE OF THESE DRAWINGS & CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF TRACY'S CUSTOM HOMES IS PROHIBITED & MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

1. THE CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, NOTES, & CONDITIONS PRIOR TO THE START OF ANY WORK.
2. ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS
3. THE AUTHOR OF THESE DOCUMENTS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR ANY PROCEDURES, OR FOR THE SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, & SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM BUILDING CODES (UBC) & LOCAL BUILDING CODES, OR AS SPECIFICALLY NOTED ON THESE PLANS & CALCULATIONS, WITH THE MOST STRINGENT CONDITION GOVERNING.

DRAWN BY: KENDALL NOTO
CHECKED BY: ROY HOMFELD
SHEET SIZE: ARCH D (24'' x 36'')

NOTICE & DISCLAIMER

UNDER NO CIRCUMSTANCES WILL TRACY'S CUSTOM HOMES BE LIABLE FOR ANY DAMAGES, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFITS, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING OUT OF THE USE OF THESE DRAWINGS.

BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75032

GENERAL OVERVIEW

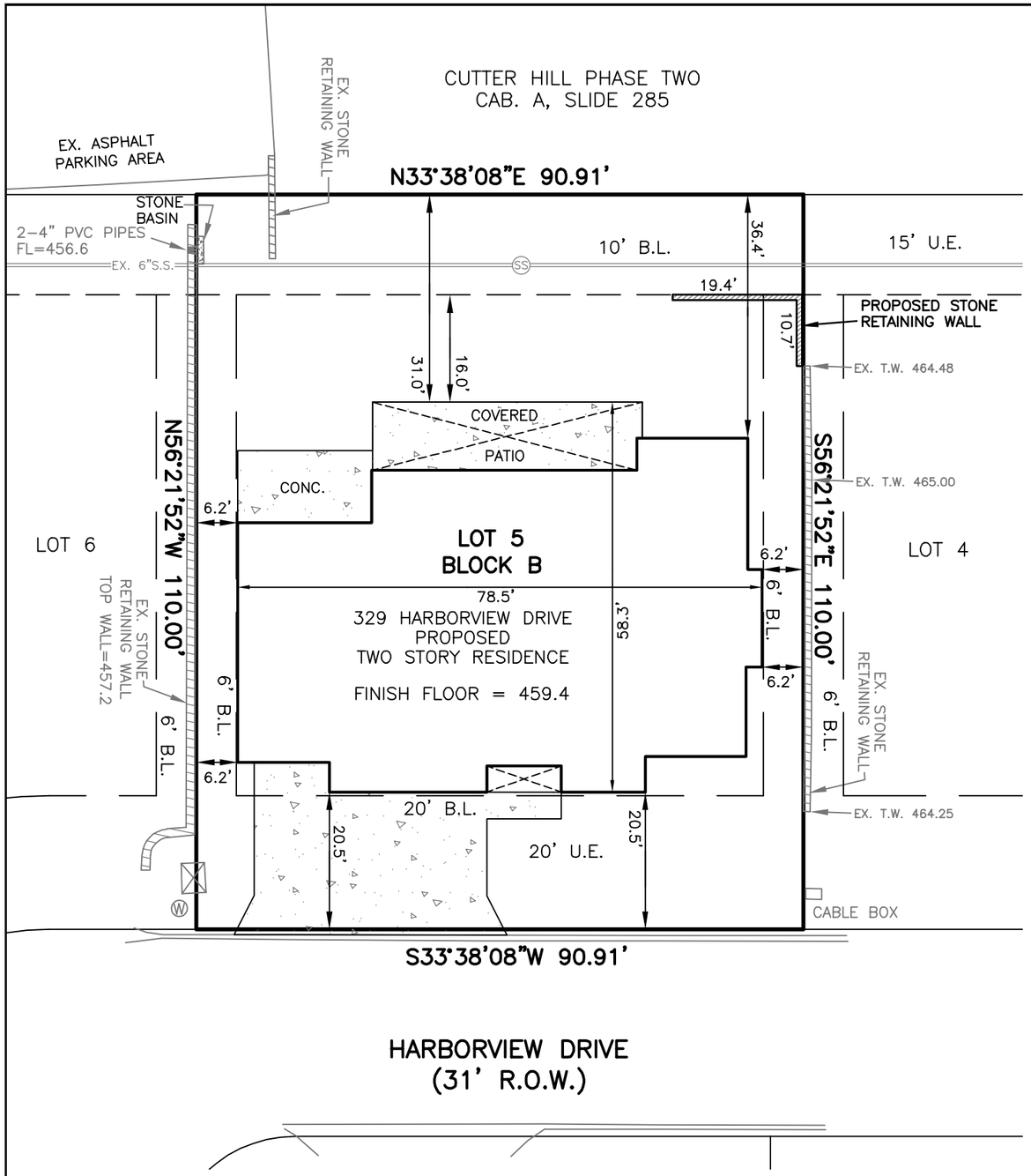
111 FARMERSVILLE PKWY STE. 300
FARMERSVILLE, TX. 75442
(972) 784-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com

Tracy's CUSTOM HOME DESIGNS

PLOT PLAN

BEING LOT 5, BLOCK B, OF HARBOR LANDING PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 10, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

ZONING: PD-08 (SF-10)
LOT 5, BLOCK B
MAX ROOFTOP ELEVATION - 488.00
MAX PAD ELEVATION - 459.00
MAX HEIGHT - 29.00'



LEGEND

(SS)	– EXISTING SANITARY SEWER MANHOLE
(W)	– EXISTING WATER METER
—524—	– EXISTING CONTOURS
—[524]—	– PROPOSED CONTOURS
→	– PROPOSED DRAINAGE ARROWS
T.C.	– TOP OF CURB
T.W.	– TOP OF RETAINING WALL
B.W.	– BOTTOM OF RETAINING WALL
	– PROPOSED CONCRETE

PRELIMINARY REVIEW

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW UNDER THE
AUTHORITY OF:
HENRY G. NIBLO, P.E. NO. 68739
JUNE 6, 2024
IT IS NOT TO BE USED FOR CONSTRUCTION,
BIDDING, PERMIT PURPOSES.

BENCHMARK: COR-5
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE INTERSECTION EAST LINE OF COMMODORE PLAZA & NORTH LINE OF HENRY CHANDLER DR. AT CENTER OF CURB RETURN +1' BEHIND CURB. ELEVATION=560.58

0' 20'
GRAPHIC SCALE:
1 INCH = 20 FEET

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, all of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

BEARINGS, BUILDING LINES, R.O.W.S, EASEMENTS, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
PHONE (972) 840-1506
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

COPYRIGHT © CARROLL CONSULTING GROUP

JOB No.	SCALE:	DATE	DRAWN BY:
3467-24	1"=20'	JUNE 6, 2024	CP

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	329 HARBORVIEW DR, ROCKWALL, TX 75032				
SUBDIVISION	Harbor Landing Phase TWO	LOT	5	BLOCK	B
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	DAVID BOHORQUEZ	☐ APPLICANT	
CONTACT PERSON	DAVID BOHORQUEZ	CONTACT PERSON	
ADDRESS	1397 GLENWICK DR	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	
PHONE	469-766-4127	PHONE	
E-MAIL	DAVID@BGROUPSERVICES.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Bohorquez [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 $ 200.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* JUNE *, 2024. 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 12 DAY OF JUNE, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cynthia C Vides

CYNTHIA C VIDES NOTARY PUBLIC STATE OF TEXAS ID 132455083 EXP. 04-28-2028

MY COMMISSION EXPIRES 4-28-28

City of Rockwall

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

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

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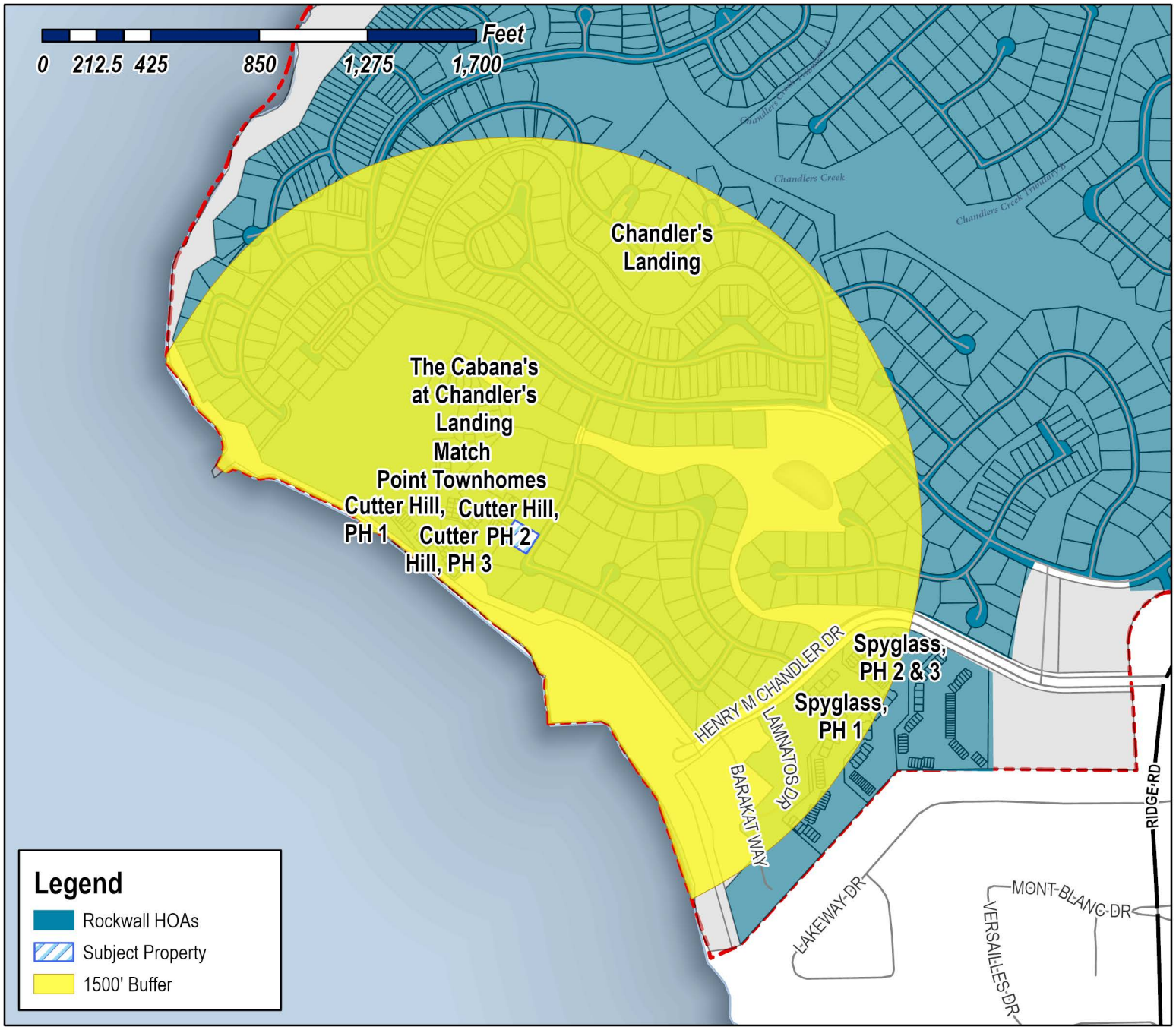

Case Number: Z2024-030
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 329 Harborview Drive

Date Saved: 6/13/2024
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Guevara, Angelica; Ross, Bethany
Subject:	Neighborhood Notification Program [Z2024-030]
Date:	Friday, June 21, 2024 1:12:01 PM
Attachments:	HOA Map (06.17.2024).pdf Public Notice (P&Z).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 Friday June 21,2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 9 , 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 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.

Z2024-030: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

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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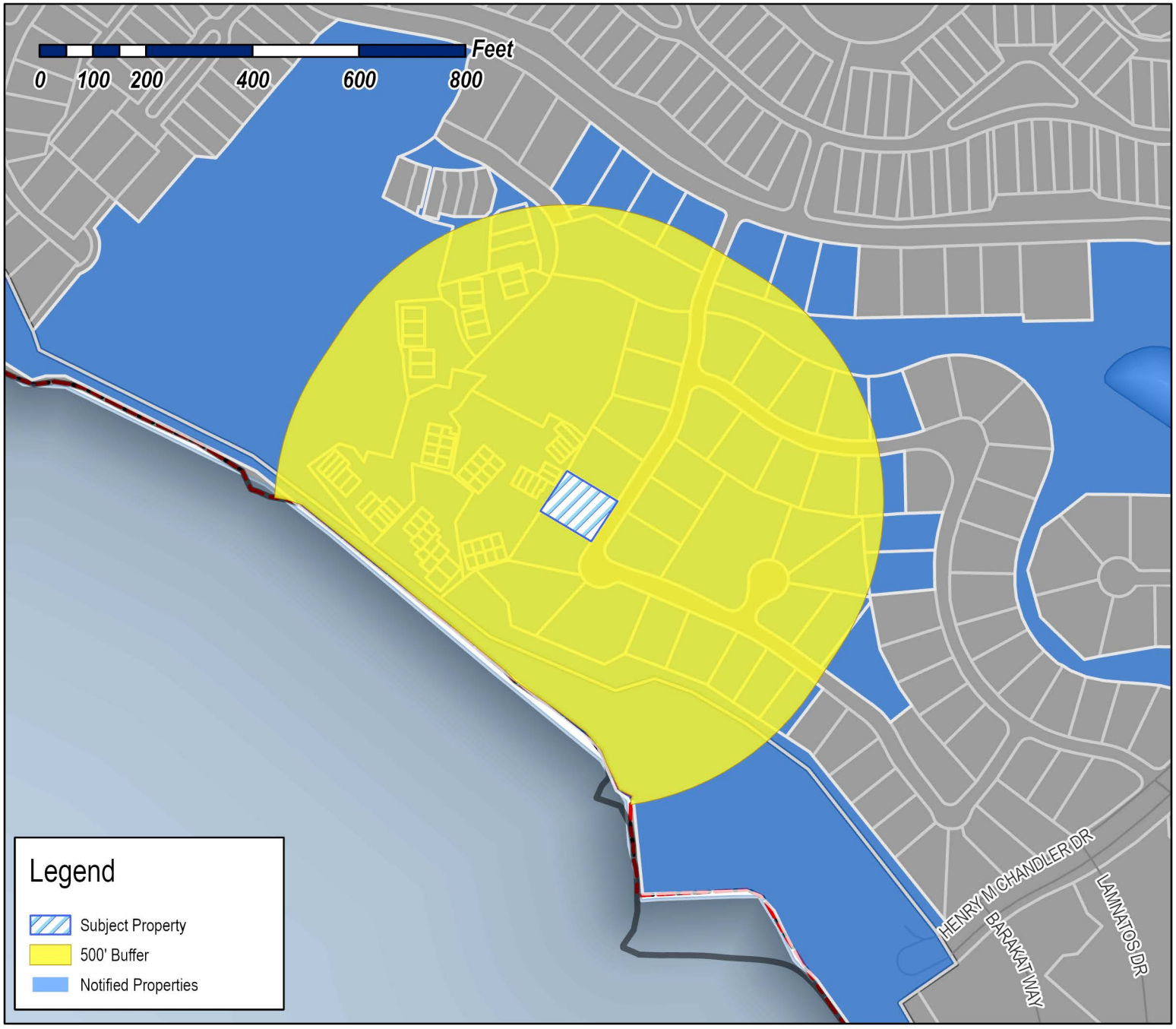


Case Number: Z2024-030
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 329 Harborview Drive

Date Saved: 6/13/2024
For Questions on this Case Call: (972) 771-7745

CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

BRAD RHODES REALTY LLC
1514 ANDY DRIVE
SHERMAN, TX 75092

DALROCK INDEPENDENCE LLC
1718 CAPITOL AVE
CHEYENNE, WY 82001

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

ESTATE OF KENNETH GENE PONDER
ELMA PONDER, EXECUTOR
1850 ASHBOURNE DRIVE
ROCKWALL, TX 75087

VREELAND DENISE AND
DAN CALNON
1956 GEAR AVE
FAIRFIELD, IA 52556

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

MCCALLUM TERRY
2231 W FM 550
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

ZUCCHERO MICHAEL
24212 NOBE ST
CORONA, CA 92883

ROBERTS GARREN AND MARY BERNADETTE
FIDELMA
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

PORTER INVESTMENTS LLC
3 COVE CREEK COURT
HEATH, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75087

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75087

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 HARBORVIEW DR
ROCKWALL, TX 75087

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE
319 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

SELF SCOTT L & JAN
319 HARBORVIEW DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

RESIDENT
321 HARBORVIEW DR
ROCKWALL, TX 75087

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

RIZZARI VANESSA GABRIELA
324 HARBOR LANDING DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
326 HARBORVIEW DR
ROCKWALL, TX 75087

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

HAIDAR LAMORA J AND
LUCINDA K POLHEMUS
327 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75087

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75087

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DAMALUX RENTAL AND REMODELING LLC
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
333 YACHT CLUB DR
ROCKWALL, TX 75087

TMCC TRUST
THOMAS V MCCROSSAN- TRUSTEE
333 HARBORVIEW DRIVE
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST
MARTIN EDWARD MANASCO AND LISA MARIE
MANASCO- TRUSTEES
335 HARBORVIEW DR
ROCKWALL, TX 75032

MCCROSSAN LIA AND JAMES
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
405 YACHT CLUB DR
ROCKWALL, TX 75087

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

RESIDENT
426 S YACHT CLUB DR
ROCKWALL, TX 75087

JONES AMBER
426 YACHT CLUB DR UNIT H
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

RESIDENT
428 YACHT CLUB DR
ROCKWALL, TX 75087

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

GALLIGUEZ PRESILO A & ANNABELLE B
429 YACHT CLUB DR B UNIT A 2
ROCKWALL, TX 75032

RESIDENT
430 S YACHT CLUB DR
ROCKWALL, TX 75087

STROUD SUZETTE AND ANDY
430A YACHT CLUB
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

RESIDENT
436 S YACHT CLUB DR
ROCKWALL, TX 75087

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

MERCKLING BRYAN AND SARAH HUSSAIN
436 YACHT CLUB DRIVE #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
438 S YACHT CLUB DR
ROCKWALL, TX 75087

WALLACE BRITTANY
438 S YACHT CLUB DR APT H
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

BARLOW DAVID ALLEN
438 YACHT CLUB DR APT F
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

SFIKAS SCOTT
438 YACHT CLUB DRIVE APT C
ROCKWALL, TX 75032

RESIDENT
440 S YACHT CLUB DR
ROCKWALL, TX 75087

BROWN CYNTHIA
440 YACHT CLUB UNIT E
ROCKWALL, TX 75032

SERRANO MANUEL
440 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
4401 GMD UNIT 702
LONGBOAT KEY, FL 34228

RESIDENT
442 S YACHT CLUB DR
ROCKWALL, TX 75087

SPOENEMAN DAVID AND JODI
442A YACHT CLUB APT A
ROCKWALL, TX 75032

RESIDENT
450 S YACHT CLUB DR
ROCKWALL, TX 75087

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUYON DANA T
450A YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
452 S YACHT CLUB DR
ROCKWALL, TX 75087

SULLIVAN ROBERT MICHAEL
452 YACHT CLUB DR #B
ROCKWALL, TX 75032

ROGERS TARA MICHELLE & FRANCISCO LOPEZ
454 YACHT CLUB DR
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

RESIDENT
458 S YACHT CLUB DR
ROCKWALL, TX 75087

CLAYCOMB DENISE MASUNAS AND JOHN WILLIAM
458 YACHT DRIVE 458A
ROCKWALL, TX 75032

BENDER VIRGINIA
4600 GREENVILLE AVE STE 180
DALLAS, TX 75206

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

HAMMOND LIVING TRUST
519 E I30 #704
ROCKWALL, TX 75087

HARMON H VICTOR ETUX
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HOGAN CANDICE LYNN AND
KEVIN PETER CRANTZ
522 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DEATON KHRISTY & ROBERT
524 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
526 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
528 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
530 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
532 YACHT CLUB DR
ROCKWALL, TX 75087

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DENNALLEY DENA S
536 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
540 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
542 YACHT CLUB DR
ROCKWALL, TX 75087

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

JOHNSON BETTY
544 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG SHANE & TRACY ENGLISH
5449 MARTEL
DALLAS, TX 75206

RESIDENT
546 YACHT CLUB DR
ROCKWALL, TX 75087

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

P&P PAINTING REPAIRS AND REMODELING
6109 PLANTATION LN
FLOWER MOUND, TX 75022

RESIDENT
7 GREENBELT
ROCKWALL, TX 75087

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

DALTON PAMELA JOY, TRUSTEE
PAMELA JOY DALTON LIVING TRUST
872 RATHBONE CIRCLE
FOLSOM, CA 95630

STEPHENSON ROBIN AND LARRY JR
9005 BRIARCREST DR
ROWLETT, TX 75089

MALLARD DAVID S & SHERRY A
9405 WAYNE AVE
LUBBOCK, TX 79424

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
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:

Z2024-030: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview 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, July 9, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 15, 2024 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 Guevara
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, July 15, 2024 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. Z2024-030: SUP for a Residential Infill

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.

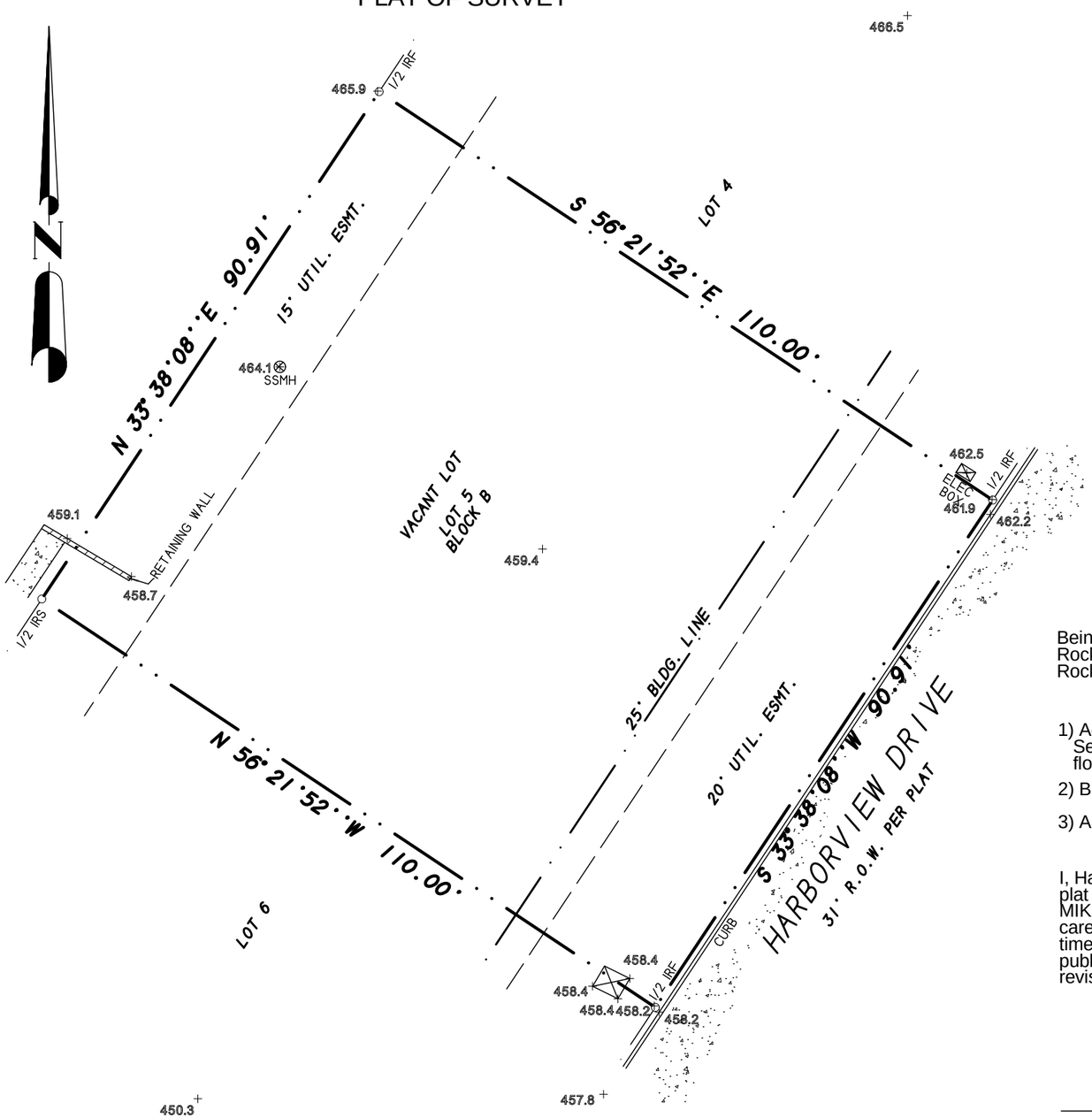
Name:

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

PLAT OF SURVEY



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

DESCRIPTION

Being Lot 5, Block B, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated September 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CAPITAL TITLE COMPANY, ROCKWALL RENTAL PROPERTIES, and MIKE WHITTLE, at HARBORVIEW DRIVE, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 29th day of June, 2009.

_____

Harold D. Fetty III, R.P.L.S. No. 5034

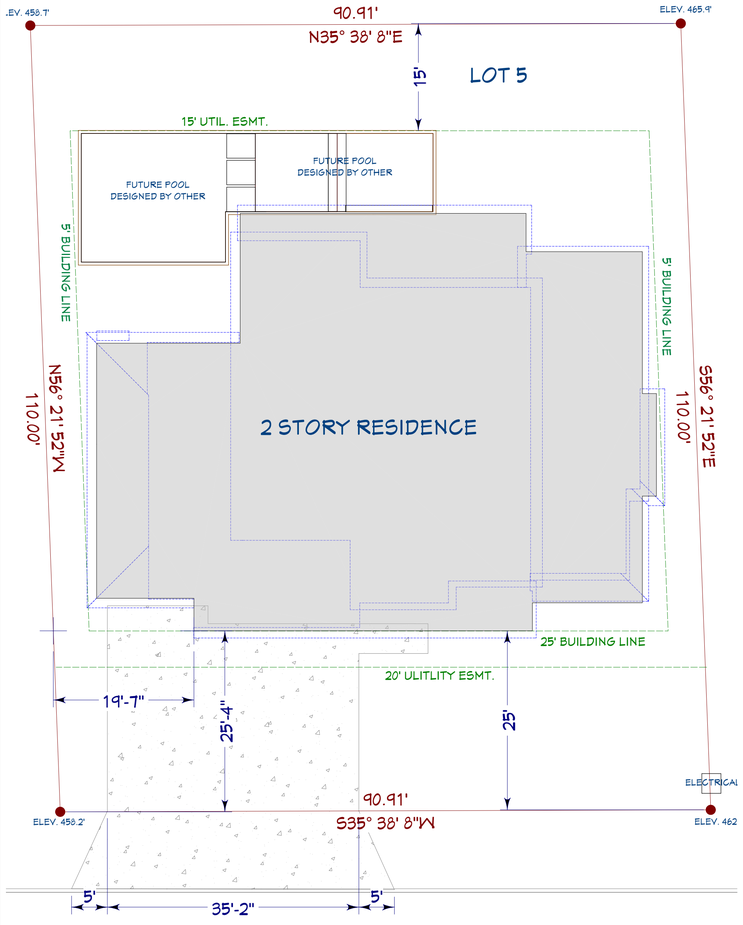
STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROP PROPANE TANK

SURVEY DATE JUNE 29, 2009
SCALE 1" = 20' FILE # 20090418-5
CLIENT RRP GF # NONE

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX



HARBORVIEW DRIVE

SITE PLAN

SCALE: 1" = 10'

LOT 5, BLOCK B
HARBOR LANDING PHASE 2
CITY OF ROCKWALL, TX

WATER LINE - 1-1/4"
ELECTRICAL - 200AMP SERVICE

SQUARE FOOTAGE CALCULATIONS:

I. GARAGE & PORCH SQFT INCLUDE BRICK LEDGE.
II. SQFT LISTED BY ROOM ARE FOR INTERIOR AREA ONLY, SHEETROCK TO SHEETROCK. THIS TO AID IN CALCULATING HVAC LOADS & FLOORING TAKEOFFS.
III. FLOORING MATERIAL SQFT IS CALCULATED BY SHEETROCK TO SHEETROCK AREA & INCLUDES THE AREA UNDER CABINETS.

DRAWING PACKAGE	
PAGE #	TITLE
1	GENERAL OVERVIEW
2	MAIN FLOOR PLAN
3	UPSTAIRS & SCHEDULES
4	EXTERIOR ELEVATIONS
5	ROOF PLAN
6	ELECTRICAL
7	ELECTRICAL 2ND FLOOR
8	ROUGH-IN
9	CABINETS

AREA (Sq. Ft.)	
1st Floor Living	2630
Total Garages	833
Total Porches	442
Total Foundation	**3905**
2nd Floor Living	1181
Total Living	**3811**
Total Under Roof	**5086**
Total Sun Deck	671
Total Carpet	1196
Total Tile	500
Total Wood	2428

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT & PROPERTY OF TRACY'S CUSTOM HOMES. USE OF THESE DRAWINGS & CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF TRACY'S CUSTOM HOMES IS PROHIBITED & MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

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GENERAL OVERVIEW

111 FARMERSVILLE PKWY STE. 300
FARMERSVILLE, TX. 75442
(972) 784-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com

Tracy's CUSTOM HOME DESIGNS

1. THE CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, NOTES, & CONDITIONS PRIOR TO THE START OF ANY WORK.
2. ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS
3. THE AUTHOR OF THESE DOCUMENTS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR ANY PROCEDURES, OR FOR THE SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, & SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM BUILDING CODES (UBC) & LOCAL BUILDING CODES, OR AS SPECIFICALLY NOTED ON THESE PLANS & CALCULATIONS, WITH THE MOST STRINGENT CONDITION GOVERNING.

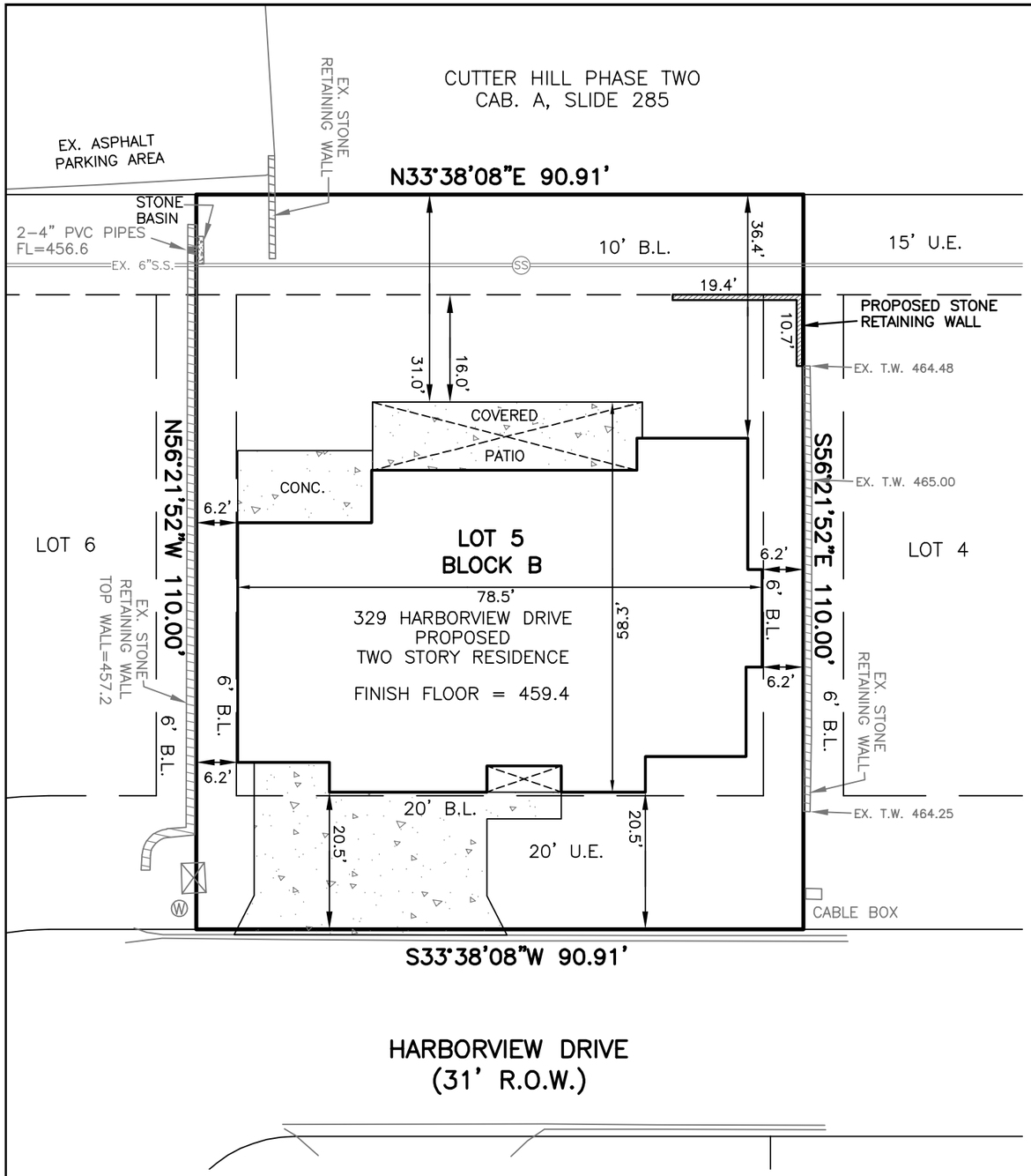
DRAWN BY: KENDALL NOTO
CHECKED BY: ROY HOMFELD
SHEET SIZE: ARCH D (24'' x 36'')

12/12/2023

PLOT PLAN

BEING LOT 5, BLOCK B, OF HARBOR LANDING PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 10, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

ZONING: PD-08 (SF-10)
LOT 5, BLOCK B
MAX ROOFTOP ELEVATION - 488.00
MAX PAD ELEVATION - 459.00
MAX HEIGHT - 29.00'



LEGEND

(SS)	– EXISTING SANITARY SEWER MANHOLE
(W)	– EXISTING WATER METER
—524—	– EXISTING CONTOURS
—[524]—	– PROPOSED CONTOURS
→	– PROPOSED DRAINAGE ARROWS
T.C.	– TOP OF CURB
T.W.	– TOP OF RETAINING WALL
B.W.	– BOTTOM OF RETAINING WALL
	– PROPOSED CONCRETE

PRELIMINARY REVIEW

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW UNDER THE
AUTHORITY OF:
HENRY G. NIBLO, P.E. NO. 68739
JUNE 6, 2024
IT IS NOT TO BE USED FOR CONSTRUCTION,
BIDDING, PERMIT PURPOSES.

BENCHMARK: COR-5
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE INTERSECTION EAST LINE OF COMMODORE PLAZA & NORTH LINE OF HENRY CHANDLER DR. AT CENTER OF CURB RETURN +1' BEHIND CURB. ELEVATION=560.58

0' 20'
GRAPHIC SCALE:
1 INCH = 20 FEET

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, all of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

BEARINGS, BUILDING LINES, R.O.W.S, EASEMENTS, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

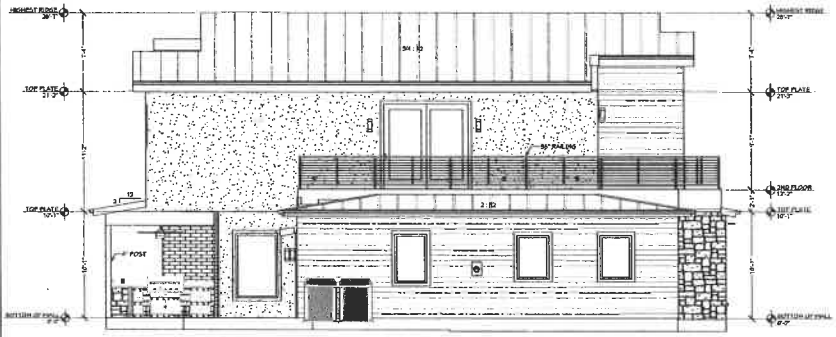
CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
PHONE (972) 840-1506
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

COPYRIGHT © CARROLL CONSULTING GROUP

JOB No.	SCALE:	DATE	DRAWN BY:
3467-24	1"=20'	JUNE 6, 2024	CP

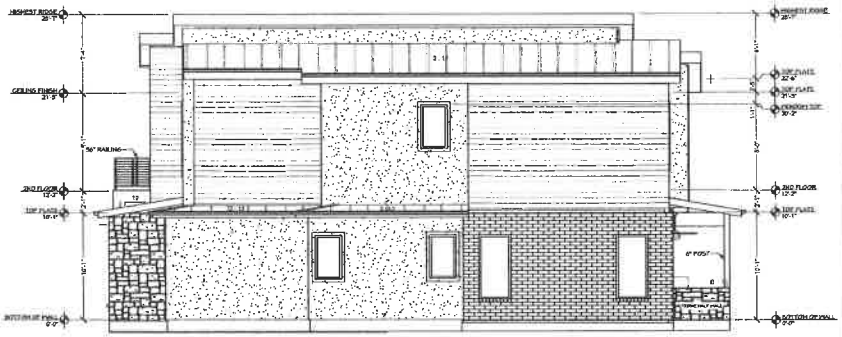
REAR ELEVATION

SCALE: 1/4" = 1'



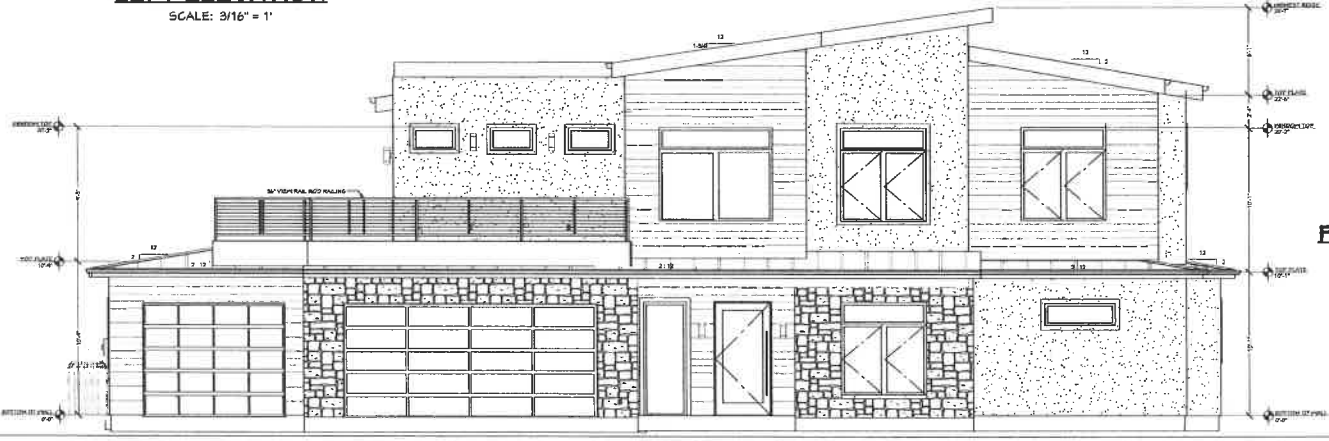
LEFT ELEVATION

SCALE: 3/16" = 1'



RIGHT ELEVATION

SCALE: 3/16" = 1'



FRONT ELEVATION

SCALE: 1/4" = 1'

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EXTERIOR ELEVATIONS

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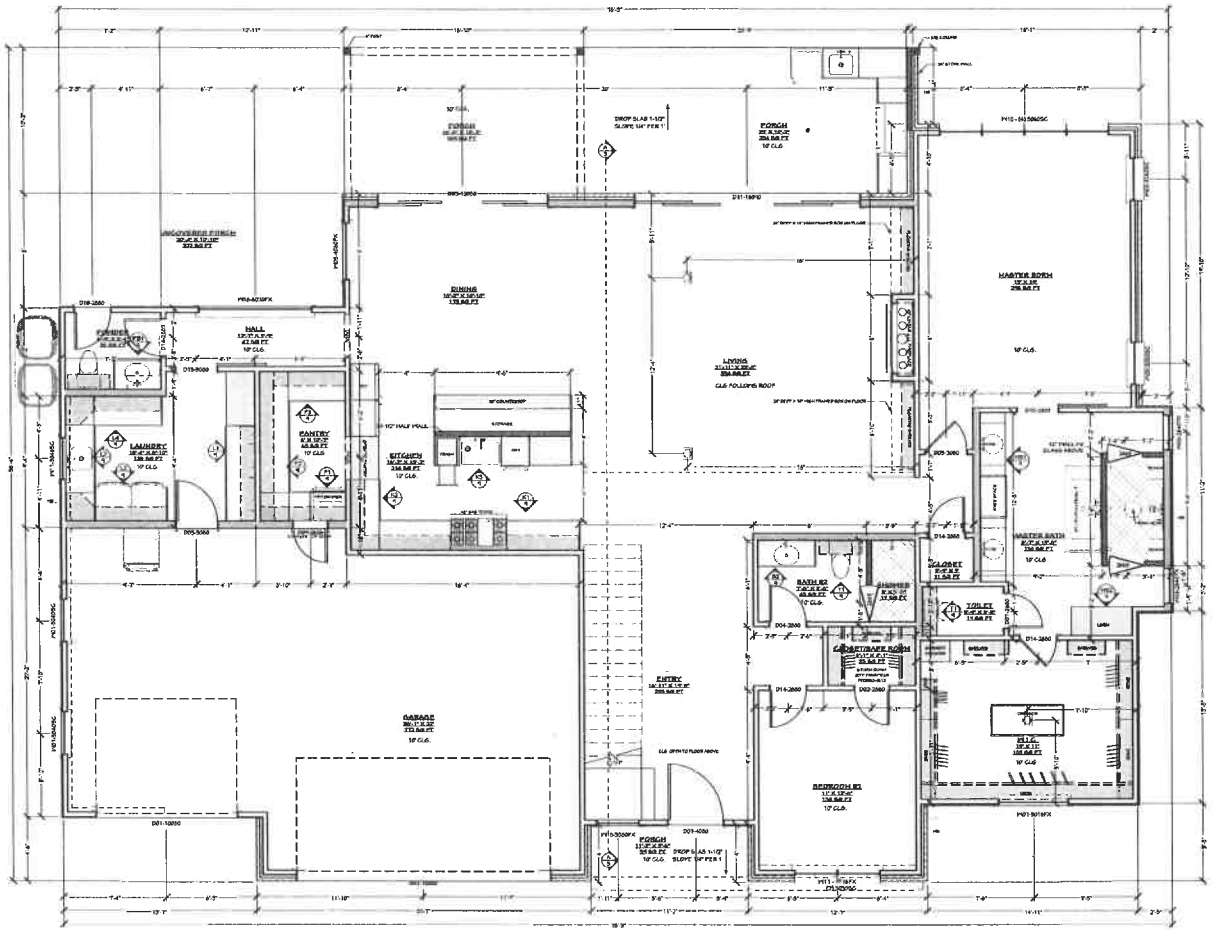
FARMERSVILLE, TX. 75442
(972) 784-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com

Tracy's CUSTOM HOME DESIGNS

12/12/2023



MAIN FLOOR PLAN

SCALE: 1/4" = 1'

AREA (Sq. Ft.)	
1st Floor Living	2630
Total Garages	833
Total Porches	442
Total Foundation	3905
2nd Floor Living	1181
Total Living	3811
Total Under Roof	5086
Total Sun Deck	671
Total Carpet	1196
Total Tile	500
Total Wood	2428

BUILDING CONTRACTOR/HOME OWNER TO REVIEW & VERIFY ALL DIMENSIONS, SPECS, & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

PLANS DESIGNED TO 2021 IRC

NOTICE & DISCLAIMER

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MAIN FLOOR PLAN

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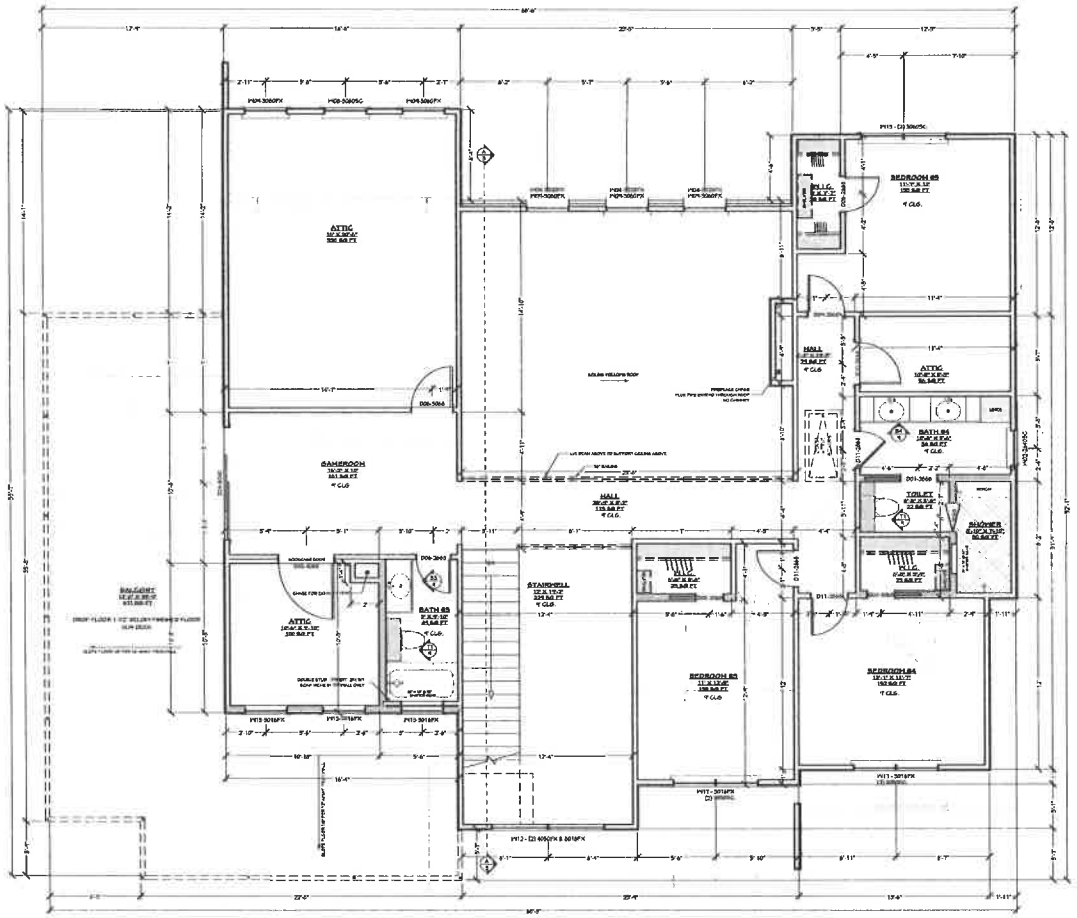
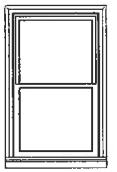
Tracy's CUSTOM HOME DESIGNS



