

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

DECEMBER 12, 2023 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) ACTION AGENDA

(1) **SP2023-034 (HENRY LEE)**

Discuss and consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Site Plan for a *Government Building* on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

(2) **SP2023-038 (ANGELICA GUEVARA)**

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO)* on a 0.93-acre portion of a larger 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.

(3) **SP2023-042 (ANGELICA GUEVARA)**

Discuss and consider a request by Kamran Khan for the approval of an Amended Site Plan for an existing *general retail building* on a 0.55-acre parcel of land identified as Lot 1, Block A, Burgamy Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 1007 Ridge Road, and take any action necessary.

(4) **SP2023-044 (HENRY LEE)**

Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a *warehouse/office* development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

(IV) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on December 8, 2023 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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: December 12, 2023
APPLICANT: Trenton Jones & Ben Sanchez; *Parkhill*
CASE NUMBER: SP2023-034; *Site Plan for Rockwall County Courthouse Annex*

SUMMARY

Consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Site Plan for a *Government Building* on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the property was zoned from Agricultural (AG) District to Commercial (C) District. On May 17, 2010, the City Council approved a final plat that established the subject property as Lot 1, Block A, Rockwall County Courthouse Addition. According to the Rockwall Central Appraisal District (RCAD), a 121,208 SF *Government Facility* (i.e. *Rockwall County Courthouse*) was constructed in 2011.

On November 14, 2023, the Planning and Zoning Commission approved a motion to table the applicants request, to allow the applicant time to better address recommendations made by the Architectural Review Board (ARB).

PURPOSE

On October 20, 2023, the applicants -- *Trenton Jones and Ben Sanchez of Parkhill* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing a *Government Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located south of the intersection of T. L. Townsend Drive and E. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Yellow Jacket Lane, 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. Beyond this is an 8.485-acre parcel of land (i.e. *Lot 10, Block A, First United Methodist Church Addition*) developed with a *Church/House of Worship*. Beyond this is a vacant 9.001-acre parcel of land (i.e. *Lot 11, Block A, First United Methodist Church Addition*). Both of these properties are zoned Commercial (C) District.

South: Directly south of the subject property are several parcels of land developed with commercial land uses (i.e. *Office, Retail, General Personal Service, Animal Hospital, Car Wash, & Car Dealership*), and zoned Commercial (C) District. Beyond this is the intersection of S. Goliad Street [*SH-205*] and E. Interstate 30 [*IH-30*], where S. Goliad Street [*SH-205*] is classified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 5.909-acre parcel of land (i.e. Lot 5, Block A, Rockwall Library Addition) developed with a *Public Library* and zoned Commercial (C) District. Beyond this is T. L. Townsend Drive, 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. Following this is a 4.194-acre parcel of land (i.e. Lot 1, Block A, Emerus Emergency Hospital) developed with a *Hospital* and zoned Light Industrial (LI) District.

West: Directly west of the subject property is E. Yellow Jacket Lane, 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. Beyond this are two (2) vacant parcels of land (i.e. Lot 11, Block A, First United Methodist Church Addition and Lot 6, Block 1, First United Methodist Church Addition). Following this are three (3) parcels of land developed with commercial land uses (i.e. *Minor Automotive Repair, Restaurant with Drive-Through, and Convenience Store with Gasoline Sales*). All of these properties are zoned Commercial (C) District. After this is S. Goliad Street [SH-205], which is classified 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.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Government Facility* 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:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> | <i>Conformance to the Standards</i> |
|---|---|-------------------------------------|
| <i>Minimum Lot Area</i> | 10,000 SF | X=12.79-acres; In Conformance |
| <i>Minimum Lot Frontage</i> | 60-Feet | X= 673.84-feet; In Conformance |
| <i>Minimum Lot Depth</i> | 100-Feet | X=563.21-feet; In Conformance |
| <i>Minimum Front Yard Setback</i> | 15-Feet | X=15-feet; In Conformance |
| <i>Minimum Rear Yard Setback</i> | 10-Feet | X>10-feet; In Conformance |
| <i>Minimum Side Yard Setback</i> | 10-Feet | X>10-feet; In Conformance |
| <i>Maximum Building Height</i> | 60-Feet | X=23.5-feet; In Conformance |
| <i>Max Building/Lot Coverage</i> | 60% | X=9.1%; In Conformance |
| <i>Minimum Number of Parking Spaces</i> | 1 Parking Space/300 SF (Office) 39 Required Parking Spaces | X=43; In Conformance |
| <i>Minimum Landscaping Percentage</i> | 20% | X=31.42%; In Conformance |
| <i>Maximum Impervious Coverage</i> | 85-90% | X=68.58%; In Conformance |

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct a *Government Facility* on the subject property. According to Subsection 02.02(C)(12), *Government Facility*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Government Facility* is defined as "(a)n office of a governmental agency that provides administrative and/or direct services to the public..." 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, 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) 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 this case, the proposed building exceeds the wall length requirement, "...the maximum wall length shall not exceed three (3) times the wall height." This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (1) Landscape Buffer. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a landscape buffer shall have a "...minimum of one (1) canopy tree and one (1) accent tree...per 50-linear feet..." Given this, the applicant is required to have eight (8) canopy and eight (8) accent trees. That being said, the applicant is requesting not to plant the canopy trees and have 16 accent trees due to overhead power lines. This will require an *exception* from the Planning and Zoning Commission.
- (2) Driveway Spacing. According to *Figure 2.4: Minimum Driveway Spacing and Corner Clearance*, of Chapter 2, *Streets*, of the Engineering Department's *Standards of Design and Construction Manual*, driveways must be 100-feet apart. In this case, the applicant is adding an additional drive along E. Yellow Jacket Lane that is less than 100-feet to another existing drive. 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 compensatory measures that directly offset the requested variances and exceptions. The applicant has indicated the following as compensatory measures: [1] providing a 15-foot landscape buffer in lieu of a ten (10) foot, and [2] providing 31.40% landscaping in lieu of the required 20.00%. 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 Central District and is designated for Public 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." That being said, the subject property is located within a cluster of Public and Quasi-Public land uses. Given this, the proposed request is in conformance with the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On November 1, 2023 the Architecture Review Board (ARB) reviewed the building elevations provided by the applicant. The ARB requested the applicant provide a material sample board and provide material variation on the north and west facades. The applicant has made to the building elevation, which will be reviewed by the ARB prior to the December 12, 2023 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) 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 1111 E Yellow Jacket Ln, Rockwall, TX 75037

SUBDIVISION Rockwall County Courthouse Addition

LOT 1

BLOCK A

GENERAL LOCATION Grass area 300 ft NW of County Clerk Building

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Commercial

PROPOSED ZONING Commercial

PROPOSED USE Commercial

ACREAGE 1.9 acres (Total Disturbed area)

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 County

APPLICANT Parkhill

CONTACT PERSON Frank New

CONTACT PERSON Trenton Jones, Ben Sanchez

ADDRESS 101 East Rusk St

ADDRESS 3000 Internet Blvd
Suite 550

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Frisco, TX 75034

PHONE 972-204-6000

PHONE 972-987-1670

E-MAIL fnew@rockwallcountytexas.com

E-MAIL tjones@parkhill.com, bsanchez@parkhill.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

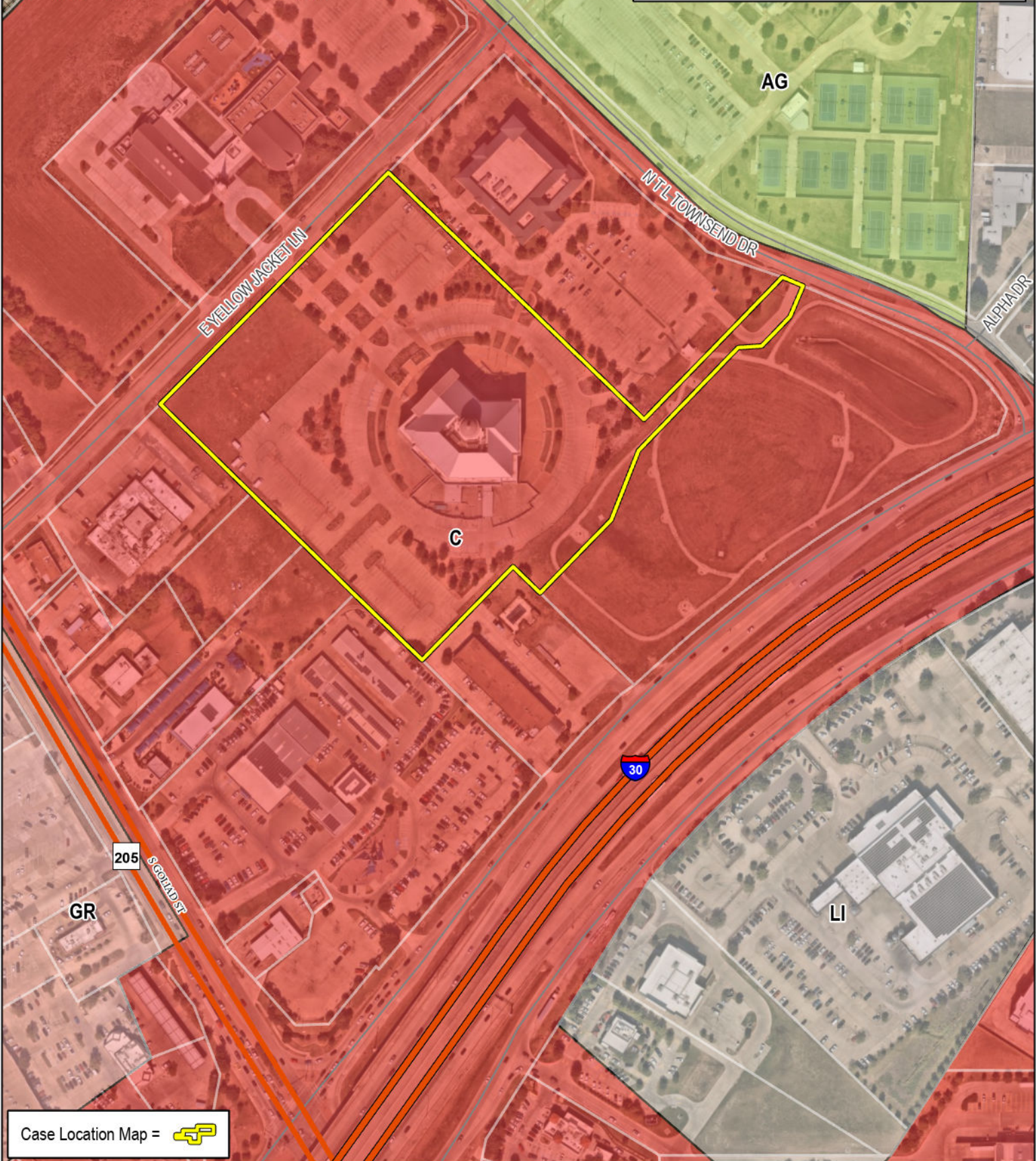


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



SP22023-034: Site Plan for Rockwall County Annex



Case Location Map = 

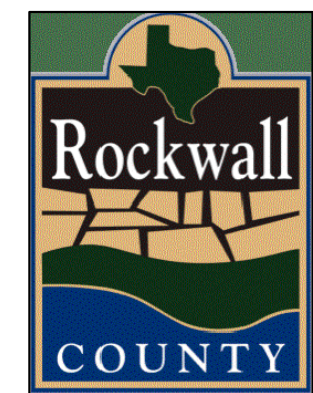


City of Rockwall

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

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

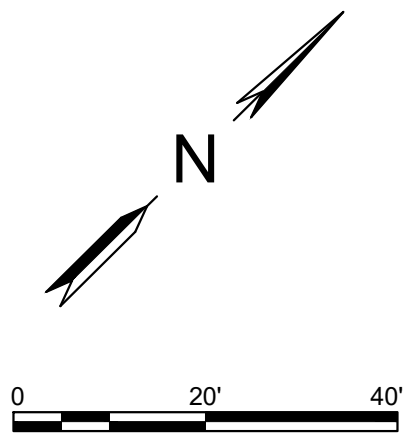




CLIENT
Rockwall County
1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN



| # | DATE | DESCRIPTION |
|---|------------|---------------------------|
| 2 | 11/07/2023 | Site Plan Re-Submittal #1 |
| 1 | 10/20/2023 | Site Plan Submittal |

Site Plan CS101A

| PARKING LOT COUNT | | |
|-------------------------|-----------|-----------|
| | REQUIRED | PROVIDED |
| EXISTING REGULAR SPACES | N/A | 29 |
| PROPOSED REGULAR SPACES | 15 | 40 |
| ACCESSIBLE SPACES | 3 | 4 |
| TOTAL SPACES | 72 | 73 |

KEY NOTES

- AS INDICATED BY: (C)
- DRIVEWAY - SEE DETAIL B2/CS502
 - PARALLEL CURB RAMP - SEE DETAIL B4/CS501
 - STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
 - PARKING BLOCK - SEE DETAIL B3/CS501
 - HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
 - HANDICAP MARKING - SEE DETAIL A3/CS502
 - ACCESS AISLE MARKING - SEE DETAIL A2/CS502
 - HANDICAP SIGN - SEE DETAIL A1/CS502
 - RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.

SITE PLAN NOTES

- FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
- FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION.
- INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
- STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW), PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
- CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
- DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
- ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

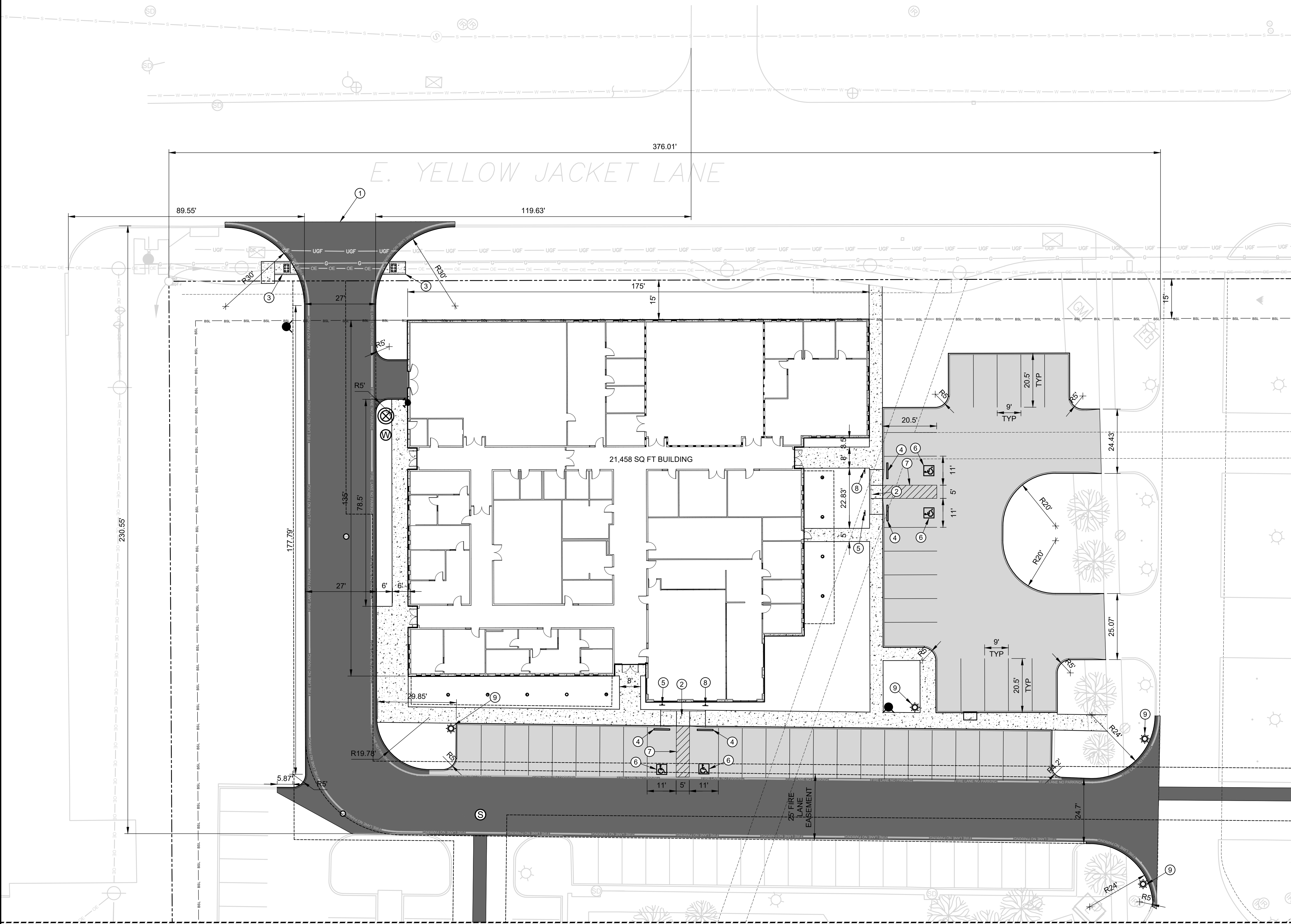
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

SIGNATURE BLOCK

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

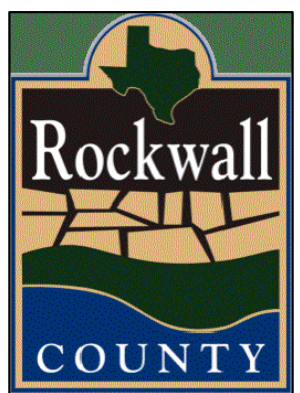
Planning & Zoning Commission, Chairman Director of Planning and Zoning



A1 SITE PLAN

1" = 20'

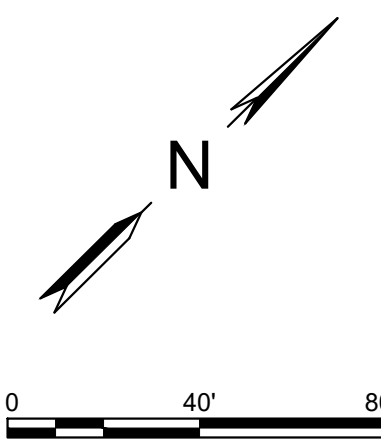
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CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

KEY PLAN



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Site Plan CS101B

| PARKING LOT COUNT | | |
|-------------------------|-----------|-----------|
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| TOTAL SPACES | 72 | 73 |

KEY NOTES

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 - STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
 - PARKING BLOCK - SEE DETAIL B3/CS501
 - HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
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 - ACCESS AISLE MARKING - SEE DETAIL A2/CS502
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- FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION.
- INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
- STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW), PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
- CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
- DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
- ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

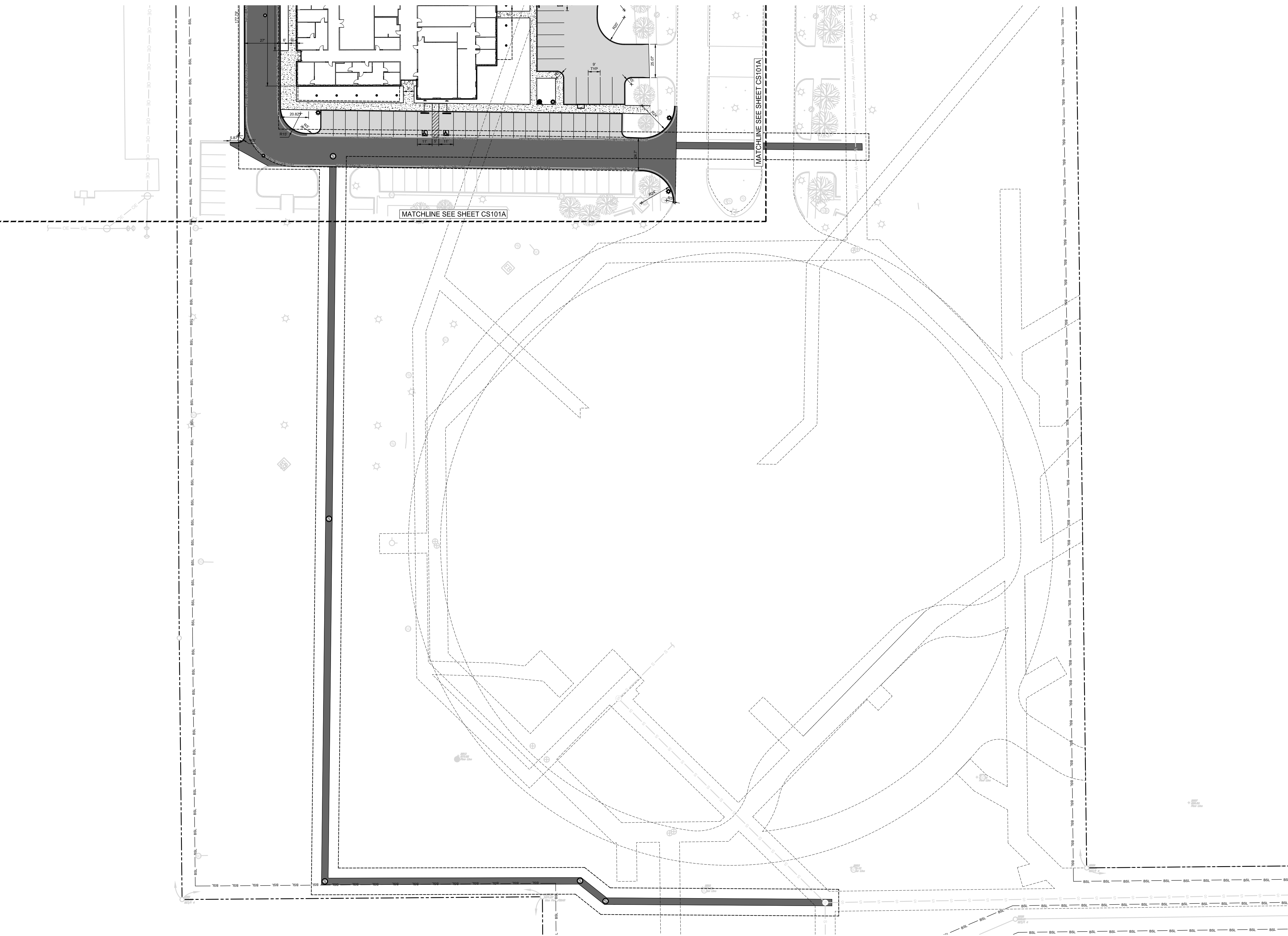
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- █ SIDEWALK - SEE DETAIL CS503
- █ 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- █ 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

SIGNATURE BLOCK

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

 Planning & Zoning Commission, Chairman Director of Planning and Zoning



A1 SITE PLAN
 1" = 40'



CLIENT
Rockwall County
1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

12/01/2023 Site Plan

DATE DESCRIPTION

CASE NUMBER: SP-2023-034

Exterior Elevations
A-201

GENERAL NOTES

- A. ALL ROOF MOUNTED EQUIPMENT TO BE MOUNTED ON "ROOF HIGH" LEVEL BEHIND STANDING SEAM ROOF PARAPET.
- B. ROOF PARAPET TO BE COMPLETELY ENCLOSED, AT UPPER/LOWER ROOFS. INTERIOR FACE OF ROOF HIGH PARAPET TO MATCH STUCCO ON EXTERIOR FACE.

KEY NOTES

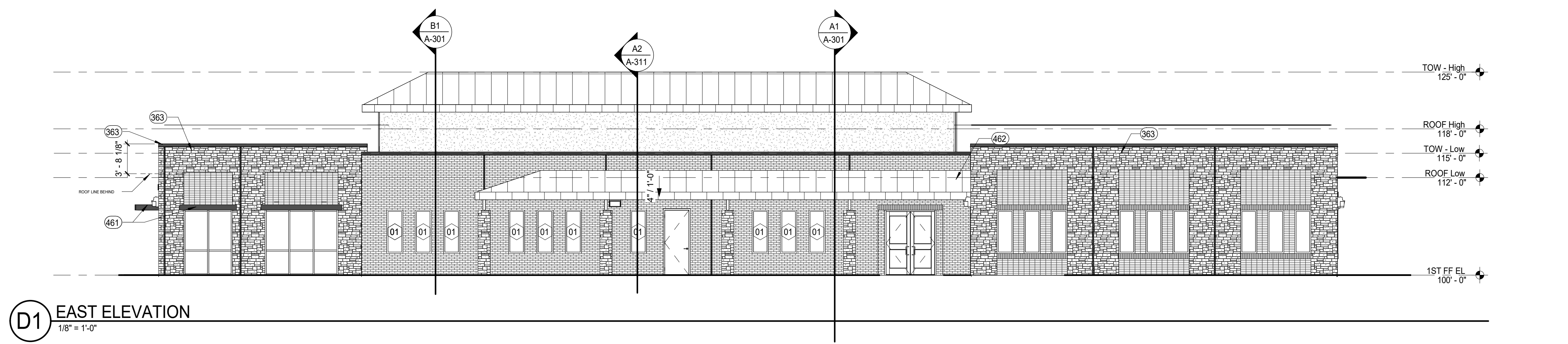
- AS INDICATED BY: #
- 363 PREFIN MTL COPING
 - 461 ALUMINUM CANOPY
 - 462 STANDING SEAM METAL CANOPY
 - 463 ROOF LINE BEHIND PARAPET/PARAPET HEIGHT
 - 836 ROOFTOP MECH EQUIP. SCREENED BEHIND ROOF

LEGEND

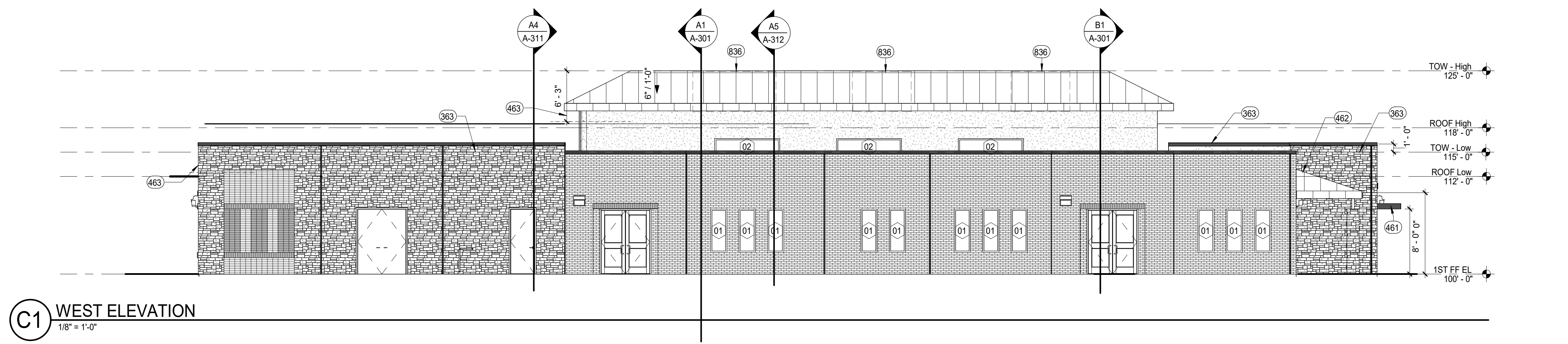
- ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Brick Type A - Acme Pacific Clay - Calico or comparable color
- ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Brick Type B - Acme Pacific Clay - Morro Rock or comparable color
- ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Ashlar pattern - Heritage Manor or comparable color
- CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color
- STUCCO
- Dryvit - 522 Lite Gray or comparable color
- STANDING SEAM METAL ROOF
- Awntech - Black k or comparable color
- GLAZING

FACADE SURFACE AREA

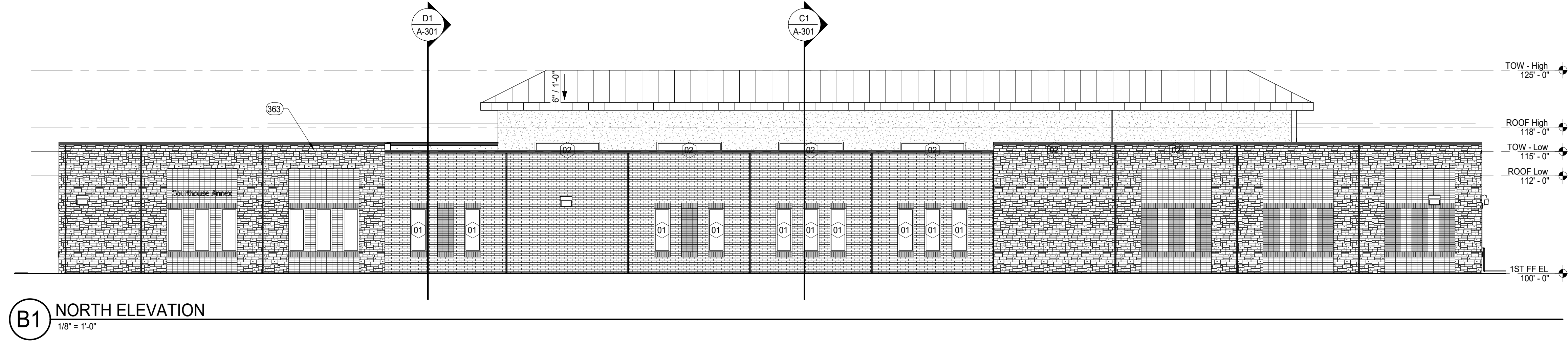
| | | | |
|---------------|--------------|-------------------|---------------|
| EAST: | Brick Type A | = 1,482 sf | (57.4%) |
| | Brick Type B | = 41 sf | (1.6%) |
| | Thin Stone | = 711 sf | (27.6%) |
| | Stucco | = 345 sf | (13.4%) |
| | Total | = 2,581 sf | (100%) |
| WEST: | Brick Type A | = 1,383 sf | (54%) |
| | Brick Type B | = 55 sf | (2.2%) |
| | Thin Stone | = 767 sf | (29.9%) |
| | Stucco | = 357 sf | (13.9%) |
| | Total | = 2,562 sf | (100%) |
| NORTH: | Brick Type A | = 1,307 sf | (40.4%) |
| | Brick Type B | = 422 sf | (13%) |
| | Thin Stone | = 1,021 sf | (31.5%) |
| | Stucco | = 489 sf | (15.1%) |
| | Total | = 3,239 sf | (100%) |
| SOUTH: | Brick Type A | = 1,667 sf | (52.9%) |
| | Brick Type B | = 10 sf | (.3%) |
| | Thin Stone | = 1,004 sf | (31.8%) |
| | Stucco | = 473 sf | (15%) |
| | Total | = 3,154 sf | (100%) |



D1 EAST ELEVATION
1/8" = 1'-0"



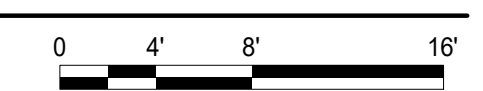
C1 WEST ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"



SIGNATURE BLOCK

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WITNESS OUR HANDS, this ___ day of _____, 2023.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



D1 3D View - SE
1" = 1'-0"



C1 3D View - SW
1" = 1'-0"



B1 3D View - NE
1" = 1'-0"



A1 3D View - NW
1" = 1'-0"

ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Chino or comparable color



ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Morro Rock or comparable color



ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Heritage Manor or comparable color



STUCCO
- Tremco - Dark Bronze or comparable color

STANDING SEAM METAL ROOF
Black or comparable color
FLAT ROOF BEHIND PARAPET
TPO - Light Gray or comparable color

A4 Materials
1" = 1'-0"

ROOM SCHEDULE

| Department | ROOM NUMBER | ROOM NAME | AREA |
|----------------------|-------------|-------------------|-----------|
| AUDITOR | 170 | CIRCULATION | 631 SF |
| AUDITOR | 172 | DIRECTOR | 199 SF |
| AUDITOR | 171 | MANAGER | 123 SF |
| AUDITOR | 173 | SUPERVISOR | 163 SF |
| AUDITOR | 174 | SUPERVISOR | 161 SF |
| AUDITOR | 170C | WORKSTATION | 64 SF |
| AUDITOR | 170A | WORKSTATION | 62 SF |
| AUDITOR | 170E | WORKSTATION | 64 SF |
| AUDITOR | 170D | WORKSTATION | 62 SF |
| AUDITOR | 170F | WORKSTATION | 61 SF |
| AUDITOR | 170B | WORKSTATION | 65 SF |
| CIRCULATION | 101 | CIRCULATION | 1,655 SF |
| CIRCULATION | 140 | CIRCULATION | 2,486 SF |
| CIRCULATION | 100 | ENTRY | 158 SF |
| COMMON/SUPPORT | 163 | BREAK ROOM | 3,192 SF |
| COMMON/SUPPORT | 105 | DATA | 498 SF |
| COMMON/SUPPORT | 141E | ELEC | 80 SF |
| COMMON/SUPPORT | 166 | ELECTRICAL | 132 SF |
| COMMON/SUPPORT | 141F | FIRE RISER | 124 SF |
| COMMON/SUPPORT | 106 | JAN | 64 SF |
| COMMON/SUPPORT | 161 | MAIL | 80 SF |
| COMMON/SUPPORT | 102 | MEETING | 215 SF |
| COMMON/SUPPORT | 103 | MEN'S RR | 191 SF |
| COMMON/SUPPORT | 121 | RESTROOM | 257 SF |
| COMMON/SUPPORT | 144 | STAFF RESTROOM | 76 SF |
| COMMON/SUPPORT | 143 | STAFF RESTROOM | 74 SF |
| COMMON/SUPPORT | 142 | WELLNESS ROOM | 75 SF |
| COMMON/SUPPORT | 104 | WOMEN'S RR | 91 SF |
| ELECTIONS | 150 | CIRCULATION | 251 SF |
| ELECTIONS | 154 | DIRECTOR | 2,208 SF |
| ELECTIONS | 151 | ELECTIONS STORAGE | 348 SF |
| ELECTIONS | 153 | SUPERVISOR | 196 SF |
| ELECTIONS | 152 | SUPERVISOR | 2,516 SF |
| ELECTIONS | 150C | WORKSTATION | 145 SF |
| ELECTIONS | 150D | WORKSTATION | 145 SF |
| ELECTIONS | 150E | WORKSTATION | 64 SF |
| ELECTIONS | 150A | WORKSTATION | 64 SF |
| ELECTIONS | 150B | WORKSTATION | 64 SF |
| ENVIRONMENTAL HEALTH | 130 | CIRCULATION | 64 SF |
| ENVIRONMENTAL HEALTH | 133 | DIRECTOR | 64 SF |
| ENVIRONMENTAL HEALTH | 132 | SUPERVISOR | 64 SF |
| ENVIRONMENTAL HEALTH | 131 | WORKSTATION | 64 SF |
| GIS | 135 | CIRCULATION | 643 SF |
| GIS | 137 | DIRECTOR | 133 SF |
| GIS | 136 | SUPERVISOR | 193 SF |
| INDIGENT HEALTH | 122 | CIRCULATION | 112 SF |
| INDIGENT HEALTH | 123 | DIRECTOR | 438 SF |
| INDIGENT HEALTH | 120 | LOBBY | 231 SF |
| INDIGENT HEALTH | 122S | STORAGE | 147 SF |
| INDIGENT HEALTH | 124 | WORKSTATION | 106 SF |
| MULTI-PURPOSE | 160S | CHAIR STORAGE | 87 SF |
| MULTI-PURPOSE | 160 | MULTI-PURPOSE | 107 SF |
| STORAGE | 134 | STORAGE | 679 SF |
| TAX OFFICE | 112 | BACK OF HOUSE | 174 SF |
| TAX OFFICE | 116 | DIRECTOR | 208 SF |
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| TAX OFFICE | 162 | RECEIVING | 128 SF |
| TAX OFFICE | 117 | STORAGE | 299 SF |
| TAX OFFICE | 114 | SUPERVISOR | 671 SF |
| TAX OFFICE | 113 | TRANSACTION DESKS | 162 SF |
| TAX OFFICE | 111 | TRANSACTION DESKS | 493 SF |
| TAX OFFICE | 110 | WAITING | 416 SF |
| VETERAN SERVICES | 125 | CIRCULATION | 1,141 SF |
| VETERAN SERVICES | 126 | DIRECTOR | 3,727 SF |
| Grand total: | | | 257 SF |
| | | | 203 SF |
| | | | 460 SF |
| | | | 19,896 SF |

SIGNATURE BLOCK

APPROVED:
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WITNESS OUR HANDS, this ___ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SALVADOR T. SANCHEZ, R.A., TEXAS LICENSE #29255. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PARKHILL

12/5/2023

Parkhill.com

Rockwall County Annex



CLIENT

Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.

11987.22

ROCKWALL COUNTY ANNEX

12/01/2023 Site Plan

DATE DESCRIPTION

CASE NUMBER: SP-2023-034

3D Views
A-900

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PARKHILL

12/5/2023

Parkhill.com

Rockwall County Annex



CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22



D1 3D View - SE
1" = 1'-0"



C1 3D View - SW
1" = 1'-0"

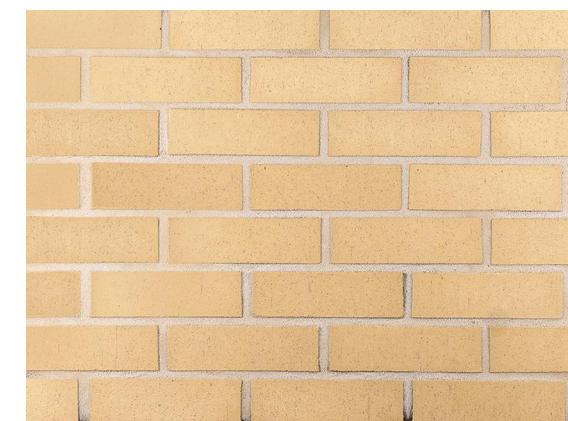


B1 3D View - NE
1" = 1'-0"



A1 3D View - NW
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ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
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FLAT ROOF BEHIND PARAPET
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| VETERAN SERVICES | 125 | CIRCULATION | 1,141 SF |
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| Grand total: | | | 257 SF |
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SIGNATURE BLOCK

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WITNESS OUR HANDS, this ___ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

3D Views
A-900

THIS DOCUMENT IS RELEASED ON NOVEMBER 7, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex



CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

KEY PLAN
 Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition Plat Cabinet "H" Slide 131 Case Number: SP2023-034 Proposed Land Use: Commercial

Designer Information:
 Name: Parkhill
 Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
 Phone Number: 972-987-1670

Owner Contact Information:
 Name: Rockwall County
 Address: 101 East Rusk Street, Rockwall, Texas, 75087
 Phone Number: 972-204-6000

| # | DATE | DESCRIPTION |
|---|------------|---------------------------|
| 2 | 11/07/2023 | Site Plan Re-Submittal #1 |
| 1 | 10/20/2023 | Site Plan Submittal |

Landscape Plan
LP101

| City of Rockwall Landscape Requirements | | | |
|---|--|--|--|
| ORD. REF. | DESCRIPTION | REQUIRED | PROVIDED |
| SEC 05.01.A | Required Landscaped Area | Limit of Construction Boundary = 78,645 S.F. REQUIRED: 20% = 15,729 S.F. | 31.4% (24,711 SF Provided) |
| SEC 05.01.B | Non-Residential Landscape Buffer | 10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery. | 15' wide landscape buffer w/ 30" height shrubbery, 16 Accent Trees. Exception requested to substitute 8 Canopy Trees for 8 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane. |
| SEC 05.03.E.1 | Interior Parking Lot Area Landscape Area | 5% of Parking Area = 18,006 SF x .05 = 901 SF | 16.1% (2,915 SF) |
| SEC 05.03.E.2 | Interior Parking Lot Area Trees | 1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = 3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees | |
| SEC 05.01.01.B | Impervious Area versus the Landscaped Area | Impervious Area: 53,934 SF Landscaped Area: 24,711 SF | |

GENERAL NOTES

- SEE SHEET LP102 FOR FULL PLANTING SCHEDULE.
- SEE SHEETS LD501-502 FOR PLANTING DETAILS.
- SEE SHEET LP102 FOR PLANTING GENERAL NOTES.
- FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

LANDSCAPE EXCEPTION REQUESTED TO SUBSTITUTE 8 ACCENT TREES FOR THE 8 CANOPY TREES REQUIRED ALONG EAST YELLOW JACKET LANE DUE TO THE EXISTING OVERHEAD POWER LINE IN RIGHT OF WAY. THE TWO PROPOSED COMPENSATORY MEASURES INCLUDE:

- 15-FOOT WIDE LANDSCAPE BUFFER PROVIDED ALONG EAST YELLOW JACKET LANE INSTEAD OF THE ORDINANCE REQUIRED 10-FOOT WIDE BUFFER.
- 31.4% (2,711 SF) OF REQUIRED LANDSCAPE AREA PROVIDED INSTEAD OF THE ORDINANCE REQUIRED 20% (15,729 SF).

KEY NOTES

AS INDICATED BY: (00)

- 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
- LANDSCAPE EDGE PER C5/LD501.
- EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
- PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.

LEGEND

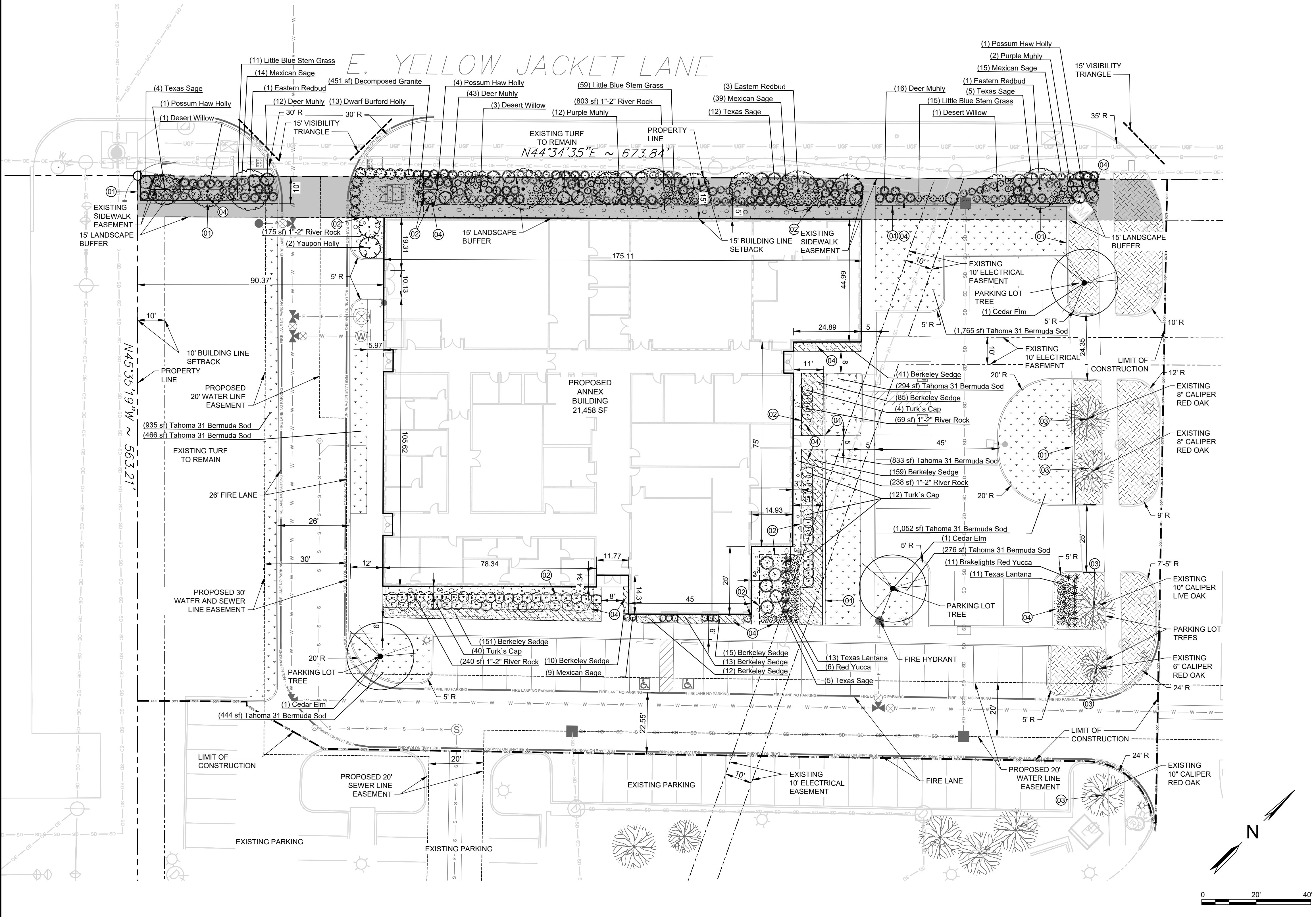
NON RESIDENTIAL LANDSCAPE BUFFER:
 15' WIDE PROVIDED ALONG E YELLOW JACKET LANE

SIGNATURE BLOCK

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 WITNESS OUR HANDS, this ___ day of _____, 2023.