2ND FLOOR PLAN

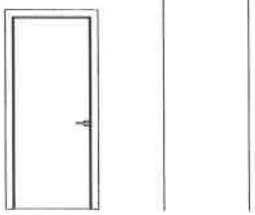
SCALE: 1/4" = 1'



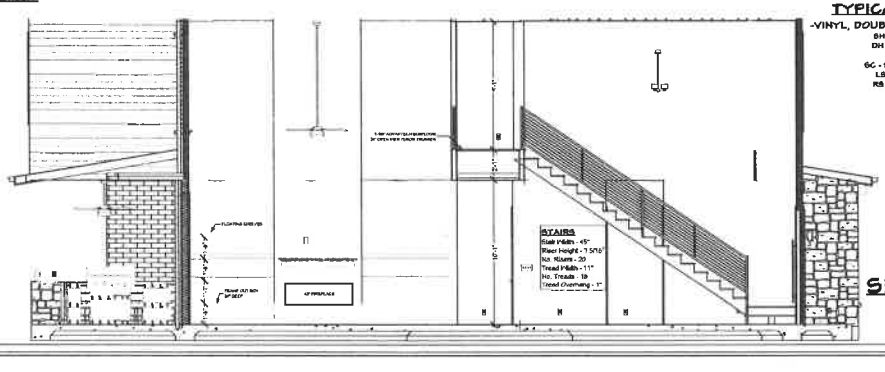
TYPICAL WINDOW

-VINYL, DOUBLE PANE, LOW E 366-

SH - Single Hung
DH - Double Hung
FX - Fixed
SC - Single Casement
LS - Left Sliding
RS - Right Sliding



TYPICAL DOOR TYPICAL DOORWAY



SECTION A-A

SCALE: 1/4" = 1'

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UPSTAIRS & SCHEDULES

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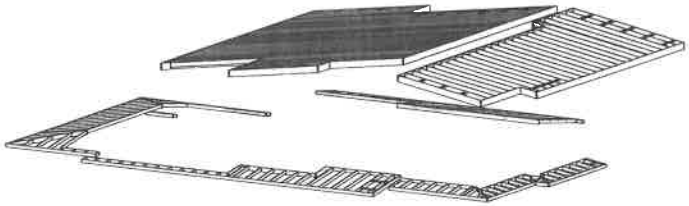
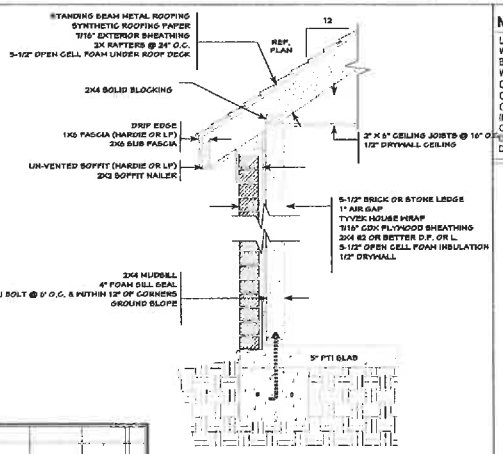
FARMERSVILLE, TX. 75442
(972) 7849044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com

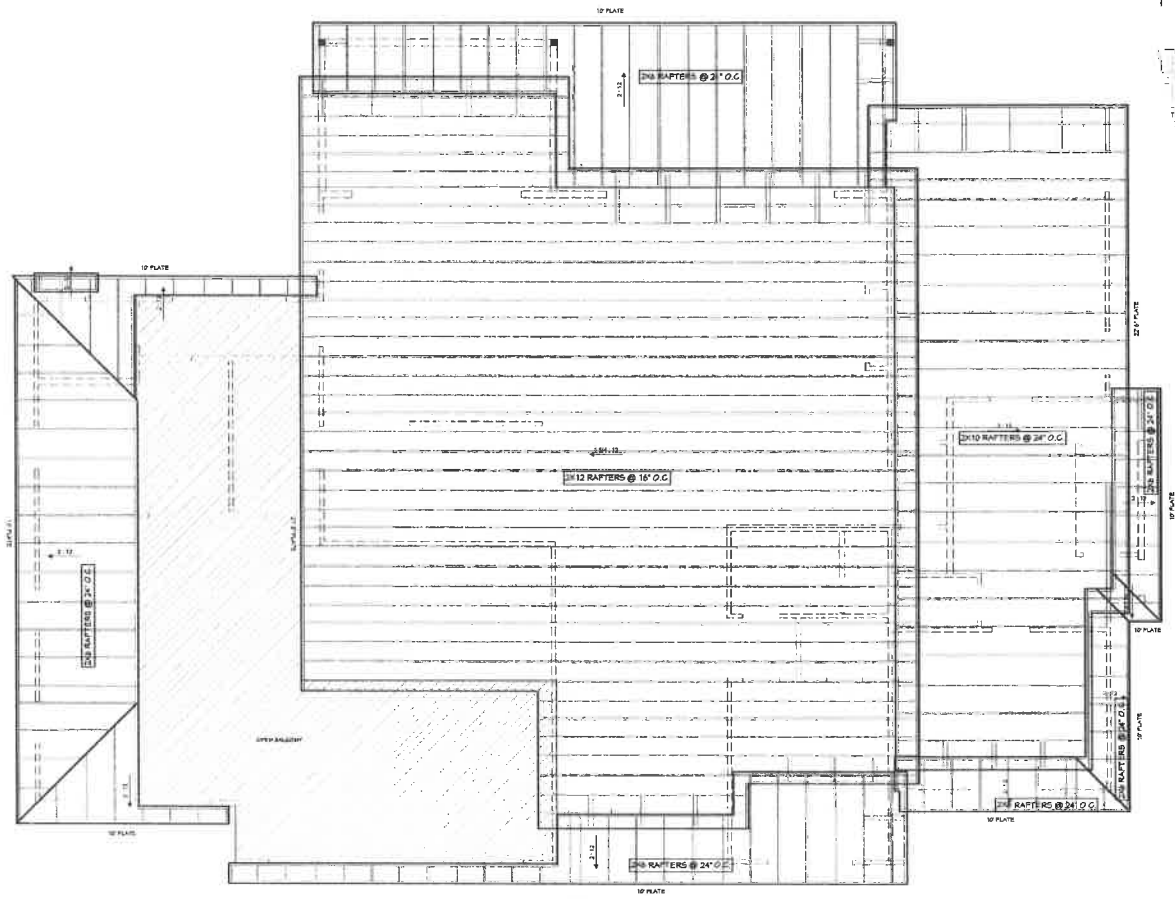
Tracy's CUSTOM HOME DESIGNS





WALL/ ROOF DETAIL

N.T.S.



ROOF PLAN

SCALE: 1/4" = 1'

3,582 SF of Metal Roofing

ROOFING NOTES:

ROOFING SHALL BE FASTENED ACCORDING TO MANUFACTURES INSTRUCTIONS TO SOLIDLY SHEATHED ROOFS. NOT LESS THAN 4 NAILS PER EACH 36" TO 40" STRIP SHINGLES & 2 NAILS PER EACH 4" TO 15" INDIVIDUAL SHINGLE

SOFFITS:

12" GABLES
16" HIP
VENTED HARDIEPLANK (PORCHES & GARAGE)
NON-VENTED HARDIEPLANK (LIVING AREA)

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ROOF PLAN

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sales@tracyscustomhomes.com
www.tracyscustomhomes.com

Tracy's CUSTOM HOME DESIGNS

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-030

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
315 Harborview Drive	Single-Family Home	2015	4,602	*N/A*	Stucco, Stone, and Siding
317 Harborview Drive	Vacant	N/A	N/A	*N/A*	N/A
319 Harborview Drive	Single-Family Home	2010	3,770	*N/A*	Stone
321 Harborview Drive	Single-Family Home	2012	6,210	*N/A*	Stone and Brick
325 Harborview Drive	Single-Family Home	2018	5,443	*N/A*	Stone and Brick
326 Harborview Drive	Single-Family Home	2007	3,810	*N/A*	Siding
327 Harborview Drive	Single-Family Home	2015	4,222	*N/A*	Stone
328 Harborview Drive	Single-Family Home	2021	2,764	*N/A*	Stucco, Brick, and Siding
329 Harborview Drive	Vacant	N/A	N/A	*N/A*	N/A
330 Harborview Drive	Single-Family Home	2016	3,893	*N/A*	Brick and Stone
331 Harborview Drive	Single-Family Home	2015	4,098	*N/A*	Brick and Stone
	AVERAGES:	2014	4,312	#DIV/0!	

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315 Harborview Drive

317 Harborview Drive

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319 Harborview Drive

321 Harborview Drive

325 Harborview Drive

326 Harborview Drive

327 Harborview Drive

328 Harborview Drive

329 Harborview Drive

330 Harborview Drive

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PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

331 Harborview Drive

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2273-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK B, OF THE HARBOR LANDING, PHASE 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 by David Bohorquez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.2273-acre parcel of land identified as Lot 5, Block B, of the Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview 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 Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT 05.15.2024

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- 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 05.23.2024

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 5th DAY OF AUGUST, 2024.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 15, 2024*

2nd Reading: *August 5, 2024*

DRAFT ORDINANCE 06.25.2024

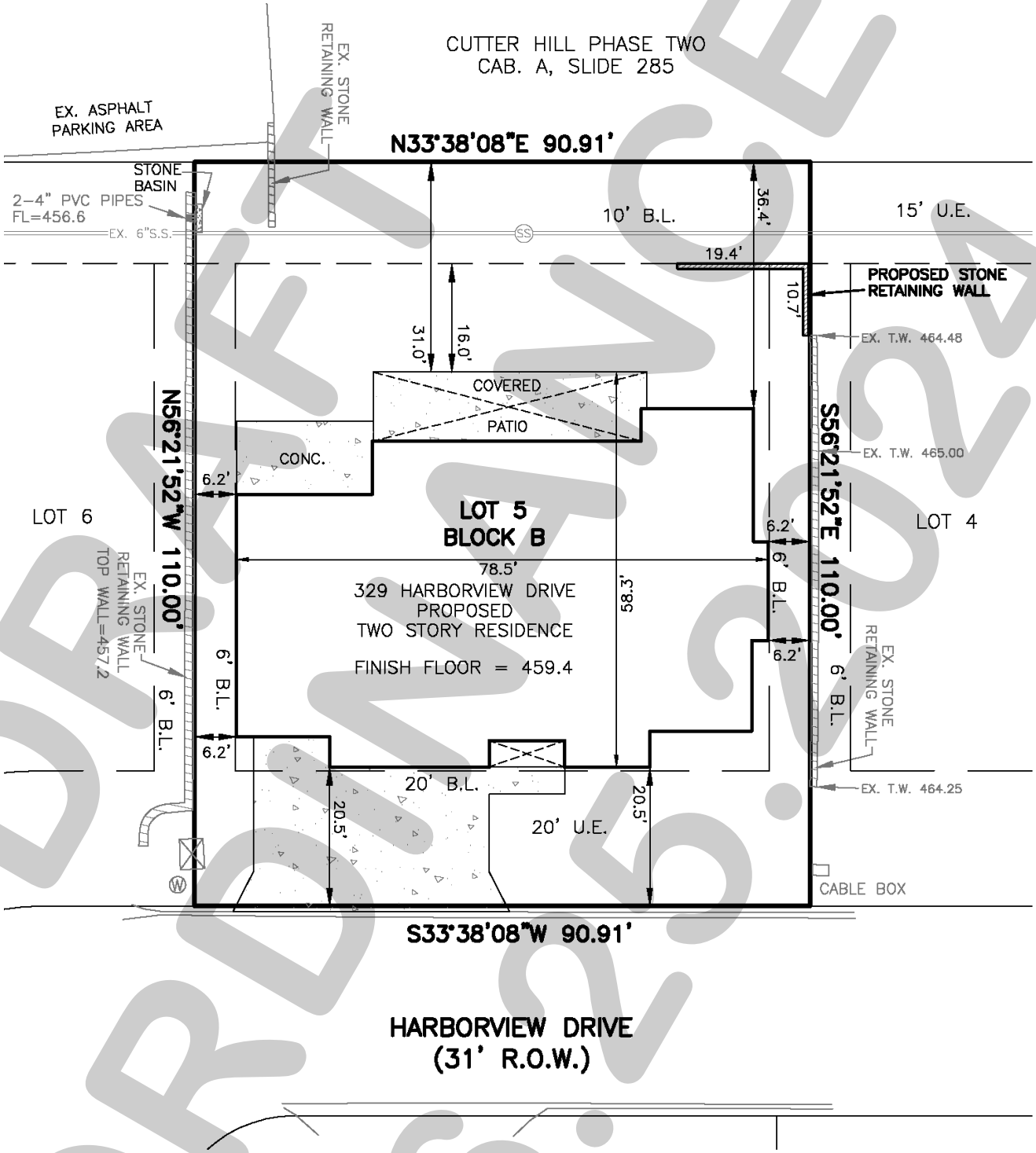
Exhibit 'A':
Location Map

Address: 329 Harborview Drive

Legal Description: Lot 5, Block B, Harbor Landing Phase 2 Addition

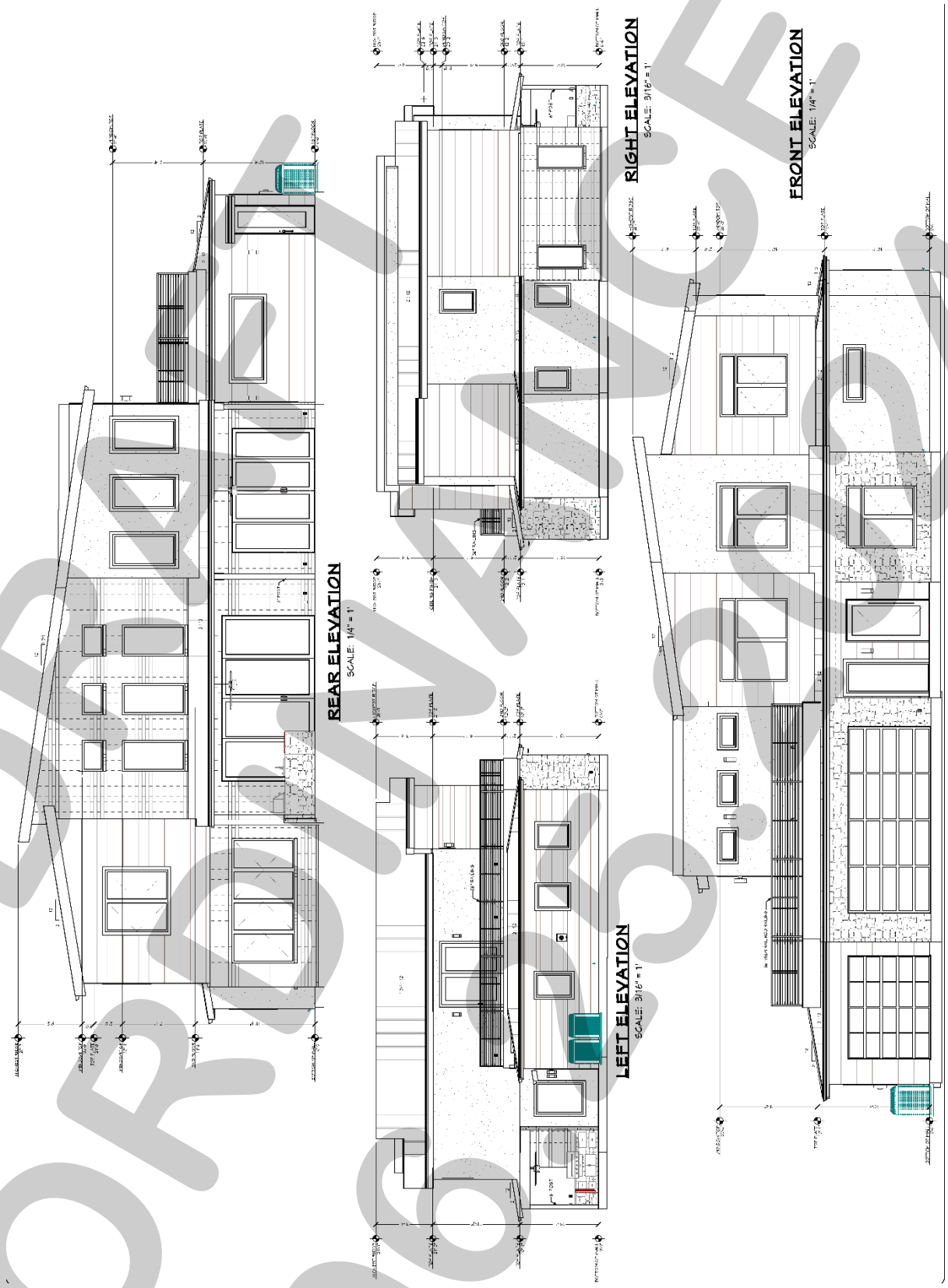
DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT
ORDINANCE
06.25.2024

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
06.05.2024

P2024-022: Final Plat for Phase 2 of the Terracina Estates Subdivision
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.1 This is a request for the approval of a *Final Plat* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive.

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

M.3 For reference, include the case number (*P2024-022)* in the lower right-hand corner of all pages on future submittals.

M.4 Please provide staff a mylar copy of the finalized version of the Preliminary Plat (Case No. P2024-003). This copy will not be filed, but it will be stored for our records. You may send staff digitals first to verify the correct version is printed. *(Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):*

M.5 Please remove the zoning and land use information from the plat. *(Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)*

M.6 Please remove the preliminary language within the surveyor's signature block. *(Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)*

M.7 Please include that the park shall be dedicated to the City of Rockwall. *(Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)*

M.8 Please keep the number convention on the plat, curve table, and line table consistent (i.e. 00˚ 00' 00"). *(Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)*

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

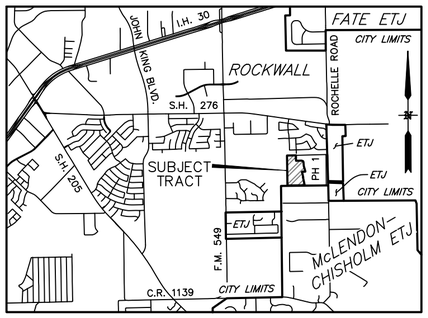
I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: *June 25, 2024*
Parks Board: *July 2, 2024*
Planning and Zoning: *July 9, 2024*
City Council: *July 15, 2024*

I.11 Please note that once the *Final Plat* has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

ENGINEERING COMMENTS

1. Need to call out subdivision names of adjacent properties.
2. Drainage easement needed for swale.
3. Add this to the Phase 2 boundaries to remove the separate instrument.
4. Abstract information needed.



VICINITY MAP
N.T.S.

Need to call out subdivision names of adjacent properties.

LASALLE DR
50' R.O.W.

TERRACINA PHASE 1
INSTR. 20210000019450
P.R.R.C.T.

ZONED: PD-82

GUADALUPE DR
60' R.O.W.

SEDONA DR
50' R.O.W.

PARK
(DEDICATED TO THE CITY OF ROCKWALL)

115' D.E.
(MAINTAINED BY HOA)

POINT OF BEGINNING

CIRF
N=7015364.77
E=2611520.83
GRID
(SEE NOTE 1)

S 04°38'17" E 181.25'

S 12°32'10" E 443.09'

383.09'

65'

VARIABLE WIDTH D.E.
INSTR. 20200000029295
O.P.R.R.C.T.

ROCKWALL CITY LIMITS
McLENDON CHISHOLM ETJ

LOT 2 (HOA PARK)
(DRAINAGE & DETENTION EASEMENT)
(MAINTAINED BY HOA)
210,828 SF
4.840 AC.

40' NTMWD WATER EASEMENT
VOL. 4833, PG. 55
D.R.R.C.T.

S 89°08'36" W
947.35'

LOT 7
LOT 8
LOT 9
LOT 10
LOT 11

RIDGE HAVEN ESTATES
CAB. A, SL. 213
P.R.R.C.T.

JOHN A. RAMSEY SURVEY A-186

TIMBER CREEK ESTATES
CAB. E SL. 55
P.R.R.C.T.

ZONED: SF-10

ALLEY

5' R.W.E.

OAKCREST DR
50' R.O.W.

N 88°33'55" E 295.00'

ACACIA DR
50' R.O.W.

N 88°33'55" E 492.29'

LAUREL CROSSING DR
50' R.O.W.

PENTRIDGE DR
50' R.O.W.

WRENWOOD DR
50' R.O.W.

MESA VERDE DR
50' R.O.W.

LONGBOW DR
50' R.O.W.

N 1°01'20" W 1648.36'

1/2" IRF BEARS N 80°35' E - 1.29'

CIRF
N=7017840.55
E=2610857.56
GRID
(SEE NOTE 1)

FCP BEARS S 51°48' E 2.3'

3/8" IRF BEARS N 01°42' E 3.8

1/2" IRF

5/8" IRF

TEMPORARY ACCESS EASEMENT (BY SEP. INSTR.)

Add this to the Phase 2 boundaries to remove the separate instrument

CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.
ZONED: PD-82

Abstract information needed.

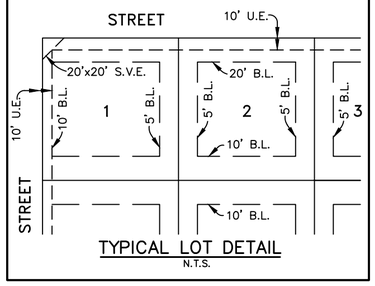
40' NTMWD WATER EASEMENT
VOL. 4962, PG. 296
D.R.R.C.T.

INSTR. _____
D.R.R.C.T.

Drainage easement needed for swale.

LEGEND	
IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME

EASEMENT & BUILDING LINE DETAIL



TYPICAL LOT DETAIL
N.T.S.

100 50 0 100 200
SCALE IN FEET
1" = 100'

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE LOT = 0.057 AC.
PARK = 4.840 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

FINAL PLAT

TERRACINA ESTATES
PHASE 2

LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28, BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K

BEING

94 RESIDENTIAL LOTS,
1 OPEN SPACE LOT AND 1 PARK LOT
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE

JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 5/29/2024 CASE NO. _____ SHEET 1 OF 4

Z:\PROJECTS\06537 Terracina Estates\dwg\Plats\06537 Final Plat Ph 2.dwg

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]
[X] 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			
Subdivision	Terracina Estates, Phase 2	Lot	Block
General Location	West of Rochelle Road and south of Timber Creek Estates Neighborhood		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD - 82	Current Use	VACANT
Proposed Zoning	PD - 82	Proposed Use	SINGLE FAMILY RESIDENTIAL
Acreage	31.331	Lots [Current]	Lots [Proposed] 94

[x] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	BLOOMFIELD HOMES LP	[ ] Applicant	PETITT-ECD
Contact Person	CLINT VINCENT	Contact Person	CHUCK LAMPING
Address	1900 W KIRKWOOD BLVD.	Address	1600 N. COLLINS BLVD.
	SUITE 23008		SUITE 3300
City, State & Zip	SOUTHLAKE, TEXAS 76092	City, State & Zip	RICHARDSON, TEXAS 75080
Phone	817-416-1572	Phone	214-403-3589
E-Mail	clint@bloomfieldhomes.net	E-Mail	chuck@petitt-ecd.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Clint Vincent [*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 $ 926.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of June, 20 24. 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."

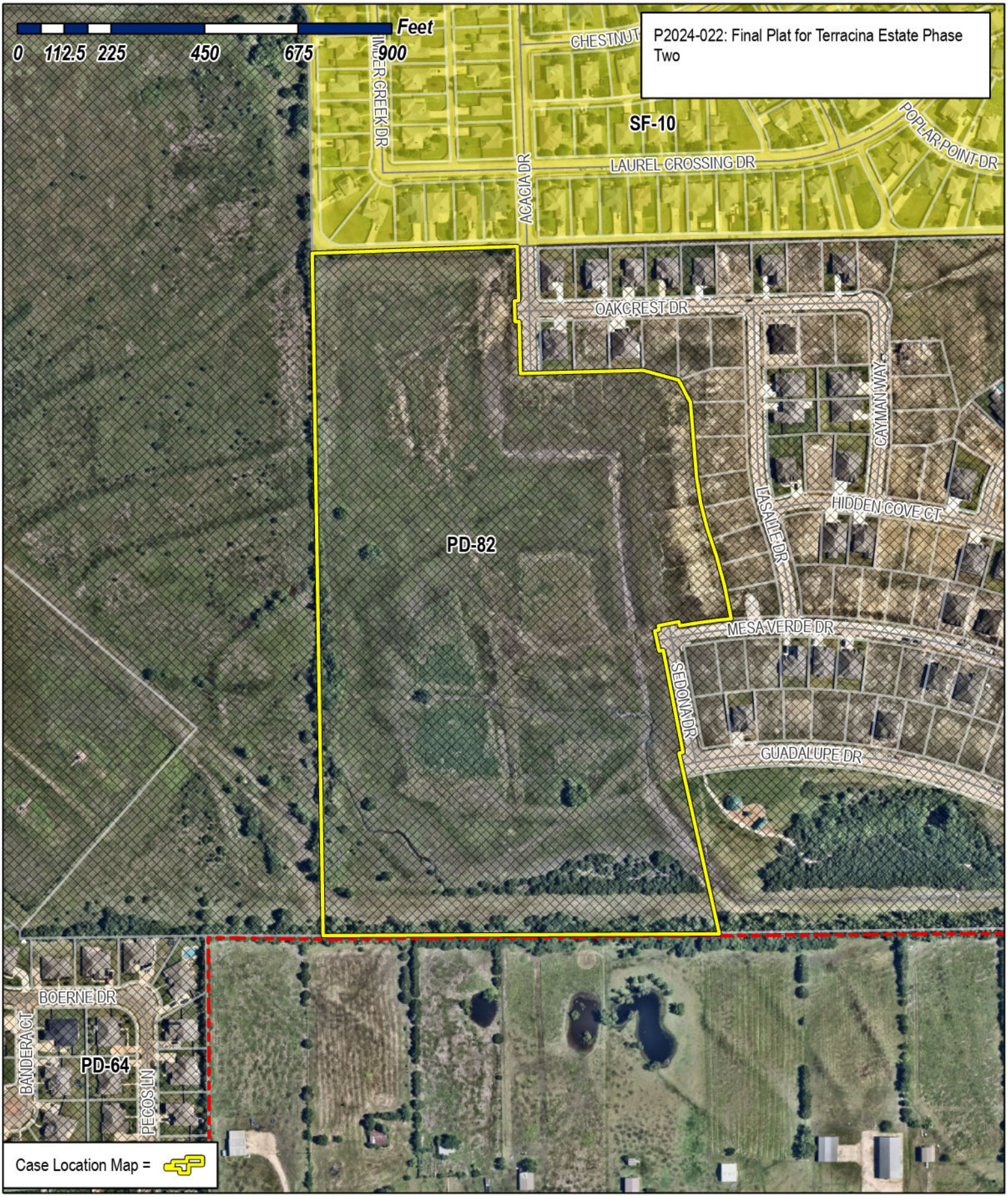
Given under my hand and seal of office on this the 13th *day of* June, *20* 24.

Owner's Signature Clint Vincent

Notary Public in and for the State of Texas V. Valdes

VANESSA VALDES
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132301844

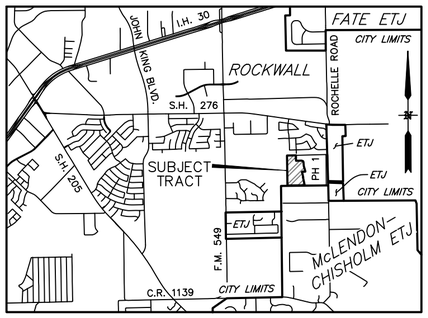
My Commission Expires



City of Rockwall

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

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



VICINITY MAP
N.T.S.

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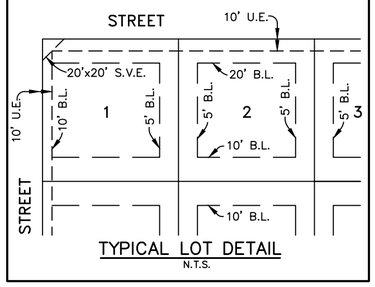
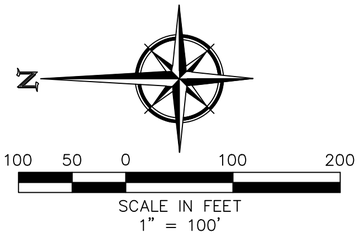


TYPICAL LOT DETAIL
N.T.S.



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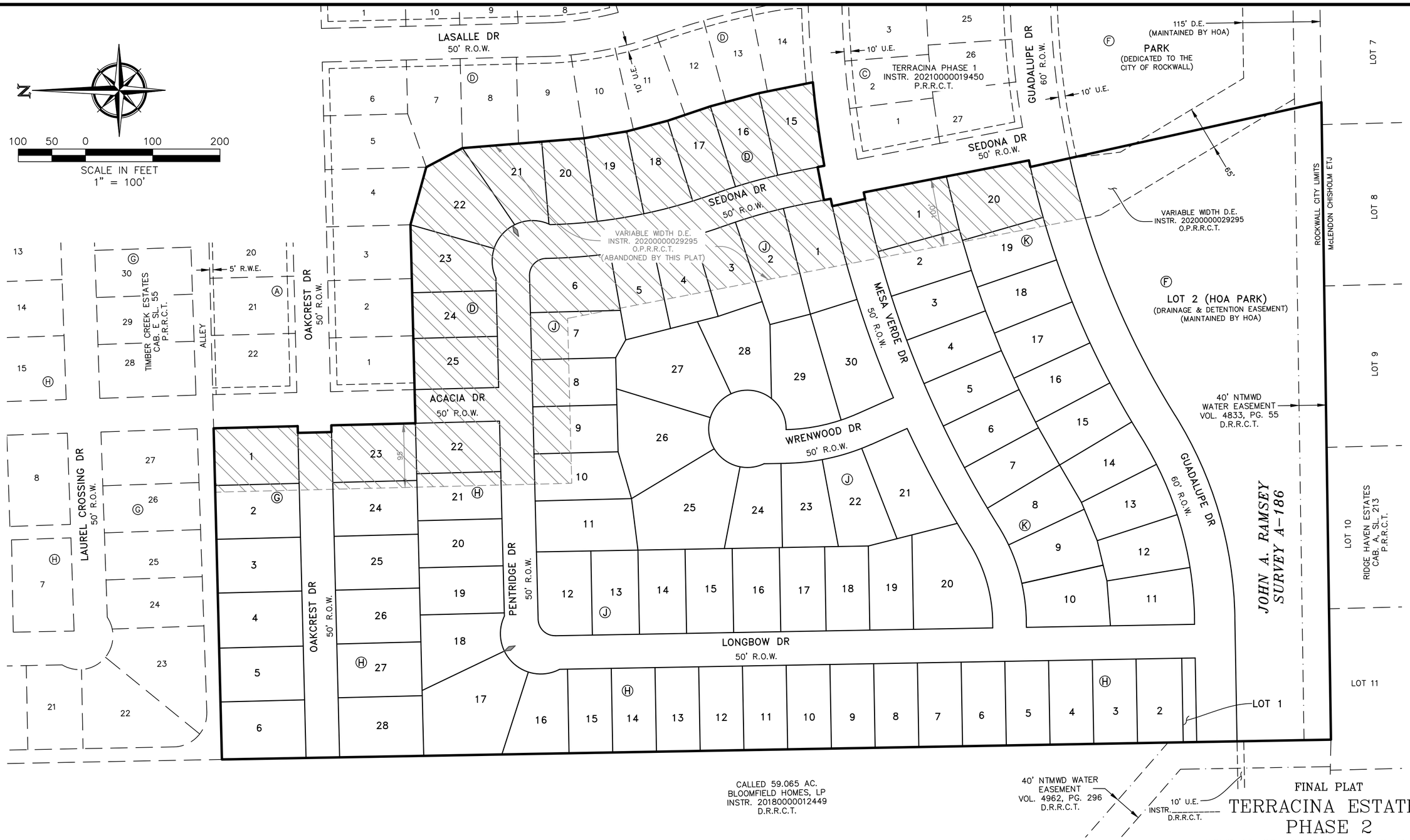
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 5/29/2024 CASE NO. _____ SHEET 1 OF 4

Z:\PROJECTS\06537 Terracina Estates\dwg\Plats\06537 Final Plat Ph 2.dwg



FINAL PLAT

TERRACINA ESTATES
PHASE 2

LOTS 15–25, BLOCK D; LOT 2, BLOCK F;
LOTS 1–6, BLOCK G; LOTS 1–28, BLOCK H;
LOTS 1–30, BLOCK J; & LOTS 1–20, BLOCK K

BEING

94 RESIDENTIAL LOTS,
1 OPEN SPACE LOT AND 1 PARK LOT
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE

JOHN A. RAMSEY SURVEY, A–186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BENCHMARKS:

- CP–2 – "X" cut on back of curb on the south side of Guadeloupe Drive approximately 1,250 feet west of Rochelle Road.
  Elevation = 578.60
- CP–3 – "X" cut on back of curb on the south side of Oakcrest Drive approximately 20' west of Lasalle Drive
  Elevation = 562.98'

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18–08–PD–82]

OPEN SPACE LOT = 0.057 AC.
PARK = 4.840 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817–416–1572

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD.
SUITE 3300
RICHARDSON, TX 75080
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(972) 941–8400

DATE: 5/29/2024 CASE NO. _____ SHEET 2 OF 4

Z:\PROJECTS\06537 Terracina Estates\dwg\Plats\06537 Final Plat Ph 2.dwg

LOT SIZE TABLE							
BLOCK	LOT NO.	AREA	ACREAGE	BLOCK	LOT NO.	AREA	ACREAGE
D	15	9,412	0.216	J	3	8,304	0.191
D	16	8,696	0.200	J	4	8,499	0.195
D	17	8,376	0.192	J	5	8,451	0.194
D	18	8,651	0.199	J	6	10,221	0.235
D	19	8,458	0.194	J	7	9,486	0.218
D	20	8,400	0.193	J	8	8,750	0.201
D	21	10,017	0.230	J	9	8,750	0.201
D	22	13,381	0.307	J	10	9,388	0.216
D	23	10,032	0.230	J	11	11,211	0.257
D	24	8,500	0.195	J	12	9,924	0.228
D	25	9,500	0.218	J	13	8,750	0.201
F	2	210,828	4.840	J	14	8,750	0.201
G	1	10,625	0.244	J	15	8,750	0.201
G	2	10,000	0.230	J	16	8,750	0.201
G	3	10,000	0.230	J	17	8,427	0.193
G	4	10,228	0.235	J	18	8,125	0.187
G	5	10,000	0.230	J	19	8,623	0.198
G	6	10,739	0.247	J	20	15,393	0.353
H	1	2,500	0.057	J	21	12,239	0.281
H	2	8,489	0.195	J	22	10,316	0.237
H	3	8,125	0.187	J	23	9,163	0.210
H	4	8,125	0.187	J	24	9,011	0.207
H	5	8,125	0.187	J	25	17,068	0.392
H	6	8,125	0.187	J	26	14,657	0.336
H	7	8,125	0.187	J	27	15,959	0.366
H	8	8,125	0.187	J	28	10,345	0.237
H	9	8,125	0.187	J	29	12,760	0.293
H	10	8,125	0.187	J	30	12,383	0.284
H	11	8,125	0.187	K	1	10,747	0.247
H	12	8,125	0.187	K	2	8,325	0.191
H	13	8,125	0.187	K	3	8,325	0.191
H	14	8,125	0.187	K	4	8,325	0.191
H	15	8,125	0.187	K	5	8,325	0.191
H	16	9,590	0.220	K	6	8,325	0.191
H	17	17,555	0.403	K	7	8,325	0.191
H	18	10,281	0.236	K	8	8,614	0.198
H	19	8,750	0.201	K	9	9,219	0.212
H	20	8,750	0.201	K	10	9,729	0.223
H	21	8,750	0.201	K	11	9,551	0.219
H	22	9,375	0.215	K	12	8,956	0.206
H	23	10,625	0.244	K	13	8,956	0.206
H	24	10,000	0.230	K	14	8,603	0.198
H	25	10,000	0.230	K	15	8,697	0.200
H	26	10,000	0.230	K	16	8,696	0.200
H	27	10,000	0.230	K	17	8,695	0.200
H	28	11,125	0.255	K	18	8,695	0.200
J	1	11,250	0.258	K	19	8,695	0.200
J	2	11,020	0.253	K	20	11,545	0.265

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'
L2	S 88°33'55" W	10.00'
L3	S 1°26'05" E	50.00'
L4	N 88°33'55" E	10.00'
L5	S 1°26'05" E	125.00'
L6	S 74°39'57" E	88.77'
L7	S 27°50'10" E	60.72'
L8	S 9°02'55" E	64.32'
L9	S 14°35'37" E	62.88'
L10	S 18°37'29" E	67.02'
L11	S 15°12'53" E	74.64'
L12	S 11°22'18" E	81.90'
L13	N 10°58'09" W	10.20'
L14	S 79°01'51" W	50.00'
L15	S 10°58'09" E	10.20'
L16	S 12°16'48" E	50.00'
L17	S 10°58'09" E	250.04'
L18	S 88°58'40" W	35.00'
L19	N 1°01'20" W	56.74'
L20	S 88°58'40" W	27.24'
L21	S 46°26'05" E	40.00'
L22	S 1°26'05" E	150.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	S 41°55'38" W	41.19'
L24	S 1°26'05" E	57.53'
L25	S 85°30'11" W	66.96'
L26	S 76°23'43" W	61.57'
L27	S 67°34'05" W	61.57'
L28	S 59°41'23" W	64.21'
L29	S 60°25'59" W	63.64'
L30	N 63°01'42" E	63.64'
L31	N 65°37'26" E	63.64'
L32	N 68°13'09" E	63.64'
L33	N 70°48'53" E	63.64'
L34	N 73°24'36" E	63.64'
L35	S 76°21'39" W	81.00'
L36	N 14°16'45" W	66.78'
L37	S 82°52'23" W	77.17'
L38	N 73°57'31" E	72.34'
L39	N 60°38'26" W	30.28'
L40	S 18°33'56" E	69.05'
L41	S 14°29'17" E	62.00'
L42	S 17°28'56" E	72.75'
L43	S 79°53'09" W	130.22'
L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" W	422.88'
C7	030°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	008°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

NOTES:

1. The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 1.000146135
2. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line
3. Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
4. All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
5. Lot 1, Block H and Lot 2, Block F will be dedicated to the Homeowners Association. They will be maintained by the Homeowners Association.
6. Retaining Walls in the Park Area (Lot 2, Block F) will be maintained, repaired and replaced by the Homeowners Association.
7. Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
8. Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.
9. The flood information shown on this plat is based on the August 20, 2020 Terracina Detention Study completed by McLendon Hydrology and Engineering, LLC.
10. Subdivider's statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
11. Public improvement statement: It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
12. Drainage and detention easements: The property owner and Homeowners Association shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
13. Fire lanes: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on–site and off–site fire lane improvements.
14. Street appurtenances: All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).
15. The source of water for this subdivision will be the City of Rockwall.
16. The method of wastewater disposal for this subdivision will be connecting to the City of Rockwall existing systems and facilities.

FINAL PLAT

TERRACINA ESTATES
PHASE 2

LOTS 15–25, BLOCK D; LOT 2, BLOCK F;
LOTS 1–6, BLOCK G; LOTS 1–28, BLOCK H;
LOTS 1–30, BLOCK J; & LOTS 1–20, BLOCK K

BEING

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31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE

JOHN A. RAMSEY SURVEY, A–186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18–08–PD–82]

OPEN SPACE LOT = 0.057 AC.
PARK = 4.840 AC.
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3.00 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817–416–1572

PETITT - ECD
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SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR.
SUITE 100
WYLIE, TX 75098
(972) 941–8400

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BLOOMFIELD HOMES, LP, BEING THE OWNER OF A TRACT OF land situated in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 31.331–acre tract of land situated in the John A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas and being part of a called 81.49–acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument 20170000022672, Deed Records, Rockwall County, Texas (DRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod with cap stamped ADAMS SURVEYING COMPANY LLC found (hereinafter called "iron rod with cap found) in the south line of said 81.49–acre tract and the north line or Ridge Haven Estates, an addition to Rockwall County, as shown on plat thereof recorded in Cabinet A, Slide 213, Plat Records Rockwall, County, Texas (PRRCT), same being the southwest corner of Terracina Phase 1, an addition to the City of Rockwall, as shown on plat thereof recorded in instrument 20210000019450, PRRCT;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49–acre tract and said Ridge Haven Estates, a distance of 947.35 feet to an iron rod with cap found at the common south corner of said 81.49–acre tract and a called 59.065–acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument 20180000012449, from which a 3/8–inch iron rod found bears North 01 degrees 42 minutes East, a distance of 3.8 feet;

THENCE North 01 degrees 01 minutes 20 seconds West, with the common line of said 81.49–acre tract and said 59.065–acre tract, a distance of 1,648.36 feet to an iron rod with cap found at the northwest corner of said 59.065acre tract, same being the southwest corner of Timber Creek Estates, an addition to the City of Rockwall, as shown on plat thereof, recorded in Cabinet E, Slide 55, PRRCT;

THENCE North 88 degrees 33 minutes 55 seconds East, with the common line of said 81.49–acre tract and said Timber Creek Estates, a distance of 492.29 feet to an iron rod with cap found at the northwest corner of said Terracina Estates, Phase 1;

THENCE with the west line of said Terracina Phase 1, the following courses and distances;

- South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod with cap found for corner;
- South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to an iron rod with cap found for corner;
- South 01 degrees 26 minutes 05 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
- North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to an iron rod with cap found for corner;
- South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod with cap found for corner
- North 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to an iron rod with cap found for corner;
- South 74 degrees 39 minutes 57 seconds East, a distance of 88.77 feet to an iron rod with cap found for corner;
- South 27 degrees 50 minutes 10 seconds East, a distance of 60.72 feet to an iron rod with cap found for corner;
- South 04 degrees 38 minutes 17 seconds East, a distance of 181.25 feet to an iron rod with cap found for corner;
- South 09 degrees 02 minutes 55 seconds East, a distance of 64.32 feet to an iron rod with cap found for corner;
- South 14 degrees 35 minutes 37 seconds East, a distance of 62.88 feet to an iron rod with cap found for corner;
- South 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to an iron rod with cap found for corner;
- South 15 degrees 12 minutes 53 seconds East, a distance of 74.64 feet to an iron rod with cap found for corner;
- South 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to an iron rod with cap found at the beginning of a non–tangent curve to the left having a radius of 1,580.00 feet, whose chord bears South 82 degrees 12 minutes 29 seconds West, a distance of 125.19 feet;
- Southwesterly, with said curve to the left, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet an iron rod with cap found;
- North 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to an iron rod with cap found for corner;
- South 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
- South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to an iron rod with cap found for corner;
- South 77 degrees 55 minutes 20 seconds West, a distance of 11.15 feet to an iron rod with cap found for corner;
- South 12 degrees 16 minutes 48 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
- North 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet to an iron rod with cap found for corner;
- South 10 degrees 58 minutes 09 seconds East, a distance of 250.04 feet to an iron rod with cap found at the beginning of a non–tangent curve to the left having a radius of 1,280.00 feet, whose chord bears South 77 degrees 41 minutes 16 seconds West, a distance of 10.00 feet;
- Southwesterly, with said curve to the left, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to an iron rod with cap found;
- South 12 degrees 32 minutes 10 seconds East, a distance of 443.09 feet to the POINT OF BEGINNING AND CONTAINING 1,364,769 square feet or 31.331 acres of land more or less.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **TERRACINA ESTATES, PHASE 2** subdivision to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **TERRACINA ESTATES, PHASE 2** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off–site and on–site utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The city will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the city regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the city; or

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

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

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

FOR: BLOOMFIELD HOMES, LP, a Texas limited partnership

BY: Bloomfield Properties, Inc.
a Texas corporation, General Partner

BY: _____
Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

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

Given under my hand and seal of office this ____ day of _____ , 2024.

_____
Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

_____
James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

APPROVAL CERTIFICATE

APPROVED:
I hereby certify that the above and forgoing subdivision TERRACINA, PHASE 2, being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the ___ day of _____ , 2024.

_____
MAYOR OF THE CITY OF ROCKWALL

_____
PLANNING AND ZONING COMMISSION CHAIRMAN

_____
CITY SECRETARY

_____
CITY ENGINEER

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18–08–PD–82]

OPEN SPACE LOT = 0.057 AC.
PARK = 4.840 AC.
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1900 W KIRKWOOD BLVD, SUITE 2300B
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DATE: 5/29/2024 CASE NO. _____ SHEET 4 OF 4

Z:\PROJECTS\06537 Terracina Estates\dwg\Plats\06537 Final Plat Ph 2.dwg

SP2024-028; PD Site Plan for Phase 2 of the Terracina Estates Subdivision
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.1 This is a request for the approval of a *Site Plan* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive.