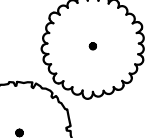
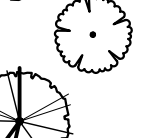

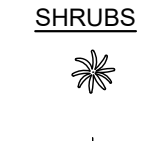
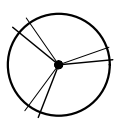
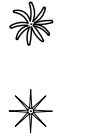
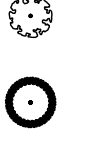


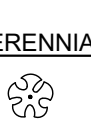



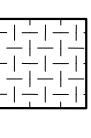
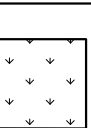


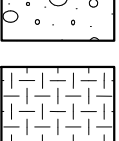
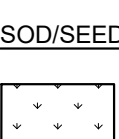

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

| ABBREVIATED PLANT SCHEDULE | | |
|----------------------------|----------|--|
| ACCENT TREES | QTY | COMMON / BOTANICAL NAME |
| | 5 | DESERT WILLOW CHILOPSIS LINEARIS |
| | 5 | EASTERN REDBUD CERCIS CANADENSIS |
| | 2 | YAUPON HOLLY ILEX VOMITORIA |
| | 6 | POSSUM HAW HOLLY ILEX DECIDUA |
| CANOPY TREES | | |
| | 3 | CEDAR ELM ULMUS CRASSIFOLIA |
| SHRUBS | | |
| | 6 | RED YUCCA HESPERALOE PARVIFLORA |
| | 11 | BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA 'BRAKELIGH' |
| | 13 | DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDI NANA' |
| | 26 | TEXAS SAGE LEUCOPHYLLUM LANGMANIAE 'LYNN'S' |
| | 77 | MEXICAN SAGE SALVIA LEUCANTHA |
| ORNAMENTAL GRASSES | | |
| | 71 | DEER MUHLY MUHLENBERGIA RIGENS |
| | 14 | PURPLE MUHLY MUHLENBERGIA RIGIDA 'NASHVILLE' TM |
| | 85 | LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM |
| PERENNIALS | | |
| | 24 | TEXAS LANTANA LANTANA URTICOIDES |
| | 56 | TURK'S CAP MALVAVISCUS DRUMMONDII |
| ORNAMENTAL GRASS AREA | | |
| | 486 | BERKELEY SEDGE CAREX DIVULSA |
| GROUND COVERS | | |
| | 451 SF | DECOMPOSED GRANITE DECOMPOSED GRANITE |
| | 1,525 SF | 1"-2" RIVER ROCK 1"-2" RIVER ROCK |
| | 5,141 SF | SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH |
| SOD/SEED | | |
| | 6,065 SF | TAHOMA 31 BERMUDA SOD CYNODON DACTYLON 'TAHOMA 31' |
| | 3,380 SF | EXISTING PLANTING BED EXISTING PLANTING BED |



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PLANT SCHEDULE

| <u>ACCENT TREES</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>CONTAINER SIZE</u> | <u>CALIPER</u> | <u>SIZE</u> |
|---|------------|-------------------------|---|-----------------------|----------------|-------------|
|  | 5 | DESERT WILLOW | CHILOPSIS LINEARIS | 25 GAL | 2" CAL | 6' - 8' HT |
|  | 5 | EASTERN REDBUD | CERCIS CANADENSIS | 25 GAL | 2" CAL | 6' - 8' HT |
|  | 2 | YAUPON HOLLY | ILEX VOMITORIA | 15 GAL | N/A | 6' HT. |
|  | 6 | POSSUM HAW HOLLY | ILEX DECIDUA | 15 GAL | N/A | 6' HT. |
| <u>CANOPY TREES</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>CONTAINER SIZE</u> | <u>CALIPER</u> | <u>SIZE</u> |
|  | 3 | CEDAR ELM | ULMUS CRASSIFOLIA | B & B | 4" CAL | 12'-14' HT. |
| <u>SHRUBS</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>CONT</u> | <u>SIZE</u> | |
|  | 6 | RED YUCCA | HESPERALOE PARVIFLORA | 5 GAL | | |
|  | 11 | BRAKELIGHTS RED YUCCA | HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM | 5 GAL | | |
|  | 13 | DWARF BURFORD HOLLY | ILLEX CORNUTA 'BURFORDII NANA' | 7 GAL | 30" HT. | |
|  | 26 | TEXAS SAGE | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' | 7 GAL | 30" HT. | |
|  | 77 | MEXICAN SAGE | SALVIA LEUCANTHA | 5 GAL | | |
| <u>ORNAMENTAL GRASSES</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>CONT</u> | <u>SIZE</u> | |
|  | 71 | DEER MUHLY | MUHLENBERGIA RIGENS | 5 GAL | | |
|  | 14 | PURPLE MUHLY | MUHLENBERGIA RIGIDA 'NASHVILLE' TM | 5 GAL | | |
|  | 85 | LITTLE BLUE STEM GRASS | SCHIZACHYRIUM SCOPARIUM | 5 GAL | | |
| <u>PERENNIALS</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>CONT</u> | <u>SIZE</u> | |
|  | 24 | TEXAS LANTANA | LANTANA URTICOIDES | 1 GAL. | | |
|  | 56 | TURK'S CAP | MALVAVISCUS DRUMMONDII | 1 GAL. | | |
| <u>ORNAMENTAL GRASS AREA</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>CONT</u> | <u>SIZE</u> | |
|  | 486 | BERKELEY SEDGE | CAREX DIVULSA | 1 GAL | | |
| <u>GROUND COVERS</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>CONT</u> | <u>SIZE</u> | |
|  | 451 SF | DECOMPOSED GRANITE | DECOMPOSED GRANITE | 3" DEPTH | | |
|  | 1,525 SF | 1"-2" RIVER ROCK | 1"-2" RIVER ROCK | 4" DEPTH | | |
|  | 5,141 SF | SHREDDED HARDWOOD MULCH | SHREDDED HARDWOOD MULCH | 3" DEPTH | | |
| <u>SOD/SEED</u> | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>CONT</u> | <u>SIZE</u> | |
|  | 6,065 SF | TAHOMA 31 BERMUDA SOD | CYNODON DACTYLON 'TAHOMA 31' | SOLID SOD | | |

PLANTING GENERAL NOTES

- A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
- B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
- C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
- E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
- F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
- G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
- H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
- J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.
- K. IF ANY SOURCE OF PLANTS IS LOCATED FURTHER THAN 30 MILES FROM THE PROJECT SITE THE CONTRACTOR WILL BE REQUIRED TO PAY TIME AND TRAVEL EXPENSES INCURRED BY THE PROJECT LANDSCAPE ARCHITECT.
- L. AT THE OPTION OF THE LANDSCAPE ARCHITECT, PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR APPROVAL.
- M. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
- N. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
- O. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
- P. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.
- Q. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.
- R. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
- S. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
- T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
- U. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
- V. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
- W. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- X. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
- Y. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
- Z. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTALLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
- AA. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.

SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, 2023.
WITNESS OUR HANDS, this ___ day of _____, 2023.

Planning & Zoning Commission, Chairman

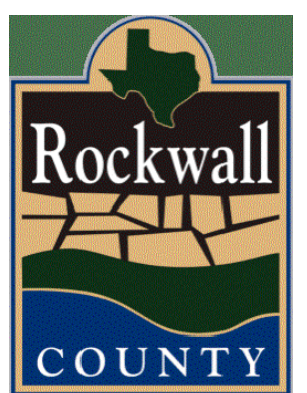
Director of Planning and Zoning



THIS DOCUMENT IS RELEASED ON NOVEMBER 7, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex



CLIENT

Rockwall County
1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: SP2023-034
Proposed Land Use: Commercial

Designer Information:

Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information

Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

| | | |
|---|------------|---------------------------|
| 2 | 11/07/2023 | Site Plan Re-Submittal #1 |
| 1 | 10/20/2023 | Site Plan Submittal |

DATE DESCRIPTION

Planting Notes & Schedule LP102

SIGNATURE BLOCK

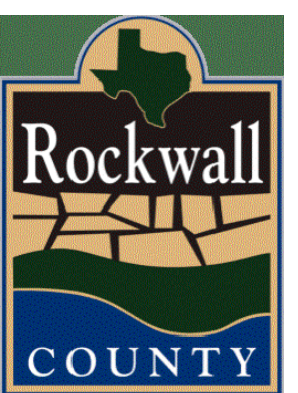
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, 2023.
 WITNESS OUR HANDS, this ___ day of _____, 2023.

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

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Rockwall County Annex



CLIENT
 Rockwall County
 1111 E Yellowjacket Lane
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* AFTER PLANTING, PRUNE ONLY CROSSING BRANCHES, BROKEN BRANCHES, DEAD BRANCHES AND/OR BRANCHES THAT POSE A HAZARD TO PARK USERS/PEDESTRIANS OR CLEARANCE OBSTRUCTIONS AT PARKING AND ALONG ROADWAYS.

TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE ROOT FLARE IS NOT VISIBLE WILL BE REJECTED.

ROOT ANCHOR BY TREE STAKE SOLUTIONS, PROVIDE AND INSTALL THE APPROPRIATE SIZE ROOT ANCHOR AS RECOMMENDED BY THE MANUFACTURER. CONTACT 903-676-6143

1/2 ROOT BALL WIDTH (MINIMUM)

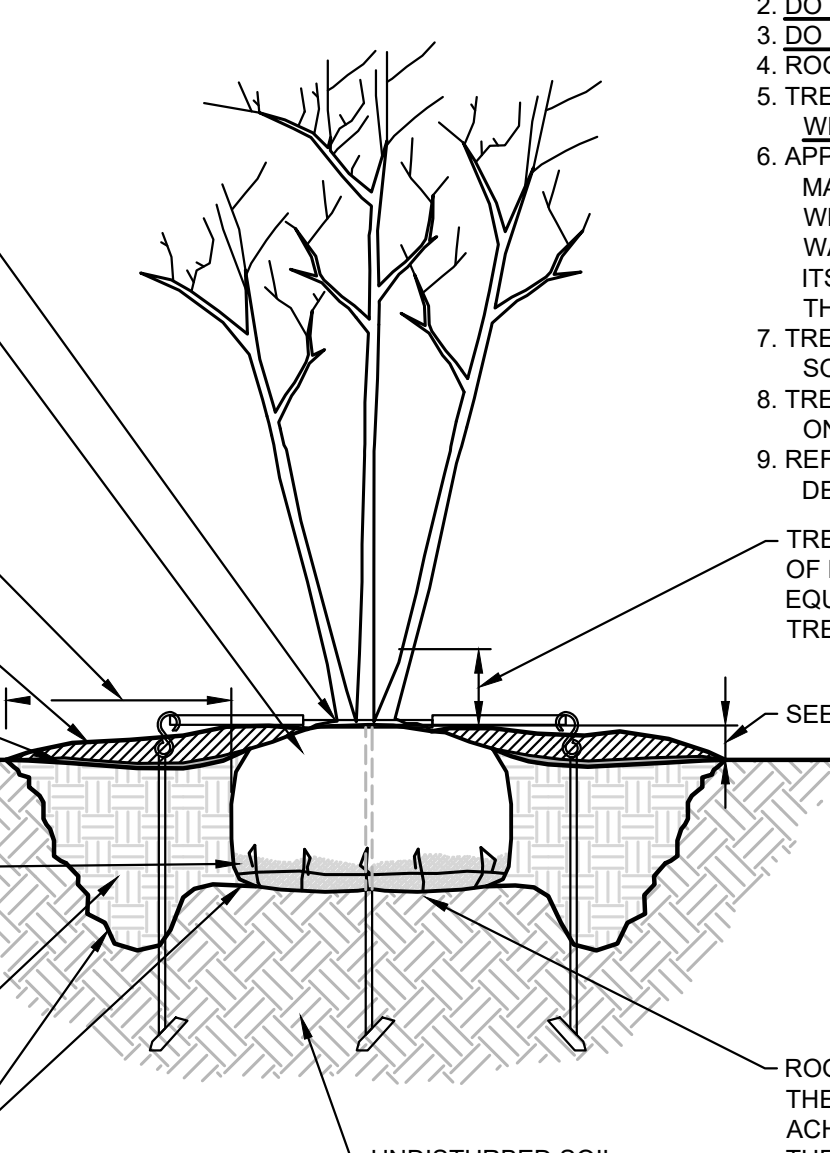
3" HARDWOOD MULCH AS SPEC'D. MULCH SHALL NOT BE PILED AROUND TRUNK, ROOT FLARE SHALL BE VISIBLE.

1" COMPOST, AS SPEC'D.

CUT AWAY AND REMOVE ALL GALVANIZED WIRE BASKET, TWINE, ROPE AND BURLAP FROM THE TOP TWO-THIRDS OF THE ROOT BALL BEFORE BACKFILLING THE PLANTING PIT. ALL TWINE, ROPE AND BURLAP MUST BE BIODEGRADABLE.

BACKFILL PLANTING PIT WITH NATIVE SOIL. MIX SOIL THOROUGHLY PRIOR TO BACKFILLING. SATURATE WITH WATER TO ELIMINATE VOIDS AND ENSURE FULL CONTACT WITH ROOT BALL.

SCARIFY BOTTOM AND SIDES OF PLANTING PIT. PLANTING PIT DEPTH TO BE 2" LESS THAN THE DEPTH OF THE ROOT BALL.



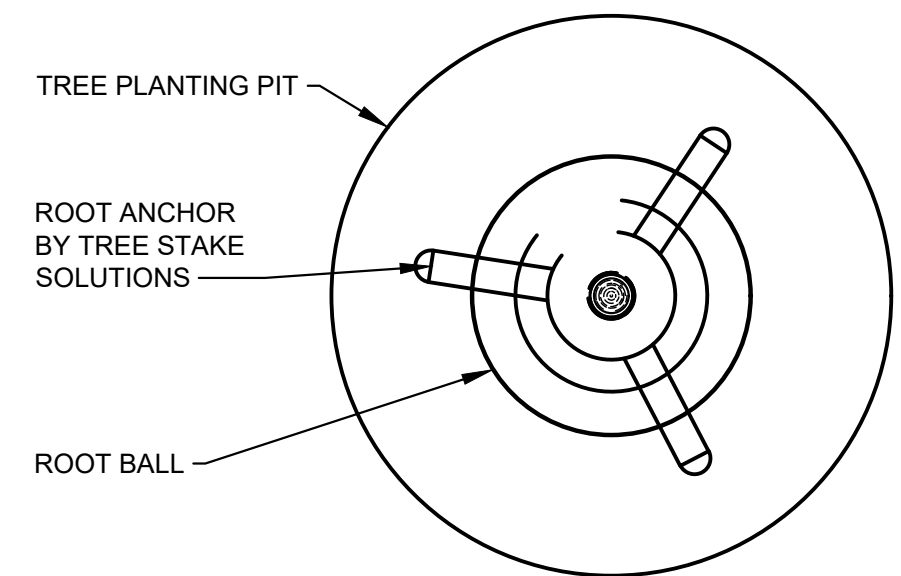
NOTES:

1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

TREE CALIPER MEASURED ABOVE TOP OF ROOT BALL (6" FOR TREES LESS OR EQUAL TO 4" CALIPER AND 12" FOR TREES GREATER THAN 4" CALIPER).

SEE NOTE #1.

ROOT BALL TO BE PLACED ON UNDISTURBED SOIL. IF THE PLANTING PIT IS OVER-EXCAVATED, ADD FILL TO ACHIEVE THE PROPER PLANTING DEPTH AND TAMP THE SOIL TO COMPACT PRIOR TO PLANTING.



PLAN VIEW

INCORRECT SOIL LEVEL (REMOVE SOIL TO PROPER LEVEL WITH AN AIR SPADE TAKING CARE NOT TO DAMAGE ROOTS)

ROOT FLARE

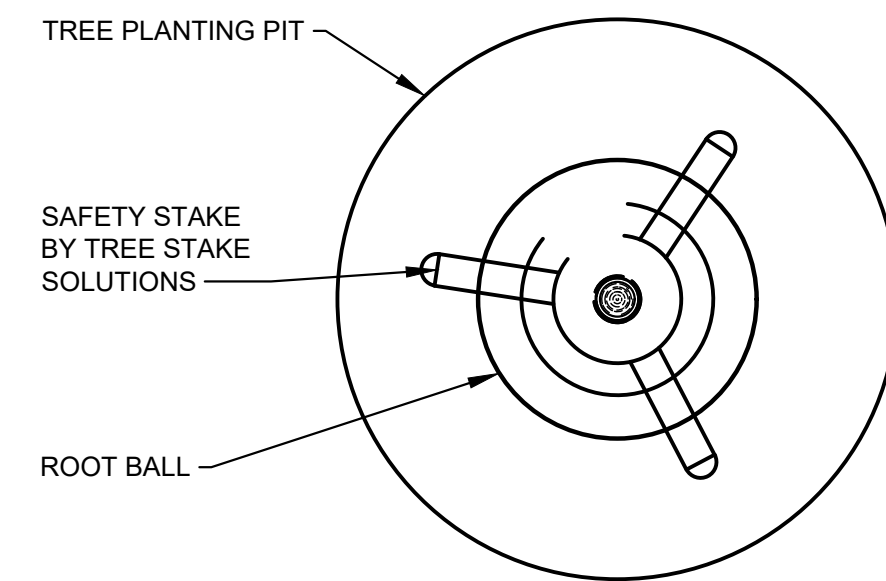
PROPER SOIL LEVEL

EXPOSED COVERED ROOT FLARE

L_PLANTING_TREE_MULTITRUNK

C1 MULTI-TRUNK TREE PLANTING AND ANCHORING

1/2"=1'-0"



PLAN VIEW

* AFTER PLANTING, PRUNE ONLY CROSSING BRANCHES, BROKEN BRANCHES, DEAD BRANCHES AND/OR BRANCHES THAT POSE A HAZARD TO PARK USERS/PEDESTRIANS OR CLEARANCE OBSTRUCTIONS AT PARKING AND ALONG ROADWAYS.

TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE ROOT FLARE IS NOT VISIBLE WILL BE REJECTED.

SAFETY STAKE BY TREE STAKE SOLUTIONS, PROVIDE AND INSTALL THE APPROPRIATE SIZE SAFETY STAKE AS RECOMMENDED BY THE MANUFACTURER. CONTACT 903-676-6143 (ALSO, SEE PLAN VIEW ABOVE)

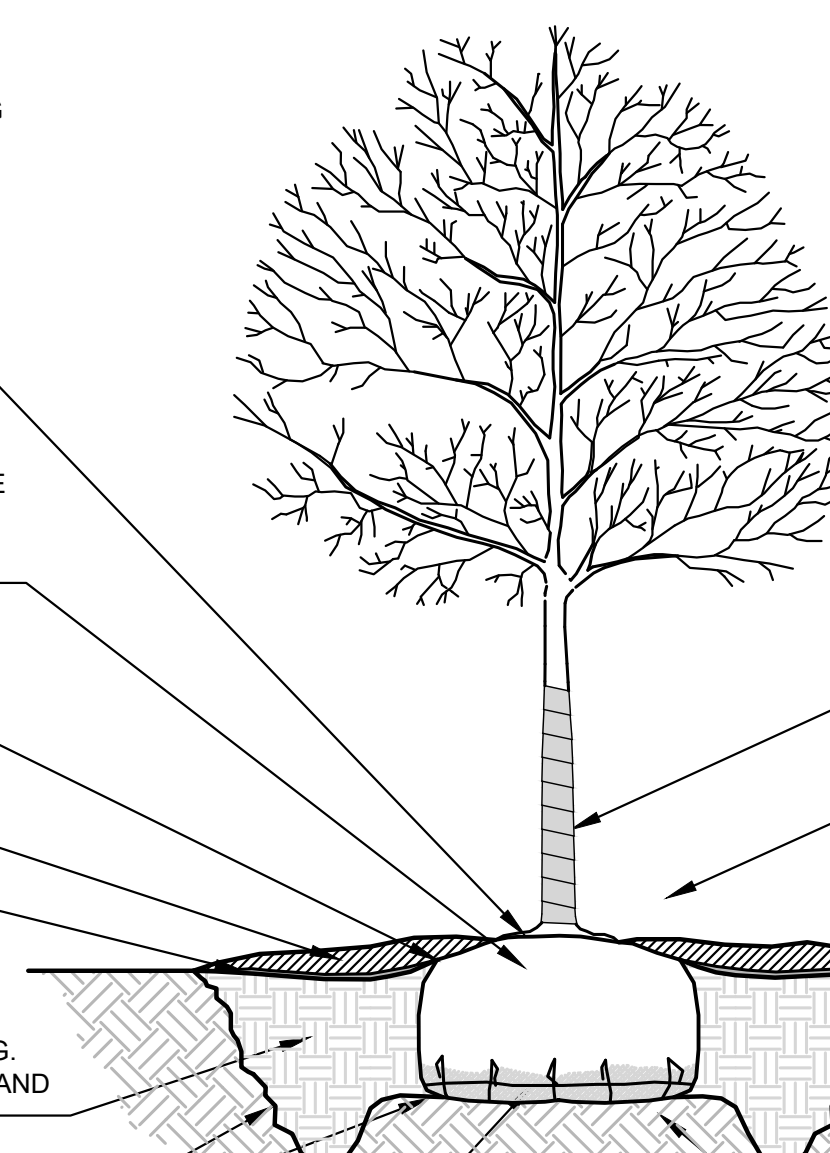
1/2 ROOT BALL WIDTH (MINIMUM)

3" SHREDDED HARDWOOD MULCH. MULCH SHALL NOT BE PILED AROUND TRUNK, ROOT FLARE SHALL BE VISIBLE.

1" COMPOST, AS SPEC'D.

BACKFILL PLANTING PIT WITH NATIVE SOIL. MIX SOIL THOROUGHLY PRIOR TO BACKFILLING. SATURATE WITH WATER TO ELIMINATE VOIDS AND ENSURE FULL CONTACT WITH ROOT BALL.

SCARIFY BOTTOM AND SIDES OF PLANTING PIT. PLANTING PIT DEPTH TO BE 2" LESS THAN THE DEPTH OF THE ROOT BALL.



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CLARK'S TREE WRAP AS SPEC'D, OR APPROVED EQUAL, SEE NOTE #6 FOR MORE INFORMATION.

TREE CALIPER MEASURED ABOVE TOP OF ROOT BALL (6" FOR TREES LESS OR EQUAL TO 4" CALIPER AND 12" FOR TREES GREATER THAN 4" CALIPER).

SEE NOTE #1.

NOTES:
 1. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SITE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.

ROOT BALL TO BE PLACED ON UNDISTURBED SOIL. IF THE PLANTING PIT IS OVER-EXCAVATED, ADD FILL TO ACHIEVE THE PROPER PLANTING DEPTH AND TAMP THE SOIL TO COMPACT PRIOR TO PLANTING.

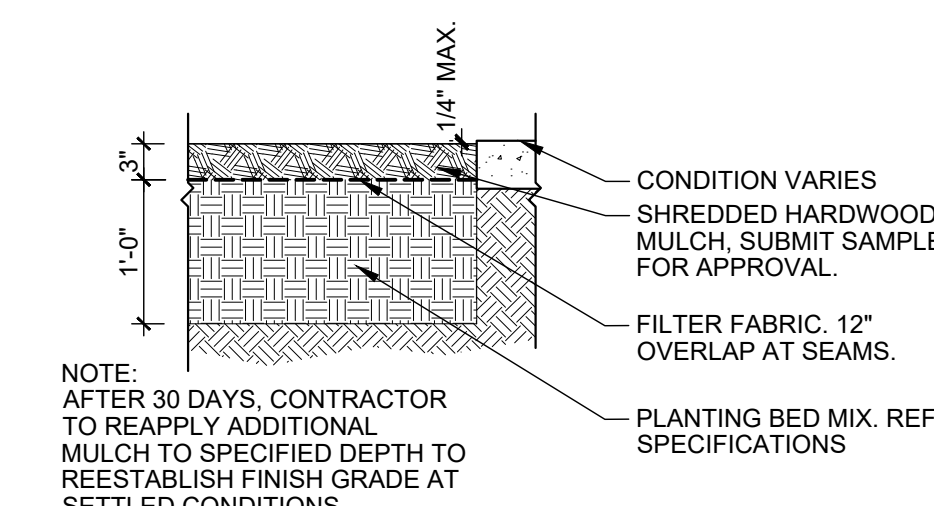
EXPOSED COVERED ROOT FLARE

L_PLANTING_TREE_STANDARD

A1 TREE PLANTING AND STAKING

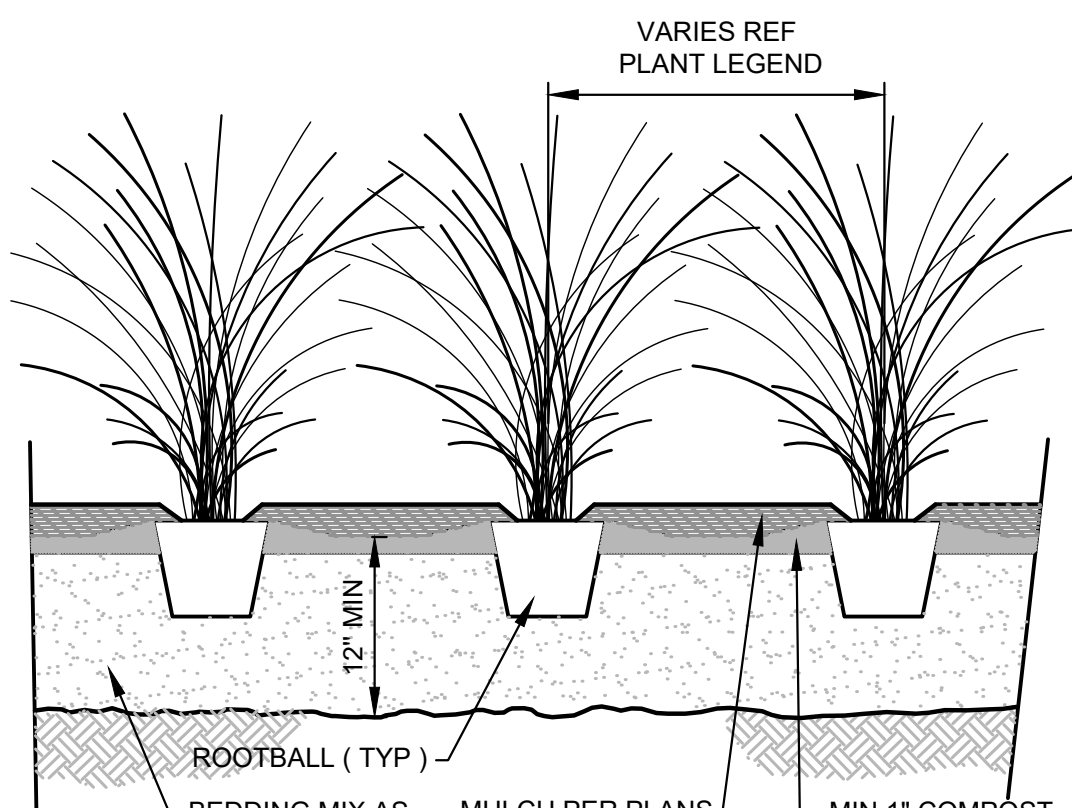
1/2"=1'-0"

L_PLANTING_TREE_STANDARD



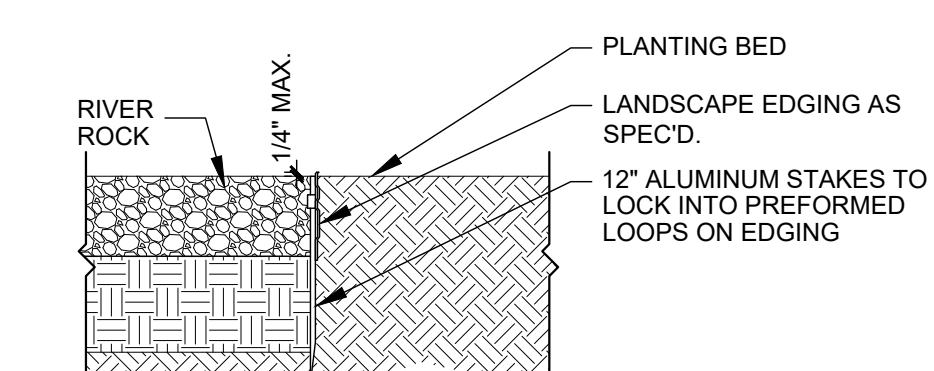
D4 MULCH

3/4"=1'-0" L_MULCH



C4 ORNAMENTAL GRASS PLANTING

1"=1'-0" L_ORNAMENTAL_GRASS_PLANTING

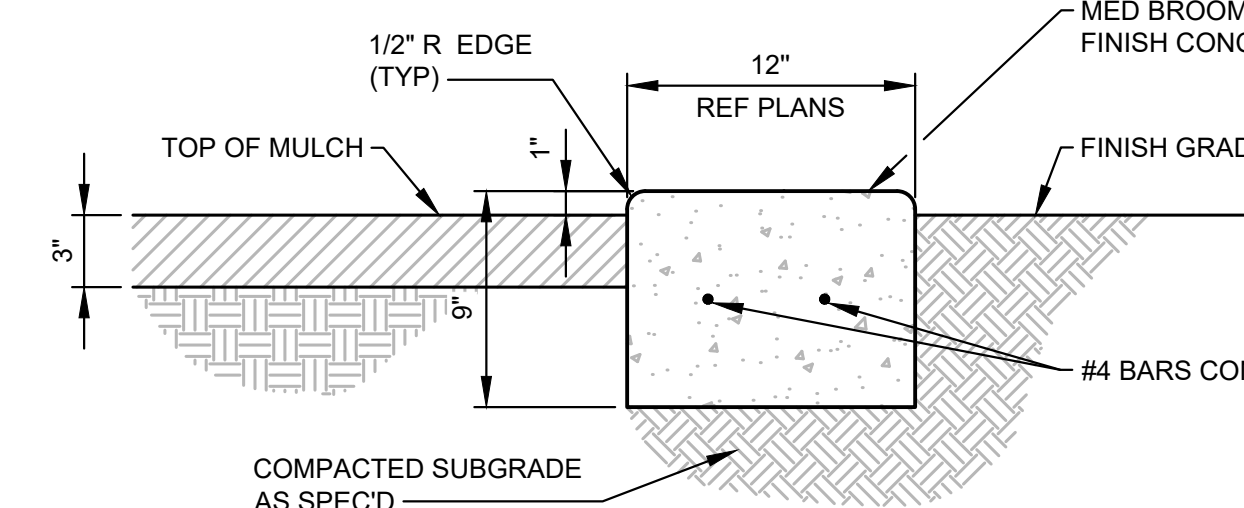


C5 LANDSCAPE EDGE

1"=1'-0" LNSCPE_EDGE

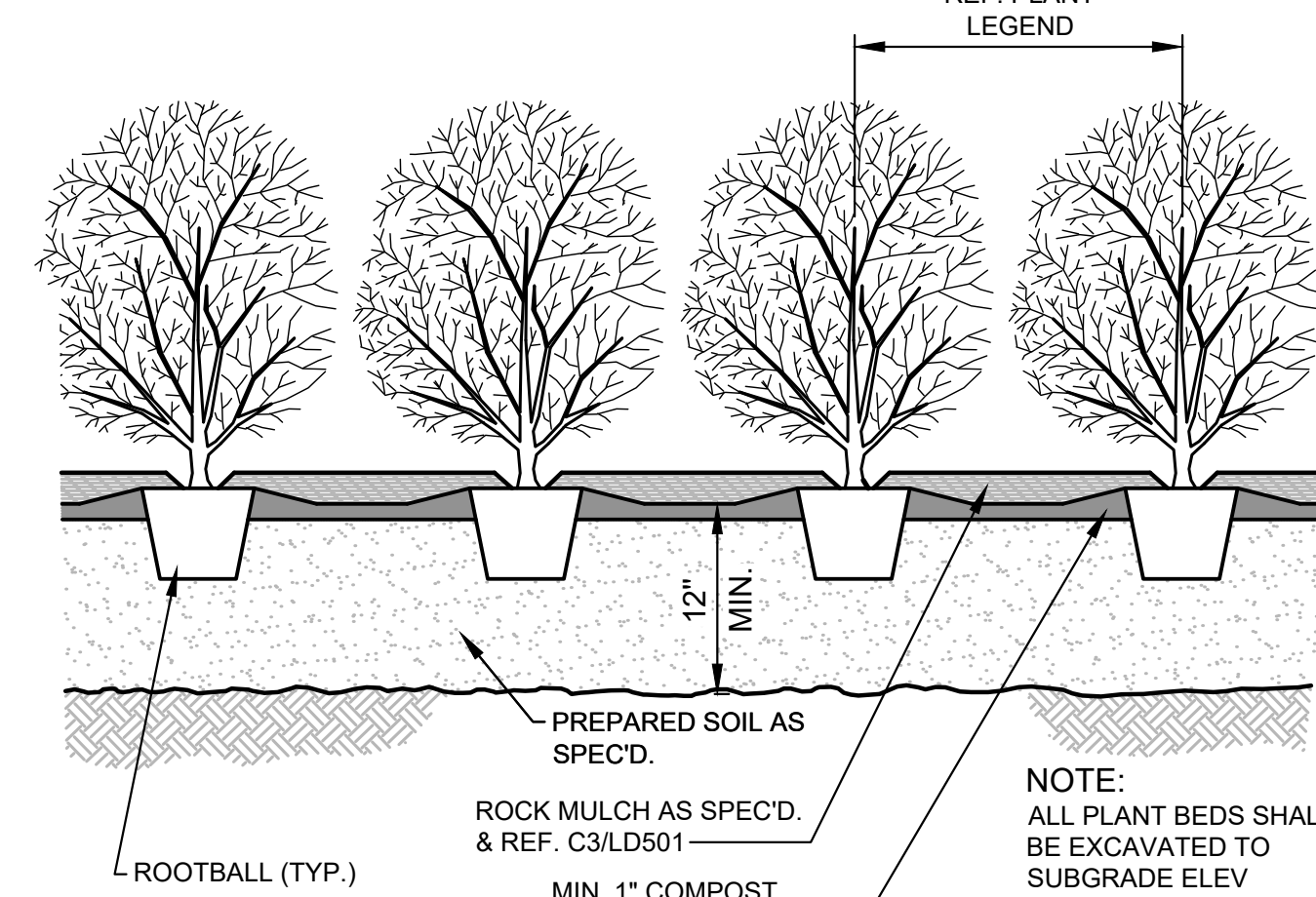
NOTE:

- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC
- DOWELED EXPANSION JOINTS TO BE 50' OC, AND AT ENDS
- DOWELED EXPANSION JOINTS TO BE 12" L/W #4 SMOOTH BAR DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2" PREMOULDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT SEALER ABOVE.
- CONTRACTOR SHALL STAKE LAYOUT OF EDGING FOR APPROVAL BY ARCHITECT / ENGINEER



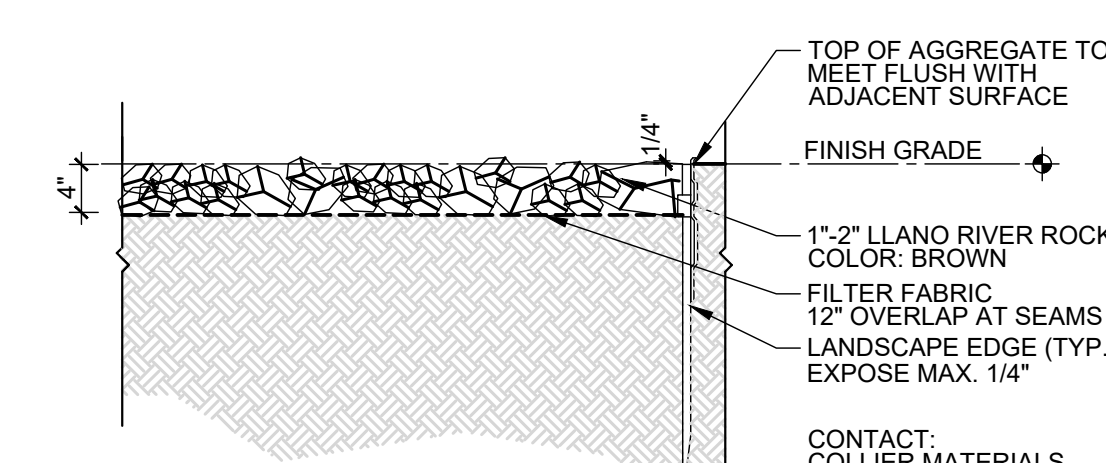
B4 12" CONCRETE LANDSCAPE EDGE

1 1/2" = 1'-0" PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



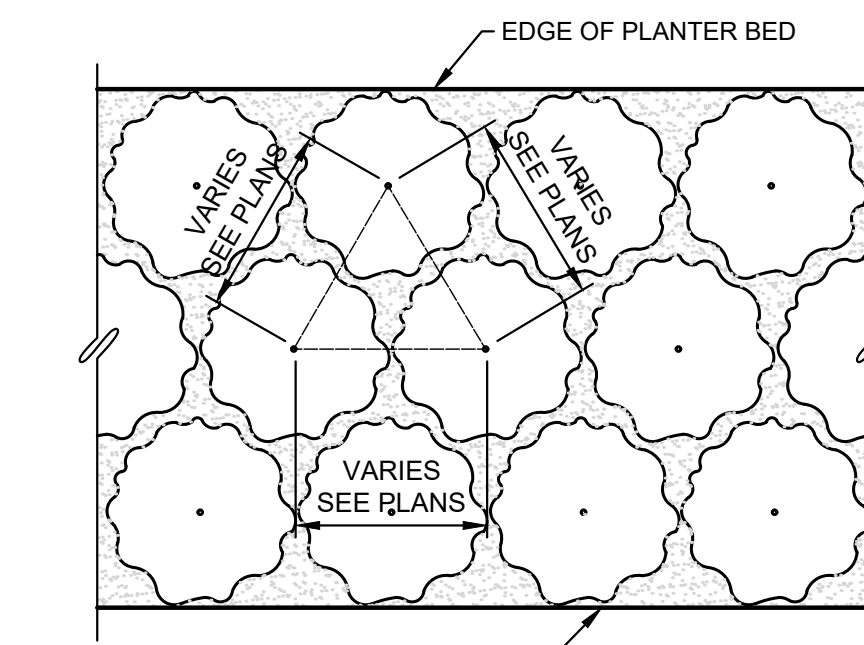
B3 SHRUB PLANTING

1"=1'-0" L_PLANTING_SHRUB



A3 RIVER ROCK - 1-2"

3/4"=1'-0" RRCK



A4 PLANT LAYOUT

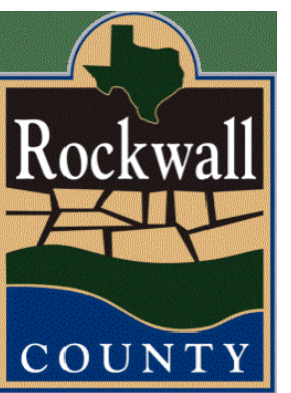
1/2"=1'-0" L_PLANT_LAYOUT

SIGNATURE BLOCK

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



CLIENT

Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: SP2023-034
Proposed Land Use: Commercial

Designer Information:

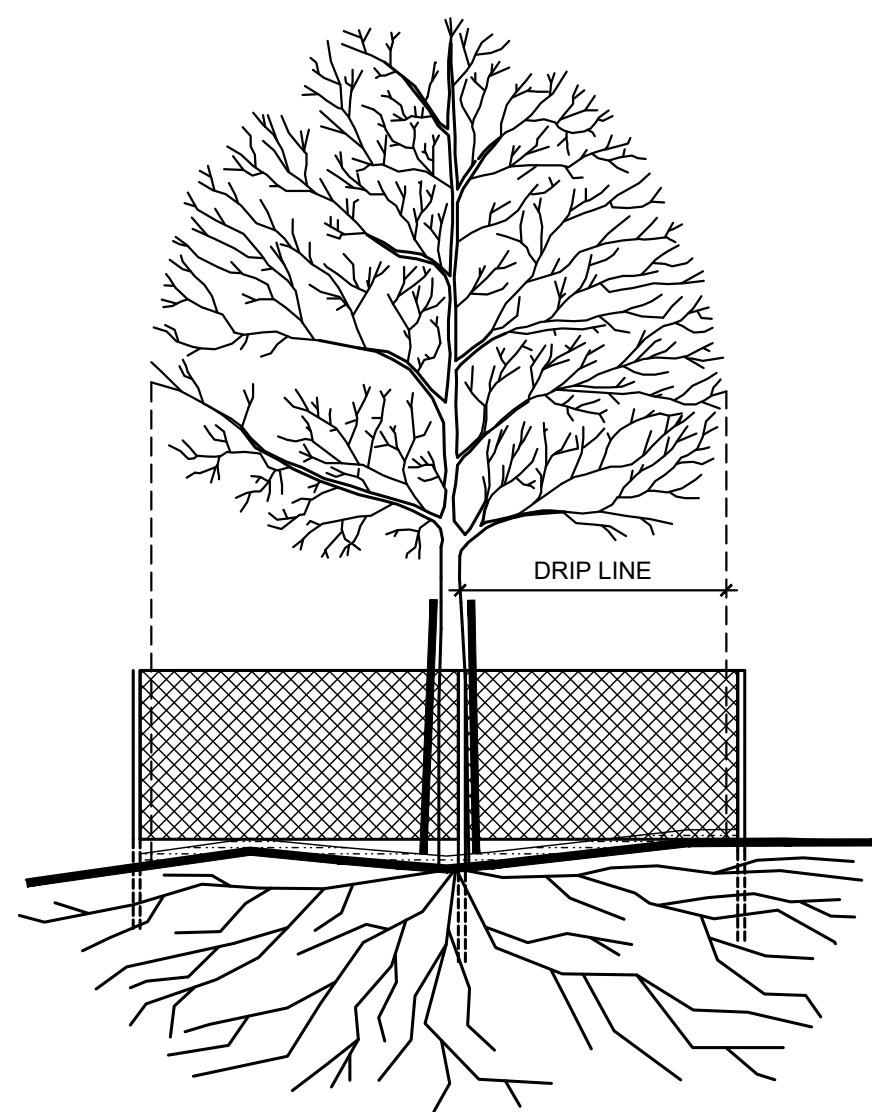
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information

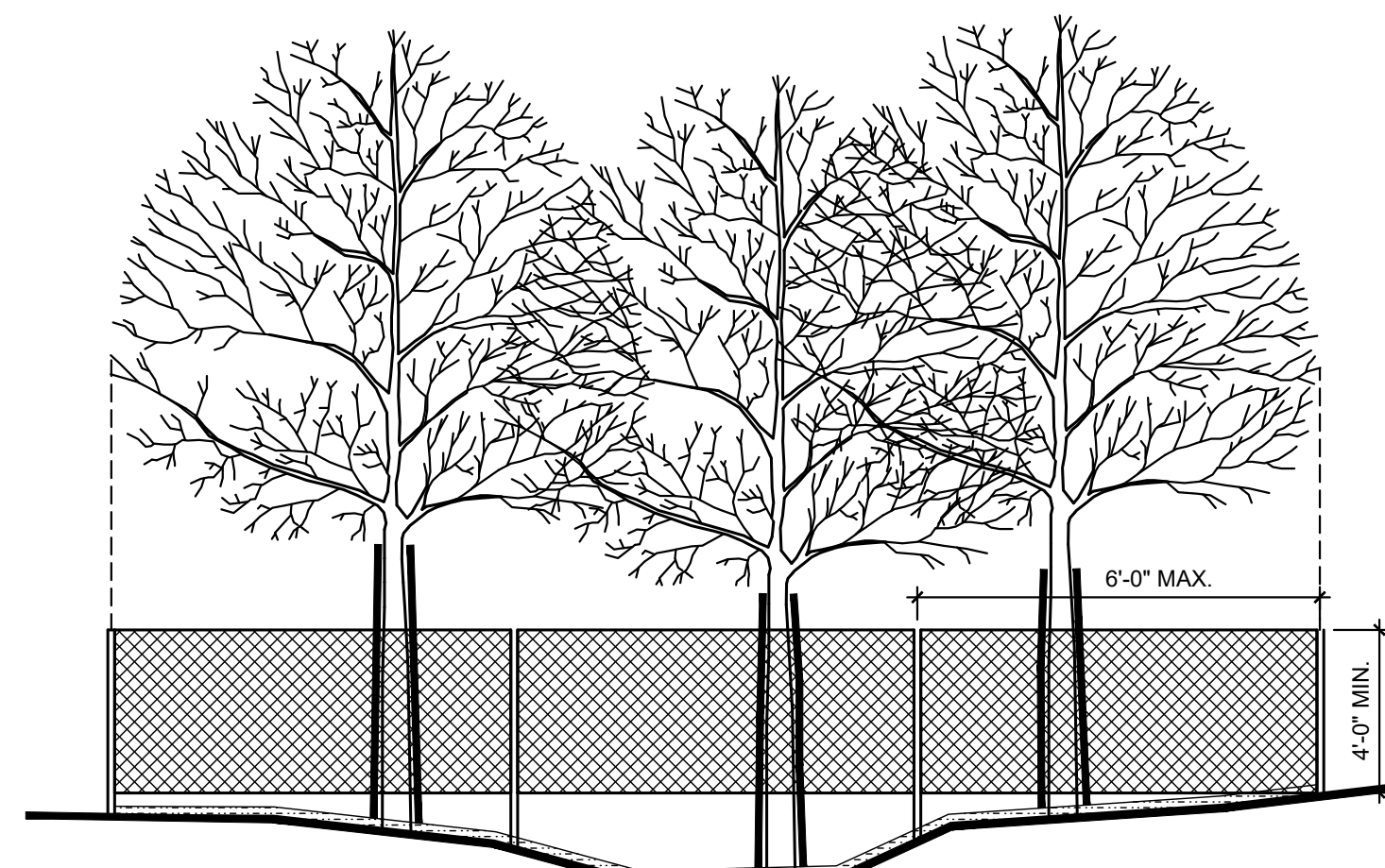
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

| | | |
|---|------------|---------------------------|
| 2 | 11/07/2023 | Site Plan Re-Submittal #1 |
| 1 | 10/20/2023 | Site Plan Submittal |
| # | DATE | DESCRIPTION |

SINGLE TREE



TREE CLUSTER



***THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY TREES TO REMAIN.**

- MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
- TREE ATTACHMENTS:** NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- VEHICULAR TRAFFIC:** NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
- GRADE CHANGES:** PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
- IMPERVIOUS PAVING:** NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
- ROOT PRUNING:** ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

***CRITICAL ROOT ZONE:**

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

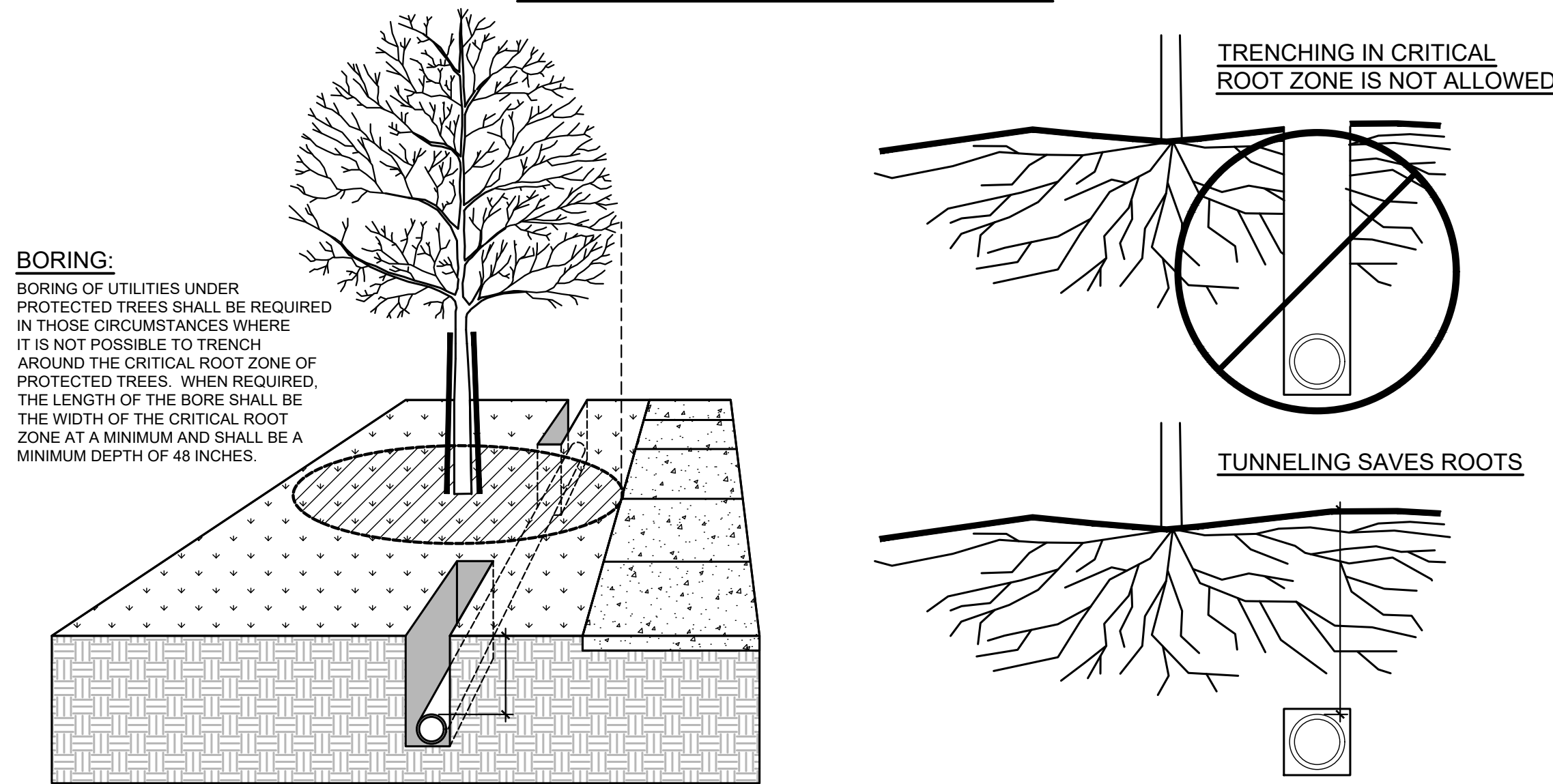
PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

TREE PROTECTION NOTES

- THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
- TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.
- TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

TREE TRENCHING AND TUNNELING

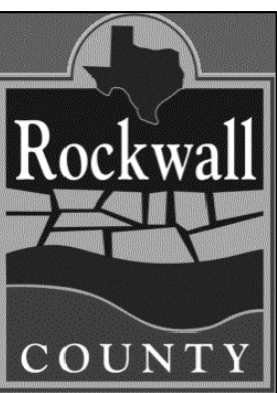


BORING:

BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN THOSE CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF PROTECTED TREES. WHEN REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF 48 INCHES.

TREE TRENCHING AND TUNNELING NOTES

- IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY; AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.
- WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.



CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

KEY PLAN
 Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
 Plat Cabinet "H" Slide 131
 Case Number: N/A
 Proposed Land Use: Commercial

Designer Information:
 Name: Parkhill
 Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
 Phone Number: 972-987-1670

Owner Contact Information
 Name: Rockwall County
 Address: 101 East Rusk Street, Rockwall, Texas, 75087
 Phone Number: 972-204-6000

| Symbol | Label | Image | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|-------|----------|-------------------|-------------------------|---|--------------|-----------------|-------------------|---------|
| | W1 | | 1 | Lithonia Lighting | WST LED P3 40K VF MVOLT | WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT | 1 | 6609 | 0.8 | 50 |
| | W2 | | 2 | Lithonia Lighting | WST LED P1 40K Mvolt | WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts | 1 | 1568 | 0.8 | 11.47 |
| | C/CE | | 10 | Lithonia Lighting | LDN6 40/07 L06AR LD | 6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180 | 1 | 679 | 0.8 | 8.91 |
| | AA | | 1 | Lithonia Lighting | ESX1 LED P3 40K R5 | ESX LED Area Luminaire Size 1 P3 Lumen Package 4000K CCT Type R5 Distribution | 1 | 21680 | 0.8 | 146.35 |

| PARKING LOT COUNT | | |
|-------------------------|-----------|-----------|
| | REQUIRED | PROVIDED |
| EXISTING REGULAR SPACES | N/A | 29 |
| PROPOSED REGULAR SPACES | 15 | 40 |
| ACCESSIBLE SPACES | 3 | 4 |
| TOTAL SPACES | 72 | 73 |

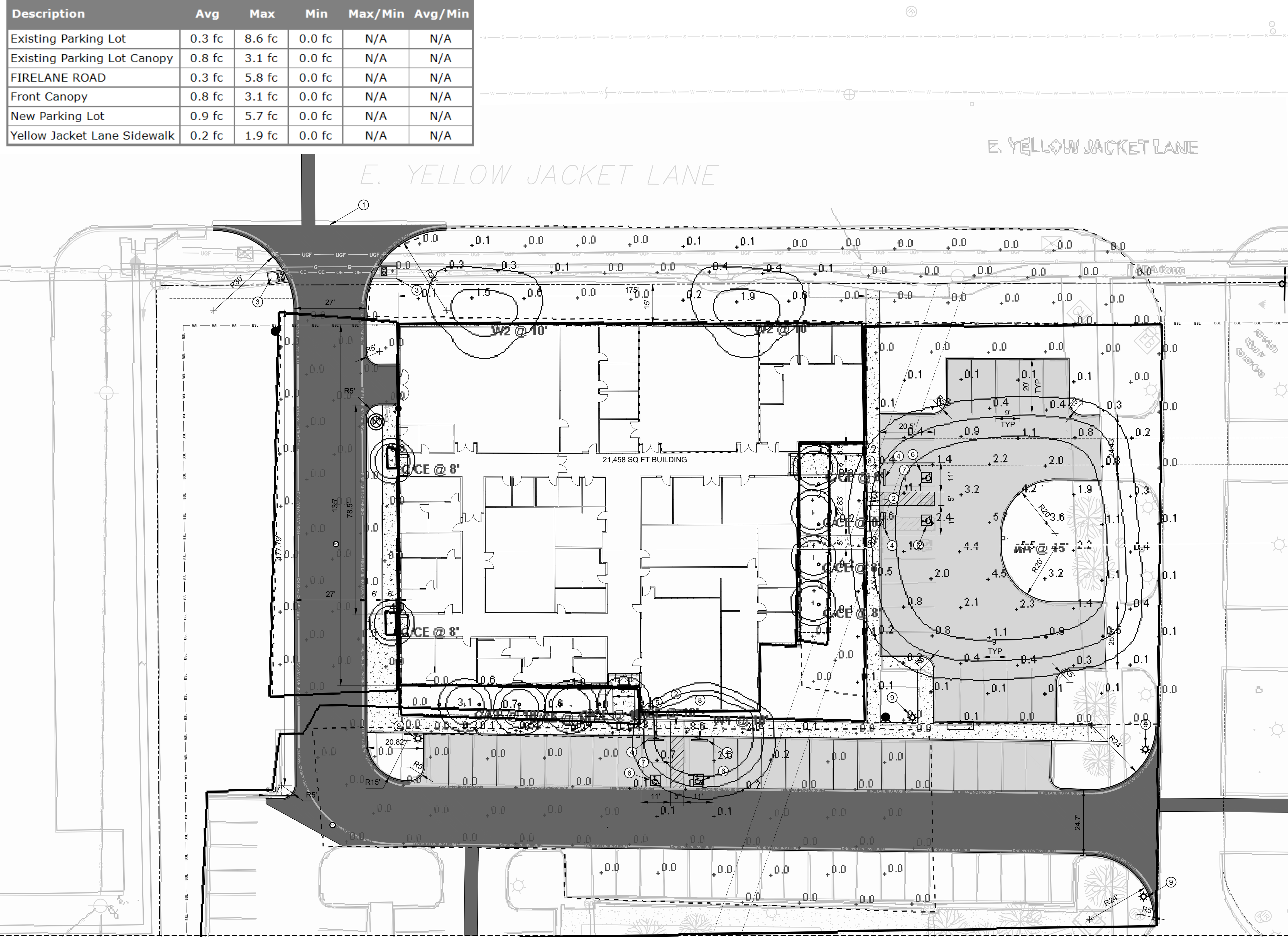
KEY NOTES

1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.

| Symbol | Description | Avg | Max | Min | Max/Min | Avg/Min |
|--------|-----------------------------|--------|--------|--------|---------|---------|
| | Existing Parking Lot | 0.3 fc | 8.6 fc | 0.0 fc | N/A | N/A |
| | Existing Parking Lot Canopy | 0.8 fc | 3.1 fc | 0.0 fc | N/A | N/A |
| | FIRELANE ROAD | 0.3 fc | 5.8 fc | 0.0 fc | N/A | N/A |
| | Front Canopy | 0.8 fc | 3.1 fc | 0.0 fc | N/A | N/A |
| | New Parking Lot | 0.9 fc | 5.7 fc | 0.0 fc | N/A | N/A |
| | Yellow Jacket Lane Sidewalk | 0.2 fc | 1.9 fc | 0.0 fc | N/A | N/A |

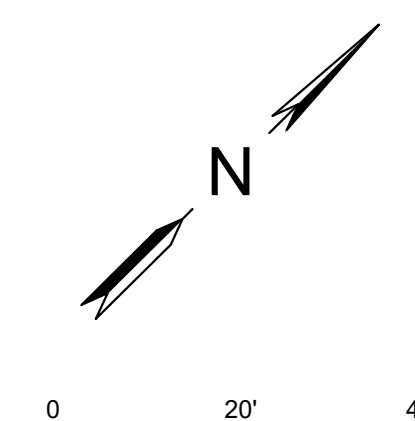
SITE PLAN NOTES

- A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
- B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
- C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
- D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW), PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
- E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
- F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
- G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
- J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
- K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
- L. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501



A1 SITE PLAN
 1" = 20'

Site Plan
CS101A

November 7, 2023

City of Rockwall
Planning Department
385 S. Goliad Street
Rockwall, Texas 75069

RE: Letter of Intent - Design Exceptions Request

Dear Mr. Lee:

Parkhill, as the representative for Rockwall County, previously submitted an application for site plan approval for the Rockwall County Courthouse Annex. The property is located at 1101 E. Yellow Jacket Lane Rockwall Texas, 75087. The application has been identified as case number SP2023-034.

The project consists of adding a Courthouse Annex Building, parking, utilities, and connection to the existing Rockwall County complex. As discussed previously with the city of Rockwall Planning Department, Parkhill was aware that multiple design exceptions would be necessary as part of this Site Plan Submission. Per our previous discussions with the city of Rockwall Planning Department, we would like to submit the following design exception requests:

- Articulation Standards (Subsection 04.01. C. of Article 05, UDC)
 - Building footprint is nearly at maximum building size allowed. There is no primary building entrance along East Yellow Jacket, our main façade faces in toward the existing parking.
- Exterior Walls consist of 90% Masonry (Subsection 06.02. C. of Article 05, UDC)
 - Total of 60% Masonry provided. Design intent is to closely relate to the adjacent County courthouse and library
- At least 20% Natural quarried stone on each façade (Subsection 06.02. C. of Article 05, UDC)
 - Providing 18.8%, 33%, 41.5%, and 6.4% to the façades, and a total percentage of 25.4%
- The minimum roof pitch for this zoning district is 6:12. (Subsection 04.01, of Article 05, UDC)
 - Mansard roof pitch to be 6:12, front overhangs to be 4:12.
- Landscape Exception requested to substitute 8 Accent Trees for the 8 Canopy Trees required along East Yellow Jacket Lane due to the existing overhead power line in right of way (Subsection 05.01.B of Article 8, UDC). The two proposed compensatory measures include:
 - 15-foot wide landscape buffer provided along East Yellow Jacket Lane instead of the ordinance required 10-foot wide buffer.
 - 31.4% (24,711 SF) of landscape area provided instead of the ordinance required 20% (15,729 SF).
- Driveway Spacing (Section 02.06, Standards of Design and Construction)
 - Seeking an exception from the driveway spacing requirement of 200 feet along Yellow Jacket Lane, to a spacing of 85 ft.
- 20ft minimum depth for all parking
 - Seeking an exception to the 20ft depth requirement for the parking lot area south of the proposed building, to 18 feet. The existing parking spaces in this area are 18ft x 9ft.

Please feel free to contact me if you have any questions regarding the applications for the Site Plan of the Rockwall County Courthouse Annex.

Sincerely,

PARKHILL

By *Ben Sanchez, P.E.*

Ben Sanchez, PE

Civil Engineer

Authorized Representative/Applicant for Rockwall County

Enclosures

Cc: Files



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: December 12, 2023
APPLICANT: Clay Cristy; *ClayMoore Engineering*
CASE NUMBER: SP2023-038; *Site Plan for HTeaO*

SUMMARY

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO)* on a 0.93-acre portion of a larger 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.

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. The subject property is currently vacant.

PURPOSE

On October 20, 2023, the applicant -- *Clay Cristy of ClayMoore Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *Restaurant Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO)* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject is a *Restaurant with less than 2,000 SF with a Drive-Through (i.e. Salad-n-Go)*. North of this is a *Restaurant with more than 2,000 SF with a Drive-Through (i.e. McDonald's)*. Beyond this is a *Retail Store with Gasoline Sales (i.e. Tom Thumb Gas Station)*. All of these properties are zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses.

South: Directly south of the subject property is Bordeaux Drive, which is identified 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. Beyond this is Phase 1 of the Stone Creek Subdivision, which is an 83.57-acre residential subdivision, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the remainder of a 5.16-acre parcel of land (*i.e. Lot 13, Block A, Stone Creek Retail Addition*) -- that includes the subject property --, which is currently vacant. East of this is Stone Creek Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 2B & 6 of the Stone Creek Subdivision, which are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a 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. Beyond this are two (2) parcels of land (*i.e. 3069 and 3073 N. Goliad Street*), zoned Single-Family 16 (SF-16) District. Beyond this is Phase 6 of the Shores Subdivision, which consists of 70 lots and is zoned Planned Development District 3 (PD-3) for single-family land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. A Specific Use Permit (SUP) [*i.e. Case No. Z2023-048; Ordinance No. 23-62, S-319*] was granted for this land use by the City Council on November 6, 2023. 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 General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> | <i>Conformance to the Standards</i> |
|---|--|--------------------------------------|
| <i>Minimum Lot Area</i> | <i>6,000 SF</i> | <i>X=0.81-acres; In Conformance</i> |
| <i>Minimum Lot frontage</i> | <i>60-Feet</i> | <i>X= 137-feet; In Conformance</i> |
| <i>Minimum Lot Depth</i> | <i>100-Feet</i> | <i>X=249.46-feet; In Conformance</i> |
| <i>Minimum Front Yard Setback</i> | <i>15-Feet</i> | <i>x>15-feet; In Conformance</i> |
| <i>Minimum Rear Yard Setback</i> | <i>10-Feet</i> | <i>x>10-feet; In Conformance</i> |
| <i>Minimum Side Yard Setback</i> | <i>10-Feet</i> | <i>x=10-feet; In Conformance</i> |
| <i>Maximum Building Height</i> | <i>36-Feet</i> | <i>X<60-feet; In Conformance</i> |
| <i>Max Building/Lot Coverage</i> | <i>40%</i> | <i>X=2.22%; In Conformance</i> |
| <i>Minimum Number of Parking Spaces</i> | <i>1 Parking Space/100 SF (8 Required)</i> | <i>x=8; In Conformance</i> |
| <i>Minimum Landscaping Percentage</i> | <i>20%</i> | <i>In Conformance</i> |
| <i>Maximum Impervious Coverage</i> | <i>85-90%</i> | <i>x<85%; In Conformance</i> |

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)(27), *Restaurant with Drive Through or Drive-In*, of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Restaurants with Drive Through or Drive-In* 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 is requesting a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances 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) Architectural Standards.

- (a) 20% Stone Requirement. According to Subsection 06.02(C)(1)(A)(1), *Stone*, 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 facades." In this case, the applicant meets this requirement on three (3) of four (4) sides of the building. A variance is requested for the building façade that does not meet this requirement.
- (b) 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 meets this requirement on one (1) of the four (4) sides of the building. A variance is requested on three (3) of the four (4) sides of the building.
- (c) 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. Salad and Go*).
- (d) Four-Sided Architecture. According to Article 05, *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 building elevations did not meet the articulation standards or projection standards for all four (4) facades of all buildings proposed and there is not an additional row of trees proposed at the back of the property.
- (e) Landscape Buffers. According to Article 08, *Landscape and Fence Requirements*, 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 public right of way ... all landscape buffers adjacent to a public right of way shall incorporate ground cover, a built up berm and shrubbery ..." In addition, the *General Overlay District Standards* require a built-up berm along the entire frontage of the required 20-foot landscape buffer. In this case, the applicant has not provided any berms in the landscape buffers. This will require an exception and a variance to the standards.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing to [1] increased landscaping (*i.e. six (6) canopy trees around the building and increased landscaping at east and southwest corners of the lot*), [2] additional coverings (*i.e. portico around the front entrance and squared arch openings on either side of portico*), and [3] increased horizontal articulation (*i.e. added cornice design using two-stop cornice crowning the top of the walls finished in stucco*). Staff should point out that all of the identified compensatory measures are requirements and do not meet the ordinance's definition of compensatory measures. 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.

Addendum (December 07, 2023): On December 6, 2023, the applicant submitted revisions to staff that included an updated Site Plan, Building Elevations, Landscape Plan, and Photometric Plan. Based on what was submitted, the applicant is requesting exceptions to the 90% masonry requirements, roof design standards, and four-sided architecture requirements (*i.e. primary and secondary articulation*). Staff should note that a *Variance Letter* was requested by staff, but was not provided by the applicant. As of now, there are no compensatory measures being proposed to off-set the requested exceptions; however, the applicant has changed the building elevations to be in conformance with the 20% stone requirement and provided increased landscaping as required by the *General Overlay District Standards*.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Northwest Residential District*. The *Northwest Residential District* is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the *Northwest Residential District* states that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 1, 2023. The ARB recommended that the applicant revise the elevations to be more consistent with the surrounding buildings (*i.e. Salad and Go*) in terms of projections and building materials. They also asked that the applicants meet the articulation requirements. Before action is taken on the elevations, the ARB wants to see the revised elevations at the November 14, 2023 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for HTeaO 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 applicant shall provide an updated Landscape Plan that shows conformance with the Landscape Plan and operational requirements approved with the Specific Use Permit (SUP) ordinance (*i.e. Ordinance No. 23-62*).~~
- ~~(3) The applicant shall update the Photometric Plan to be in conformance with the Unified Development Code (UDC) before the engineering process.~~
- (4) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision Stone Creek Retail Addition

Lot

12

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 Retail

Acreage 0.93

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 Staci Bowen

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, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail sbowen@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Billy J. Brice III, President of
Metroplex Acquisition Fund, LP

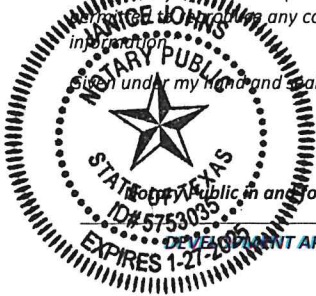
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 268.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September, 20 23. 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.

_____ under my hand and seal of office on this the 14th day of September, 20 23

Owner's Signature

My Commission Expires 1-27-2025



Notary Public in and for the State of Texas

SP2023-038: Site Plan for a Restaurant with a Drive-Through



PD-37

205

N GOLIAD ST

SF-16

PD-70

BORDEAUX DR

MIRAMOR DR

AG

Case Location Map =



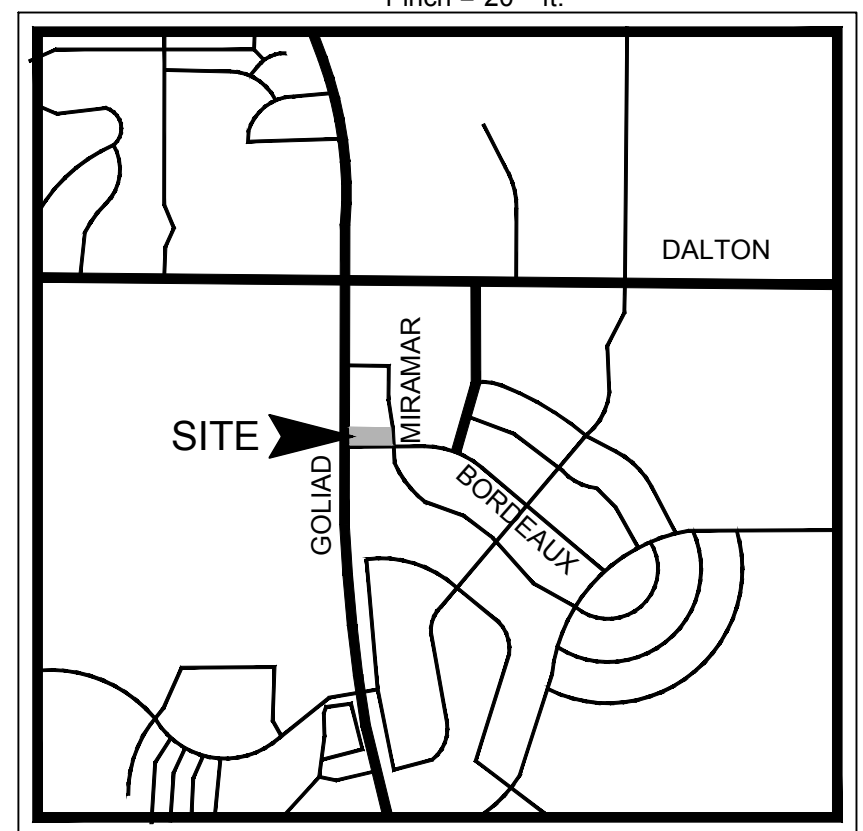
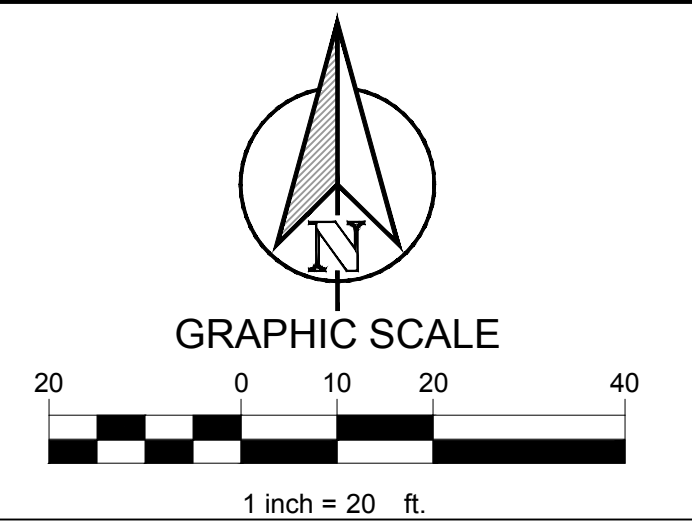
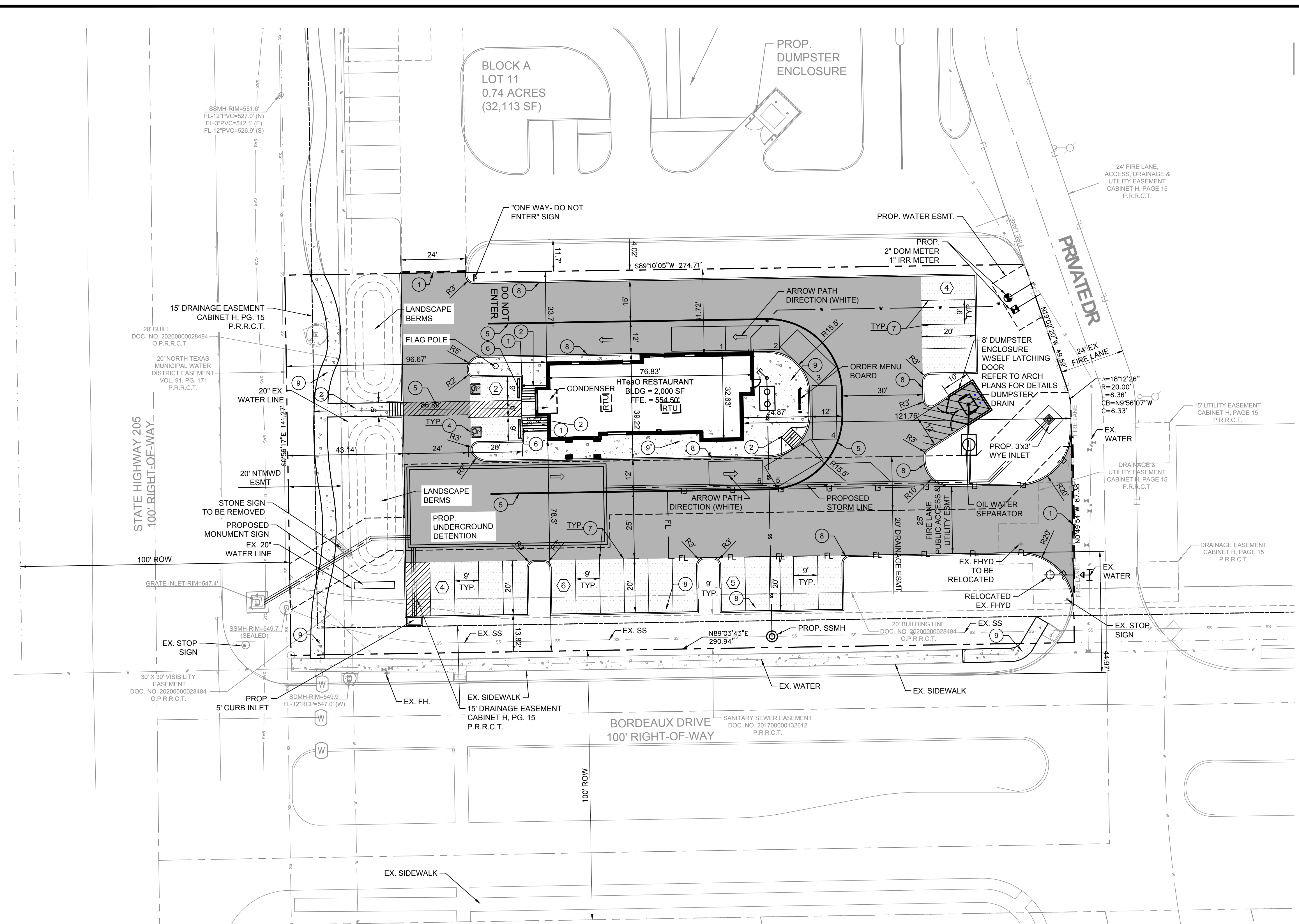
City of Rockwall

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

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



PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 12/5/2023 4:15 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 12/5/2023 3:51 PM



VICINITY MAP
N.T.S.

| CONSTRUCTION SCHEDULE | |
|-----------------------|---|
| | PROPOSED 5' LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT |
| | PROPOSED 6' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT |
| | PROPOSED 7' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT |
| | PROPOSED 5' LIME STABILIZED SIDEWALK CONCRETE PAVEMENT |
| | PROPERTY LINE |
| | PROPOSED CONCRETE CURB AND GUTTER |
| | PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT |
| | PROPOSED SAWCUT |
| | PARKING COUNT |

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENR.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer No. 10980 Date 12/5/2023

**HTEAO RESTAURANT
 HWY 205 & BORDEAUX DR
 ROCKWALL, TX 75087**

| No. | DATE | REVISION | BY |
|-----|------------|----------------|-----|
| 2 | 09/13/2021 | STORM REVISION | LRR |
| 1 | 12/07/2020 | STORM REVISION | LRR |

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

| PARKING DATA TABLE | | |
|---|--|--------------------------|
| PARKING REQ. | | |
| DRIVE-THRU RESTAURANT (2,000 SF) 1/ 100 SF | | 20 SPACES |
| PARKING PROVIDED | | |
| STANDARD PARKING | | 19 SPACES |
| ADA PARKING | | 2 SPACES |
| TOTAL | | 21 SPACES (2 ADA) |
| TYP. PARKING DIMENSIONS | | 9'X20' |

| SITE DATA TABLE | |
|------------------|-----------------------|
| SITE AREA | 0.933 AC (40,627 SF) |
| ZONING | PD-70 |
| PROPOSED USE | DRIVE-THRU RESTAURANT |
| BUILDING SIZE | 2,000 SF |
| BUILDING STORIES | 1 STORY |
| TOTAL IMPERVIOUS | 28,117 SF (69) |

| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| ① | HANDICAP SIGN |
| ② | ADA RAMP, 12:1 MAX. SLOPE |
| ③ | SAWCUT FULL DEPTH EXISTING PAVEMENT |
| ④ | HANDICAP SYMBOL |
| ⑤ | PAVEMENT STRIPING |
| ⑥ | CURB STOP |
| ⑦ | 4" PARKING STALL STRIPING COLOR: WHITE |
| ⑧ | CURB & GUTTER |
| ⑨ | PROPOSED SIDEWALK |

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.

OWNER:
 METROPLEX ACQUISITIONS FUND, LP
 1717 WOODSTEAD CT, SUITE 207
 THE WOODLANDS, TX 77380
 CONTACT: STACI BOWEN
 PH: 214.343.447

DEVELOPER:
 APPJ MANAGEMENT
 740 AVALON DR
 HEATH, TX 75032
 CONTACT: JEFF IVY
 PH: 214-272-4350

| |
|---|
| HTEAO RESTAURANT |
| LEGAL DESCRIPTION AND OR ADDRESS: HWY 205 & BORDEAUX DRIVE ROCKWALL, TX 75087 0.933 AC (40,627 SF) |
| APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: CLAY CRISTY PH: 817.281.0572 |
| CASE NUMBER Z2023-046 |
| I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____. |
| WITNESS OUR HANDS THIS _____ DAY OF _____. |
| PLANNING AND ZONING COMMISSION, CHAIRMAN |
| DIRECTOR OF PLANNING AND ZONING |

SITE PLAN

 DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 12/5/2023

 SHEET
SP-1
 File No. 2020-021
 CASE # SP2023-038

BUILDING EXTERIOR WALL MATERIAL PERCENTAGES

TOTAL FAÇADE AREAS: **4424 S.F.**

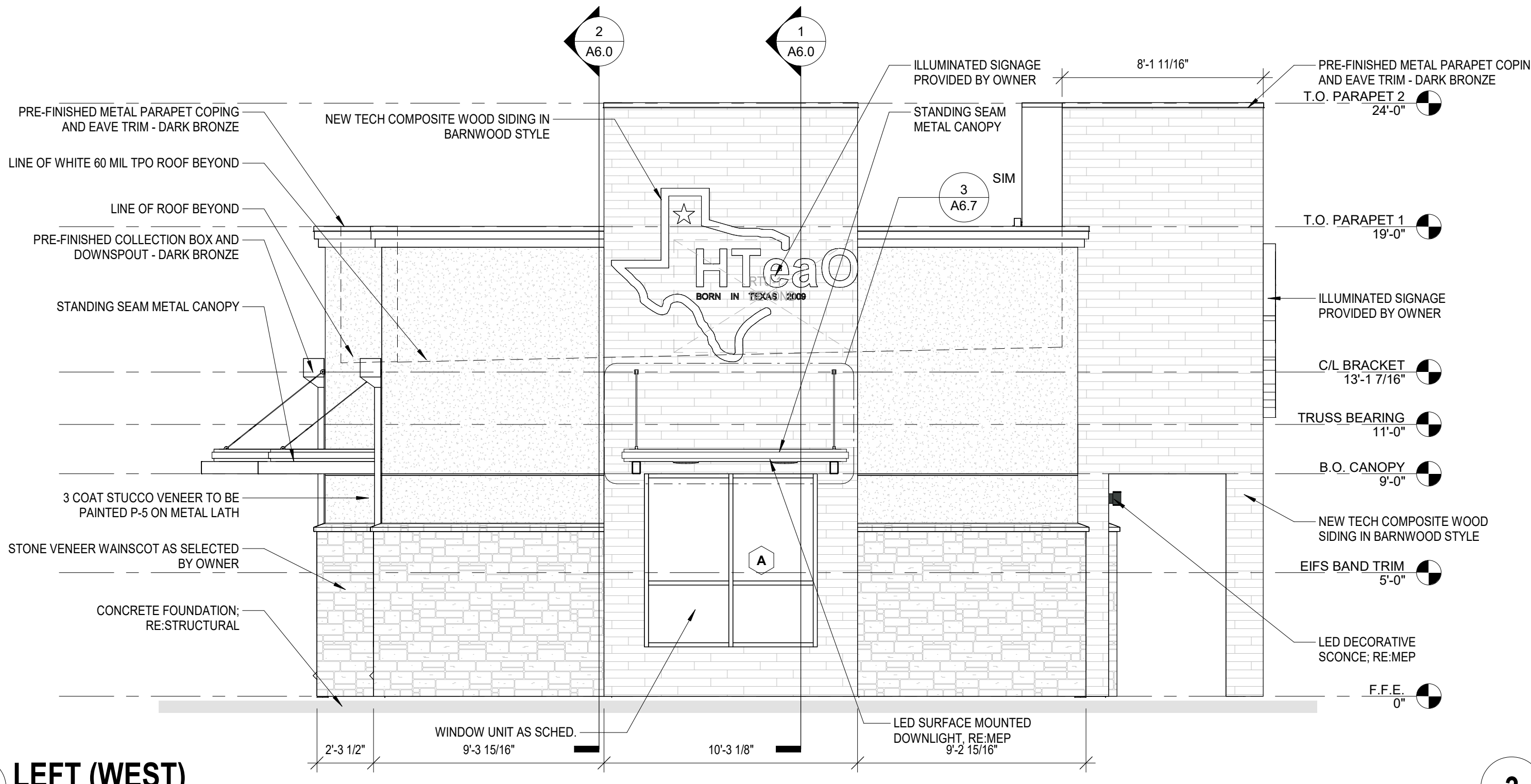
TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: **4424 S.F.**

MAX. BUILDING HEIGHT ALLOWED BY CODE: **40'-0" S.F.** PROPOSED BUILDING HEIGHT: **22'-0" S.F.**

| BLDG MATERIAL | NORTH | | SOUTH | | EAST | | WEST | | TOTALS | |
|----------------|-------------|-------------|-------------|-------------|------------|-------------|------------|-------------|-------------|-------------|
| | S.F. | % | S.F. | % | S.F. | % | S.F. | % | S.F. | % |
| Stucco | 848 | 59% | 703 | 48% | 353 | 46% | 226 | 30% | 2130 | 48% |
| Stone | 536 | 37% | 446 | 31% | 227 | 29% | 155 | 21% | 1364 | 31% |
| Wood/Composite | 0 | 0% | 250 | 17% | 171 | 22% | 351 | 47% | 772 | 17% |
| EIFS | 64 | 4% | 54 | 4% | 23 | 3% | 17 | 2% | 158 | 4% |
| TOTALS | 1448 | 100% | 1453 | 100% | 774 | 100% | 749 | 100% | 4424 | 100% |

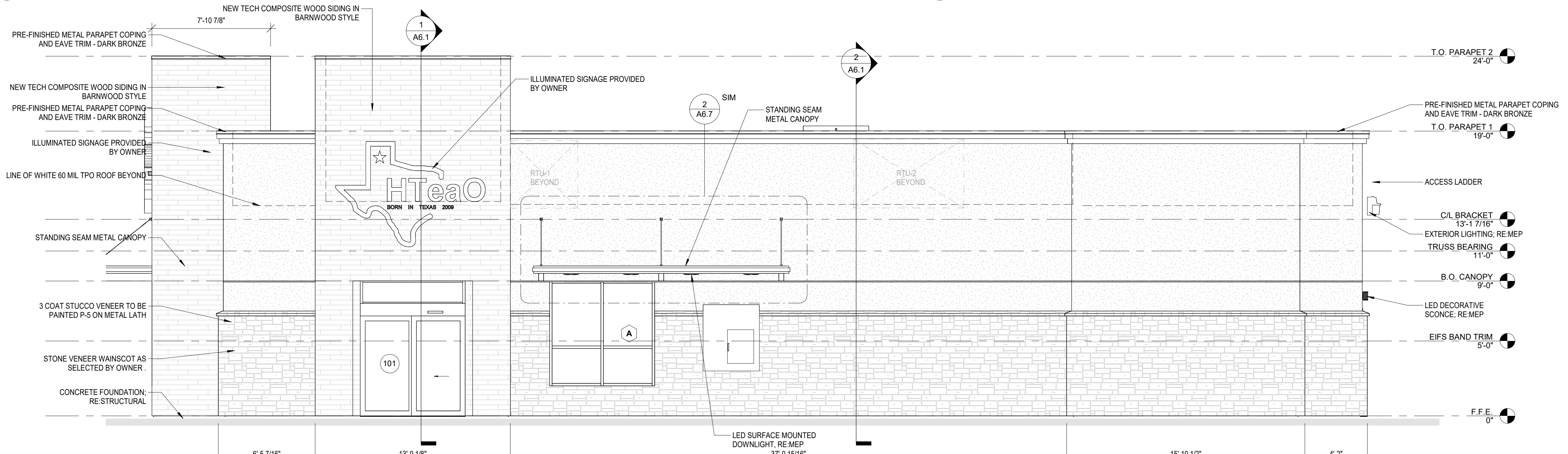
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
- CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
- ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 LEFT (WEST)
SCALE: 1/4" = 1'-0"

3 3D View 2
SCALE: N.T.S.



1 FRONT (SOUTH)
SCALE: 1/4" = 1'-0"

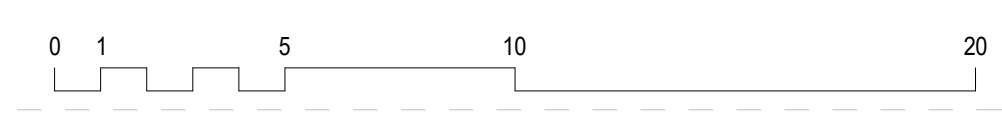
HTEAO ROCKWALL
3060 NORTH GOLIAD STREET
ROCKWALL, TX 75087



Date: **7-24-2023**
Dwn: **BRZ** Chk: **SJK**
Project No.: **2348**
Issue:

Sheet Name:
EXTERIOR ELEVATIONS

A5.0



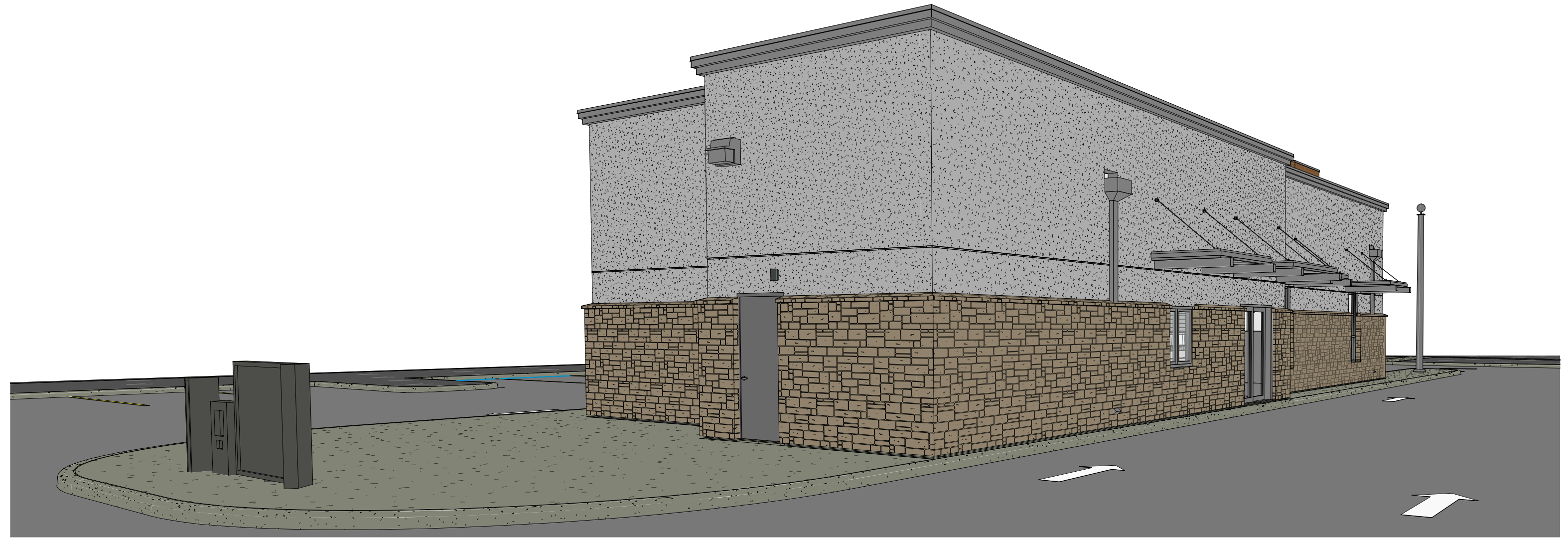
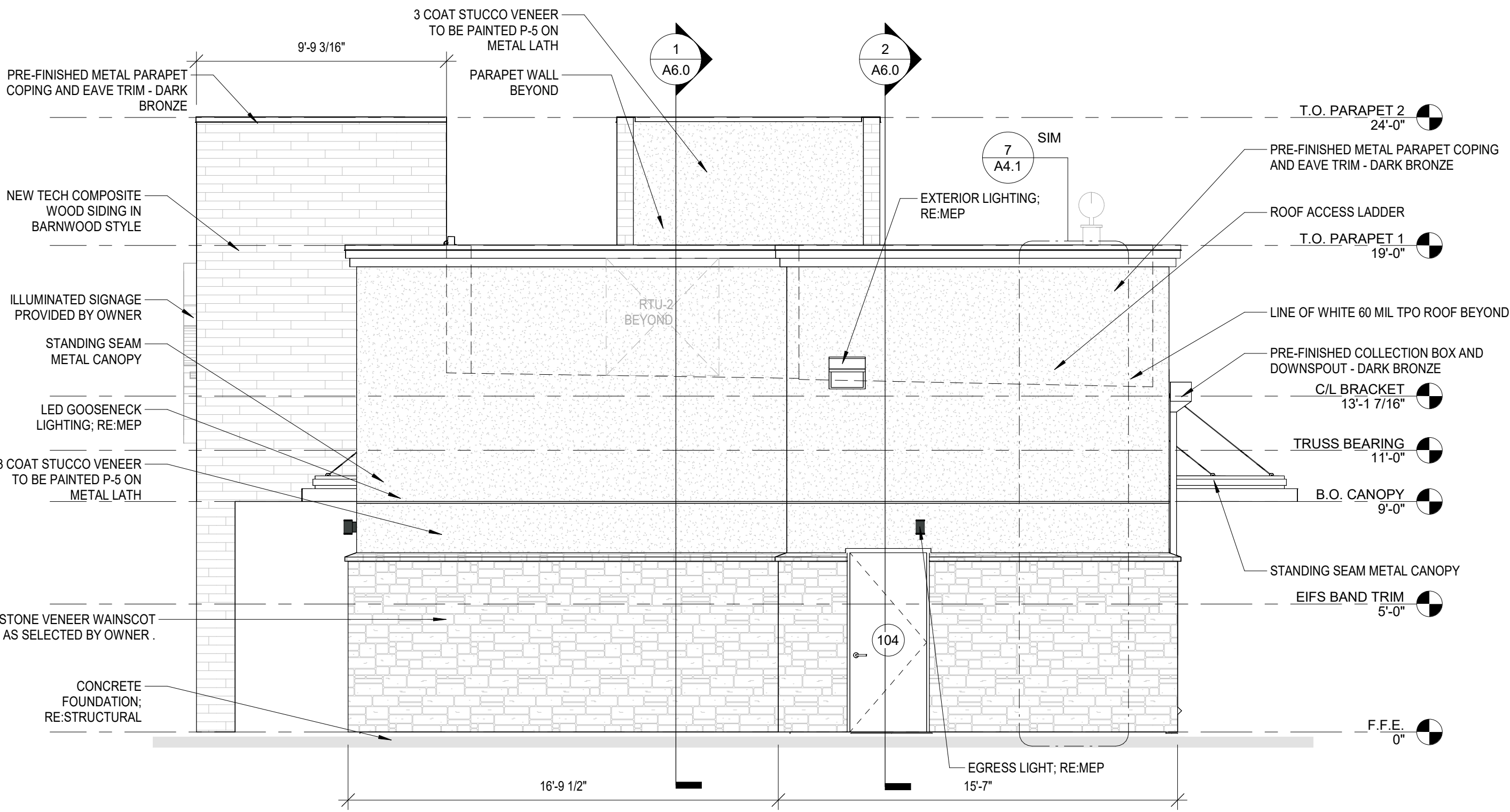
BUILDING EXTERIOR WALL MATERIAL PERCENTAGES

TOTAL FAÇADE AREAS: **4424 S.F.**
 TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: **4424 S.F.**
 MAX. BUILDING HEIGHT ALLOWED BY CODE: **40'-0" S.F.** PROPOSED BUILDING HEIGHT: **22'-0" S.F.**

| BLDG MATERIAL | NORTH | | SOUTH | | EAST | | WEST | | TOTALS | |
|----------------|-------------|-------------|-------------|-------------|------------|-------------|------------|-------------|-------------|-------------|
| | S.F. | % | S.F. | % | S.F. | % | S.F. | % | S.F. | % |
| Stucco | 848 | 59% | 703 | 48% | 353 | 46% | 226 | 30% | 2130 | 48% |
| Stone | 536 | 37% | 446 | 31% | 227 | 29% | 155 | 21% | 1364 | 31% |
| Wood/Composite | 0 | 0% | 250 | 17% | 171 | 22% | 351 | 47% | 772 | 17% |
| EIFS | 64 | 4% | 54 | 4% | 23 | 3% | 17 | 2% | 158 | 4% |
| TOTALS | 1448 | 100% | 1453 | 100% | 774 | 100% | 749 | 100% | 4424 | 100% |

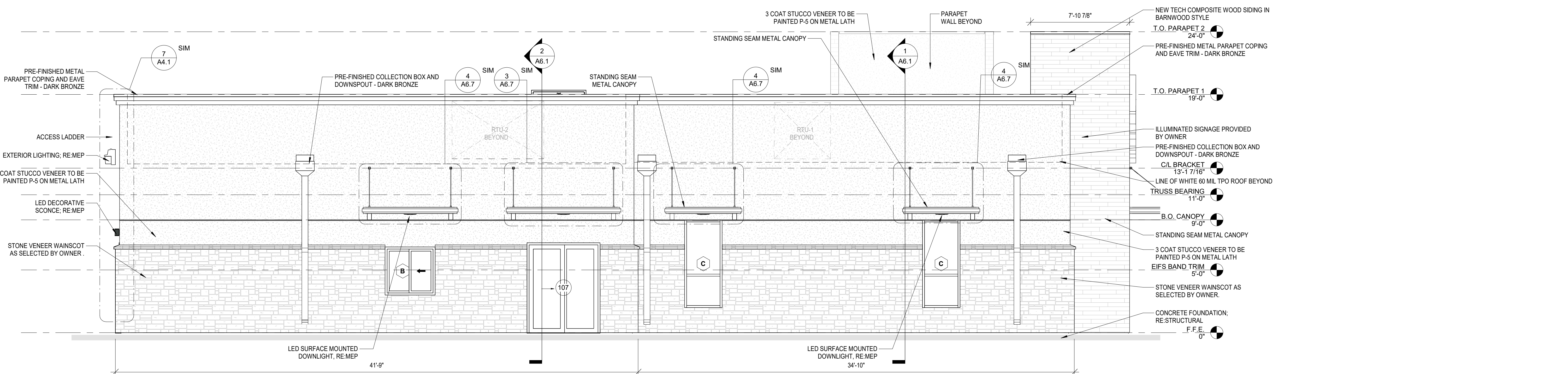
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
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3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 RIGHT (EAST)
SCALE: 1/4" = 1'-0"

3 3D View 1
SCALE: N.T.S.



1 REAR (NORTH)
SCALE: 1/4" = 1'-0"

HTEAO ROCKWALL
 3060 NORTH GOLIAD STREET
 ROCKWALL, TX 75087



Date: 7-24-2023
 Dwn: BRZ Chk: SJK
 Project No.: 2348
 Issue:

Sheet Name:
 EXTERIOR
 ELEVATIONS

A5.1



LANDSCAPE PLANTING SPECIFICATIONS

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- 6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil or plant material.
- 11) All planting beds should have three (3) inches of compost filled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

- 14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add two (2) inches of topsoil to the turf area. Rake area to a finish grade (1" below walks and curbs).
- 15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- 16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
- 17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.

REFERENCE NOTE SPECIFICATIONS

- LAWN AREAS - SOD / HYDROMULCH / SEED MIX
1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.

STEEL EDGE

2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.

MULCHES / GRAVELS / RIVER ROCK / BOULDERS

3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.

- 19) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- 20) Remove all tags, ribbons and wires from all newly installed plant material.