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

M.3 For reference, include the case number (*SP2024-028*) in the lower right-hand corner of all pages of all revised plan submittals. (*Subsection 01.02(D), Article 11, UDC*).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 82 (PD-82). (Ordinance No. 18-08; PD-82)

M.5 Site Plan:
(1) The 8-foot trail must extend west through the new phase of the park per Exhibit 'D' of the Ordinance. (Ordinance No. 18-08; PD-82)
(2) Per the PD Ordinance, the park must incorporate (1) an 8-foot trail, (2) Playground, (3) Plaza, (4) Covered Pavilion, (5) Picnic Area, (6) Benches, and (7) Landscape Features. In this case, on the existing portion of the park, there is part of the trail, a playground, covered pavilion, a few benches, and landscaping. Given this, the new phase of the park must include the remaining portion of the 8-foot trail, a plaza, picnic area, and additional benches. Please see Exhibit 'D' and Subsection 9(A), of Exhibit 'E' of the PD Ordinance. Please provide details of the new improvements. (Ordinance No. 18-08; PD-82)

M.6 Treescape Plan:
(1) Please clarify why trees from Phase 1 are included with the Treescape Plan. (Ordinance No. 18-08; PD-82)
(2) It appears that a Treescape Plan was never complete with Phase 1, so we have no record of what removed with Phase 1. For Phase 2, the Treescape Plan indicates a total of 1,798 caliper inches must be mitigated for; however, after considering the preservation credits, the total mitigation balance is 1,539 caliper inches. Article 09, of the UDC states that only 20% of this mitigation balance (i.e. 308 caliper inches) may be paid at $100.00 an inch. In this case, Phase 1 and Phase 2 indicate 544 caliper inches will be planted, which leaves 727 caliper inches or 182 trees. You must either plant an additional 182 trees or request an Alternative Tree Mitigation Settlement Agreement as part of your site plan. This must receive approval from the City Council as well. If continuing as is, the mitigation fee would be $99,500.00. Please review Article 09, of the UDC for these requirements. (Article 09, UDC)

M.7 Photometric Plan:
(1) Please provide a Photometric Plan that meets the requirements outlined within Planned Development District 82 (PD-82). Specifically. All light poles cannot exceed 20-feet in height, must be directed downward, and shielded to reduce glare. (Ordinance No. 18-08; PD-82)
(2) Please provide cutsheets for all of the proposed light fixtures. (Ordinance No. 18-08; PD-82)

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on *July 2, 2024* will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on *July 2, 2024*; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the *July 9, 2024* Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on *June 25, 2024*.

2) Parks Board will be held on *July 2, 2024*.
3) Planning & Zoning meeting/public hearing meeting will be held on *July 9, 2024*.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

ENGINEERING COMMENTS:

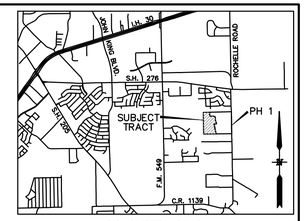
1. I do not see this in a legend, but ensure this is concrete that meets the fire lane requirements, similar to the main drive.
2. Civil engineering plans show the retaining wall extending to lot 5 - please revise all walls to match the civil plans.
3. Please revise the drainage ditch area to match the civil engineering plans.
4. This isn't dedicated to the City of Rockwall. It is an HOA park.
5. Ensure the utilities match the latest civil engineering layout. This pipe should curve and tie in down here.

PARKS COMMENTS:

1. The City of Rockwall will not need this as park land it needs to be dedicated to the HOA or the HOA needs to maintain the park land.
2. Recommendation only: Tif Tuf, Tahoma 31 and Latitude 36 are new varieties of Bermuda turfgrass that are more drought, cold, wear and shade tolerant that common bermudagrass.
3. Trail system and trees continue into phase II from the linear park in phase I for continuity.

TERRACINA ESTATES PHASE 1
SITE PLAN DATA

a. 31.331 Acres
b. PD-82 Zoning
c. 94 Dwelling Units
d. 4.90 Acres Open Space/Park(15.6%)
e. All Common Areas/Open Space to be maintained by the H.O.A.
f. ✸ Denotes Street Lights 20' Max. Height
g. ⊤ Denotes Stop Sign & Street Names
h. Amenities constructed in Phase 1:
1-Pavilion, 1-Playground, 2-Park Bench's, 2-Trash Receptacle, 1-Exercise Station, and 8' Trail (previous Phase construction)

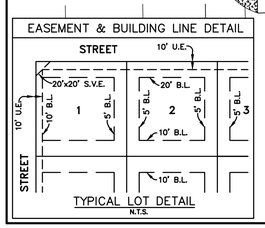


LINE TABLE			LINE TABLE		
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'	L23	S 41°55'38" W	41.19'
L2	S 88°33'55" W	10.00'	L24	S 1°26'05" E	57.53'
L3	S 1°26'05" E	50.00'	L25	S 85°30'11" W	66.96'
L4	N 88°33'55" E	10.00'	L26	S 76°23'43" W	61.57'
L5	S 1°26'05" E	125.00'	L27	S 67°34'05" W	61.57'
L6	S 74°39'57" E	88.77'	L28	S 59°41'23" W	64.21'
L7	S 27°50'10" E	60.72'	L29	S 60°25'59" W	63.64'
L8	S 9°02'55" E	64.32'	L30	N 63°01'42" E	63.64'
L9	S 14°35'37" E	62.88'	L31	N 65°37'26" E	63.64'
L10	S 18°37'29" E	67.02'	L32	N 68°13'09" E	63.64'
L11	S 15°12'53" E	74.64'	L33	N 70°48'53" E	63.64'
L12	S 11°22'18" E	81.90'	L34	N 73°24'36" E	63.64'
L13	N 10°58'09" W	10.20'	L35	S 76°21'39" W	81.00'
L14	S 79°01'51" W	50.00'	L36	N 14°16'45" W	66.78'
L15	S 10°58'09" E	10.20'	L37	S 82°52'23" W	77.17'
L16	S 12°16'48" E	50.00'	L38	N 73°57'31" E	72.34'
L17	S 10°58'09" E	250.04'	L39	N 60°38'26" W	30.28'
L18	S 88°58'40" W	35.00'	L40	S 18°33'56" E	69.05'
L19	N 1°01'20" W	56.74'	L41	S 14°29'17" E	62.00'
L20	S 88°58'40" W	27.24'	L42	S 17°28'56" E	72.75'
L21	S 46°26'05" E	40.00'	L43	S 79°53'09" W	130.22'
L22	S 1°26'05" E	150.00'	L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" W	422.88'
C7	030°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	008°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

LEGEND
- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

EASEMENT & BUILDING LINE DETAIL



ABBREVIATIONS LEGEND	
IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAI
R.W.E.	RETA (TO RTY OWNER OR HOA)
S.V.E.	SIDE ENT
HOA	HOM
MFFE	MINI VATION
SPC	STATE PLANE COORDINATES
	INDICATES CHANGE IN STREET NAME

I do not see this in a legend, but ensure this is concrete that meets the fire lane requirements, similar to the main drive.

TERRACINA ESTATES PHASE 1
PLANT LEGEND

- RO 36 - 4" RED OAK
- CE 4 - 4" CEDAR ELM
- LO 3 - 4" LIVE OAK
- ⊙ 22 - ELAEAGNUS
- 215,057 - S.F. COMMON BERMUDA SOD

Existing Trees to be Protected

Civil engineering plans show the retaining wall extending to lot 5 - please revise all walls to match the civil plans.

SIGNATURE BLOCK

...that the above and foregoing site plan for a development ...Rockwall, Texas, was approved by the Planning & Zoning ...the City of Rockwall on the___day of_____, 2024.

WITNESS OUR HANDS, this____ day of_____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NOTES:
1. PARK SHALL BE DESIGNED AND INSTALLED ACCORDING TO ROCKWALL PARKS AND RECREATION SPECIFICATIIONS.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
O'NEAL SURVEYING CO.
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(903) 804-2891
TBPLS FIRM NO. 10194132

Please revise the drainage ditch area to match the civil engineering plans.

SITE PLAN
TERRACINA ESTATES PHASE 2
BEING
31.331 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PETITT-ECD
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145 SURVEYING FIRM #10194792
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 4/10/2024 CASE NO. _____

CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.

OAKCREST DRIVE

TERRACINA PHASE 1
INSTR. 20210000019450
P.R.R.C.T.

ACACIA DRIVE

PENTRIDGE DRIVE

LASALLE DRIVE

CAYMAN WAY

SEDONA DRIVE

LONGBOW DRIVE

WRENWOOD DRIVE

MESA VERDE DRIVE

GUADALUPE DRIVE

L1

L2

L3

This isn't dedicated to the City of Rockwall. It is an HOA park

PARK
(DEDICATED TO THE CITY OF ROCKWALL)

RIDGE HAVEN ESTATES
CAB. A, SL. 213
P.R.R.C.T.

SCALE 1" = 80'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

January 18, 2024

SCALE:
1" = 80'
One Inch

JVC No DPI006A

OVERALL

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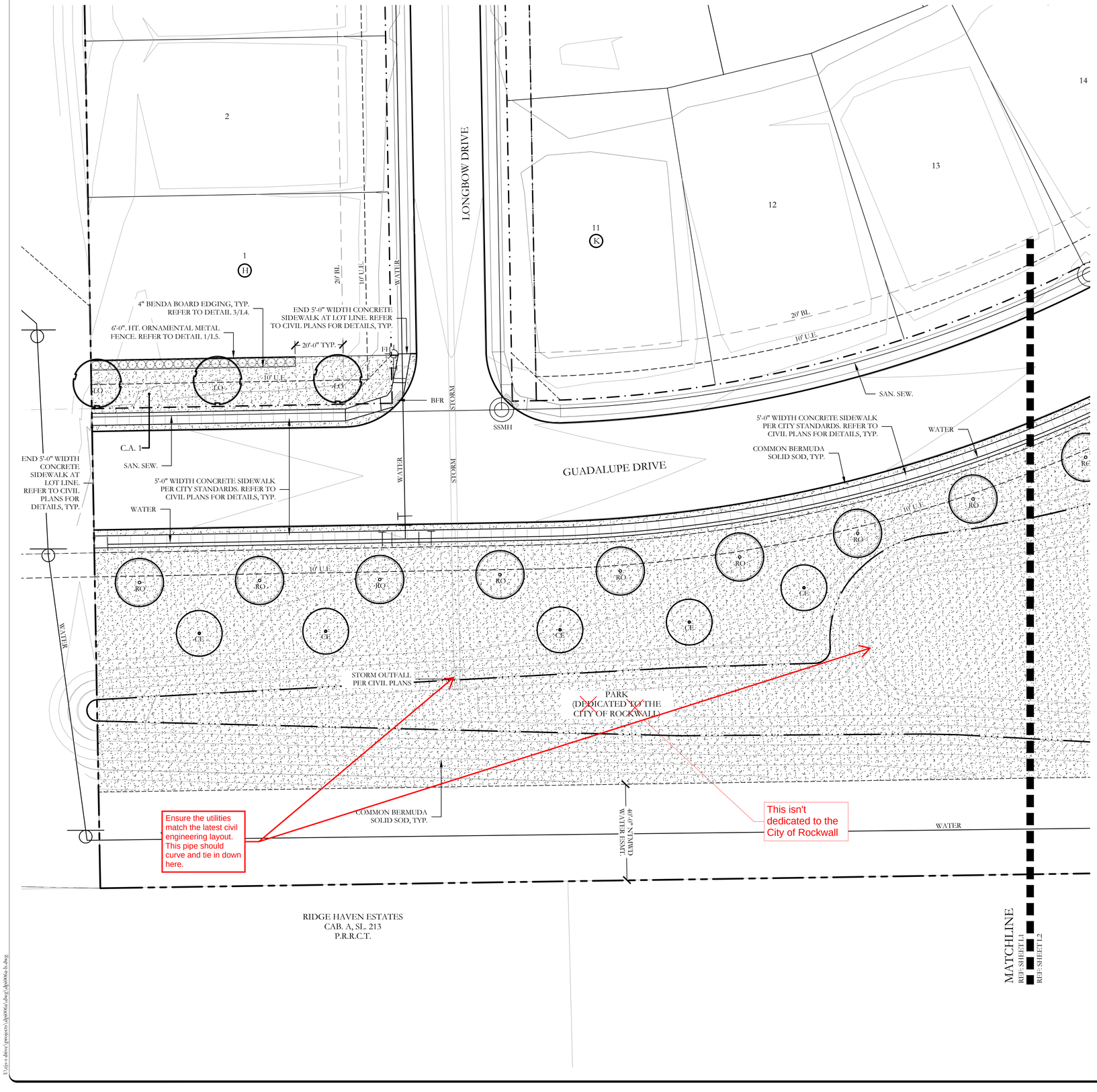

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
RO	RO	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

6'-0". HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.

NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

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

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
January 18, 2024

SCALE:
1" = 80'
One Inch
JVC No DPI006A

L1 of 5

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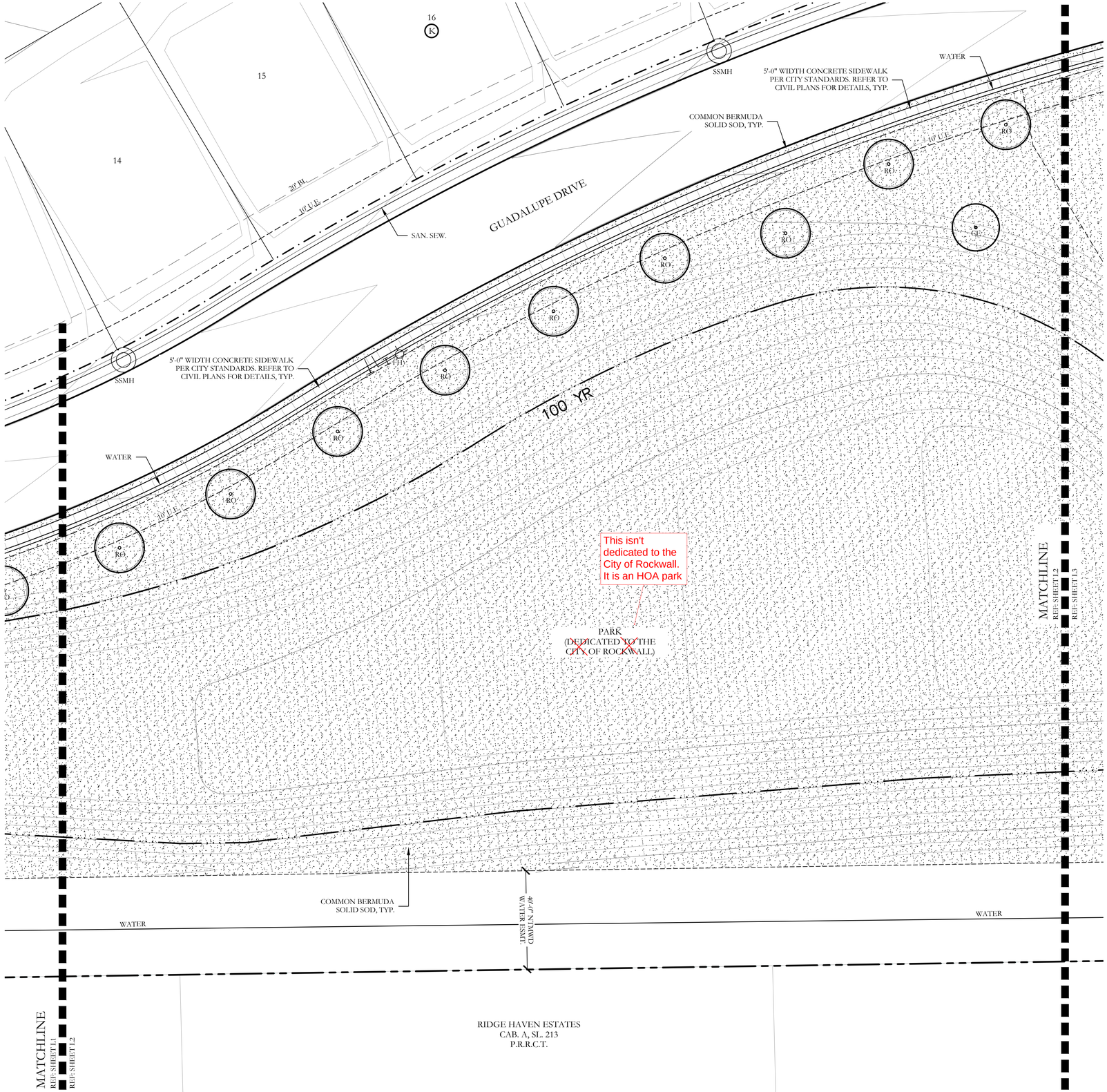

PLANT LEGEND

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RO	RO	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

6'-0". HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.

NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

APPROVED:
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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

January 18, 2024

SCALE:
1" = 80'
One Inch
JVC No DPI006A

L2 of 5

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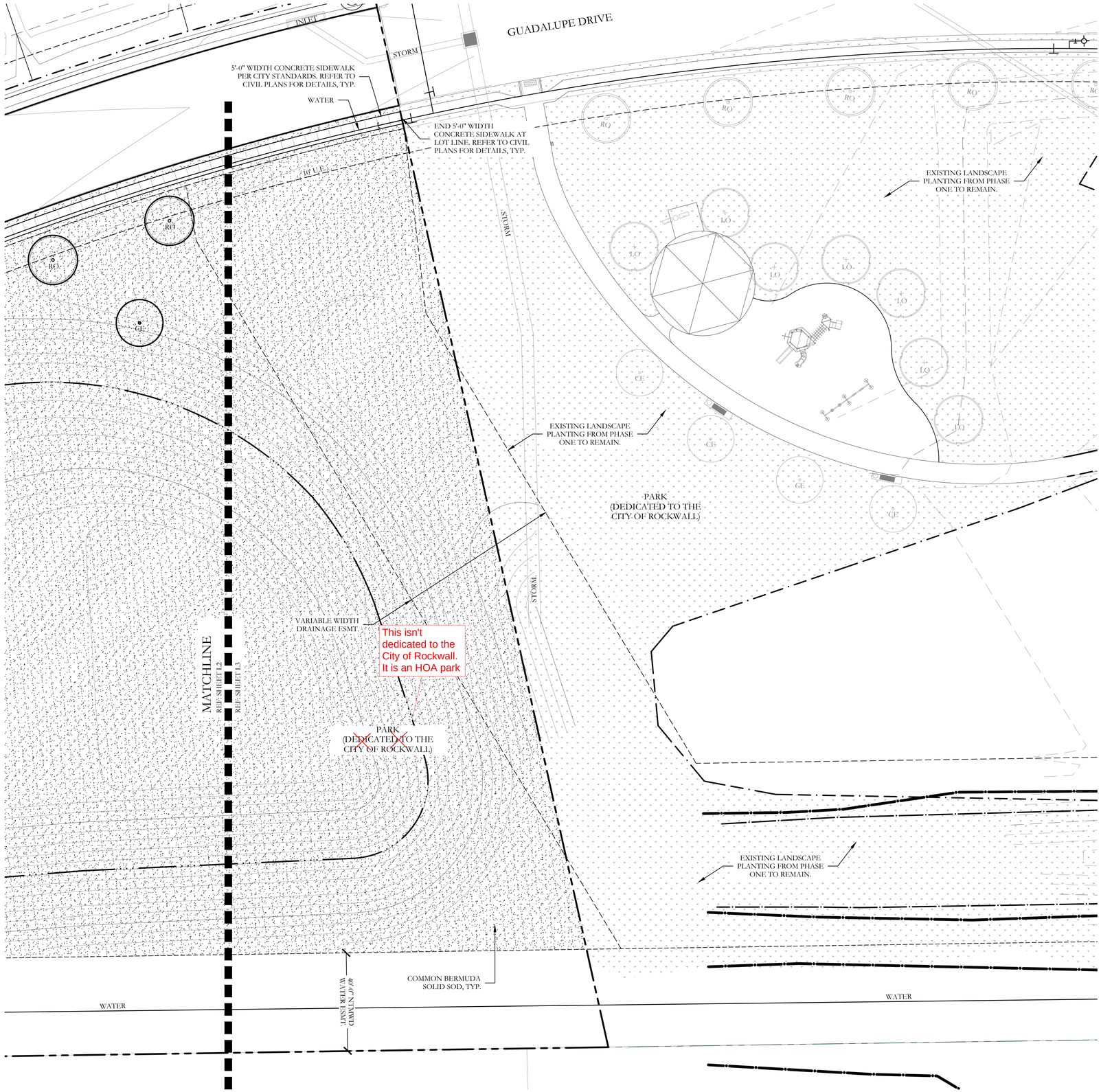

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

6'-0". HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.

NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

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

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

January 18, 2024

SCALE:
1" = 80'
One Inch
JVC No DPI006A

L3 of 5

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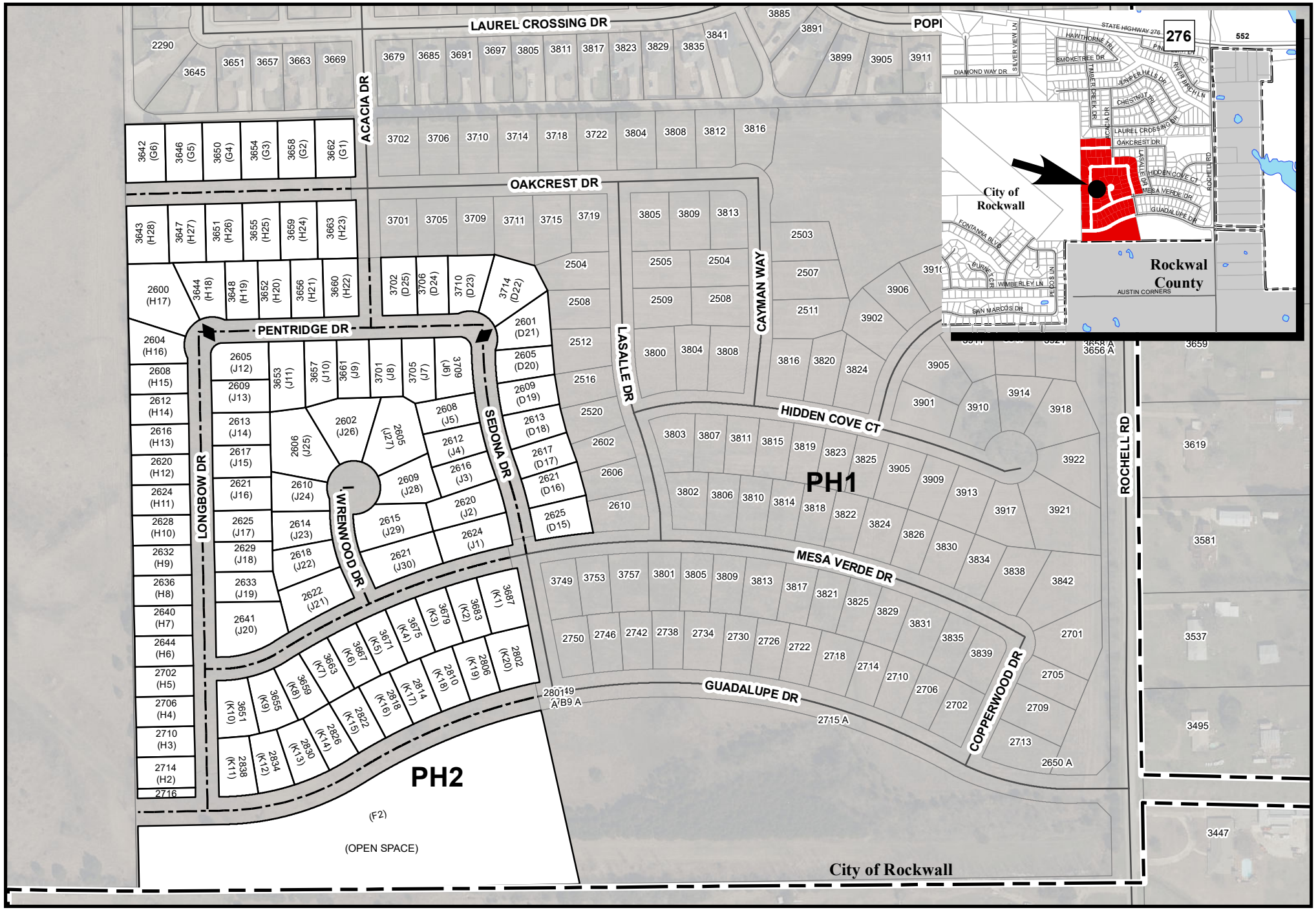


City of Rockwall

0 100 Feet

Date: 6/17/2024

City of Rockwall Geographic Information Systems

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

TERRACINA PH2 ADDITION

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:
- [X] 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			
Subdivision	Terracina Estates, Phase 2	Lot	Block
General Location	West of Rochelle Road and south of Timber Creek Estates Neighborhood		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD - 82	Current Use	VACANT
Proposed Zoning	PD - 82	Proposed Use	SINGLE FAMILY RESIDENTIAL
Acreage	31.331	Lots [Current]	Lots [Proposed] 94

[x] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	BLOOMFIELD HOMES LP	[ ] Applicant	PETITT-ECD
Contact Person	CLINT VINCENT	Contact Person	CHUCK LAMPING
Address	1900 W KIRKWOOD BLVD.	Address	1600 N. COLLINS BLVD.
	SUITE 2300B		SUITE 3300
City, State & Zip	SOUTHLAKE, TEXAS 76092	City, State & Zip	RICHARDSON, TEXAS 75080
Phone	817-416-1572	Phone	214-403-3589
E-Mail	clint@bloomfieldhomes.net	E-Mail	chuck@petitt-ecd.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Clint Vincent [*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 $ 876.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of June, 20 24. 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."

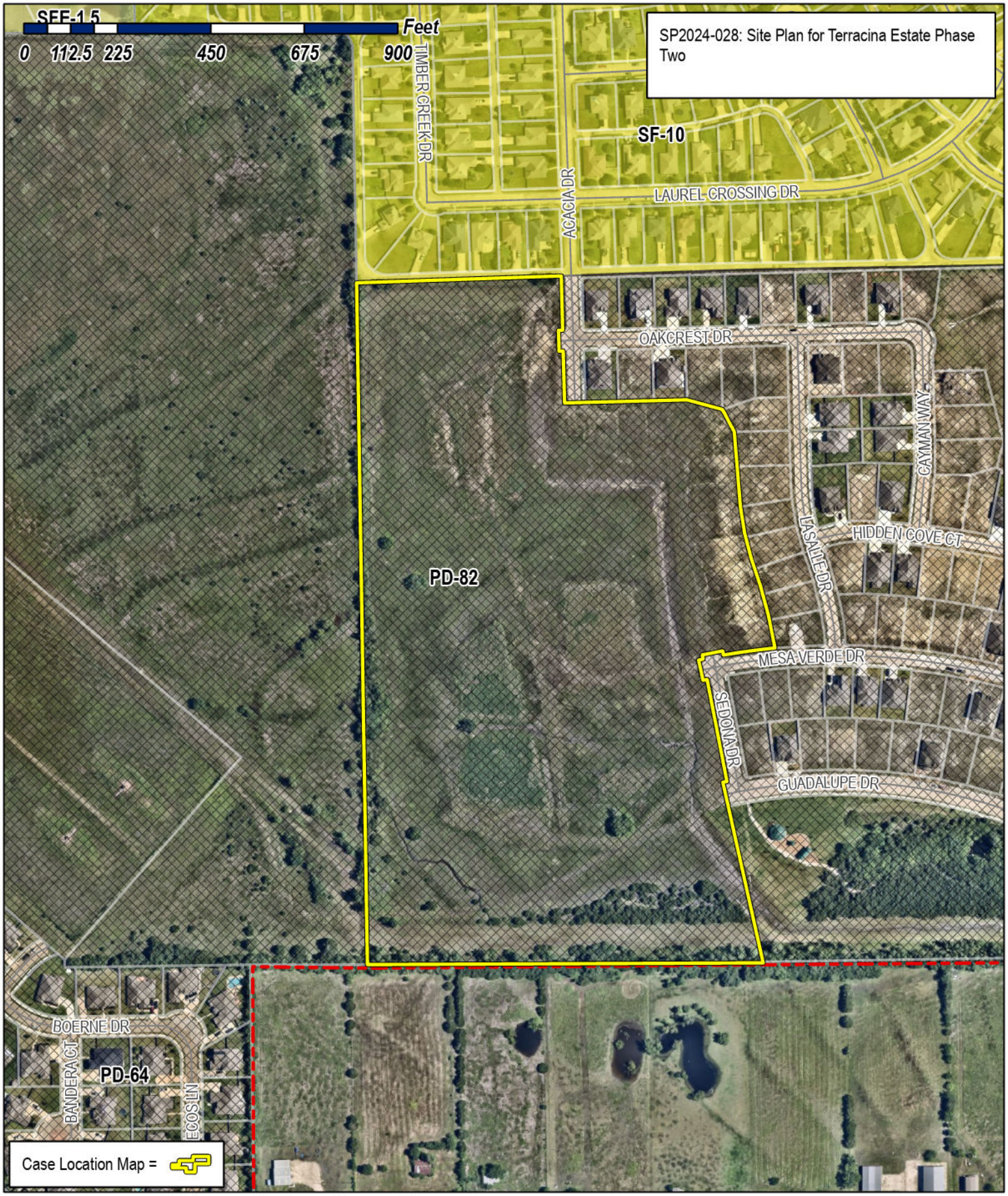
Given under my hand and seal of office on this the 13th *day of* June, *20* 24.

Owner's Signature

Notary Public in and for the State of Texas

VANESSA VALDES
Notary Public, State of Texas
Comm. Expires 01-08-2028
Notary ID 132301944

My Commission Expires



City of Rockwall

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

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

TERRACINA ESTATES PHASE 1
SITE PLAN DATA

a. 31.331 Acres
b. PD-82 Zoning
c. 94 Dwelling Units
d. 4.90 Acres Open Space/Park(15.6%)
e. All Common Areas/Open Space to be maintained by the H.O.A.
f. ✸ Denotes Street Lights 20' Max. Height
g. ⊤ Denotes Stop Sign & Street Names
h. Amenities constructed in Phase 1:
1-Pavilion, 1-Playground, 2-Park Bench's, 2-Trash Receptacle, 1-Exercise Station, and 8' Trail (previous Phase construction)

LASALLE DR
ZONED: SF-10
ALLEY
5' R.W.E.
OAKCREST DR.
N 88°33'55" E 295.00'
N 88°33'55" E 492.29'
1/2" IRF
PENTRIDGE DR.
ACACIA DR
SIDEWALK
8" W PVC
8" SS PVC
24" RCP
21" RCP
18" RCP
10' U.E.
10' B.L.
5' SIDEWALK
RETAINING WALLS (TYP)
S 04°38'17" E 181.25'
SEDONA DR
30" RCP
42" RCP
MESA VERDE DR.
WRENWOOD DR.
R57.5'
LONGBOW DR
24" RCP
18" RCP
N 1°01'20" W 1029.89'
N 1°01'20" W 1648.36'
CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
TERRACINA PHASE 1
INSTR. 20210000019450
P.R.R.C.T.
ZONED: PD-82
20'x20' S.V.E.
PARK
(DEDICATED TO THE CITY OF ROCKWALL)
POINT OF BEGINNING
S 12°32'10" E 443.09'
GUADALUPE DR
12" W PVC
VARIABLE WIDTH D.E.
INSTR. 20200000029295
O.P.R.R.C.T.
DETENTION POND AND PARK
(DEDICATED TO THE CITY OF ROCKWALL)
(DRAINAGE & DETENTION EASEMENT) (MAINTAINED BY HOA)
210,828 SF
4.840 AC
POND TOE
TOP OF BANK
PAVED FLUME
40' NTMWD WATER EASEMENT VOL. 4833, PG. 55 D.R.R.C.T.
S 89°08'36" W 947.35'
JOHN A. RAMSEY SURVEY, A-186
ROCKWALL CISD ETJ
McLENDON CHISHOLM ETJ
C.A. 1 (OPEN SPACE)
PROP. DITCH
40' NTMWD WATER EASEMENT VOL. 4962, PG. 296 D.R.R.C.T.
10' U.E. INSTR. D.R.R.C.T.
6' ORNAMENTAL FENCE
ELAEAGNUS
2" IRF
0.045 AC.
1.966 AC.
0.060 AC.
0.033 AC.
0.040 AC.
0.022 AC.
0.022 AC.
0.022

TAG#	SIZE	TYPE	REMOVE	TAG#	SIZE	TYPE	REMOVE	TAG#	SIZE	TYPE	REMOVE	TAG#	SIZE	TYPE	REMOVE
61	14"	CEDAR	YES	171	18"	CEDAR	NO	281	12"	HACKBERRY	YES	430	16"	CEDAR	NO
62	18"	CEDAR	YES	172	11"	HACKBERRY	NO	282	16"	HACKBERRY	YES	432	11"	CEDAR	YES
63	12"	CEDAR	NO	173	13"	CEDAR	NO	283	12"	HACKBERRY	YES	434	12"	CEDAR	YES
64	18"	HACKBERRY	YES	174	14"	HACKBERRY	NO	284	16"	HACKBERRY	NO	436	12"	CEDAR	YES
65	12"	HACKBERRY	YES	175	16"	CEDAR	NO	285	32"	HACKBERRY	YES	438	12"	CEDAR	YES
66	14"	HACKBERRY	YES	176	12"	CEDAR	NO	286	16"	HACKBERRY	NO	440	12"	CEDAR	YES
67	12"	HACKBERRY	YES	177	13"	CEDAR	NO	287	12"	HACKBERRY	YES	442	12"	CEDAR	YES
68	16"	HACKBERRY	NO	178	16"	HACKBERRY	NO	288	16"	CEDAR	NO	444	12"	CEDAR	YES
69	18"	HACKBERRY	YES	179	15"	CEDAR	NO	289	14"	HACKBERRY	YES	446	30"	CEDAR	YES
70	12"	HACKBERRY	NO	180	14"	CEDAR	NO	290	18"	HACKBERRY	NO	448	12"	CEDAR	YES
71	16"	HACKBERRY	NO	181	15"	CEDAR	NO	291	16"	HACKBERRY	YES	450	11"	CEDAR	YES
72	24"	OAK	YES	182	12"	CEDAR	NO	292	22"	HACKBERRY	NO	452	18"	CEDAR	NO
73	14"	HACKBERRY	NO	183	17"	CEDAR	NO	293	14"	CEDAR	YES	454	18"	CEDAR	NO
74	14"	HACKBERRY	NO	184	14"	CEDAR	NO	294	20"	HACKBERRY	NO	456	12"	CEDAR	YES
75	22"	CEDAR	YES	185	19"	CEDAR	YES	295	14"	CEDAR	YES	458	12"	CEDAR	NO
76	28"	OAK	YES	186	14"	CEDAR	NO	296	20"	HACKBERRY	YES	460	16"	CEDAR	NO
77	12"	HACKBERRY	YES	187	22"	CEDAR	NO	297	32"	HACKBERRY	YES	462	11"	CEDAR	NO
78	16"	HACKBERRY	NO	188	12"	CEDAR	YES	298	12"	CEDAR	YES	464	12"	CEDAR	NO
79	12"	HACKBERRY	NO	189	28"	CEDAR	NO	299	42"	HACKBERRY	YES	466	12"	CEDAR	NO
80	12"	HACKBERRY	NO	190	12"	CEDAR	YES	300	12"	CEDAR	NO	468	20"	CEDAR	NO
81	12"	HACKBERRY	NO	191	18"	CEDAR	NO	301	18"	CEDAR	YES	470	12"	CEDAR	NO
82	12"	HACKBERRY	NO	192	12"	CEDAR	YES	302	16"	CEDAR	NO	472	16"	CEDAR	NO
83	12"	HACKBERRY	NO	193	14"	CEDAR	NO	303	12"	HACKBERRY	YES	474	16"	CEDAR	NO
84	14"	HACKBERRY	NO	194	14"	CEDAR	NO	304	18"	CEDAR	NO	476	12"	CEDAR	NO
85	12"	HACKBERRY	NO	195	36"	CEDAR	NO	305	14"	CEDAR	YES	478	20"	CEDAR	NO
86	18"	HACKBERRY	NO	196	14"	CEDAR	NO	306	12"	HACKBERRY	NO	480	20"	CEDAR	NO
87	12"	HACKBERRY	NO	197	17"	CEDAR	NO	307	14"	CEDAR	YES	482	12"	CEDAR	NO
88	16"	HACKBERRY	NO	198	14"	CEDAR	YES	308	14"	CEDAR	NO	484	12"	CEDAR	NO
89	14"	HACKBERRY	NO	199	15"	CEDAR	YES	309	14"	CEDAR	YES	486	18"	CEDAR	NO
90	20"	HACKBERRY	NO	200	11"	CEDAR	YES	310	24"	CEDAR	NO	488	18"	CEDAR	NO
91	22"	OAK	NO	201	14"	CEDAR	YES	311	16"	CEDAR	YES	490	16"	CEDAR	NO
92	16"	HACKBERRY	NO	202	11"	CEDAR	YES	312	12"	CEDAR	NO	492	20"	CEDAR	NO
93	36"	OAK	YES	203	34"	CEDAR	YES	313	16"	CEDAR	YES	494	12"	CEDAR	NO
94	16"	HACKBERRY	YES	204	12"	CEDAR	YES	314	14"	CEDAR	YES	496	12"	CEDAR	NO
95	22"	CEDAR	NO	205	15"	CEDAR	YES	315	16"	CEDAR	YES	498	12"	CEDAR	NO
96	14"	HACKBERRY	NO	206	11"	CEDAR	NO	316	16"	CEDAR	NO	500	12"	CEDAR	NO
97	11"	HACKBERRY	YES	207	17"	CEDAR	YES	317	18"	CEDAR	YES	502	20"	CEDAR	NO
98	14"	HACKBERRY	NO	208	12"	CEDAR	YES	318	14"	CEDAR	NO	504	18"	CEDAR	NO
99	11"	HACKBERRY	YES	209	12"	CEDAR	YES	319	16"	CEDAR	YES	506	12"	CEDAR	NO
100	14"	HACKBERRY	NO	210	11"	CEDAR	NO	320	12"	HACKBERRY	NO	508	12"	CEDAR	NO
101	12"	HACKBERRY	NO	211	12"	CEDAR	YES	321	32"	HACKBERRY	YES	510	12"	CEDAR	NO
102	16"	HACKBERRY	YES	212	14"	CEDAR	YES	322	12"	HACKBERRY	NO	512	16"	CEDAR	NO
103	14"	CEDAR	YES	213	13"	CEDAR	YES	323	18"	CEDAR	YES	514	26"	CEDAR	NO
104	12"	HACKBERRY	NO	214	12"	CEDAR	NO	324	16"	CEDAR	NO	516	30"	HACK	YES
105	12"	HACKBERRY	NO	215	12"	CEDAR	YES	325	12"	HACKBERRY	YES	518	18"	HACK	YES
106	16"	HACKBERRY	YES	216	12"	CEDAR	NO	326	20"	HACKBERRY	NO	520	22"	HACK	YES
107	18"	CEDAR	NO	217	12"	CEDAR	YES	327	22"	HACKBERRY	YES	522	22"	HACK	YES
108	16"	HACKBERRY	NO	218	16"	CEDAR	YES	328	16"	HACKBERRY	NO	524	16"	HACK	YES
109	12"	HACKBERRY	NO	219	13"	CEDAR	YES	329	12"	HACKBERRY	YES	526	24"	HACK	YES
110	14"	HACKBERRY	NO	220	18"	HACKBERRY	NO	330	16"	CEDAR	YES	528	18"	HACK	YES
111	12"	CEDAR	NO	221	12"	CEDAR	YES	331	12"	HACKBERRY	YES	530	11"	HACK	YES
112	18"	HACKBERRY	YES	222	16"	CEDAR	NO	332	14"	CEDAR	NO	532	18"	CEDAR	YES
113	12"	CEDAR	NO	223	12"	CEDAR	NO	333	32"	HACKBERRY	YES	534	20"	CEDAR	YES
114	22"	HACKBERRY	YES	224	36"	HACKBERRY	NO	334	20"	CEDAR	NO	538	11"	CEDAR	YES
115	12"	CEDAR	NO	225	17"	CEDAR	YES	335	14"	CEDAR	YES	540	11"	CEDAR	YES
116	12"	CEDAR	YES	226	16"	HACKBERRY	NO	336	11"	CEDAR	NO	542	16"	HACK	YES
117	22"	CEDAR	NO	227	12"	CEDAR	NO	337	14"	CEDAR	YES	544	11"	HACK	YES
118	12"	HACKBERRY	NO	228	20"	HACKBERRY	NO	338	18"	CEDAR	YES	546	36"	HACK	YES
119	22"	CEDAR	NO	229	12"	CEDAR	NO	339	14"	CEDAR	YES	548	16"	HACK	YES
120	12"	HACKBERRY	NO	230	28"	HACKBERRY	NO	340	12"	HACKBERRY	NO	550	26"	HACK	YES
121	18"	CEDAR	NO	231	14"	CEDAR	YES	341	14"	CEDAR	YES	552	48"	HACK	YES
122	26"	HACKBERRY	NO	232	16"	CEDAR	YES	342	12"	CEDAR	NO	554	11"	CEDAR	YES
123	14"	CEDAR	NO	233	14"	CEDAR	NO	343	20"	CEDAR	YES	556	12"	CEDAR	YES
124	14"	CEDAR	NO	234	16"	HACKBERRY	NO	344	20"	CEDAR	NO	556	12"	CEDAR	YES
125	14"	CEDAR	NO	235	16"	CEDAR	NO	345	18"	HACKBERRY	YES	558	12"	CEDAR	YES
126	14"	CEDAR	NO	236	20"	HACKBERRY	YES	346	12"	CEDAR	NO	560	12"	CEDAR	YES
127	11"	CEDAR	NO	237	12"	CEDAR	NO	347	16"	HACKBERRY	YES	562	20"	CEDAR	YES
128	12"	HACKBERRY	YES	238	18"	HACKBERRY	NO	348	14"	CEDAR	NO	564	12"	CEDAR	YES
129	14"	CEDAR	NO	239	48"	CEDAR	NO	349	12"	CEDAR	YES	566	12"	CEDAR	YES
130	18"	HACKBERRY	NO	240	22"	HACKBERRY	YES	350	12"	CEDAR	NO	568	26"	CEDAR	YES
131	18"	CEDAR	NO	241	19"	CEDAR	NO	351	18"	CEDAR	YES	570	16"	CEDAR	YES
132	12"	CEDAR	YES	242	18"	HACKBERRY	YES	352	18"	CEDAR	NO	572	16"	CEDAR	YES
133	14"	CEDAR	NO	243	12"	CEDAR	NO	354	18"	CEDAR	NO	574	18"	HACK	YES
134	14"	CEDAR	YES	244	16"	HACKBERRY	NO	356	20"	CEDAR	NO	576	22"	HACK	YES
135	14"	CEDAR	NO	245	20"	CEDAR	NO	358	20"	HACKBERRY	NO	578	11"	HACK	YES
136	14"	UNKNOWN	NO	246	20"	HACKBERRY	NO	360	24"	HACKBERRY	YES	580	20"	HACK	YES
137	16"	CEDAR	YES	247	12"	CEDAR	NO	362	22"	HACKBERRY	NO	582	16"	HACK	YES
138	14"	HACKBERRY	YES	248	12"	HACKBERRY	NO	364	22"	HACKBERRY	NO	584	16"	CEDAR	YES
139	14"	CEDAR	YES	249	12"	CEDAR	NO	366	22"	HACKBERRY	NO	586	16"	CEDAR	YES
140	20"	HACKBERRY	YES	250	14"	HACKBERRY	NO	368	16"	HACKBERRY	NO	588	18"	CEDAR	YES
141	12"	CEDAR	NO	251	36"	CEDAR	NO	370	14"	HACKBERRY	YES	590	20"	HACK	YES
142	16"	HACKBERRY	NO	252	12"	HACKBERRY	NO	372	26"	HACKBERRY	YES				
143	14"	HACKBERRY	NO	253	14"	CEDAR	NO	374	28"	HACKBERRY	NO				
144	12"	HACKBERRY	NO	254	12"	HACKBERRY	YES	376	14"	CEDAR	NO				
145	14"	CEDAR	NO	255	14"	CEDAR	NO	378	14"	CEDAR	YES				
146	16"	HACKBERRY	YES	256	22"	HACKBERRY	NO	380	11"	HACKBERRY	YES				
147	12"	CEDAR	NO	257	12"	CEDAR	NO	382	12"	CEDAR	NO				
148	16"	HACKBERRY	NO	258	30"	CEDAR	NO	384	12"	CEDAR	NO				
149	16"	HACKBERRY	NO	259	12"	CEDAR	NO	386	30"	CEDAR	NO				
150	30"	HACKBERRY	YES	260	18"	CEDAR	YES	388	16"	CEDAR	YES				
151	16"	HACKBERRY	NO	261	14"	CEDAR	NO	390	12"	CEDAR	YES				
152	11"	HACKBERRY	NO	262	18"	CEDAR	NO	392	14"	CEDAR	NO				
153	18"	CEDAR	NO	263	12"	CEDAR	NO	394	12"	CEDAR	NO				
154	24"	HACKBERRY	NO	264	16"	CEDAR	NO	396	12"	CEDAR	YES				
155	12"	CEDAR	NO	265	18"	CEDAR	NO	398	12"	CEDAR	NO				
156	22"	HACKBERRY	NO	266	16"	CEDAR	NO	400	12"	CEDAR	NO				
157	20"	CEDAR	NO	267	12"	CEDAR	NO	402	16"	CEDAR	YES				
158	12"	HACKBERRY	NO	268	14"	CEDAR	NO	404	20"	CEDAR	YES				
159	25"	CEDAR	NO	269	18"	CEDAR	NO	406	24"	CEDAR	YES				
160	11"	HACKBERRY	NO	270	20"	CEDAR	NO	408	12"	CEDAR	NO				
161	19"	CEDAR	NO	271	18"	CEDAR	NO	410	18"	CEDAR	NO				
162	12"	CEDAR	YES	272	16"	CEDAR	YES	412	16"	CEDAR	YES				
163	13"	CEDAR	NO	273	18"	CEDAR	NO	414	18"	CEDAR	YES				
164	12"	HACKBERRY	NO	274	14"	CEDAR	NO	416	20"	CEDAR	YES				
165	17"	CEDAR	NO	275	22"	HACKBERRY	YES	418	12"	CEDAR	YES				
166	14"	CEDAR	NO	276	18"	CEDAR	NO	420	20"	CEDAR	YES				
167	12"	CEDAR	NO	277	20"	HACKBERRY	YES	422	16"	CEDAR	YES				
168	20"	HACKBERRY	YES	278	12"	HACKBERRY	YES	424	16"	CEDAR	YES				
169	15"	CEDAR	NO	279	12"	HACKBERRY	YES	426	12"	CEDAR	YES				
170	11"	HACKBERRY	YES	280	20"	HACKBERRY	NO	428	14"	CEDAR	YES				