LANDSCAPE MAINTENANCE REQUIREMENTS

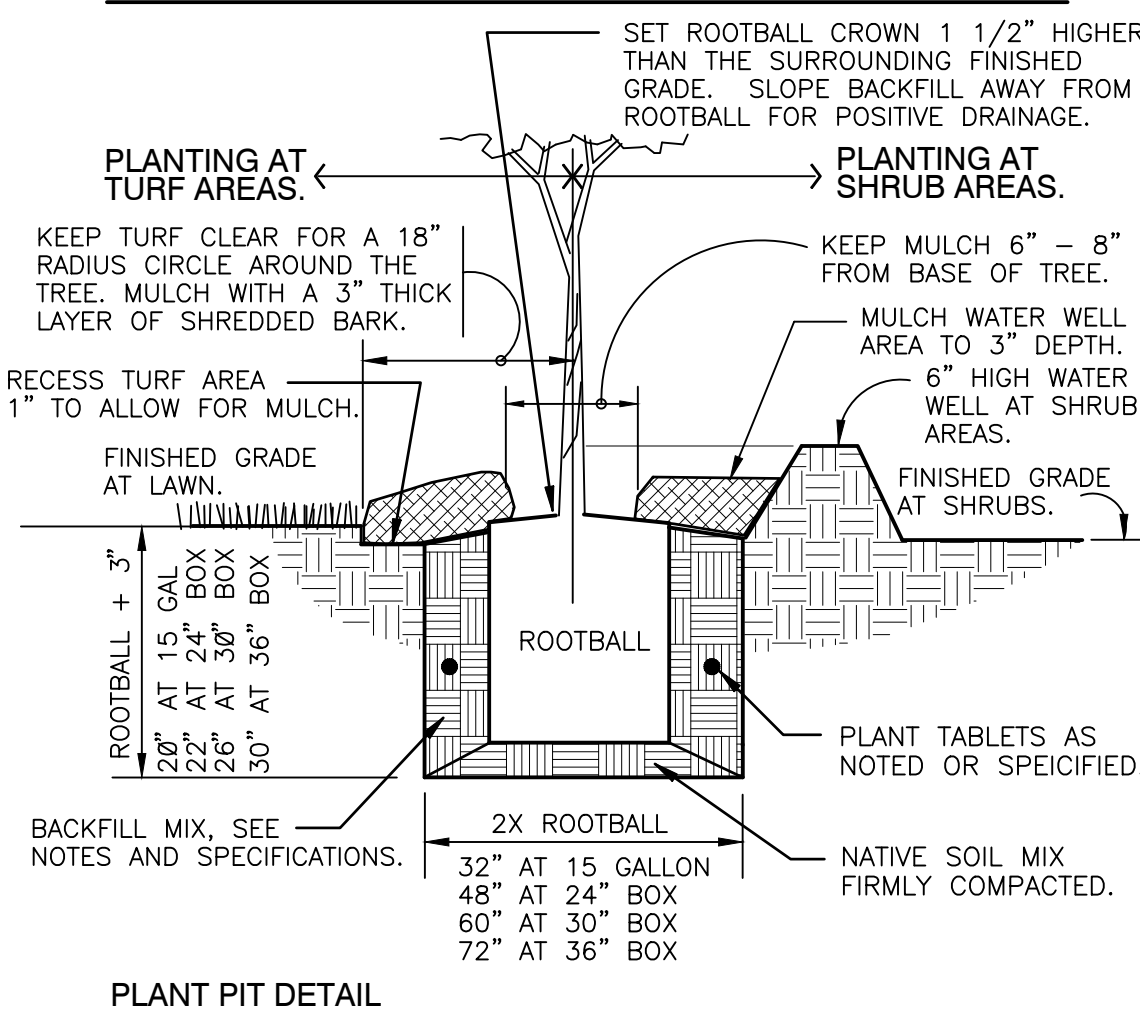
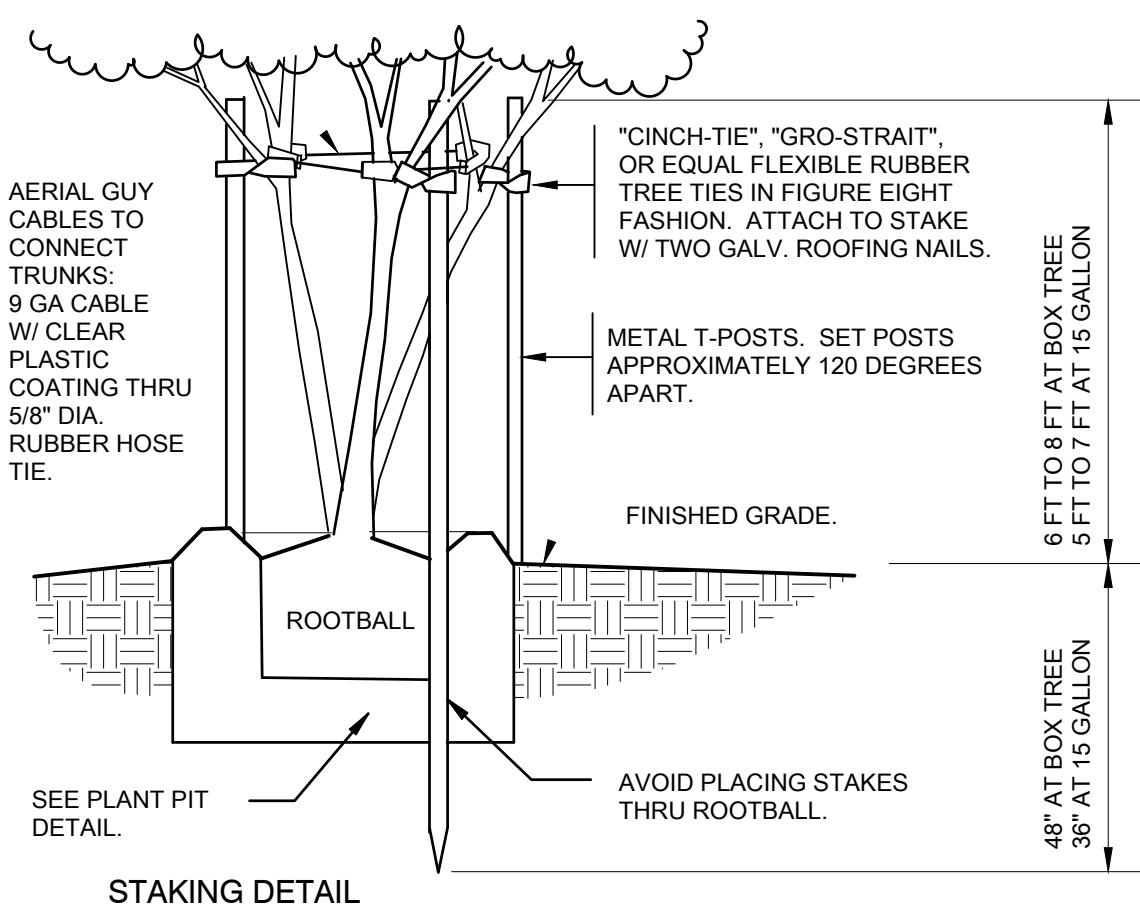
The owner shall be responsible for:

- 1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
- 2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
- 3) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
- 4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

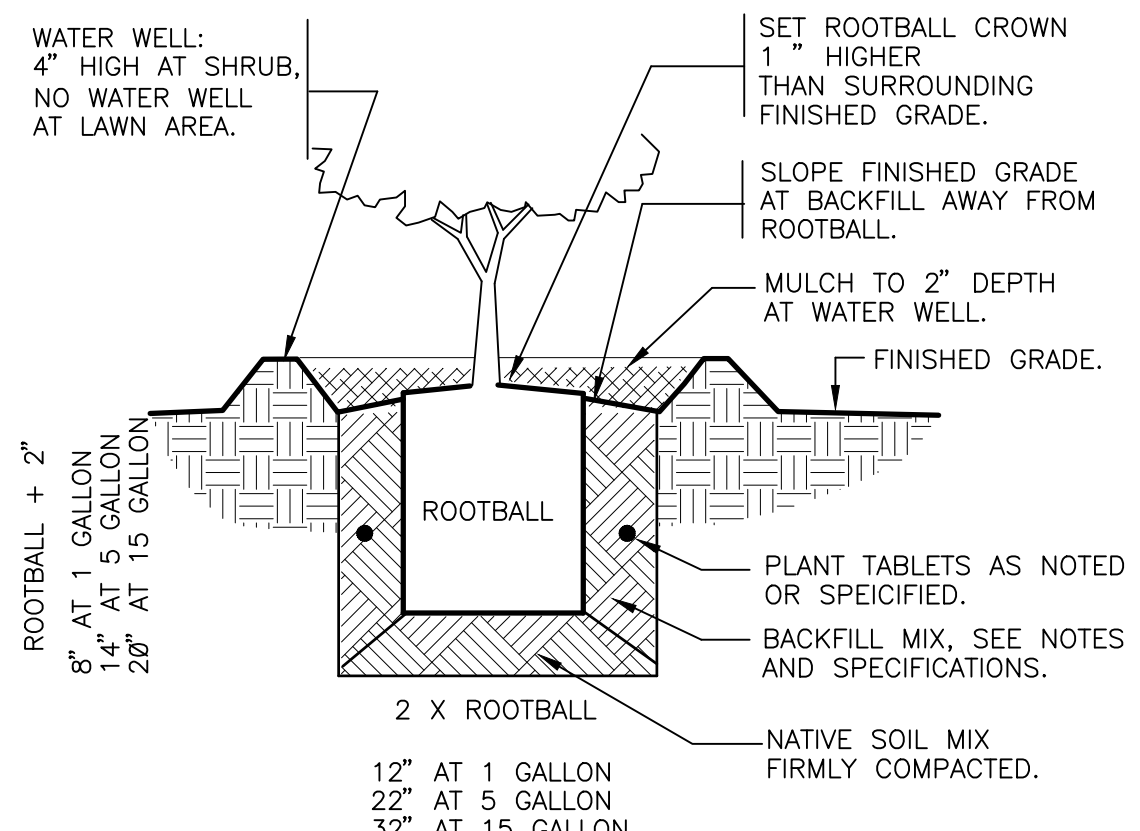
IRRIGATION SPECIFICATIONS

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.

- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Rockwall, Texas (UDC) and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
- 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000



1 TREE PLANTING MULTI-STAKE
1" = 1'-0"



2 SHRUB PLANTING
1" = 1'-0"

trace unruh 12/8/2023 4:30 PM c:\users\stacombia\dropbox\projects\hteo, rockwall_ig\kramer, bryan zygiulski, scott scarborough, sandrin@hteo, rockwall\hteo, rockwall revised.dwg

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the planning and zoning commission of the city of Rockwall on the ___ day of _____, 2023.
WITNESS OUR HANDS, this ___ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director Of Planning and Zoning

| Date | Description | Rev | Consultant Seal |
|------|-------------|-----|-----------------|
| | | | |
| | | | |
| | | | |
| | | | |

Company Name and Address
William S. Blair
(512) 522-8979
info@blairla.com
www.blairla.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

Project Name and Address
Hteo | Rockwall
N Gollad Dr. and Bordeaux Dr.
Rockwall, Texas

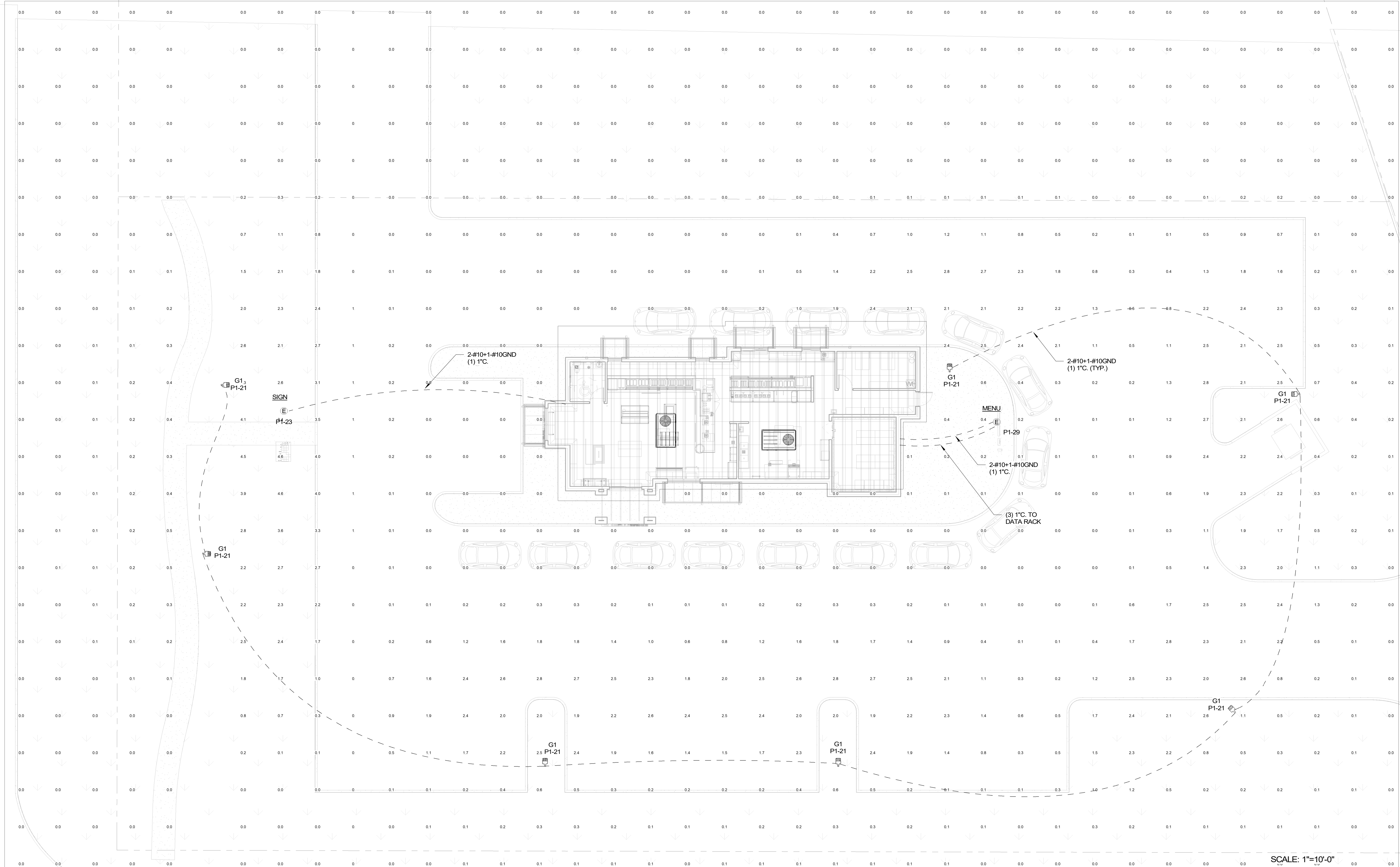
Sheet Title
Landscape Details & Specifications

Design By: Will Blair
Checked By: xxxx
Issue Date: 09/15/2023
Project Number: Z3062-LP

L2
OF 2

SP-2023-038

TYPE G1 NLS LIGHTING NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W



SCALE: 1"=10'-0"



HTEAO ROCKWALL
 HWY 205 & BORDEAUX DR.
 ROCKWALL, TX 75087



Date: 09/29/2023
 Dwn: KSF Chk: CG
 Project No.: 2348
 Issue: PERMIT

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| 1 | REVISION 1 | 11/06/2023 |
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Sheet Name:
 ELECTRICAL
 SITE
 PHOTOMETRIC
 PLAN

E0.2

1 ELECTRICAL SITE PHOTOMETRIC PLAN



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: December 12, 2023
APPLICANT: Kamran Khan
CASE NUMBER: SP2023-042; *Amended Site Plan for an Existing General Retail Building*

On July 6, 1959, the subject property was annexed into the City of Rockwall by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. At the time of annexation, the subject property was zoned Commercial (C) District and has remained zoned Commercial (C) District since annexation. In June 1977, the subject property was established as Lot 1, Block A, Burgamy Addition. According to Rockwall Central Appraisal District (RCAD), there is a 2,585 SF retail building currently situated on the subject property that was constructed in 1983. On November 13, 2023, the applicant -- *Kamran Khan* -- submitted an application for an *Amended Site Plan* proposing to make changes to the existing retail building. Based on the building elevations provided in the *Amended Site Plan*, the applicant is proposing changes to the existing building façade and adding a dumpster on the subject property. Based on the *General Overlay District Standards*, the proposed changes will require a variance to the following:

- (1) *Roof Design Standards*. According to Subsection 06.02(C)(2), of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint less than 6,000 SF shall be constructed with a pitched roof." In this case, the existing building has a partial mansard roof on the front of the structure. By removing this roof element, the applicant is bringing the existing building further out of conformance with the *General Overlay District Standards*. This will require a variance to be granted by the Planning and Zoning Commission.

According to Subsection 09.02 of Article 11, *Variances to the General Overlay District Standards*, of the Unified Development Code (UDC), "(i)n cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." Based on the provided building elevations, the proposed changes to the existing general retail store will require a variance to the roof design standards. Staff should note that even though there are no compensatory measures provided, the applicant is proposing improvements to the property that will bring the building closer in to conformance with the *General Overlay District Standards*. Specifically, when the existing retail store closed, new RTU's were placed on the roof that were not permitted. The applicant has indicated that they will be raising the parapet on three (3) sides of the building and finishing the parapet on the back side of the building. This will meet the HVAC screening requirements and will screen the RTU's reducing the visibility from the adjacent public rights-of-way. Based on this, staff feels the applicant's variance request warrants consideration without compensatory measures. With this being said, approval of variances are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the December 12, 2023 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 1007 Ridge Rd

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial / Retail

CURRENT USE C-Store

PROPOSED ZONING Commercial Retail

PROPOSED USE C-Store

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 Kamran Khan

APPLICANT _____

CONTACT PERSON Abel Cisneros

CONTACT PERSON _____

ADDRESS 805 Green Pond Dr.

ADDRESS _____

CITY, STATE & ZIP Garland TX 75040

CITY, STATE & ZIP _____

PHONE 214-907-6355

PHONE _____

E-MAIL notutexasbrands@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

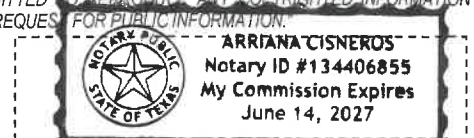
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 24 DAY OF October 2023 BY SIGNING THIS APPLICATION, 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 24 DAY OF October, 2023

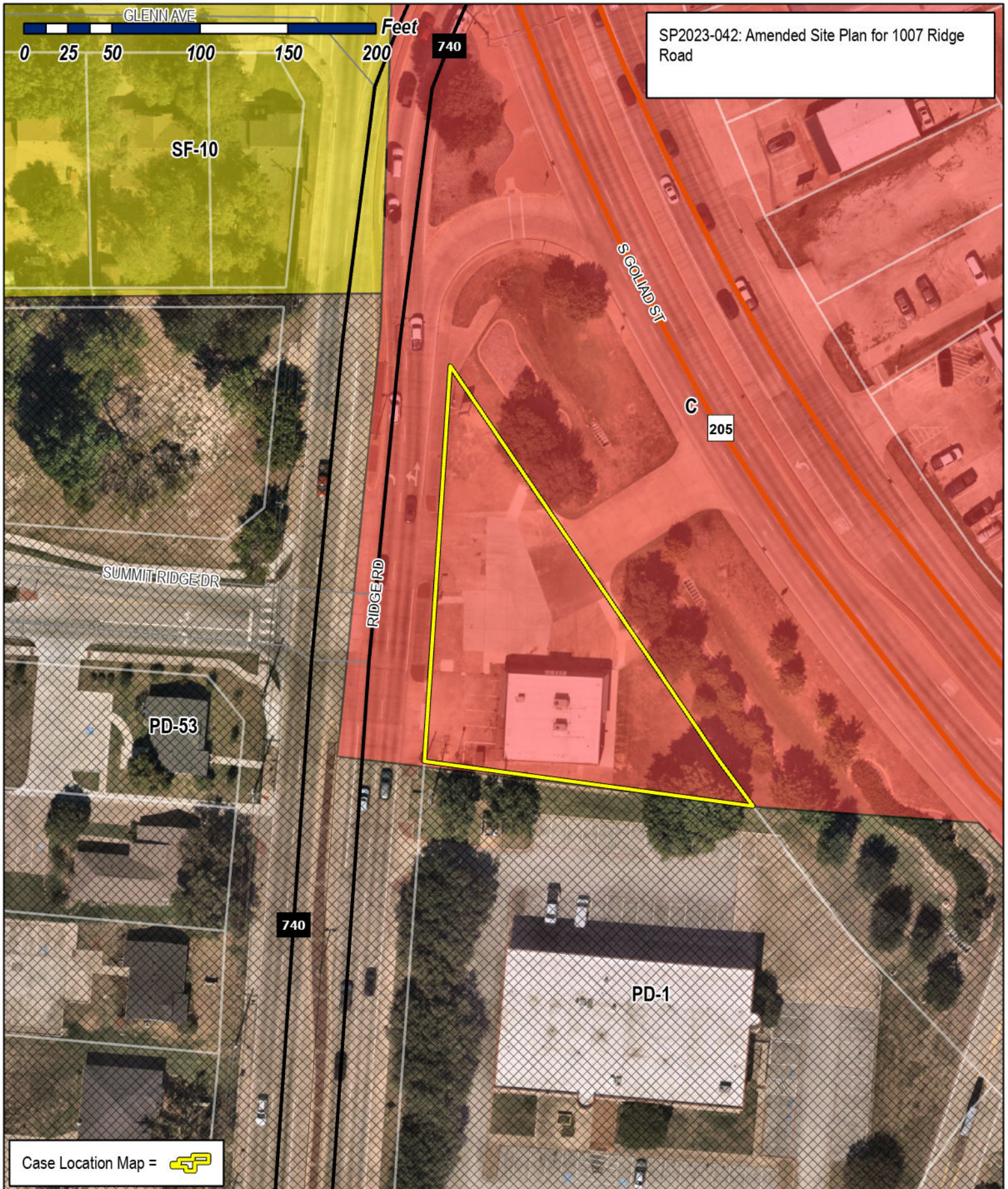
OWNER'S SIGNATURE

Kamran Khan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES June 14, 2027



SP2023-042: Amended Site Plan for 1007 Ridge Road

Case Location Map = 

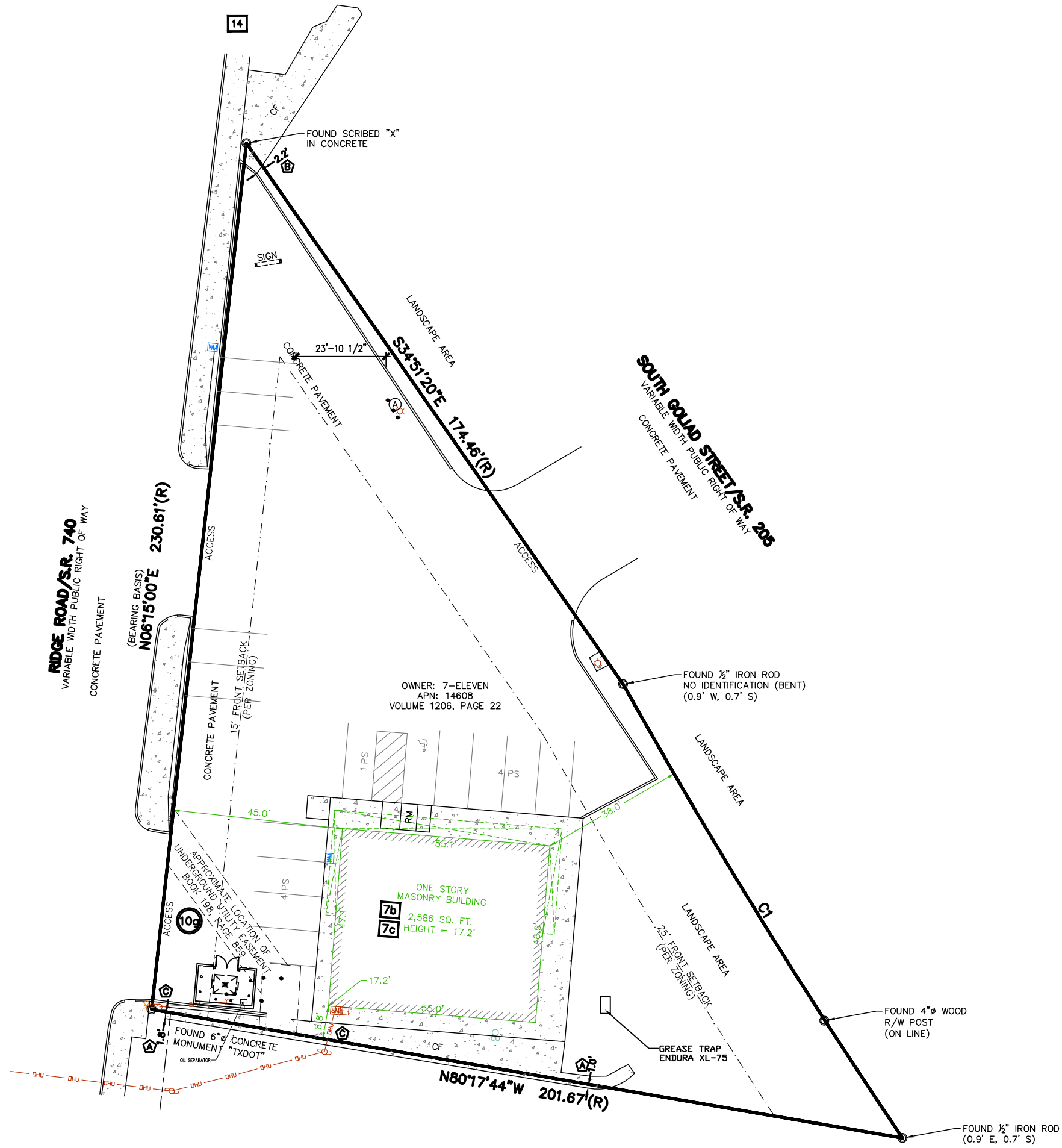


City of Rockwall

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

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





RIDGE ROAD/S.R. 740
 VARIABLE WIDTH PUBLIC RIGHT OF WAY
 CONCRETE PAVEMENT

SOUTH GOUAD STREET/S.R. 205
 VARIABLE WIDTH PUBLIC RIGHT OF WAY
 CONCRETE PAVEMENT

OWNER: 7-ELEVEN
 APN: 14608
 VOLUME 1206, PAGE 22

ONE STORY
 MASONRY BUILDING
7b
7c
 2,586 SQ. FT.
 HEIGHT = 17.2'

COPYRIGHT, OMNI LUX DESIGN, LLC - 2023

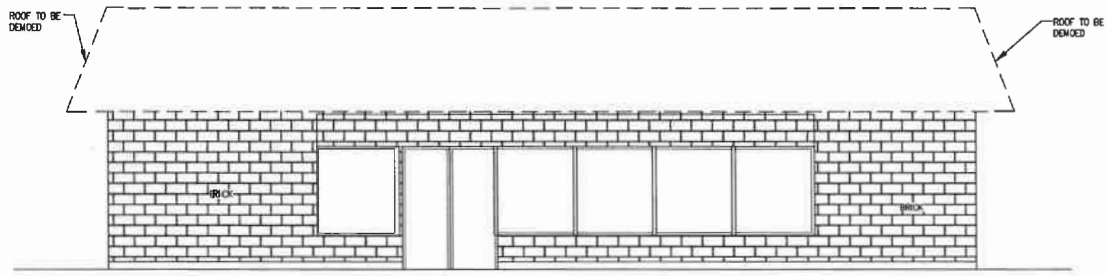
1007 RIDGE RD.
 ROCKWALL, TX 75087

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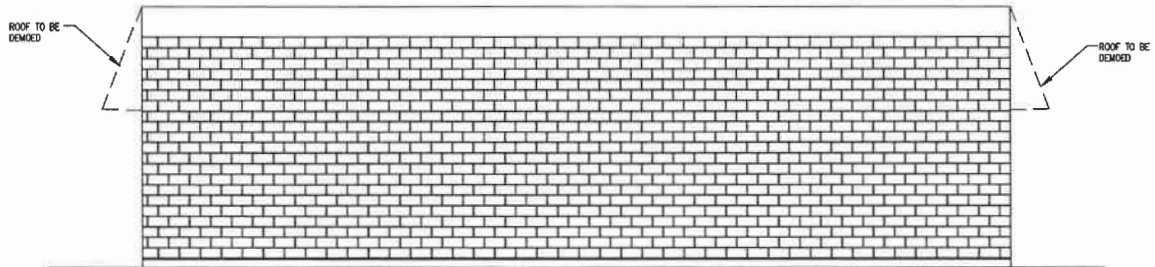
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 A1.00



EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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

COPYRIGHT: OMNI LUX DESIGN, LLC - 2023
 THIS DRAWING IS THE PROPERTY OF OMNI LUX DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OMNI LUX DESIGN, LLC. THE USER OF THIS DRAWING AGREES TO HOLD OMNI LUX DESIGN, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO INDEMNIFY AND HOLD OMNI LUX DESIGN, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO INDEMNIFY AND HOLD OMNI LUX DESIGN, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

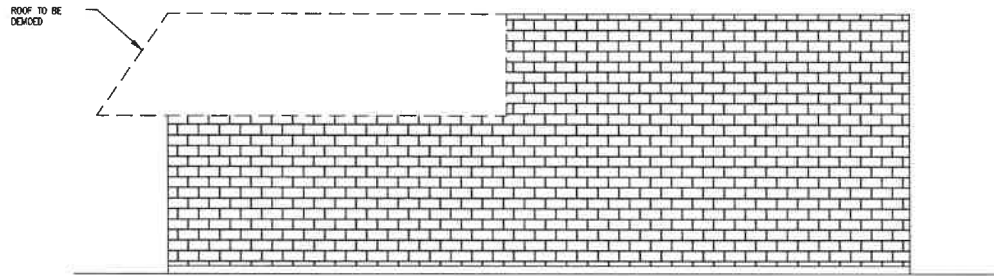
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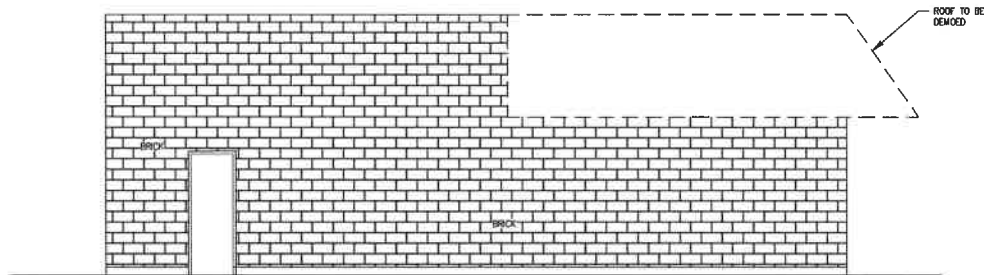
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EXISTING RIGHT SIDE ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

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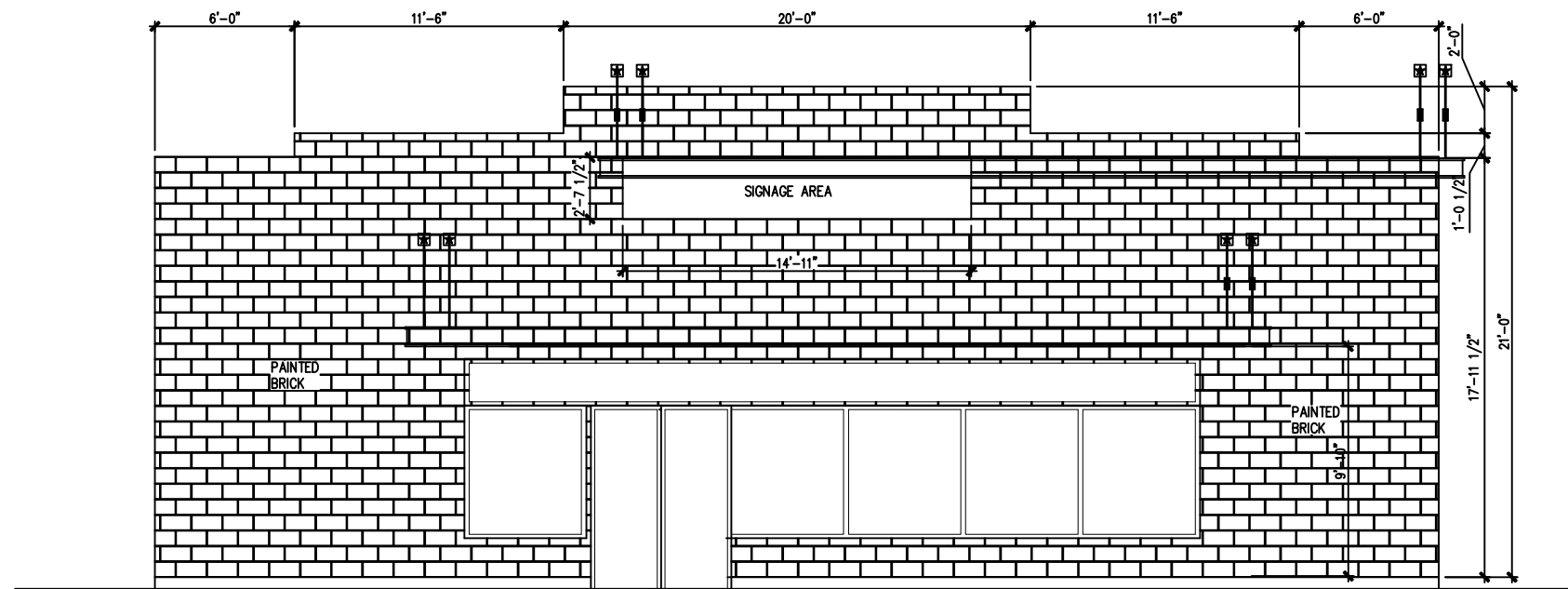
1007 RIDGE RD.
 ROCKWALL, TX 75087

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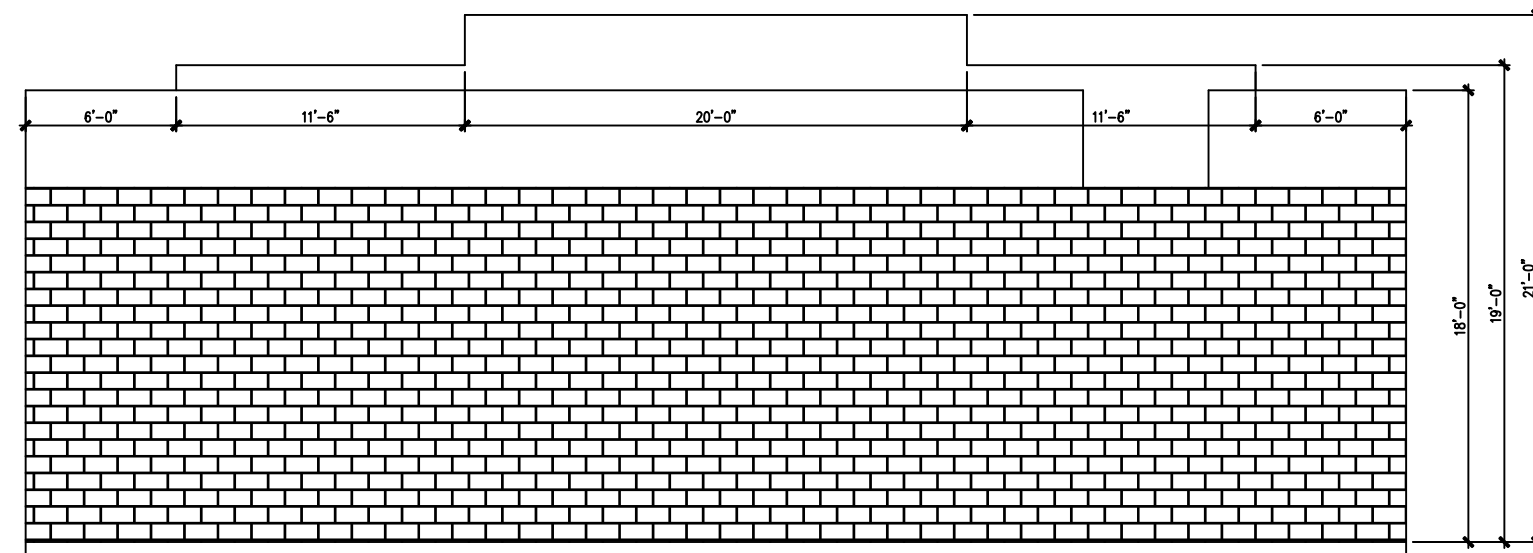
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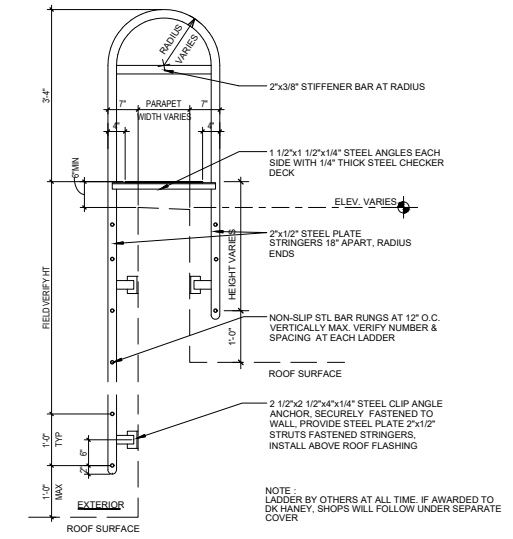
NEW FRONT ELEVATION

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



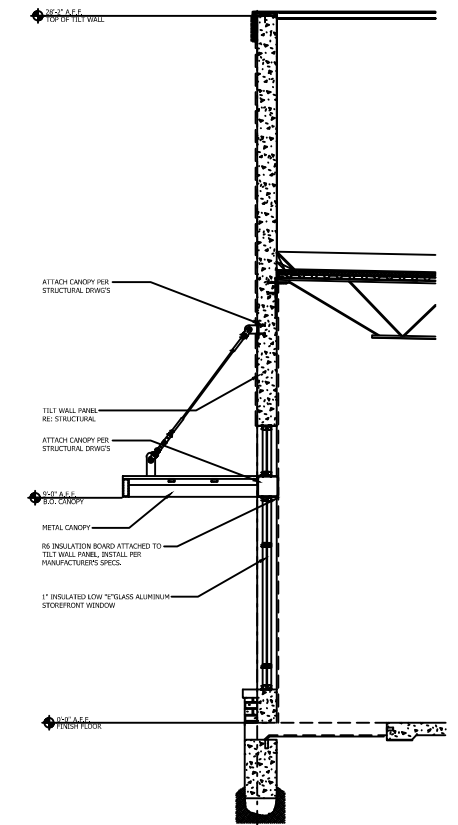
NEW REAR ELEVATION

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1 TYP LADDER SIDE ELEVATION

3/4" = 1'-0"



AWING DETAIL

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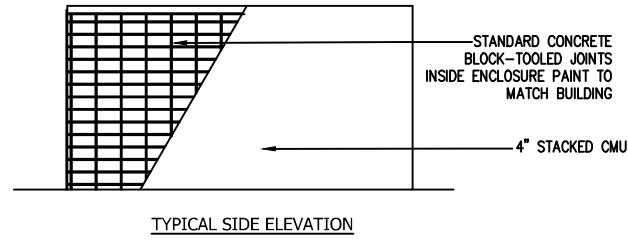
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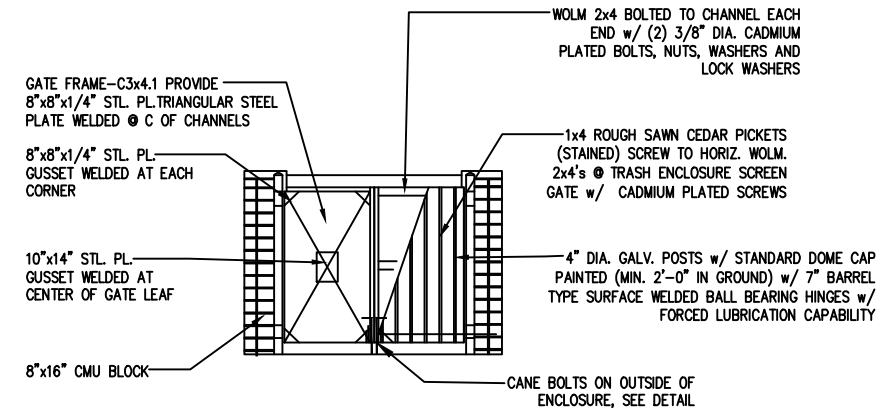
TYPICAL FLOORPLAN NOTES:

1. DOWEL CONC. WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS AND ADDITIONAL INFORMATION.
3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2' SQ. LEAVE OUT AT STUB-UP & CLEAN OUTS, UNLESS NOTED OTHERWISE.
4. SITE CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5'-0" OF BUILDING PERIMETER.
5. REFERENCE ELEVATIONS FOR TRANSOM WINDOW LOCATIONS AND REFERENCE NUMBERS.
6. REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF STOREFRONT WORK.



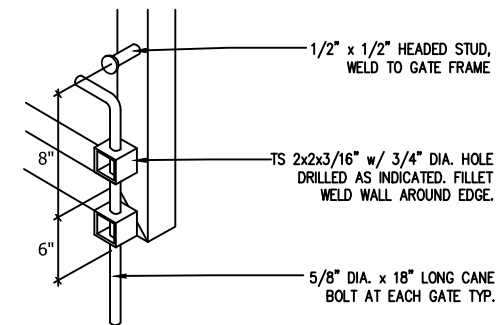
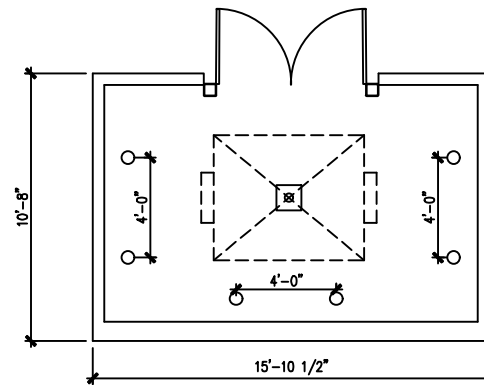
DUMPSTER ENCLOSURE SIDE ELEVATION

SCALE: N.T.S.



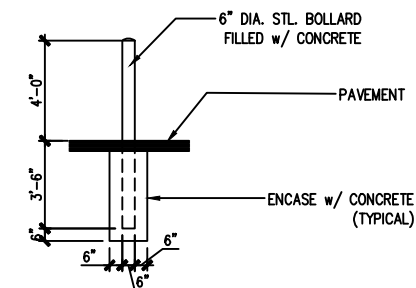
DUMPSTER ENCLOSURE FRONT ELEVATION

SCALE: N.T.S.



CANE BOLT DETAIL

SCALE: N.T.S.



BOLLARD DETAIL

SCALE: N.T.S.

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09/11/2023

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GENERAL NOTES

- CONSTRUCTION: COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR FULL INFORMATION NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- NOTIFY ARCHITECT AND OWNER OF ERRORS, OMISSIONS, AND DISCREPANCIES IN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND ACTUAL SITE CONSTRUCTION CONDITIONS. ERRORS, OMISSIONS, AND DISCREPANCIES MUST BE RESOLVED AND DOCUMENTED BEFORE CONTINUING CONSTRUCTION WITH THE WORK IN QUESTION. FAILURE TO NOTIFY THE OWNER AND ARCHITECT IN SUCH AN EVENT SHALL CONSTITUTE ACCEPTANCE OF ANY RESULTING OBLIGATIONS OR RESPONSIBILITIES WITH REGARDS TO DELAYS, COSTS, CODE COMPLIANCE, AND LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.
- CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BY OWNERS CONSULTANTS.
 - ARCHITECT'S ELECTRICAL, MECHANICAL, AND PLUMBING PLANS ARE DIAGRAMMATIC ONLY. ACTUAL DESIGN BY OWNER'S CONSULTANT.
 - REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
 - REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN, SPECIFICATIONS, AND DETAILS; INCLUDING REQUIRED RETAINING WALLS, WATERPROOFING, AND FRENCH DRAIN SYSTEMS.
 - COORDINATE SOIL COMPACTION REQUIREMENTS BEHIND RETAINING WALLS WITH STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
- VERIFY TYPE AND LOCATION OF UTILITIES SERVING SITE.
- REFER TO ELEVATIONS FOR ROOFS TO BE GUTTERED. SUBMIT PROPOSED LOCATIONS OF GUTTERS AND DOWNSPOUTS TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
- ALL FLOOR FINISH HEIGHTS TO MATCH. FLOOR ELEVATIONS AT SECOND FLOOR ARE GIVEN TO TOP OF FLOOR DECK.
- INSTALL STUDS AT CLOSET SIDE WALL ROD LOCATIONS, MEASURED 10" FROM BACK WALL.
- EXTERIOR MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS.
- FIRE SPRINKLERS SYSTEMS: REFER TO LOCAL JURISDICTION FOR REQUIREMENTS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT. I.E. WINDOWS, STEEL, CAST STONE...ETC.
- THE CONTRACTOR SHALL PAY ALL FINES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN

ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THE CONTRACT DOCUMENTS.

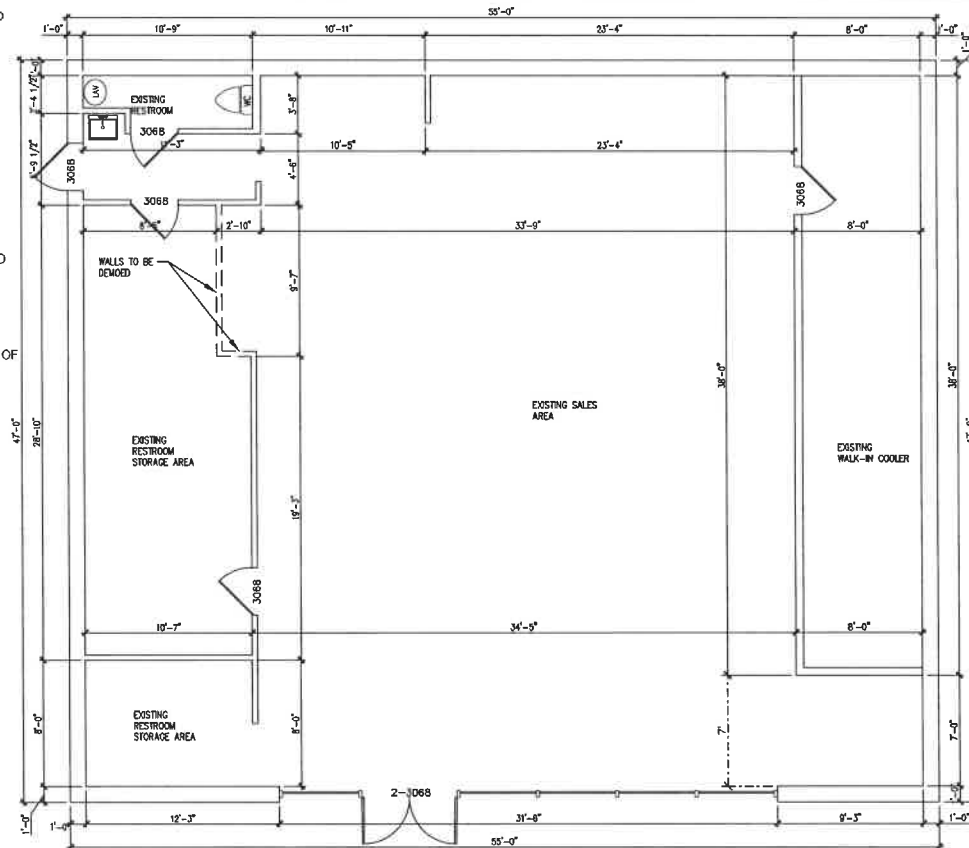
- ALL GARAGE DOORS SHALL HAVE REMOTE ACCESS. MATERIALS ON GARAGE WILL BE ALUMINUM WITH A LIGHT BRONZE FINISH.
- ALL CONCRETE AREAS SHALL FORMED WITH HIGH-STRENGTH CONCRETE MATERIAL AND SHALL HAVE A BRUSH FINISH WITH A STONE BOARD.
- EXISTING BACK YARD TREE SHALL BE USED TO MEET AND SATISFY REQUIREMENTS OF HOA AND SHALL COMPLY WITH CITY OF DESOTO TREE SURVEY.

FOR DIMENSION PURPOSES:

- DO NOT SCALE DRAWINGS.
- VERIFY DIMENSIONS: NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- WOOD STUD WALLS: 2x4'S @ 16" O.C. TO A MAXIMUM HEIGHT OF 10'-0", SUPPORTING ONE FLOOR, ROOF, AND CEILING. UNSUPPORTED WALL HEIGHTS EXCEEDING 10'-0" AND 3 STORY CONDITIONS REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND SPACING.
- EXTERIOR WOOD STUD/MASONRY ASSEMBLIES: 9" w/2x4's, 11" w/2x6's, 13" w/2x8's
- INTERIOR WOOD STUDS DIMENSIONED TO CENTERLINE OF WALL. EXCEPTION: FLAT STUDS DIMENSIONED 2" THICK AND OVER 6" THICK STUD WALLS DIMENSIONED OUT-TO-OUT.
- WALL PLATE HEIGHTS: CROSS REFERENCE EXTERIOR ELEVATIONS, WALL SECTIONS, AND FASCIA DETAILS TO DETERMINE.

CODE INFORMATION

| CODE INFORMATION | REQUIRED | PROVIDED |
|---|----------|----------|
| INTERNATIONAL BUILDING CODE (IBC) | 2021 | 2021 |
| INTERNATIONAL ENERGY CONSERVATION CODE (IECC) | 2021 | 2021 |
| INTERNATIONAL MECHANICAL CODE (IMC) | 2021 | 2021 |
| NFPA 70 NATIONAL ELECTRICAL CODE (NEC) | 2020 | 2020 |
| INTERNATIONAL PLUMBING CODE (IPC) | 2021 | 2021 |
| INTERNATIONAL FIRE CODE (IFC) | 2021 | 2021 |



EXISTING FLOOR PLAN

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

COPYRIGHT: OMMT LUX DESIGN, LLC - 2023
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1007 RIDGE RD.
 ROCKWALL, TX 75087

| ISSUE LOG | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |

SCALE
1/8" = 1'-0"

DATE
08/11/2023

SHEET
A1.00



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: December 12, 2023
APPLICANT: Hind Saad; *RSG Engineering*
CASE NUMBER: SP2023-044; *Site Plan for 1760 Airport Road*

SUMMARY

Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a *warehouse/office* development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. The subject property has been vacant since annexation. On April 3, 2023, the City Council approved a Zoning Change [*Case No. Z2023-010*] from Agriculture (AG) District to Light Industrial (LI) District for the subject property.

Prior to the current submittal, the Planning and Zoning Commission has reviewed this request twice. The first site plan [*Case No. SP2023-022*] was submitted by the applicant on July 14, 2023, and was denied without prejudice by the Planning and Zoning Commission on August 15, 2023 by a vote of 5-0 (*with Commissioner Hustings absent and one [1] vacant seat*). The reason the case was denied by the Planning and Zoning Commission was due to the exceptions that were being requested (*i.e. exceptions to the building articulation requirements -- both primary and secondary --, building material requirements, stone requirements, and residential adjacency standards*). Following this denial, the applicant resubmitted a new development application on August 18, 2023 [*Case No SP2023-028*]. This case was withdrawn by the applicant on October 4, 2023, after the applicant was unable to secure letters from the FAA regarding the required *Part 77 Form (i.e. approval from the FAA concerning the location of the proposed buildings)*. The applicant has since provided staff with the required FAA approvals.

PURPOSE

On November 13, 2023, the applicant -- *Hind Saad* -- submitted an application requesting the approval of a Site Plan for seven (7) *office/warehouse buildings* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property 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. North of Airport Road is: [1] a 5.68-acre tract of vacant land (*i.e. Tract 21 of the D. Harr Survey, Abstract No. 102*); [2] a one (1) acre tract of land (*i.e. Tract 21-01 of the D. Harr Survey, Abstract No. 102*) with a single-family home situated on it; [3] a 12.00-acre tract of vacant land; and [4] a 43.66-acre tract of land with a single-family home situated on it. All of these properties are zoned Agricultural (AG) District. Beyond this is SH-66, which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], 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 the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is a vacant 4.114-acre tract of land (i.e. which is part of a larger 10.291-acre tract of land and is identified as *Tract 2-9, of the D Harr. Survey, Abstract No. 102*). Beyond this is a vacant two (2) acre tract of land (i.e. *Tract 2-5, of the D. Harr Survey, Abstract 102*). Both of these properties are zoned Agricultural (AG) District. Beyond that is an 18.5175-acre vacant tract of land (i.e. *Tract 3-5, of the J Lockhart Survey, Abstract 134*) zoned Light Industrial (LI) District and Commercial (C) District.

East: Directly east of the subject property is a 5.477-acre vacant tract of land (i.e. *Tract 2 of the D. Harr Survey, Abstract No. 102*), zoned Agricultural (AG) District. East of this is a 16.89-acre tract of land (i.e. *Tract 4 of the D.Harr Survey, Abstract No. 102*), which was rezoned to Light Industrial (LI) District in 2021. A site plan was approved for this property in 2021 allowing a *warehouse/distribution center* to be constructed on it.

West: Directly west of the subject property is a 5.784-acre tract of vacant land (i.e. *Tract 2-03 of the D. Harr Survey, Abstract No. 102*), which is zoned Agriculture (AG) District. West of this is a vacant 5.07-acre tract of vacant land (i.e. *Tract 2-06 of the D. Harr Survey, Abstract No. 34*) also zoned Agricultural (AG) District. Beyond this is S. John King Boulevard, which is identified as a *P6D (i.e. a principal arterial, six [6] 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 *Warehouse/Distribution Center* and an *Office Building 5,000 SF or Greater* are permitted *by-right* land uses in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, building elevations, and phasing plan 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:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> | <i>Conformance to the Standards</i> |
|---|--|-------------------------------------|
| <i>Minimum Lot Area</i> | <i>12,500 SF</i> | <i>X=6.18-Acres; In Conformance</i> |
| <i>Minimum Lot Frontage</i> | <i>100-Feet</i> | <i>X= 332-Feet; In Conformance</i> |
| <i>Minimum Lot Depth</i> | <i>125-Feet</i> | <i>X=729-Feet; In Conformance</i> |
| <i>Minimum Front Yard Setback</i> | <i>25-Feet</i> | <i>X>25-Feet; In Conformance</i> |
| <i>Minimum Rear Yard Setback</i> | <i>10-Feet</i> | <i>X>10-Feet; In Conformance</i> |
| <i>Minimum Side Yard Setback</i> | <i>10-Feet</i> | <i>X>10-Feet; In Conformance</i> |
| <i>Maximum Building Height</i> | <i>60-Feet</i> | <i>X=27-Feet; In Conformance</i> |
| <i>Max Building/Lot Coverage</i> | <i>60%</i> | <i>X=31.6%; In Conformance</i> |
| <i>Minimum Number of Parking Spaces</i> | <i>1 Parking Space per 300 SF for Office and 1 Parking Space per 1,000 SF for Warehouse (109 Total Required)</i> | <i>X=110; In Conformance</i> |
| <i>Minimum Landscaping Percentage</i> | <i>15%</i> | <i>X=15.3%; In Conformance</i> |
| <i>Maximum Impervious Coverage</i> | <i>90-95%</i> | <i>X=76.46%; In Conformance</i> |

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct seven (7) *office/warehouse buildings* 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. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices.” In this case, the applicant’s request for seven (7) *office/warehouse buildings* is permitted *by-right* in a Light Industrial (LI) District as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan 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 exceptions being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

Staff has identified the following exceptions:

(1) *Building Materials*.

- (a) *Primary Materials*. According to Subsection 05.01 (A)(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...” or masonry material. The applicant is proposing 18%-80% secondary materials (*i.e. 18% on the front elevation, 28% on the left and right elevations, and 80% on the rear elevation*) on Buildings 4-7 and 18%-48% secondary materials (*i.e. 18% on the front elevation, 28% on the left and right elevations, and 48% on the rear elevation*) on Buildings 2 & 3. This will require an exception from the Planning and Zoning Commission.

(2) *Building Articulation*.

- (a) *Primary Building Facades*. According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed four (4) times the wall height. In this case, the proposed buildings do not meet the projection requirements for primary building facades on all buildings. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (b) *Secondary Building Facades*. According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed three (3) times the wall height. In this case, the proposed buildings do not meet the projection requirements for secondary building facades on all buildings. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

- (3) *Loading Dock Screening*. According to Subsection 01.05, *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.” In this case, the applicant is providing three (3) tiered landscaping along the adjacency except for the area within the FAA restricted area. While this does not meet the requirements, the code does allow the Planning and Zoning Commission to grant an exception to the screening requirements.

- (4) *Driveway Spacing*. According to Figure 2.4, *Minimum Driveway Spacing and Corner Clearance*, of Chapter 02, *Streets*, of the Engineering Department’s *Standards of Design and Construction Manual*, the minimum spacing for driveways on Airport Road is 100-feet. In this case, the eastern driveway is within 100-feet of an adjacent driveway on the adjacent property. 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 compensatory measures that directly offset the requested variances and exceptions. The applicant has indicated the following as compensatory measures: [1] plant two (2) additional canopy trees along the east property line behind *Buildings 2 & 3*, [2] provide three (3) tiered screening along the west property line [*this is already a requirement and cannot be considered a compensatory measure*], [3] increase the canopy trees caliper inch from four (4) caliper inches to five (5) caliper inches for the three (3) tiered screening areas, [4] add two (2) benches on the west side of *Building 1* along the landscape detention pond, [5] provide more than the required landscaping [*i.e. they are required 15.00% and are providing 15.36% or 0.36% more than required*], and [6] provide canopy trees on 40-foot centers along the south property line. Staff should point out that they are not providing the required number of compensatory measures, the additional landscaping being provided is nominal compared to the required landscaping percentage, and the three (3) tiered landscaping is already required. In addition, the benches do not appear to directly off-set any of the requested variances; however, 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

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." In addition, the *Central District* "... incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction." 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 a *Warehouse/Distribution Center* and *Offices*. Based on this, the applicant's land uses appear to conform with the Comprehensive Plan; however, Chapter 9, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states as one of the goals of commercial building design, buildings should be "... designed and constructed in unity with the community's existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time." The polices to implement this goal are "... [1] (n)on-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park. [and] [2] Non-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features." In this case, the applicant is requesting exceptions to building materials and building articulation requirements. These exceptions appear to conflict with the goals for non-residential buildings contained in the Comprehensive Plan. Staff should point out that a similar land use was approved on a property directly east of the subject property, which was required to meet the material requirements of the Light Industrial (LI) District, and which are called for in the Comprehensive Plan. Furthermore, the John King Boulevard Corridor Plan contained in the OURHometown Vision 2040 Comprehensive Plan, states that one of the guiding concepts of the plan is *Quality and Timelessness*. The plan goes on to state that "(t)he design forms for John King Boulevard should be rooted in Rockwall's strong landscape and heritage, while coexisting comfortably with new development, never looking 'dated.' High quality of materials and construction should be a defining characteristic of new enhancement projects." In this case, the applicant is requesting exceptions to the building materials due to the use of metal. These buildings will be highly visible from John King Boulevard, and do not appear to meet the intent of this corridor plan. Based on this the applicant's proposal does not appear to meet the vision of the Comprehensive Plan.

STAFF ANALYSIS

The phasing plan provided by the applicant shows *Building 1* being built in the first phase, *Buildings 2 & 3* in the second phase, and *Buildings 4-7* in the final and third phase. Staff should note that the phasing plan only lays out the phasing of the buildings, and all other site plan elements must be constructed with the first phase. This means that with the construction of the first phase all landscaping will be required to be installed. Given this, *Building 1* will be screened from John King Boulevard by the three (3) tiered screening located along the west property line; however, *Buildings 6 & 7 -- included in phase 3 --* will not be screened from John King Boulevard. These buildings along with their loading docks will have direct visibility from John King Boulevard due to the *Runway Protection Zone* of the Ralph Hall Municipal Airport, which does not allow any trees. This

prompted the applicant's request for the exception to the loading dock screening described in the *Variations and Exceptions Requested by the Applicant* section of this case memo. As stated above, the applicant's request appears to be deficient when comparing it to the requirements of the Unified Development Code (UDC) and the policies and goals of the OURHometown Vision 2040 Comprehensive Plan. Staff should also note that the compensatory measures offered with the development do not seem to off-set the requested variances; however, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On November 28, 2023, the Architecture Review Board reviewed the proposed building elevations provided by the applicant and recommended that the applicant [1] raise the stone wainscot on the rear elevations of *Buildings 2 & 3* to the top of the door frame, [2] add awnings to the doors on the rear elevations of *Buildings 2 & 3*, [3] provide a row of canopy trees behind *Buildings 2 & 3*, and [4] finish the back side of the parapets in the same material as the exterior facing façade. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the December 12, 2023 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the establishment of seven (7) *warehouse/office* buildings on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) All landscaping shall be installed with *Phase 1* of the proposed 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 1760 Airport rd, Rockwall, TX 75087

SUBDIVISION A102, D Harr, Tract 2-01

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE Light industrial

ACREAGE 6.18

LOTS [CURRENT]

1

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 FlexSpace Business Parks LLC

APPLICANT RSG ENGINEERING

CONTACT PERSON Roy Bhavi

CONTACT PERSON HIND SAAD

ADDRESS 835 Tillman Dr,

ADDRESS 13501 KATY FREEWAY, STE. 3180

CITY, STATE & ZIP Allen TX 75013

CITY, STATE & ZIP Houston, TX 77041

PHONE 972.674.8933

PHONE 281- 248- 6785

E-MAIL roy.bhavi@flexspacebusinessparks.co

E-MAIL hind@rsgcompanies.com

NOTARY VERIFICATION [REQUIRED]

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

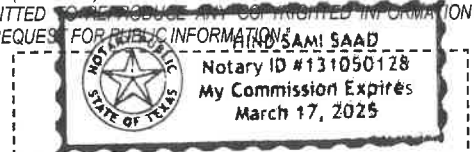
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10th TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF November, 2023 BY SIGNING THIS APPLICATION, 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 (ON 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 10th DAY OF November, 2023

OWNER'S SIGNATURE

Roy Bhavi

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 3-17-2025



SP2023-044: Site Plan for 1760 Airport Road



Case Location Map = 



City of Rockwall

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

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





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASW-13750-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Flex Space Business Park
 Location: Rockwall, TX
 Latitude: 32-55-32.00N NAD 83
 Longitude: 96-25-59.20W
 Heights: 573 feet site elevation (SE)
 23 feet above ground level (AGL)
 596 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

This determination becomes final on November 06, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact

on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13750-OE.

Signature Control No: 598974876-600361930

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASW-13751-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Flex Space Business Park Bldg 2
 Location: Rockwall, TX
 Latitude: 32-55-30.70N NAD 83
 Longitude: 96-25-57.70W
 Heights: 577 feet site elevation (SE)
 23 feet above ground level (AGL)
 600 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

This determination becomes final on November 06, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact

on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13751-OE.

Signature Control No: 598974877-600361931

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASW-13752-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Flex Space Business Park Bldg 3
 Location: Rockwall, TX
 Latitude: 32-55-28.50N NAD 83
 Longitude: 96-25-57.80W
 Heights: 578 feet site elevation (SE)
 23 feet above ground level (AGL)
 601 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

This determination becomes final on November 06, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact

on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13752-OE.

Signature Control No: 598974878-600361928

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASW-13753-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Flex Space Business Park Bldg 4
 Location: Rockwall, TX
 Latitude: 32-55-30.50N NAD 83
 Longitude: 96-25-59.40W
 Heights: 573 feet site elevation (SE)
 22 feet above ground level (AGL)
 595 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

This determination becomes final on November 06, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact

on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13753-OE.

Signature Control No: 598974879-600361932

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASW-13754-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Flex Space Business Park Bldg 5
 Location: Rockwall, TX
 Latitude: 32-55-28.50N NAD 83
 Longitude: 96-25-59.50W
 Heights: 574 feet site elevation (SE)
 22 feet above ground level (AGL)
 596 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

This determination becomes final on November 06, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact

on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13754-OE.

Signature Control No: 598974880-600361929

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASW-13755-OE

Issued Date: 11/08/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Flex Space Business Park Bldg 6
 Location: Rockwall, TX
 Latitude: 32-55-28.60N NAD 83
 Longitude: 96-26-00.50W
 Heights: 573 feet site elevation (SE)
 23 feet above ground level (AGL)
 596 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 05/08/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before December 08, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager, Rules and Regulations Group via email at OEPetitions@faa.gov, or via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW., Washington, DC 20591. FAA encourages the use of email to ensure timely processing.

This determination becomes final on December 18, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. Any questions regarding your petition, contact Rules and Regulations Group via telephone (202) 267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed

structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13755-OE.

Signature Control No: 598974881-604223805

(DNH)

David Maddox

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASW-13756-OE

Issued Date: 11/08/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Flex Space Business Park Bldg 7
 Location: Rockwall, TX
 Latitude: 32-55-30.50N NAD 83
 Longitude: 96-26-00.40W
 Heights: 572 feet site elevation (SE)
 23 feet above ground level (AGL)
 595 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 05/08/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

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structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13756-OE.

Signature Control No: 598974882-604223804

(DNH)

David Maddox

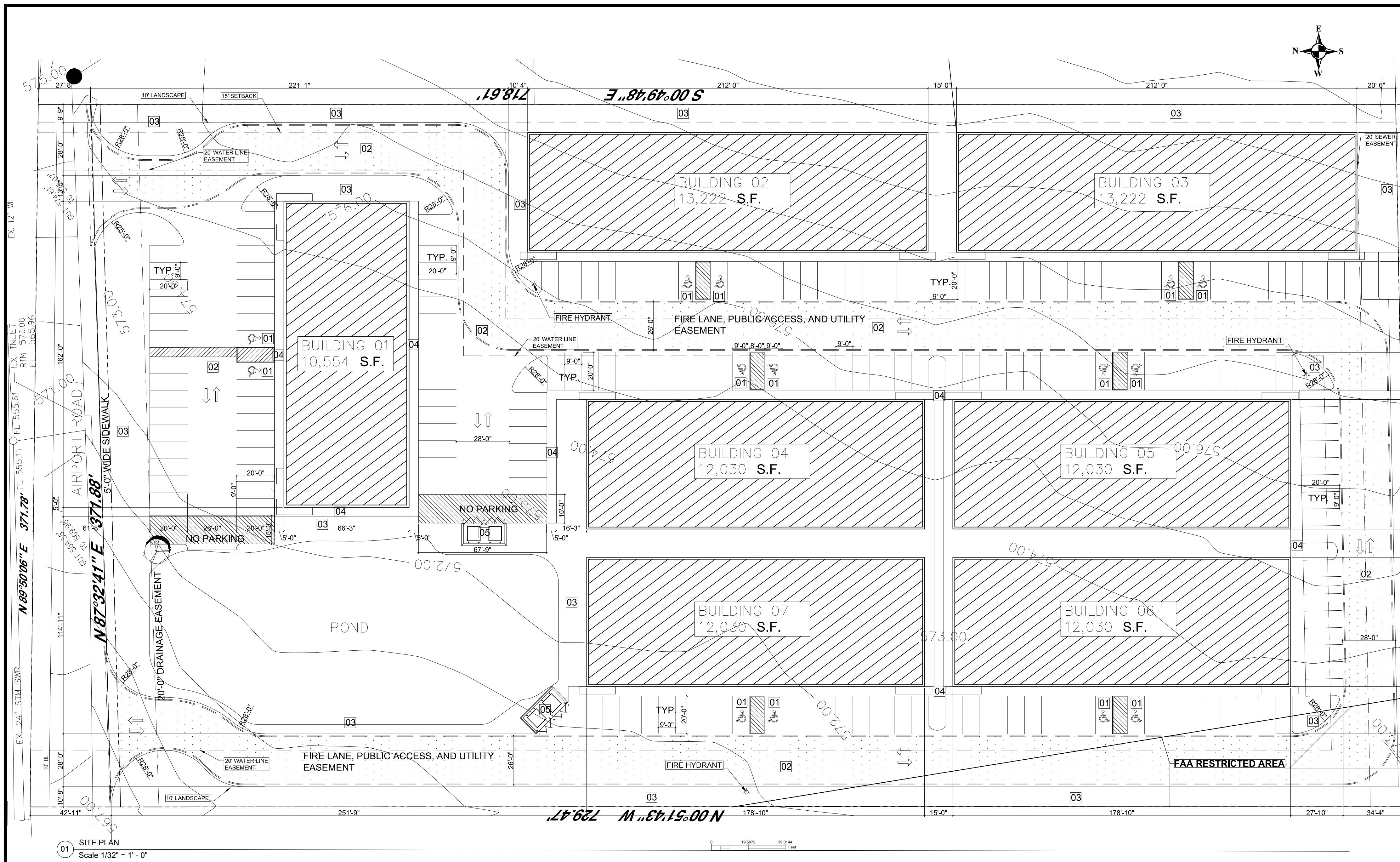
Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



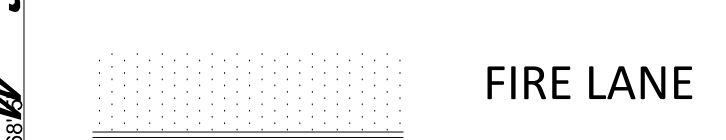
ADA & TAS

FOR ADA AND TAS REQUIREMENTS SEE THE SHEETS NUMBER G 2.1, G 2.2, G 2.3 & G 2.4.
FOR GRADING AND ACCESSIBLE ROUTE RE: CIVIL

FIRE LANE NOTES

- CURBS LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY ZONE SIGNS SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET.
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATED APPROVED FIRE LANES EXCEPT WHERE AUTHORIZED BY THE CODE OFFICIAL.
- WHERE FIRE LANE SIGNS ARE REQUIRED, AN APPROVED TOW-AWAY ZONE SIGN SHALL BE ATTACHED TO THE SAME POLE OR COLUMN, IMMEDIATELY BELOW AND AT THE SAME ANGLE OF ATTACHMENT AS THE FIRE LANE SIGN.
- HEIGHT OF THE SIGNS SHALL BE NOT LESS THAN 6 FEET OR MORE THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE LOWER SIGN.
- FIRE LANE SIGNS SHALL BE PLACED NO LOWER THAN 6 FEET AND 0 HIGHER THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE ACCESS ROAD SIGN.
- ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.
- FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
- FIRE LANE - TOW-AWAY ZONE SIGNS SHALL NOT BE LOCATED MORE THAN 100 FEET APART.
- ON CURBLESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.

FIRE LANE



NOTE PARKING

- NOTE 1:
ACCESSIBLE PARKING SPACES AND ACCESS AISLES MUST BE LEVEL-NOT EXCEEDING 1:48 CROSS SLOPES IN ANY DIRECTION. THE WALKWAY TO THE ACCESSIBLE ENTRIES DOES NOT HAVE CROSS SLOPES.
402.2 COMPONENTS: ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20. DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4.
403.3 SLOPE: THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
502.4 FLOOR OR GROUND SURFACES: PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY LIFTS. CHANGES IN LEVEL ARE NOT PERMITTED.
- NOTE 2:
THE AREA REQUIRED FOR MANEUVERING CLEARANCE AT ACCESSIBLE EXTERIOR ENTRY DOORS MUST BE LEVEL (DOES NOT EXCEED 1:48 SLOPE IN ANY DIRECTION).
404.2.4 MANEUVERING CLEARANCES: MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
404.2.4.4 FLOOR OR GROUND SURFACE: FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTIONS: 1. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. 2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 404.2.5 SHALL BE PERMITTED.

PARKING REQUIREMENT

WAREHOUSE TOTAL AREA: 85,118 SF
OFFICES: 9,852 / 300 : 33 SPACES
WAREHOUSE: 75,266 / 1,000: 76 SPACES

| | |
|--------------------------|-----|
| TOTAL REQUIRED | 109 |
| TOTAL PROVIDED | 110 |
| INCLUDED 14 HANDICAP VAN | |

GENERAL NOTES

- CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
- ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
- ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
- CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
- PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
- RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES (IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
- GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
- ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
- SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- REFER TO CIVIL DRAWING FOR SITE WORK.
- GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS (IF ANY) IN AREA OF NEW CONSTRUCTION.
- CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
- ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE", ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
- FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS.

01 SITE PLAN
Scale 1/32" = 1' - 0"

WATER SUPPLY (FOR FIREFIGHTING)

| BUILDING | REQUIRED GPM: | 2,250 |
|--|--|--------------|
| BUILDING 01 | DURATION: | 2H |
| | NUMBER OF HYDRANTS REQUIRED / PROVIDED | 2REQ / 2PROV |
| | 75% REDUCTION (MUST MAINTAIN MINIMUM PER TABLE B105.1.(1) OR B105.1.(2)) | NO |
| BUILDING 02 & 03 | REQUIRED GPM: | 2,500 |
| | DURATION: | 2H |
| | NUMBER OF HYDRANTS REQUIRED / PROVIDED | 3REQ / 3PROV |
| 75% REDUCTION (MUST MAINTAIN MINIMUM PER TABLE B105.1.(1) OR B105.1.(2)) | NO | |
| BUILDING 04, 05, 06 & 07 | REQUIRED GPM: | 2,500 |
| | DURATION: | 2H |
| | NUMBER OF HYDRANTS REQUIRED / PROVIDED | 3REQ / 3PROV |
| 75% REDUCTION (MUST MAINTAIN MINIMUM PER TABLE B105.1.(1) OR B105.1.(2)) | NO | |

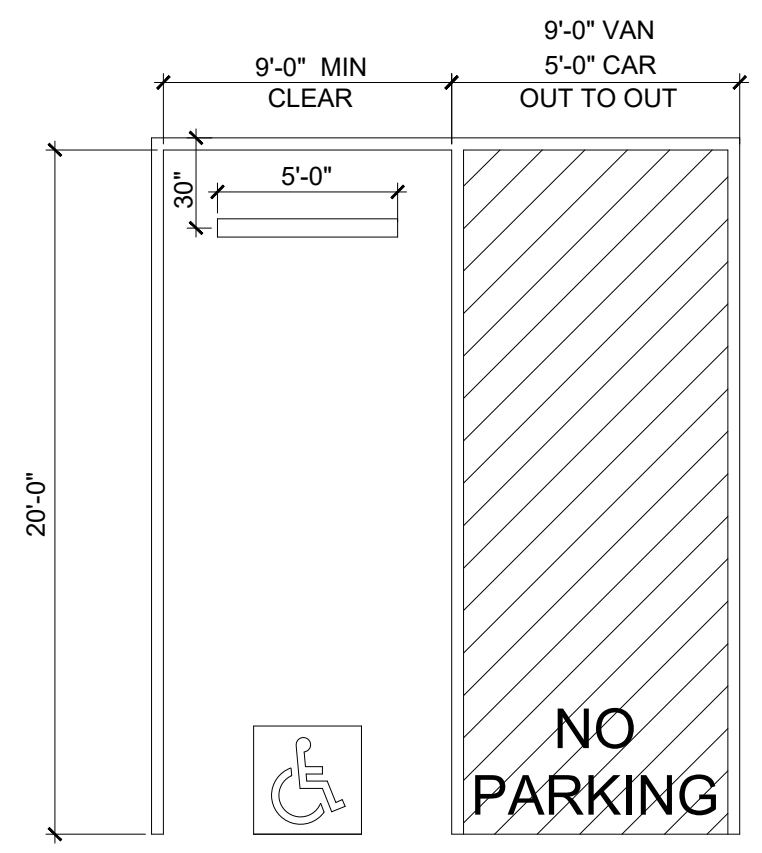
GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

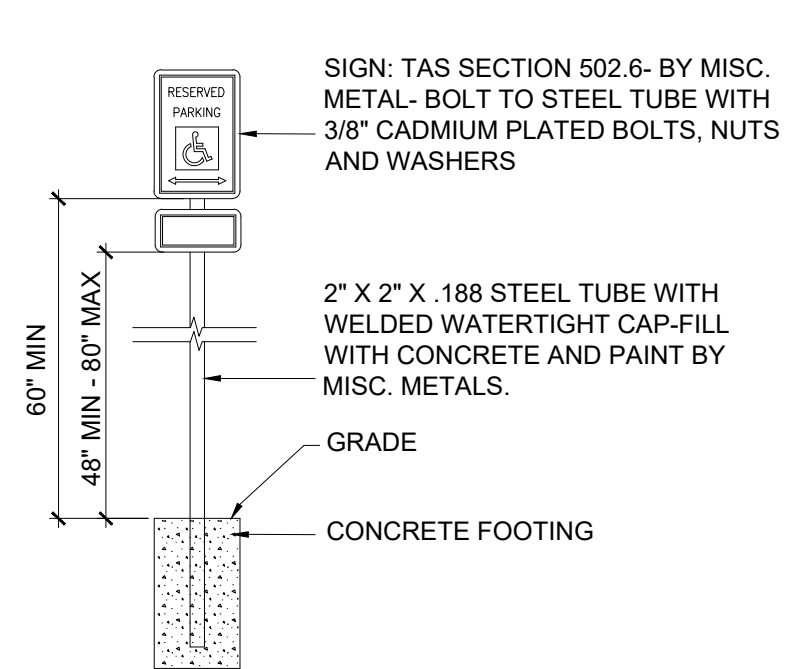
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this ___ day of _____, 2023.

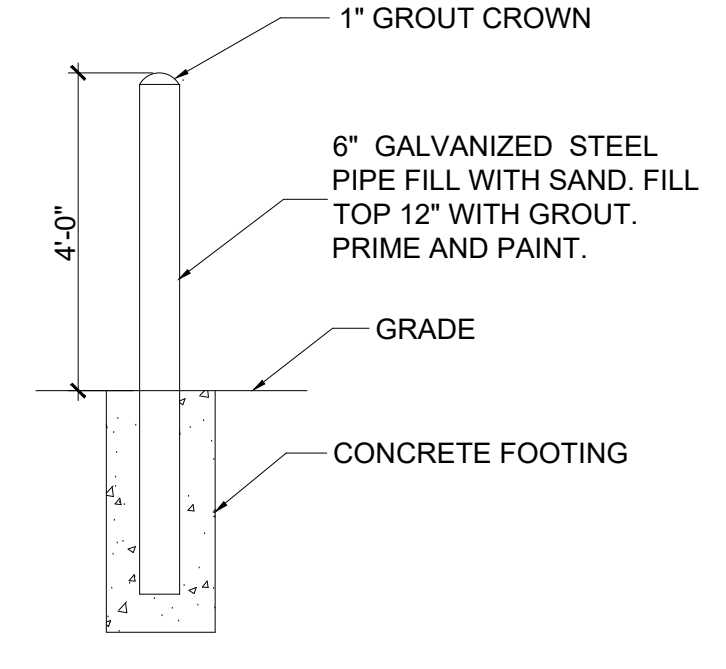
Planning & Zoning Commission, Chairman Director of Planning and Zoning



02 HANDICAP SPACE & AISLE
Scale 3/8" = 1'-0"



03 HANDICAP SIGN POST
Scale 3/8" = 1'-0"



04 BOLLARD
Scale 3/8" = 1'-0"

RS&G ENGINEERING

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-763-7777

project
ROCKWALL OFFICES WAREHOUSES
at
1760 AIRPORT ROAD
ROCKWALL, TX 75087

REVISIONS

ISSUE DATE: 11/30/23

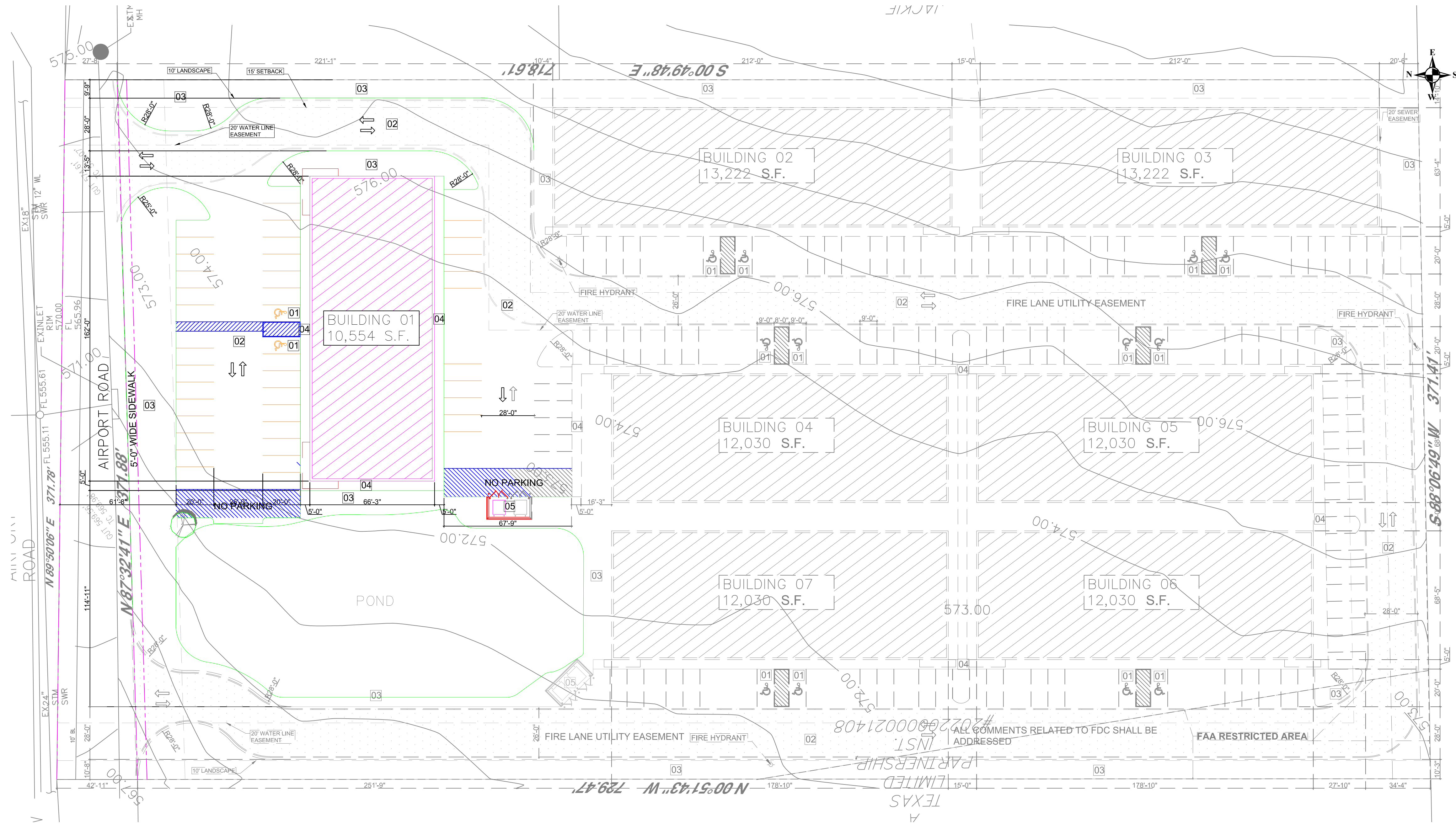
11/30/2023

SITE PLAN

DRAWN BY: CHECKED:

PROJECT No: SHEET No:
23420.02 A0.1

(SP2023-044)



01 PHASE 1: SITE PLAN
Scale 1/32" = 1' - 0"

COLORED DETAIL REPRESENTS PHASE 1

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

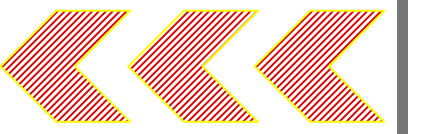
SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this ___ day of _____, 2023.

Planning & Zoning Commission, Chairman

RSG ENGINEERING



13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-763-7777

TBPE FIRM #: 15498

project
ROCKWALL OFFICES WAREHOUSES

at
0 AIRPORT ROAD
ROCKWALL, TX 75087

REVISIONS

ISSUE DATE: 08/28/23



08/28/2023

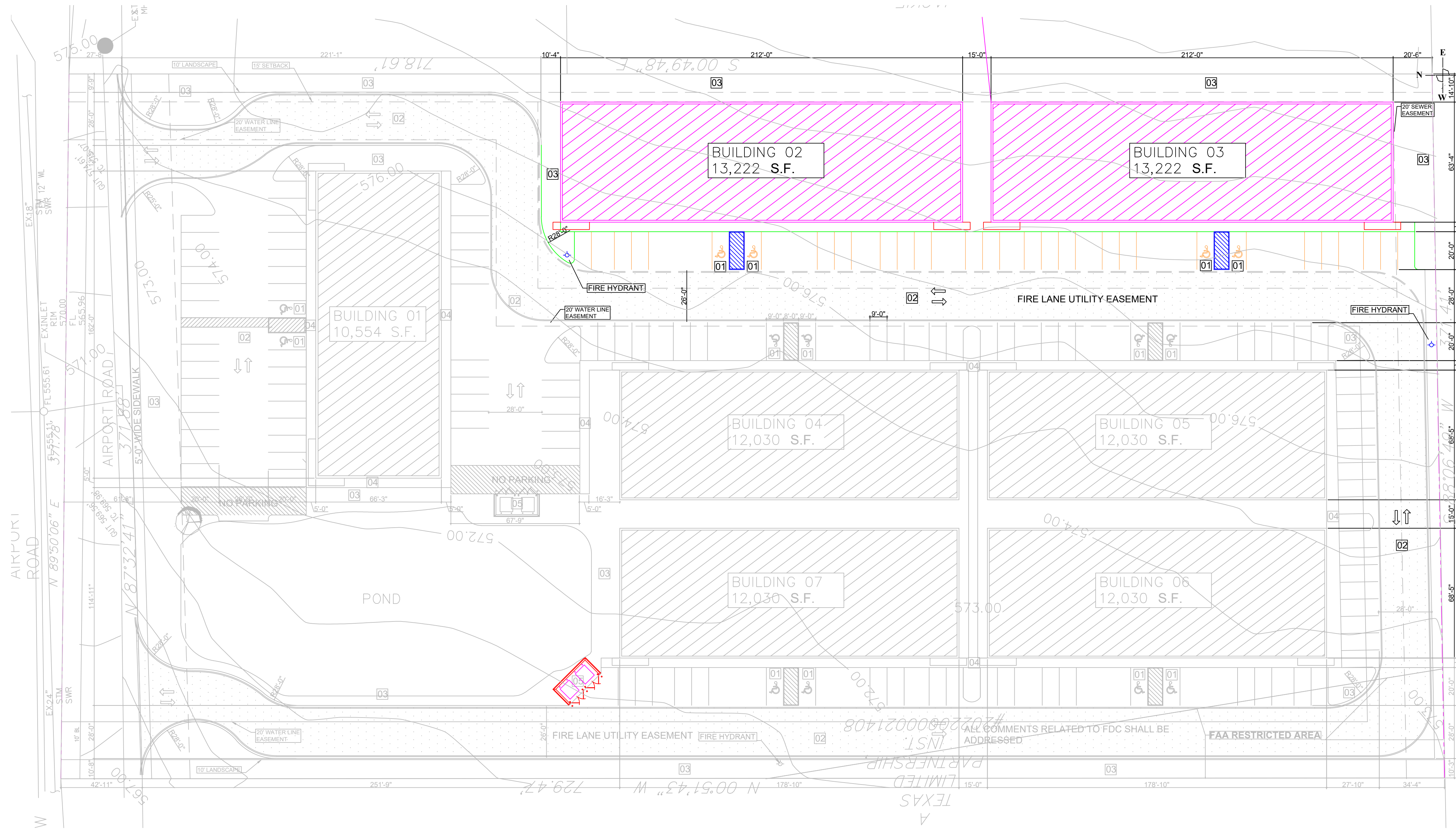
PHASE 1
SITE PLAN

DRAWN BY: CHECKED:

PROJECT No: SHEET No:

23420.02 A0.1

SP2023-028



01 FUTURE PHASES: SITE PLAN
Scale 1/32" = 1' - 0"

**COLORED DETAIL REPRESENTS Phase2: BUILDINGS 02,03
(NUMBER OF PHASES & BUILDINGS IN EACH PHASE TO BE DECIDED)**

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this ___ day of _____, 2023.

Planning & Zoning Commission, Chairman

| REVISIONS |
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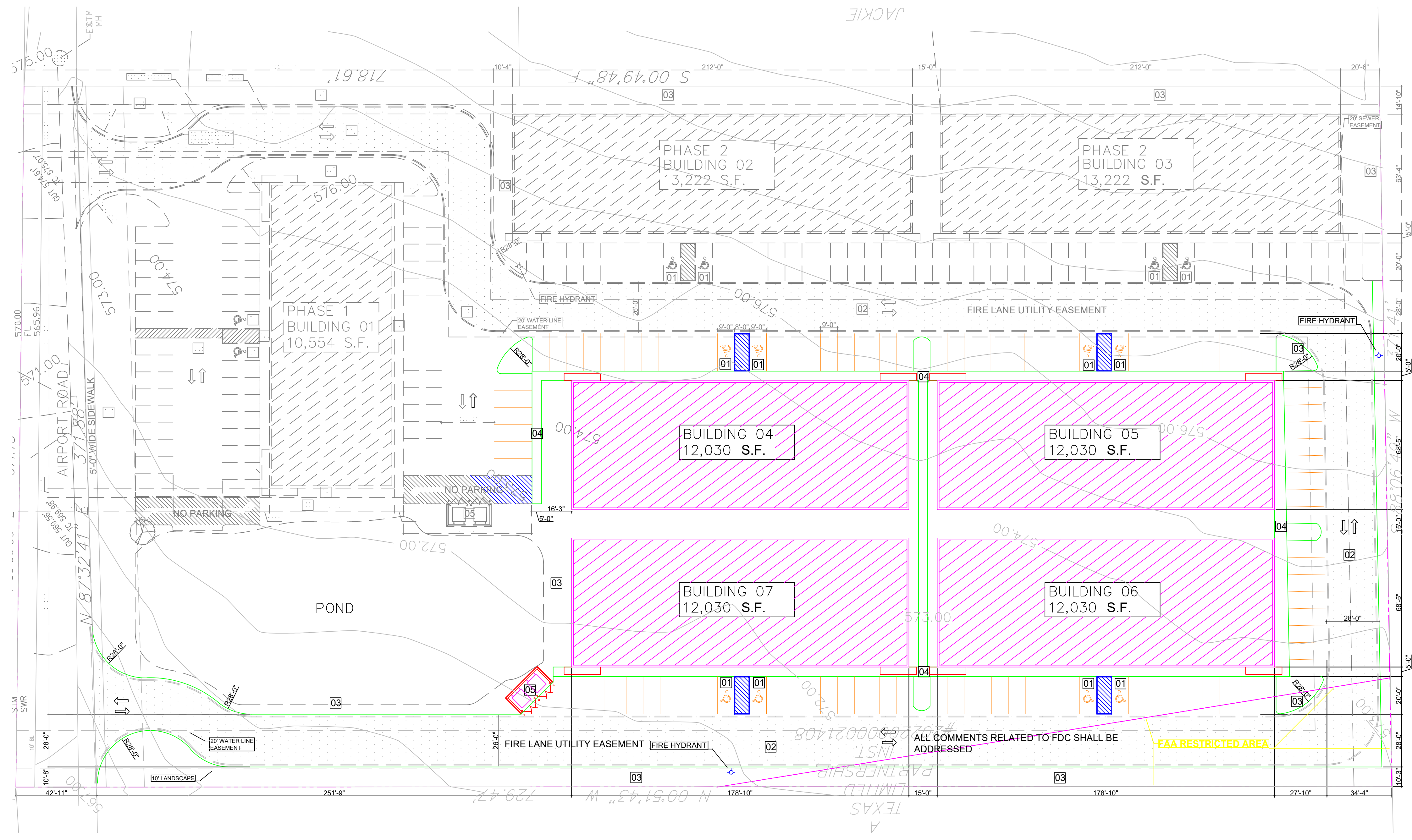
ISSUE DATE: 08/28/23



PHASE 2
SITE PLAN

DRAWN BY: CHECKED:

PROJECT No: SHEET No:
23420.02 A0.1



01 PHASE 3: SITE PLAN
Scale 1/32" = 1' - 0"

COLORED DETAIL REPRESENTS PHASE 3

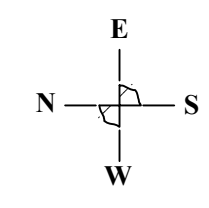
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WITNESS OUR HANDS, this ___ day of _____, 2023.

Planning & Zoning Commission, Chairman _____



| REVISIONS |
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ISSUE DATE: 08/07/23

05/19/2023

 PHASE 3
SITE PLAN

DRAWN BY: _____ CHECKED: _____
 PROJECT No: 23420.02 SHEET No: A0.1

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

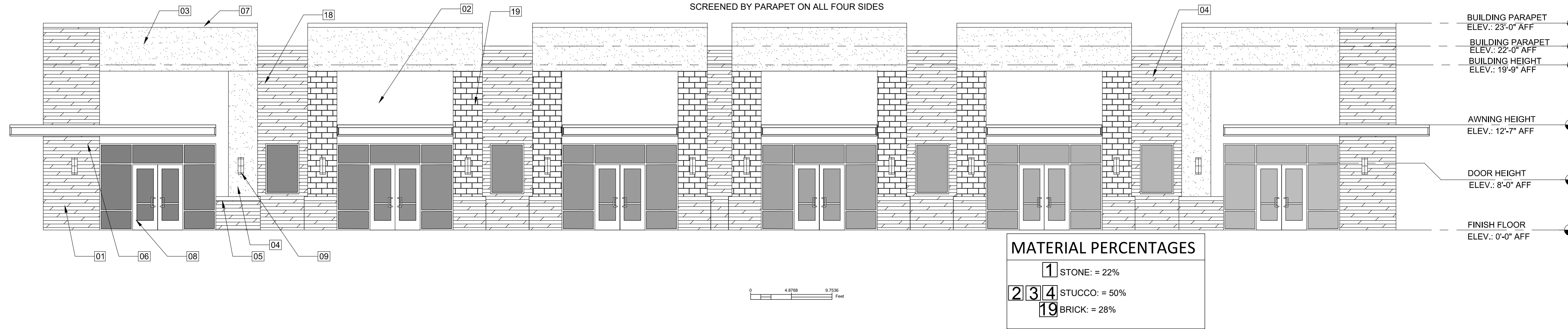
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this ____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

HVAC UNITS TO BE PLACED ON ROOF
SCREENED BY PARAPET ON ALL FOUR SIDES



- BUILDING PARAPET ELEV.: 23'-0" AFF
- BUILDING PARAPET ELEV.: 22'-0" AFF
- BUILDING HEIGHT ELEV.: 19'-9" AFF
- AWNING HEIGHT ELEV.: 12'-7" AFF
- DOOR HEIGHT ELEV.: 8'-0" AFF
- FINISH FLOOR ELEV.: 0'-0" AFF

MATERIAL PERCENTAGES

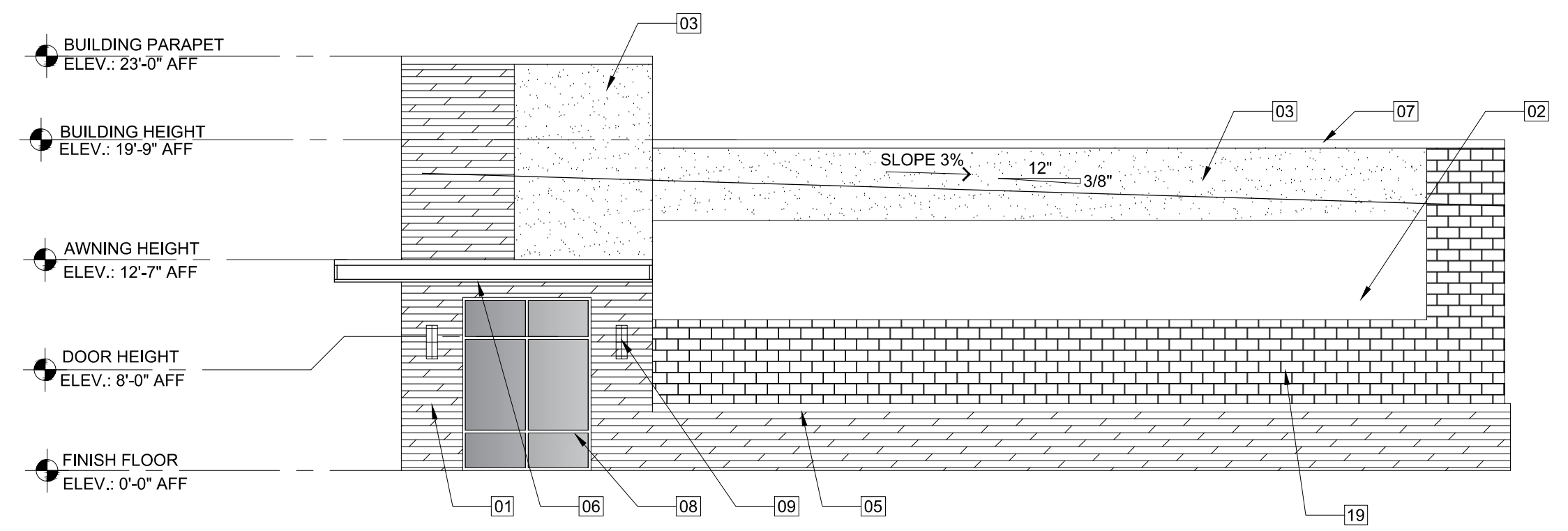
| | |
|---------|--------------|
| 1 | STONE = 22% |
| 2, 3, 4 | STUCCO = 50% |
| 19 | BRICK = 28% |

GENERAL NOTES

- ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
- ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
- VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
- CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
- CONTROL JOINT. NOT TO EXCEED 144 S.F.