N

100 50 0 100 200

SCALE IN FEET
1" = 100'

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

OWNER/DEVELOPER

BLOOMFIELD HOME L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092

* ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'

CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'

CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

PETITT - ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TBPELS REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIRCLE SUITE 100 WYLIE, TX 75098
972.941.8400

REVISIONS:

DRAWN: RH	DATE:
CHECKED: CAL	DATE: 6/04/2024
PROJECT NO.: 06537	
DWG FILE NAME: 06537-C-TREE PLAN.DWG	

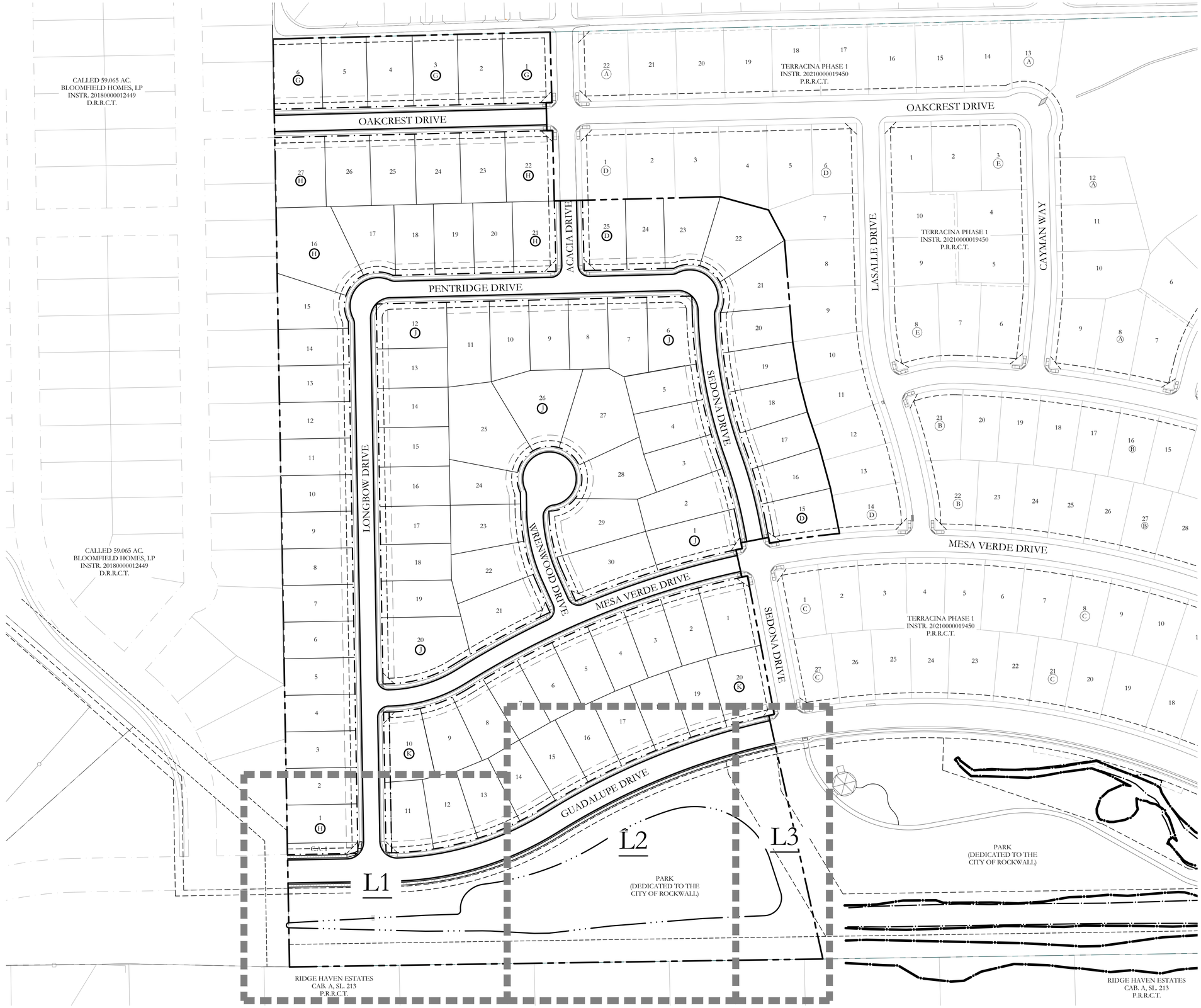
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CHARLES A. LAMPING, P.E. (88554) ON 6/04/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

TREE PLAN

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 01 OF 01



JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

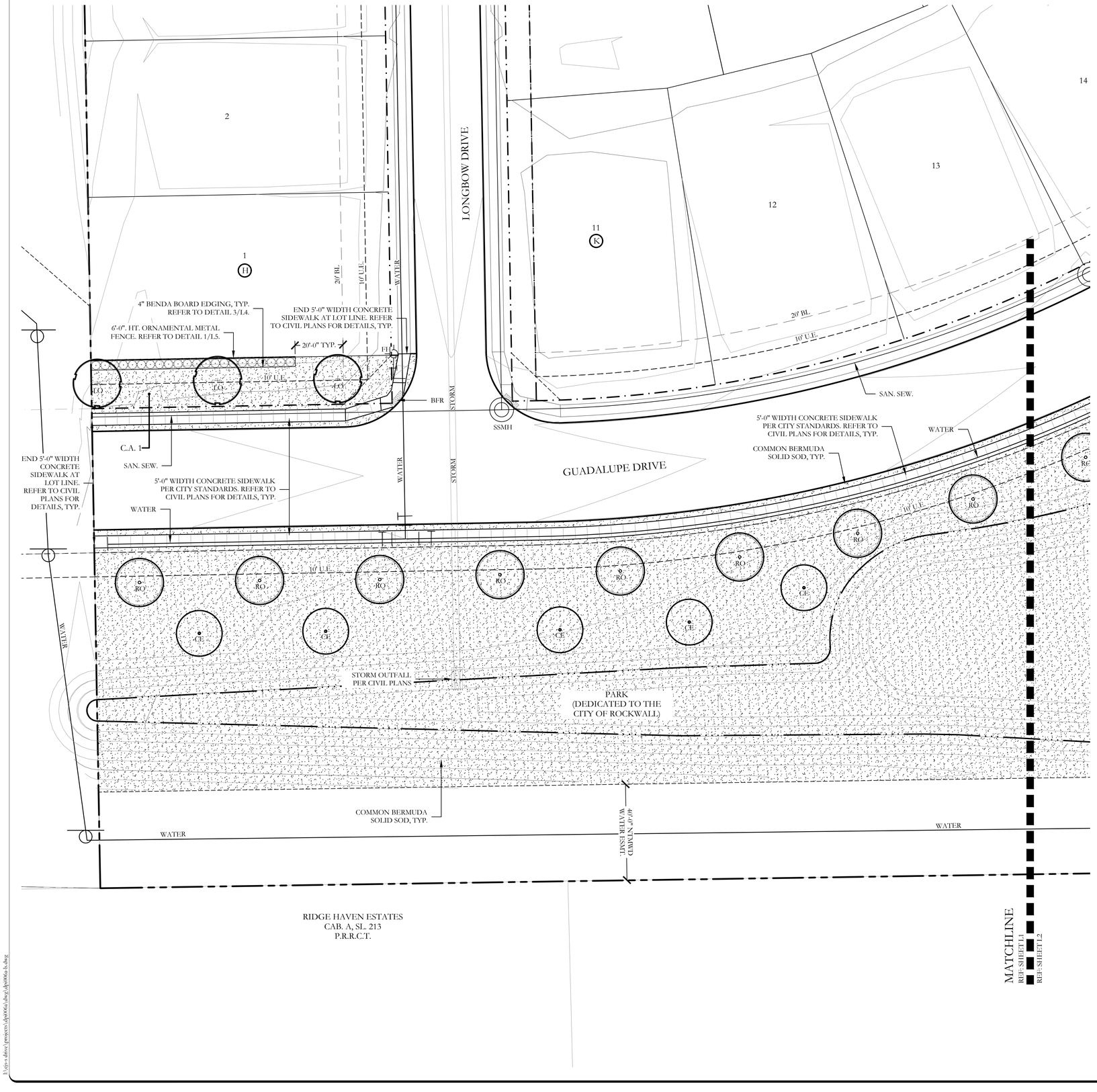
January 18, 2024

SCALE:
1" = 80'
One Inch

JVC No DPI006A

OVERALL

I:\Civil\e-drive\projects\dpi006\dwg\dpi006a_fs.dwg



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
RO	RO	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

6'-0". HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.

NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

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

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

January 18, 2024

SCALE:
1" = 80'
One Inch

JVC No DPI006A

L1 of 5

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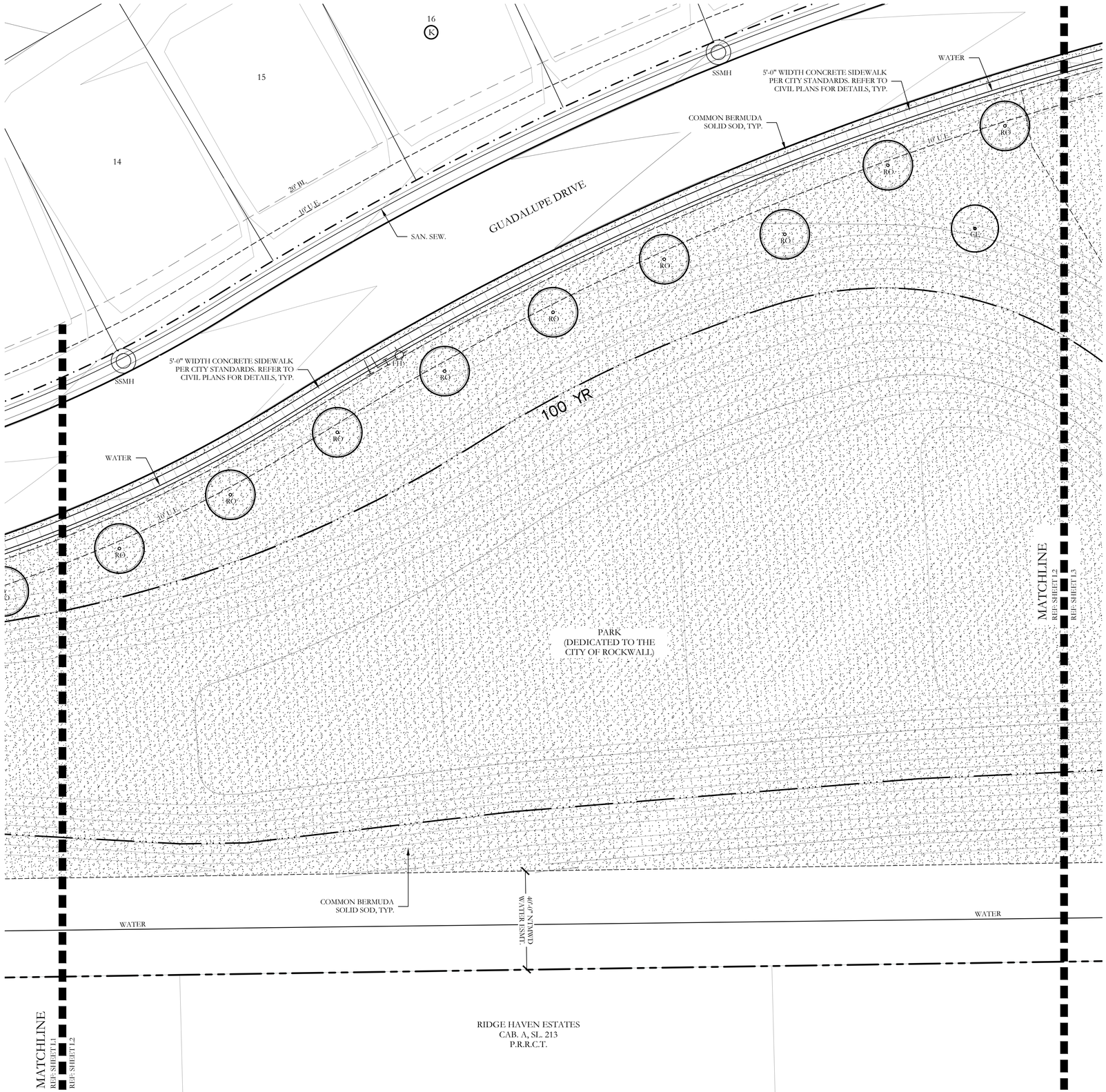

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
RO	RO	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

6'-0". HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.

NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

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

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

January 18, 2024

SCALE:
1" = 80'
One Inch
JVC No DPI006A

L2 of 5

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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
RO	RO	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

6'-0". HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.

NOTE:
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SCALE 1" = 20'

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PHASE TWO
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ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

January 18, 2024

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One Inch
JVC No DPI006A

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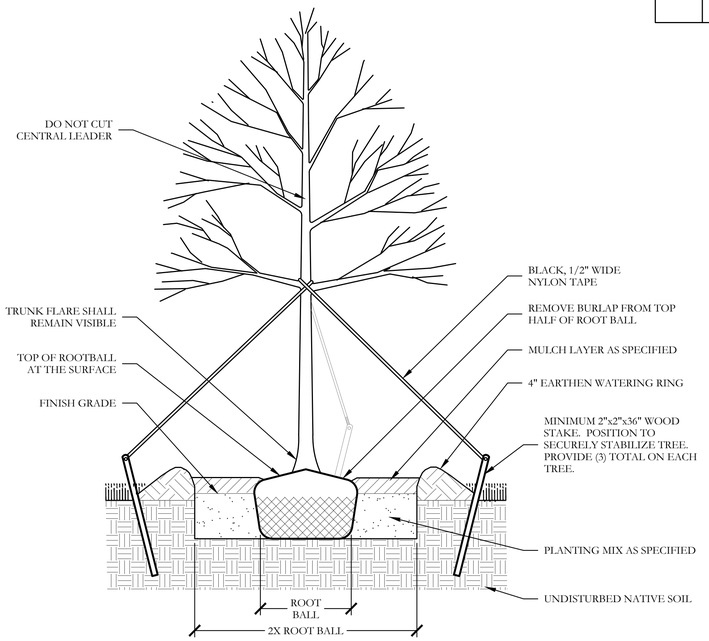
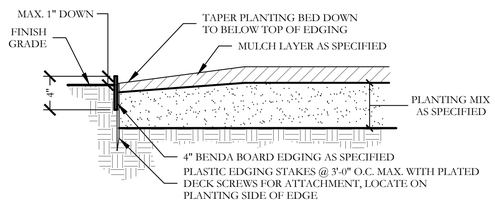
PLANT LIST

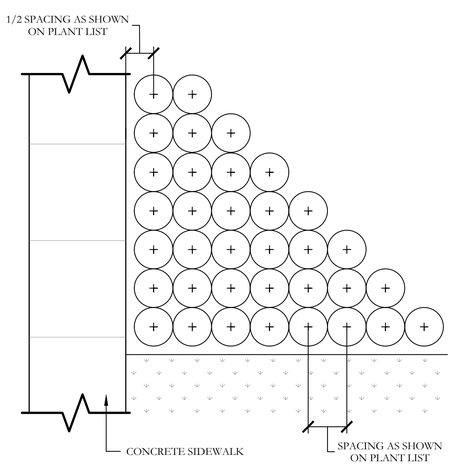
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	3	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RO	17	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	6	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
	22	ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	179,940	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

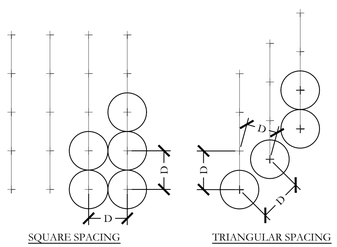


1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE

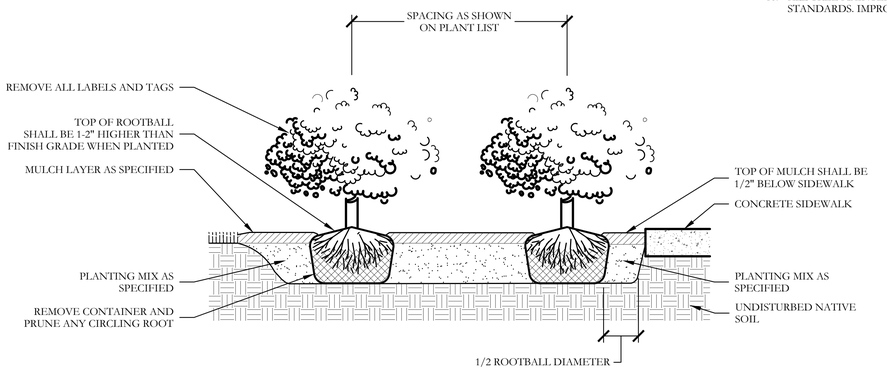


3 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
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 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE 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-BEADS. A MINIMUM FIVE FOOT (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 DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

January 18, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No DPI006A

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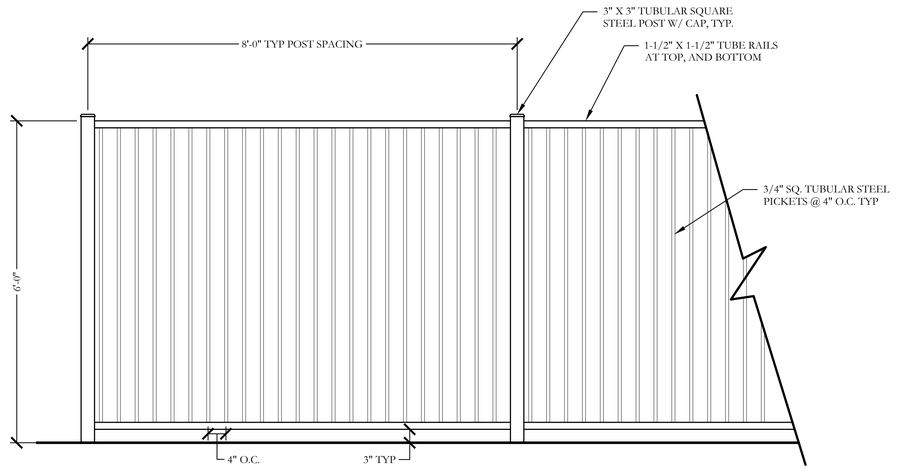
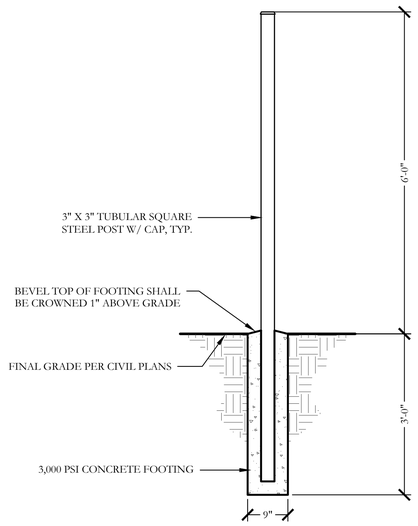


1 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION

SCALE: 3/4"=1'-0"



2 TYPICAL METAL POST FOOTING
SECTION

SCALE: 3/4"=1'-0"

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
    - 10.3. POSTS, 3" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNERS ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHE MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

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

1	

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PHASE TWO
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SCREENING AND BUFFERING
HARDSCAPE DETAILS

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JVC No DPI006A

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SP2024-031; Site Plan for Heavy Manufacturing Facility (Ballard)
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.1 This is a request for the approval of a *Site Plan* for a *Heavy Manufacturing Facility* (*i.e. Ballard*) on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard.

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

M.3 For reference, include the case number (*SP2024-031*) in the lower right-hand corner of *all pages* of all revised plan submittals. (*Subsection 01.02(D), Article 11, UDC*)

I.4 The subject property will be required to be plat in order to establish lot lines, and establish or abandoned easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on *all pages* of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

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

M.6 A Material Sample Board needs to be provided before the Planning and Zoning Commission meeting on July 9, 2024. The Architectural Review Board (ARB) need to look this submittal requirement as part of their review. (Subsection 03.04. A, of Article 11, UDC)

M.7 Site Plan.
(1) The current phase of the proposed development is phase 1, and the future phases should be 2, 3, and 4. Please adjust this accordingly. (Subsection 03.04. A, of Article 11, UDC)
(2) Any portion of the Fire Lanes that are public shall be indicates as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(3) Please indicate the sidewalks along Springer Road, Data Drive, and Discovery Boulevard. (Subsection 03.04. B, of Article 11, UDC)
(4) Parking is calculated at square footage or employee, whichever is greater. In this case, for phase 1, based on the square footage the parking required is 328, or 149 per the number of employees. Given this, per the UDC 328 parking spaces would be what is required given that it is greater. All that being said, the plans indicate that 149 will be provided. This will be an *Exception* request from the Planning and Zoning Commission. (Table 5, of Article 06, UDC)
(5) Please remove all signage from the plans. Signage is reviewed through a separate permitting process. (Subsection 06.02. F, of Article 05, UDC)
(6) Please indicate the height of the screening walls, gate, and black vinyl coated chain link. In addition, provide details of these wall/fences. (Subsection 01.05. C, of Article 11, UDC)
(7) All ground mounted equipment must be screened; this includes transformers. 5-gallon evergreen shrubs are the easiest screening method. (Subsection 01.05. C, of Article 11, UDC)
(8) Please provide a detail of the RTU screening system with the building elevations. (Subsection 01.05. C, of Article 11, UDC)
(9) All above ground storage tanks must be screened. Provide a detail of all the proposed above ground storage tanks and their subsequent screening. Landscape shrubs and trees are effective depending on the size of the tanks. (Subsection 01.05. D, of Article 11, UDC)
(10) Please provide a detail of the dumpster enclosure that meets the minimum requirements of the UDC. (Subsection 01.05. B, of Article 11, UDC)
(11) Please clarify if there is to be any outside storage. The material must be detailed, and the outside storage areas must be delineated and screened. (01.05, of Article 11, UDC)

(12) Please remove the parking requirements for the future phases. (03.04. A, of Article 11, UDC)

M.8 Landscape Plan.

(1) Please provide the impervious area percentage calculation. (Subsection 01.01. B, of Article 05, UDC)
(2) All shrubs are to be 5-gallon. (Subsection 05.03 B, of Article 08, UDC)
(3) Evergreen shrubs are required in front of all parking spaces that are to face onto a roadway. Please update the landscape plan to reflect this. (Subsection 05.03. B, of Article 08, UDC)
(4) Please delineate the visibility triangles for all driveways that intersect a public street. (Subsection 01.08, of Article 08, UDC)
(5) Delaying the plantings along Discovery Boulevard and Springer Road will be an ***Exception*** request from the Planning and Zoning Commission. (05.01, of Article 08, UDC)
(6) Please update the landscape buffer widths to be consistent between the different plan sheets. (Subsection 05.01, of Article 08, UDC)
(7) Consider planting a large 5-gallon evergreen shrub variety along the east property line to screen any equipment and/or loading docks. (Subsection 01.05, of Article 05, UDC)

M.9 Treescape Plan.

(1) Per Article 09, of the UDC, all Eastern Red Cedars over eight (8) feet in height require four (4) caliper inches on mitigation. Please update the treescape table to reflect this; it should reduce your overall mitigation. (Subsection 03.01. G, of Article 09, UDC)

M.10 Photometric Plan.

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the checklist. (See Sec. 2.1 of this checklist)
(2) Please provide the cutsheets for the wall packs. They must be oriented downward and be shielded to reduce glare. (Subsection 03.03, of Article 07, UDC)

M.11 Building Elevations

(1) Please remove the glazing from the material calculations. (Subsection 05.01, of Article 05, UDC)
(2) Exterior walls should consist of 90% masonry materials excluding doors and windows. Given that the majority of each façade is insulated metal panel, this will be an ***Exception*** request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
(3) Each façade is required 20% natural or quarried stone. This will be an ***Exception*** request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
(4) The primary façades (North, West, and South) and secondary façade (East) do not meet the articulation requirements outlined with Subsection 05.01 of the UDC. This will be an ***Exception*** request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
(5) Please indicate the parapet wall height. The parapet shall be an enclosed system and span entirely around the building (Subsection 05.01. A, of Article 05, UDC)
(6) The interior side of the parapet shall be finished in the same material as the exterior facing façade. (Subsection 05.01. A, of Article 05, UDC)
(7) Please crosshatch the RTUs on the building elevations and include a detail of the screening systems. (Subsection 05.01. A, of Article 05, UDC)
(8) Projecting elements that extend above the roof line cannot be flat and must extend back. (Subsection 05.01. A, of Article 05, UDC)
(9) In the providing rendering it is shown that the Canadian flag is the same or taller than the American Flag. Just as a note, the Canadian flag must fly lower than the American Flag.
(10) Please review Subsection 02.03(K)(7)(c), of Article 04, UDC. This section outlines the requirements for *Solar Energy Collector Panels* on a flat roof. Please clarify that the parapet will fully screen the solar system, and that items (c)(4) and (c)(5) will be met. (02.03. K. 7. c, of Article 04, UDC)

M.12 Based on the materials submitted staff has identified the following Exception(s)/Variance(s) for this project:

(1) ***Parking***. Parking is calculated at square footage or employee, whichever is greater. In this case, for phase 1, based on the square footage the parking required is 328, or 149 per the number of employees. Given this, per the UDC 328 parking spaces would be what is required given that it is greater. (Table 5, of Article 06, UDC)

(2) *Landscape Buffer*. Delaying the plantings along Discovery Boulevard and Springer Road will be an *Exception* request from the Planning and Zoning Commission. (05.01, of Article 08, UDC)
(3) *Materials*. Greater than 10% secondary material (i.e. metal) on each façade. (Subsection 05.01. A, of Article 05, UDC)
(4) *Materials*. Less than 20% natural or quarried stone on each façade. (Subsection 05.01. A, of Article 05, UDC)
(5) *Primary Articulation*. Please see Figure 13 within Article 05, UDC. (Subsection 05.01, of Article 05, UDC)
(6) *Secondary Articulation*. Please see Figure 13 within Article 05, UDC. (Subsection 05.01, of Article 05, UDC)

M.13 According to Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to **provide a letter** outlining the requested exceptions and required compensatory measures.

I.14 *Please note that failure to address all comments provided by staff by 3:00 PM on July 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.*

I.15 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on *June 25, 2024.*
(2) Planning & Zoning meeting/public hearing meeting will be held on *July 9, 2024.*

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

ENGINEERING COMMENTS:

1. All fire hydrants must have 5' clearance, including to parking spaces.
2. Median to be a minimum of 10' to give fire hydrant 5' clearance around
3. Remove sign from site plan. Sign approved through a building permit
4. Don't reference geotech. Design must be on plans
5. (min 6.5 sack mix)
6. Oil/water separator for trash enclosures need to drain to the storm drainage system, not the sewer main.
7. Not allowed. Must be concrete meeting City minimum standards.
8. See all comments from overall site plan buildout
9. Add a note: All rights-of-way to be sodded prior to Engineering Acceptance and CO
10. Label street.
11. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
12. Remove from plan.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- The site has been detained for in a regional detention pond.
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata due (approx. $1,900.83)/acre) before site/civil permit.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Pavement Specs will be reviewed with Engineering plans.

Landscaping:

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

FIRE COMMENTS:

Show the location of the proposed fire department connection (FDC).
FDC shall be facing and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access
"NDS TUFFTRACK GRASS PAVERS" are not approved for use in fire lane at this time. Further review is needed before approval for use.
The solar panel roof layout was not reviewed for code compliance with this submittal.

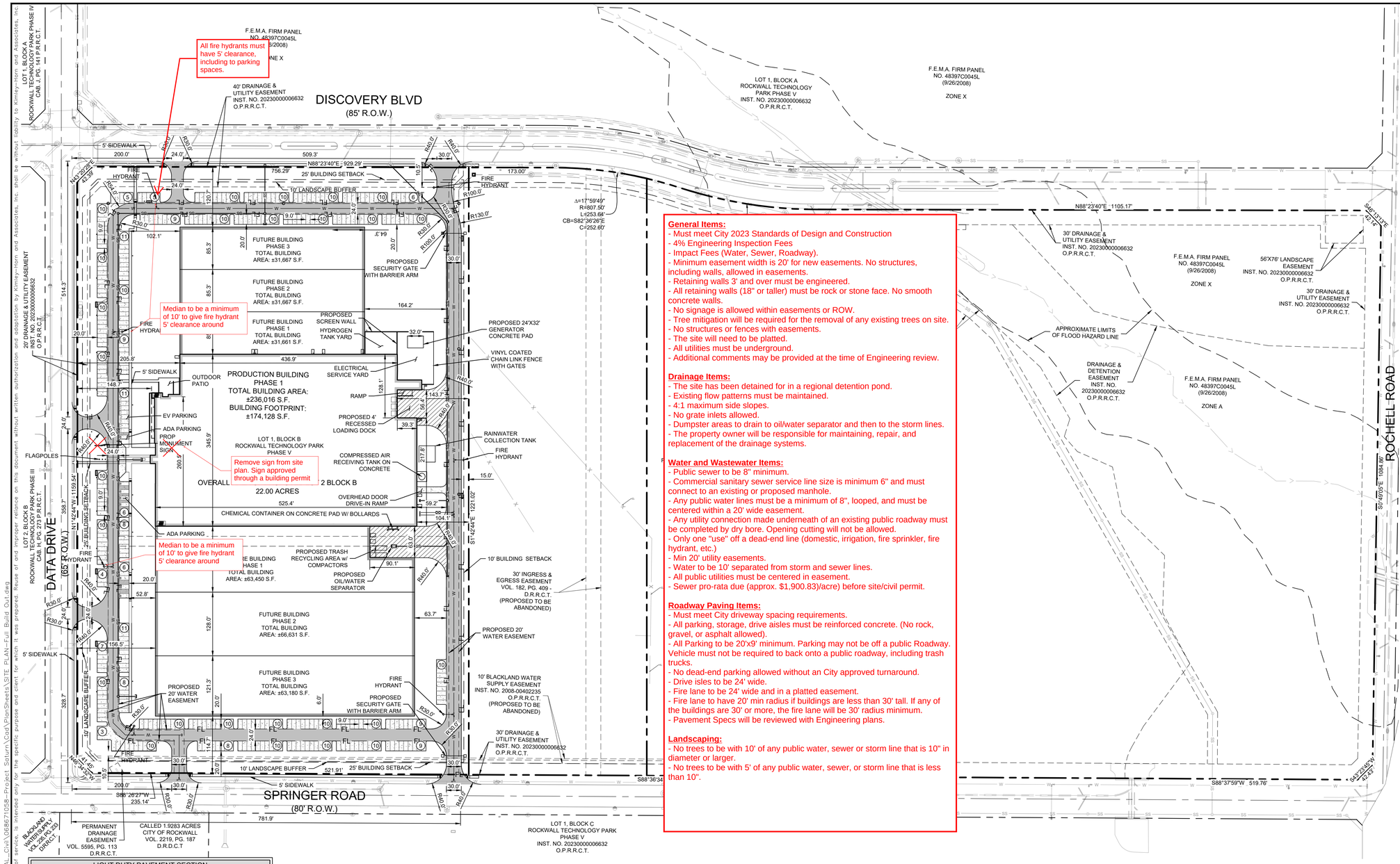
GIS COMMENTS:

Assigned address will be 1550 DATA DR, ROCKWALL, TX 75032

PARKS COMMENTS:

Make sure there is an evergreen headlight glare screen along data drive with 24" tall evergreen shrubs planted 36" o.c.

Recommendation to utilize Tif Tuf, Tahoma 31, Latitude 36 Bermudagrass varities versus common Bermudagrass that is more wear, Cold and shade tolerant and conserves water.



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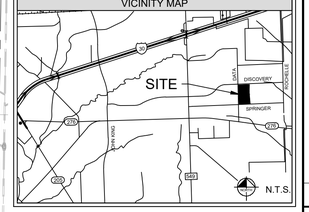
VICINITY MAP



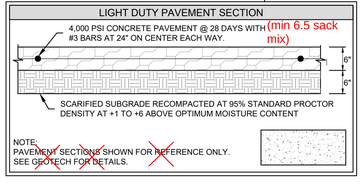
LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

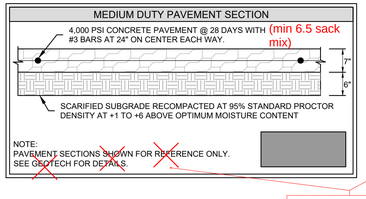
SITE SUMMARY TABLE

ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

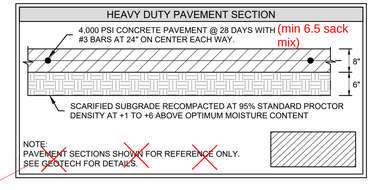
LIGHT DUTY PAVEMENT SECTION



MEDIUM DUTY PAVEMENT SECTION



HEAVY DUTY PAVEMENT SECTION



Don't reference geotech. Design must be on plans

PARKING DATA TABLE

PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT	198
ULTIMATE EMPLOYEE COUNT	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

NOTES

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SITE PLAN EXHIBIT
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/14/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN FULL BUILD OUT

SHEET NUMBER
C-004

Plotted By: Schwartz, Peyton Date: June 13, 2024 03:33:17pm File Path: K:\DAL_Civil\068671058-Project Saturn\Civil\PlanSheets\SITE PLAN-Full Build Out.dwg
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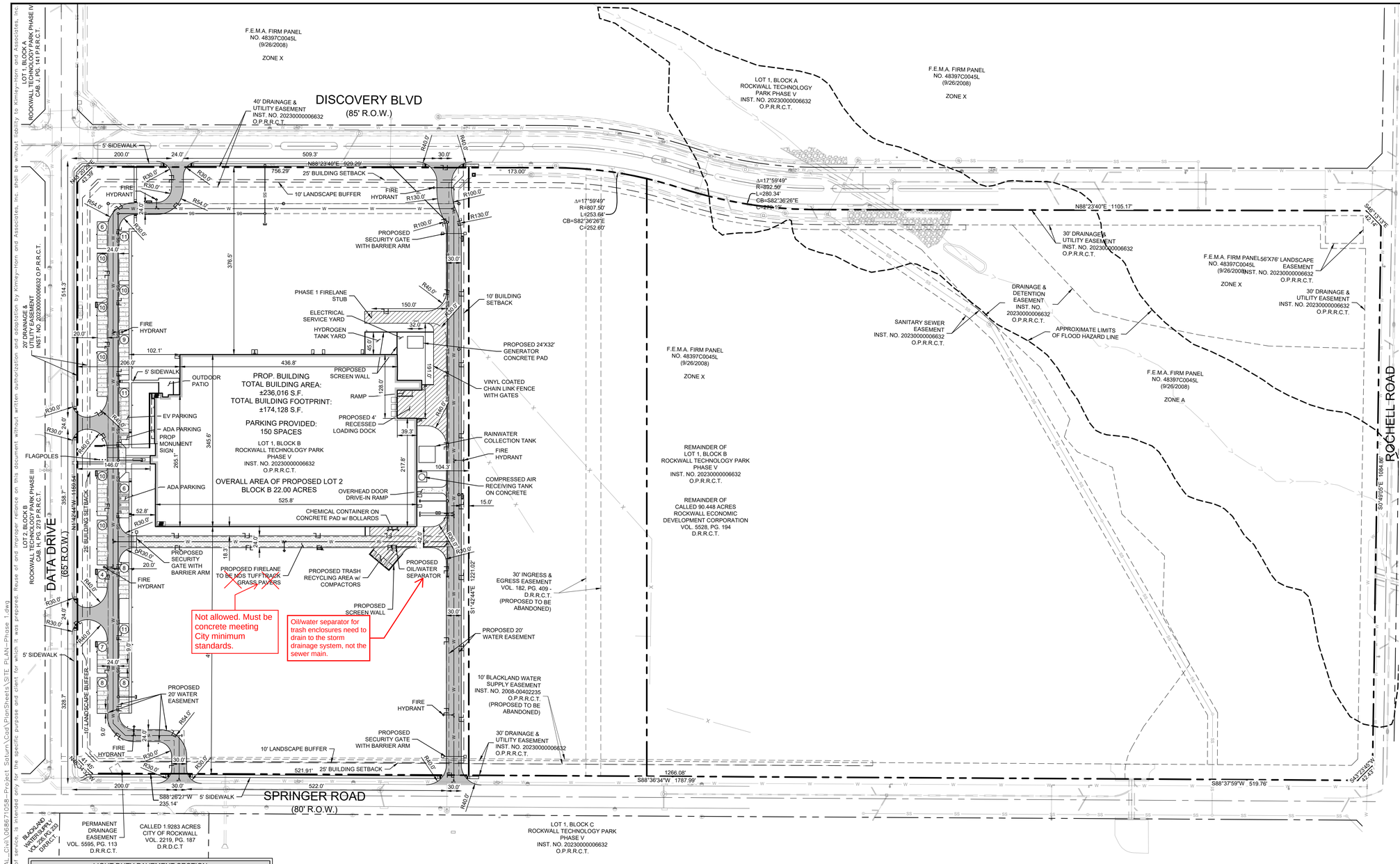
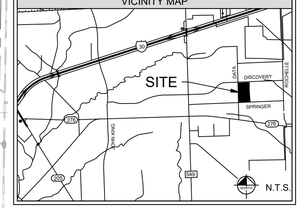


GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

VICINITY MAP



LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
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EXISTING WATER VALVE	
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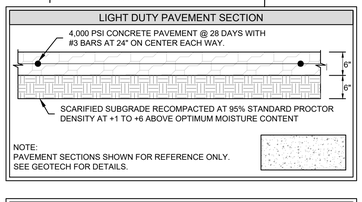
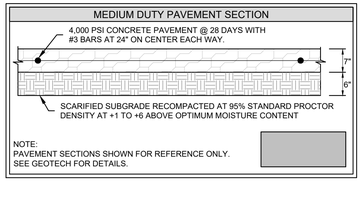
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

LIGHT DUTY PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY.
SEE GEOTECH FOR DETAILS.

MEDIUM DUTY PAVEMENT SECTION



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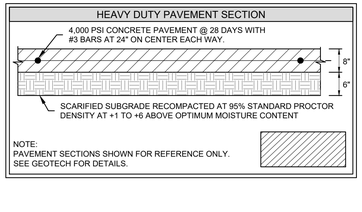

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See all comments from overall site plan buildout

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SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700, DALLAS, TEXAS 75240
PHONE: 972.770.1300 FAX: 972.239.3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

KHA PROJECT	068671058
DATE	06/14/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AKA
CHECKED BY	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
PHASE 1

SHEET NUMBER
C-003

Plotted By:Schwartz, Peyton Date:June 13, 2024 03:30:28pm File Path:K:\DAL_Civil\068671058-Project Saturn\Civil\PlanSheets\SITE PLAN-Phase 1.dwg
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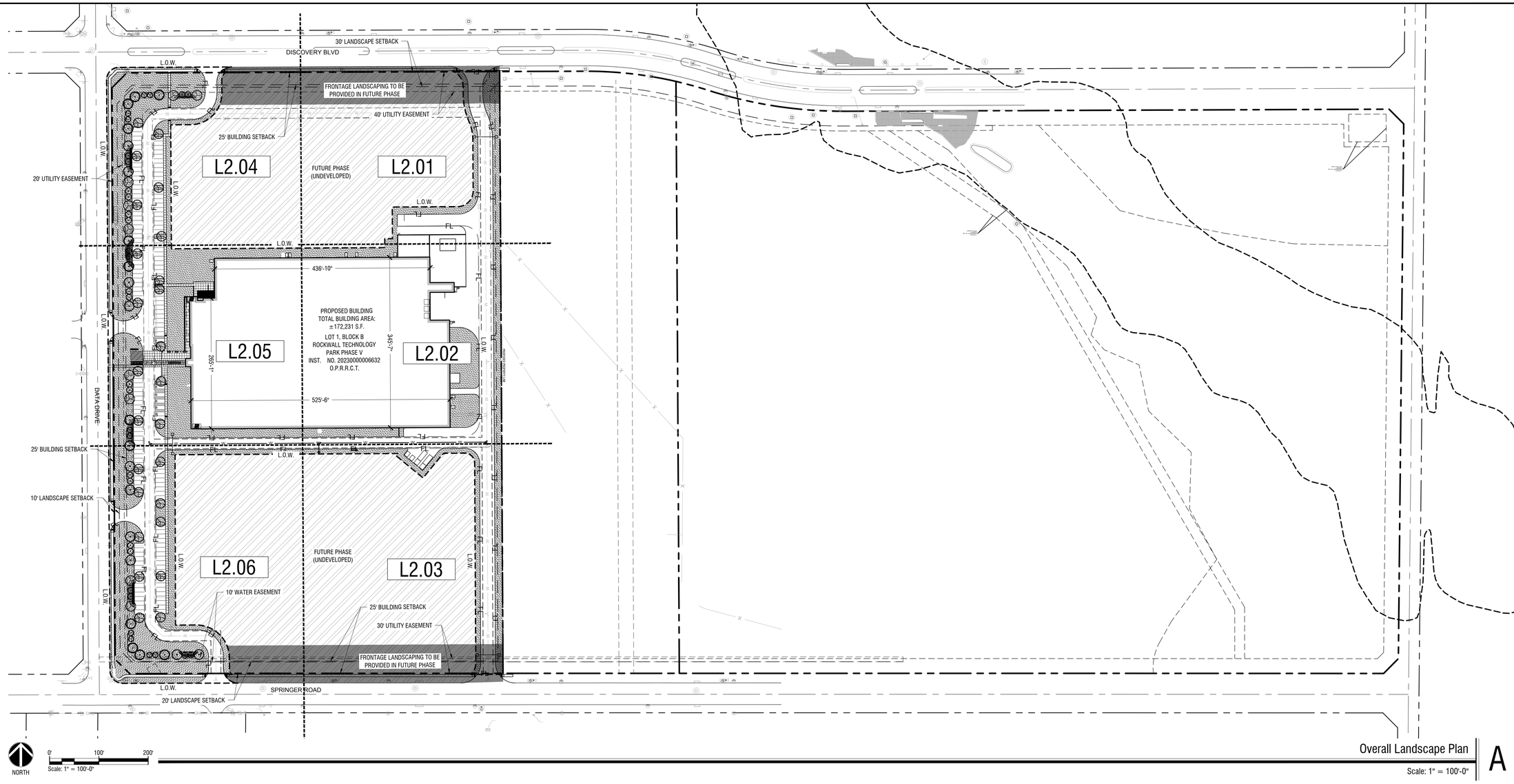

Overall Landscape Plan

Scale: 1" = 100'-0"

A

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. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT ALREADY INCLUDED IN PLANTING PLANS) TO BE FINE GRADED, AND PLANTED WITH PLANTED WITH PLANTS OR SOD TO MATCH EXISTING CONDITIONS.

IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

Add a note: All rights-of-way to be sodded prior to Engineering Acceptance and CO

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L1.02

Plotted By:Ferrara, Nick Date:June 13, 2024 06:07:09pm File Path:K:\WRN_LALA_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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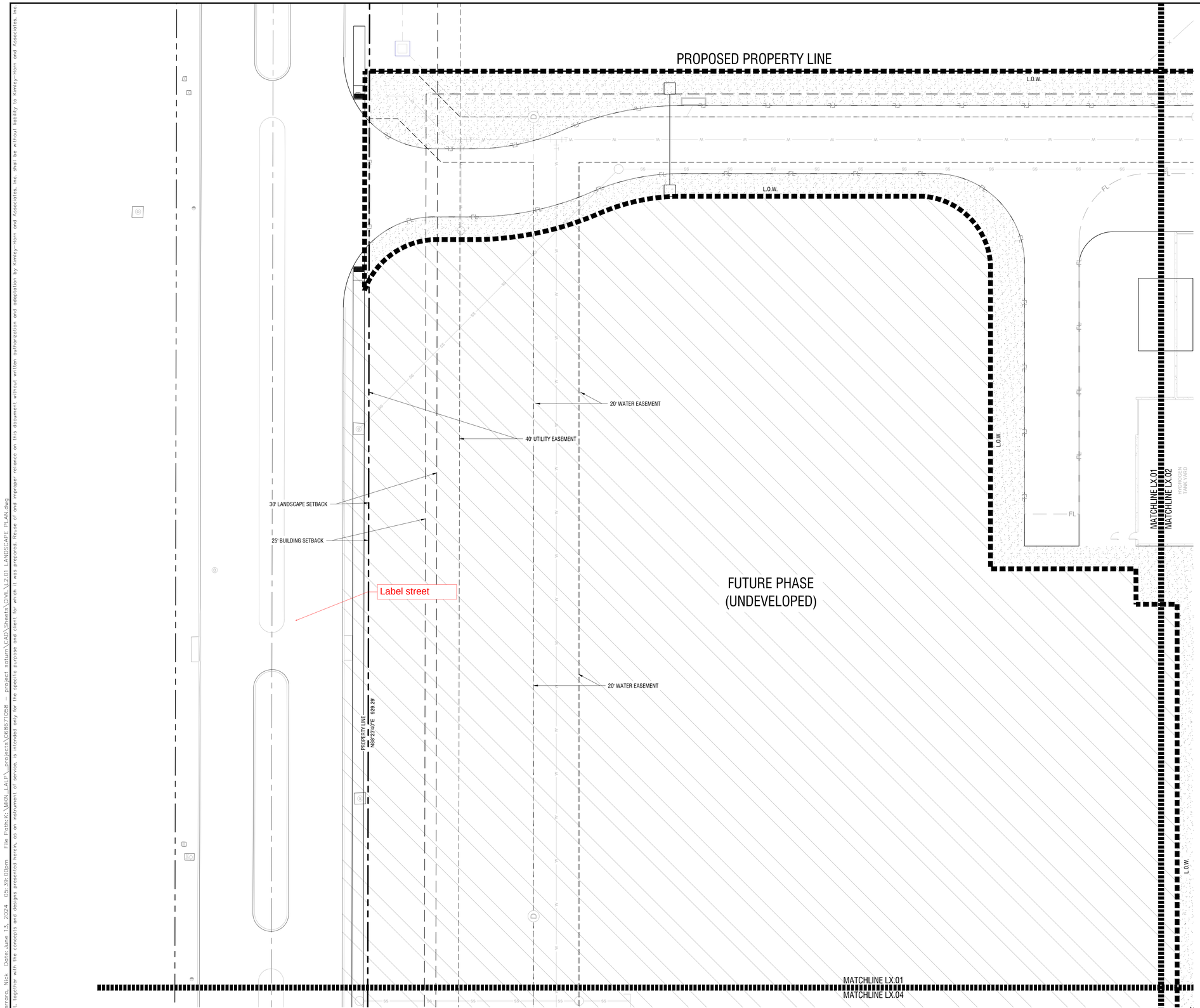

Landscape Plan
Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
P.L.A. No. 2458 — Paul D. Freeland — Date: 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.01

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

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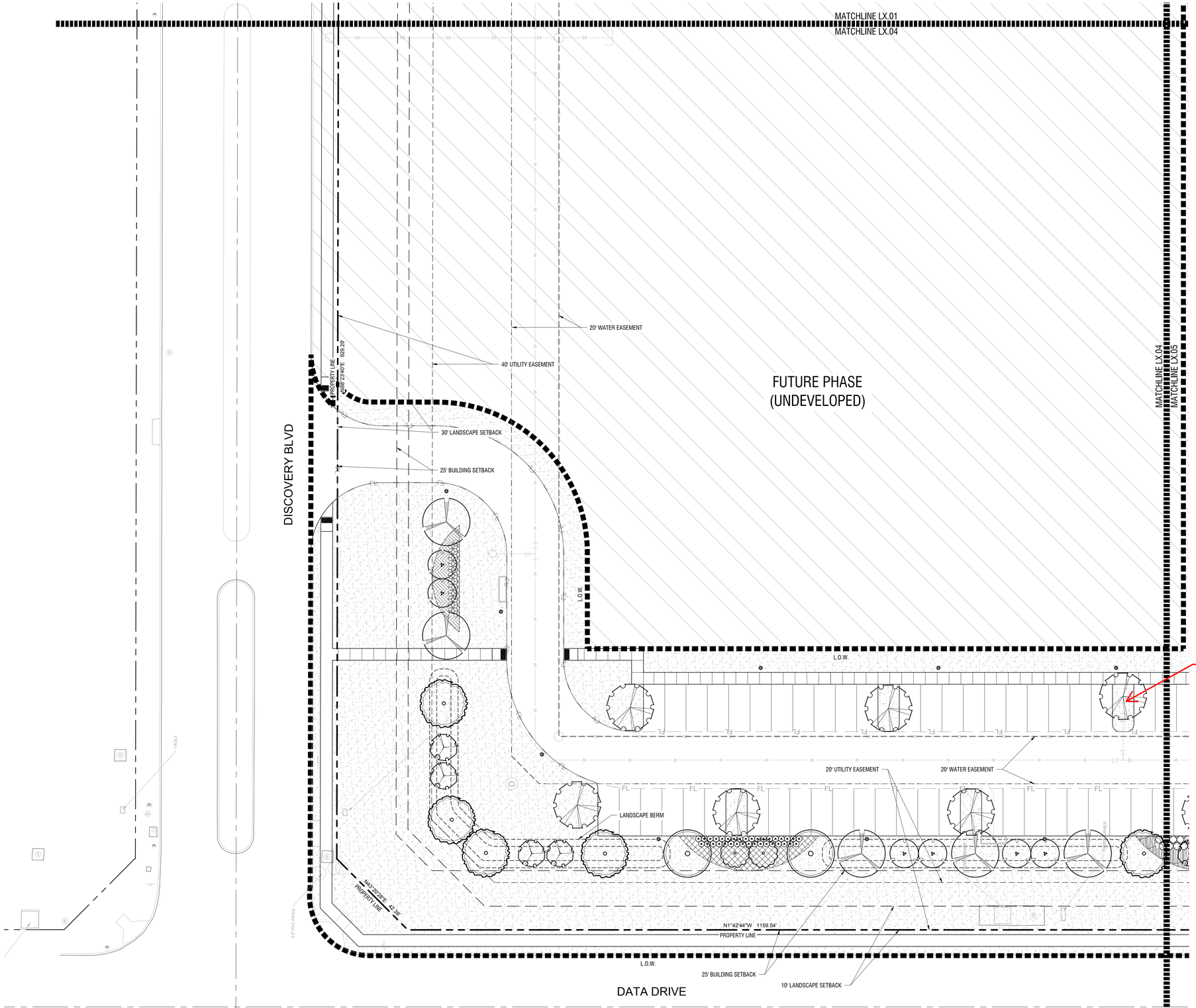

NORTH
0' 20' 40'
Scale: 1" = 20'-0"

Landscape Plan
Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
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SYMBOL	COMMON / BOTANICAL NAME
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	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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L.A. No. 2458 Date 06.14.2024

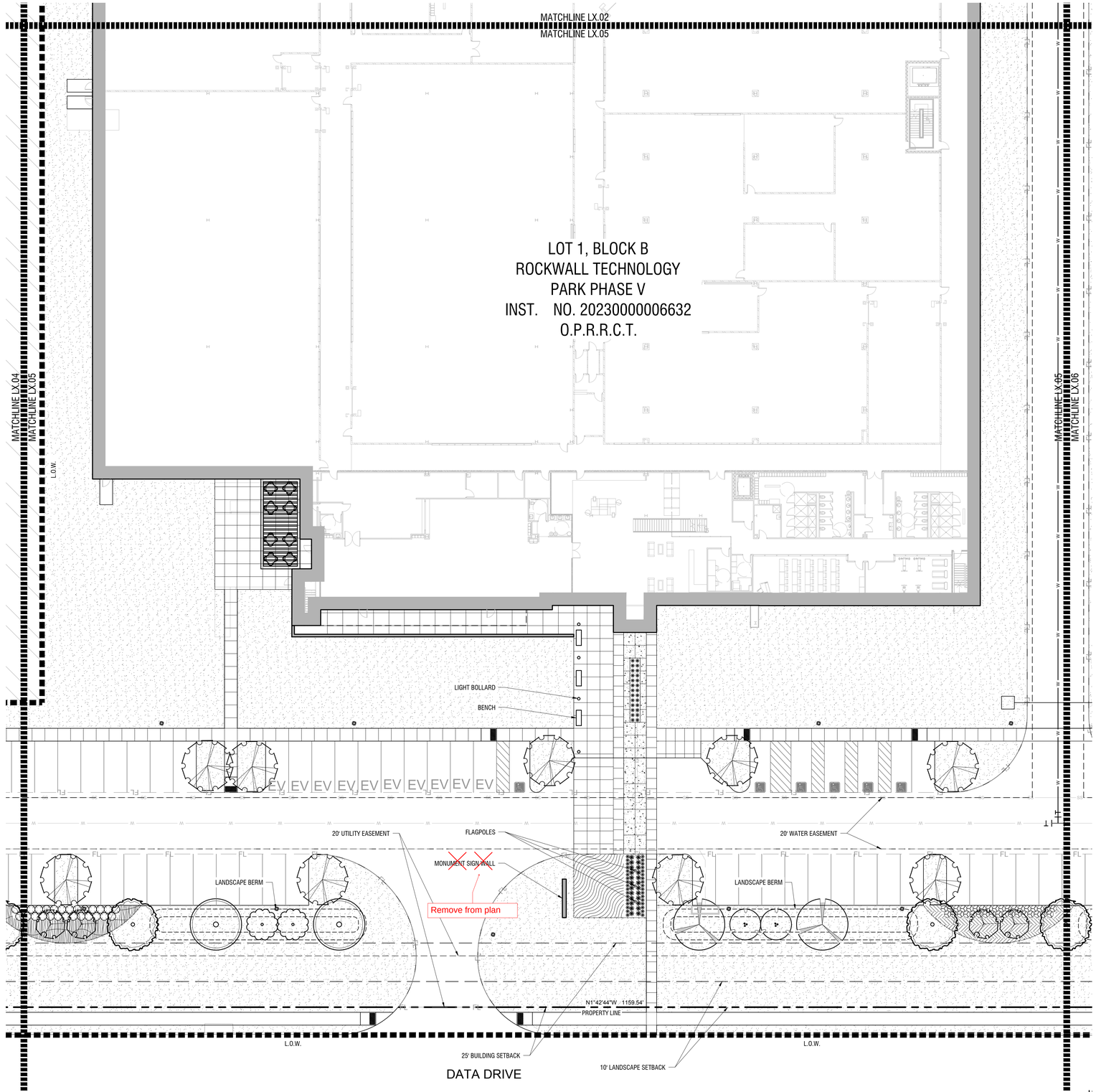
KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.04



Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
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PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM TX F-928

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P.L.A. No. 2458 — Paul D. Freeland — Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.05

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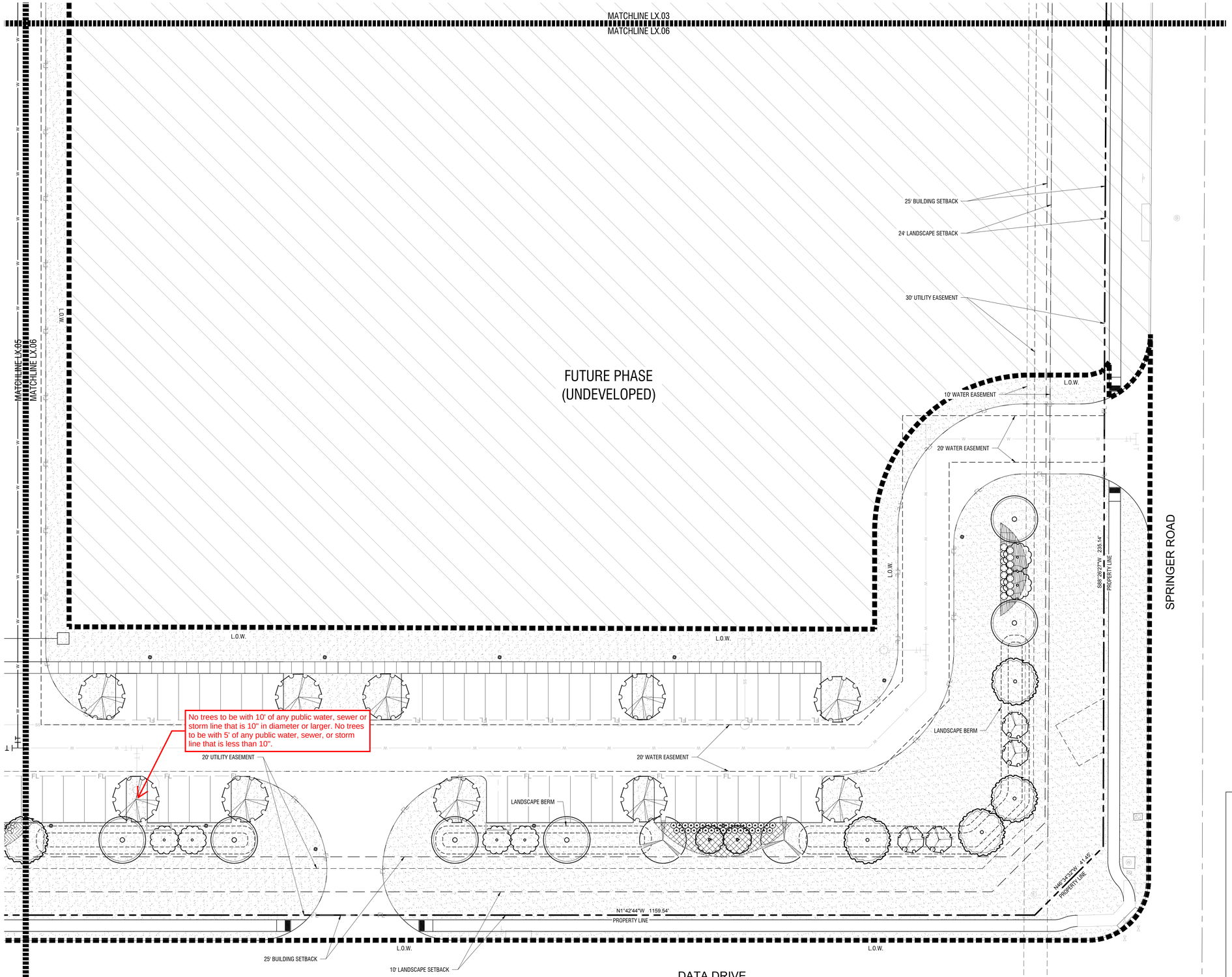

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700, DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
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KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
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2495 NE 4TH STREET
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PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.06

NORTH
0' 20' 40'
Scale: 1" = 20'-0"

Landscape Plan
Scale: 1" = 20'-0"

A

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	Northeast corner of Data Drive and Springer Road				
SUBDIVISION	Rockwall Technology Park Phase V		LOT	Part of 1	BLOCK B
GENERAL LOCATION	Northeast corner of Data Drive and Springer Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial - SUP No. S-320		CURRENT USE	Undeveloped	
PROPOSED ZONING	No Change		PROPOSED USE	Heavy Manufacturing	
ACREAGE	22	LOTS [CURRENT]	Part of Larger Lot	LOTS [PROPOSED]	1 New Lot

☑ ***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	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Neda Hosseiny
ADDRESS	2610 Observation	ADDRESS	13455 Noel Road, Two Galleria Office Tower
	Suite 104		Suite 700
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Dallas, Texas 75240
PHONE	972.772.0025	PHONE	972.770.1300
E-MAIL	pwagner@rockwalledc.com	E-MAIL	neda.hosseiny@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 $ 740.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

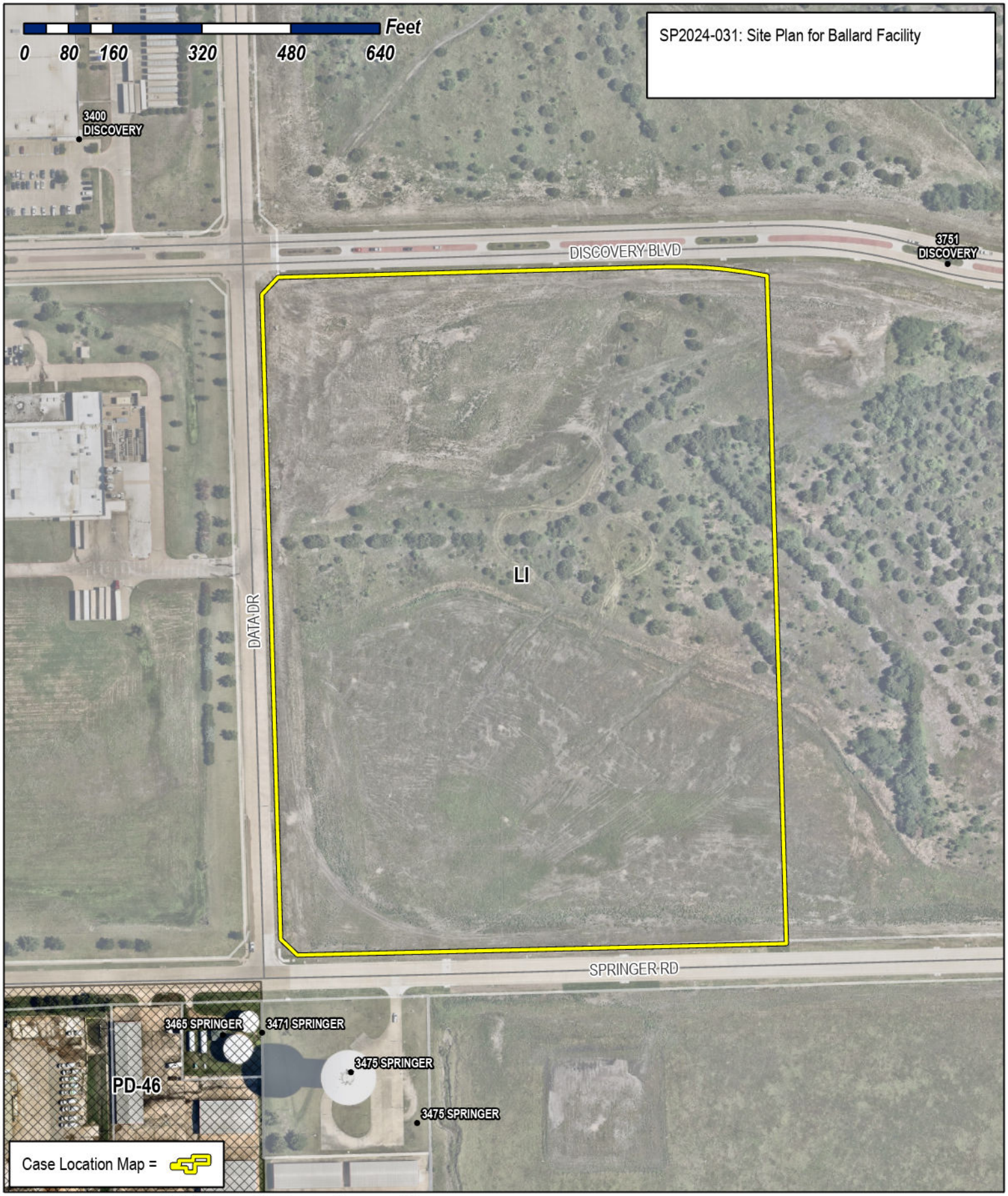
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

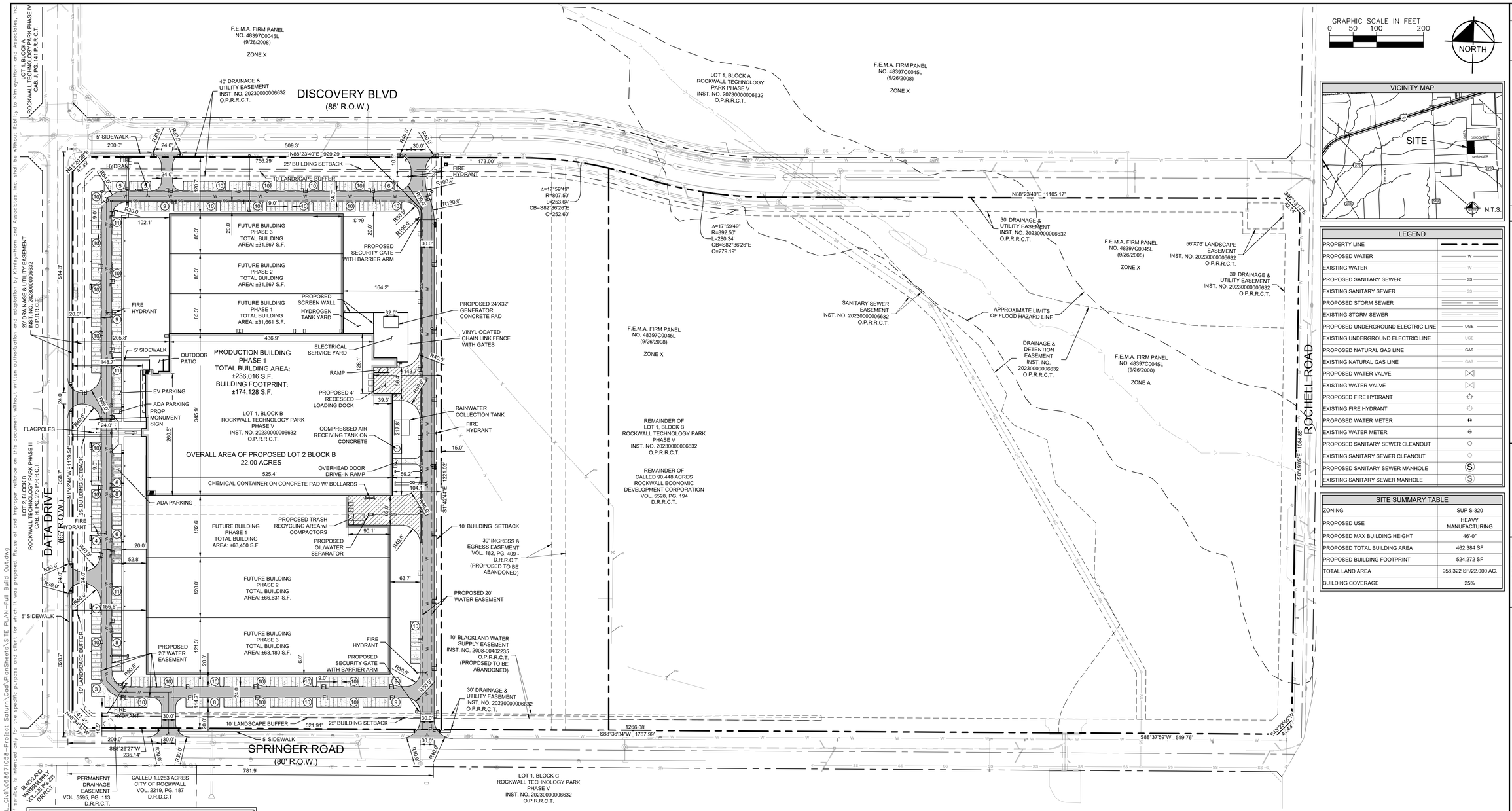
MY COMMISSION EXPIRES



City of Rockwall

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

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



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

VICINITY MAP

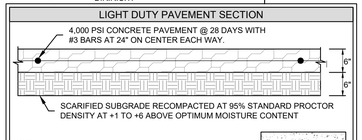
LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE

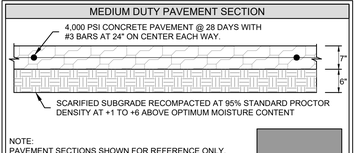
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

LIGHT DUTY PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY.
SEE GEOTECH FOR DETAILS.

MEDIUM DUTY PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY.
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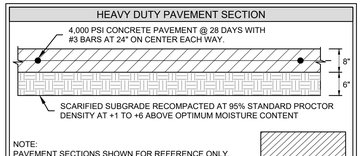
HEAVY DUTY PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY.
SEE GEOTECH FOR DETAILS.

PARKING DATA TABLE

PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT	198
ULTIMATE EMPLOYEE COUNT	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

NOTES

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SITE PLAN EXHIBIT
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972.770.1300 FAX: 972.239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
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Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/14/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN FULL BUILD OUT

SHEET NUMBER
C-004

Plotted By: Schwartz, Peyton Date: June 13, 2024 03:33:17pm File Path: K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Full Build Out.dwg
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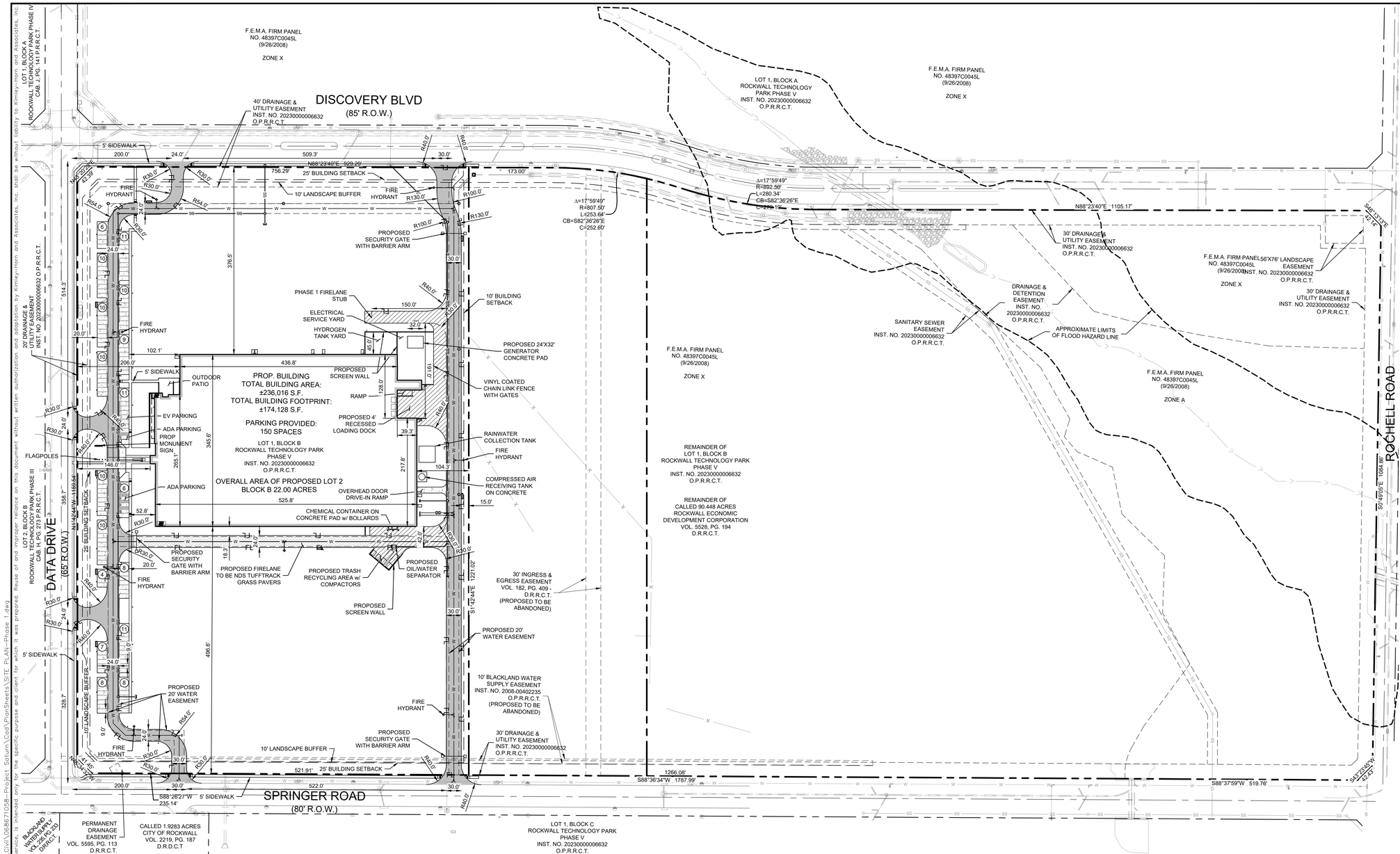
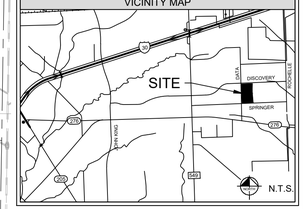


GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

VICINITY MAP



LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
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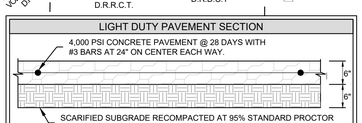
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE

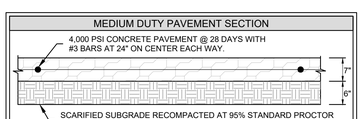
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

LIGHT DUTY PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY.
SEE GEOTECH FOR DETAILS.

MEDIUM DUTY PAVEMENT SECTION



NOTE:
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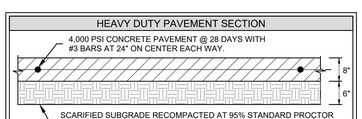
HEAVY DUTY PAVEMENT SECTION



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SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
DALLAS, TEXAS 75240
PHONE: 972.770.1300 FAX: 972.239.3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

KHA PROJECT 068671058		DESIGNED BY	TAD
DATE 06/14/2024		DRAWN BY	AKA
SCALE	AS SHOWN	CHECKED BY	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
PHASE 1

SHEET NUMBER
C-003

Plotted By:Schwartz, Peyton Date:June 13, 2024 03:30:28pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Phase 1.dwg
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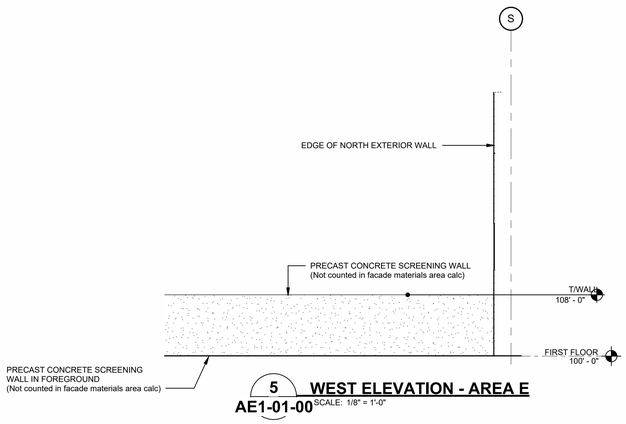
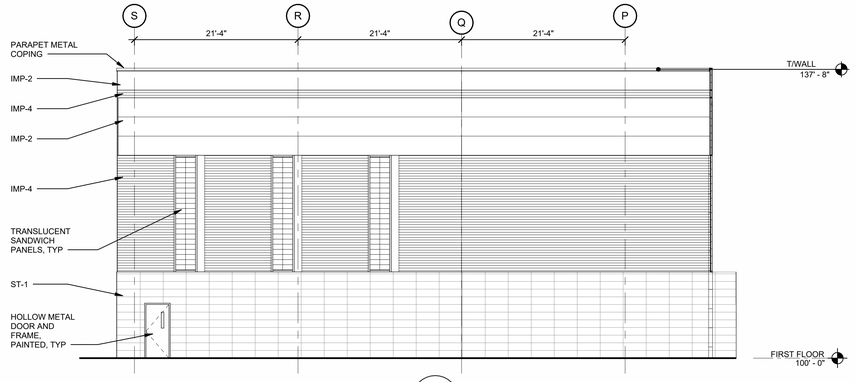
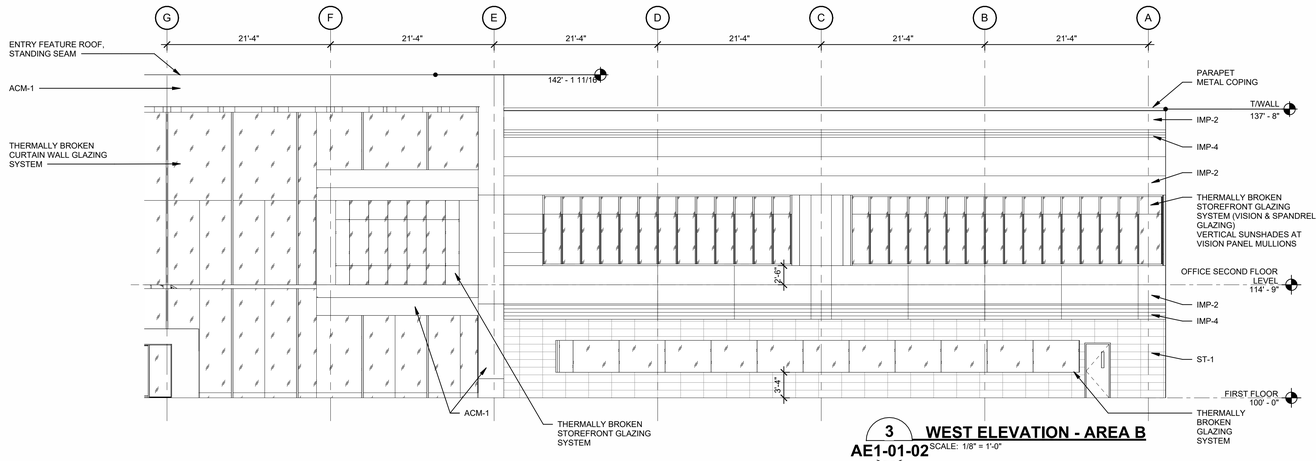


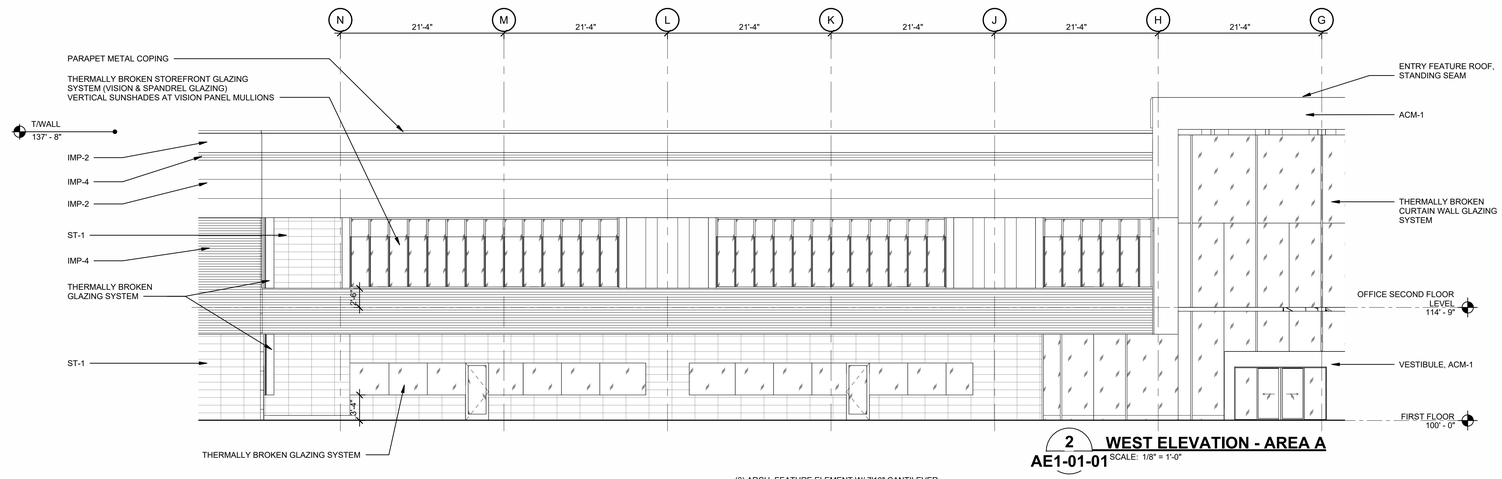
5 WEST ELEVATION - AREA E
AE1-01-00 SCALE: 1/8" = 1'-0"



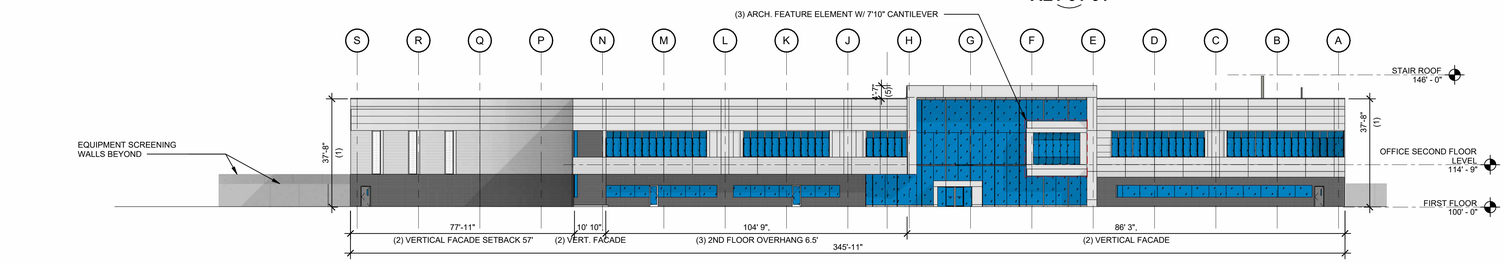
4 WEST ELEVATION - AREA C
AE1-01-00 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - AREA B
AE1-01-02 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - AREA A
AE1-01-01 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - COMPOSITE
AE1-01-00 SCALE: 3/64" = 1'-0"

GENERAL NOTES
1. ALL OPENING SHOWN FOR REFERENCE ONLY. SIZES AND LOCATIONS TO BE COORDINATED IN FIELD WITH TRADES
2. PARAPET COPING COLOR TO MATCH THE IMP PANEL COLOR IT IS COVERING
3. OVERFLOW DOWNSPOUT NOZZLES SHOULD NOT BE PLACED IN PANEL JOINTS

MATERIAL LEGEND
1. **IMP-1**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, VERTICAL JOINT, R21
2. **IMP-2**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, HORIZONTAL JOINT, R21
3. **IMP-3**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, VERTICAL JOINT, R16
4. **IMP-4**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, HORIZONTAL JOINT, R16
5. **IMP-5**: INSULATED METAL WALL PANEL, 42" WIDE, FLAT, VERTICAL JOINT, R21
6. **ST-1**: NATURAL STONE REINFORCED PANELS, PANEL SIZES TBD
7. **ACM-1**: ALUMINUM COMPOSITE PANELS

FACADE SURFACE & MATERIALS AREA*

WEST
TOTAL AREA = ± 13,250 SF

IMP/ACM = 6,500 SF | 49%
GLAZING = 4,350 SF | 33%
STONE = 2,400 SF | 18%

NORTH
TOTAL AREA = ± 20,020 SF

IMP = 18,200 SF | 91%
GLAZING = 720 SF | 4%
STONE = 1,100 SF | 5%

EAST
TOTAL AREA = ± 13,010 SF

IMP = 12,900 SF | 99%
GLAZING = 110 SF | 1%
STONE = N/A

SOUTH
TOTAL AREA = ±20,100 SF

IMP = 17,900 SF | 89%
GLAZING = 1,880 SF | 9%
STONE = 320 SF | 2%

*PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED AREAS.

ROCKWALL, TX
MINIMUM STANDARDS FOR ARTICULATION**

PRIMARY FACADES

WEST (Data Dr.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 175'
3. WALL PROJECTION = ± 7'-10" - 8'-6" (MULTIPLE NOTED)
4. ENTRY ELEMENT (L)) = ± 66'
5. PROJECTION HEIGHT = ± 4'-7"
6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 437'
3. ARCH. ELEMENT (L) = ± 35'
4. ARCH. ELEMENT (W) = ± 3'-2" - 7'-8" (2nd FLOOR OVERHANG)
5. PROJECTION HEIGHT = 14'-9" (2nd FLOOR)

EAST
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 217'-10"
3. ARCH. ELEMENT (L) = ± 128'
4. ARCH. ELEMENT (W) = ± 39'-6"
5. PROJECTION HEIGHT = N/A

SOUTH (Springer Rd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ±525'-6"
3. ARCH. ELEMENT (L) = N/A
4. ARCH. ELEMENT (W) = N/A
5. PROJECTION HEIGHT = N/A

**PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED DIMENSIONS.

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BALLARD™
BALLARD POWER SYSTEMS, INC.
9000 GLENLYON PARKWAY
BURNABY, BC V5J 5J8
P: 604-454-0900
WWW.BALLARD.COM

PROJECT SATURN
Rockwall Technology Park, Rockwall, TX 75302

GHAFARI
17101 MICHIGAN AVENUE
DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

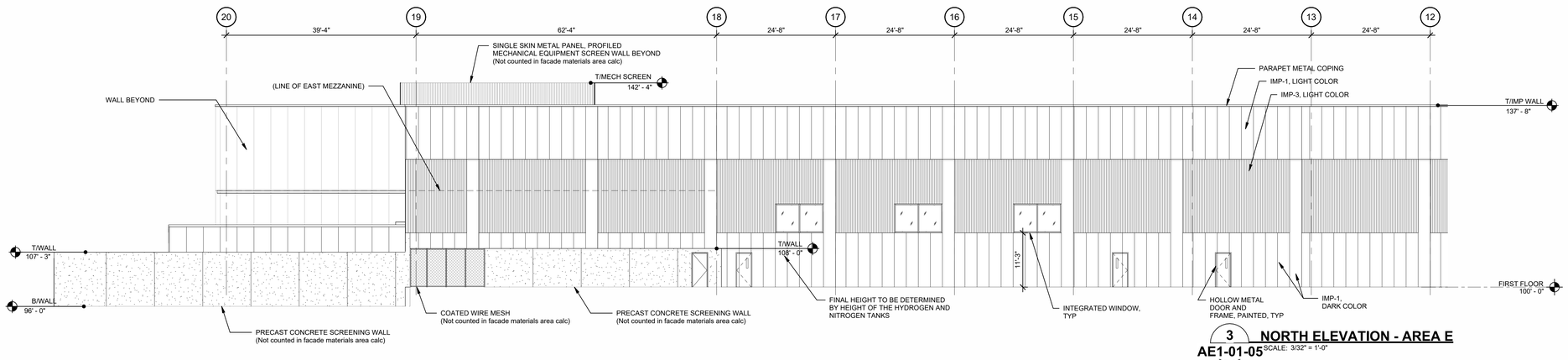
PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY
SHEET TITLE	

ARCHITECTURAL BUILDING ELEVATIONS

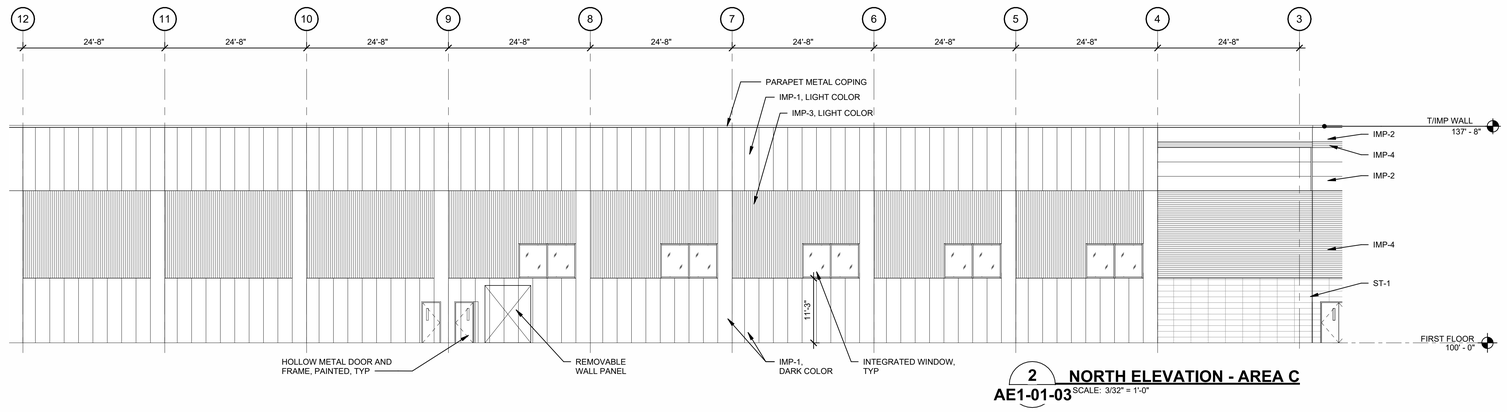
AE2-00-01
SHEET NUMBER

GHAFARI ASSOCIATES © 2024
6/13/2024 10:01:21 PM

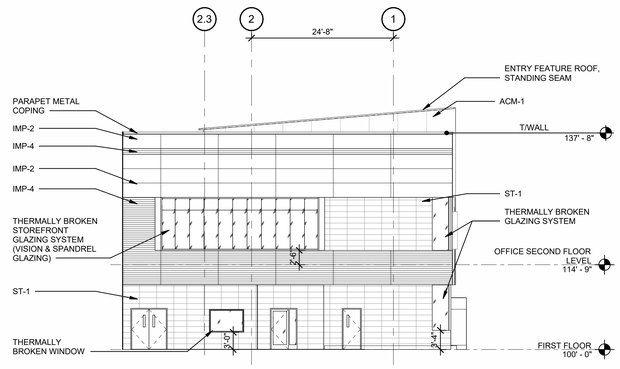
73-2-1



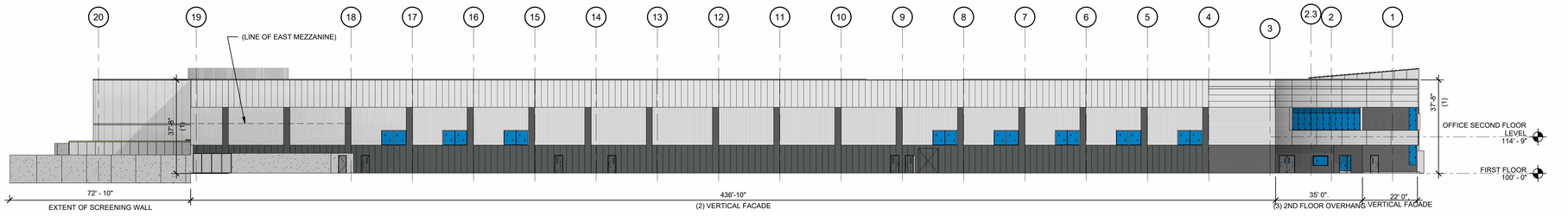
3 **NORTH ELEVATION - AREA E**
AE1-01-05 SCALE: 3/32" = 1'-0"



2 **NORTH ELEVATION - AREA C**
AE1-01-03 SCALE: 3/32" = 1'-0"



4 **NORTH ELEVATION - AREA A**
AE1-01-00 SCALE: 3/32" = 1'-0"



1 **NORTH ELEVATION - COMPOSITE**
AE1-01-00 SCALE: 3/64" = 1'-0"

GENERAL NOTES
1. ALL OPENING SHOWN FOR REFERENCE ONLY. SIZES AND LOCATIONS TO BE COORDINATED IN FIELD WITH TRADES
2. PARAPET COPING COLOR TO MATCH THE IMP PANEL COLOR IT IS COVERING
3. OVERFLOW DOWNSPOUT NOZZLES SHOULD NOT BE PLACED IN PANEL JOINTS

MATERIAL LEGEND
1. **IMP-1**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, VERTICAL JOINT, R21
2. **IMP-2**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, HORIZONTAL JOINT, R21
3. **IMP-3**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, VERTICAL JOINT, R16
4. **IMP-4**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, HORIZONTAL JOINT, R16
5. **IMP-5**: INSULATED METAL WALL PANEL, 42" WIDE, FLAT, VERTICAL JOINT, R21
6. **ST-1**: NATURAL STONE REINFORCED PANELS, PANEL SIZES TBD
7. **ACM-1**: ALUMINUM COMPOSITE PANELS

FACADE SURFACE & MATERIALS AREA*

WEST
TOTAL AREA = ± 13,250 SF

IMP/ACM = 6,500 SF | 49%
GLAZING = 4,350 SF | 33%
STONE = 2,400 SF | 18%

NORTH
TOTAL AREA = ± 20,020 SF

IMP = 18,200 SF | 91%
GLAZING = 720 SF | 4%
STONE = 1,100 SF | 5%

EAST
TOTAL AREA = ± 13,010 SF

IMP = 12,900 SF | 99%
GLAZING = 110 SF | 1%
STONE = N/A

SOUTH
TOTAL AREA = ±20,100 SF

IMP = 17,900 SF | 89%
GLAZING = 1,880 SF | 9%
STONE = 320 SF | 2%

*PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED AREAS.