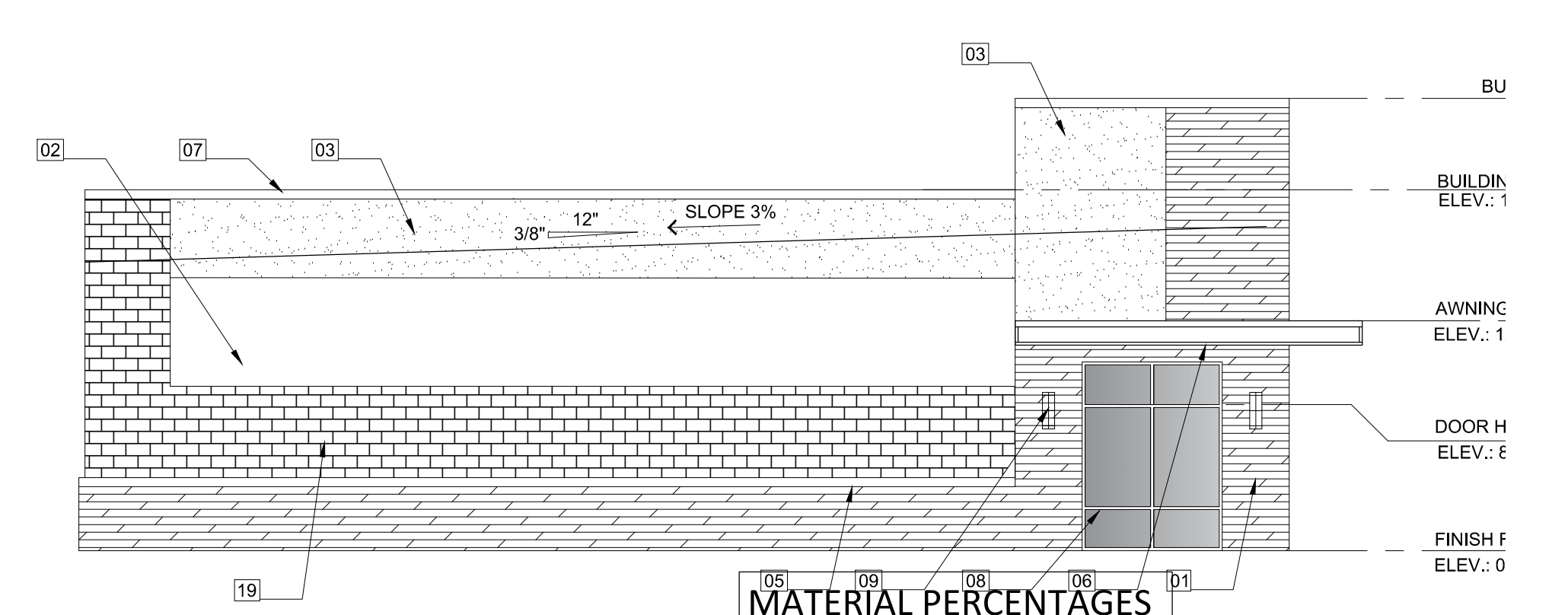
01 FRONT ELEVATION
Scale 1/8" = 1' - 0"

WILL PROVIDE FUTURE SUITE NUMBERS
PER CITY REQUIREMENTS



MATERIAL PERCENTAGES

| | |
|------|--------------|
| 1 | STONE = 24% |
| 2, 3 | STUCCO = 50% |
| 19 | BRICK = 26% |



MATERIAL PERCENTAGES

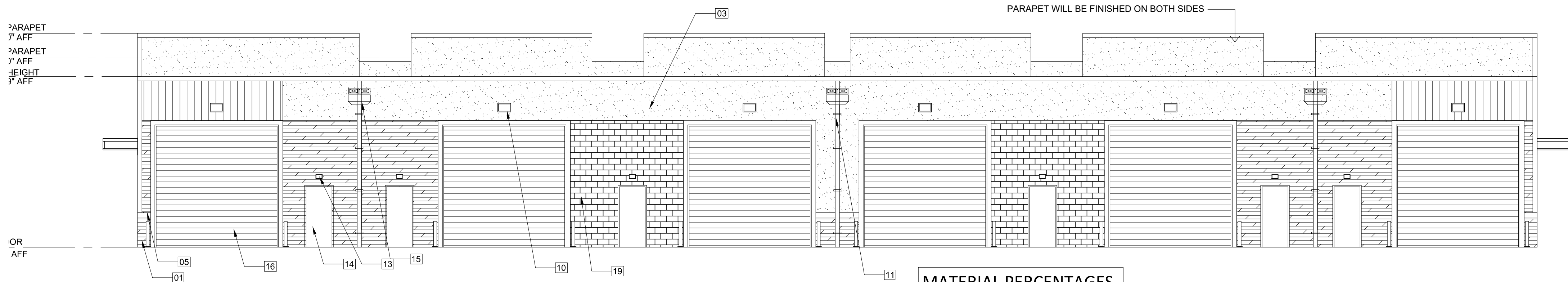
| | |
|------|--------------|
| 1 | STONE = 24% |
| 2, 3 | STUCCO = 50% |
| 19 | BRICK = 26% |

EXTERIOR ELEVATION KEY NOTES

- NATURAL QUARRIED STONE. COLOR: SW 7066 (GRAY MATTERS)
- FINE STUCCO COLOR: SW 7074 (SOFTWARE)
- CLASSIC STUCCO COLOR: SW 7074 (SOFTWARE)
- STUCCO COLOR: SW 6257 (GIBALTAR)
- CAP STONE
- PRE-FINISHED METAL CANOPY, COLOR: SW 7076 (CYBERSPACE)
- METAL COPING, COLOR: SW 7076 (CYBERSPACE)
- WINDOW/ DOOR SYSTEM (RE. SCHEDULES)
- WALL SCONCE
- WALL PACK LIGHT
- DOWNSPOUT
- WALL SUPPORT - PROVIDE WHERE IS NECESSARY
- EXTERIOR WALL-MOUNTED LIGHT
- PAINTED METAL DOOR, COLOR: SW 7664 (STEELY GRAY)
- SCUPPER
- OVERHEAD DOOR, COLOR: SW 7664 (STEELY GRAY)
- BOLLARDS
- 1/2" CORRUGATED METAL SIDING 10", COLOR: SW 7074 (SOFTWARE)
- ACCENT SMOOTH BRICK, COLOR: SW 7551 (GREEK VILLA)
- 1/2" CORRUGATED METAL SIDING 5", COLOR: SW 6257 (GIBALTAR)

02 RIGHT ELEVATION
Scale 1/8" = 1' - 0"

03 LEFT ELEVATION
Scale 1/8" = 1' - 0"



MATERIAL PERCENTAGES

| | |
|----|--------------|
| 1 | STONE = 21% |
| 3 | STUCCO = 50% |
| 19 | BRICK = 20% |
| 18 | METAL = 9% |

04 REAR ELEVATION
Scale 1/8" = 1' - 0"

REVISIONS

| | | |
|--|--|--|
| | | |
| | | |
| | | |

ISSUE DATE: 12/04/23

BUILDING 01

EXTERIOR ELEVATIONS

| | |
|-------------|-----------|
| DRAWN BY: | CHECKED: |
| PROJECT No: | SHEET No: |
| 23420.02 | A2.0 |

EXTERIOR ELEVATION KEY NOTES

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- 3 CLASSIC STUCCO COLOR: SW 7074 (SOFTWARE)
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- 9 WALL SCONCE
- 10 WALL PACK LIGHT
- 11 DOWNSPOUT
- 12 WALL SUPPORT - PROVIDE WHERE IS NECESSARY
- 13 EXTERIOR WALL-MOUNTED LIGHT
- 14 PAINTED METAL DOOR, COLOR: SW 7664 (STEELY GRAY)
- 15 SCUPPER
- 16 OVERHEAD DOOR, COLOR: SW 7664 (STEELY GRAY)
- 17 BOLLARDS
- 18 1/2" CORRUGATED METAL SIDING 10", COLOR: SW 7074 (SOFTWARE)
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GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this ____ day of _____, 2023.

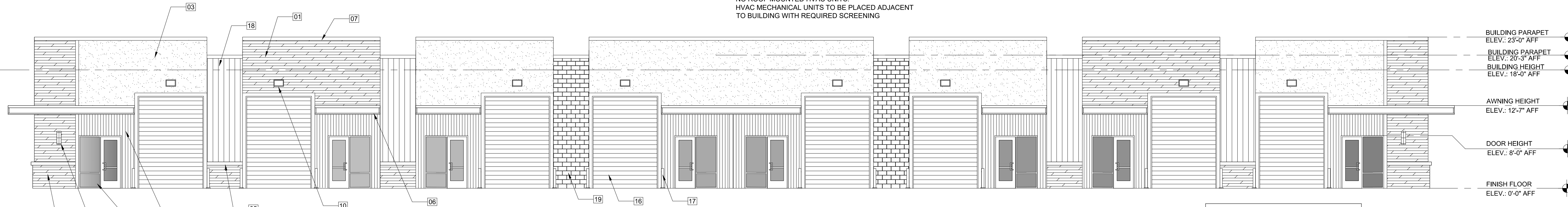
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GENERAL NOTES

1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
3. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
4. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
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6. CONTROL JOINT. NOT TO EXCEED 144 S.F.

NO ROOF MOUNTED HVAC UNITS.
HVAC MECHANICAL UNITS TO BE PLACED ADJACENT TO BUILDING WITH REQUIRED SCREENING

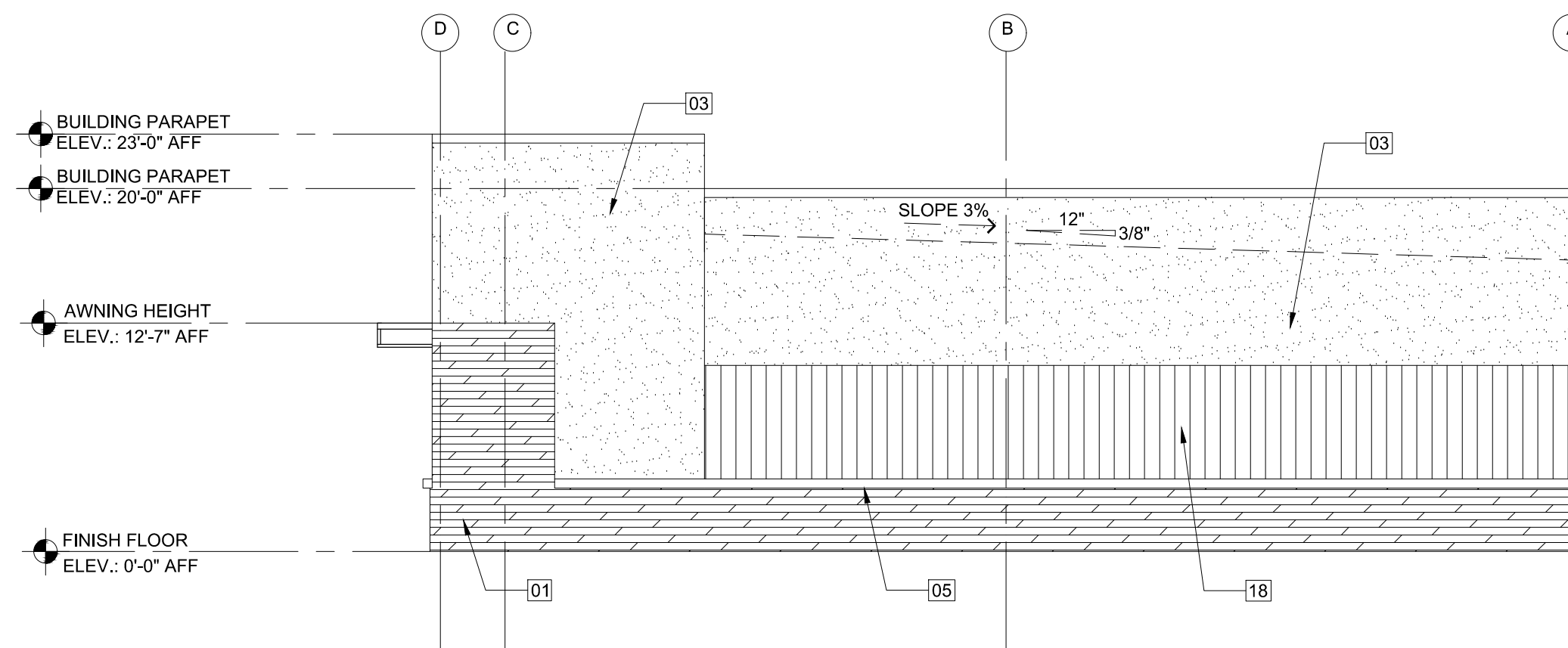


- BUILDING PARAPET ELEV.: 23'-0" AFF
- BUILDING PARAPET ELEV.: 20'-3" AFF
- BUILDING HEIGHT ELEV.: 18'-0" AFF
- AWNING HEIGHT ELEV.: 12'-7" AFF
- DOOR HEIGHT ELEV.: 8'-0" AFF
- FINISH FLOOR ELEV.: 0'-0" AFF

MATERIAL PERCENTAGES

- 1 STONE: = 25%
- 3 4 METAL SIDING: = 18%
- 21 STUCCO: 50%
- 22 BRICK: 7%

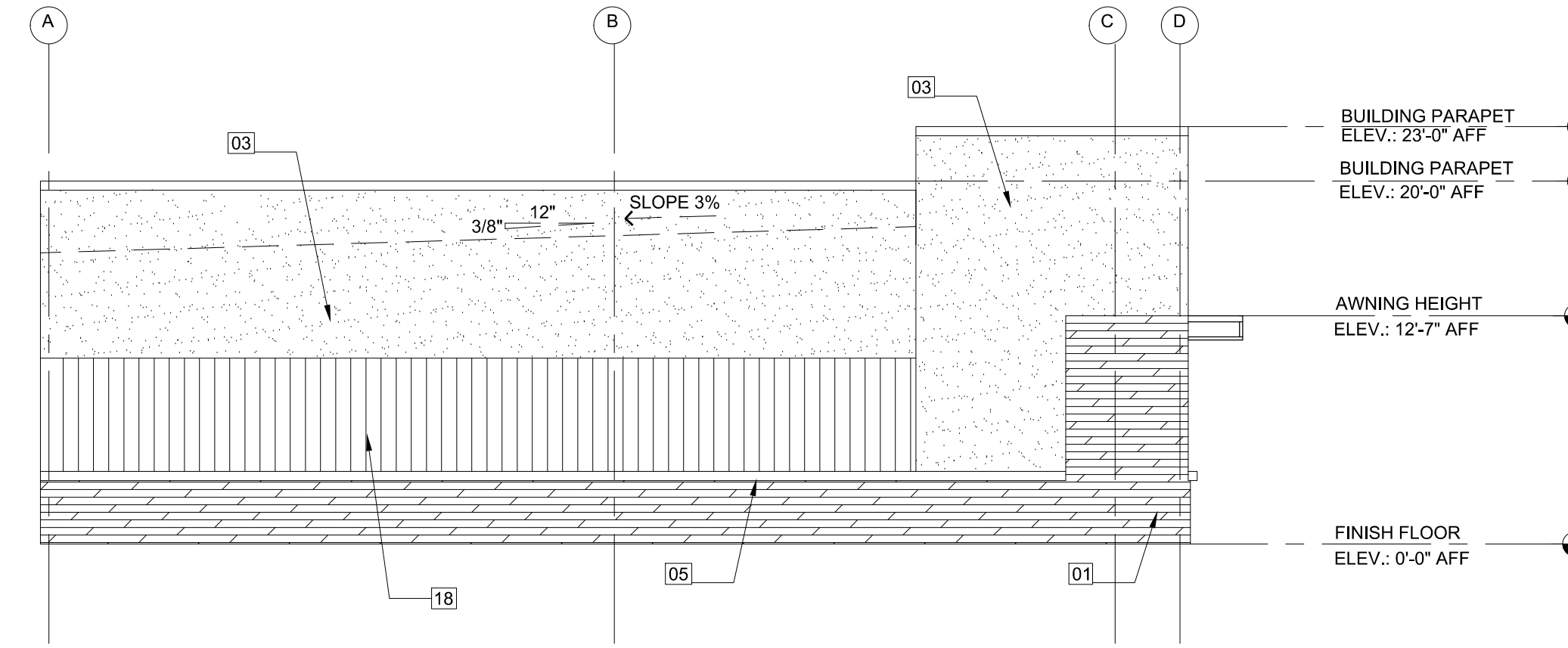
WILL PROVIDE FUTURE SUITE NUMBERS PER CITY REQUIREMENTS



02 RIGHT ELEVATION
Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

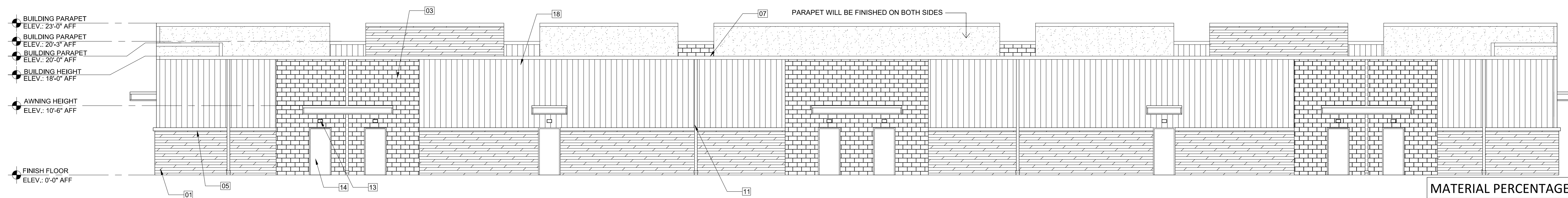
- 1 STONE: = 22%
- 3 METAL SIDING: = 28%
- 21 STUCCO: 50%



03 LEFT ELEVATION
Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

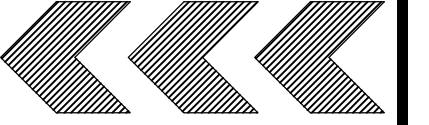
- 1 STONE: = 22%
- 3 METAL SIDING: = 28%
- 21 STUCCO: 50%



04 REAR ELEVATION
Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

- 1 STONE: = 25%
- 3 METAL SIDING: = 48%
- 21 BRICK: = 27%



REVISIONS

ISSUE DATE: 12/01/23

BUILDINGS 02 & 03



12/01/2023

EXTERIOR ELEVATIONS

DRAWN BY: CHECKED:

PROJECT No: SHEET No:

23420.02 A2.0

EXTERIOR ELEVATION KEY NOTES

- 1 NATURAL QUARRIED STONE, COLOR: SW 7066 (GRAY MATTERS)
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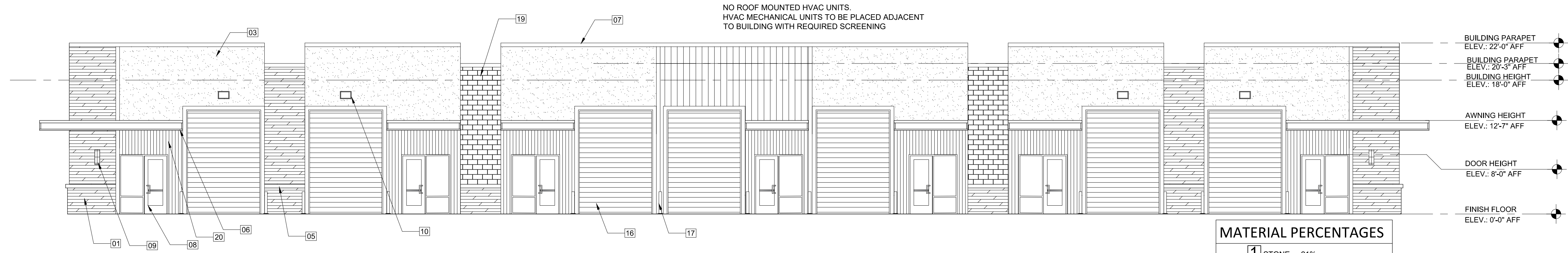
WITNESS OUR HANDS, this ____ day of _____, 2023.

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Director of Planning and Zoning

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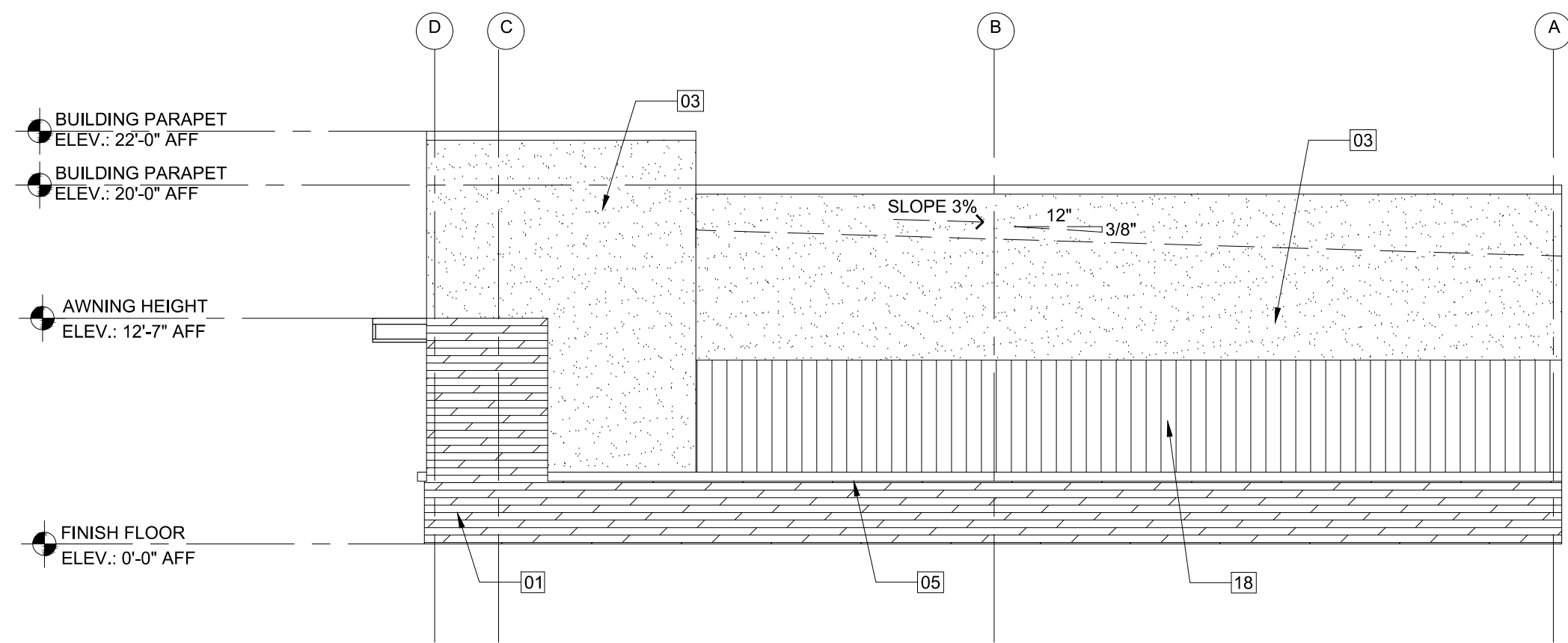
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- AWNING HEIGHT ELEV.: 12'-7" AFF
- DOOR HEIGHT ELEV.: 8'-0" AFF
- FINISH FLOOR ELEV.: 0'-0" AFF

MATERIAL PERCENTAGES

- 1 STONE: = 21%
- 3 4 METAL SIDING: = 27%
- 21 STUCCO: = 45%
- 22 BRICK: = 7%

01 FRONT ELEVATION
Scale 1/8" = 1' - 0"

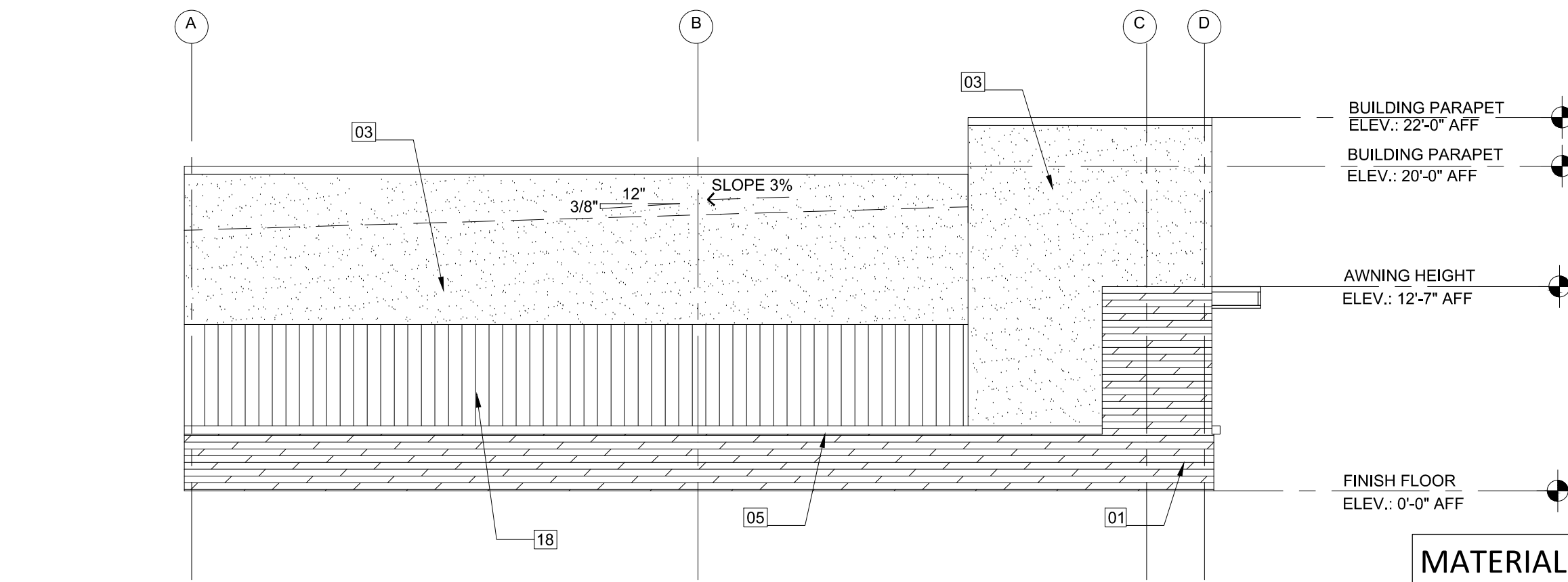
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02 RIGHT ELEVATION
Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

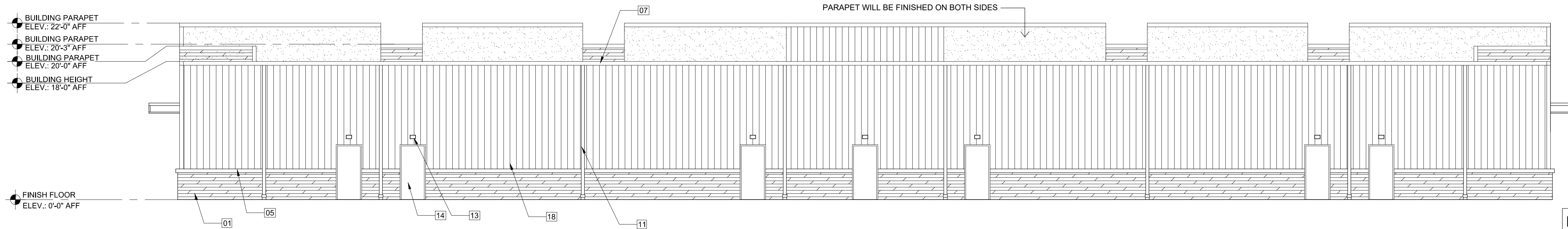
- 1 STONE: = 22%
- 3 METAL SIDING: = 28%
- 21 STUCCO: = 50%



03 LEFT ELEVATION
Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

- 1 STONE: = 22%
- 3 METAL SIDING: = 28%
- 21 STUCCO: = 50%



PARAPET WILL BE FINISHED ON BOTH SIDES

04 REAR ELEVATION
Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

- 1 STONE: = 20%
- 3 METAL SIDING: = 80%

RSG ENGINEERING

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777

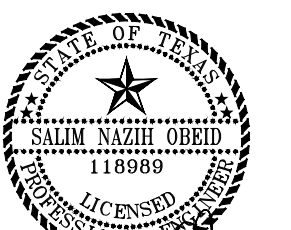
TBP FIRM #: 15498

project
ROCKWALL OFFICES WAREHOUSES
at
1760 AIRPORT ROAD
ROCKWALL, TX 75087

REVISIONS

ISSUE DATE: 12/04/23

BUILDINGS
04, 05, 06 & 07



12/04/2023

EXTERIOR ELEVATIONS

DRAWN BY: CHECKED:

PROJECT No: SHEET No:

23420.02 A2.0



| NO. | REVISIONS |
|-----|-----------|
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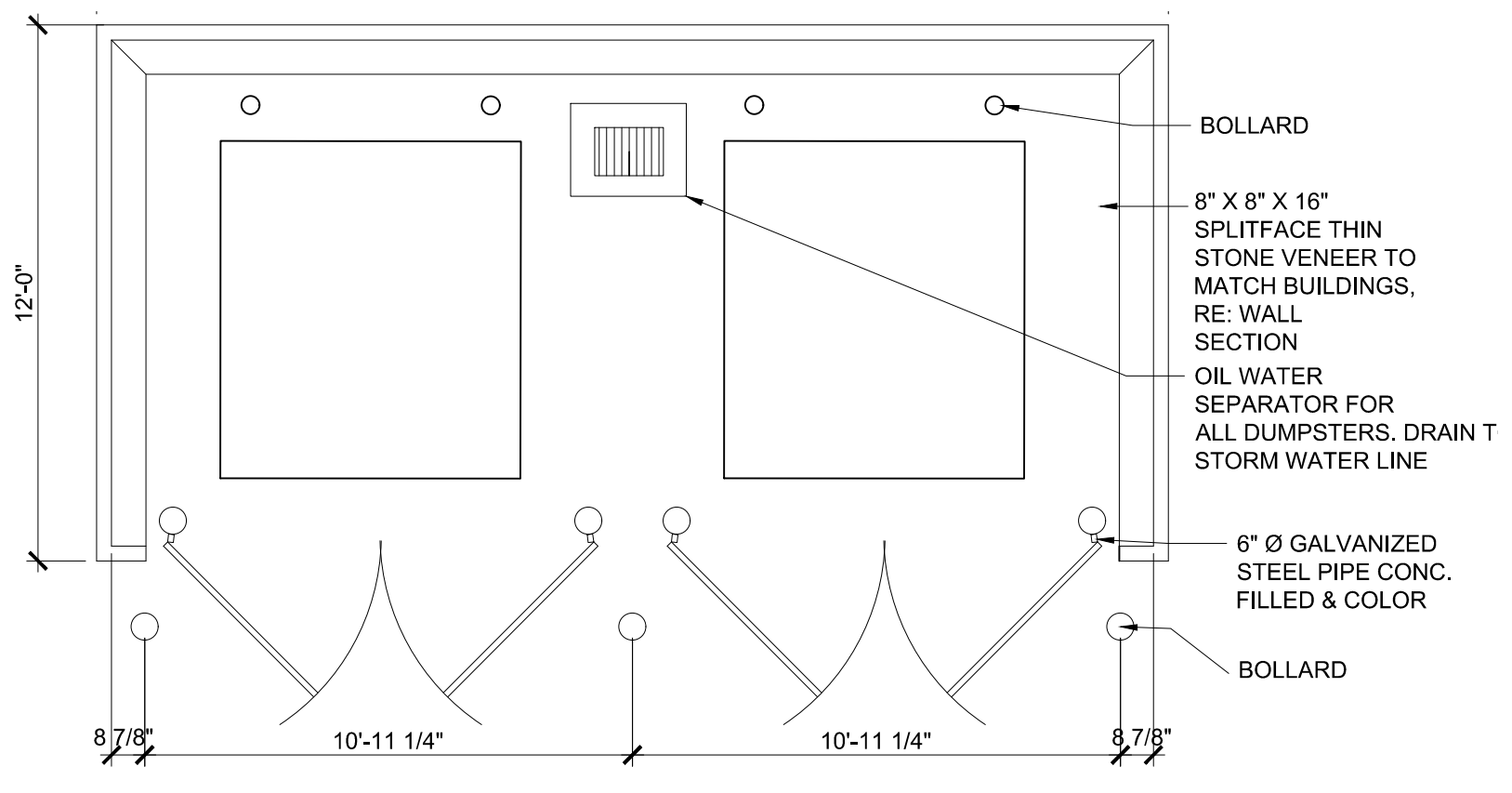
ISSUE DATE: 11/30/23

11/30/2023

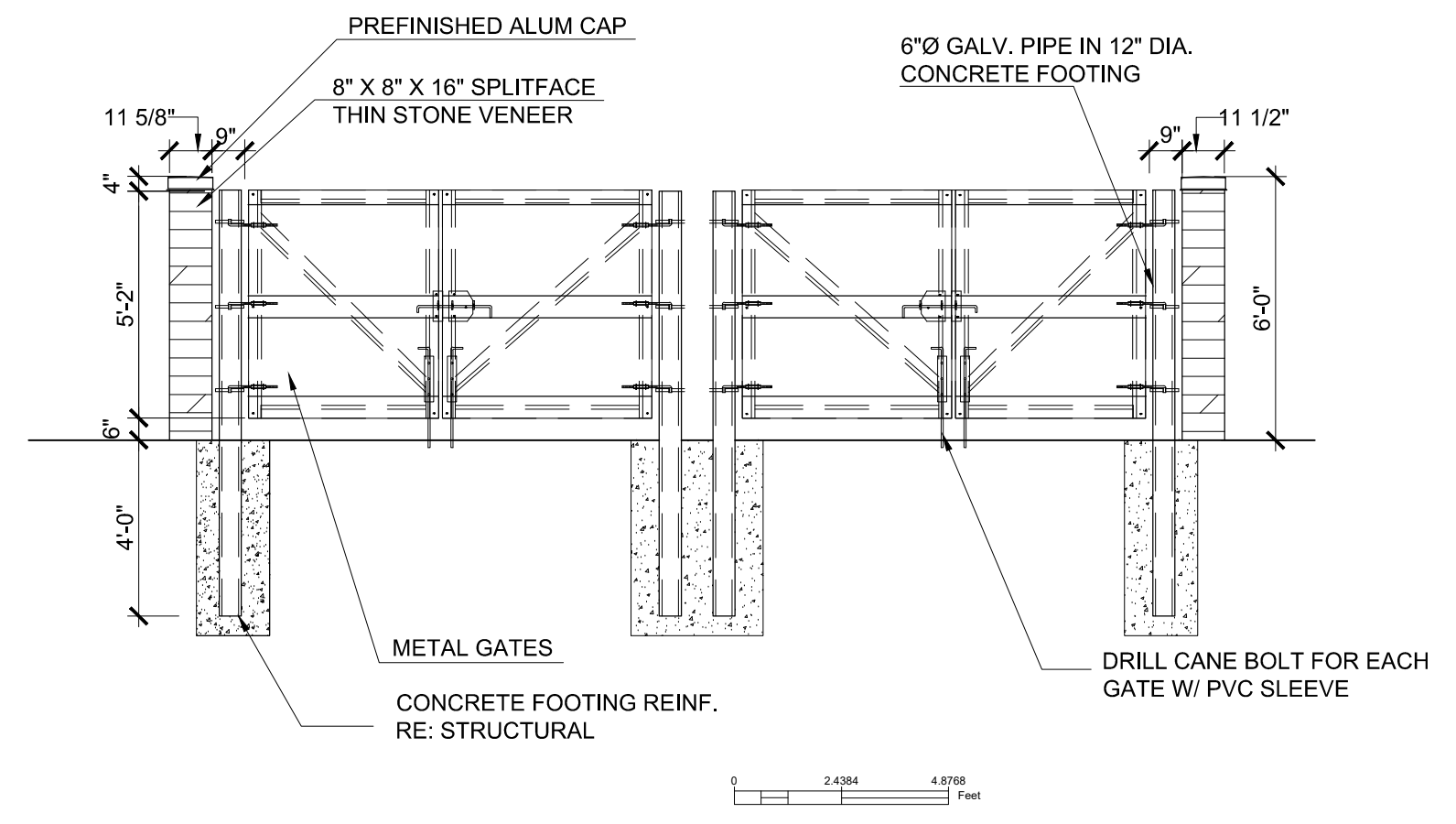
DUMPSTER DETAIL

DRAWN BY: _____ CHECKED: _____

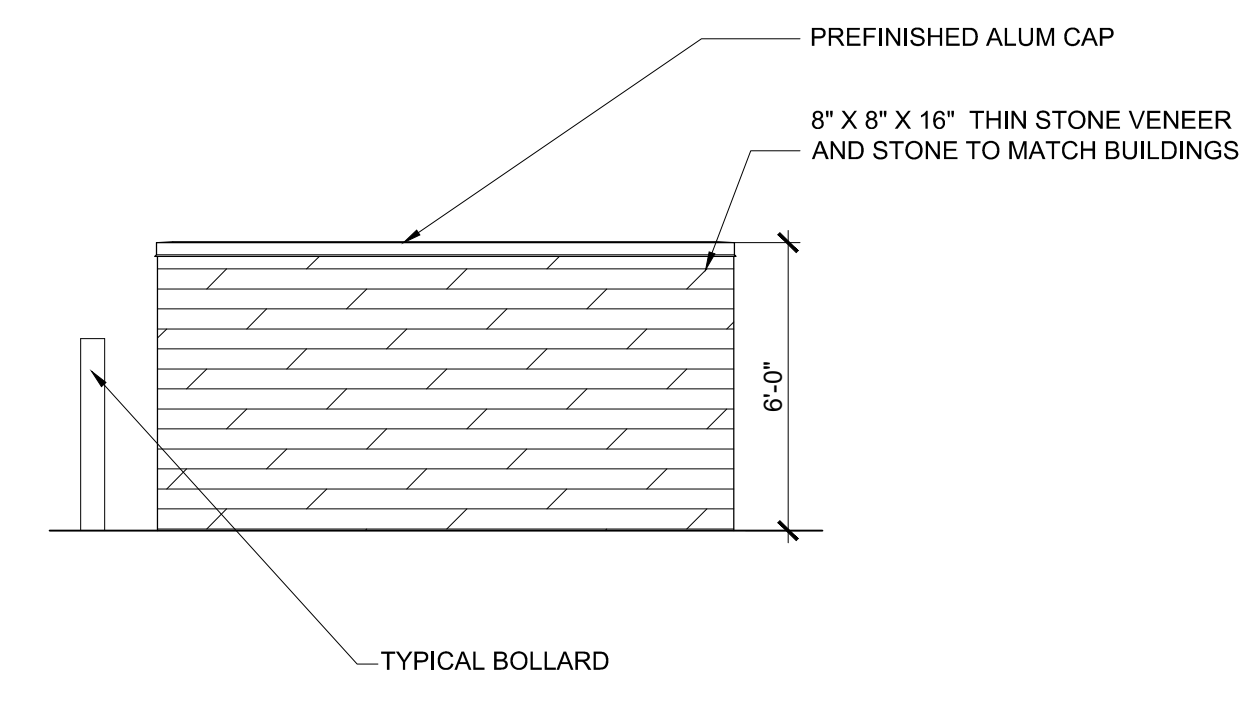
PROJECT No: 23420.02 SHEET No: A0.2



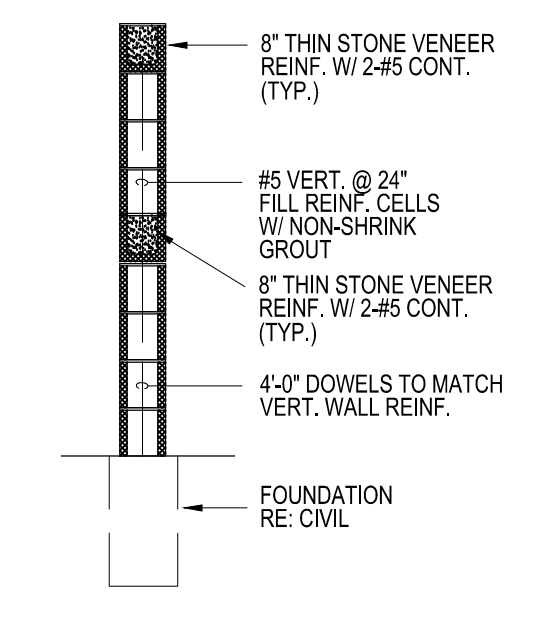
01 DUMPSTER PLAN
Scale 1/4" = 1'-0"



02 DUMPSTER FRONT ELEVATION
Scale 1/4" = 1'-0"



03 DUMPSTER RIGHT ELEVATION
Scale 1/4" = 1'-0"



04 DUMPSTER SECTION
Scale 3/8" = 1'-0"

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

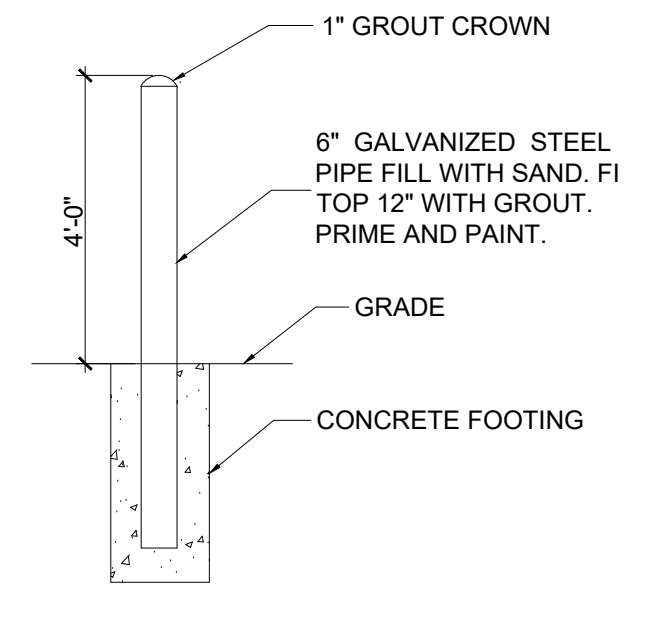
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

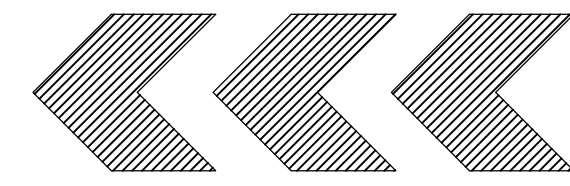


05 TRASH ENCLOSURE BOLLARD
Scale 3/8" = 1'-0"

GENERAL NOTES

- FOR DUMPSTER ENCLOSURE REFER STRUCTURAL DRAWINGS
- FOR SLAB FINISHED GRADES, SEE GRADING PLAN.
- ALL WOOD FOR GATES IS TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALVANIZED BOLTS AND HARDWARE.
- DUMPSTER ENCLOSURE MATERIAL: THIN STONE VENEER
- DUMPSTER ENCLOSURE GATES TO HAVE A SELF-LATCHING MECHANISM
- NO OUTSIDE STORAGE PERMITTED

(SP2023-044)



RS&G ENGINEERING

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777

TBPE FIRM #: 15498

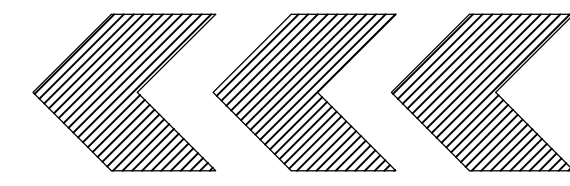
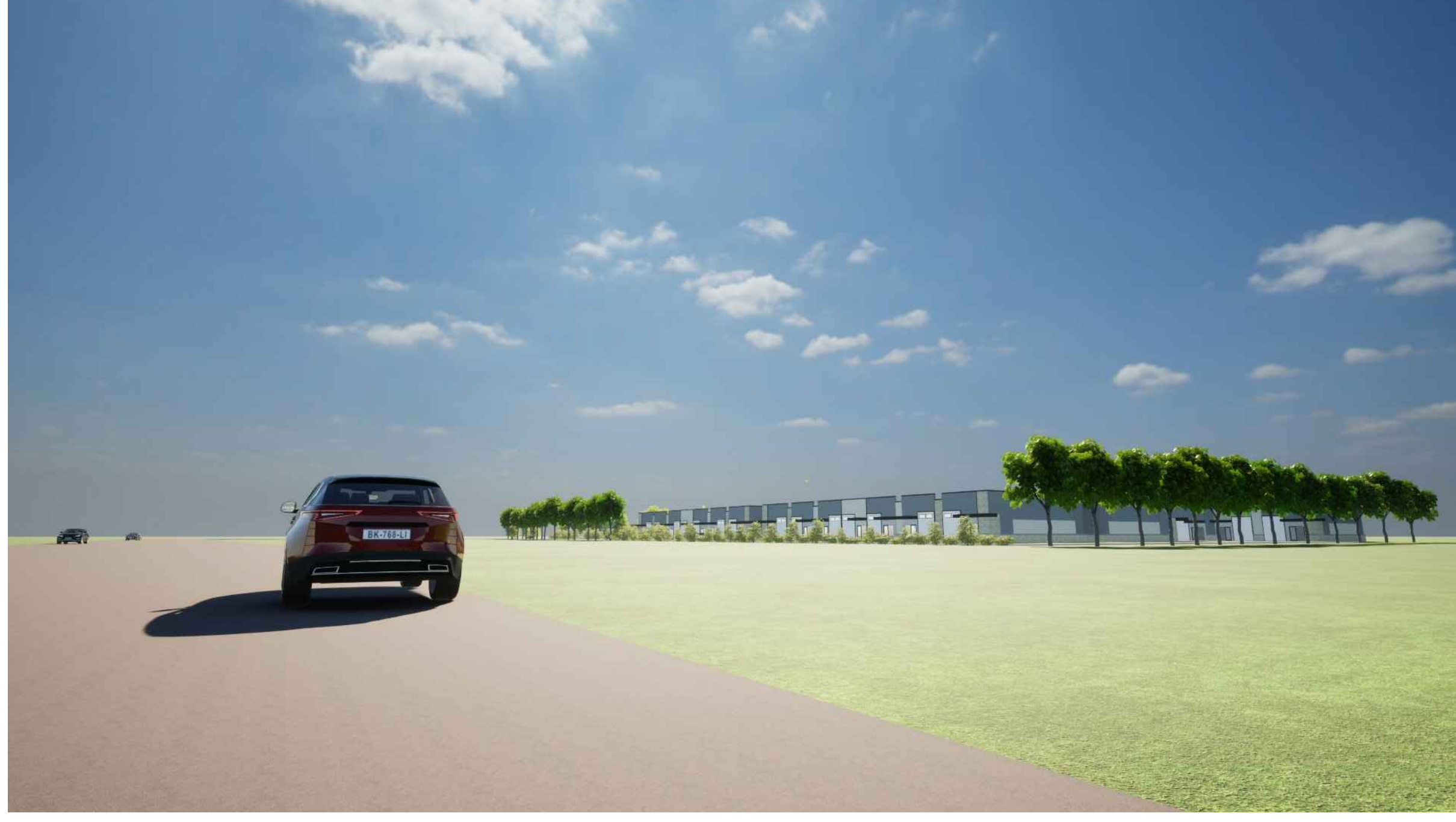
ROCKWALL INDUSTRIAL
BUILDINGS ON SITE

IMAGES

PROJECT No:

SHEET No:

01



RS&G ENGINEERING

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777

TBPE FIRM #: 15498

ROCKWALL INDUSTRIAL
NORTH JOHN KING BLVD.