ROCKWALL, TX
MINIMUM STANDARDS FOR ARTICULATION**

PRIMARY FACADES

WEST (Data Dr.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 175'
3. WALL PROJECTION = ± 7'-10" - 8'-6" (MULTIPLE NOTED)
4. ENTRY ELEMENT (L)) = ± 66'
5. PROJECTION HEIGHT = ± 4'-7"
6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 437'
3. ARCH. ELEMENT (L) = ± 35'
4. ARCH. ELEMENT (W) = ± 3'-2" - 7'-8" (2nd FLOOR OVERHANG)
5. PROJECTION HEIGHT = 14'-9" (2nd FLOOR)

EAST
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 217'-10"
3. ARCH. ELEMENT (L) = ± 128'
4. ARCH. ELEMENT (W) = ± 39'-6"
5. PROJECTION HEIGHT = N/A

SOUTH (Springer Rd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ±525'-6"
3. ARCH. ELEMENT (L) = N/A
4. ARCH. ELEMENT (W) = N/A
5. PROJECTION HEIGHT = N/A

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www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-02
SHEET NUMBER

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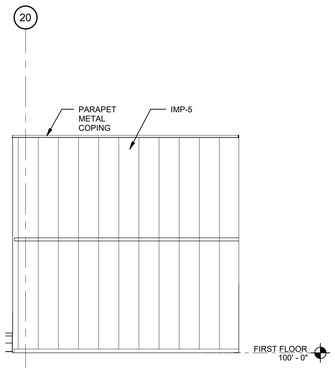
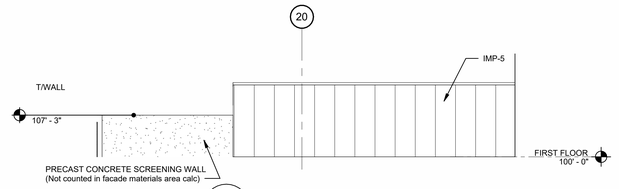
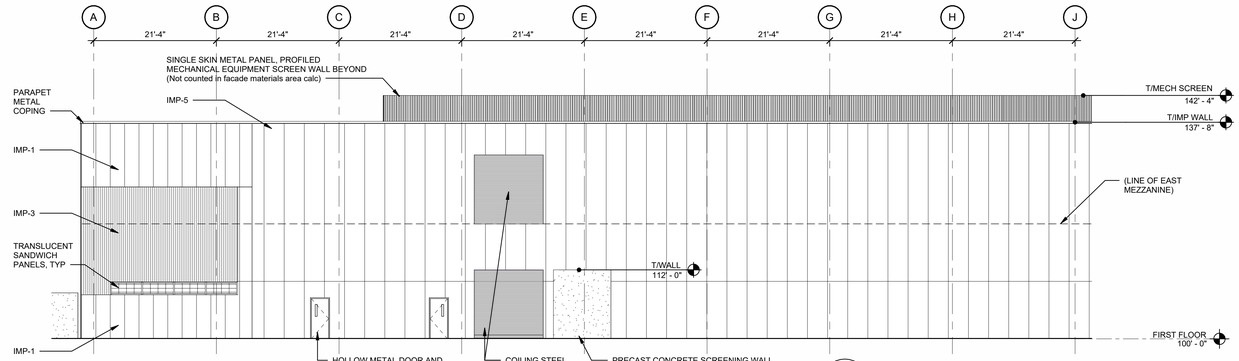


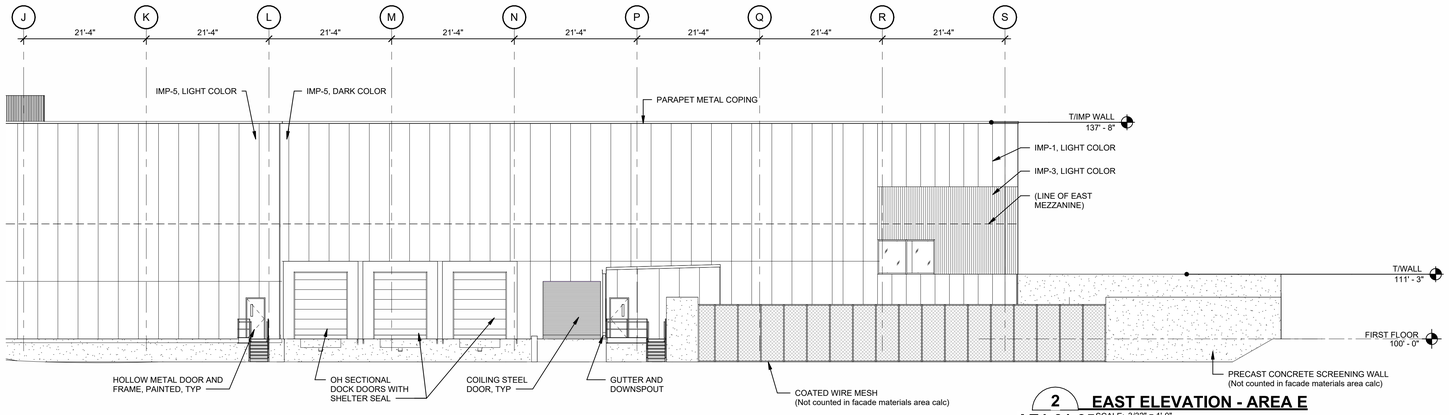
5 **EAST ELEVATION - AREA E**
AE1-01-00 SCALE: 3/32" = 1'-0"



4 **EAST ELEVATION - AREA E**
AE1-01-00 SCALE: 3/32" = 1'-0"



3 **EAST ELEVATION - AREA F**
AE1-01-06 SCALE: 3/32" = 1'-0"



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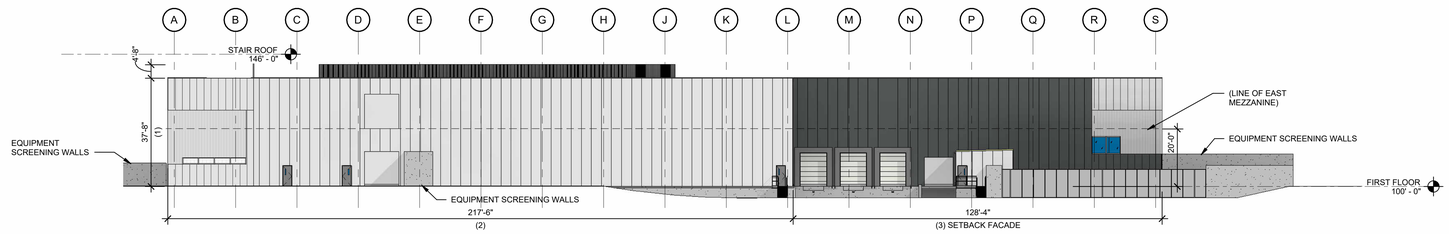

1 **EAST ELEVATION - COMPOSITE**
AE1-01-00 SCALE: 3/64" = 1'-0"

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7. **ACM-1**: ALUMINUM COMPOSITE PANELS

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SECONDARY FACADES

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5. PROJECTION HEIGHT = N/A

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www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-03
SHEET NUMBER

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73-2-1

GENERAL NOTES
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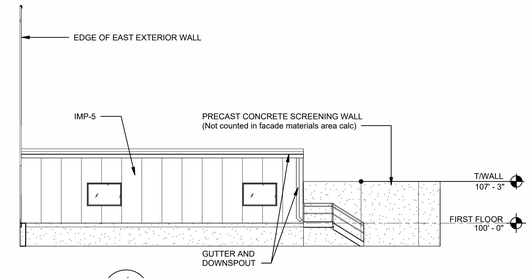
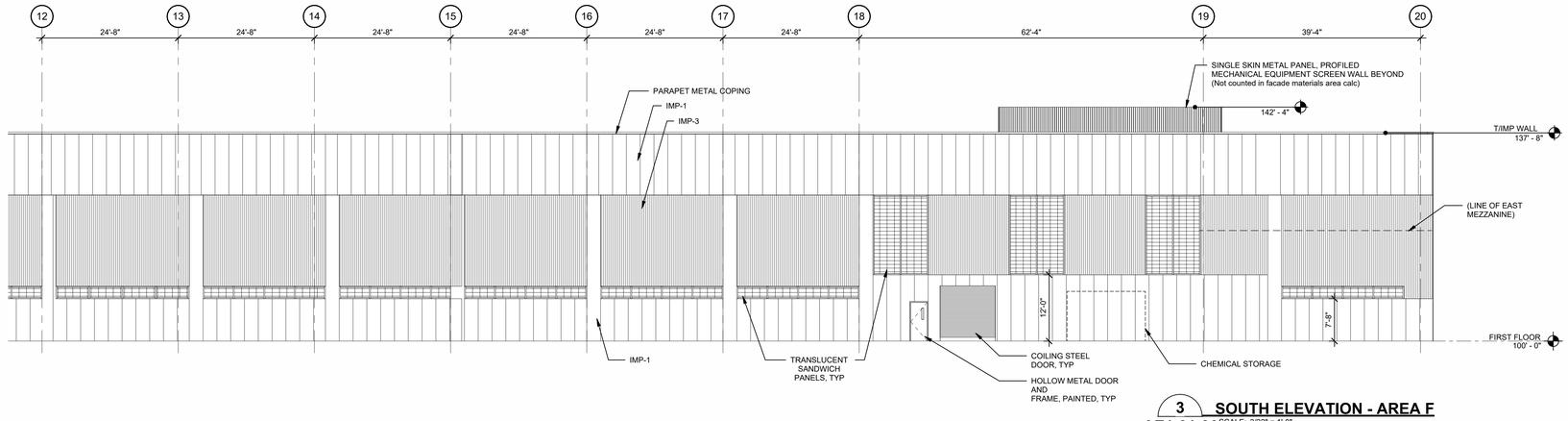
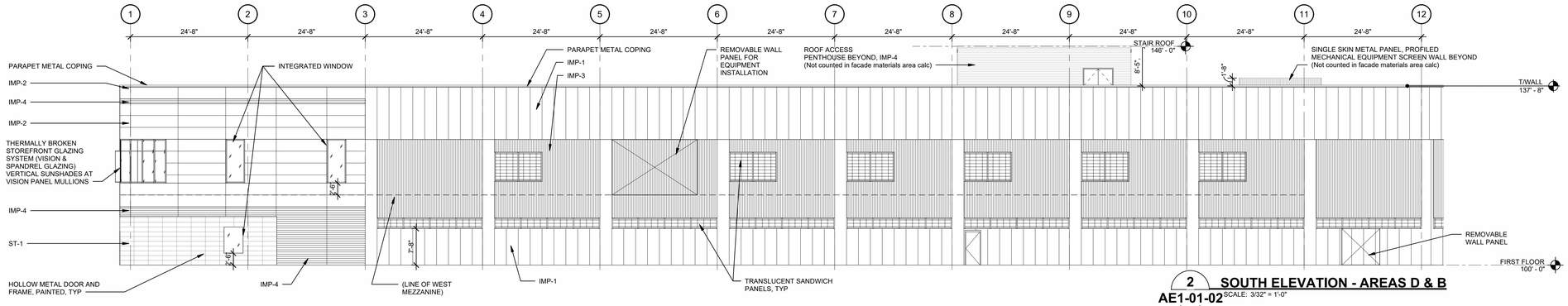


4 **SOUTH ELEVATION - AREA E**
AE1-01-00 SCALE: 3/32" = 1'-0"



3 **SOUTH ELEVATION - AREA F**
AE1-01-06 SCALE: 3/32" = 1'-0"



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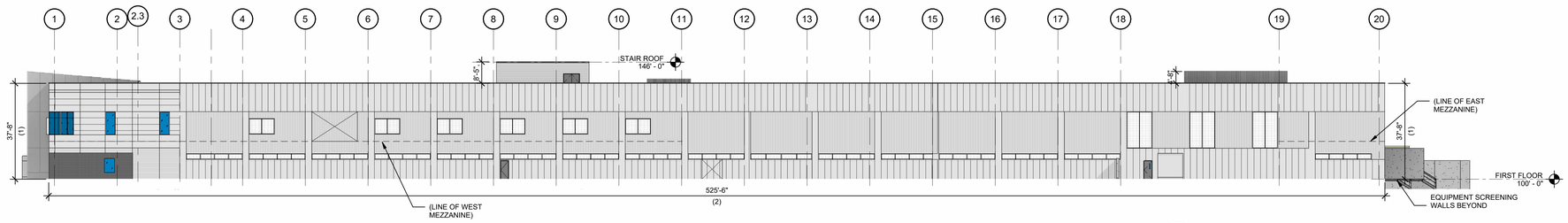
AE1-01-02 SCALE: 3/32" = 1'-0"



1 **SOUTH ELEVATION - COMPOSITE**
AE1-01-00 SCALE: 3/64" = 1'-0"

FACADE SURFACE & MATERIALS AREA*

WEST
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IMP/ACM = 6,500 SF | 49%
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TOTAL AREA = ± 20,020 SF

IMP = 18,200 SF | 91%
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1. WALL HEIGHT [H] = ± 37'-8"
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CONSULTANT INFORMATION

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PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY
SHEET TITLE	

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-04
SHEET NUMBER

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West Facade
*Landscape design not shown

System & Materials

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.

Materials & Systems
*Landscape design not shown

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QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-91
SHEET NUMBER

73-9-1

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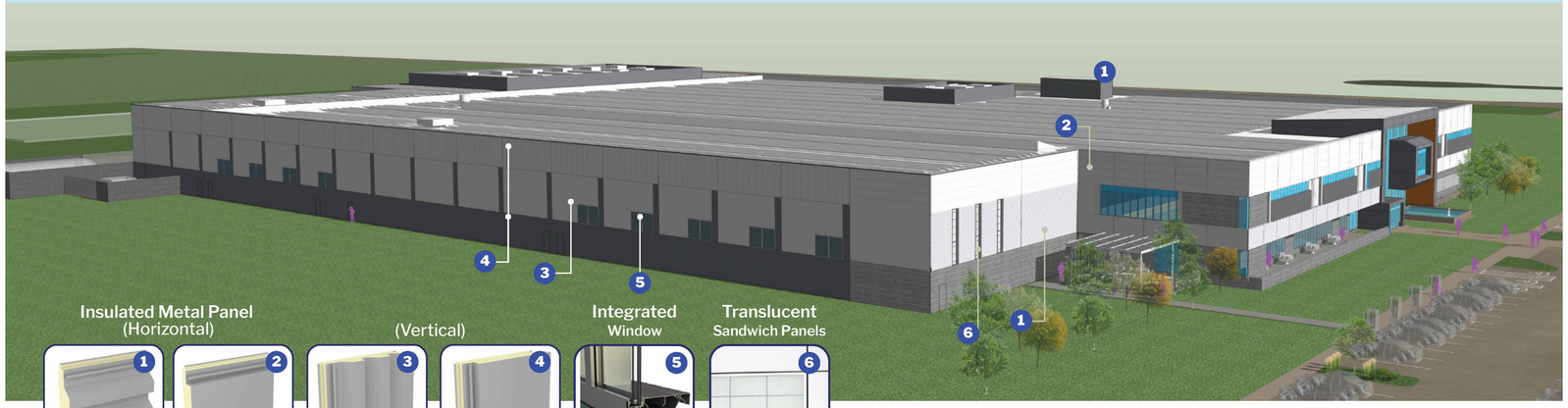
Northwest

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.



1	2	3	4	5	6
Insulated Metal Panel (Horizontal)		(Vertical)		Integrated Window	Translucent Sandwich Panels
Profiled	Flat			(Inner lites laminated)	(Kalwall)

Southwest

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.

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DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-92
SHEET NUMBER

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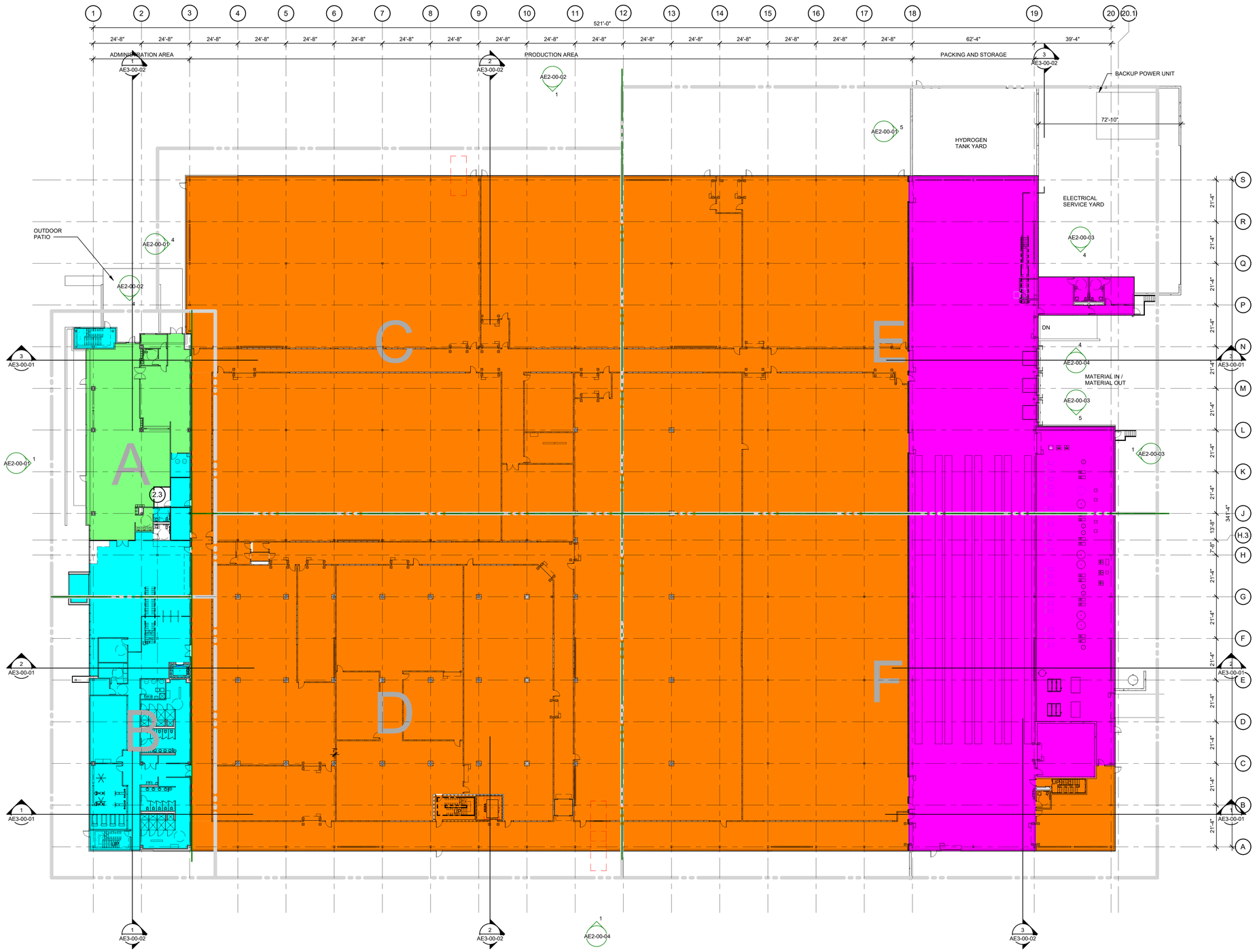


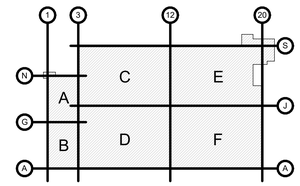
USE GROUP LEGEND

- A - ASSEMBLY
- B - BUSINESS
- F - FACTORY AND INDUSTRIAL
- S - STORAGE

ARCHITECTURAL FIRST FLOOR PLAN COMPOSITE

SCALE: 3/64" = 1'-0"

NORTH



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SHEET TITLE

ARCHITECTURAL PLAN FIRST FLOOR COMPOSITE

AE1-01-00
SHEET NUMBER

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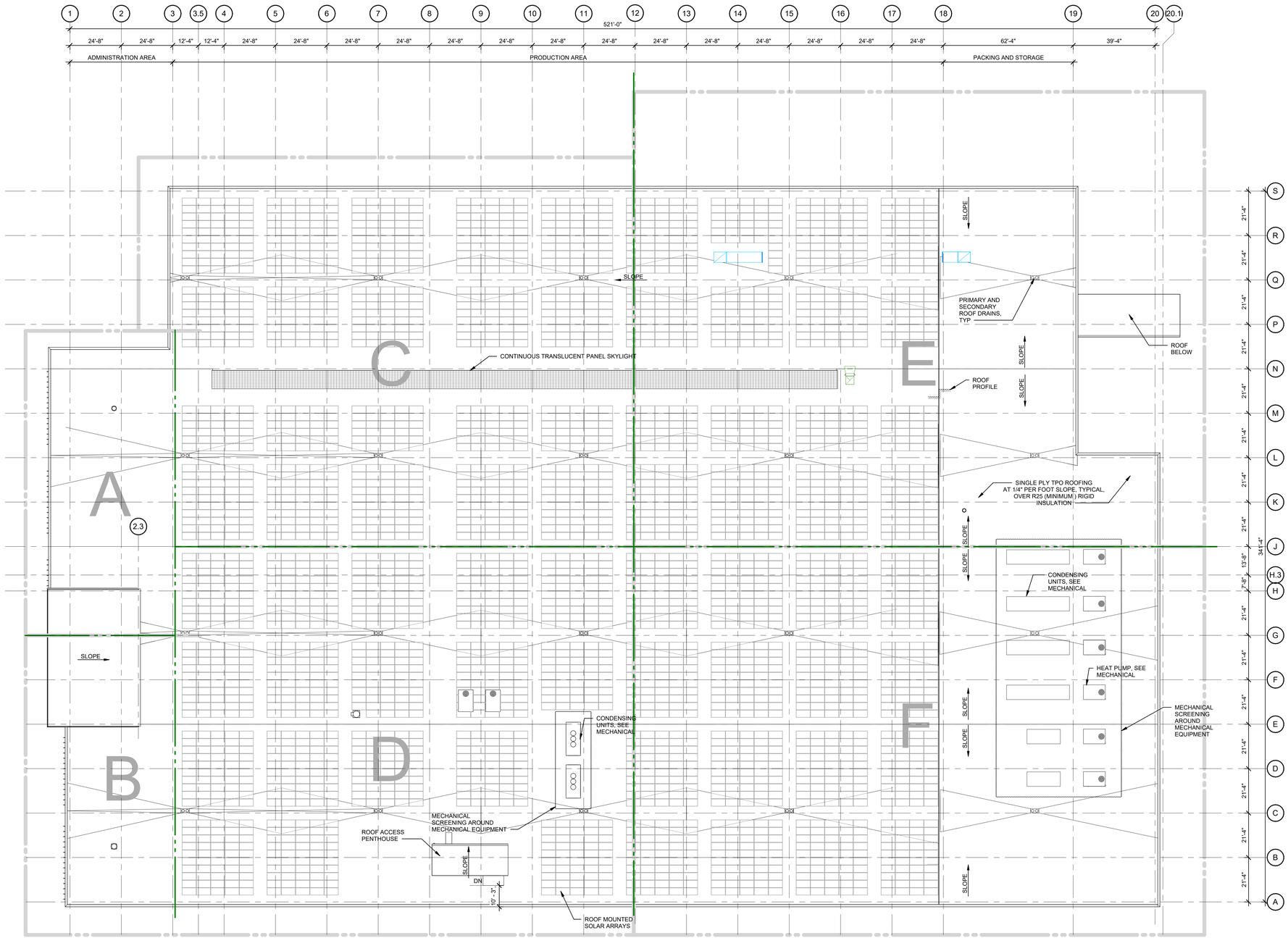
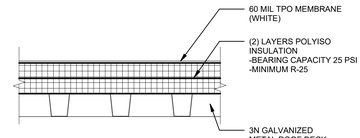


ARCHITECTURAL COMPOSITE ROOF PLAN
SCALE: 3/64" = 1'-0"

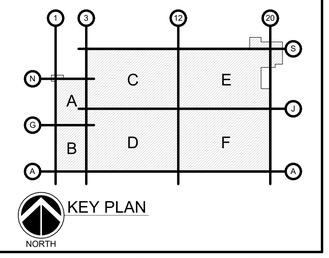
NORTH

ROOF ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
ASH	AIR SUPPLY HOUSE
DS	DOWNSPOUT
EF	EXHAUST FAN
EFP	EXHAUST FAN PROCESS
EJ	EXPANSION JOINT
HP	HIGH POINT
LP	LOW POINT
ORD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
SRD	SIPHONIC ROOF DRAIN



TYPICAL ROOFING DETAIL
SCALE: 1 1/2" = 1'-0"

ROOF PLAN GENERAL NOTES
1. ROOF WALKWAY PADS TO BE PROVIDED TO EACH AHU, EF, AND ROOF ACCESS STAIRS



BALLARD™
BALLARD POWER SYSTEMS, INC.
9000 GLENLYON PARKWAY
BURNABY, BC V5J 5J8
P: 604-454-0900
WWW.BALLARD.COM

PROJECT SATURN
Rockwall Technology Park, Rockwall, TX 75302

GHAFARI
17101 MICHIGAN AVENUE
DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL PLAN ROOF COMPOSITE

AE1-R1-00
SHEET NUMBER

73-1-10

DISCLAIMER: THIS DRAWING IS TO BE PRINTED IN COLOR. IF THIS TEXT DOES NOT APPEAR IN COLOR, ANY USE OF THIS DRAWING IS AT THE SOLE RISK AND LIABILITY OF THE USER WHO RETAINS THE RESPONSIBILITY OF MEETING THE PROJECT REQUIREMENTS.

GHAFARI ASSOCIATES © 2024

6/13/2024 10:28:41 PM

Posted By:Ferraro, Nick Date:June 13, 2024 06:06:39pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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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LANDSCAPE CALCULATIONS CHART:

Project Saturn - Rockwall, TX
Code Calculations Chart

Site Data	AC	SF
Total Site Area	22.00	958,318
Surface Parking Spaces	155	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped	15%	27%
	143,748	254,749

Street Frontage	Required	Provided
Discovery Boulevard (777.82 LF)		
1 Canopy Tree/ 50 LF	16	16*
1 Accent Tree/ 50LF	16	16*
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
** 14 required canopy trees along Discovery Blvd. to be provided in later dev. phase*		
** 14 required accent trees along Springer Rd. to be provided in later dev. Phase*		
Data Drive (1201.46 LF)		
1 Canopy Tree/ 50 LF	24	24
1 Accent Tree/ 50LF	24	24
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
Springer Road (777.48 LF)		
1 Canopy Tree/ 50LF	16	16*
1 Accent Tree/ 50LF	16	16*
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
** 14 required canopy trees along Discovery Blvd. to be provided in later dev. phase*		
** 14 required accent trees along Springer Rd. to be provided in later dev. Phase*		

Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking spaces	16	16
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	N/A	N/A
**No detention basins on site*		

SYMBOLS LEGEND:

GENERAL

- CENTER LINE
- LIMIT OF WORK (L.O.W.)
- MATCHLINE (MATCHLINE L2.XX / MATCHLINE L2.XX)
- GRADE BREAKLINE (BREAKLINE)
- EXPANSION JOINT (EJ)
- CONTROL JOINT
- POINT OF BEGINNING (P.O.B.)
- DETAIL NUMBER / SHEET NUMBER (X / X.XX)
- DETAIL ENLARGEMENT REFERENCE
- MATERIAL REFERENCE (X-1)
- DETAIL REFERENCE (X / X.XX)
- ELEVATION REFERENCE (X / LX.XX)
- SECTION REFERENCE (X / LX.XX)

PLANTING SCHEDULE:

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Bald Cypress / Taxodium distichum	4" cal	12` -14` ht		8	
	Cedar Elm / Ulmus crassifolia	4" cal	12` -14` ht		12	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Live Oak / Quercus virginana	4" cal	12` -14` ht		11	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Red Oak / Quercus buckleyi	4" cal	12` -14` ht		24	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
FLOWERING TREES						
	Mexican Buckeye / Ungnadia speciosa	45 gal	8`-10` ht		14	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Possumhaw Holly / Ilex decidua	45 Gal.	7`-8`		8	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Yaupon Holly / Ilex vomitoria	45 Gal.	8`-10`		12	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS						
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM	3 gal	12" h X 12" w	18" OC	54	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`	3 gal	18" h x 24" w	36" OC	70	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Glossy Abelia / Abelia x grandiflora	3 gal	24" h x 18" w	36" OC	60	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	42	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`	3 gal	18" h X 18" w	IN POTS	20	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Asian Jasmine / Trachelospermum asiaticum	1 gal	12" h x 12" w	18" o.c.	374	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Berkeley Sedge / Carex divulsa	1 gal	6" h X 12" w	12" o.c.	575	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Bermuda Grass / Cynodon dactylon	sod			135,421 sf	REFER TO SPECIFICATIONS
	Giant Liriope / Liriope gigantea	1 gal	12" h x 12" w	12" o.c.	635	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Wintercreeper / Euonymus fortunei	1 gal	8"h x 8"w	18" o.c.	180	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

TREE MITIGATION:

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	307.3	153.7
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	153.65
Mitigation Inches		**153.65**
Proposed Tree Inches Per Planting Plan		**332**
NET TOTAL		**-178.35**

PROJECT SATURN - TREE MITIGATION CHART

CODE REQUIRED				
COMMON NAME	SCIENTIFC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	18	4	**72**
Cedar Elm	*Ulmus crassifolia*	20	4	**80**
Live Oak	*Quercus virginiana*	21	4	**84**
Texas Red Oak	*Quercus buckleyi*	24	4	**96**
			TOTAL MITIGATION REQUIRED:	153.7
			TOTAL MITIGATION PROVIDED:	332.0
			TOTAL MITIGATION OUTSTANDING:	-178.4

NOTE: ALL MITIGATION TREES TO BE MIN. 4" CAL.

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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SUITE 700, DALLAS, TEXAS 75240
PHONE: 972.770-1300 FAX: 972.239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. No. 2458 Paul D. Freeland Date 06.14.2024

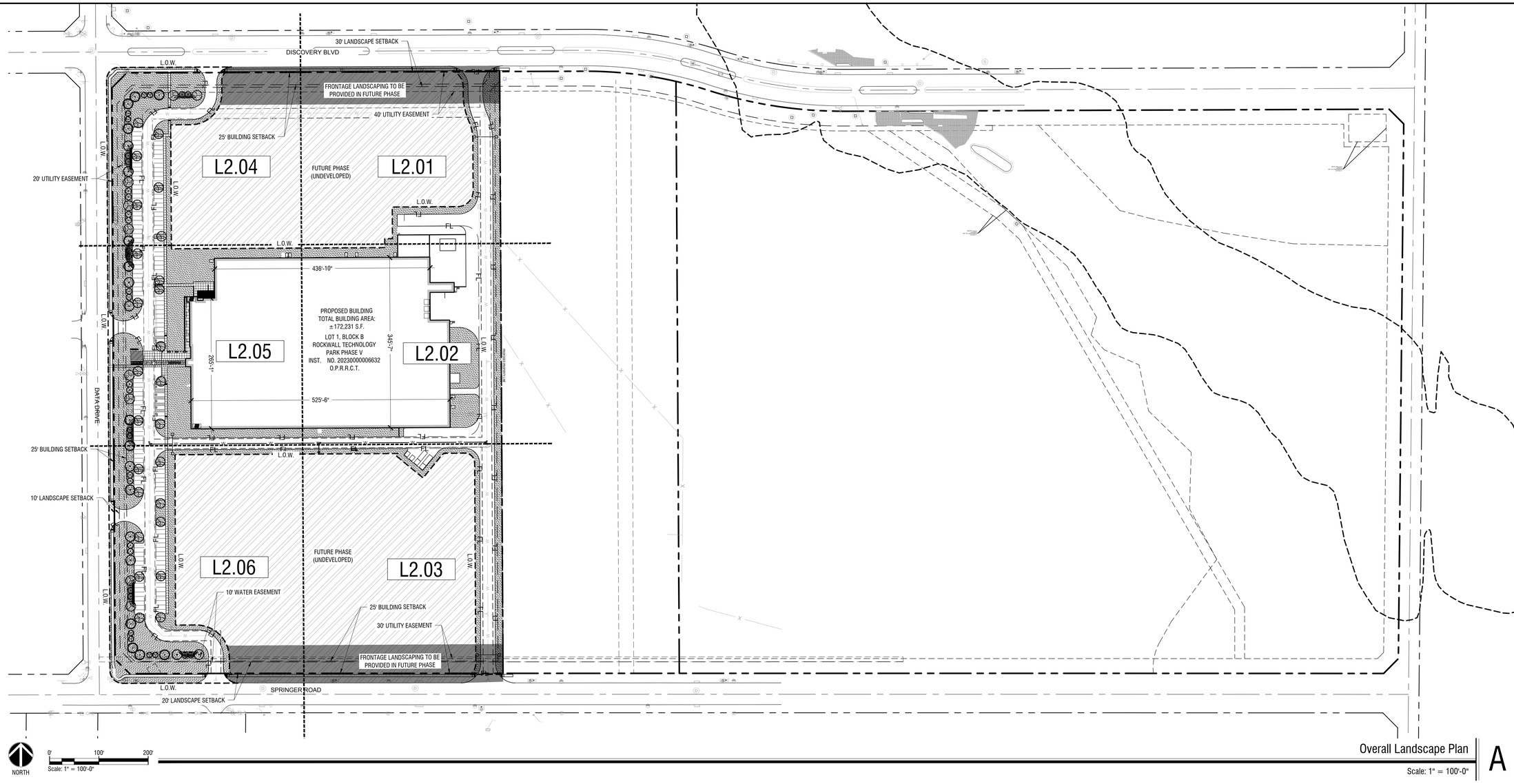
KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE NOTES AND SITE CALCULATIONS

CASE NO. SP2xxx-xx

SHEET NUMBER
L1.01



Overall Landscape Plan

Scale: 1" = 100'-0"

A

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TOTAL ACREAGE: 22.000 ACRES

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L1.02

Plotted By:Ferrara, Nick Date:June 13, 2024 06:07:09pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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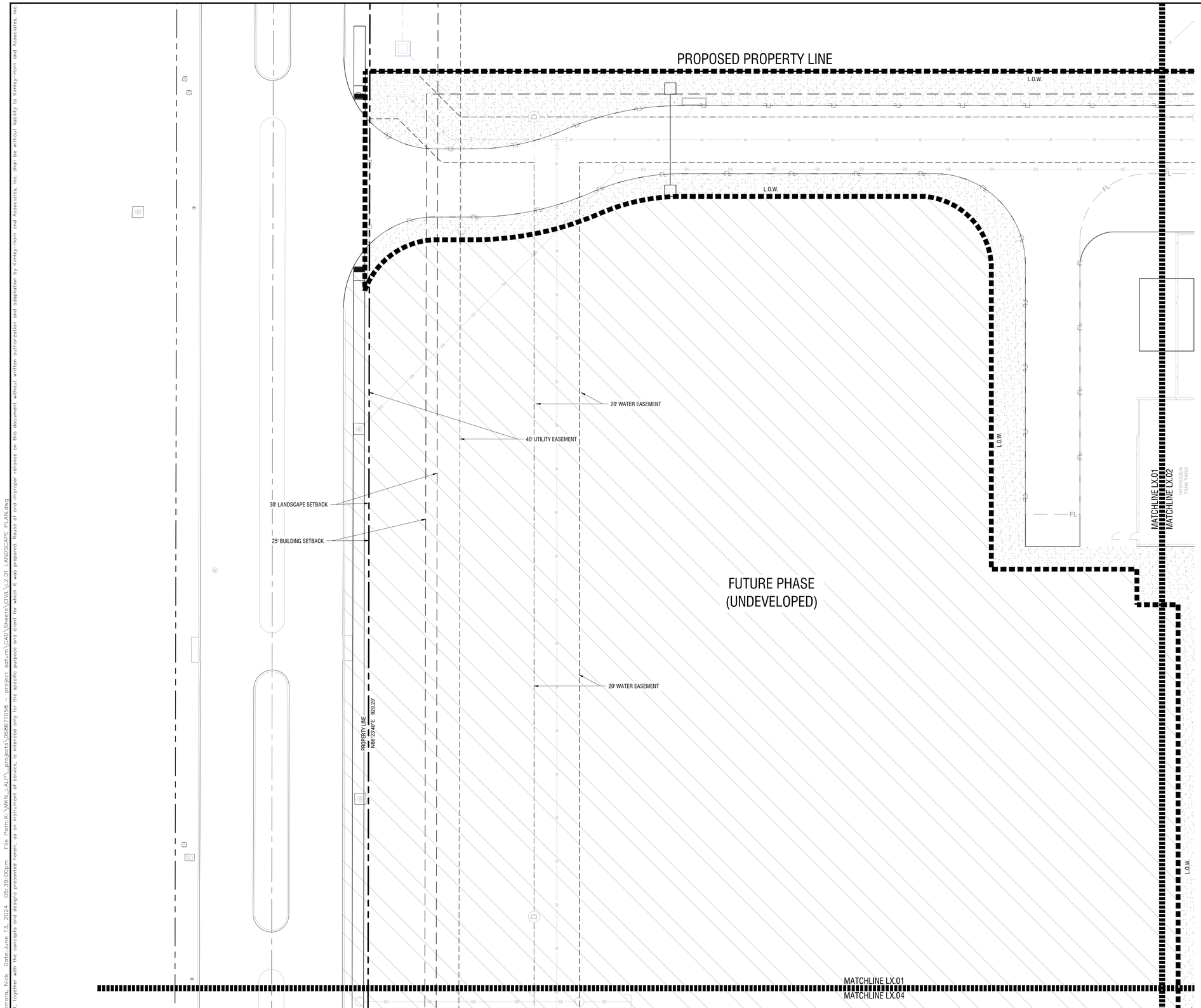

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

Landscape Plan
Scale: 1" = 20'-0"

NORTH
0' 20' 40'
Scale: 1" = 20'-0"

A

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.01

Plotted By:Ferraro, Nick Date:June 13, 2024 05:39:00pm File Path:K:\MKN_ALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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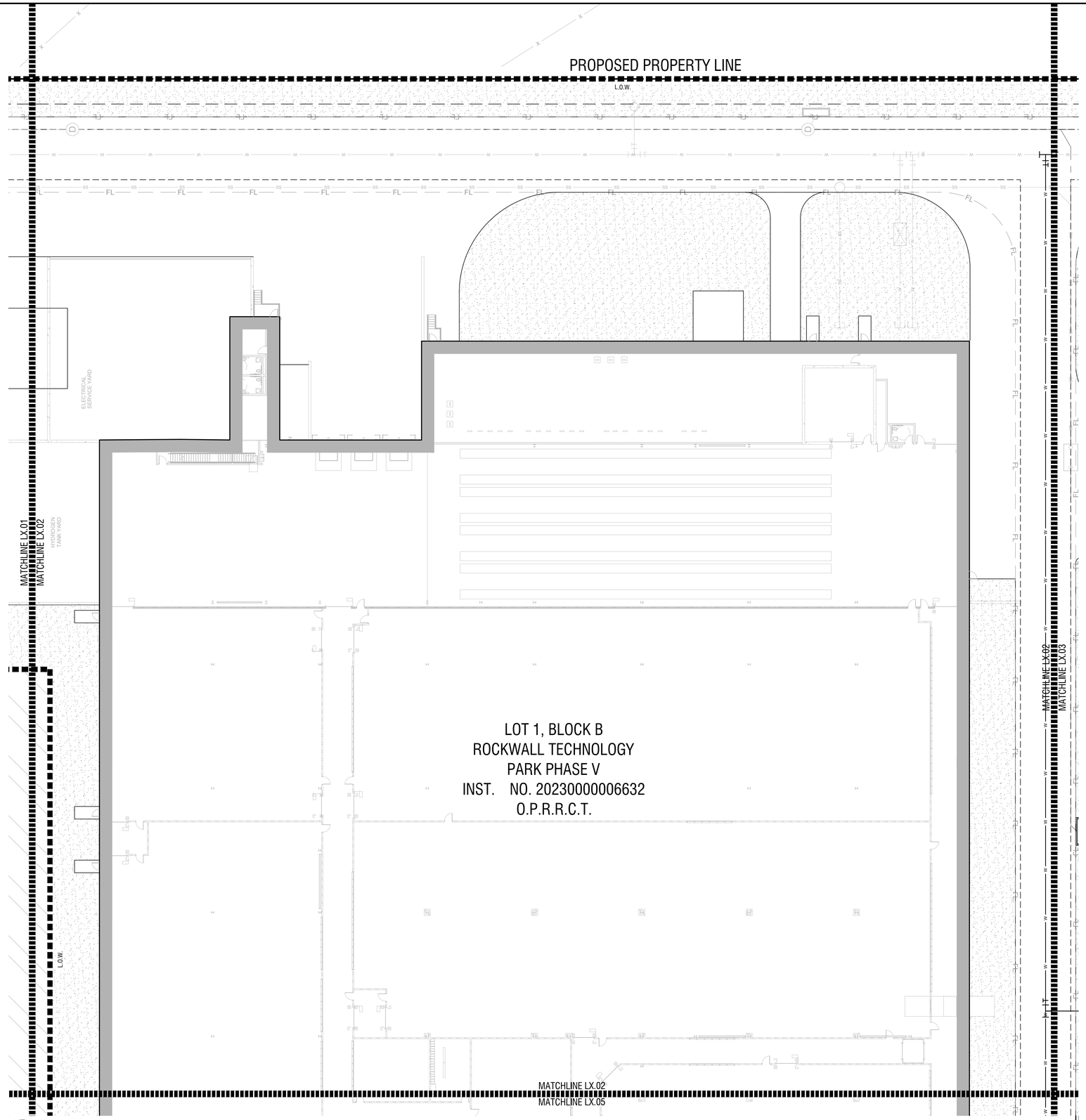

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

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	Yaupon Holly / Ilex vomitoria
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	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
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	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

No.	REVISIONS	DATE	BY

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CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.02

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
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PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

Plotted By:Ferrara, Nick Date:June 13, 2024 05:39:10pm File Path:K:\MKN_LALP_projects\068671058 — project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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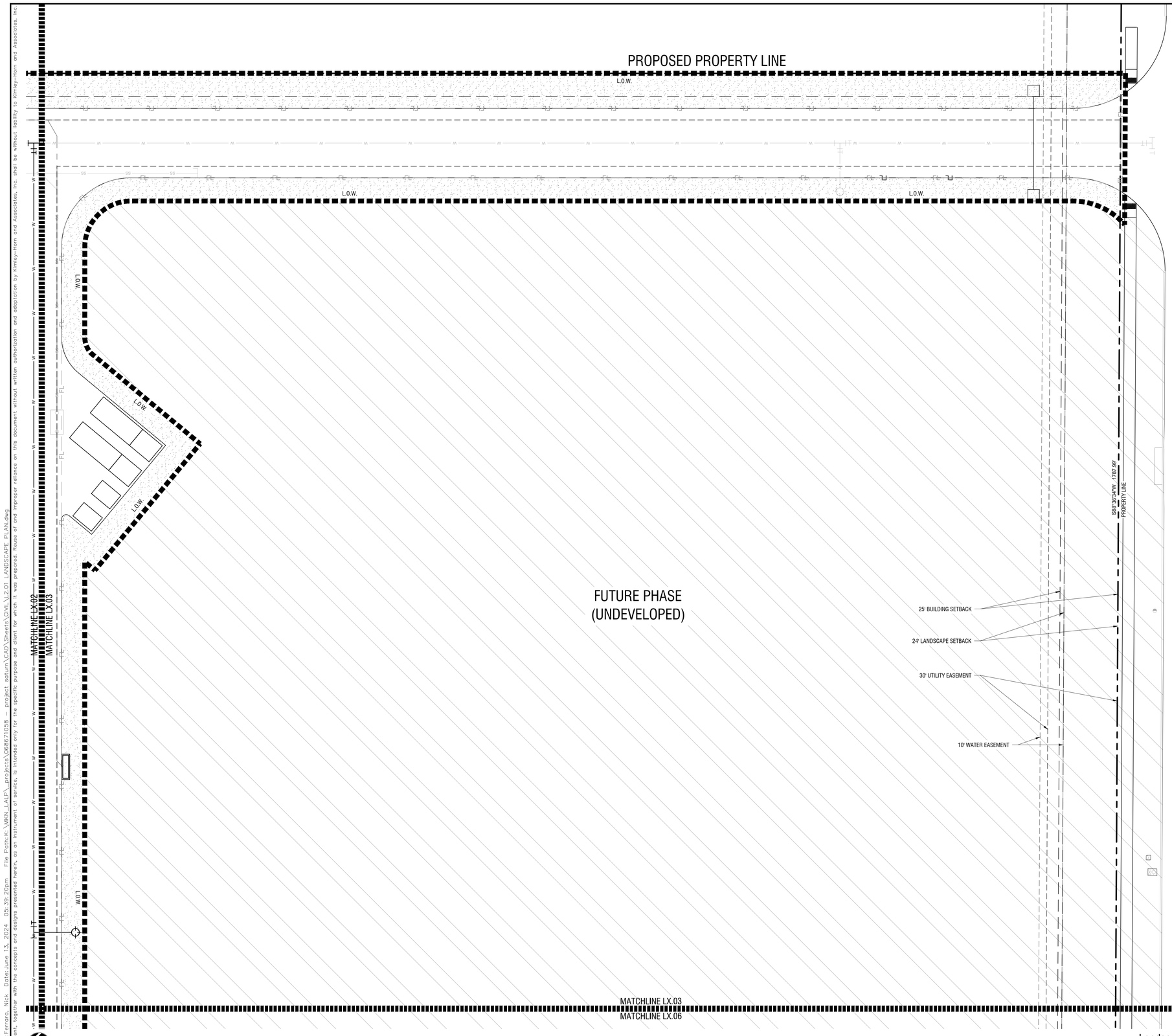

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	Wintercreeper / Euonymus fortunei

Landscape Plan
Scale: 1" = 20'-0"

A

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
P.L.A. No. 2458 — Paul D. Freeland — Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.03

Plotted By:Ferraro, Nick Date:June 13, 2024 05:39:20pm File Path:K:\WKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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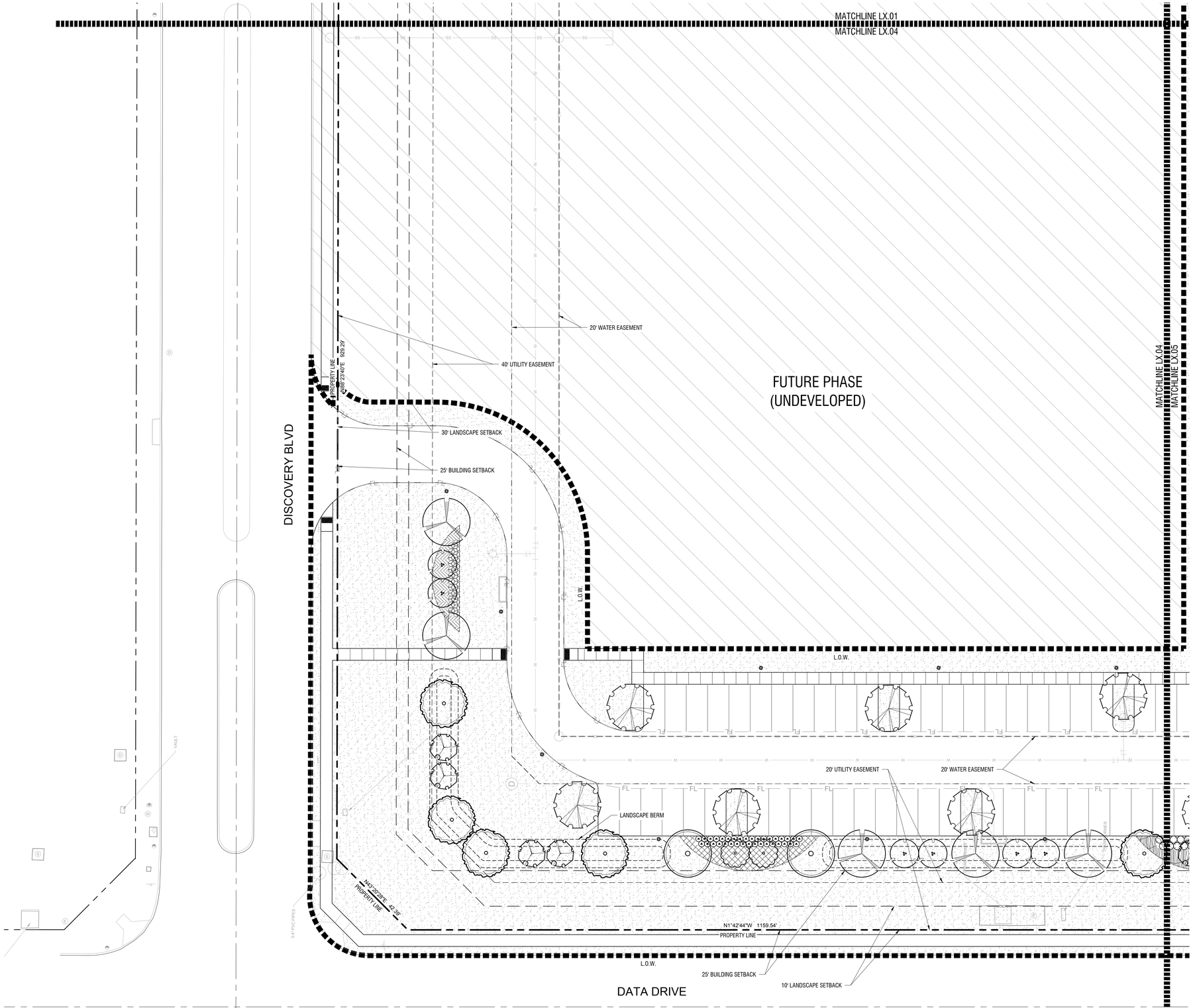

NORTH
0' 20' 40'
Scale: 1" = 20'-0"

Landscape Plan
Scale: 1" = 20'-0"

A

PLANT SCHEDULE

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	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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2610 OBSERVATION TRAIL, SUITE 104
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PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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L.A. No. 2458 Date 06.14.2024

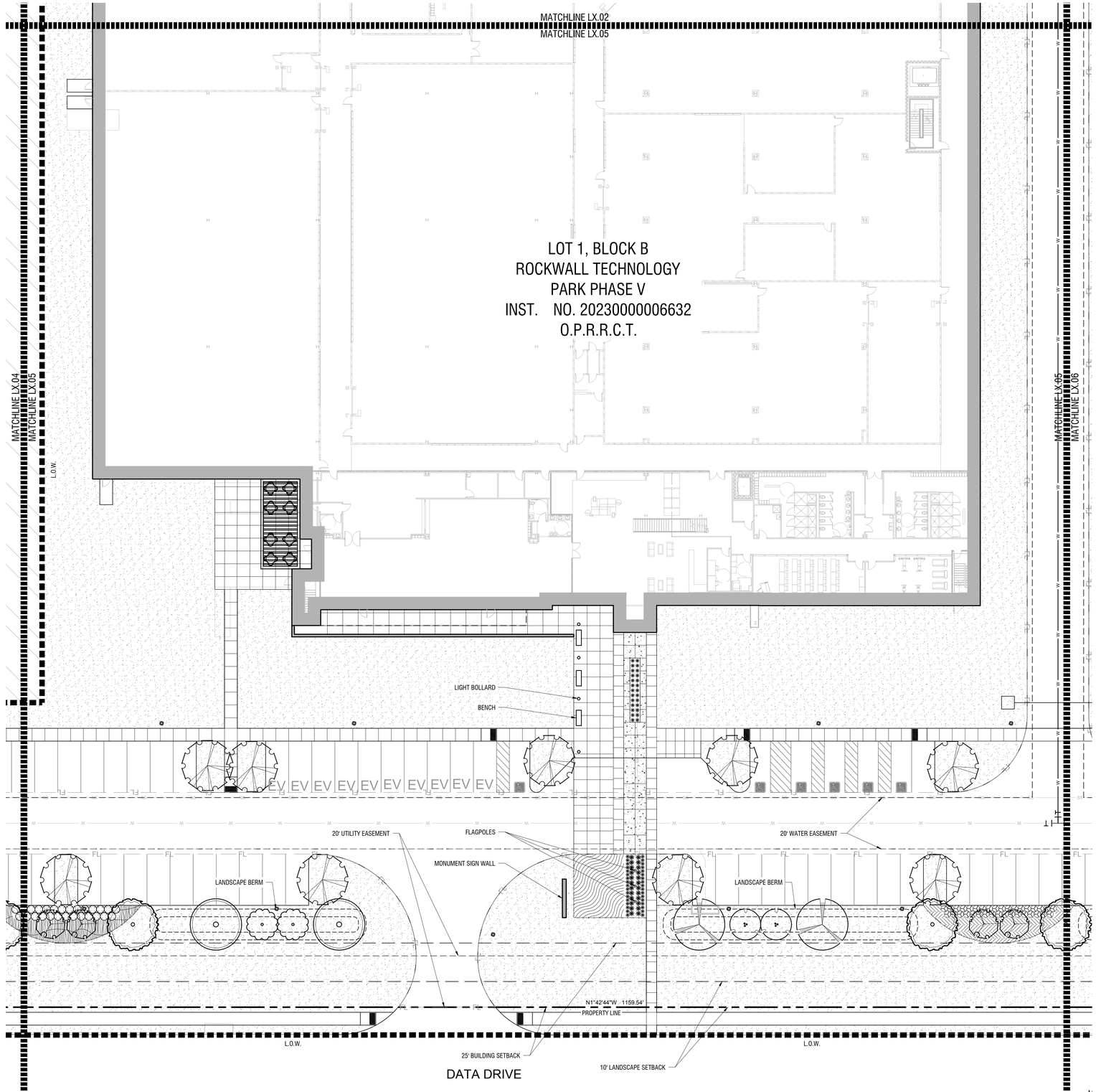
KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.04



Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
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	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.05

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MATCHLINE LX.03
MATCHLINE LX.06

MATCHLINE LX.05
MATCHLINE LX.06

L.O.W.

FUTURE PHASE
(UNDEVELOPED)

25' BUILDING SETBACK

24' LANDSCAPE SETBACK

30' UTILITY EASEMENT

10' WATER EASEMENT

20' WATER EASEMENT

L.O.W.

L.O.W.

L.O.W.

L.O.W.

L.O.W.

L.O.W.

LANDSCAPE BERM

LANDSCAPE BERM

20' UTILITY EASEMENT

20' WATER EASEMENT

25' BUILDING SETBACK

10' LANDSCAPE SETBACK

S88°26'27"W 235.14'
PROPERTY LINE

N46°34'33"W 41.45'
PROPERTY LINE

N1°42'44"W 1159.54'
PROPERTY LINE

SPRINGER ROAD

DATA DRIVE

NORTH

0' 20' 40'
Scale: 1" = 20'-0"

Landscape Plan
Scale: 1" = 20'-0"

A

PLANT SCHEDULE

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SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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No.	REVISIONS	DATE	BY

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CHECKED BY	PDF

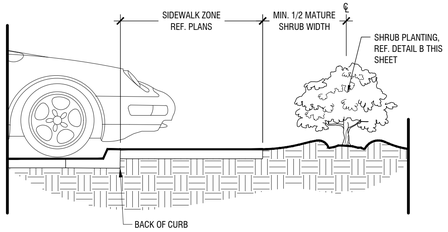
PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

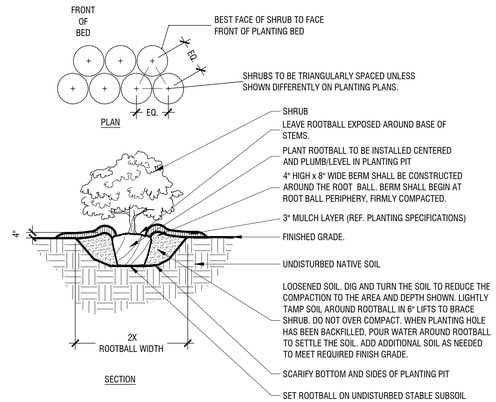
SHEET NUMBER
L2.06

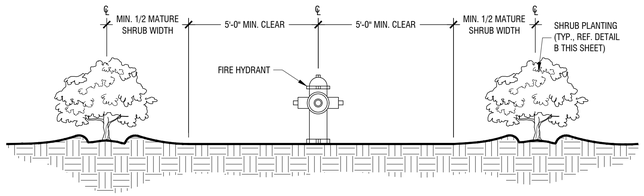
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk — F

Scale: NTS



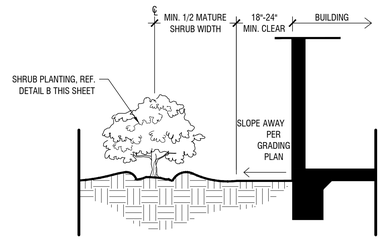


Shrub Planting at Fire Hydrant — E

Scale: NTS

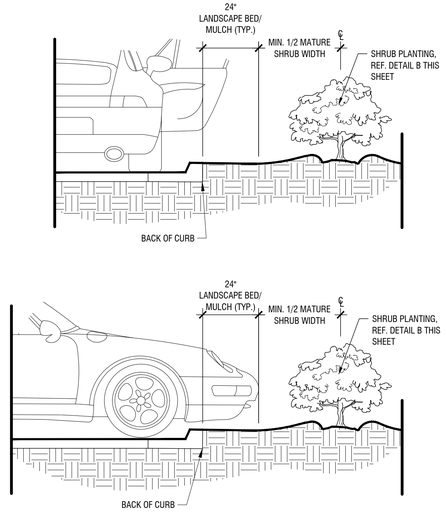
Typical Shrub Planting — B

Scale: NTS



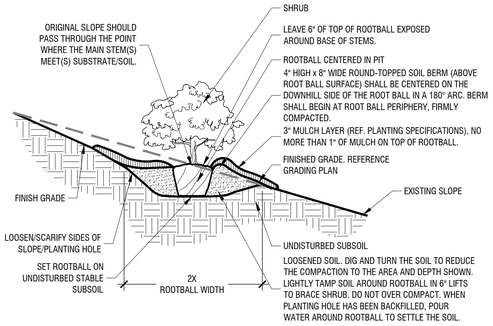
Shrub Planting at Building Edge — D

Scale: NTS



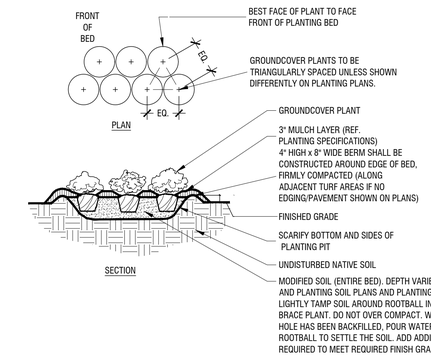
Shrub Planting at Curb — G

Scale: NTS



Shrub Planting On 5-50% (20:1 TO 2:1) Slope — C

Scale: NTS



Typical Groundcover Planting — A

Scale: NTS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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PRELIMINARY
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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.07

Plotted By:Ferraro, Nick Date:June 13, 2024 05:23:10pm File Path:K:\WKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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Plotted By:Ferraro, Nick Date:June 13, 2024 05:23:13pm File Path:K:\WKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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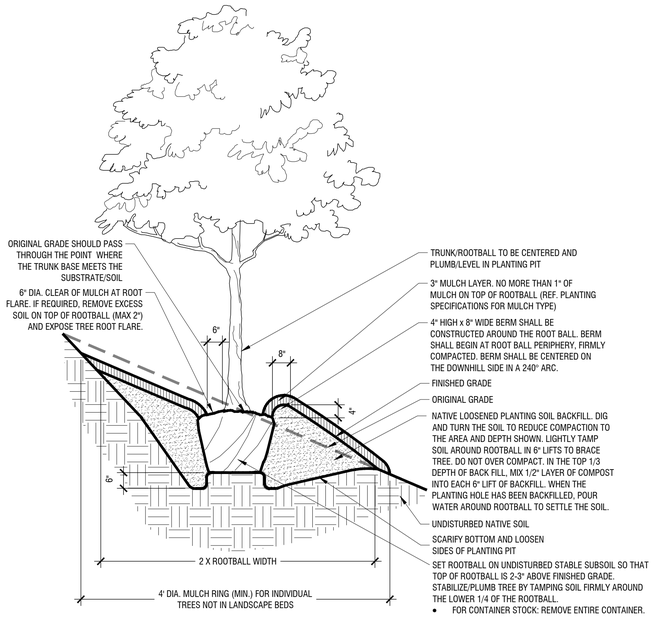
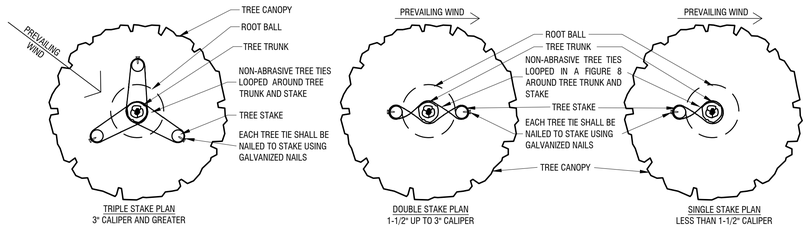
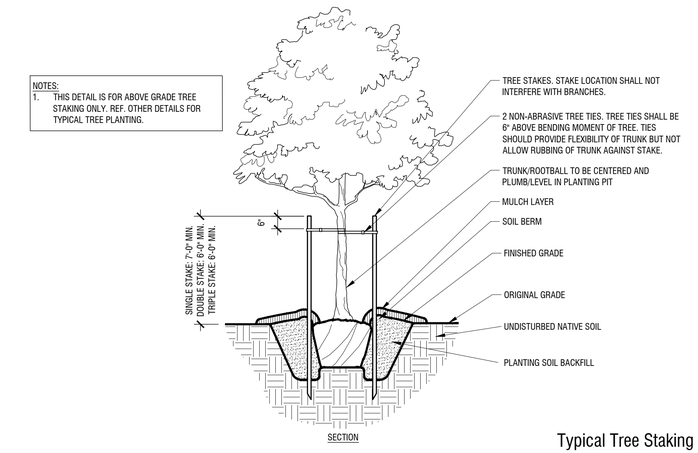


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) **D**

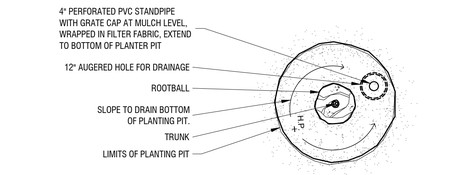
Scale: NTS



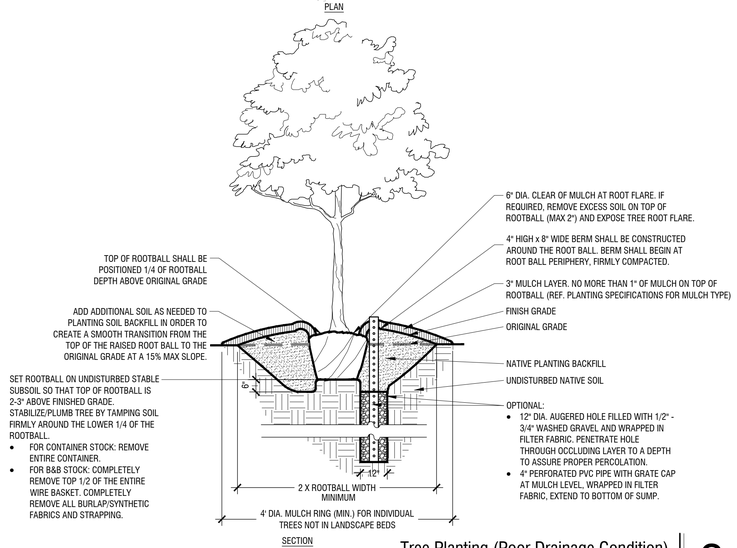


Typical Tree Staking **B**

Scale: NTS

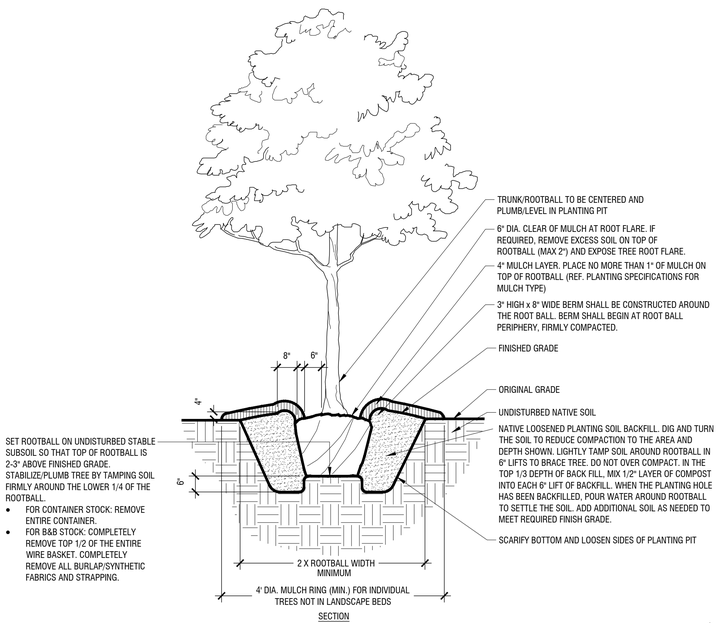


NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



Tree Planting (Poor Drainage Condition) **C**

Scale: NTS



Typical Tree Planting (Up to 3" Caliper) **A**

Scale: NTS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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P.L.A. No. 2458 Paul D. Freeland Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
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CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.08

Plotted By:Ferraro, Nick Date:June 13, 2024 05:23:18pm File Path:K:\WAN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\C-07 PLANTING DETAILS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268. NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
      2. SOD/SEED AREA TOPSOIL
         ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR; QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQU

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

TREE SURVEY:

TAG#	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED	ACTION	CLASS	REPLACEMENT RATIO	MITIGATION REQUIRED
6070	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6071	15.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.95
6072	12.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.15
6073	13.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.5
6074	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6075	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6076	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.5
6077	11.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.55
6078	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6079	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.25
6080	16.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.3
6081	14.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.35
6082	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.65
6083	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.25
6084	16.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6085	4.6	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Unprotected		
6086	14.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6087	15.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6088	13.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6089	17.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.95
6090	21.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	10.6
6091	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	0.5:1	5.5
6092	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.6
6093	17.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.8
6094	17.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.9
6095	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.35
6096	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6097	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6098	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6099	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6100	11.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6101	11.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6102	14.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6103	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6104	18.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6105	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6106	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6107	12.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6108	12.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6109	13.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6110	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6111	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	0.5:1	

Kimley-Horn red tree tag series: 6070-6111. Protected trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall 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	307.3	153.7
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	153.65

Mitigation Inches	**153.65**
Proposed Tree Inches Per Planting Plan	**332**
NET TOTAL	**-178.35**

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY AND TREESCAPE CALCULATIONS

CASE NO. SP2xxx-xx

SHEET NUMBER
L3.01

Plotted By:Ferraro, Nick Date:June 13, 2024 05:23:40pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L3.01 TREESCAPE PLAN.dwg
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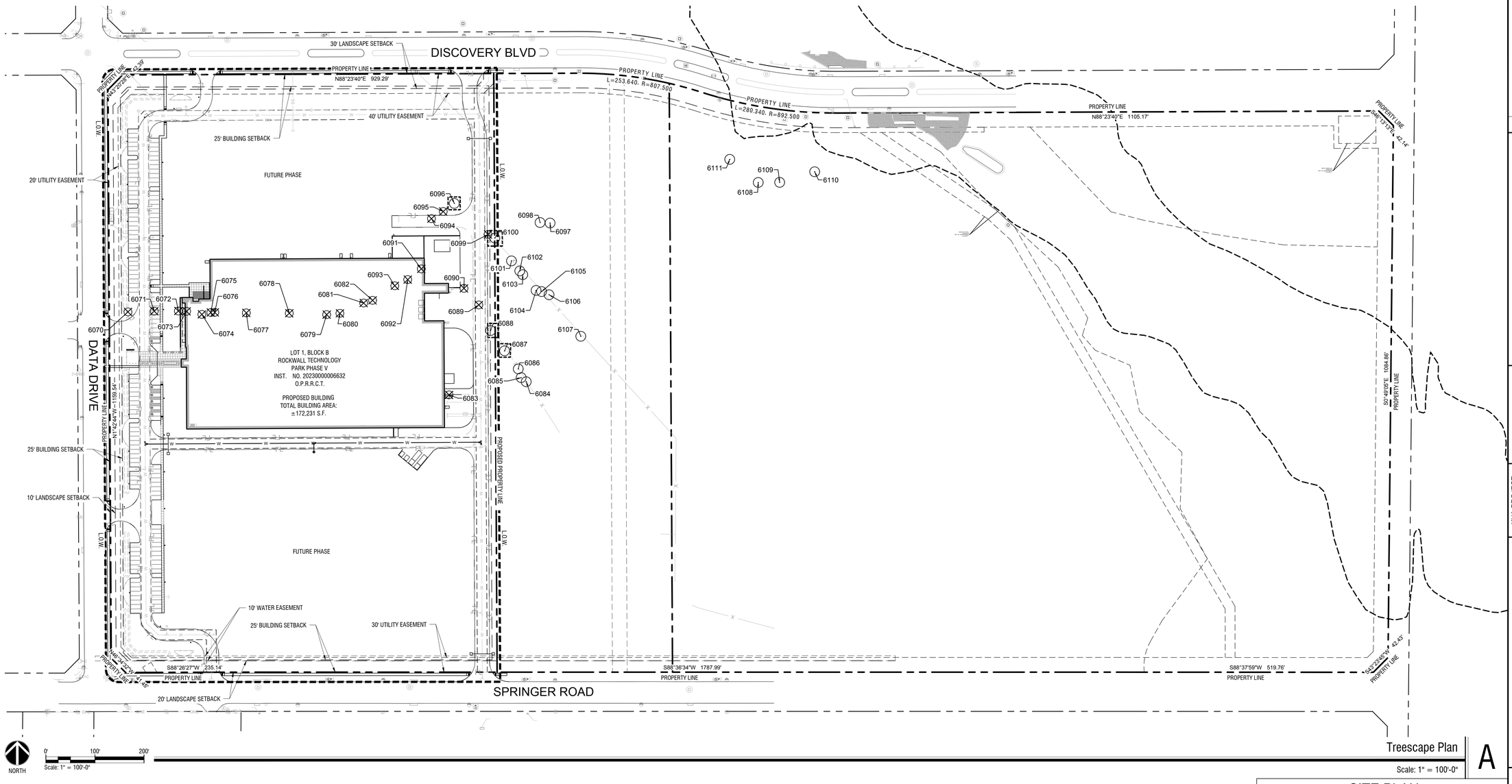

Treescape Plan A

Scale: 1" = 100'-0"

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

SYMBOL LEGEND:		
	EXISTING TREE TO BE REMOVED	
	EXISTING TREE ON-SITE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972.770.1300 FAX: 972.239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024.

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLANS

CASE NO. SP2xxx-xx

SHEET NUMBER
L3.02

Plotted By:Ferrara, Nick Date:June 13, 2024 05:23:47pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L3.01 TREESCAPE PLAN.dwg
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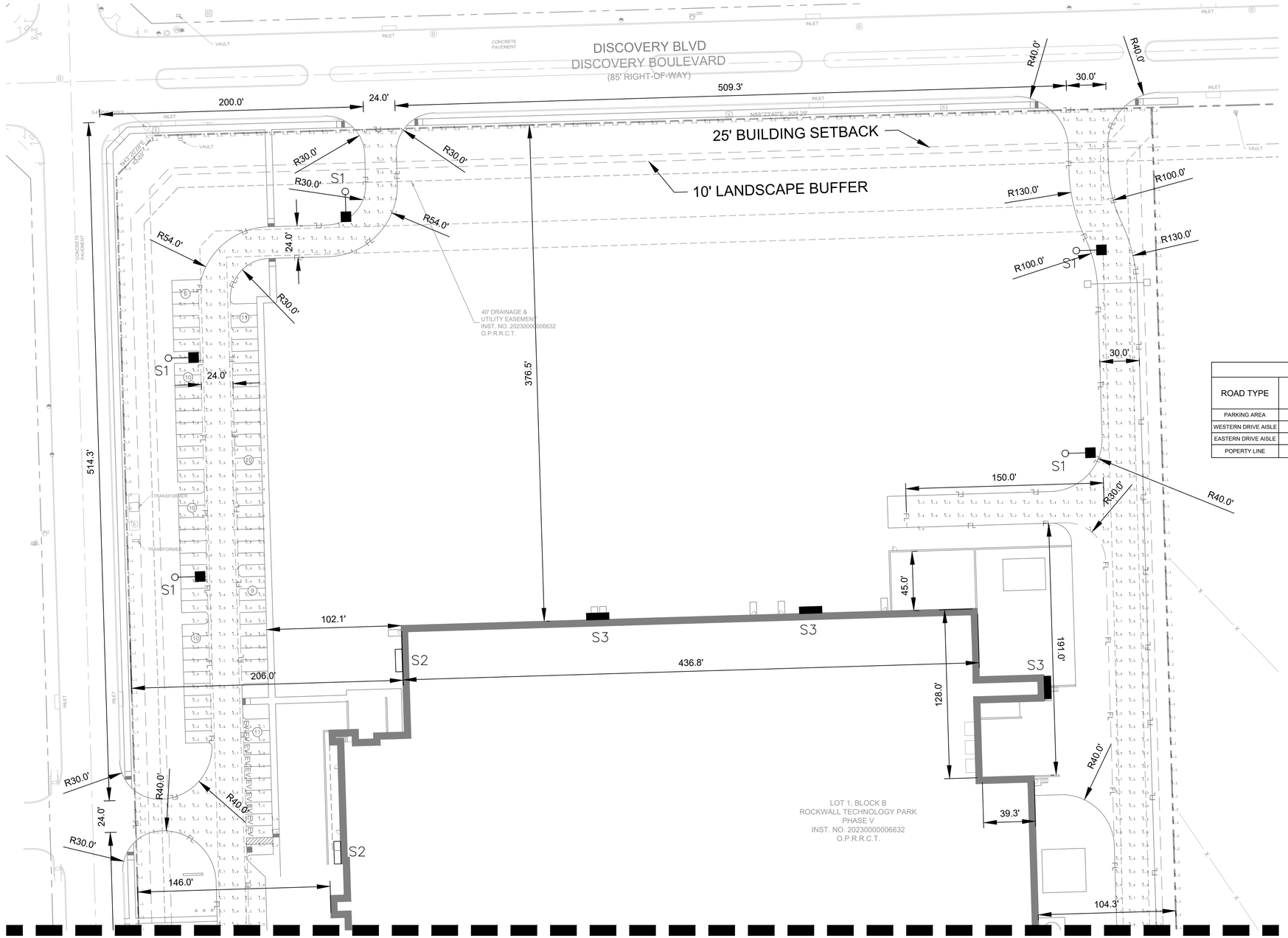

MATCHLINE: SEE SHEET E-102

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
POPERTY LINE	0.06	0.00	0.20	N/A

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	DESCRIPTION	ARRANGEMENT	LLF	MAKE AND MODEL	WATTS	LUMENS	MOUNT HEIGHT	LAMP	DISTRIBUTION TYPE	VOLTAGE	LIGHT POLE MODEL
○— ■	S1	10	POLE MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX1-LED-P6-40K-T2M-MVOLT-SPA-PIRH-DDBXD	165	20,302	20'	LED	TYPE 2	120-277	AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC
▭	S2	3	WALL MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX2-LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD	325	40,738	30'	LED	TYPE 4	120-277	N/A
▬	S3	5	WALL MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX2-LED-P5-40K-T3M-MVOLT-SPA-PIRH-DDBXD	325	40,183	30'	LED	TYPE 3	120-277	N/A

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
Engineer DUSTIN J. COLWELL
P.E. No. 125914
Date 06/14/2024

KHA PROJECT 068671058	SCALE	AS SHOWN	
DATE 06/07/2024	DESIGNED BY	TAD	
	DRAWN BY	AKA	
	CHECKED BY	NMH	

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-101

Plotted By:Nellenbach, David Date:June 14, 2024 10:32:44am File Path:\\kimley-horn.com\CN_DAL\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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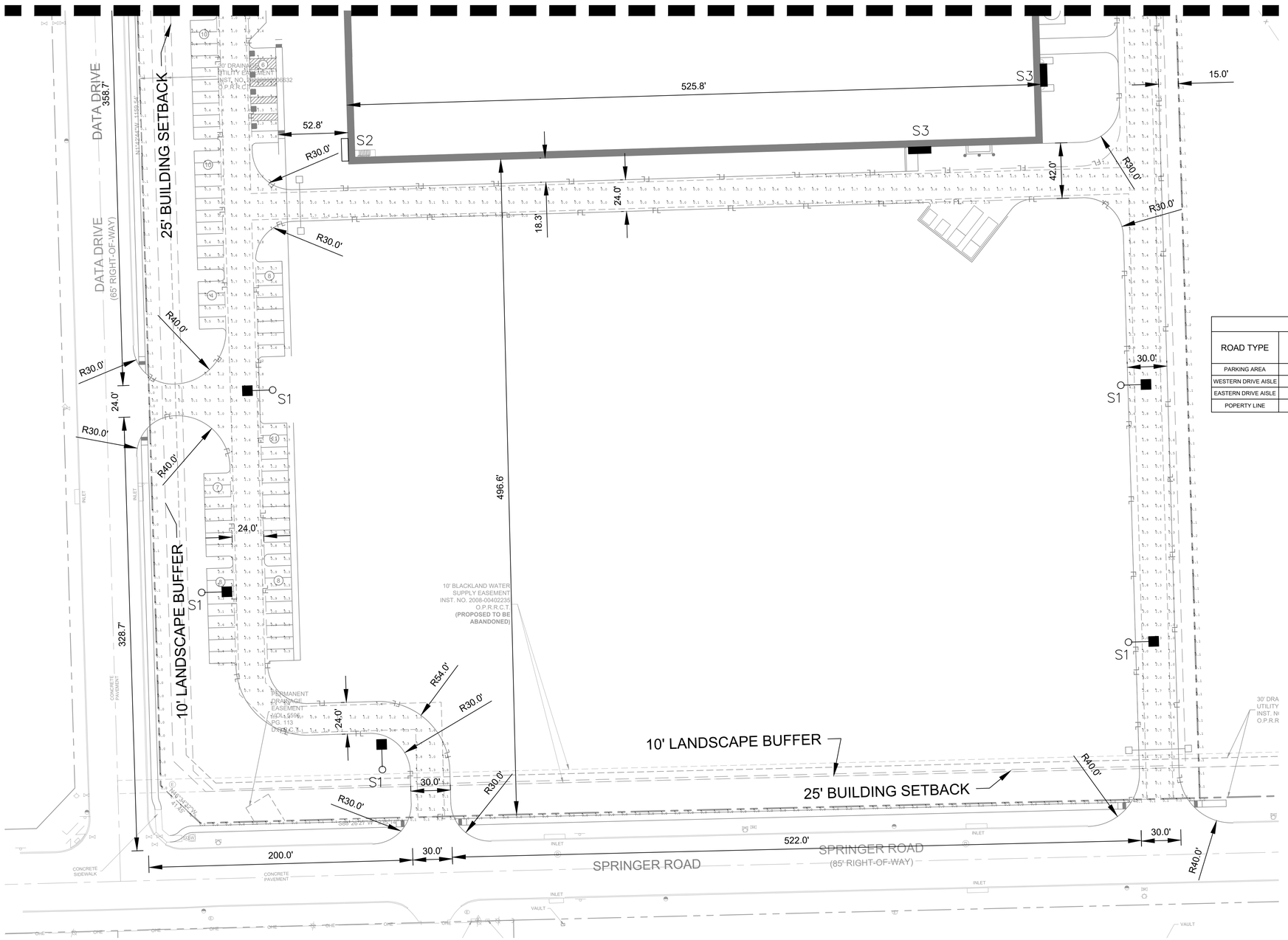
MATCHLINE: SEE SHEET E-101



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
POPERTY LINE	0.06	0.00	0.20	N/A

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

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No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
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WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
Engineer DUSTIN J. COLWELL
P.E. No. 125914
Date 06/14/2024

KHA PROJECT	068671058
DATE	06/07/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AKA
CHECKED BY	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-102

Plotted By: Nentenbroth, David Date: June 14, 2024 10:32:53am File Path: \\kimley-horn.com\DFW_DAL\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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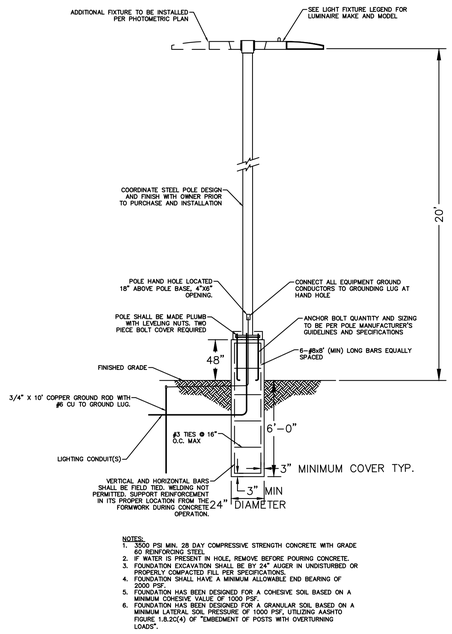


NOTES:

1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".

1 E-103 POLE FOUNDATION DETAIL

N.T.S.

D-Series Size 1

LED Area Luminaire

d#series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.69 ft² (0.06 m²)

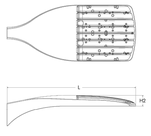
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[1,2] HVOLT (347V-480V)[1,3] XVOLT (277V - 480V)[1,3] 120[4,5,26] 208[4,5,26] 240[4,5,26] 277[4,5,26] 347[4,5,26] 480[4,5,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[6] RPA5 Round pole mounting #5 drilling[6] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,26,27]	SPD20KV	20KV surge protection	DBLBXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[26,27,28]	HS	Houseside shield (black finish standard)[27]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[28]	L90	Left rotated optics[1]	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separately)[14,27]	R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separately)[14,28]	CCE	Coastal Construction[28]	DBLBXD	Textured black
FAO	Field adjustable output[15,27]	HA	50°C ambient operation[24]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30%[16,27]	BAA	Buy America(n) Act Compliant	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50%[16,27]	SF	Single fuse (120, 277, 347V)[18]		
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF	Double fuse (208, 240, 480V)[18]		
DS	Dual switching[16,18,27]	**Shipped separately**			
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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D-Series Size 2

LED Area Luminaire

d#series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.06 ft² (0.10 m²)

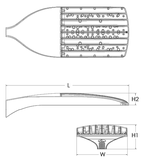
Length: 40.59" (103.1 cm)

Width: 16.76" (42.6 cm)

Height H1: 8.11" (20.6 cm)

Height H2: 3.96" (10.1 cm)

Weight: 46 lbs (20.9 kg)



Introduction

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The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[1] P13[1] P11[1] P14[1] P12[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[1,2] HVOLT (347V-480V)[1,3] XVOLT (277V - 480V)[1,3] 120[4,5,26] 208[4,5,26] 240[4,5,26] 277[4,5,26] 347[4,5,26] 480[4,5,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[6] RPA5 Round pole mounting #5 drilling[6] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		**Shipped separately**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,26,27]	SPD20KV	20KV surge protection	EGSR	External Glare Shield (reversible, field install required, matches housing finish)	DBLBXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[26,27,28]	HS	Houseside shield (black finish standard)[27]	BSDB	Bird Spikes (field install required)	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[28]	L90	Left rotated optics[1]			DWHXD	White
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PER7	Seven-pin receptacle only (controls ordered separately)[14,28]	CCE	Coastal Construction[28]			DBLBXD	Textured black
FAO	Field adjustable output[15,27]	HA	50°C ambient operation[24]			DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30%[16,27]	BAA	Buy America(n) Act Compliant			DWHGXD	Textured white
BL50	Bi-level switched dimming, 50%[16,27]	SF	Single fuse (120, 277, 347V)[18]				
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF	Double fuse (208, 240, 480V)[18]				
DS	Dual switching[16,18,27]	JG	Vibration rated for 3G[27]				

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2 E-103 PHOTOMETRIC CUTSHEETS

N.T.S.

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
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No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM TX F-928
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Engineer DUSTIN J. COLWELL
P.E. No. 125914
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/07/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER E-103

Plotted By:Nettenbach, David Date:June 14, 2024 10:32:59am File Path:\\kimley-horn.com\CN_DAL\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Photometrics.dwg
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SP2024-033; PD Site Plan for the Terraces Amenity Center
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.1 This is a request for the approval of a *Site Plan* for an amenity center on a 0.52-acre parcel of land identified as Lot 18, Block A, Terraces, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, addressed as 1845 Terraces Boulevard.

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

M.3 For reference, include the case number (*SP2024-033*) in the lower right-hand corner of all pages of all revised plan submittals. (*Subsection 01.02(D), Article 11, UDC*).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 93 (PD-93).

M.5 Photometric Plan:
(1) Please provide a Photometric Plan that meets the requirements outlined within the Unified Development Code (UDC). (Article 07, UDC)
(2) Please provide cutsheets for all of the proposed light fixtures. Per Article 07, of the UDC, all light fixtures should be shielded to prevent glare, and there shall be no uplighting. (Article 07, UDC)

M.6 Building Elevations:
(1) Please provide a detail of the proposed canopies. (Ordinance No. 22-47; PD-93)
(2) All of the building materials and colors need to be finalized for approval. The building elevations indicate in multiple areas "to be selected by owner;" however, the Material Sample Board provides specific examples. Please indicate if the Material Sample Board is the final finishes. If not, please finalize the materials. (Ordinance No. 22-47; PD-93)

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on *July 2, 2024* will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on *July 2, 2024*; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the *July 9, 2024* Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on *June 25, 2024*.
2) Planning & Zoning meeting/public hearing meeting will be held on *July 9, 2024*.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

ENGINEERING COMMENTS:

1. Label this wall as an existing retaining wall since this has already been built with Phase 1.
General Items:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering Plan Review.

Landscaping:

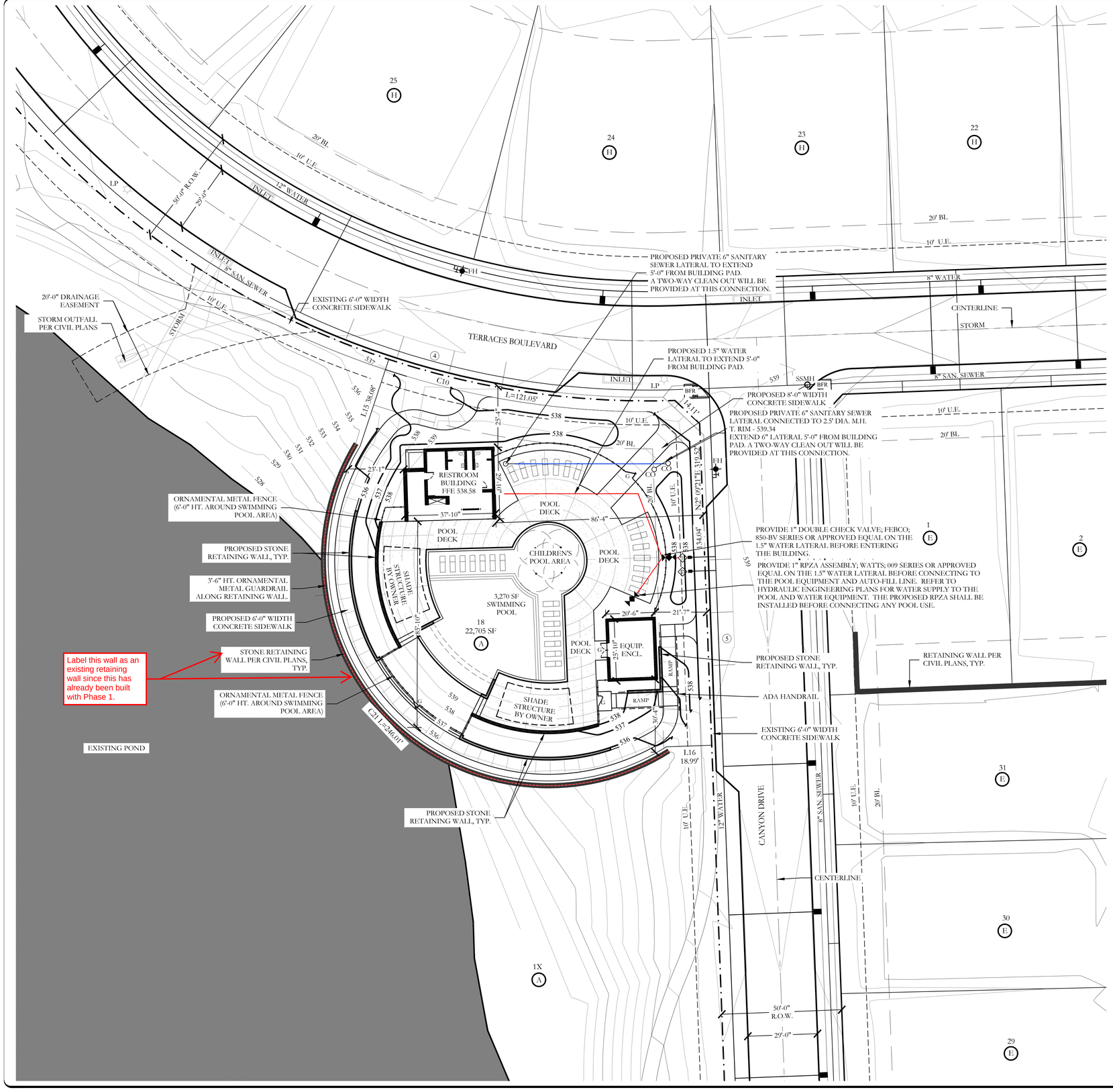
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10"

BUILDING INSPECTIONS COMMENTS:

Pool and Pool Barrier will be required to comply with the 2021 International Swimming Pool & Spa Code and Texas Health & Safety Codes. Separate permits required for pool and structures.

PARKS COMMENTS:

recommendation to utilize Tif Tuf, Tahoma 31 or Latitude 36 Bermudagrass varieties that are more wear, cold and shade tolerant and do not require as much water in the summer months..



- (4) EXISTING PARKING COUNT
- BFR BARRIER FREE RAMP
- FH EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/
- EXISTING SANITARY SEWER
- EXISTING STORM
- EXISTING CURB INLET
- RIGHT-OF-WAY
- LP LIGHT POLE
- 538 EXISTING CONTOUR INTER
- 538 PROPOSED CONTOUR INTE
- FFE 538.58 FINISHED FLOOR ELEVATI

General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering Plan Review.