IMAGES

PROJECT No:

SHEET No:

01



IMAGES

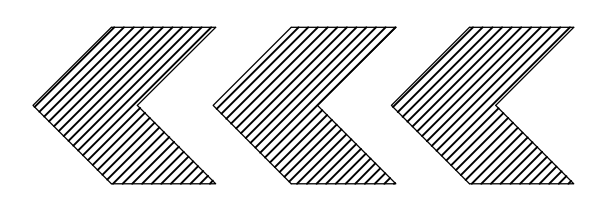
ROCKWALL INDUSTRIAL
SOUTH JOHN KING BLVD.

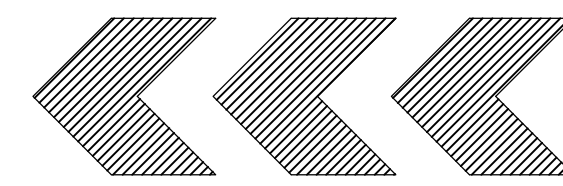
PROJECT No:
SHEET No:
01

RS&G ENGINEERING

13501 KATY FREEWAY
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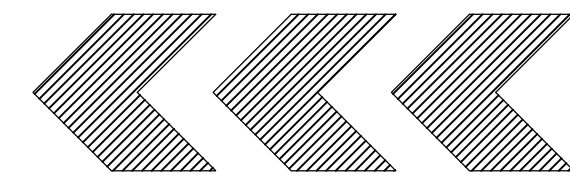
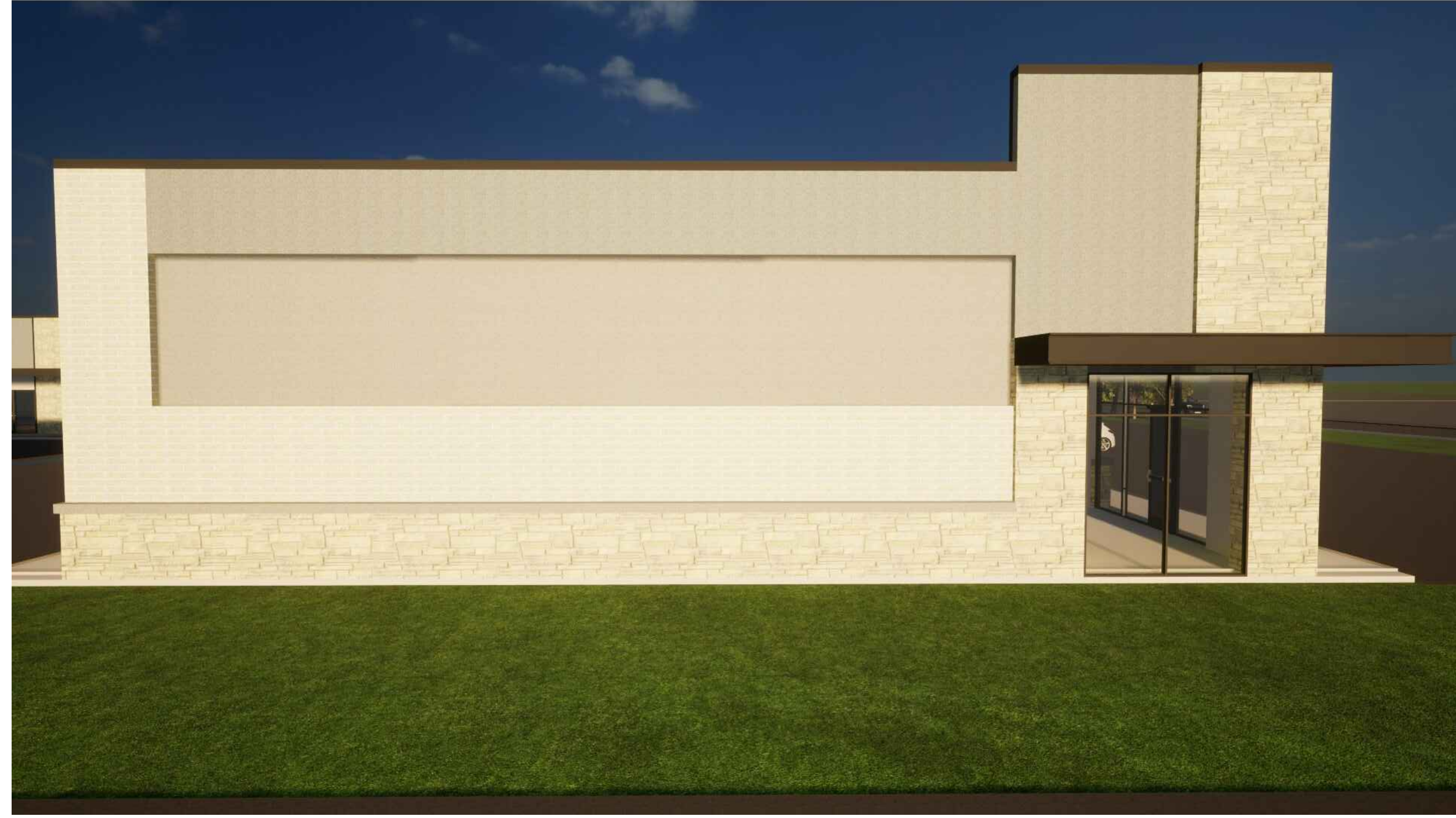
ROCKWALL INDUSTRIAL
ALLEY VIEW

IMAGES

PROJECT No:

SHEET No:

01



RSG ENGINEERING

13501 KATY FREEWAY
 SUITE 3180
 HOUSTON, TEXAS 77079
 PH. 713-783-7777

TBPE FIRM #: 15498

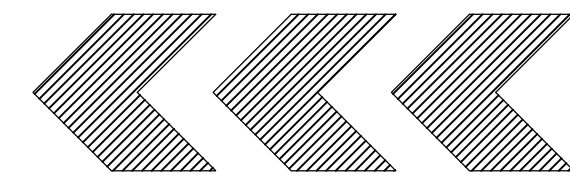
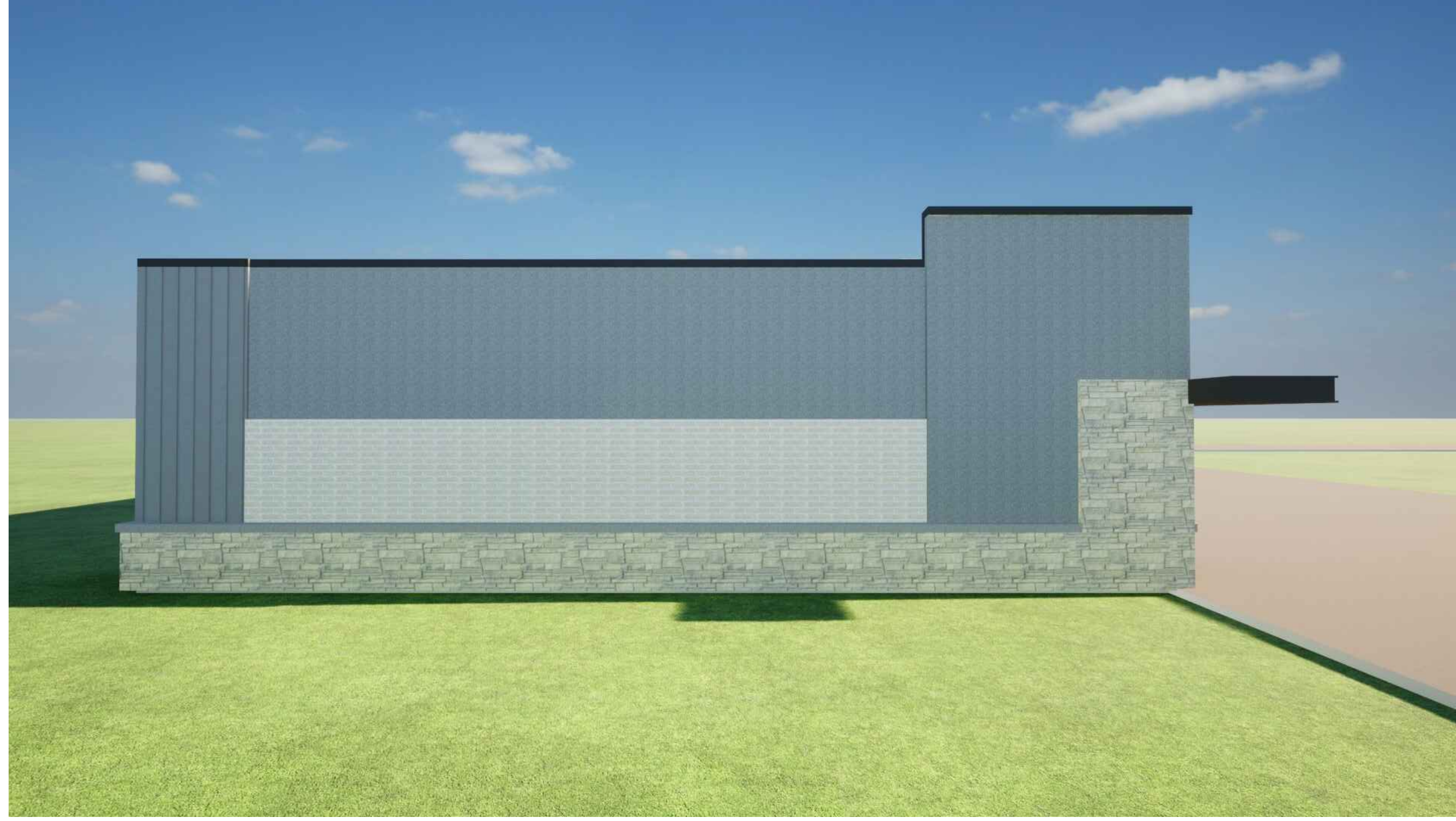
ROCKWALL INDUSTRIAL
 BUILDING 01

IMAGES

PROJECT No:

SHEET No:

01



RSG ENGINEERING

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SUITE 3180
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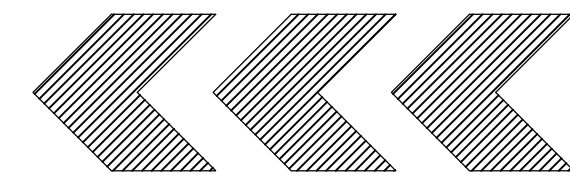
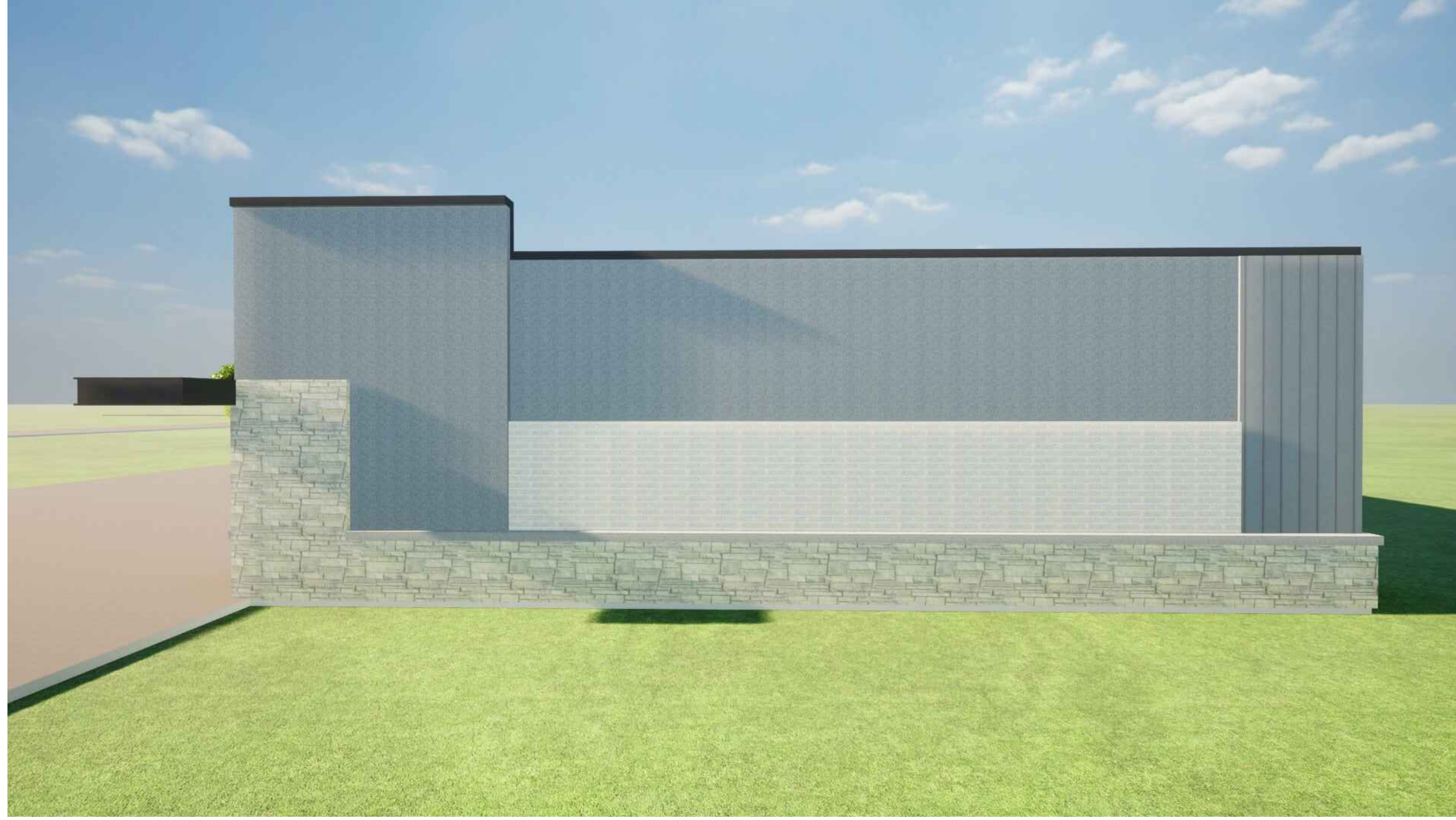
ROCKWALL INDUSTRIAL
BUILDING 02,03

IMAGES

PROJECT No:

SHEET No:

01



RS&G ENGINEERING

13501 KATY FREEWAY
 SUITE 3180
 HOUSTON, TEXAS 77079
 PH. 713-783-7777

TBPE FIRM #: 15498

ROCKWALL INDUSTRIAL
 BUILDING 04,05,06,07

IMAGES

PROJECT No:

SHEET No:

01



BUILDING 01 DETAIL



BUILDING 02,03 DETAIL



BUILDING 04,05,06,07 DETAIL

IMAGES

PROJECT No:

SHEET No:

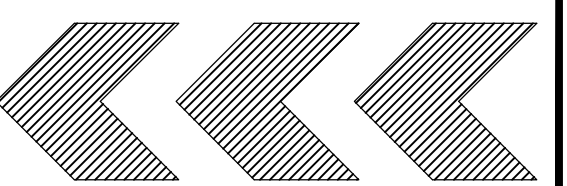
01

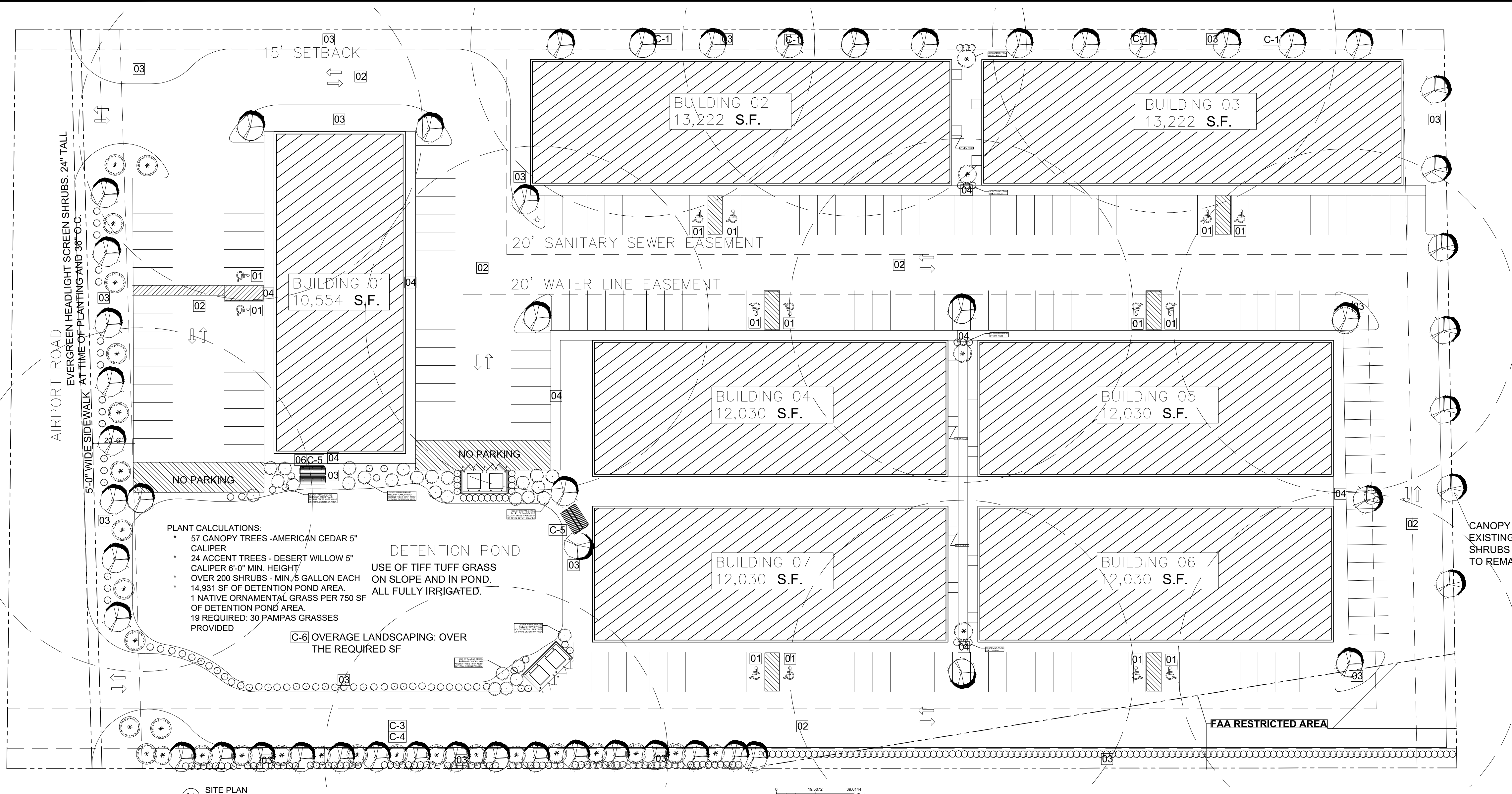
ROCKWALL INDUSTRIAL
BUILDING DETAILS

RS&G ENGINEERING

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777

TBPE FIRM #: 15498





PLANT CALCULATIONS:

- 57 CANOPY TREES - AMERICAN CEDAR 5" CALIPER
- 24 ACCENT TREES - DESERT WILLOW 5" CALIPER 6'-0" MIN. HEIGHT
- OVER 200 SHRUBS - MIN. 5 GALLON EACH
- 14,931 SF OF DETENTION POND AREA
- 1 NATIVE ORNAMENTAL GRASS PER 750 SF OF DETENTION POND AREA
- 19 REQUIRED: 30 PAMPAS GRASSES PROVIDED

USE OF TIFF TUFF GRASS ON SLOPE AND IN POND. ALL FULLY IRRIGATED.

C-6 OVERAGE LANDSCAPING: OVER THE REQUIRED SF

SYMBOL LEGEND

| | |
|--|---|
| | CANOPY TREE - AMERICAN CEDAR |
| | ACCENT TREE - DESERT WILLOW OR EASTERN REDBUD |
| | PAMPAS GRASS |
| | SHRUB |
| | PUBLIC BENCH |

- KEYED NOTES**
- 01 - HANDICAP SYMBOL & SIGN
 - 02 - PAVING
 - 03 - LANDSCAPING
 - 04 - SIDEWALK SAME LEVEL / ACCESSIBLE ROUTE
 - 05 - DUMPSTER
 - C-1 - 2 CANOPY TREES PROVIDED: COMPENSATORY MEASURE
 - C-2 - 2 CANOPY TREES PROVIDED: COMPENSATORY MEASURE
 - C-3 - 3 TIER SCREENING: COMPENSATORY MEASURE
 - C-4 - 5" CALIPER CANOPY TREES: COMPENSATORY MEASURE
 - C-5 - PUBLIC BENCH: COMPENSATORY MEASURE
 - C-6 - OVERAGE LANDSCAPING (OVER REQUIRED SF): COMPENSATORY MEASURE

IMPERVIOUS COVERAGE

TOTAL PROPERTY AREA: 269,076 SF
 TOTAL IMPERVIOUS COVER: 205,736 SF
 TOTAL PERVIOUS COVER: 63,340 SF
 TOTAL % OF IMPERVIOUS COVER: 76.46%

- NOTES**
- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS TO COMMENCING WORK.
 - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR COMMENCING WORK. CONTACT UTILITIES COMPANIES MINIMUM 48 HOURS PRIOR ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
 - CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL REASONABILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
 - CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUND COVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY. FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR QUANTITIES ON PLAN SHOWN BY SYMBOLS. THE PURPOSE IS FOR CONVENIENCE ONLY.
 - ALL PARKING SPACES WITHIN 80' OF A CANOPY TREE.

- GENERAL LANDSCAPE NOTES**
- ALL PLANTS SHALL BE FULL POT AND HEAD. SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
 - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
 - GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AIR AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
 - CONVENTIONAL SYSTEM. AN AUTOMATIC IRRIGATION PLAN WILL BE PROVIDED AND PERMITTED BY LANDSCAPE CONTRACTOR BASED ON ROCKWALL CITY UDC REGULATIONS.
 - ALL AREAS NOT COVERED WITH CONCRETE SHALL BE SOD WITH (SAN AGUSTIN)
 - ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
 - LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
 - GENERAL CONTRACTOR TO PROTECT ALL EXISTING TREES TO REMAIN.
 - ALL LANDSCAPE BEDS SHALL BE RAISED TO PROVIDE ADEQUATE DRAINAGE
 - AFTER PLANTS/TREES HAVE BEEN INSTALLED PROVIDE AND INSTALL MULCH TO ALL LANDSCAPE BEDS.

LANDSCAPE CALCULATIONS

SITE AREA: 6.18 A.C.
 15% LANDSCAPING FRONT LOT: 40,380 SF MIN / 41,376 SF PROVIDED

| | |
|---|-----------------|
| STREET TREES REQUIRED: 1 TREE PER 50'-0" OF STREET FRONTAGE | |
| FRONTAGE ROAD 372' LF. CANOPY TREE | 10 STREET TREES |
| FRONTAGE ROAD 372' LF. ACCENT TREE | 18 STREET TREES |
| TOTAL STREET TREES PROVIDED | 16 STREET TREES |

NOTE 01: Canopy Trees shall be a minimum of four (4) caliper inches at DBH. Accent Trees shall be a minimum of four (4) feet in total height. Shrubs shall be a minimum of three (3) gallons in size

| | |
|-----------------------|------------------|
| FRONTAGE SHRUBS | |
| TOTAL SHRUBS PROVIDED | 17 STREET SHRUBS |

Berms and shrubbery shall have a total minimum height of 30-inches.

| | |
|--|--------------------|
| PARKING LOT TREES REQUIRED: 1 LARGE TREE FOR EACH 10 SPACES. | |
| 110 SPACES / 10 | 12 PKNG. LOT TREES |
| TOTAL PARKING LOT TREES PROVIDED | 17 PKNG. LOT TREES |

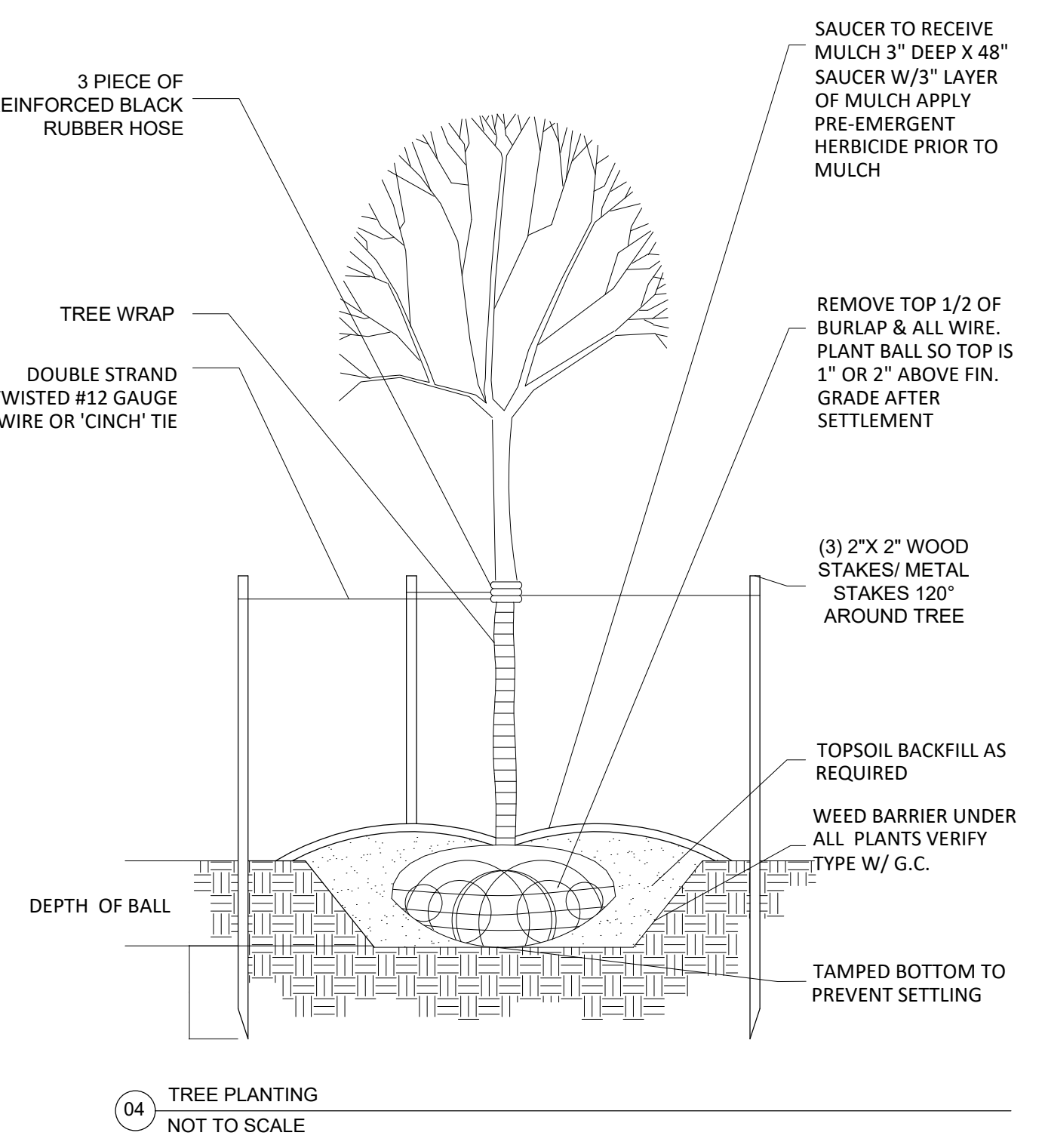
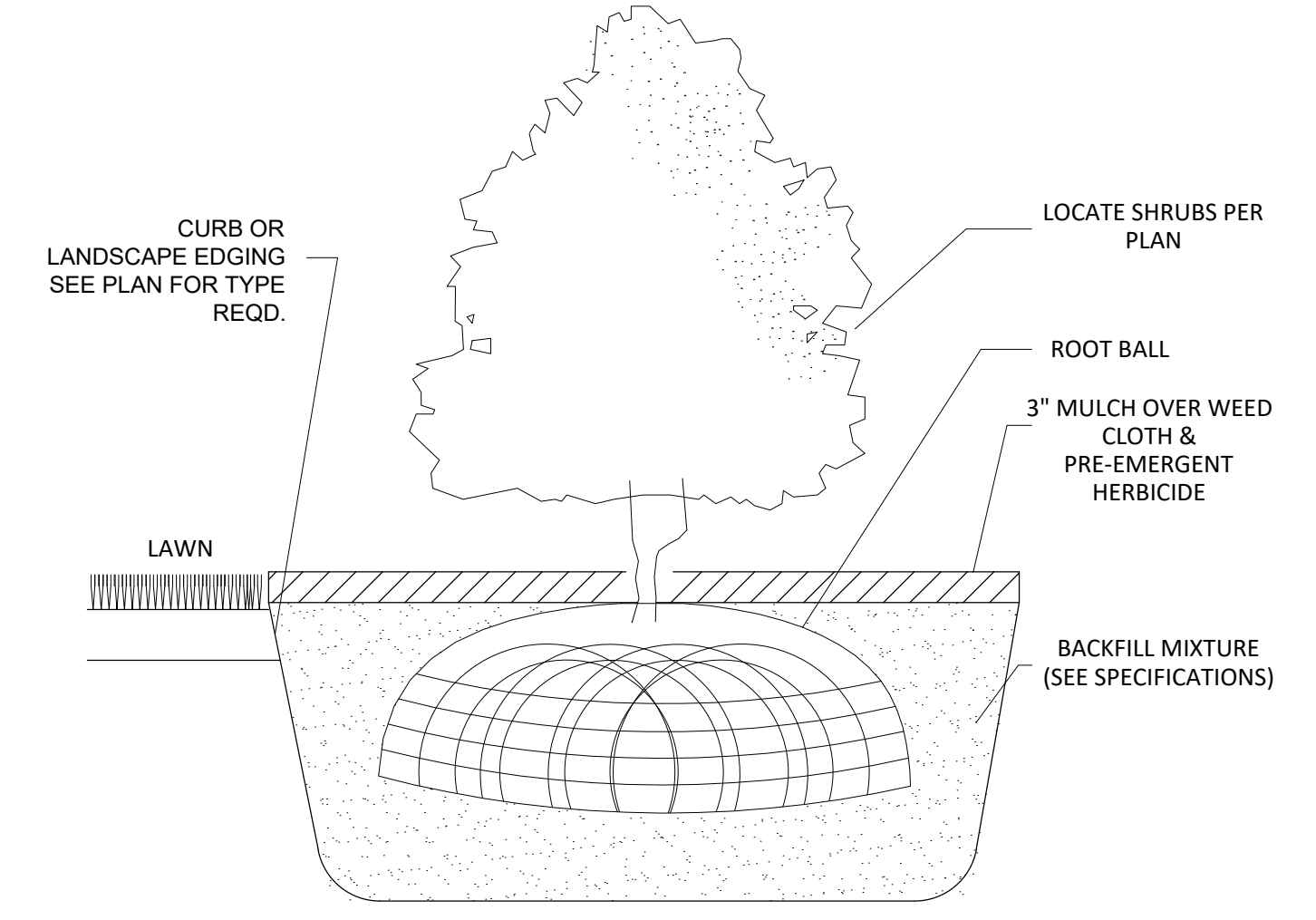
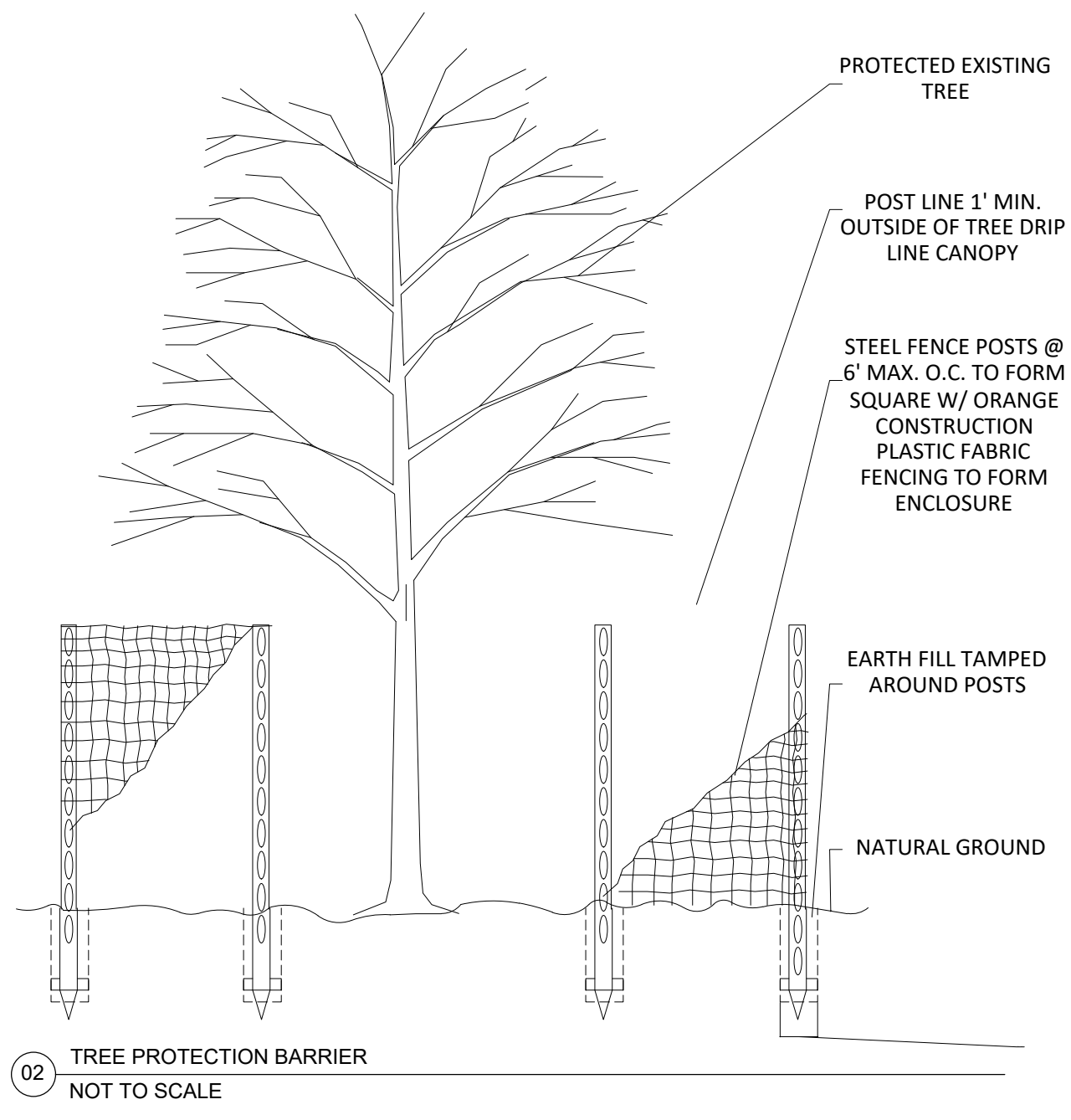
| | |
|---|-----------------|
| LANDSCAPE SCREENING REQUIRED: 1 TREE PER 20'-0" | |
| 87' LF. CANOPY TREE | 5 STREET TREES |
| 87' LF. ACCENT TREE | 5 STREET TREES |
| TOTAL STREET TREES PROVIDED | 10 STREET TREES |

| | |
|---|-------------------|
| SCREENING SHRUBS PER AIRPORT REGULATION | |
| TOTAL SHRUBS PROVIDED | 155 STREET SHRUBS |

Berms and shrubbery shall have a total minimum height of 30-inches.

| | |
|---------------------------|-----------------|
| LANDSCAPE EASEMENT 10'-0" | |
| CANOPY TREE | 22 STREET TREES |

| TYPE | SPECIES | SIZE OF PLANTING | QUANTITY |
|------------------|----------------|------------------------------|----------|
| CANOPY | AMERICAN CEDAR | 4" CALIPER | 65 |
| CANOPY | AMERICAN CEDAR | 5" CALIPER IN 3-TIERED AREAS | |
| ACCENT | DESERT WILLOW | 4 FOOT IN HEIGHT | 31 |
| SHRUB | BURFORD HOLLY | 5 GALLON | 200+ |
| ORNAMENTAL GRASS | PAMPAS GRASS | 5 GALLON | 30 |



GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____, 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

RSG ENGINEERING

13501 KATY FREEWAY
 SUITE 3180
 HOUSTON, TEXAS 77079
 PH. 713-763-7777

project

ROCKWALL OFFICES WAREHOUSES

at

1760 AIRPORT ROAD

ROCKWALL, TX 75087

REVISIONS

| | | |
|--|--|--|
| | | |
| | | |
| | | |

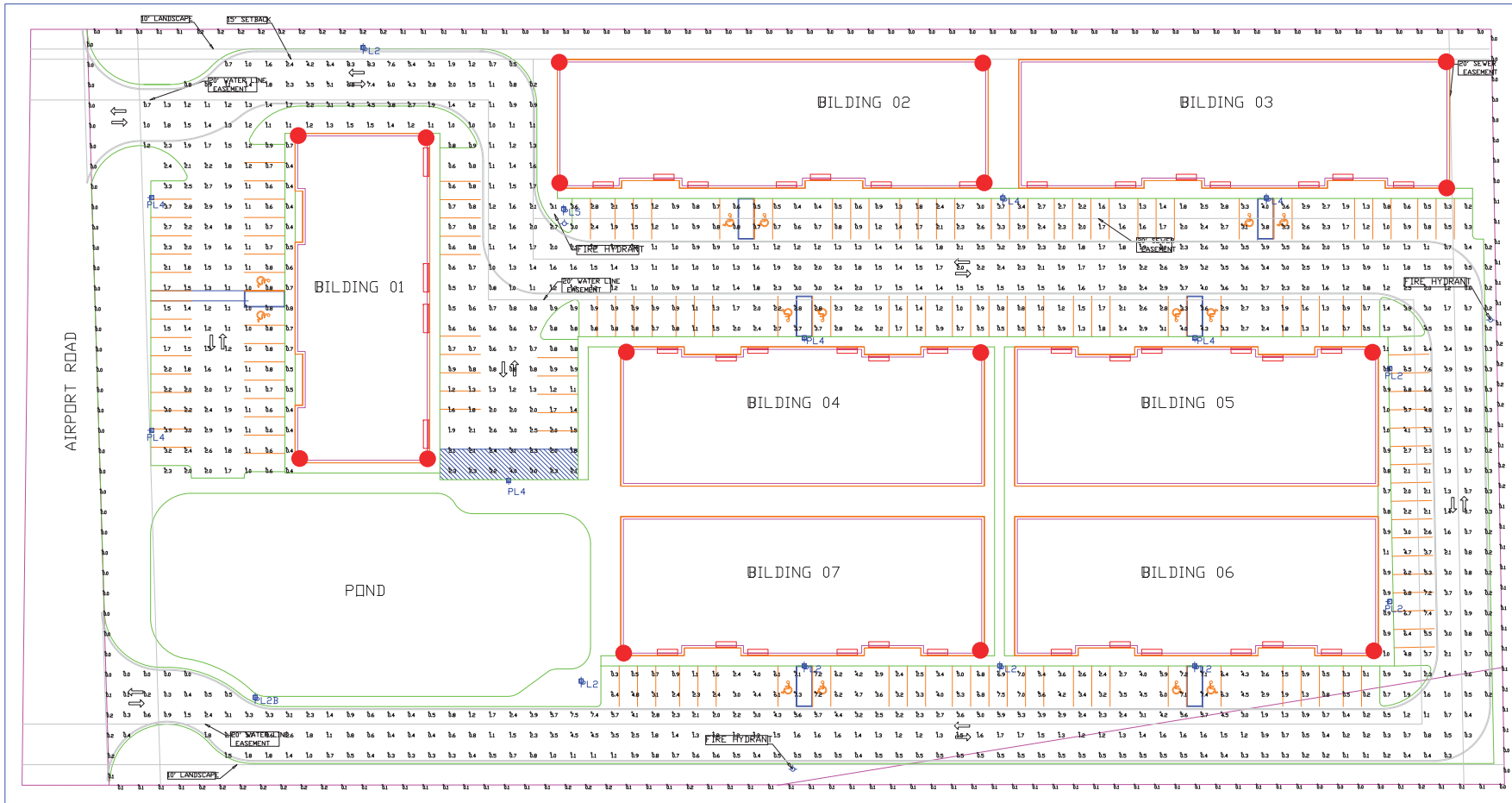
ISSUE DATE: 12/01/23

12/01/2023

LANDSCAPE

DRAWN BY: _____ CHECKED: _____

PROJECT No: 23420.02 SHEET No: A0.3



| Luminaire Schedule | | | | | | | |
|--------------------|-------|-----|-------------|-------------|------------|-------|--|
| Symbol | Label | Qty | Arrangement | Lum. Lumens | Lum. Watts | LLF | Description |
| □ | PL2 | 7 | Single | 19594 | 151 | 0.950 | Lumark PRV-PA2B-740-VLL-T2R-HSS-FINISH |
| □ | PL2B | 1 | Single | 7815 | 74 | 0.950 | Lumark PRV-PA2B-740-VLL-T2R-HSS-FINISH |
| □ | PL4 | 7 | Single | 14072 | 151 | 0.950 | Lumark PRV-PA2B-740-VLL-T4W-HSS-FINISH |
| □ | PL5 | 1 | Single | 20332 | 151 | 0.950 | Lumark PRV-PA2B-740-VLL-T5W-FINISH |

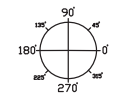
| Calculation Summary | | | | | | | |
|-----------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Property Line - Ground | Illuminance | Fc | 0.07 | 0.2 | 0.0 | NA | NA |
| SITE Paved Parking - Ground | Illuminance | Fc | 1.90 | 8.3 | 0.0 | NA | NA |

| Luminaire Location Summary | |
|----------------------------|--------------------------|
| Label | Mounting Ht |
| PL2 | 22.5(30in Base Included) |
| PL2B | 22.5(30in Base Included) |
| PL4 | 22.5(30in Base Included) |
| PL5 | 22.5(30in Base Included) |

Peterson, Scharck & Assoc. / Keith Peterson / 08-08-23

Luminaire data is obtained according to IES procedures under laboratory conditions. Field results may differ from computer model due to many factors, including: ambient temperature, line voltage variations, lamp performance, installation, reflectances, and other site specific conditions.