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

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

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇	1.5"	1.5"	X		6"
◇	1.5"	1.5"		X	

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 0.52 ACRES
22,705 SQ. FT.

BUILDING AREA: 1,124 SQUARE FEET
BUILDING HEIGHT: 19'-8" (1 STORY)
POOL EQ. ENCLOSURE AREA: 528 SQUARE FEET
POOL EQ. ENCLOSURE HEIGHT: 18'-1" (1 STORY)

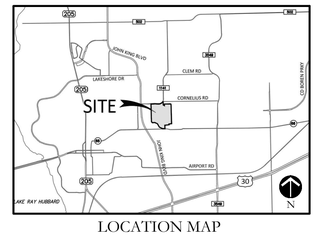
FLOOR TO AREA: 0.0727:1 [1,652/22,705]
LOT COVERAGE: 7.27%

TOTAL IMPERVIOUS SURFACE: 11,188.80 SF
PROPOSED IMPERVIOUS RATIO: 0.4927 OR 49.27%
INTERIOR LANDSCAPE PROVIDED: 11,516.20 SF

POOL DECK SURFACE: 5,062.43 SF

SITE PLAN NOTES:
- ~~NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.~~
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL PARKING ON SITE IS EXISTING.
- THE POOL PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

NOTE: RETAINING WALLS OVER 3' IN HEIGHT WILL NEED TO BE ENGINEERED AND A RETAINING WALL PERMIT APPLICATION SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.



LOCATION MAP
NOT TO SCALE

N

20 10 0 20
SCALE 1" = 20'

SITE PLAN
TERRACES
LOT 18, BLOCK A
~AMENITY CENTER~

BEING 0.52 ACRES SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO.122
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
TM TERRACES, LLC
4416 W. LOVERS LANE SUITE 200
DALLAS, TEXAS 75209
PH. 214-577-1431
CONTACT: BOBBY HARRELL
BOBBY@TERRADFW.COM

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI
CODY.JOHNSON@JOHNSONVOLK.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 14, 2024

SP1

CITY CASE NUMBER TBD - TERRACES AMENITY CENTER

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	Amenity Center within Terraces				
SUBDIVISION	Terraces	LOT	18	BLOCK	A
GENERAL LOCATION	at the corner of Terraces Boulevard and Canyon Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single Family Residential	CURRENT USE	Private Recreational Center		
PROPOSED ZONING	Single Family Residential	PROPOSED USE	Private Recreational Center		
ACREAGE	.52	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	TM Terraces, LLC	☒ APPLICANT	Johnson Volk Consulting
CONTACT PERSON		CONTACT PERSON	Cody Johnson
ADDRESS	4416 W. Lovers Lane Suite 200	ADDRESS	704 Central Parkway East Suite 1200
CITY, STATE & ZIP	Dallas, TX 75209	CITY, STATE & ZIP	Plano, TX 75074
PHONE	(214)577-1431	PHONE	(972) 201-3100
E-MAIL		E-MAIL	cody.johnson@johnsonvolk.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bobby Harrell [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 $ 270.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10 *DAY OF* June *20* 24 *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 10 *DAY OF* June *20* 24

OWNER'S SIGNATURE Bobby Harrell

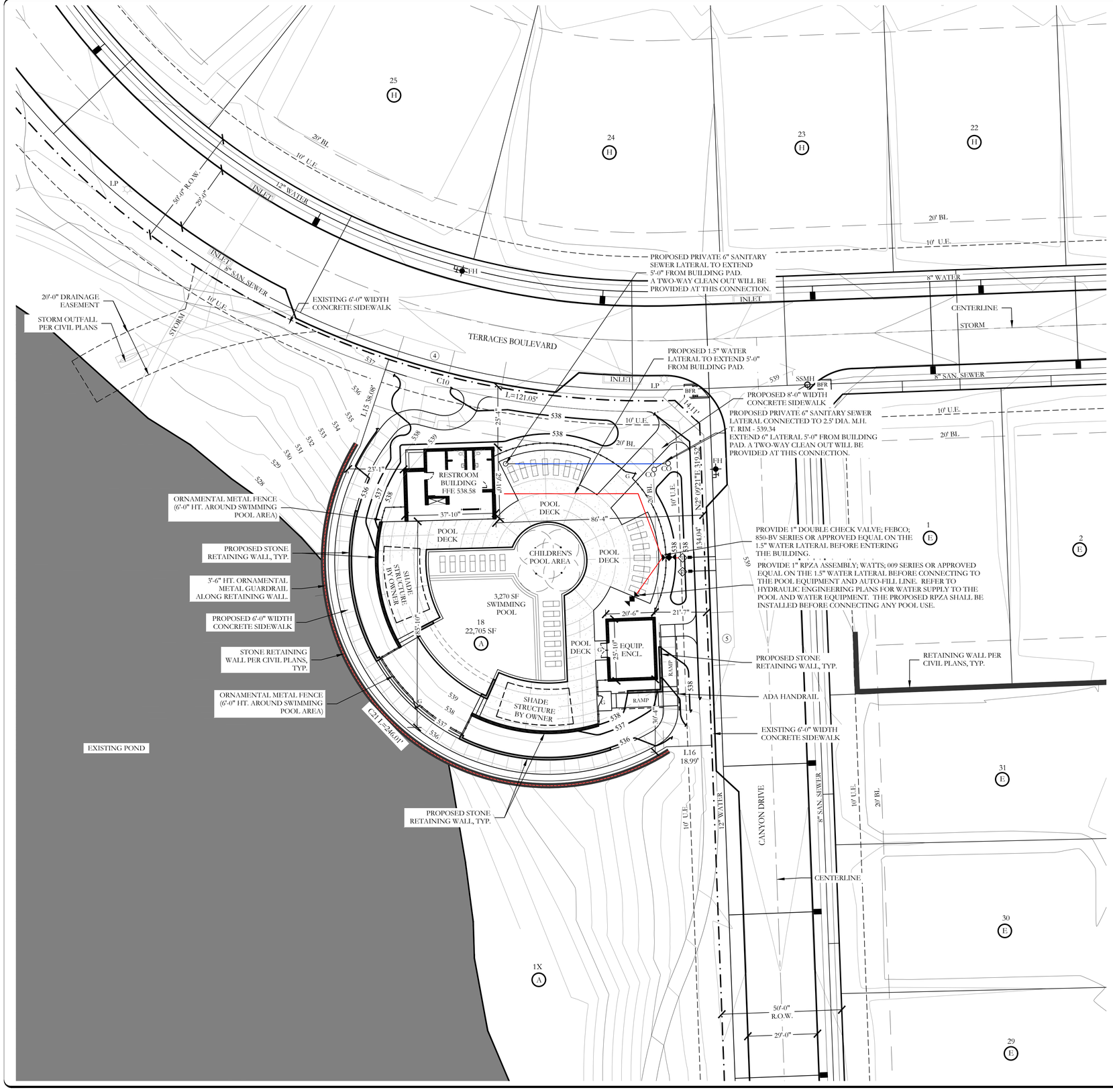
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Betsy Lea Luttrell

NOTARY PUBLIC STATE OF TEXAS
BETSY LEA LUTTRELL
Notary ID #129487170
My Commission Expires
July 12, 2025

MY COMMISSION EXPIRES 07.12.2025

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

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



LEGEND

(4)	EXISTING PARKING COUNT
BFR	BARRIER FREE RAMP
FH	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
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538	EXISTING CONTOUR INTERVAL
538	PROPOSED CONTOUR INTERVAL
FFE 538.58	FINISHED FLOOR ELEVATION
1	EXISTING 1.5" DOMESTIC WATER METER
2	EXISTING 1.5" IRRIGATION WATER METER
	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	PROPOSED STONE RETAINING WALL
	RETAINING WALL PER CIVIL PLANS TYP.
	ADA HANDRAIL
	3'-6" ORNAMENTAL METAL GUARDRAIL ATOP RETAINING WALL

APPROVED:
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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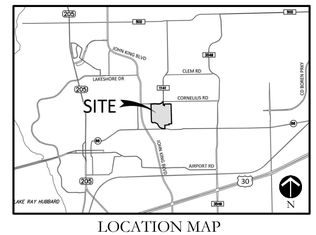

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NOT TO SCALE

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LOT 18, BLOCK A
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 14, 2024

CITY CASE NUMBER TBD - TERRACES AMENITY CENTER

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

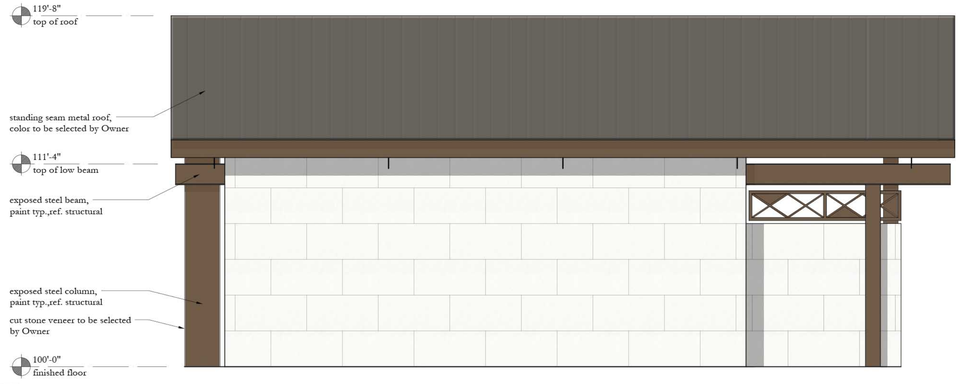
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

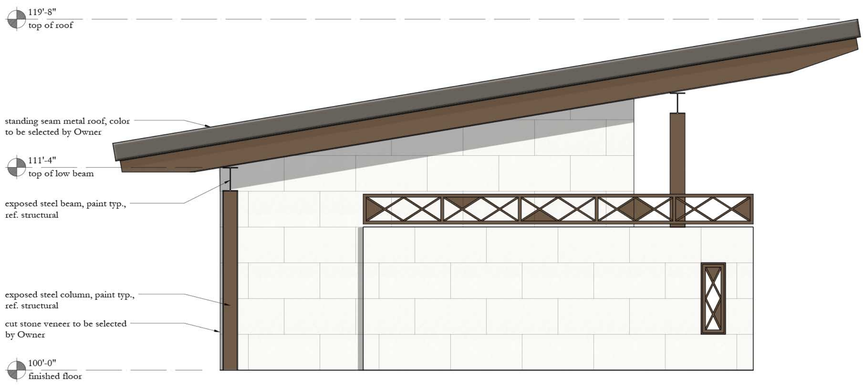
BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	438 S.F.	-	535 S.F.	-	385 S.F.	-	385 S.F.	-
PRIMARY MATERIAL TOTALS	438 S.F.	100.00%	370 S.F.	69.16%	385 S.F.	100.00%	385 S.F.	100%
CUT STONE VENEER	438 S.F.	79.81%	370 S.F.	69.16%	198 S.F.	51.43%	385 S.F.	100%
NICHIHA FIBER CEMENT SIDING	-	-	-	-	187 S.F.	48.57%	-	-
SECONDARY MATERIALS	-	-	165 S.F.	30.84%	-	-	-	-
TILE AT SHOWER/DRINKING FOUNTAINS	-	-	165 S.F.	30.84%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	-	-	-	-	-	-	-	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-
NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS								

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



3 NORTH ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



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

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

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
EXTERIOR ELEVATIONS - RESTROOM BUILDING

SCALE:
REFER TO PLANS
One Inch
JVC No JVC022

A3.00 - SD

I:\cjv-cdrive\projects\jvc022\dwg\arch\jvc022 - arch sheets.dwg

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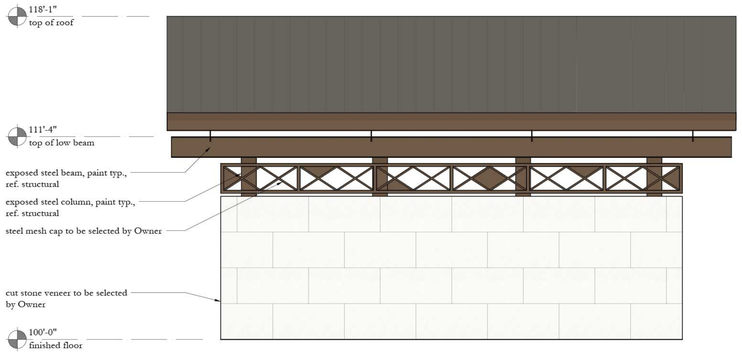
WITNESS OUR HANDS, this ____ day of _____, _____.

_____ Planning & Zoning Commission, Chairman

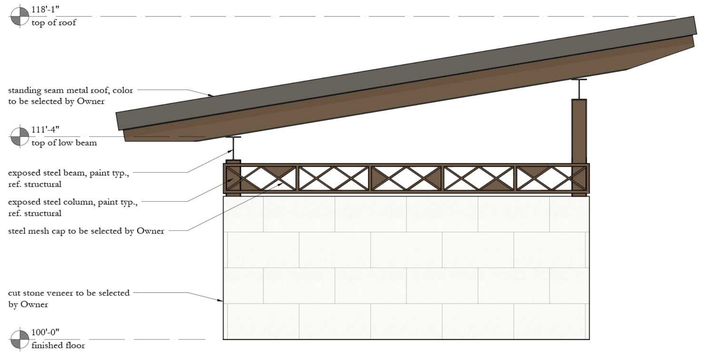
_____ Director of Planning and Zoning

BUILDING MATERIAL CALCULATIONS

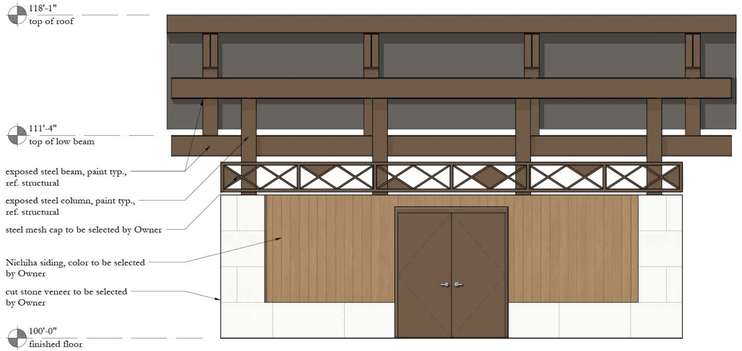
Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	164 S.F.	-	164 S.F.	-	206 S.F.	-	206 S.F.	-
PRIMARY MATERIAL TOTALS	164 S.F.	100.00%	164 S.F.	100.00%	206 S.F.	100.00%	206 S.F.	100%
CUT STONE VENEER	164 S.F.	100.00%	164 S.F.	100.00%	206 S.F.	100.00%	69 S.F.	43.13%
NICHIHA FIBER CEMENT SIDING	-	-	-	-	-	-	91 S.F.	56.87%
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	-	-	-	-	-	-	46 S.F.	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-
NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS								



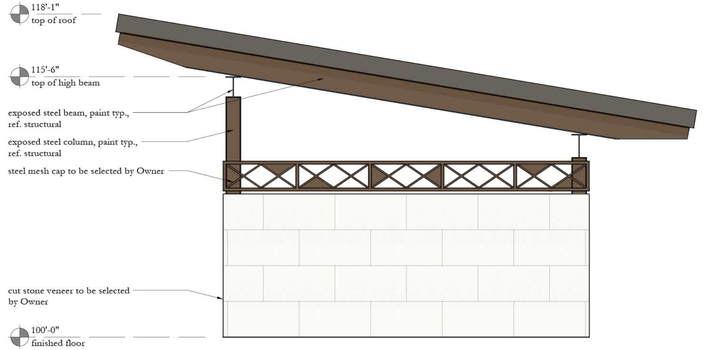
4 EAST ELEVATION - POOL EQUIPMENT
ELEVATION — SCALE: 1/4"=1'-0"



3 NORTH ELEVATION - POOL EQUIPMENT
ELEVATION — SCALE: 1/4"=1'-0"



2 WEST ELEVATION - POOL EQUIPMENT
ELEVATION — SCALE: 1/4"=1'-0"



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

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TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

EXTERIOR ELEVATIONS - POOL EQUIPMENT

SCALE: REFER TO PLANS
One Inch
JVC No JVC022

A3.01 - SD

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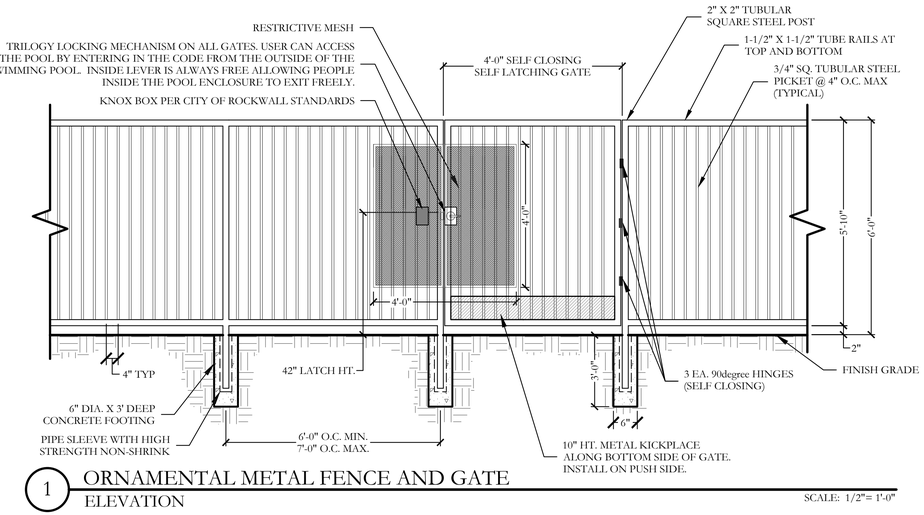
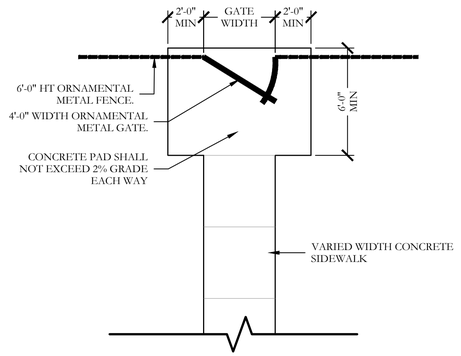


1 ORNAMENTAL METAL FENCE AND GATE
ELEVATION

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



5 GATE SIDEWALK ENTRANCE/EXIT PAD
PLAN

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

APPROVED:
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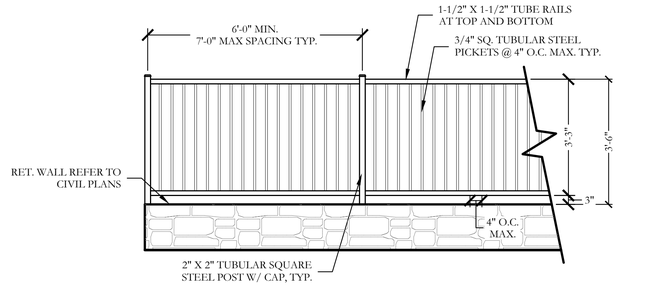
WITNESS OUR HANDS, this ____ day of _____, _____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

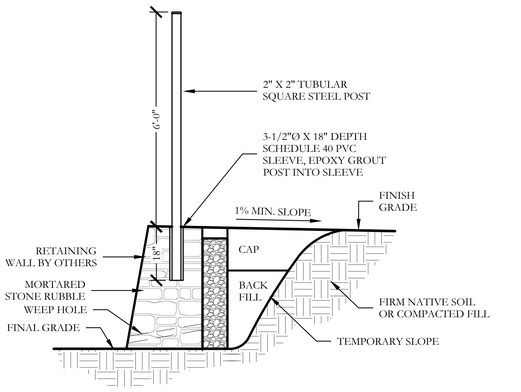
PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



6 3'-6" HT. ORN. METAL GUARDRAIL ATOP RET. WALL
ELEVATION

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

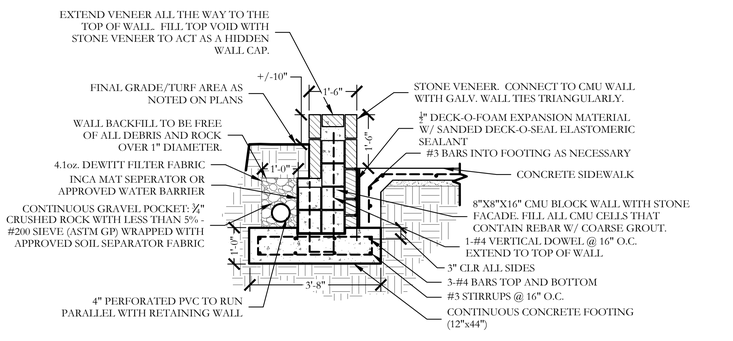


2 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL
SECTION

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

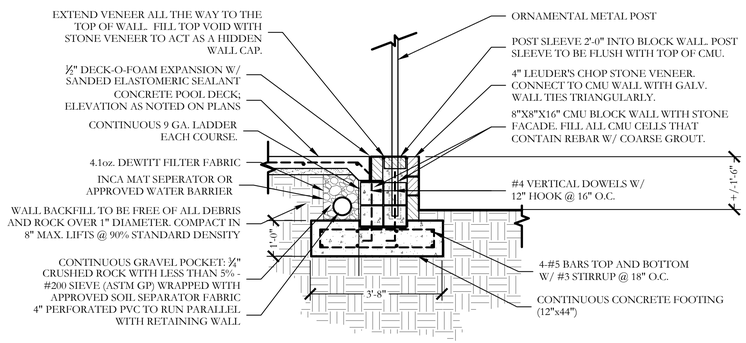
ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
9. FENCE MEMBER SIZES TO BE AS FOLLOWS:
   - 9.1. PICKETS, 3/4" SQUARE 16 GA.
   - 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
   - 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF CLOSING. FALCON B561DBD626 SATIN CHROME DANE SFIC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL



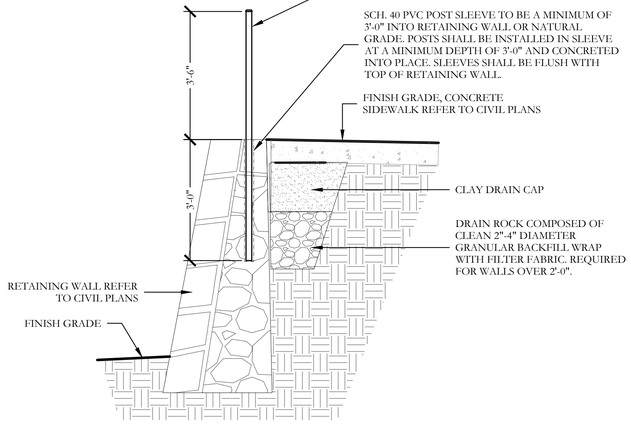
3 VARYING HT. STONE RETAINING/SEAT WALL
SECTION

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



4 RETAINING WALL W/ POOL DECK
SECTION

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



7 3'-6" HT. ORN. METAL GUARDRAIL ATOP RET. WALL
SECTION

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

RET. WALL NOTES

1- WALL DESIGN NOT BASED ON LOADING FROM STRUCTURAL OR VEHICULAR SURCHARGES OR VISIBLE SIGNS OF GROUNDWATER.
2- VERTICAL EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 25'.
3- BACKFILL MATERIAL TO CONSIST OF LOW P.I. SOILS FREE OF ORGANIC DEBRIS.
4- DESIGN BASED ON MINIMAL WIND LOADING TO ATTACHED ORNAMENTAL FENCING.
5- MORTAR SHALL BE TYPE M BASED ON ASTM C270 WITH REINFORCING STEEL CONSISTING OF FY=60KSI PER ASTM A615.
6- BASED ON EXTREME DROUGHT CONDITIONS IN THE AREA, WATERING OF ADJACENT SOILS (AS NEEDED) IS REQUIRED FOR PROPER MAINTENANCE OF ALL STRUCTURES.

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SITE DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

June 14, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No JVC022

L4

CITY CASE NUMBER TBD - TERRACES AMENITY CENTER

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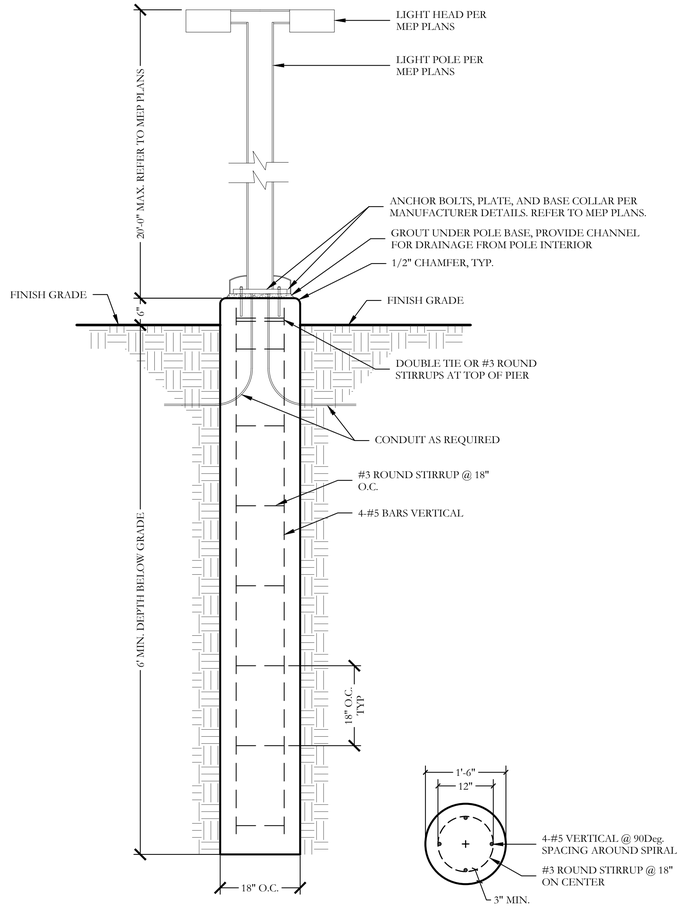

1 LIGHT POLE WITHIN POOL AREA
PLAN/SECTION

SCALE: 3/4" = 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 _____, _____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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June 14, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No JVC022

L5

CITY CASE NUMBER TBD - TERRACES AMENITY CENTER

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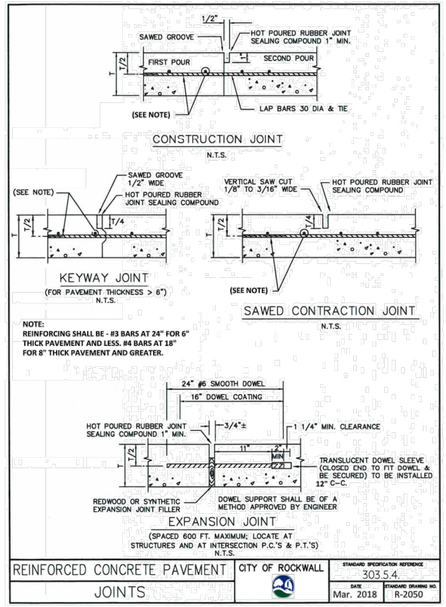
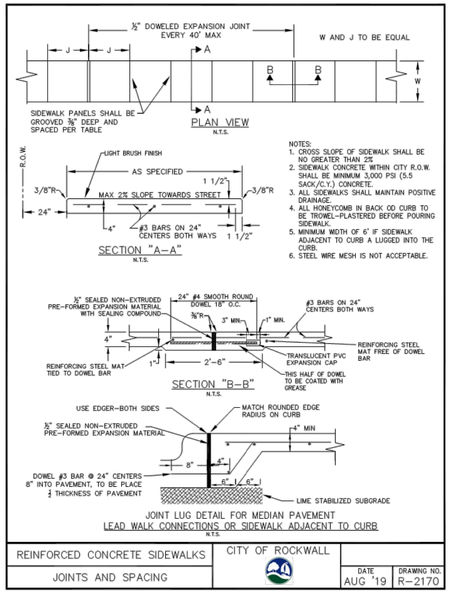
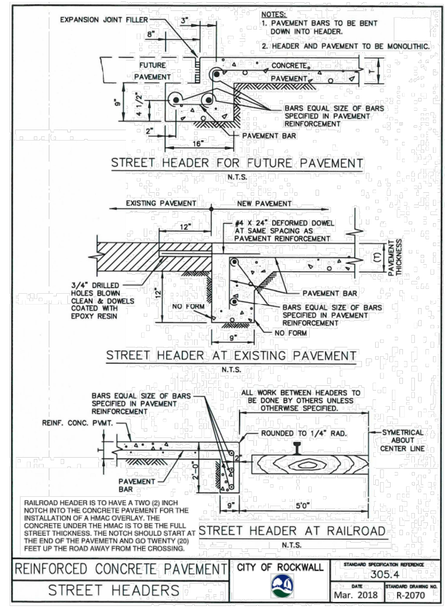


REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 303.5.4
JOINTS		DATE Mar. 2018 / STANDARD DRAWING NO. R-2050



REINFORCED CONCRETE SIDEWALKS	CITY OF ROCKWALL	
JOINTS AND SPACING		DATE AUG '19 / DRAWING NO. R-2170



REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 305.4
STREET HEADERS		DATE Mar. 2018 / STANDARD DRAWING NO. R-2070

(A) Detectable Warning Devices (DWD) shall be pre-manufactured cast-in-place truncated dome plates installed to the manufacturer's specifications, and shall meet all ADA requirements. No Brick Pavers allowed. Color to be approved by the City. DWD shall be 24 inches in length for the full width of the street connection starting at the back of curb. A maximum 2-inch border shall be allowed on the sides of the DWD for proper installation.

(B) Also known as "Clear Space" per ADA PROWAG, the City requires a minimum landing space of 5-foot by 5-foot at the bottom of every ramp. This landing space shall have a cross slope in both directions that does not exceed 2.0% and shall be wholly outside the parallel vehicular travel path.

(C) The ramp component of the directional curb ramp shall have a continuous longitudinal slope more than 5% and less than 8.3%. The ramp shall also have a cross slope of no more than 2.0%. Length of ramp can vary, but shall not exceed 15 feet to achieve desired elevation change.

(D) Also known as "Turning Space" per ADA PROWAG, a minimum landing space of 5-foot by 5-foot shall be at the top of every ramp. This landing (turning) space shall have a cross slope in both directions that does not exceed 2.0%. Landing must match width of sidewalk and length shall be the same distance ("Squared" Landing).

(E) All curb ramps shall have grade breaks at the top and bottom that are perpendicular to the direction of the ramp run. Where the ends of the bottom grade break are less than or equal to 5 feet, the DWD shall be placed within the ramp at the bottom grade break. Where either end of the bottom grade break is greater than 5 feet, the DWD shall be placed behind the back of the curb.

(F) Paving contractor shall leave block out with a keyway joint installed, minimum of 18 inches measured from back of curb. Block out shall be poured monolithically with Curb Ramp. Concrete shall tie to street paving with a keyway joint per NCTCOG detail 2050. No curb shall be constructed where a DWD is provided. The curb on either side shall have a typical 5 foot taper to transition from the standard 6-inch curb height to be flush with ramp.

(G) All work associated with accessible routes shall be installed flush with all features to minimize vertical surface discontinuities. Each segment along accessible route shall be flush with no more (zero tolerance) than a ¼-inch grade separation (elevation difference), or ½-inch grade separation if beveled (bevel slope shall not be steeper than 50%).

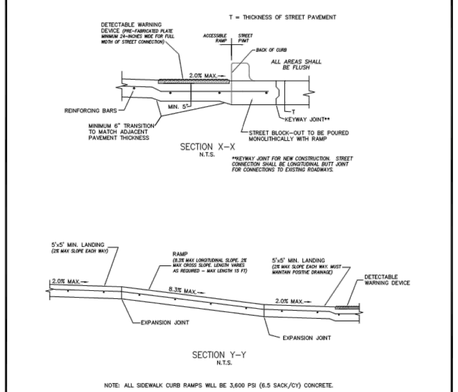
(H) A sidewalk header shall be constructed at ends of all work performed.

(I) Street crossings shall adhere to same guidelines as other accessible routes within public right-of-way, and shall be for the full width of the in-line accessible route. Cross slope shall not exceed 2%. New street construction shall incorporate all ADA design requirements. It shall be the responsibility of the Design Professional and Contractor to ensure all street crossings meet the requirements of PROWAG. Street alterations on existing streets to bring to compliance shall be at the City Engineer's discretion.

(J) All curbs constructed as part of an ADA Ramp shall match City curb standards.

** See PROWAG special design considerations when street crossing has no stop or yield condition.*

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE MAR. '17 / DRAWING NO. R-2125B



NOTE: ALL SIDEWALK CURB RAMPS WILL BE 3,600 PSI (6.5 SACK/CY) CONCRETE.

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE MAR. '17 / DRAWING NO. R-2125C

PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

All newly constructed sidewalks, curb ramps and crosswalks installed within City of Rockwall public rights-of-way shall be considered a pedestrian access route and shall conform to the most current Guidelines for Public Rights-of-Way created by the United States Access Board.

CURB RAMPS

1. All slopes shown are MAXIMUM ALLOWABLE. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
2. Landings shall be 5'x 5' minimum with a maximum 2% slope in the transverse and longitudinal directions..
3. Clear space at the bottom of curb ramps shall be a minimum of 5'x 5' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
4. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
5. Additional information on curb ramp location, design, light reflective value and texture may be found in the most current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102. Federal guidelines shall supersede any conflicts.
6. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps and accessible routes shall align with theoretical crosswalks unless otherwise directed.
7. Handrails are not required on curb ramps.
8. Provide a flush transition where the curb ramps connect to the street.
9. Accessible routes are considered "ramps" when longitudinal slopes are between 5% and 8.3% (maximum allowable). Sidewalks under 5% longitudinal slope are deemed accessible routes and must follow all applicable guidelines.

DETECTABLE WARNING DEVICE

10. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces. Furnish and install an approved cast-in-place dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
11. Detectable Warning Materials shall be truncated dome plates in the color approved by the City. Install products in accordance with manufacturer's specifications.
12. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
13. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
14. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. When placed on the ramp, align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Where detectable warning surfaces are provided on a surface with a slope that is less than 5 percent, dome orientation is less critical. Detectable warning surfaces may be curved along the corner radius.

SIDEWALKS

15. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
16. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
17. Street grades and cross slopes shall be as shown elsewhere in the plans.
18. Changes in level greater than 1/4 inch are not permitted (1/2 inch with bevel).
19. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
20. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE MAR. '17 / DRAWING NO. R-2125D

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

1	
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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
CITY OF ROCKWALL
CONSTRUCTION DETAILS

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June 14, 2024

SCALE: REFER TO DETAILS
One Inch
JVC No JVC022

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CITY CASE NUMBER TBD - TERRACES AMENITY CENTER

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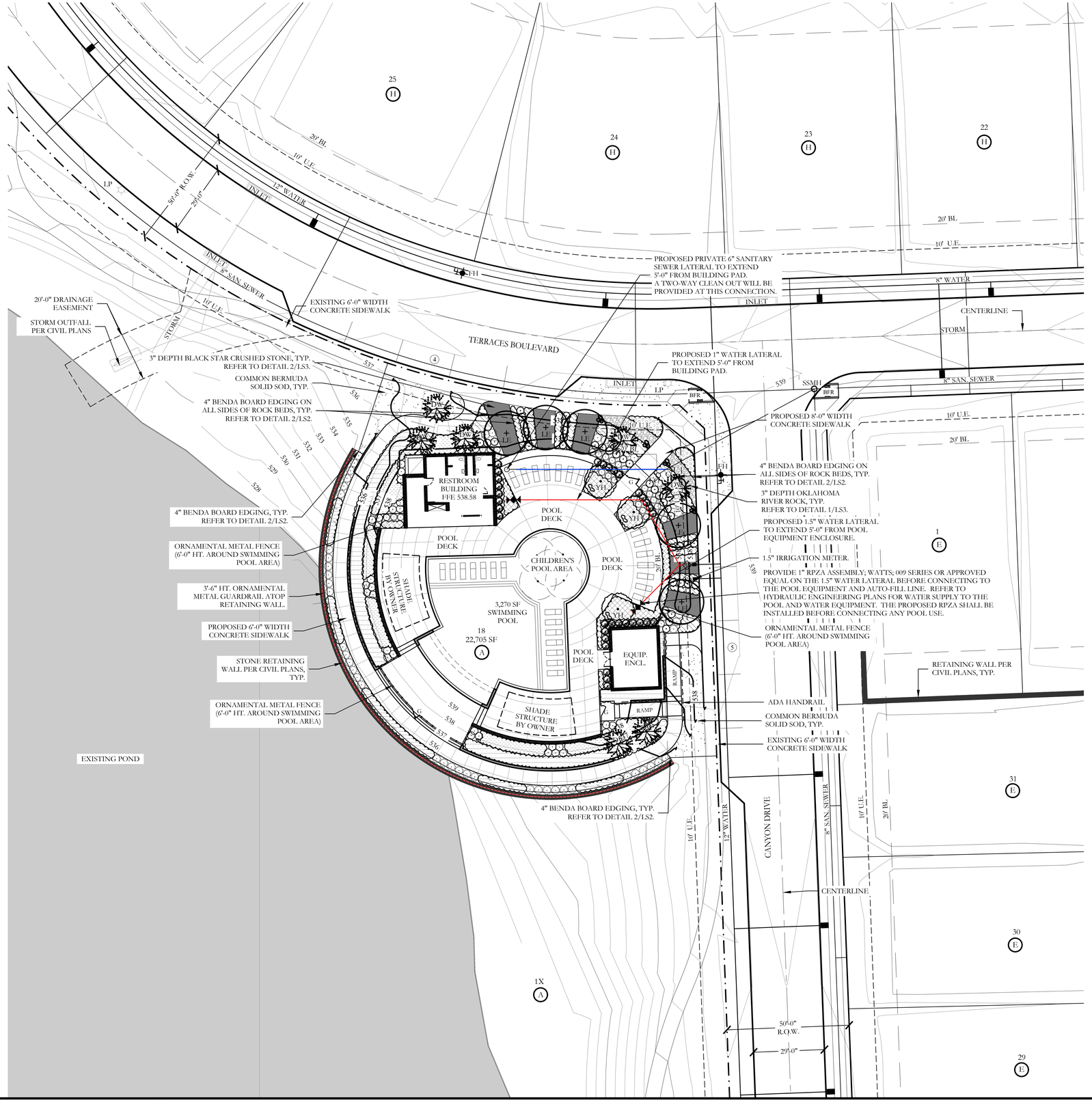

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.
		DWARF WAX MYRTLE	MYRICA PUSILLLA	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾"-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 0.52 ACRES
22,705 SQ. FT.

BUILDING AREA: 1,124 SQUARE FEET
BUILDING HEIGHT: 19'-8" (1 STORY)
POOL EQ. ENCLOSURE AREA: 528 SQUARE FEET
POOL EQ. ENCLOSURE HEIGHT: 18'-1" (1 STORY)

FLOOR TO AREA: 0.0727:1 [1,652/22,705]
LOT COVERAGE: 7.27%

TOTAL IMPERVIOUS SURFACE: 11,188.80 SF
PROPOSED IMPERVIOUS RATIO: 0.4927 OR 49.27%
INTERIOR LANDSCAPE PROVIDED: 11,516.20 SF

POOL DECK SURFACE: 5,062.43 SF

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 14, 2024

SCALE:
1" = 20'
One Inch

JVC No JVC022

LS1 of 3

CITY CASE NUMBER TBD TERRACES AMENITY CENTER

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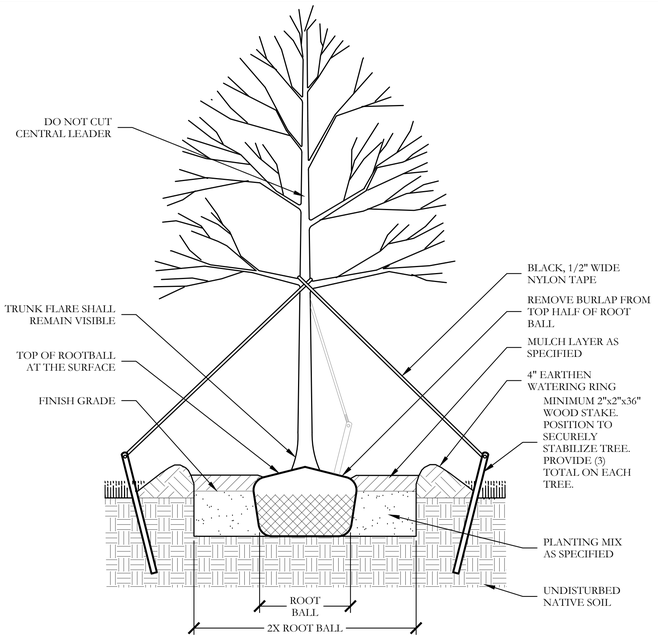
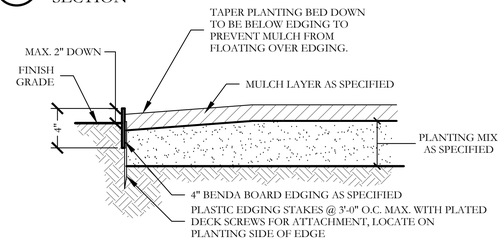


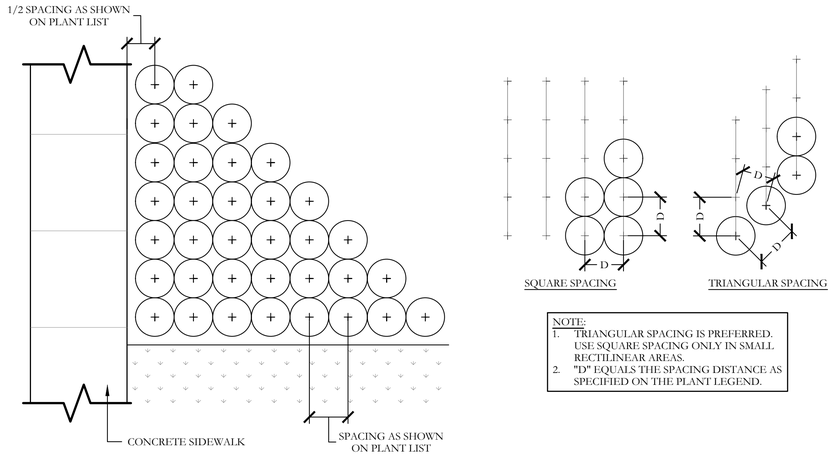
1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

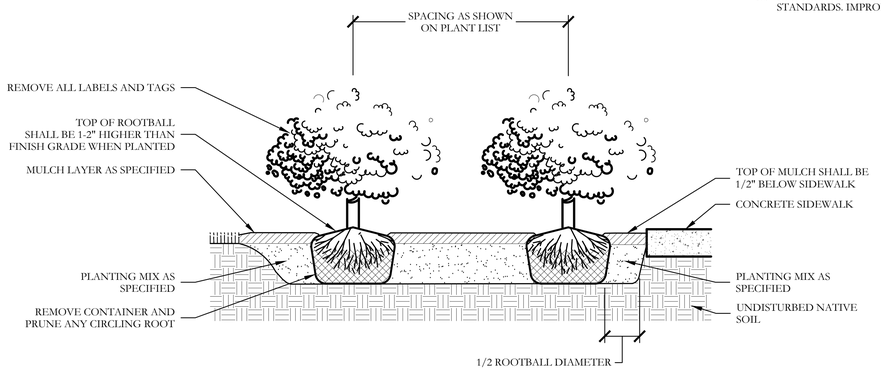


2 TYPICAL BED EDGING DETAIL
SECTION

NOT TO SCALE



NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION

NOT TO SCALE

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LE	5	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	7	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	3	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	32	DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	DWARF WAX MYRTLE	MYRICA PUSILLLA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	54	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	37	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	37	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	220	LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	300	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	410	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	335	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	250	LIRIOPE	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	300	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	1,810	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	750	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE ¾" - 1" DIAMETER IN SIZE.
	210	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.
	1	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
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 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE 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-BEADS. A MINIMUM FIVE FOOT (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 DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 14, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No JVC022

LS2 of 3

CITY CASE NUMBER TBD TERRACES AMENITY CENTER

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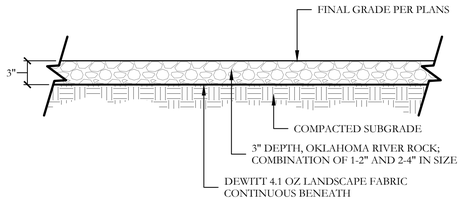

1 OKLAHOMA RIVER ROCK BED
SECTION
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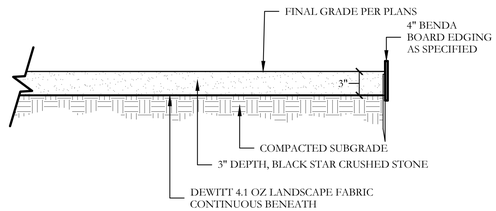
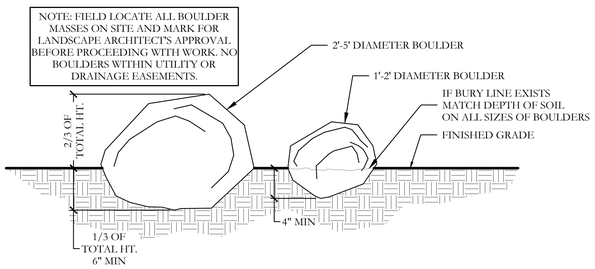


2 BLACK STAR CRUSHED STONE DETAIL
SECTION
SCALE: 1" = 1'-0"



3 LANDSCAPE BOULDER DETAIL
SECTION
NOT TO SCALE

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_____ Director of Planning and Zoning

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LS3 of 3

CITY CASE NUMBER TBD TERRACES AMENITY CENTER

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