**DRAWINGS FOR REVIEW ONLY
DO NOT USE AS CONSTRUCTION DOCUMENTS**



Peterson, Scharck, & Associates, Inc.
 10835 Tanager Blvd.
 Houston, TX 77041
 applications@psalighting.com

XXXX
XXXX

Rockwall
 PlesSpace Center
 Site Log

184/08-23

SR

| | | | | | |
|-------------|--|-----------|--|------|--|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

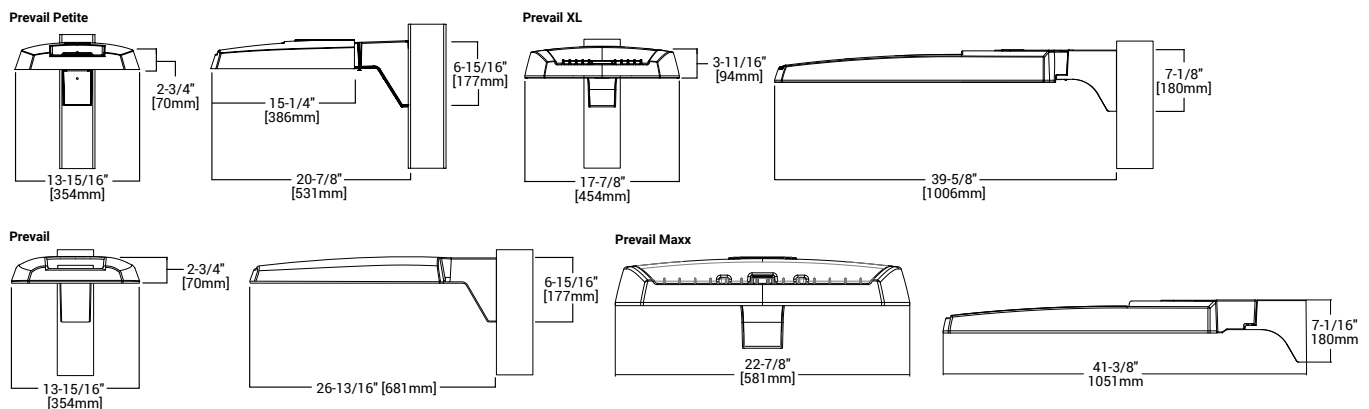
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx

Dimensional Details




NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

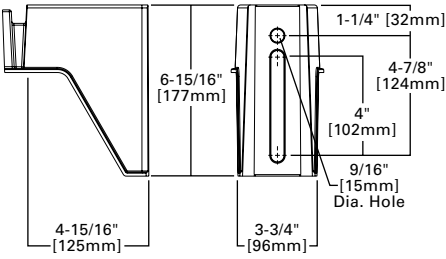
| Product Family ^{1,2} | Light Engine | | Color Temperature | Voltage | Distribution | Mounting (Included) | Finish | | | | | | | | |
|---|--|--|--|---|---|---|--|--|--|--|--|---|--|--|--|
| | Configuration | Drive Current ⁴ | | | | | | | | | | | | | |
| PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P=Prevail Petite TAA Trade Agreements Act Compliant ³ | PA1=1 Panel, 24 LED Rectangle | A=400mA Nominal B=700mA Nominal C=950mA Nominal D=1200mA Nominal | 740=70CRI, 4000K 730=70CRI, 3000K 750=70CRI, 5000K | U=Universal, 120-277V H=High Voltage, 347-480V 9=347V 8=480V ⁵ DV=DuraVolt, 277-480V ^{5,6} | T2R=Type II Roadway T2U=Type II Urban T3=Type III T4W=Type IV Wide 5WQ=Type V Square Wide | SA=QM Standard Versatile Arm MA=QM Mast Arm FMA=Fixed Mast Arm ²⁸ WM=QM Wall Mount Arm ADJA-WM= Adjustable Arm - Wall Mount ³⁰ ADJA=Adjustable Arm - Pole Mount ³⁰ ADJS=Adjustable Arm - Slipfitter, 3" vertical tenon ³⁰ SP2=Adjustable Arm - Slipfitter, 2 3/8" vertical tenon ^{28, 30} | AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White | | | | | | | | |
| PRV=Prevail BAA-PRV=Prevail BAA Buy American Act Compliant ³ TAA-PRV=Prevail TAA Trade Agreements Act Compliant ³ | PA1=1 Panel, 24 LED Rectangle PA2=2 Panels, 48 LED Rectangles | A=700mA Nominal B=950mA Nominal | | | | | | | | | | | | | |
| PRV-XL=PRV XL BAA-PRV-XL=Prevail XL BAA Buy American Act Compliant ³ TAA-PRV-XL=Prevail XL TAA Trade Agreements Act Compliant ³ | PA3=3 Panels, 72 LED Rectangles PA4=4 Panels, 96 LED Rectangles | A=750mA Nominal B=950mA Nominal | | | | | | | | | | | | | |
| PRV-M=Prevail Maxx BAA-PRV-M=Prevail Maxx BAA Buy American Act Compliant ³ TAA-PRV-M=Prevail Maxx TAA Trade Agreements Act Compliant ³ | PA6= 6 Panels, 144 LED Rectangles | A=600mA Nominal B=800mA Nominal C=1000mA Nominal D=1200mA Nominal | | | | | | | | | | | | | |
| Options (Add as Suffix) | | | | Accessories (Order Separately) ^{20, 21} | | | | | | | | | | | |
| <p>10K=10kV UL 1449 Fused Surge Protective Device 20MSP=20kV MOV Surge Protective Device 20K=20kV UL 1449 Fused Surge Protective Device L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right CC=Coastal Construction Finish ³¹ HSS=House Side Shield (Factory Installed) ⁷ HA=50°C High Ambient Temperature ⁸ PR=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height ^{11, 12, 13, 22} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{11, 12, 13, 28, 29} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{11, 12, 13} SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height ^{11, 14, 22} SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height ^{11, 14, 28, 29} SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height ^{11, 14, 29} ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle ^{11, 12} ZD=DALI-enabled 4-PIN Twistlock Receptacle ^{11, 12}</p> | | | | <p>ZW-SWPD4XX=Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height ^{11, 12, 15, 16, 17, 22} ZW-SWPD5XX=Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height ^{11, 12, 15, 16, 17, 28, 29} ZD-SWPD4XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, 7' - 15' Mounting Height ^{11, 12, 15, 16, 17, 22} ZD-SWPD5XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, 15' - 40' Mounting Height ^{11, 12, 15, 16, 17, 28, 29} (See Table Below)=LumenSafe Integrated Network Security Camera ^{18, 19}</p> | | | | <p>PRVSA-XX=Standard Arm Mounting Kit ²² PRVMA-XX=Mast Arm Mounting Kit ²² PRVWM-XX=Wall Mount Kit ²² PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX=Standard Arm Mounting Kit ²⁹ PRVXLSA-XX=Mast Arm Mounting Kit ²⁹ PRVXLWM-XX=Wall Mount Kit ²⁹ PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit ²⁹ PRV-XL-ADJA-WM-XX= Adjustable Arm - Wall Mount Kit ²⁹ PRV-XL-ADJS-XX= Adjustable Arm - Slipfitter Kit ²⁹ PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit ²⁸ PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit ²⁸ PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²⁸ MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon</p> | | | | <p>MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238=Tenon Adapter from 3" to 2-3/8" PRV/DIS-FDV=Full Drop Visor ²³ PRVXL/DIS-FDV=Full Drop Visor ¹⁸ HSS-VP=House Side Shield Kit, Vertical Panel ^{7, 24} HSS-HP=House Side Shield Kit, Horizontal Panel ^{7, 24} VGS-ARCH= Panel Drop Shield, Short VGL-ARCH= Panel Drop Shield, Long OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A=Wavelinx Outdoor Control Module (7-PIN) ²⁷ SWPD4-XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{15, 16, 17, 22, 28} SWPD5-XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{15, 16, 17, 26, 28, 29}</p> | | | |
| <p>NOTES:</p> <ol style="list-style-type: none"> DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 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. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 480V not to be used with ungrounded or impedance grounded systems. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. House Side Shield not for use with 5WQ distribution. Not available with PA1D light engine in Petite housing (PRV-P). Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW). Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. Replace XX with sensor color (WH, BZ or BK). Not available in PRV-XL configurations. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information. Replace XX with paint color. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. Not for use with PRV-XL or PRV-M configurations. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. Requires 4-PIN twistlock receptacle option (ZD or ZW) option. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Only for use at 120-347V. Only available for PRV-M configurations. Only for use with PRV-XL. Fixed for PRV-M | | | | | | | | | | | | | | | |

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

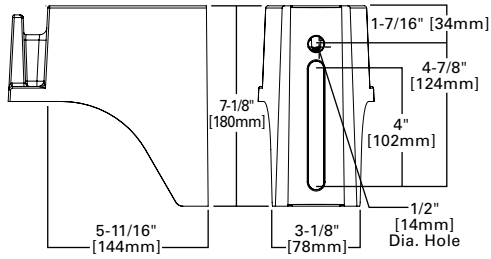
| Product Family | Camera Type | Data Backhaul |
|--|--|--|
| L=LumenSafe Technology  | H=Dome Camera, High Res Z=Dome Camera, Remote PTZ | C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking |

Mounting Details

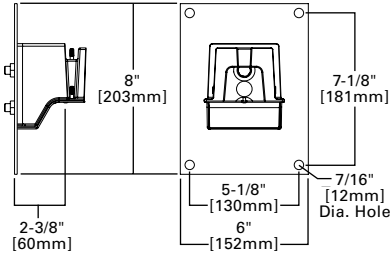
SA=QM Pole Mount Arm (PRV & PRV-P)



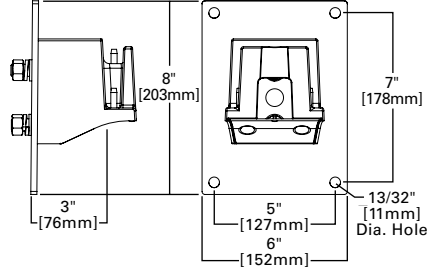
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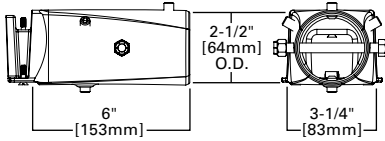
WM=QM Wall Mount Arm (PRV & PRV-P)



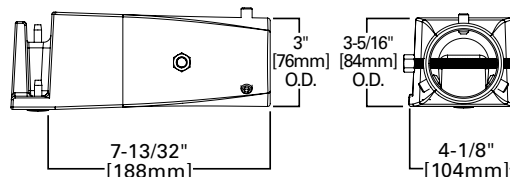
WM=QM Wall Mount Arm (PRV-XL)



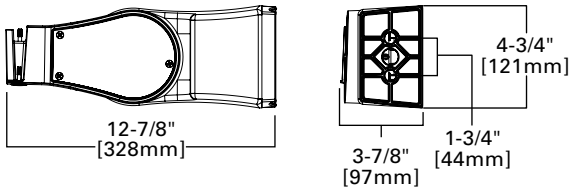
MA=QM Mast Arm (PRV & PRV-P)



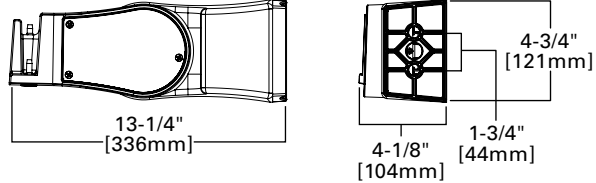
MA=QM Mast Arm (PRV-XL)



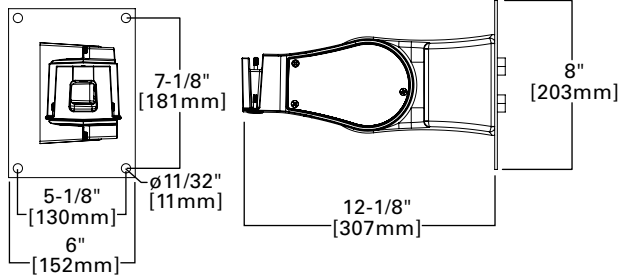
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



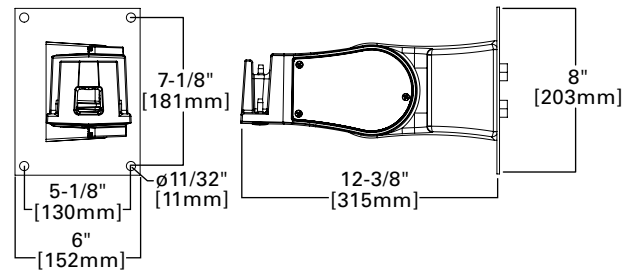
ADJA=Adjustable Arm Pole Mount (PRV-XL)



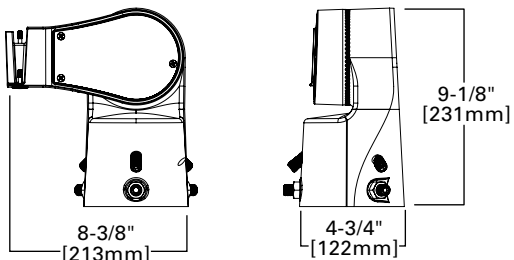
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



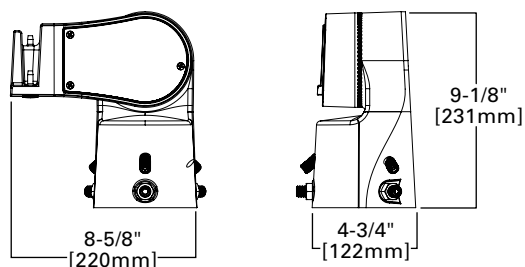
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

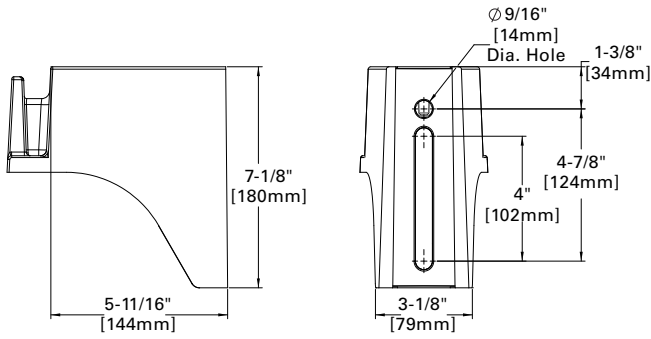


ADJS=Adjustable Slipfitter 3 (PRV-XL)

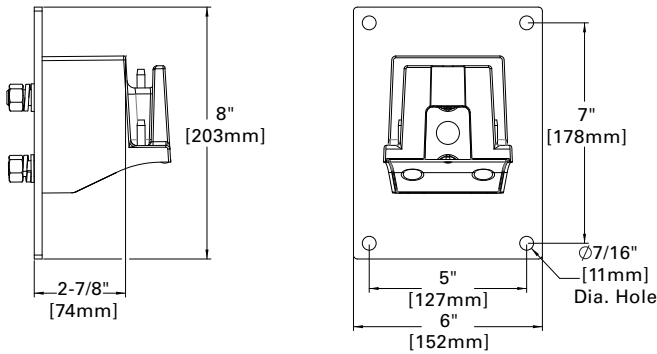


Mounting Details

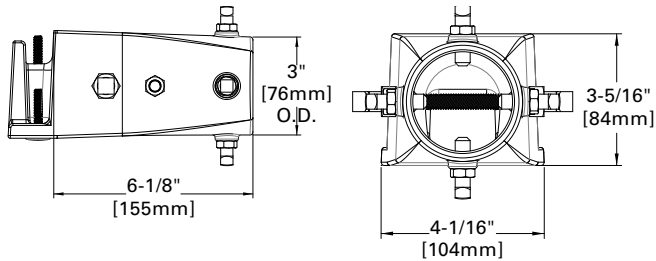
SA=QM Pole Mount Arm (PRV-M)



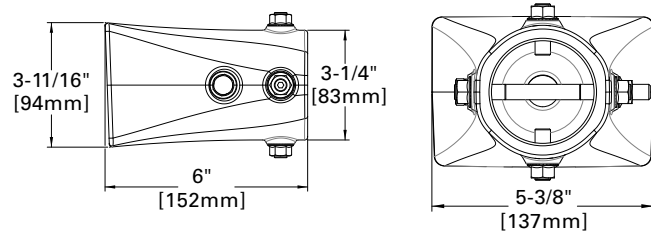
WM=QM Wall Mount Arm (PRV-M)



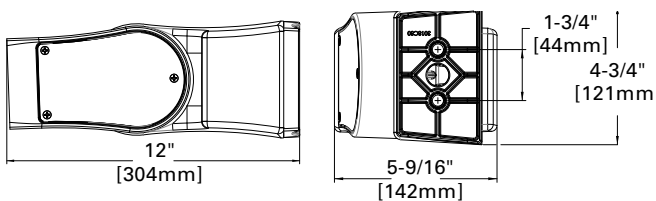
MA=QM Mast Arm (PRV-M)



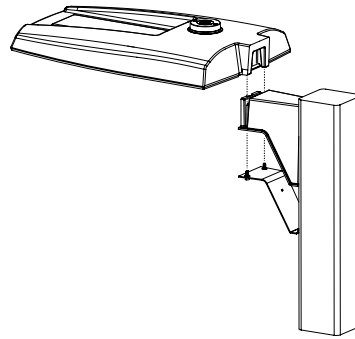
FMA=Fixed Mast Arm (PRV-M)



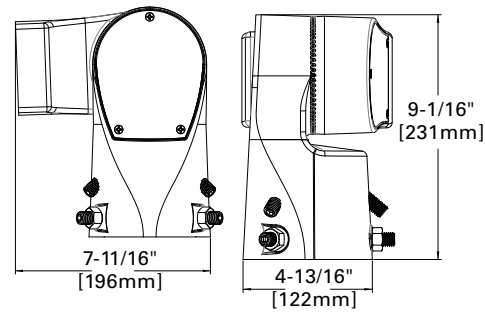
DM=Direct Pole Mount Arm (PRV-M)



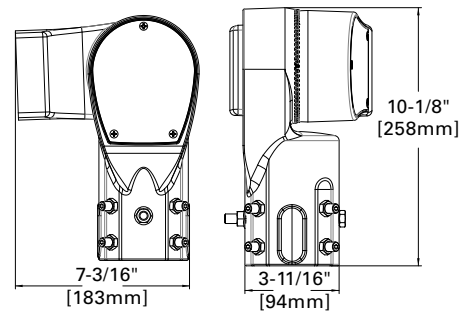
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



Mounting Details

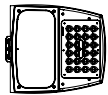
Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

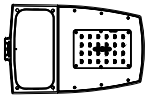
| Housing Size | Tilt Angle (Degrees) | Arm Mount Single | Arm Mount 2 @ 180° | Arm Mount 2 @ 90° | Arm Mount 3 @ 90° | Arm Mount 4 @ 90° |
|----------------|-----------------------|------------------|--------------------|-------------------|-------------------|-------------------|
| Prevail Petite | 0° | 0.54 | 1.08 | 0.84 | 1.38 | 1.38 |
| | 60° | 1.68 | 1.85 | 2.42 | 3.15 | 3.30 |
| Prevail | 0° | 0.92 | 1.35 | 1.42 | 1.63 | 1.63 |
| | 60° | 2.20 | 2.40 | 3.05 | 3.88 | 4.07 |
| | 60° + Full Drop Visor | 2.20 | 2.40 | 3.25 | 4.28 | 4.47 |
| Prevail XL | 0° | 1.12 | 2.25 | 2.13 | 2.52 | 2.52 |
| | 60° | 3.99 | 4.30 | 5.26 | 6.51 | 6.79 |
| | 60° + Full Drop Visor | 3.99 | 4.30 | 5.59 | 7.17 | 7.49 |
| Prevail Maxx | 0° | 1.28 | 2.56 | 1.7 | 2.69 | 2.69 |
| | 60° | 5.09 | 5.52 | 6.34 | 7.49 | 7.81 |

Optical Configurations

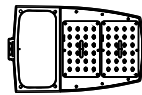
PRV-P-PA1X



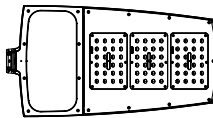
PRV-PA1X



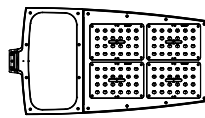
PRV-PA2X



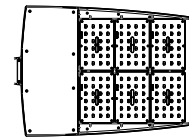
PRV-XL-PA3X



PRV-XL-PA4X

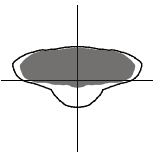


PRV-M-PA6X

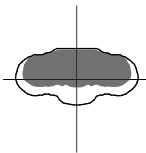


Optical Distributions

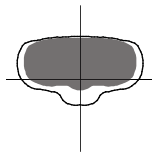
T2R
(Type II Roadway)



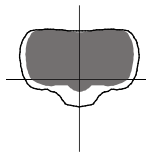
T2U
(Type II Urban)



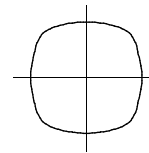
T3
(Type III)



T4W
(Type IV Wide)



5WQ
(Type V Square Wide)



■ = Distribution with House Side Shield (HSS)
□ = Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

[View PRV-P IES files](#)

[View PRV IES files](#)

[View PRV-XL IES files](#)

| Product Family | | Prevail Petite | | | | Prevail | | | | Prevail XL | | | | Prevail Maxx | | | |
|--------------------------|---------------------------|----------------|----------|----------|----------|----------|----------|----------|----------|------------|----------|----------|----------|--------------|----------|----------|----------|
| Light Engine | | PA1A | PA1B | PA1C | PA1D | PA1A | PA1B | PA2A | PA2B | PA3A | PA3B | PA4A | PA4B | PA6A | PA6B | PA6C | PA6D |
| Power (Watts) | | 31 | 53 | 72 | 93 | 54 | 74 | 113 | 151 | 172 | 234 | 245 | 303 | 274 | 366 | 457 | 544 |
| Drive Current (mA) | | 375 | 670 | 930 | 1200 | 670 | 930 | 720 | 970 | 750 | 980 | 785 | 970 | 600 | 800 | 1000 | 1200 |
| Input Current @ 120V (A) | | 0.26 | 0.44 | 0.60 | 0.78 | 0.45 | 0.62 | 0.93 | 1.26 | 1.44 | 1.95 | 2.04 | 2.53 | 2.30 | 3.05 | 3.83 | 4.54 |
| Input Current @ 277V (A) | | 0.12 | 0.20 | 0.28 | 0.35 | 0.21 | 0.28 | 0.41 | 0.55 | 0.62 | 0.85 | 0.93 | 1.12 | 0.99 | 1.30 | 1.62 | 1.94 |
| Input Current @ 347V (A) | | 0.10 | 0.17 | 0.23 | 0.29 | 0.17 | 0.23 | 0.33 | 0.45 | 0.52 | 0.70 | 0.74 | 0.90 | 0.78 | 1.05 | 1.32 | 1.60 |
| Input Current @ 480V (A) | | 0.07 | 0.13 | 0.17 | 0.22 | 0.12 | 0.17 | 0.24 | 0.33 | 0.39 | 0.52 | 0.53 | 0.65 | 0.58 | 0.76 | 0.95 | 1.14 |
| Distribution | | | | | | | | | | | | | | | | | |
| Type II Roadway | 4000K/5000K Lumens | 4,505 | 7,362 | 9,495 | 11,300 | 7,605 | 9,896 | 15,811 | 19,745 | 24,718 | 30,648 | 34,067 | 39,689 | 41,611 | 52,596 | 61,921 | 67,899 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 147 | 139 | 132 | 121 | 141 | 134 | 141 | 131 | 144 | 131 | 139 | 131 | 152 | 144 | 135 | 125 |
| | 3000K Lumens ¹ | 4,103 | 6,705 | 8,647 | 10,291 | 6,926 | 9,012 | 14,399 | 17,982 | 22,511 | 27,912 | 31,025 | 36,145 | 37,896 | 47,900 | 56,392 | 61,837 |
| Type II Roadway w/ HSS | 4000K/5000K Lumens | 3,727 | 6,091 | 7,855 | 9,349 | 6,006 | 7,815 | 12,487 | 15,594 | 19,521 | 24,204 | 26,094 | 31,334 | 32,874 | 41,553 | 48,919 | 53,642 |
| | BUG Rating | B0-U0-G1 | B0-U0-G2 | B0-U0-G2 | B1-U0-G2 | B0-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B1-U0-G4 | B1-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B2-U0-G5 |
| | Lumens per Watt | 121 | 115 | 109 | 100 | 111 | 106 | 111 | 103 | 113 | 103 | 107 | 103 | 120 | 114 | 107 | 99 |
| | 3000K Lumens ¹ | 3,394 | 5,547 | 7,154 | 8,514 | 5,470 | 7,117 | 11,372 | 14,201 | 17,778 | 22,043 | 24,502 | 28,545 | 29,939 | 37,843 | 44,552 | 48,853 |
| Type II Urban | 4000K/5000K Lumens | 4,496 | 7,347 | 9,476 | 11,277 | 7,597 | 9,886 | 15,795 | 19,724 | 24,692 | 30,616 | 34,031 | 39,647 | 41,372 | 52,294 | 61,565 | 67,509 |
| | BUG Rating | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B4-U0-G4 | B4-U0-G4 | B4-U0-G4 | B4-U0-G4 | B4-U0-G4 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
| | Lumens per Watt | 146 | 139 | 131 | 121 | 141 | 134 | 141 | 131 | 144 | 131 | 139 | 131 | 151 | 143 | 135 | 124 |
| | 3000K Lumens ¹ | 4,095 | 6,691 | 8,630 | 10,271 | 6,919 | 9,003 | 14,384 | 17,963 | 22,488 | 27,882 | 30,992 | 36,107 | 37,678 | 47,625 | 56,068 | 61,481 |
| Type II Urban w/ HSS | 4000K/5000K Lumens | 3,253 | 5,316 | 6,856 | 8,160 | 5,297 | 6,893 | 11,013 | 13,753 | 17,217 | 21,347 | 23,728 | 27,644 | 28,951 | 36,594 | 43,082 | 47,241 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| | Lumens per Watt | 106 | 101 | 95 | 87 | 98 | 93 | 97 | 91 | 100 | 91 | 97 | 91 | 106 | 100 | 94 | 87 |
| | 3000K Lumens ¹ | 2,963 | 4,841 | 6,244 | 7,431 | 4,824 | 6,277 | 10,029 | 12,525 | 15,680 | 19,441 | 21,609 | 25,176 | 26,366 | 33,327 | 39,235 | 43,023 |
| Type III | 4000K/5000K Lumens | 4,443 | 7,261 | 9,364 | 11,145 | 7,575 | 9,857 | 15,749 | 19,667 | 24,621 | 30,527 | 33,932 | 39,532 | 41,155 | 52,020 | 61,242 | 67,155 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B1-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 145 | 138 | 130 | 119 | 140 | 133 | 141 | 130 | 143 | 130 | 138 | 130 | 150 | 142 | 134 | 123 |
| | 3000K Lumens ¹ | 4,046 | 6,612 | 8,528 | 10,150 | 6,899 | 8,977 | 14,343 | 17,911 | 22,423 | 27,802 | 30,903 | 36,002 | 37,480 | 47,375 | 55,774 | 61,159 |
| Type III w/ HSS | 4000K/5000K Lumens | 3,406 | 5,566 | 7,179 | 8,543 | 5,592 | 7,277 | 11,626 | 14,519 | 18,176 | 22,536 | 25,049 | 29,183 | 30,159 | 38,121 | 44,879 | 49,212 |
| | BUG Rating | B0-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B2-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| | Lumens per Watt | 111 | 105 | 100 | 91 | 104 | 98 | 103 | 96 | 106 | 96 | 102 | 96 | 110 | 104 | 98 | 90 |
| | 3000K Lumens ¹ | 3,102 | 5,069 | 6,538 | 7,781 | 5,093 | 6,627 | 10,588 | 13,222 | 16,553 | 20,524 | 22,813 | 26,578 | 27,466 | 34,717 | 40,872 | 44,818 |
| Type IV Wide | 4000K/5000K Lumens | 4,348 | 7,106 | 9,164 | 10,906 | 7,484 | 9,738 | 15,560 | 19,431 | 24,325 | 30,161 | 33,525 | 39,057 | 41,207 | 52,086 | 61,320 | 67,240 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 142 | 135 | 127 | 117 | 139 | 132 | 139 | 129 | 141 | 129 | 137 | 129 | 151 | 142 | 134 | 124 |
| | 3000K Lumens ¹ | 3,960 | 6,471 | 8,346 | 9,932 | 6,816 | 8,869 | 14,170 | 17,696 | 22,153 | 27,468 | 30,531 | 35,570 | 37,528 | 47,435 | 55,845 | 61,236 |
| Type IV Wide w/ HSS | 4000K/5000K Lumens | 3,318 | 5,422 | 6,993 | 8,323 | 5,420 | 7,053 | 11,268 | 14,072 | 17,617 | 24,843 | 24,279 | 28,286 | 30,005 | 37,926 | 44,650 | 48,961 |
| | BUG Rating | B0-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B1-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B2-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| | Lumens per Watt | 108 | 103 | 97 | 89 | 100 | 95 | 100 | 93 | 102 | 106 | 99 | 93 | 110 | 104 | 98 | 90 |
| | 3000K Lumens ¹ | 3,022 | 4,938 | 6,369 | 7,580 | 4,936 | 6,423 | 10,262 | 12,816 | 16,044 | 19,892 | 22,111 | 25,760 | 27,326 | 34,540 | 40,664 | 44,589 |
| Type V Square Wide | 4000K/5000K Lumens | 4,497 | 7,349 | 9,478 | 11,280 | 7,831 | 10,190 | 16,281 | 20,332 | 25,453 | 31,559 | 35,079 | 40,868 | 42,947 | 54,285 | 63,909 | 70,079 |
| | BUG Rating | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B3-U0-G2 | B4-U0-G3 | B4-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
| | Lumens per Watt | 146 | 139 | 131 | 121 | 145 | 138 | 145 | 135 | 148 | 135 | 143 | 135 | 157 | 143 | 136 | 129 |
| | 3000K Lumens ¹ | 4,095 | 6,693 | 8,632 | 10,273 | 7,132 | 9,280 | 14,827 | 18,517 | 23,180 | 28,741 | 31,947 | 37,219 | 39,112 | 49,438 | 58,203 | 63,822 |

NOTES:
1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

| Product Family | | Prevail | Prevail | | Prevail XL | | Prevail Maxx |
|----------------|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Light Engine | | PA1 | PA1 | PA2 | PA3 | PA4 | PA6 |
| Rotated Optics | Standard | HSS-HP (Qty 1) | HSS-VP (Qty 1) | HSS-HP (Qty 2) | HSS-HP (Qty 3) | HSS-VP (Qty 4) | HSS-HP (qty 6) |
| | L90 or R90 option | HSS-VP (Qty 1) | HSS-HP (Qty 1) | HSS-VP (Qty 2) | HSS-VP (Qty 3) | HSS-HP (Qty 4) | HSS-VP (qty 6) |

Sensor Color Reference Table (SPBx)

| Housing Finish | Sensor Color |
|----------------------|--------------|
| AP=Grey | Grey |
| BZ=Bronze | Bronze |
| BK=Black | Black |
| DP=Dark Platinum | Grey |
| GM=Graphite Metallic | Black |
| WH=White | White |

Lumen Multiplier

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 0°C | 1.02 |
| 10°C | 1.01 |
| 25°C | 1.00 |
| 40°C | 0.99 |
| 50°C | 0.97 |

Lumen Maintenance

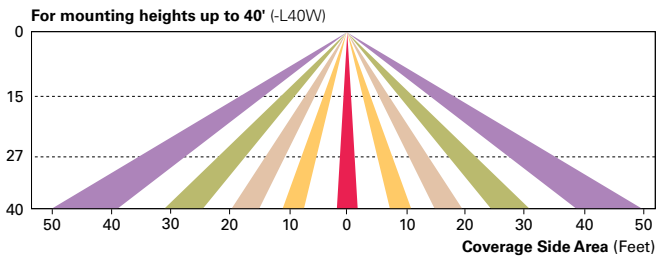
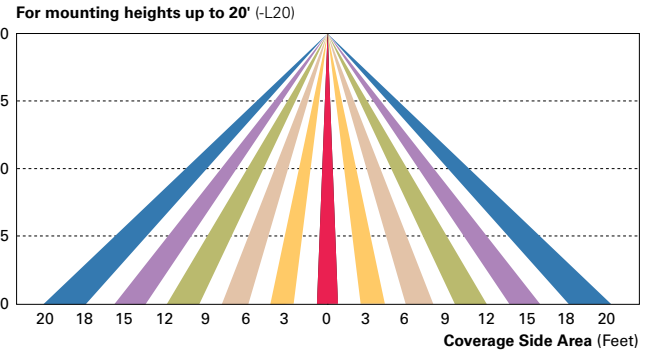
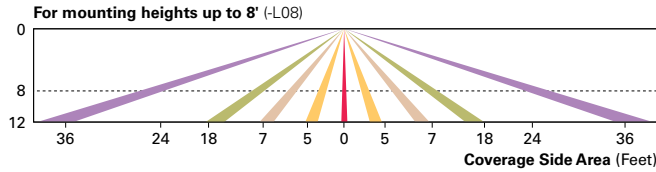
| Ambient Temperature | TM-21 Lumen Maintenance (78,000 Hours) | Theoretical L70 (Hours) |
|---------------------|--|-------------------------|
| Up to 50°C | 96.76% | > 896,000 |

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

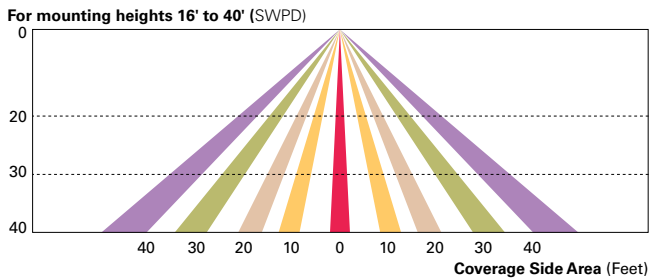
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

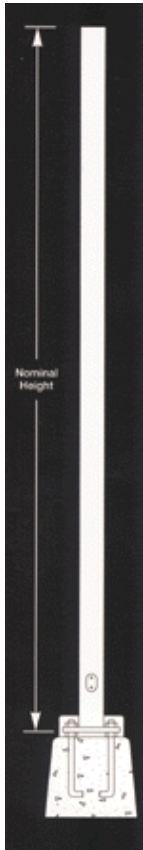
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



SSP Square Non-Tapered Steel Poles



SSP

Pole Shaft

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"), 7 gauge (0.1793"), or 3 gauge (0.2391"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

Base Plate

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

Handhole

An oval reinforced gasketed handhole, having a nominal 3" x 5" or 4" x 6-1/2" inside opening, located 1'-6" above base, is standard on all poles. Optional 5" x 8" and 4" x 10" handholes are available (see options). A grounding provision is located inside the handhole ring.

Finishes

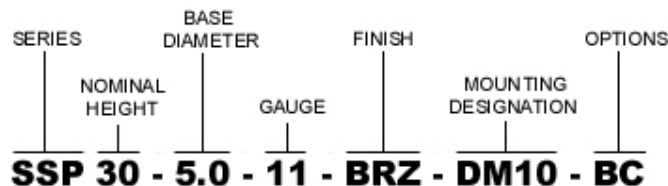
The [Standard Finish](#) is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. [Hot dip Galvanized](#) finish to a ASTM A-123 specification or primed finish is also available. For optional finishes, see [K-KLAD](#) and [K-KLAD Over Galvanizing](#).

HOW TO ORDER

When ordering KW lighting standards, mounting adaptors and accessories, be sure to specify the complete catalog number. Our catalog numbers reflect the precise specifications of the item ordered to ensure our customers will receive the product which meets their exact requirements.

The following explanation of the catalog numbers will be helpful in placing orders:

CATALOG LOGIC - ORDERING SAMPLE



| Catalog Number | Nominal Height | Pole Shaft | Gauge | Handhole Size | Anchor Bolt | Bolt Circle | 80 MPH | 90 MPH | 100 MPH | Ship WT. |
|----------------|----------------|------------|-------|---------------|---------------|-------------|--------|--------|---------|----------|
| SSP10-4.0-11 | 10 | 4.0 x 10.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 42.1 | 33.5 | 27.1 | 87 |
| SSP10-4.0-7 | 10 | 4.0 x 10.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 55 | 44 | 35.5 | 130 |
| SSP10-5.0-11 | 10 | 5.0 x 10.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 58 | 44 | 34 | 151 |
| SSP12-4.0-11 | 12 | 4.0 x 12.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 33.7 | 26.7 | 21.4 | 100 |
| SSP12-4.0-7 | 12 | 4.0 x 12.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 47.5 | 37.3 | 29.8 | 150 |
| SSP12-5.0-11 | 12 | 5.0 x 12.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 49 | 38 | 29 | 168 |
| SSP14-4.0-11 | 14 | 4.0 x 14.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 27.4 | 21.5 | 17.1 | 113 |
| SSP14-4.0-7 | 14 | 4.0 x 14.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 40 | 31 | 24.5 | 170 |

| | | | | | | | | | | |
|--------------|----|------------|----|-------|---------------|------|------|------|------|-----|
| SSP14-5.0-11 | 14 | 5.0 x 14.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 40 | 30 | 23 | 184 |
| SSP14-5.0-7 | 14 | 5.0 x 14.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 65 | 52 | 41.5 | 242 |
| SSP15-4.0-11 | 15 | 4.0 x 15.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 20.7 | 16.1 | 12.6 | 119 |
| SSP15-4.0-7 | 15 | 4.0 x 15.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 30.9 | 24.4 | 19.6 | 172 |
| SSP15-5.0-11 | 15 | 5.0 x 15.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 36 | 27.5 | 21 | 192 |
| SSP15-5.0-7 | 15 | 5.0 x 15.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 59 | 46.5 | 37 | 254 |
| SSP16-4.0-11 | 16 | 4.0 x 16.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 18.7 | 14.4 | 11.2 | 125 |
| SSP16-4.0-7 | 16 | 4.0 x 16.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 27.2 | 20.7 | 16 | 210 |
| SSP16-5.0-11 | 16 | 5.0 x 16.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 33.5 | 25 | 18 | 201 |
| SSP16-5.0-7 | 16 | 5.0 x 16.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 54 | 43 | 34 | 266 |
| SSP18-4.0-11 | 18 | 4.0 x 18.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 15.2 | 11.5 | 8.7 | 138 |
| SSP18-4.0-7 | 18 | 4.0 x 18.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 27.2 | 20.7 | 16 | 210 |
| SSP18-5.0-11 | 18 | 5.0 x 18.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 27 | 19.5 | 15 | 218 |
| SSP18-5.0-7 | 18 | 5.0 x 18.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 46 | 36 | 28 | 291 |
| SSP20-4.0-11 | 20 | 4.0 x 20.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 12.3 | 9 | 6.5 | 151 |
| SSP20-4.0-7 | 20 | 4.0 x 20.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 19.6 | 15 | 11.5 | 219 |
| SSP20-5.0-11 | 20 | 5.0 x 20.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 22.2 | 16.8 | 12.6 | 235 |
| SSP20-5.0-7 | 20 | 5.0 x 20.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 35.4 | 27.5 | 21.5 | 313 |
| SSP20-6.0-7 | 20 | 6.0 x 20.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 56 | 42.5 | 33.5 | 368 |
| SSP22-4.0-11 | 22 | 4.0 x 22.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 6.9 | 4.3 | 2.3 | 182 |
| SSP22-4.0-7 | 22 | 4.0 x 22.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 12.2 | 8.7 | 6 | 266 |
| SSP22-5.0-11 | 22 | 5.0 x 22.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 18.5 | 13.6 | 9.8 | 252 |
| SSP22-5.0-7 | 22 | 5.0 x 22.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 30.2 | 23.2 | 17.8 | 337 |
| SSP22-6.0-7 | 22 | 6.0 x 22.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 49 | 37.5 | 28 | 398 |
| SSP24-4.0-7 | 24 | 4.0 x 24.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 12.2 | 8.7 | 6 | 266 |
| SSP24-5.0-11 | 24 | 5.0 x 24.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 15.2 | 10.8 | 7.4 | 268 |
| SSP24-5.0-7 | 24 | 5.0 x 24.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 25.8 | 19.4 | 14.6 | 361 |
| SSP24-6.0-7 | 24 | 6.0 x 24.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 42 | 31.5 | 23 | 428 |
| SSP25-4.0-11 | 25 | 4.0 x 25.0 | 11 | 3 x 5 | 0.75 x 17 x 3 | 8 | 6.9 | 4.3 | 2.3 | 182 |
| SSP25-4.0-7 | 25 | 4.0 x 25.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 12.2 | 8.7 | 6 | 266 |
| SSP25-5.0-11 | 25 | 5.0 x 25.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 13.8 | 9.5 | 6.3 | 276 |
| SSP25-5.0-7 | 25 | 5.0 x 25.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 23.8 | 17.7 | 13.1 | 373 |
| SSP25-6.0-7 | 25 | 6.0 x 25.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 39 | 28.5 | 21 | 443 |
| SSP26-4.0-7 | 26 | 4.0 x 26.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 6.9 | 4 | 1 | 312 |
| SSP26-5.0-11 | 26 | 5.0 x 26.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 12.4 | 8.3 | 5.2 | 284 |
| SSP26-5.0-7 | 26 | 5.0 x 26.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 21.9 | 16.1 | 11.8 | 384 |
| SSP26-6.0-7 | 26 | 6.0 x 26.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 35.5 | 25.5 | 18.5 | 457 |
| SSP28-4.0-7 | 28 | 4.0 x 28.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 6.9 | 4 | 1 | 312 |
| SSP28-5.0-11 | 28 | 5.0 x 28.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 9.8 | 6.1 | 3.2 | 300 |
| SSP28-5.0-7 | 28 | 5.0 x 28.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 18.4 | 13.2 | 9.2 | 408 |
| SSP28-6.0-7 | 28 | 6.0 x 28.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 30 | 21.5 | 15 | 487 |
| SSP30-4.0-7 | 30 | 4.0 x 30.0 | 7 | 3 x 5 | 0.75 x 30 x 3 | 8 | 6.9 | 4 | 1 | 312 |
| SSP30-5.0-11 | 30 | 5.0 x 30.0 | 11 | 3 x 5 | 1.00 x 36 x 4 | 11 | 6.5 | 3.5 | 1.2 | 315 |
| SSP30-5.0-7 | 30 | 5.0 x 30.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 13.4 | 9.1 | 5.9 | 432 |
| SSP30-6.0-7 | 30 | 6.0 x 30.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 27.5 | 19.9 | 14.1 | 512 |
| SSP30-6.0-3 | 30 | 6.0 x 30.0 | 3 | 3 x 5 | 1.00 x 36 x 4 | 12 | 34.3 | 25.3 | 18.5 | 645 |
| SSP35-5.0-7 | 35 | 5.0 x 35.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11 | 7.2 | 3.7 | 1 | 491 |
| SSP35-6.0-7 | 35 | 6.0 x 35.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 15 | 9.5 | 5.3 | 584 |
| SSP35-6.0-3 | 35 | 6.0 x 35.0 | 3 | 3 x 5 | 1.00 x 36 x 4 | 12 | 19.7 | 13.2 | 8.2 | 739 |
| SSP39-6.0-7 | 39 | 6.0 x 39.0 | 7 | 3 x 5 | 1.00 x 36 x 4 | 11.5 | 9.2 | 4.3 | 0.6 | 642 |
| SSP39-6.0-3 | 39 | 6.0 x 39.0 | 3 | 3 x 5 | 1.00 x 36 x 4 | 12 | 13 | 7.4 | 3.1 | 814 |

FINISHES**Standard**

BRZ Bronze
BLK Black
GRY Gray
GRN Green
WHT White
P Primed
NA Natural Aluminum

Galvanized

G Galvanized

K-KLAD

K813 Bronze
K821 Black
K841 Gray
K891 Green
K881 White
K845 Natural Aluminum

K-KLAD Over Galvanizing

KZ13 Bronze
KZ21 Black
KZ41 Gray
KZ91 Green
KZ81 White
KZ45 Natural Aluminum

1 YEAR WARRANTY

5 YEAR WARRANTY

10 YEAR WARRANTY

MOUNTING DESIGNATIONS

Tenon Mount

| | |
|------------|-------------------|
| 2 | 2 3/8" x 4" TENON |
| 3 | 2 7/8" x 4" TENON |
| 3.5 | 3 1/2" x 6" TENON |
| 4 | 4" x 6" TENON |

Drill Mount

| | |
|---------------|---------------------------------|
| DM10 | Drilled for 1 Luminaire |
| DM2090 | Drilled for 2 Luminaires @ 90° |
| DM2180 | Drilled for 2 Luminaires @ 180° |
| DM3090 | Drilled for 3 Luminaires @ 90° |
| DM4090 | Drilled for 4 Luminaires @ 90° |

Open Mount

| | |
|------------|----------------------------|
| OT | Open Top |
| OTC | Open Top includes Pole Cap |

Gain Mount

| | |
|--------------|--------------------------------------|
| 1GSS4 | (1) CXA |
| 2GSS4 | (2) CXA's located on the Same Side |
| 3GSS4 | (3) CXA's located on the Same Side |
| 4GSS4 | (4) CXA's located on the Same Side |
| 2GBB4 | (2) CXA's located Back to Back |
| 4GBB4 | (4) CXA's located Back to Back |
| 1GSS9 | (1) CXASQ |
| 2GSS9 | (2) CXASQ's located on the Same Side |
| 3GSS9 | (3) CXASQ's located on the Same Side |
| 4GSS9 | (4) CXASQ's located on the Same Side |
| 2GBB9 | (2) CXASQ's located Back to Back |
| 4GBB9 | (4) CXASQ's located Back to Back |

OPTIONS

There are numerous options that can be ordered. Please indicate these selections under the options column in the catalog number. Example: CPL-WPR2-BC.

Accessories

| | |
|-------------|--------------------|
| BC | Base Cover |
| CPL | Threaded Coupling* |
| NPL | Threaded Nipple* |
| WPRP | Festoon Opening** |
| LAB | Less Anchor Bolt |

Optional Handholes

| | |
|--------------|--------------------|
| 58HH | 5" x 8" Handhole* |
| 410HH | 4" x 10" Handhole* |

Extra Handholes

| | |
|------------|-----------------|
| XHH | Extra Handhole* |
|------------|-----------------|

Embedment Pole Options

| | |
|------------|----------------|
| E | Embedded Pole |
| GS | Ground Sleeve |
| CTE | Coal Tar Epoxy |

For Embedment Poles:

| Recommended Mounting Height | Recommended Embedment Depth |
|-----------------------------|-----------------------------|
| Less than 20' | 4' |
| 20' - 33' | 6' |
| Greater than 33' | 7' |

Additional Simplex

| | |
|-----------|------------|
| 1S | 1 @ 0° * |
| 2S | 2 @ 180° * |
| 3S | 3 @ 90° * |
| 4S | 4 @ 90° * |

Greater embedment depths are available upon request.
Embedment poles greater than 35' are not available.

* Please advise size, location, and orientation. (Handholes are restricted by size of pole shaft diameter)

** Located 24" above baseplate and same side as handhole. (No electrical included)

PACKAGING

Immediately after coating, the lighting standard including the baseplate shall be wrapped in heavy corrugation specially designed and sized to achieve maximum protection in transit.

KW Industries, Inc. coating process system and stringent quality control procedures provide our customer the finest quality lighting standards in the industry.



November 13, 2023

Mr. Ryan Miller
City of Rockwall Director of Planning
385 S. Goliad
Rockwall, TX 75087

Re: SP2023-xxx Exceptions/ Variances Requested
Flex Office/ Warehouse Development
1760 Airport Road
Rockwall, TX. 75087

Mr. Miller,

I am writing to formally request exceptions/variances to specific sections of the UDC (Unified Development Code) as detailed below:

1. Primary & Secondary Articulation Standards - UDC Subsection 04.01 C1 of Article 5.
2. 90% Primary/ 10% Secondary Material - UDC Subsection 05.01 A.1 (a) of Article 05.
3. Screening of Loading Docks (Bay Doors) - UDC Subsection 05.02 (A) of Article 08.

Our architectural design team has made following design changes to lessen the effects of above variances.

- **Primary and Secondary Articulation Standards Variance** – We have tried to meet the spirit of the code with respect to these articulation standards in order to achieve the same look the city is seeking. One, we have created a version of vertical articulation with a stair step pattern across the top parapets of the front and side façades which provides a visual line break. Two, we are providing covered awnings at each entry point.

835 Tillman Dr
Allen, TX 75013
Tel: (972) 674-8933
www.flexspacebusinessparks.co



- **90% Primary Materials & 10% Secondary Materials Variance** - We are requesting that the materials requirement not be applied to the hidden rear side elevations of interior buildings 2-7. Building 1 meets all material requirements standards i.e. 90% Primary Material, 10% Secondary Material, less than 50% Stucco, and minimum 20% natural stone. The front, left, and right elevations of Buildings 2-7 meet all material requirements standards.
- **Screening of Loading Docks (Bay Doors) Variance** – This variance pertains to required 3-tier screening of bay doors on buildings 6 & 7. Due to the FAA runway protection zone in the southwest corner of the property, we are unable to extend 3-tier screening along the western property line all the way to the southwest corner – we stopped at the boundary of FAA restriction zone. However, we upgraded the caliper size of canopy trees from 4” to 5”, and planted taller than normal shrubs in the FAA restricted zone.

We are providing 2 compensatory items for each requested variance for a total of eight (8) compensatory items for this development. They are detailed below:

- **(2 points)** - We are providing 2 canopy trees along the east property line behind buildings 2 & 3
- **(1 point)** - We are providing 3 tier screening along the west property line from Airport Road to the FAA line. We are continuing the screening along the west property line to provide additional screening of the loading dock area with taller shrubs in the FAA Zone
- **(1 point)** - We are providing to upgrade the canopy trees in the 3-tier screening along the west property line from 4” to 5” trees.
- **(2 points)** - We are providing two (2) decorative benches west of building 1 along the landscape detention pond.
- **(1 point)** - We are providing more landscaping than required
- **(1 point)** - We are providing a row of canopy trees 40’-0” on center along the Railroad south property line.



Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Deepak Bhavi", is positioned below the word "Sincerely,".

Deepak "Roy" Bhavi

Principal & Founder | FlexSpace Business Parks

A decorative graphic element in the bottom left corner, consisting of a light beige trapezoidal shape on the left and a darker tan triangular shape on the right, both pointing towards the bottom right corner.

835 Tillman Dr

Allen, TX 75013

Tel: (972) 674-8933

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